Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 24, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Ford Commercial Auto Repair - 3456 N. Ridge Ave - 7/10/24

B. Tots Land Daycare - 1007 W. Euclid Ave. - 7/10/24

C. Recreation Park - 500 E. Miner St. - 7/10/24

IV. PUBLIC HEARINGS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - 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

V. OTHER BUSINESS

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
7/24/2024

Item: Ford Commercial Auto Repair - 3456 N. Ridge Ave - 7/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
Ford Commercial Auto Repair - 7/10/24	Minutes

DRAFT

PLAN
_____
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COMMISSION

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

RE: FORD COMMERCIAL AUTO REPAIR - 3456 NORTH RIDGE AVENUE - PC #24-004
LAND USE VARIATION TO ALLOW MOTOR VEHICLE REPAIR, MAJOR, IN THE M-1 DISTRICT

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 10th day of July, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DAN OSOBA, Planner I

CHAIRPERSON CHERWIN: It's 7:30, so we can do the call to order here and get started.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Let's recite the Pledge of Allegiance, please.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, Dan or Michael, you want to do roll call, please?

MR. OSOBA: Sure.

Commissioner Dawson.

(No response.)

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you. I think the first matter on the agenda is approval of minutes of 419 South Pine.

Can we do a voice vote on that?

COMMISSIONER GREEN: I'll make a motion for approval.

CHAIRPERSON CHERWIN: Yes, for approval.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion carries.

All right, we have three public hearings on the agenda, starting with Ford Commercial Auto Repair.

Dan, have all the notices been given on this matter?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, well, if the presenters for Ford would like to step up? We'll do a quick swearing in here at the podium of anybody who's going to speak on behalf of Ford, it would be great.

If you could raise your hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Excellent. If I could have you state your name for the record, that would be great.

MR. O'CONNOR: My name is John O'Connor. I'm a partner at Drost, Kivlahan, McMahon & O'Connor here in Arlington Heights representing the Petitioner.

MS. SMITH: I'm Cassie Smith; I'm one of the managers at Arlington Heights Ford on behalf of John Guido, Jr.

CHAIRPERSON CHERWIN: All right, thank you. Petitioner, has the Petitioner read the Staff report? There are certain conditions laid out in the Staff report. Is the Petitioner in agreement with those conditions?

MR. O'CONNOR: We are in agreement with them.

CHAIRPERSON CHERWIN: All right, well, we'll get started with your presentation and then we'll move on to the Staff's. Sound good?

MR. O'CONNOR: Good. As I said, I'm here representing the Petitioner. So, Arlington Heights Ford is located up on Dundee Road, actually at the intersection of Dundee and Ridge. The subject site that we're looking for a land use variance is the building immediately behind the Ford Dealership on Ridge at 3456 North Ridge Avenue. We are looking for a land use variance for two of the units, the building has four units. In another slide, we'll show more about it or the location of the two units.

The building currently is zoned M-1 and it does not permit auto repair use which is the Petitioner's intended use. Petitioner was recently approved by Ford Motor Company, and Cassie will talk about that in a little bit, to become a Ford Pro dealer and plans to locate that in the building adjacent to the dealership.

The proposed use really will not alter any of the essential character of the locality. It's compatible with all the existing uses and zoning of nearby properties. As mentioned, the dealership is immediately adjoining it. Most of the surrounding properties or all of them are all of commercial use, manufacturing, warehousing, and other compatible commercial uses. There's no surrounding or nearby residential properties raising any issues.

Traffic has easy access to it in and out off of Dundee and Ridge. We have provided, I'm sorry, there is adequate parking. We've provided an adequate parking study to evidence the adequate parking. There's actually a, in addition, an adjoining lot that the dealership currently owns, a fenced-in lot where they plan to house any of the trucks, commercial trucks that will be serviced there while they're waiting. It has adequate, there's also an off-site storage a couple of blocks away that also is fenced in that could be used if needed, although it's not anticipated.

We're not asking for any parking modification, by the way. Our parking study shows that there's adequate parking for the use that we're proposing.

The only request, again, is for a land use variance for, you can see here, there's two -- let me go back.

The two shaded areas here which are two units, in the building there's four units in total. There's going to be two phases of the construction process, Phase I and Phase II. Eventually, the plan is to have 29 commercial bays there to service commercial vehicles. The repair operations would need to be for major repair as opposed to light repair. Namely, services would include heavy duty truck, including engines, transmissions, oil changes, et cetera. There would not be anything done with exhaust or mufflers.

MS. SMITH: So, our dealership opened in 1983, right around the early 90's to mid 90's. The Guidos actually planned on moving that to expand the lot. You guys here in the Village actually offered them the second lot on Ridge, not Ridge, I'm sorry, on University in order to stay within the Village, and we have flourished ever since.

With a lot of the bigger truck servicing centers closing, Ford is kind of opening their doors to certain dealerships to have the option to become a Ford Pro, and we were given one of those. We have tons of commercial accounts. I'm sure some of you guys have seen, we work with ABC Plumbing, Amazon, just to name a couple of those.

So, right now, we are so set back in service, so we've definitely got the work to fill this building. Not too long ago, I came before you guys to have our other lot zoned to be able to also place a couple, I believe like 50 commercial vehicles there in case we needed additional parking as well.

That's where we're at right now.

CHAIRPERSON CHERWIN: Okay, thank you.

Dan, you want to take it for the Staff?

MR. OSOBA: Absolutely.

All right, good evening, Chair and Commissioners.

The property in question for this petition is located at 3456 North Ridge Avenue, which is in the M-1, next slide, sorry, M-1 Research, Development and Light Manufacturing District and designated for "Research & Development, Manufacturing and Warehousing" as a future land use in the Comprehensive Plan. The existing building includes four tenant spaces, two of which are occupied. The Petitioner, Arlington Heights Ford, is proposing to establish a commercial vehicle repair use within the two remaining units.

The proposed land use is classified as Motor Vehicle Repair, Major, due to the intended engine and transmission work which is a non-permitted land use outright in the M-1 District. Therefore, Petitioner is requesting a land use variation to allow the use of "Motor Vehicle Repair, Major" within the M-1 District, and one variation to Chapter 28 which I will discuss further on in this presentation.

This aerial shows the subject property in red, and the Arlington Heights Ford Dealership in blue immediately to the north along Dundee Road. General Electric is adjacent to the south, and multi-tenant office and industrial buildings are located to the east and to the west. Access is provided to the site from two access points on North Ridge Avenue. Additionally, there is an internal drive connection between the Arlington Heights Ford Dealership and the subject site. As both sites will operate independent of each other, Staff has no concerns with this interconnection. However, if the intensity of the usage of the subject property increases or each of the sites begin to rely on each other for code-required parking, a PUD would be required in the future.

The zoning of the subject site and the surrounding area south of the commercial properties on Dundee Road is all M-1. The existing land uses in the surrounding area are generally multi-tenant industrial/office buildings, and the development context surrounding North Ridge Avenue is industrial in nature.

The proposed site plan shows no exterior modifications to the parking, access or drive aisles. Phase I and II shown on the slide are the two vacant tenant spaces that the Petitioner wishes to establish the commercial auto repair use within. Staff worked with the Petitioner to ensure that the storage of any motor vehicle parts, such as batteries or tires,

would occur within the building or any screened enclosure. The Petitioner has indicated that no outdoor storage of any motor vehicle parts would occur on site, and a condition of approval has been recommended by the Staff Development Committee (SDC) to that effect.

Staff reviewed the existing landscape conditions on North Ridge Avenue and found that the code-required landscaping for the parking lot screening was inadequate to properly screen the subject site. Code requires that all off-street parking areas shall be effectively screened from any adjoining public way, and the screenings shall be at least three feet high on the frontage of that public way. A condition of approval has been recommended by the SDC for the Petitioner to provide a landscape plan and then plant the landscaping to comply with code requirements.

These are the proposed interior floor plans for Phase I on the north and Phase II on the south. The two vacant spaces are approximately 55,000 square feet and show 31 vehicle service bays, offices, part storage, restrooms, and a photo studio and a wash bay. As referenced in the Staff report, the Petitioner originally submitted plans for exterior modification to this building to include painting on the brick to match the Ford Dealership to the north, corrugated metal finishes at the building entrances, and signage.

The scope of this modification would require Design Commission application. However, the Petitioner has elected to remove the exterior modifications from this petition and only pursue the land use variation at this time. The Petitioner is aware that the potential future exterior modifications would require a Design Commission application prior to any building permit issuance and is working with Staff on that future submittal. The SDC has recommended a condition of approval regarding this process as well.

CHAIRPERSON CHERWIN: All right, thank you, Dan.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: So moved.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: The motion passes, thank you.

Just a clarification, Mr. O'Connor. You indicated that you did review the five conditions in your approval and you're okay with those conditions, correct?

MR. O'CONNOR: That's correct.

CHAIRPERSON CHERWIN: Thank you.

Why don't we start down if there are any questions from the Commissioners?

COMMISSIONER JENSEN: I'll wait until after public hearing.

CHAIRPERSON CHERWIN: All right.

Mary Jo?

COMMISSIONER WARSKOW: I have no questions.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER LORENZINI: Right here.

CHAIRPERSON CHERWIN: Oh, wait, Joe. Look at that, hiding behind the

shadow. What have you got?

COMMISSIONER LORENZINI: So, there was mention about the truck service closing. I'm just curious, are those in the Arlington Heights area or in Arlington Heights?

MS. SMITH: They were not in the Arlington Heights area. One of the closer ones was out by Melrose Park.

COMMISSIONER LORENZINI: Okay, that's all. All right, thank you.

MS. SMITH: So, we're trying to take on some of that business.

COMMISSIONER GREEN: I do have a question.

CHAIRPERSON CHERWIN: Fire away.

COMMISSIONER GREEN: Is there any painting or body working going on in this facility?

MS. SMITH: Absolutely not. We have our own body shop at the old Bill Stasek Chevrolet store in Wheeling and it's now a Tasca store.

COMMISSIONER GREEN: Okay.

CHAIRPERSON CHERWIN: All right, down at the other end, John?

COMMISSIONER SIGALOS: So, it will be just mechanical service, not any body work; is that correct?

MS. SMITH: Hundred percent correct.

COMMISSIONER SIGALOS: Okay, and you agree, nothing would be stored outside, I mean, as far as parts, tires, anything of that nature?

MS. SMITH: Absolutely not. We have the proper storage that's up to code in the Arlington Heights Ford building.

COMMISSIONER SIGALOS: Okay. All right, I have no other questions at this point.

CHAIRPERSON CHERWIN: Thanks.

Terry?

COMMISSIONER ENNES: I have a question, but it is I think better directed to Staff. In condition No. 4, and I've seen this verbiage in other automotive service conditions, we say no storage of inoperable vehicles. Can we define that better? Because how can a car service facility, car dealership have vehicles that aren't inoperable? I mean, you have an engine blow, that car is going to be there, a car, truck, whatever, is going to be there for a while until they can get an engine in. I don't know, maybe you get those in real quick but it's, to me it's an ill-defined condition. I wonder if we can clarify that.

MR. OSOBA: We could take a look at clarifying what the definition of inoperable is and build that into the condition, if that's something that Plan Commission would want us to do before we go to Village Board. I think in general, inoperable just means that we're not going to have vehicles standing in storage for a long period of time that aren't going to be able to be moved, but we can take a look at potentially modifying that.

COMMISSIONER ENNES: Yes, because one person's definition of a, you know, I can understand we do not want a junkyard here, but on the other hand, this just says no storage of inoperable vehicles. From the dealership's standpoint, how do you feel about that wording? Would you like to see that better defined, like long-term storage, or --

MS. SMITH: I mean, what some of the conversation with Dan, I think it was fairly well defined with us. Exactly what you said, they don't want a bunch of vehicles that are not running, sitting in front of the building and taking up space because there's only so many excess

spaces, which is why we brought into effect that the other lot we have on University as well as our back lot which currently stores any vehicles that are waiting for parts.

COMMISSIONER ENNES: Right, which is an inoperable vehicle. Again, I would like to see something more clearly defined.

MR. O'CONNOR: Inoperable for a period of time.

MS. SMITH: Understood.

COMMISSIONER ENNES: I think your counsel would agree with that.

MR. O'CONNOR: I would agree with that.

COMMISSIONER ENNES: Okay, that's the only thing I have.

MR. O'CONNOR: They may be there because they are inoperable, being brought and towed in.

COMMISSIONER ENNES: Right.

CHAIRPERSON CHERWIN: All right, thank you. Those are our initial comments. I guess we may have more, so we'll reserve the opportunity to comment. At this point, we'll open the public hearing for comment from the public.

Mr. O'Connor, you guys can sit down for a second.

Let's see if there's anybody on this side of the room who would like to comment on this matter. Anybody?

(No response.)

CHAIRPERSON CHERWIN: Okay, we don't see any hands raised. We're going to move over to this side.

Anybody on this side of the room would like to comment on the matter before us here?

(No response.)

CHAIRPERSON CHERWIN: None, okay. No request for public comment, so we will close the public hearing as far as public comments go and we'll come back to the Commissioners. I don't know if your opinion has changed in the last three minutes.

COMMISSIONER JENSEN: I haven't. I really don't have anything further. I think it's a great project. I'm supportive of it.

CHAIRPERSON CHERWIN: Okay, anybody else? Is there a motion?

COMMISSIONER ENNES: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of a Land Use Variation to allow Motor Vehicle Repair, Major, within the M-1 District, and the following Variation:

1. **A variation to Section 6.12-1.3, to waive the requirement for a traffic study by a qualified engineer.**

This recommendation is subject to the following conditions:

1. **The outdoor storage of tires, batteries, or other vehicle repair materials is prohibited on the subject site.**
2. **Petitioner shall provide a landscape plan demonstrating compliance with the requirements of Section 6.15-1.2, *New Landscaping Requirements*, for parking lot screening along North Ridge Avenue before consideration by the Village Board.**

Code-required landscaping shall be installed no later than September 30, 2024.

3. **Design Commission application shall be required for future modifications as depicted in Exhibit II.**
4. **Vehicles awaiting repair may only be parked in designated areas. No storage of inoperable vehicles. No vehicles shall be stored in front of the building. Should storage of motor vehicles on the subject property become problematic, at the discretion of the Village, the Petitioner shall be required to reduce or prohibit on-site storage or shall work with the Village to find additional viable off-site storage locations.**
5. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: With that, I would request that there is clarification to the no storage of inoperable vehicles.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Okay, I think we would ask for a roll call vote here.

MR. OSOBA: Commissioner Dawson.

(No response.)

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. OSOBA: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, you have a unanimous positive approval from the Plan Commission. Stay in touch with Dan and he'll let you know about your next step in the process.

MR. O'CONNOR: Thank you.

MS. SMITH: Thank you.

CHAIRPERSON CHERWIN: All right, thank you.

(Whereupon, at 7:49 p.m., the public hearing on the above-mentioned petition was adjourned.)

Plan Commission
7/24/2024

Item: Tots Land Daycare - 1007 W. Euclid Ave. - 7/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
Tots Land Daycare - 7/10/24	Minutes

PLAN

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

COMMISSION

RE: TOTS LAND DAYCARE - 1007 WEST EUCLID AVENUE - PC #24-005
SPECIAL USE PERMIT FOR A DAYCARE CENTER IN THE B-1 DISTRICT

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 10th day of July, 2024 at the hour of 7:49 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DAN OSOBA, Planner I

CHAIRPERSON CHERWIN: All right, the second matter we have on the agenda is the Tots Land Daycare.

Dan, have all public notices been given on that matter?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Thanks.

Do we have anybody representing the Petitioner here who is going to be speaking? If so, please come up and we'll do the old swearing in. If you could raise your right hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Great. Could you please state your names both for the record?

MS. DWULIT: Anita Dwulit.

CHAIRPERSON CHERWIN: We may need spelling on that.

MS. DWULIT: D-w-u-l-i-t, Anita.

CHAIRPERSON CHERWIN: Okay, thank you.

MR. DWULIT: And Damian Dwulit, D-w-u-l-i-t.

CHAIRPERSON CHERWIN: Okay, thank you. Have you both read the conditions for your approval?

MS. DWULIT: Yes.

MR. DWULIT: Yes.

CHAIRPERSON CHERWIN: And do you agree with those?

MS. DWULIT: Yes.

CHAIRPERSON CHERWIN: Okay, very good. What we'll do is have you start, just like we did last time, start your presentation, then we'll move to the Staff.

MS. DWULIT: Yes. So, first, a couple of words about our company. So, Tots Land is a family-owned company and we provide childcare services. The first location was opened in 2009 in Chicago. Then the next one, 2013, also in Chicago. The newest one, 2023, in Roselle. Through these years, we've been always looking for a new place in this area.

We are looking in Mount Prospect, so fairly close, and we know that here is a need for high-quality childcare services. So, once we found the building at 1007 Euclid Avenue, we think that this is a good place to be.

We have knowledge, we have resources and experience, so we believe that this project will be successful.

CHAIRPERSON CHERWIN: Okay, anything to add?

MR. DWULIT: No.

CHAIRPERSON CHERWIN: Okay, we'll move along to the Staff presentation.

Dan, please.

MR. OSOBA: Okay, the property in question for this Petition is located at 1007 West Euclid Avenue, which is within the B-1 Business District Limited Retail and designated for offices only as the future land use in the Comprehensive Plan. The existing site is the former BMO Harris Bank building that includes a surface parking lot on the north, an approximately 5,000 square-foot building with a bank drive-through, fencing and landscaping.

The Petitioner is proposing a daycare center at this location which requires a special use permit (SUP) within the B-1 District. Two variations are required which will be discussed later on in the presentation.

DRAFT

This aerial shows the subject property highlighted in red at the southwest corner of West Euclid Avenue and North Kennicott Avenue. The Arlington Heights Post Office is located across Kennicott to the east, the Fountain Apartments are located across Euclid to the north, and single-family detached homes are adjacent to the west and to the south.

Access is provided to the site with a full movement access on Kennicott and a restricted ingress only access from West Euclid Avenue. There is a third site access proposed at the southeastern corner of the site onto Kennicott; however, that access is only for loading areas and trash pickup.

The zoning of the site is B-1 Business District Limited Retail. The surrounding zoning and development context is a mix of commercial, low density and medium density residential. This portion of Euclid Avenue as it continues west is residentially zoned and has mostly single-family detached homes.

Given the proximity of residential properties surrounding the site, Staff requested that the Petitioner hold a neighborhood meeting to discuss the project and gather feedback. The Petitioner mailed notice and held a community meeting on May 21st, 2024 at this former BMO Harris Bank building. While the meeting was held, there were no attendees.

The proposed site plan is shown on the slide, and to provide some orientation here, the plan right is north, and it shows the 732 square-foot enclosure which is the former drive-through area in blue, and the five new parking spaces in red which closed off the existing drive-through. The playground equipment is proposed to the west of the building with new landscaping and fencing along the west and southern property lines. Additionally, landscaping is proposed along the building and parking lot frontages.

The interior renovations include new administrative offices, bathrooms, classrooms, playrooms and a commercial kitchen.

For landscaping, Staff reviewed the proposed plan and found that the landscaping along the rear and side of the property should be increased to provide a full year-round landscape screen. Additionally, the trees within the proposed parking lot island are magnolia trees and not suitable for that island. Staff has been working with the Petitioner to provide an updated landscape plan, and the SDC is recommending one condition of approval to that effect.

These are the proposed elevations which are mostly identical to the existing structure. As you can see on the north, west and south elevations, the newly enclosed drive-through area is shown with siding, windows, roof pitch and roof materials to match the existing structure. The Petitioner submitted a Design Commission application for the proposed modifications, and Staff reviewed these proposed changes and administratively approved these improvements as they're consistent with the design of the building and comply with the commercial building design guidelines.

The Petitioner has requested two variances for accessory structures within the side yard and for fencing within the front yard. Due to the location of the existing open space on the site and the need for outdoor play area for a daycare center, the Petitioner has requested a variation to Section 6.5-2 to permit playground equipment which is considered an accessory structure to be located within the side yard. The SDC is supportive of this variation request. The playground equipment is in an appropriate location, approximately 21 feet from the side property line, which is highlighted in blue. The Petitioner has provided measures to ensure that the number of children that are going to be outside at any given time is reduced to 20, and limiting the hours of operation of that outdoor playground area from 9:00 a.m. to noon, and again

from 3:00 to 5:00 p.m. The SDC is recommending two conditions of approval to require those limitations with the SUP approval.

Additionally, the Petitioner is providing landscaping and screening between the residential properties and the playground. In furtherance of that screening, the Petitioner is providing a fence along that shared western property line to screen the playground and parking lot from the adjacent residential property. The front yard of the property is highlighted in red on this slide, and the fence that is located in that front yard of the subject site is highlighted in yellow and will not extend further in the face of the house that is to the west of this subject site.

The Petitioner has, therefore, requested a variation to Section 6.13-3.A to allow a six-foot high open and six-foot high solid fence in the front yard where a maximum of 36-inch open fence is required. The SDC also is supportive of this request to provide adequate screening for the residential property to the west, and the fence will not block any sight lines for pedestrian movements or vehicle movements and is set back 25 feet from West Euclid Avenue.

The parking table on the slide shows the parking requirements per code. Based on the employee count of 15, the total number of off-street parking spaces required is 23, and there are 37 spaces on site which includes those five new spaces that are proposed, yielding a surplus of 14 spaces. Additionally, the Petitioner has provided four bicycle parking spaces in compliance with code.

As stated previously, access to the site which is shown on all of the blue rectangles here, there is a full movement access on Kennicott and a restricted ingress only access from West Euclid Avenue, and the third at the southeastern corner is only for trash and loading areas.

The Petitioner has provided a traffic and parking study that evaluated the intersection of North Kennicott and West Euclid Avenues, the egress and ingress of the site, and pickup and drop-off operations of the daycare. The drop-off would occur between 7:00 a.m. and 9:00 a.m., and the pickup would occur between 4:00 p.m. and 6:00 p.m. Vehicles would enter the site from either Euclid or Kennicott, and leave on Kennicott.

Based on the projected number of vehicles, children at the daycare, and projections from other Tots Land locations, the traffic study found that the site access and circulation flows efficiently as designed. The study did consider future improvements on widening the access on Euclid Avenue which would require a future study. The SDC is recommending a condition of approval to require an updated plan and analysis of this access if it is modified.

The Staff Development Committee is recommending approval of the application subject to these conditions outlined on the slide and on the motion sheet before the Plan Commission. That concludes my presentation.

CHAIRPERSON CHERWIN: Thank you, Dan.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: So moved.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER WARSKOW: Second.

CHAIRPERSON CHERWIN: We will have voice vote. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, the motion carries, thank you.

Why don't we start out with our Plan Commissioners here down,

John, at your end? Any questions for the Petitioner at this time?

COMMISSIONER SIGALOS: No, I think it's a good use of this former bank building and I don't really have any questions at this point in time.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I have a couple of quick ones. Could we go back to the prior, to this drawing. So, how is traffic coming in? It comes in off of Euclid into the parking lot?

MR. DWULIT: So, you have two options. You can either access from Euclid or you can access from Kennicott Avenue, but the outbound traffic is only through Kennicott Avenue.

COMMISSIONER ENNES: So, to drop off children, do parents have to park, unload their kids and they come in?

MR. DWULIT: Yes. Yes.

COMMISSIONER ENNES: So, there isn't a drop-off area like some of the grade schools have and that type of thing?

MR. DWULIT: No. So, they have to physically be in the building and drop off their child and sign the sign-in. We are doing this electronically. We don't do it on paper anymore, but they have to do that in the building.

COMMISSIONER ENNES: Okay, the east side of the building, is there, from the drawing, I can't tell real clearly, but is there any vehicle traffic that can go along there?

MR. DWULIT: From the east side of the building?

COMMISSIONER ENNES: Along the east side, from the parking lot back to this rear access.

MR. DWULIT: No.

COMMISSIONER ENNES: Okay, so that rear access is for like probably garbage trucks, deliveries and that stuff?

MR. DWULIT: Yes, garbage trucks and maybe some loading carrier for some groceries, stuff like that.

COMMISSIONER ENNES: Okay, and then one last question. In regard to the fence around the play area, I don't know if I just missed the comments in the report, but that is going to have a six-foot fence all the way around?

MR. DWULIT: Yes.

COMMISSIONER ENNES: Connecting the three sides of the building? Or the two sides of the fence connected to the building in two places?

MR. DWULIT: Yes.

COMMISSIONER ENNES: Okay, where do the kids go out from the building? Where is that?

MR. DWULIT: So, there will be a couple of options. So, they'll be able to select the classroom that have doors directly to the playground. They'll be able to use those doors. But some classroom will have to go and use the main entrance, and there is a little gate and they'll be accessing the playground this way.

COMMISSIONER ENNES: Okay, that's all I have. I think this is a great use of that long-abandoned building.

CHAIRPERSON CHERWIN: Lynn?

COMMISSIONER JENSEN: No, I think it's a great project. I don't have any questions.

CHAIRPERSON CHERWIN: Mary Jo?
COMMISSIONER WARSKOW: No questions.
CHAIRPERSON CHERWIN: Joe?
COMMISSIONER LORENZINI: What is the total number of children expected to be in the building?
MR. DWULIT: At maximum, 91.
COMMISSIONER LORENZINI: Pardon me?
MR. DWULIT: Maximum of 91.
CHAIRPERSON CHERWIN: Anything else, Joe? Any other questions?
COMMISSIONER LORENZINI: No, that's all. Thank you.
CHAIRPERSON CHERWIN: Bruce?
COMMISSIONER GREEN: No questions. I think it's great.
CHAIRPERSON CHERWIN: Okay, at this point, we will move on to public comments.

If you two want to just take a quick seat?

Is there anybody on this side of the room, maybe starting in front here, that want to comment on this matter? Moving back, anybody? Back?

(No response.)

CHAIRPERSON CHERWIN: No, okay. This side of the room, do we have anybody that wants to speak on this matter?

(No response.)

CHAIRPERSON CHERWIN: No, okay. Well, I guess, again, we will close the public comments for the public hearing and we will have a final deliberation, if any, by the Plan Commissioners, or if there's a motion.

COMMISSIONER WARSKOW: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of a Special Use Permit for a Day Care Center on the subject property within the B-1 Business District Limited Retail, and the following Variations:

1. **Variation to section 6.5-2, to permit playground equipment, which is considered an accessory structure to be located within the side yard.**
2. **Variation to Section 6.13-3.A, to allow a six-foot high open and six-foot high solid fence in the front yard where a maximum 36-inch high open fence is permitted and where a solid fence is prohibited.**

This recommendation is subject to the following conditions:

1. **Petitioner shall limit the capacity of each outdoor playground area to 20 children at any given time.**
2. **Petitioner shall limit the hours of operation of the outdoor playgrounds to be 9:00 a.m. to 12:00 p.m. and 3:00 p.m. to 5:00 p.m.**
3. **Petitioner shall provide an updated plan and analysis of the access into the site from West Euclid Avenue to the Village if the ingress only access on West Euclid Avenue is proposed to be modified to permit two-way traffic.**
4. **Petitioner shall provide an updated landscape plan demonstrating compliance with**

the requirements of Section 6.15-1.2, *New Landscaping Requirements*, and shall install it before October 1, 2024.

5. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: I'll second that.
CHAIRPERSON CHERWIN: Okay, Dan, why don't we do a roll call?
MR. OSOBA: Commissioner Dawson.
(No response.)
MR. OSOBA: Commissioner Drost.
(No response.)
MR. OSOBA: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. OSOBA: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. OSOBA: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. OSOBA: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. OSOBA: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. OSOBA: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. OSOBA: Chair Cherwin.
CHAIRPERSON CHERWIN: Yes.

Congratulations, once again we have a unanimous approval. This is a positive approval from the Plan Commission. We're not the final decision maker, but please keep in contact with Dan and he'll talk to you about your next steps in the process for Village Board. Thank you, congratulations.

(Whereupon, at 8:01 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

Plan Commission
7/24/2024

Item: Recreation Park - 500 E. Miner St. - 7/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Recreation Park - 7/10/24	Minutes

PLAN
_____
_____
_____

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

COMMISSION

RE: RECREATION PARK - 500 EAST MINER STREET - PC #24-007
PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, REZONING,
COMPREHENSIVE PLAN AMENDMENT

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 10th day of July, 2024 at the hour of 8:01 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DAN OSOBA, Planner I

DRAFT

CHAIRPERSON CHERWIN: Okay, I think we have one more public hearing, Dan, and that is the Recreation Park matter.

If our friends want to come up from Recreation Park or Park District?

Dan, have all public notices been given on this one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right.

So, gentlemen, if you could please raise your right hand?

(Witnesses sworn.)

MR. OSOBA: Thank you. Can you please say and spell your name for our court reporter?

MR. KRAMER: John Kramer, K-r-a-m-e-r, J-o-h-n.

MR. KONTERS: Steve Konters, K-o-n-t-e-r-s.

CHAIRPERSON CHERWIN: All right, thank you very much. Have you gentlemen read the Staff report and do you agree to the conditions of approval Staff has laid out?

MR. KONTERS: Correct. We have and we do.

CHAIRPERSON CHERWIN: Thank you. All right, so why don't you folks go ahead and get started with your presentation before we move on to Staff?

MR. KRAMER: Chairman, Commissioners, good evening. It was approximately two years ago that the District staff came before with plans of Recreation Park. As you know, Recreation Park has been in the plans for a phased improvement for many, many years. We are pleased to bring to you the first phase of that this evening.

Roughly, $24 million has been awarded or budgeted for these improvements, of which over $4 million is grant funding. The project largely is improvements to the existing site. I'm going to turn it over to Steve Konters who is going to walk through largely the Phase I improvements in the PowerPoint presentation.

MR. KONTERS: All right, thank you for having us here tonight to further explain this to you. We're going to go over just the quick existing conditions of the park that exists out there today and the context around the park. We're going to give you a little bit of background to some of the community input that we had during the grant application and the preliminary planning of the project. We'll go over the post-improvements specifically for our Phase I and just give you a broad overview of what the other phases include as well. Then we're going to focus in a little bit on some of the primary recreation elements that are in Phase I, to use some better imagery of what those components might look like. Then there's a few zoning variances that we are here to request as well, we'll go through those variances in detail, and then we'll open it back up for the process and the questions and the comments.

So, with that, before you here, you've got, north is to the top of the slide at this. So, you see Recreation Park there which is just to the north of Northwest Highway, with Belmont to the west, and Douglas to the east, separating two of the park parcels. As the existing park, as we kind of work our way from south to north, along Northwest Highway, there are currently some commercial buildings and pavement that have since been, those leases expired and those are going to be planned for demolition. We'll be talking about that in a little bit more detail as well.

Then as you continue to walk farther north, you've got the baseball field, and a lot of that open space between Northwest Highway and the field is utilized, as many know, for the festival, the annual festival. As we continue our way north, we have the parking lot north of the back ball field, the three tennis courts west of that, and then we've got the pool and

the bathhouse, and the other buildings just north of that parking lot. To the west of the pool is the existing playground. Then further north, you can just sort of see is more of the open space and the landscaping and the entrance to the current building at that particular location. Then east of Douglas is additional park property, but we are proposing many improvements as part of this master plan for that particular parcel.

So, as part of our grant process back in 2022, we did host a couple of community meetings to review preliminary plans, get community feedback at that point in time, and continued to finalize plans for both Park Board approval and submittal for the IDNR OSLAD grant application for Phase I, which the Park District was awarded that grant. So, that's why the project is moving forward here tonight.

This the phasing plan over on the right-hand side and a little description of each phase along the left. So, just sort of giving you a little bit of an overview of the exhibit, the red dashed outline represents primarily the Phase I project that we're talking about in a little more detail here tonight. Then as you work your way sort of to the east and north, the blue lot represents Phase II, and then the green line farthest north represents Phase III. Then within Phase I, there are a couple of areas outlined in black dashed lines that represent those building areas that are going to be demolished and converted back to open space.

As part of the Phase I improvements, we're going to go to another plan for that. For purposes of being able to zoom in a little bit more for legibility, we do change the orientation out here a little bit here. So, now north is going to the right, and Northwest Highway is along the left side of the slide. So, the red outline is what we've mentioned was Phase I, and working out way from left to right, along Northwest Highway, notice that there's a new concrete 10-foot walkway. So, that walkway was put in, in conversations with Village Staff, to help sort of envision the part of the bikeway plan that the Village has to do that kind of extension, a multi-use path along Northwest Highway, along with several new shade trees along the streetscape and the right-of-way as well as part of the conversation with Staff to add those additional trees.

Both at the upper corner and the lower corner will be new pedestrian park entries to collect people from the sidewalks, the neighborhoods and the train station from across Northwest Highway into the park. As we look at the lower left corner and that entrance into the park, you'll see sort of that pathway sort of winds up and around a new skate park, into that area right there that is labeled as I is the new skate park that we'll have an image for you that shows that, what that representation is. Then J, just a little bit sort of to the top of that, that open space, that's going to be a native landscaped area, part of the stormwater requirements that we need to meet. A lot of that area lawn, so that turf open space, while that smaller space is the native planting, there'll be more turf stormwater storage in that area. So, much of what was pavement and buildings is being converted to open space and usable park space and stormwater storage space.

We're trying to maintain as much open space to the south of the property as possible for, you know, not just open play and open park use but also for the continued use of the annual festival that occurs here. Many of their tent layouts and operations and access for the festival setup happen along the south side, so we made sure that we worked hand-in-hand with that committee to make sure this layout works for them and is not in the way of any of their tents or other structures that they'll have up there on an annual basis.

Then we continue, we'll replace the pathway and we're going to have a brand new pathway, so you'll see all along that light grey area that's labeled as G, that sort of

leads from the two corners along the outfield of the baseball field, works its way further north between the field and the new tennis courts and just making sure that we've got new pathways and accessibility to every single component in Phase I.

As we kind of work our way further north, we've mentioned the three tennis courts, so those are brand new renovated tennis courts. They are shifted a little farther south than the current location, and the shifting south allows for some of the new amenities, and especially that new parking lot. So, the small parking lot being added just off of Belmont Avenue there that you'll see labeled as C, there's about 19 spaces there. It not only provides better access to the park and those new amenities, but it provides additional handicap parking spaces, because the new playground north of that is intended to be a fully inclusive playground. So, not just having the inclusive play experience, but making sure we've got plenty of handicap parking spaces nearby to that playground to accommodate, you know, that special use of that kind of a playground. We'll have images for that playground for you further in the presentation.

Just sort of south of the playground which is in sort of a blue color, there's a smaller blue square you'll notice, and that's labeled as D, that's a small, there's outdoor fitness equipment. So, that's meant, so that, you know, older kids and parents can be there working out on outdoor fitness equipment, maybe while their children are over at the playground, or even if people are just using the pathway and stopping by that area, but outdoor fitness has been a big trend in parks and so we're seeing that, you know, more often.

Then one last thing to point out in that sort of central west area, just north and to the right of the tennis courts labeled as E are a few lawn games, specifically the bagger boards. So, while, you know, a horseshoe course used to be sort of the lawn game in the past, and so the new lawn games are the bagger boards, it was a residential kind of a yard game but it's really turned into more of a public game. So, these are meant to be illustration images of those as well. Then we've got some more rain gardens in those areas to make sure that we're continuing to add native plantings and pollinated plants as well as areas that can handle some of the stormwater in addition to runoff.

Then as we kind of work our way further north of A, the playground, we're really not touching much of the farthest northwest corner, because that's where most of the large and mature trees are. So, we're trying to make sure that we're working the playground in and amongst many of the existing trees and maintaining much of that open space with many mature trees in that northwest corner and connecting with some of the existing walkways there to not disturb that area too much. Along that walkway, Walkway B, the Park District does intend to partner with the Library to do like a storybook walk along that particular area as well.

Was there anything that I may have overlooked, John, that I should have captured?

MR. KRAMER: No, I think you've covered it.

MR. KONTERS: All right, so a few images, and then we'll get to the variances. So, these are a couple of renderings, preliminary renderings of the playground area. It is meant to be, like we said, fully inclusive. So, you kind of see up in the upper left, that will ramp up to a ramp structure, so again fully accessible to those ramps that lead to every single deck. Now, those lower areas are accessible as well. It's got the train theme, so you know, because of the station that is nearby, we worked with the District to come up with a special theme for this park and this playground. It's going to be a fully inclusive surface as well, not just the equipment but the surface.

Some of the other items we talked about, the bag-toss games, you

know, well, the public ones are precast concrete so they're durable and hold up to public use and weathering. The skate park is going to be a concrete skate park, and again something that's durable, holding up to that public use. In that southeast corner, the tennis courts, just like current tennis courts, are going to be asphalt pavement with color coding. We're going to talk in a little bit more detail about the fencing and the variances and the lighting, and then the outdoor fitness equipment as well having some accessible components since it's going to be next to the inclusive playground.

So, with that, I'm going to turn it back over to John to go through some of the variances.

MR. KRAMER: We are requesting to waive the requirement for the traffic and parking study. We're looking to request to increase the fence height from six to 10 feet. This is basically based on the fact that tennis standard is traditionally 10 feet. That's what the existing fence is indicated at, so we would add additional arborvitaes for screening on that site in order to provide some additional blockage from those residences that abut that. We request to permit the tennis courts in the required side yard. Proposed tennis is located 5.3 from the property line; the existing is 3.5 feet.

Then we request to allow 12 accessory structures, as Steve has outlined before. Basically, the playground shelter, the skate park shelter, well, the skate park itself, the tennis courts, restroom facility, basketball, or excuse me, baseball dugouts and baseball field storage shed. Then requesting to allow the sports lights from 40 feet to 50 feet, which based on photometrics we believe would be less of an impact based on that height increase.

MR. KONTERS: So, with that, we'll turn it back over to Commission and Staff.

CHAIRPERSON CHERWIN: Great, thank you very much for that.

Dan, can we go ahead with the Staff report please?

MR. OSOBA: Sure.

All right, the property in question for this petition is located at 500 East Miner Street, although there are several other addresses and PINs included in this petition. The subject property consists of Arlington Heights Park District-owned properties in the expanded area of Recreation Park, as highlighted by the Petitioner, which is approximately 18.3 acres. The Park District acquired three residential properties along North Belmont Street and four existing commercial properties on East Northwest Highway. These properties and the existing portions of the Recreation Park are intended to be consolidated into a single, cohesive park development.

The requested action that is listed here and in the Staff report include an amendment to the Comprehensive Plan, rezoning, a planned unit development, and a special use permit, and each one of those will be discussed further in detail later in the presentation. Additionally, the Petitioner is requesting five variations to Chapter 28. These are regarding the requirement for a traffic and parking study, accessory structure requirements and limits, and light pole height. Again, these will be discussed later on in the presentation.

The subject property, highlighted in red on the slide, shows the consolidated properties including the Park District-owned property to the east across North Douglas Avenue. It should be noted that the American Legion Post 208 at the corner of Douglas and Miner Street and the residential property at 15 South Belmont are excluded from this application as they are not owned by the Park District.

The properties within the proposed redevelopment are designated parks, commercial, moderate density multifamily, and single-family detached by the

Comprehensive Plan. The existing designations are shown on the left on the slide. In an effort to consolidate the park development and make the future land use designation of the Comprehensive Plan consistent for the development, the Petitioner proposes an amendment to the Comprehensive Plan to designate all properties within Recreation Park as parks. The proposed condition is shown on the right of the slide showing the full consolidation.

This proposal is consistent with the existing conditions of the park and the surrounding single-family detached or moderate density residential context. It will continue to provide amenities and open space for recreation. The future land use designation of parks for the entirety of Recreation Park is consistent with the spirit and intent of the Comprehensive Plan by providing an expansion of the park area which is a guiding principle of Chapter 5, Recreation, within the Comprehensive Plan.

The subject properties are currently zoned P-L Public Lands, R-6 Multiple Family Dwelling District, B-3 General Service, Wholesale and Motor Vehicle District, and M-2 Limited Heavy Manufacturing District. The existing zone is shown on the left on the slide and is part of the consolidation of these properties in Recreation Park as a redevelopment. The Petitioner proposes to rezone the properties that are not zoned P-L Public Land District to the P-L District for one consistent zoning for all of Recreation Park.

The facilities that are owned or operated by the Arlington Heights Park District are permitted in the P-L district with a special use permit, whereas other zone districts do not permit the use outright. The requested rezoning will remove nonconformities of newly acquired Park District property within Recreation Park and provide a Zoning District that permits the Park District owned and operated facilities that require a special use permit.

Since these properties are being rezoned to P-L, a special use permit for the following land use would be required: facilities owned and operated by the Village of Arlington Heights, Arlington Heights Memorial Library and branches thereof, and the Arlington Heights Park District on the subject property. The Staff Development Committee reviewed the proposed justification for special use permit approval that was submitted by the Petitioner and is in support of the proposed special use permit request.

The land use is necessary for the public convenience and enjoyment of the site as it has been a significant park, open space and recreation area in the Village for 85 years. If approved, the proposed special use permit will cover the Arlington Heights Park District facility, land use for Recreation Park, and that portion of property owned by the Park District on the southeast corner of East Miner Street and North Douglas Avenue. The proposed land use is an existing facility that is expanding to accommodate new and upgraded park land and provide public convenience at this location and will not be a detriment to the health, safety, morals or general welfare of persons residing or working in the vicinity. The Staff Development Committee is, therefore, supportive of the proposed special use permit.

This planned unit development, or PUD, shows the phasing for the full redevelopment of Recreation Park. The subject of this application is Phase I, which is highlighted in red, and consists of the western and southern improvements as highlighted by the Petitioner. The demolition of the structures acquired by the Park District along Northwest Highway is included in Phase IA and highlighted in black. The infrastructure and public improvement requirements for the multi-use path which is eight feet, the closure of curb cuts, and landscaping along East Northwest Highway are included in this phase but contingent on Phase 1A which includes the on-site demolition of the commercial buildings and structures on East Northwest Highway.

The eight-foot multi-use path along Northwest Highway is highlighted in yellow on the slide, and the current sidewalk condition is a carriage walk and it has an inconsistent width. As part of this Phase I and the timing and demolition of Phase IA, the sidewalk will be set back behind the parkway with landscaping along the street frontage for a safer and more comfortable pedestrian experience. The condition of approval regarding curb cut, closure and public improvement timing have been recommended by the SDC.

It should be noted that the Petitioner is also requesting a variance to waive the requirement for the traffic and parking study as required by all PUDs. The SDC is supportive of the requested variation as the proposed application will not result in any increase in traffic and parking demand on the subject property.

There are three variance requests for accessory structures in particular. The first one is to Chapter 28, Section 6.13-3.B, a variance to increase the fence height from six to 10 feet around the tennis courts. The second is to Chapter 28, Section 6.5-2, a variance to permit the tennis courts which are considered an accessory structure to be located within the required side yard of the site, and Chapter 28, Section 6.5-2, a variation to allow 12 accessory structures on that subject zoning lot where four accessory structures are permitted on a lot that's 10,000 square feet or larger.

For the fence height, the Petitioner has requested a 10-foot fence to ensure that tennis balls remain on the tennis court as much as they possibly can. The fence location is shown in green on the slide if you can see that. This type of fencing is typical for tennis courts as described and is the existing condition. The Staff Development Committee is supportive of this request.

For the location of the tennis court, this is considered a sport court and an accessory. Accessory structures are only permitted in the rear of the property, and this is located 5.3 away from the side property line. The Staff Development Committee worked with the Petitioner to attempt to reorient the courts to allow for a larger setback; however, the Petitioner found that the tennis courts should be in a north-south orientation instead of an east-west orientation to reduce sun glare. The Petitioner has proposed an additional 28 emerald green arborvitae adjacent to the tennis courts to mitigate this variance request. Given the site constraints and the landscaping proposed, the SDC is also supportive of this request.

Lastly, the Petitioner is requesting a variation to permit 12 accessory structures on their zoning lot instead of the maximum of four. Given these structures provide for the expansion of a public park and provide amenities offered by the redevelopment, the SDC is supportive of this request. These structures are also highlighted in brown on the slide.

The last variance request, the Petitioner is requesting a variance to Section 10.2-12.3.C to permit a light pole at 50 feet instead of a maximum of 40 feet. The four light poles adjacent to the tennis courts are the ones that are circled in red on the slide. The Petitioner worked with Staff to provide photometric analysis shown on the slide that demonstrates the lighting levels would exceed code-required maximum foot candle levels on the adjacent residential properties if the light fixtures were proposed at 40 feet in height. The SDC reviewed these findings and determined that the light pole height at 50 feet was the minimum variance necessary as the added height of the poles is less of a nuisance than glare on adjacent residential properties; therefore, the SDC is also in support of this variance request.

The site is currently encumbered by a portion of a public right-of-way located on the subject site and highlighted in red. This is a remnant portion of the Haddow Street alley which is proposed to be vacated concurrently with this application. There are existing

overhead utilities in this right-of-way, and the Petitioner has been coordinating with ComEd on an easement to cover these facilities once the right-of-way is vacated. The completion of the easement dedication and subsequent future vacation are recommended conditions of the SDC.

The Staff Development Committee is recommending approval of this application subject to these conditions as outlined on this slide and the next one and on your motion sheets before Plan Commission. That does conclude my presentation.

CHAIRPERSON CHERWIN: Thanks, Dan, nice job.

Do we have a motion to include the Staff report in the public record.

COMMISSIONER GREEN: So moved.

CHAIRPERSON CHERWIN: Okay, second?

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON CHERWIN: All right, we'll do a voice vote. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Motion carries, thank you.

Okay, we'll start out with the Plan Commissioners. Why don't we start out down by Lynn?

COMMISSIONER JENSEN: Yes, I think I'd rather wait and hear public comment before asking questions.

CHAIRPERSON CHERWIN: Okay, Mary Jo?

COMMISSIONER WARSKOW: Same for me.

COMMISSIONER LORENZINI: Yes, public comment first.

CHAIRPERSON CHERWIN: All right, Bruce?

COMMISSIONER GREEN: Public comment.

CHAIRPERSON CHERWIN: Gentlemen?

COMMISSIONER SIGALOS: I just want to clarify. That Park District area to the east of Douglas, nothing is happening there?

MR. OSOBA: No, correct. That is part of the PUD and the special use permit approval, but there's no improvements on that.

COMMISSIONER SIGALOS: And these pole lights that we're asking to go 50 feet, those are only along the tennis courts, just four of them?

MR. OSOBA: Correct.

COMMISSIONER SIGALOS: And not elsewhere on this park property?

MR. OSOBA: That is correct, yes.

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

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I have a couple of questions before we go to public comment. First, I've got to say, Arlington Heights has fantastic park facilities and programs. Can we go to the, I think it was the Petitioner's existing conditions slide? I think it was the first one, I might be wrong.

MR. OSOBA: Is that the one you're looking for?

COMMISSIONER ENNES: Yes, please. Is there going to be any change to the baseball field, the main baseball field's configuration and layout?

MR. KONTERS: Not, there won't be any improvements to the baseball field in Phase I. In a later phase, there will be improvements, but not a change to its orientation or

location. The improvements are primarily going to be improvements to some of the field drainage, providing some netting along the side lines to have better protection from foul balls, and improving the player and fan areas.

COMMISSIONER ENNES: Okay, so the existing parking for that field is going to stay the same?

MR. KONTERS: That parking lot is going to be renovated as well.

COMMISSIONER ENNES: The one at the north end?

MR. KONTERS: The one to the north of the ball field will be renovated and likely reoriented.

COMMISSIONER ENNES: Okay, most of my concern is in regard to the properties along Belmont and Arlington Heights. Are some of those real estate improvements on Northwest Highway still there? Are any of the commercial properties still there?

MR. KONTERS: The commercial buildings?

COMMISSIONER ENNES: Yes.

MR. KONTERS: Yes. Those buildings are still there.

COMMISSIONER ENNES: They're still there. Has the Park District applied for exemptions for that land yet? Exemptions from real estate tax?

MR. KRAMER: Correct, we have.

COMMISSIONER ENNES: You have. There's no renting of any of those properties anymore?

MR. KRAMER: The last rental ended approximately two months ago.

COMMISSIONER ENNES: Two months ago.

MR. KRAMER: And both of, all the demolition of the three existing properties are what we're terming Phase IA in this. So, we've currently gone out to bid on the demo of those properties.

COMMISSIONER ENNES: Okay, you didn't get an exemption from the real estate taxes while you were still collecting rent, did you?

MR. KRAMER: The only exemption that I have in hand currently was the Shell property that had gone, that I had asked my finance director about. At present, I will have to check and get an answer to that question to be a 100 percent.

COMMISSIONER ENNES: Okay, I'd have a problem if you were still collecting rent and were exempt. Can you give me an idea of how much property tax, taking those properties around that corner in Belmont and Northwest Highway, can you give me an idea of how much property tax has been taken out of the bill to exempt that? I love the open space, it looks beautiful with your slide coming up with that open space, it looks great. I do have a problem pulling commercial property out of the real estate, we're losing a lot in town, it's hard to develop, we've got a lot of vacancies, and I know this was done a number of years ago.

But do you have any idea how much tax you're taking off the roll which affects all of our property tax always because they've got to make that up?

MR. KRAMER: I would have to come back to you with that information. I do not have that at this time.

COMMISSIONER ENNES: Well, if you could provide that to the Board when you go to them, that would be adequate, because I'll use the information from them.

The notch-out property along Belmont, why wasn't that taken for the open space? What is that?

MR. KRAMER: Existing private residence.

COMMISSIONER ENNES: A single-family? A private residence?

MR. KRAMER: Correct.

COMMISSIONER ENNES: Single-family. Who is that owned by, do you know? Well, maybe she'll comment on it later, okay. I don't want to see you taking somebody's home, I just wondered why there was a piece of property that didn't get taken when all the others were.

Let's see. That's all I have for the time being.

CHAIRPERSON CHERWIN: I just have one question. Just from a safety perspective with the open space along Northwest Highway, was there any consideration given to like a decorative fence or something like that to shield potential people or kids using that southerly area of the park beyond the baseball outfield and, you know, with that open space and we have Northwest Highway right there, is that a concern? Has that been looked at?

MR. KRAMER: It's been looked at. There is a retention area and a large majority of that which will not be conducive for open play, so largely there is not going to be a lot of free play that goes on there that would spill over into the multi-use path. The planting of the trees was a portion of that consideration as well as the orientation of the skate park as well, too.

CHAIRPERSON CHERWIN: All right, well, I think at this point, gentlemen, you can take a rest. Thank you.

We can open it up for public comments here at this point in time.

MR. KRAMER: Thank you.

CHAIRPERSON CHERWIN: Yes. We'll start on this side of the room. Anybody in the first couple of rows here that would like to speak? Okay, we'll move on to the lady who's raising her hand. Sure, you could come on up to the podium please. State your name and if you could just spell it for the record? If you want to give us your residence, you're welcome to do that.

MRS. OTTOLINO: Yes, I'm Barbara Ottolino. Barbara Ottolino, 15 South Belmont. My house is the little tooth in the park that you were talking about.

CHAIRPERSON CHERWIN: Okay.

MRS. OTTOLINO: The concern that myself and the residents across the street have is about lighting. We're meeting with the Park District. We have met with them in the past. Going back, my property in '74, well, there was no ball field. There were houses completely, residences completely from the tennis courts down to the gas station. Times change and I accept that. If you want to live next to a park, you have to be willing to tolerate as well as enjoy the benefits of park residence so to speak.

But there is a concern about lighting as it will affect the houses across the street from me as well as my own from the tennis courts. We're concerned, we've always been concerned about traffic. As a person whose best friend's 11-year-old daughter was killed by a car in a crosswalk, I know it can happen. We're concerned about the number of people who come off Northwest Highway and tear up Belmont at excessive speed. We'd like to see some of that traffic slowed down. We've talked about it for years with the Village off and on, and with the Park District, and it came up when the gas station was sold. There were discussions with the Village Board.

Some residents would like to see a stop sign at Wing just to slow traffic down there. We're going to have a parking lot where people are going to be coming in to the park. We're also concerned about the fact that once you pave more of the park, that's gone forever.

When the Park met with us and talked about accessory parking that they were planning, they said that all of those spaces would be for handicapped. I can't see 19 handicapped spaces. I'd like to see how many of those are still planned for handicapped. I know that the Park District was planning to share parking with the Library which is up on Miner. That was part of their agreement when the Library opened their facility. So, I can't imagine all of those would be handicapped.

Presently, north of the ball field, there are 57 I believe parking spaces that run along the north side of the ball field. Those are never used. We've had discussions with the Park District about the fact that those aren't used and that's a paved area. I know there will be changes there, but adding 19 more spaces, we're just seeing concrete starting to be introduced to the park more than grass.

I've been criticized for maintaining my residence there. That's my home. I didn't buy it to make a killing to sell it to the Park or to anyone else. I bought it because I wanted to live in that area. At the time that I purchased my home, it was a very different area. So, I plan to stay there a while longer, and eventually I'm sure the Park will have that land to add to their open land, but there is concern from the neighborhood about the amount of paving that's going on.

For the most part, I have no other comments except that the question that was raised about the fencing along Northwest Highway I think is one that should be taken into consideration. Thank you for your time.

CHAIRPERSON CHERWIN: Thank you very much.

MS. OTTOLINO: Did you have any questions for me?

CHAIRPERSON CHERWIN: We'll take questions from the rest of the -- we'll have public statements and then we'll go back.

MS. OTTOLINO: Okay, thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else on this side of the room?

(No response.)

CHAIRPERSON CHERWIN: Thank you. We'll move over to this side of the room. Do we have any? Yes, sir, you're raising your hand. Why don't you come up if you could? State your name, spell it for our reporter and share your thoughts.

MR. FORREST: I'm Brian Forrest, F-o-r-r-e-s-t. So, I'm a resident of Belmont, I live there with my family. I'm generally supportive of the project but have some safety concerns that I'm hopeful that the Village can assist with.

So, as Barb mentioned, you know, this block of Belmont does have some traffic issues right now with a lot of cars that cut through to get to and from Northwest Highway. They're often speeding which is especially problematic given how close it is to the park and to people, especially kids needing to cross the street to get to the park. The Belmont and Wing intersection right across from the playground is currently uncontrolled, and to cross there you have to look left and right for speeding cars coming from Northwest Highway. You also have to look back to Wing Street, and then now with the introduction of the parking lot, it's going to be another place that you have to look to make sure that it's safe to cross.

So, as someone with kids, it can be dangerous and can be scary. It's, you know, I think about as, you know, my kid gets older, crossing there, it seems like it can be problematic. I've heard concerns from, you know, other neighbors as well. So, I would just ask that the Village adds a three-way stop sign at the Belmont and Wing intersection which would

make it safer across the street and reduce speeding. I think now would be the best time to improve the situation rather than waiting for an accident to happen.

Additionally, I just had a question about the justification for the variance to waive the traffic study. To me, you know, I heard that this proposal won't result in increased traffic in the area. That seems illogical to assume without the traffic study. You know, at the very least, I would think a traffic study should be done to support that assertion. I don't want to derail the project at this point but just could use help understanding why that requirement was skipped.

So, that's all I have.

CHAIRPERSON CHERWIN: Thank you very much.

MR. FORREST: Thank you.

CHAIRPERSON CHERWIN: Appreciate that.

Is there anyone else in the public that has not spoken that would like to speak?

(No response.)

CHAIRPERSON CHERWIN: Okay, at this time, we will close the public comments section. I would ask Steve and John, if you would mind, please coming back up? I just have a few follow-up questions, and then maybe some of the other Commissioners do.

Just addressing some of the issues that were brought up by our residents. Could you speak a little bit to the lighting and maybe bring up the lighting plan? I think you did a photometric study, and maybe explain what that means with the combination of the height of poles and the lighting standards that you're meeting to make sure that the spillover is minimal?

MR. KONTERS: Well, first of all, with just replacement of the lights means that they'll be more energy efficient and already better glare control. But the fact that going to a taller pole allows you to angle it down further to get the spread that you need to have safe playing during the dusk hours, that's what we're trying to provide is to make sure that we have a certain amount of lighting across the court for safety and playing during the dusk hours. To get sort of that distribution of light, we'd have a certain angle. So, the higher we can get, the more those angles can be directed down and not outward, and so the higher pole allows that light spill to be within the court as opposed to going outside the court.

CHAIRPERSON CHERWIN: And as we look at the chart here and your numbers, because you just explained where we have, you know, when you measure it across the far side of Belmont, those are some very low numbers, what that means, compared to what's on the court?

MR. KONTERS: Yes, these are, our electrical engineer will speak into it in more detail, but I can give you a little bit of a high level overview. So, basically, those are foot candle readings of what you see on the court. So, what you're seeing across the court are things that are in the 30's and 40's, and what you're seeing outside and across are things that are even underneath, in decimals, underneath the one. Is this the existing or proposed? I want to make sure what we're showing.

CHAIRPERSON CHERWIN: That's proposed.

MR. KONTERS: That's the proposed, okay.

CHAIRPERSON CHERWIN: And I guess the technology advancement in lighting and everything, is it correct to assume that, you know, lights and stuff that are, you know, 10-15 years old are pretty fairly obsolete compared to what you're putting into this to control the

spillage, is that accurate?

MR. KONTERS: Correct, yes. So, with just the improved technology will help with that as well, including the, you know, types of shields that they have to help direct the lighting where it needs to go.

CHAIRPERSON CHERWIN: If you could also just talk briefly about, there was a question about handicap spaces within the parking lot adjacent to the tennis courts. It looks to me like maybe there's four spaces in there, or four or five? Is that --

MR. KONTERS: Right, if you can go back to that plan? Then we could show the quantity in there.

CHAIRPERSON CHERWIN: I think there was a statement that maybe all of them were going to be handicap at some point, although I'm not sure why that would be the case.

MR. KONTERS: Yes, I'm not sure where that statement came from, but that's not the statement we're making tonight.

CHAIRPERSON CHERWIN: So, you do expect to have --

MR. KONTERS: So, yes, we're trying to put the handicap parking closest to the north and the northwest so it would be nearest to the playground spaces. Then the other part, so you can see along, you have about three handicap spaces that are all the north spaces, and then two that are kind of a shared space in that northeast corner of the parking lot.

CHAIRPERSON CHERWIN: Okay.

MR. KONTERS: And then the remaining stalls along the east side and along the west side are standard stalls. On the south is just a space to allow people to turn around and exit the parking lot.

CHAIRPERSON CHERWIN: Yes, got you. Okay, and then my other thought, my other question would be, there was a question about the traffic study. Is it your opinion that, I mean, as far as the usage number, is the usage going to be generally the same? Is that why you're looking for a way around that?

MR. KONTERS: That would be our opinion. I mean, we're primarily replacing amenities that exist out there today for the most part.

CHAIRPERSON CHERWIN: Okay, and my last, I'll shut up in a second here and turn it over to my colleagues, but there were some comments about Belmont Avenue traffic as it currently exists. I don't know that there's anything, you know, other than maybe this parking lot, but it sounds to me like there are issues currently that the citizens have concerns over which I would ask, you know, Dan, maybe that's something we need to look at with our folks. You know, I don't know if a stop sign can be put up there, a speed bump or whatever, but it doesn't sound like it's really being driven by the changes that the Park District is making as much as the current condition that we really need to I think do justice to the residents here to figure that out.

MR. OSOBA: Certainly, and our Public Works Department did make comment on that on one of the original reviews on potential adding of the stop sign and did not feel that it was necessary based on the proposal that we have before us tonight. Yes, that is something that we can take a look at and request to maybe further study on.

CHAIRPERSON CHERWIN: Yes, I would say because they're looking at it in terms of changes, but they may not know all the current issues that our residents have just brought up. Okay, I'll be quiet, I promise.

Lynn?

COMMISSIONER JENSEN: Just to go to the parking issue, our first

resident indicated that it's her view that we have a lot of spaces that aren't being used right now. Normally, we do the traffic study to make sure we have adequate parking, but do we have any evidence or data that will shed some light on whether we have a bunch of unused parking that is now paving which could be turned into green space? Can we talk a little bit about that?

MR. KONTERS: Yes, so I don't know if we have any hard data, but I just know that from our conversations with the Park District as we're doing the planning, so understand that a lot of that parking lot is unutilized because of the issue where it's adjacent to the ball field. So, people are not willing or wanting to park their cars there because of some of those challenges that could happen, the safety concerns of foul balls. So, that's why in a future phase, we are looking at, as we renovate that parking lot because it is in old aging condition so it does need renovation, we're looking at the possibility of reorienting it so it's more north-south along Douglas which would bring back additional open space to the interior of the park, move that parking farther away from the baseball field. Then we're also, in that future phase, we're adding or propose to add netting, a taller netting along the sidelines to help minimize the amount of foul balls that might come out of the field.

COMMISSIONER JENSEN: So, that's a different phase though, like Phase II or what is that?

MR. KONTERS: That's Phase II, correct.

COMMISSIONER JENSEN: And when would you, what's the timing that you expect to start and finish Phase II?

MR. KONTERS: So, Phase II is also a grant that the Park District applied for and was awarded. So, that design work is meant to start this summer. Then the scheduled for construction has not been determined yet, but they've got basically a two-year time period for the grant to complete that project.

COMMISSIONER JENSEN: So, our residents' concern might be taken care of but it's going to take a couple of years to get there is what I hear you saying.

MR. KONTERS: As far as improving that parking lot and the parking situation?

COMMISSIONER JENSEN: Yes, and deciding whether you really need that much pavement. It looks like you're going to give some back to green space in that Phase II is what I hear you saying.

MR. KONTERS: Possibly, yes. The reorientation of that parking lot that we're talking about in the northeast also has some connection to some of the improvements in Phase III. So, there is a lot of interconnectivity because that parking lot will also be serving some of the Phase III building, pool and components. So, as we look at that parking quantity, it's not just about the south part of the park, it's also about those facilities to the north.

COMMISSIONER JENSEN: So, in this phase, I don't know if there's much to be done to address that. It sounds like you've got to deal with it in subsequent phases.

MR. KONTERS: Correct, correct.

COMMISSIONER JENSEN: And to follow up on what the Chair said, obviously some work by the Village itself ought to deal with the traffic and what we can do to improve the traffic flow and the speed limit on Belmont, which doesn't have anything to do with the, for the most part, with our Petitioner today. I don't really have anything else.

CHAIRPERSON CHERWIN: Thanks.

Mary Jo?

COMMISSIONER WARSKOW: Yes, I just want to say I worked on street

lighting for four years, very familiar with the new LED technology, so I can confirm that it will have less out and up-glare and more down-glare. So, it should improve things. So, I can confirm that you're, you know, speaking from knowledge at that point.

I do hear the residents about the traffic, and I'm all for fixing what can be fixed. I just want to point out though that this is a problem across pretty much the whole Village. I live on a street that connects Kirchhoff to downtown. I have the exact same problem of people speeding down my street. So, I hear you but it's not just Belmont, it's pretty much everywhere. That's all I have to say.

CHAIRPERSON CHERWIN: Thanks, Mary Jo.

Joe?

COMMISSIONER LORENZINI: Yes. So, the parking lot, you know, it makes sense, turning the parking lot makes sense. You know, it would be more convenient to have it near those immediate facilities.

But, Dan, what was the premise for not requiring a parking study? If people are not going to this parking lot, I don't think they could be racing up and down the street. They probably do it, but in general, why wasn't a parking, I mean, a traffic study required?

MR. OSOBA: So, Staff took a look at it from a perspective of we're increasing the park area and reducing the amount of commercial that is on the subject site. So, the commercial uses on Northwest Highway, the gas station included, are a high driver of traffic and parking needs, and because we're removing them from the whole petition, the whole project subject site, the traffic generated by the subject site would, therefore, be reduced. So, we felt that the Petitioner's justification for not requiring or requesting a traffic and parking study was justified.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: Thanks.

Bruce, thoughts?

COMMISSIONER GREEN: I agree with what everybody has been saying here tonight. I just have a question about the lights. Do you turn it off? I mean, what time do they go off at night?

MR. KONTERS: That's an excellent question. Currently, the baseball field lights stay on the latest. They are 11:00 p.m. The tennis programming, programmatically we will look at it right now, it's estimated between 10:00 and 10:15. Traditionally, what that means is if we schedule the lights to go off at 10:00, then we would have 15 minutes to cool down or allow some way of safe egress out of the park and then officially shut off. So, it could go one of two ways.

The baseball field lights are electronically controlled based on a baseball schedule. Tennis lights are more user driven. If someone comes up, wants to play, they press a button, the lights come on and then stay illuminated for a period of time, and then ultimately go off. But they time out, as I indicated, at 10:00 o'clock with a max set point of 10:15.

CHAIRPERSON CHERWIN: Got you. So, no matter what, they go.

COMMISSIONER GREEN: So, if you're going to play in the dark, you play in the dark, but the lights go off.

MR. KONTERS: Correct. That's a good question.

CHAIRPERSON CHERWIN: John, what do you think?

COMMISSIONER SIGALOS: No, I think it's an excellent project. I like what you're doing there to the park, the improvements you're making to the park. The issues on Belmont and the speeding, that's independent of what's happening here. I mean, we've got

people speeding down every street in Arlington Heights, so that's a whole different issue and it's got to be dealt with, whether they put speed bumps or whatever to help that, but I'm all in favor of this project so I really have no other questions.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: A couple of questions. As the father of the son who played baseball on that field, I agree totally as to why people don't park in that lot. Foul tips go right in that lot. First couple of times, wow, look at all this parking, park there, you get hit once or twice, you quit parking there. So, great idea to do that fence up along the side, netting or whatever, and I think that will resolve a lot of the problem.

You know, I hear my fellow Commissioners' comments about the speeders in this town, yes, we have them, but this is a park, one of our biggest parks. What the neighbors have just gone through with the festival and everything, lots of traffic that's put on them and their neighborhood, I can't imagine that they ever try to plan an event during the festival because there's no parking for your friends to park there. If they're open to speed bumps or a stop sign, I would say they should consider it over there, just because of the number of kids walking in and out. I'm also open to the idea of a low three-foot fence or something at the south end of the park to prevent kids from possibly running out into Northwest Highway.

What else did I want to touch on with the traffic? No, that's it. I think we -- oh, could we go back to the foot candles for the tennis court? My biggest concern is the neighbors right across the street, and those were pretty low numbers.

COMMISSIONER SIGALOS: Yes, they were very low.

COMMISSIONER ENNES: All the way across the street, 0.04, 0.09, and that stuff, but when those people look out their front door and the lights are on, whether they're down or whatever, there is this huge lit-up field out their front windows from, you know, the 31's, the 40's and that. Isn't that still true? I mean, that park is going to be lit up.

MR. KRAMER: They will see illuminated park sight from their vantage point, correct. I'm currently working with Mr. Forrest on a similar issue relative to the baseball field lights and re-aiming them. Again, we would look to work on those specific instances as they come up. We've had similar, as Steve alluded, you know, you can put shades on, which is basically blinders for lack of a better term, on the fixture itself to directionalize the light down. Those have helped in what I'll call these cross scenarios where you're looking across the site and you may see more of a hue or a glow coming from the fixture that is focused down.

COMMISSIONER ENNES: Could the courts be moved a little bit to the east to put in a row of arborvitae that get up, what do they go, 12-14 feet?

MR. KRAMER: Unfortunately, the orientation of the existing baseball field, the path, you know, has forced us to keep it in that orientation. As was alluded before, the north to south orientation is preferred from a playability standpoint of tennis. That's why, Dan did mention we looked at tilting it 90 degrees. That, unfortunately, was just not an option from a playability standpoint. So, unfortunately, we're almost locked into that location.

COMMISSIONER ENNES: If it's going to be there, yes.

MR. KRAMER: With the number of courts that were staying with, which was part of the public comment that had come out was staying consistent with three courts.

COMMISSIONER ENNES: Okay, and I do find, in regard to a parking study, it amazes me that we could spend $8 million in improvements to the parking, we're not considering any additional use. There's got to be additional use for that kind of expenditure.

MR. KONTERS: Can you define what you mean by additional use?

COMMISSIONER ENNES: Coming to the park to use it.
MR. KONTERS: Oh, you mean additional --
COMMISSIONER ENNES: Traffic.
MR. KONTERS: Traffic.
MR. KRAMER: Future phases, we'll look at that during that time.
MR. KONTERS: Yes, we could look at that for future phases since future phases are bringing on additional improvements.
COMMISSIONER ENNES: Yes, but that might be why a traffic study might be good now because if you need more parking, I don't know where you'd put it. I'd hate to see this nice, open green space black-topped any more.
CHAIRPERSON CHERWIN: Anything else?
COMMISSIONER ENNES: That's all I have.
CHAIRPERSON CHERWIN: Okay, anybody else have any further comments?
COMMISSIONER SIGALOS: I just have one last question. With the popularity of pickleball, have you looked into putting any pickleball courts in a future phase?
MR. KONTERS: Pickleball court was not discussed here. The proximity to the, excuse me, the proximity to the residents would be a concern. Pickleball has got noise concerns with proximate residents. So, whenever we're looking at pickleball locations, we try to find locations that are farther away from residents.
COMMISSIONER SIGALOS: Okay, that's all I have.
CHAIRPERSON CHERWIN: Good question.
Anybody else?
(No response.)
CHAIRPERSON CHERWIN: Okay, so I think, Dan, a couple of follow-up things. Terry brought up the tax revenue issue to be addressed to the Board. Then obviously this traffic issue, and then potentially the fence issue are the things I noted.
Is there a motion from anybody?
COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of an Amendment to the Comprehensive Plan to reclassify certain portions of the subject property from the Commercial Moderate Density Multi-Family and Single-Family Detached classifications to the Parks classification; Rezoning from the R-6 Multiple-Family Dwelling District, B-3 General Service, Wholesale and Motor Vehicle District, and the M-2 Limited Heavy Manufacturing District to the P-L Public Land District for certain portions of the subject property; Planned Unit Development for three phases of park and public improvements on the subject property; and Special Use Permit for facilities owned and operated by the Village of Arlington Heights, Arlington Heights Memorial Library and branches thereof, and the Arlington Heights Park District on the subject property.

This recommendation is subject to the following variations:

1. **Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study;**
2. **Variation to Section 6.13-3.B, to increase the fence height from six feet to 10 feet**

around the tennis courts;

3. **Variation to Section 6.5-2, to permit the tennis courts, which is considered an accessory structure, to be located within the required side yard of the site;**
4. **Variation to Section 6.5-2, to allow 12 accessory structures on the subject zoning lot, where four accessory structures on a zoning lot that is 10,000 square feet or larger is permitted; and**
5. **Variation to Section 10.2-12.3.C, to permit a light pole at 50 feet instead of the maximum 40 feet.**

This recommendation is subject to the following conditions:

1. **Petitioner shall design all light fixtures within the park to be on a timer and turned off and unable to be turned on when Recreation Park is closed except for security lighting.**
2. **At such a time that the utility easement is no longer needed by Commonwealth Edison Company within the existing Haddow Alley public right-of-way, the existing utilities shall be relocated, buried or removed, and the utility easement shall be vacated by the property owner.**
3. **Petitioner shall grant all easements required by the Village prior to the Petitioner being heard by the Village Board.**
4. **The Haddow Alley right-of-way shall be vacated prior to the petition being heard by the Village Board.**
5. **The closure of all curb cuts on East Northwest Highway shall be completed with all Phase I improvements.**
6. **The improvements to the sidewalk along East Northwest Highway, as shown on the Recreation Park-Phase I Plan prepared by Hitchcock Design Group with revision date 6/27/2024, shall be installed after the demolition per Phase IA or within one year of approved demolition permits for 500 and 506 East Northwest Highway, whichever is sooner.**
7. **The sidewalk improvements along East Northwest Highway shall be eight-foot wide and concrete.**
8. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: Is there a second?
COMMISSIONER GREEN: I'll second it.
CHAIRPERSON CHERWIN: All right, we'll do a roll call vote, Dan.
MR. OSOBA: Commissioner Dawson.
(No response.)
MR. OSOBA: Commissioner Drost.
(No response.)
MR. OSOBA: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. OSOBA: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.
MR. OSOBA: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. OSOBA: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. OSOBA: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. OSOBA: Chair Cherwin.
CHAIRPERSON CHERWIN: Yes.

Congratulations, Park District, you've got another unanimous approval tonight. A positive recommendation from the Plan Commission to move on to the next step, which is probably your visit with the Village Board. Please stay in touch with Dan for further details. Congrats and thank you.

MR. KRAMER: Thank you, Chair. Thank you, Commissioners, very much.
CHAIRPERSON CHERWIN: All right.
COMMISSIONER ENNES: It will be a beautiful park.
CHAIRPERSON CHERWIN: It will be.

All right, well, Dan, that wraps up our public hearings. Do we have any additional items to discuss?

MR. OSOBA: We do not.
CHAIRPERSON CHERWIN: I think we might want to, I think this is Mary Jo's big hour to continue her Vice Chairmanship. Do we have to do anything or do we just keep it because she's currently the Vice Chair?
COMMISSIONER GREEN: Does she want to be?
COMMISSIONER WARSKOW: Yes, I already responded to Sam that I would continue.
CHAIRPERSON CHERWIN: She did respond positively. I checked with her beforehand. I didn't want to --
MR. OSOBA: We'll just work with you on any other paperwork we need and go from there, but --
CHAIRPERSON CHERWIN: All right.
MR. OSOBA: -- congratulations.
CHAIRPERSON CHERWIN: Yes, Mary Jo, congratulations. We know you're very excited about it.

All right, so we'll open up the floor for any general comments on anything for the Plan Commission.

Yes, any public comments at all?
(No response.)
CHAIRPERSON CHERWIN: Nothing, okay. All right, well, with that, perhaps we might have a motion to adjourn?
COMMISSIONER GREEN: I'll make that motion to adjourn.
COMMISSIONER SIGALOS: I'll second.
CHAIRPERSON CHERWIN: Second. All in favor?
(Chorus of ayes.)
CHAIRPERSON CHERWIN: Any opposed?
(No response.)

CHAIRPERSON CHERWIN: All right, we are adjourned.
(Gavel pounded.)
CHAIRPERSON CHERWIN: All right, thank you.
(Whereupon, at 8:58 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

Plan Commission
7/24/2024

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

Department: Planning & Community Development Department

Requested Action

1. Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.

2. Amendment to the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional.

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

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

Variations Required

None required.

Recommendation

The Staff Development Committee (SDC) reviewed the request for Preliminary Plat of Subdivision approval to consolidate the property into one lot, Amendment to the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, Rezoning of the subject property from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

When the original version of this project appeared before the Plan Commission on November 8, 2023, a motion for approval of the application failed by a vote of 3-4. During that hearing, the Staff Development Committee had recommended approval of the project, subject to several conditions. Should the Plan Commission wish to make a recommendation of approval on the revised

application as currently proposed, the Staff Development Committee suggests the following conditions of approval would be appropriate:

Zoning and Property Usage:

1. In response to the motion by the Village Board at their 12/4/23 meeting, the petitioner shall demonstrate, with specificity and details, why a 2-story building concept is not feasible at this location.

2. Final Plat of Subdivision approval shall be required.

3. The petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to 'Offices Only'.

4. All units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels.

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

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.

b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable, with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.

6. The subject property shall be operated in substantial compliance with the draft Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace House Rules dated as revised 10/31/23. Maximum occupancy, as outlined in the Tenant Selection Plan, shall be restricted to no more than two occupants per bedroom.

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8. School, Park, and Library contribution (aka 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.

9. Compliance with the November 28, 2023, motion from the Design Commission shall be required.

10. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

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13. The perimeter fence shall be revised to be a neutral/earth-tone color, and the petitioner shall work with the Village on the location of the fence at the northern and northeastern side of the site, for final review and approval by the Village, as part of Final Plat of Subdivision review.

Parking & Access

14. The site plan shall be revised to eliminate the dead-end parking area at the northwest corner of the site. The revised configuration must allow enhanced site circulation, which shall be at the discretion of the Village.

15. The onsite parking shall be reduced to 32 parking stalls with the remainder of the parking to be land-banked in general compliance with Exhibit 1. This shall require approval of a parking variation to allow 32 stalls where 51 are required. Should a parking problem occur on the site, which shall be at the discretion of the Village, the petitioner shall construct all 51 Code required parking stalls within 90-days of a request by the Village. Said parking shall be generally consistent with the concept as outlined in Exhibit 2.

16. As part of Final Plat of Subdivision approval, the petitioner shall continue to refine the proposed cross access easement at the north of the subject property. The easement shall be designed to provide, in general, the following:

a. A paved vehicular connection between the subject property and the abutting properties to the north (1505 & 1501 S. Arlington Heights Rd), to be approximately 26' wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights

at such time when the property to the north is developed.

b. The easement located on the subject property shall be for the benefit of the properties to the north (1505 & 1501 S. Arlington Heights Rd) and shall allow vehicular and pedestrian cross access.

ATTACHMENTS:

Description	Type
PC Staff Report - 7/24/24	Board or Commission Report
Current - Project Description	Exhibits
Current - Aerial	Exhibits
Current - Architectural, Landscape, Photometric Plans	Exhibits
Current - Revised Traffic & Parking Study	Exhibits
Current - Construction Staging Plan	Exhibits
Current - Preliminary Engineering Plans	Exhibits
Current - Preliminary Plat of Subdivision	Exhibits
Current - Tree Preservation Plan	Exhibits
Current - Fire Truck Turning Exhibit	Exhibits
Current - Stormwater Summary	Exhibits
Current - Plat of Survey	Exhibits
Current - Inclusionary Housing Plan	Exhibits
Current - Grace Terrace House Rules - DRAFT	Exhibits
Current - Grace Terrace PSH Tenant Selection Plan - DRAFT	Exhibits
Current - Market Study	Exhibits
Current - Public Notice - Affidavit	Exhibits
Full Circle Communities - Fact Sheet	Exhibits
Full Circle FAQ Document	Exhibits
Property Value Impact Analysis	Exhibits
Full Circle Response to Neighbor Questions - 6/14/24	Correspondence
Full Circle Response to Neighbor Questions - 5/17/24	Correspondence
Village Response to Neighbor Questions 5/17/24	Correspondence
Full Circle - Response to Neighborhood Meeting Questions	Correspondence
Neighborhood Meeting #2 (4/16/24) - Summary	Correspondence
Full Circle Process Description - Pre 4/16/24 Neighborhood Meeting	Correspondence
Public Comments - Prior to 11/29/23	Correspondence
Public Comments - 11/29/23 thru 4/30/24 - File 1 of 3	Correspondence
Public Comments - 11/29/23 thru 4/30/24 - File 2 of 3	Correspondence

Public Comments - 11/29/23 thru 4/30/24 - File 3 of 3	Correspondence
Public Comments - 5/1/24 thru 7/10/24	Correspondence
Public Comments - 7/11/24 thru 7/18/24	Correspondence
Public Comments - 7/19/24 thru 7/22/24	Correspondence
Official Letters of Support	Correspondence
Public Comment - Carefree Park Neighbors	Correspondence
Current - Department Review Comments - Round 8	Correspondence
Current - Department Review Comments - Round 8 Petitioner Response	Correspondence
Interim - Department Review Comments - Round 7	Correspondence
Interim - Department Review Comments - Round 7 Petitioner Response	Correspondence
Interim - Department Review Comments - Round 6	Correspondence
Interim - Department Review Comments - Round 6 Petitioner Response	Correspondence
VB Minutes 12/4/23	Minutes
PC Minutes 11/8/23	Minutes
PC Staff Report - 11/8/23	Report
DC Motion 11/28/23	Exhibits
DC Minutes 11/28/23	Minutes
DC Staff Report - 11/28/23	Board or Commission Report
DC Exhibits - REVISED - 11/28/23	Exhibits
DC Minutes 10/24/23	Minutes
DC Staff Report 10/24/23	Report
HC Minutes 9/20/23	Minutes
HC Staff Report 9/20/23	Report
VB Early Review Minutes 5/1/23	Minutes
Neighborhood Meeting #1 Summary	Exhibits
Original - Project Narrative	Correspondence
Original - Justification for Variations	Correspondence
Original - Architectural Plans	Exhibits
Original - Rendering	Exhibits
Original - Preliminary Plat of Subdivision	Exhibits
Original - Engineering Plans	Exhibits
Original - Fire Truck Exhibit	Exhibits
Original - Landscape Plan	Exhibits
Original - Photometric Plan	Exhibits
Original - Traffic & Parking Study	Exhibits
Original - Tree Preservation Plan	Exhibits
Original - Preliminary Constructing Staging Plan	Exhibits
Original - Grace Terrace Preliminary	Correspondence

Security Plan
Original - Department Review Comments
Round 1-3 with Petitioner Responses
Correspondence

VILLAGE OF ARLINGTON HEIGHTS

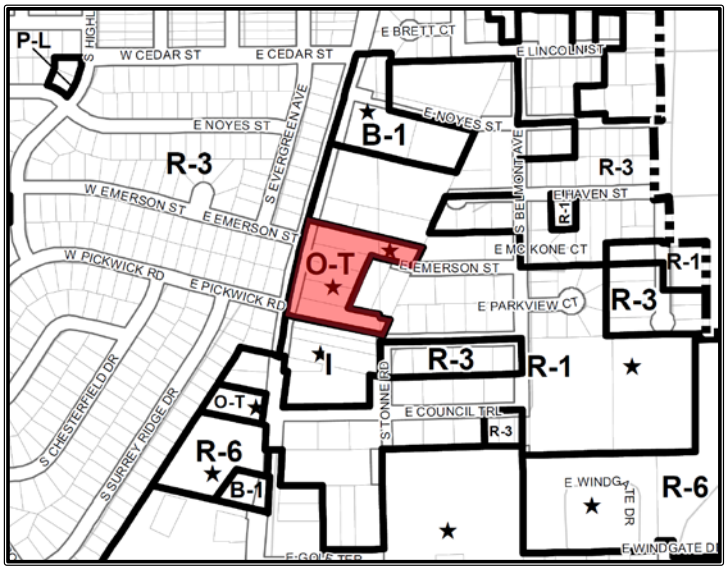
STAFF DEVELOPMENT COMMITTEE REPORT

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

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: July 24, 2024*
***Date Prepared**: **Updated** – July 19, 2024*

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

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



SURROUNDING LAND USES

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

Requested Action:

1. Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
2. Amendment to the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional.
3. Rezoning of the subject property from the O-T, Office Transitional District to the I, Institutional District.
4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

Variations Required:

- None required.

Project Background:
On December 4, 2023, the petitioner appeared before the Village Board for approval of a 25-unit permanent supportive housing facility. Because the project came from the Plan Commission without a recommendation of approval, the required variations needed a positive vote from six out of the eight trustees (the Mayor is excluded from voting on variations per State Law). The Village Board discussed several areas of concern, primarily relating to the following:

- Height of the building at three-stories.
- The orientation of the building entrance and parking area facing the rear (east).
- The landscape buffer at the rear of the property adjacent to the single-family neighborhood to the east.
- The position/setback of the building relative to the single-family homes to the east.
- The number of calls for service.

After discussion, a motion for approval had support by five trustees which was insufficient to pass, so the Village Board unanimously approved a motion to explore whether a two-story building was feasible and if the building's orientation could be modified to face Arlington Heights Road, with the intention to bring the project back before the Village Board for further consideration at a future date.

The minutes from the Village Board are included in the packet transmitted to the Plan Commission. Additionally, the meeting minutes from the original November 8, 2023, Plan Commission hearing are included, along with all original plans and documents for this project, including the original Plan Commission Staff Report, which outlines many of the operational components of the facility and zoning considerations, most of which remain the same.

Development Modifications:
Since the Village Board meeting on December 4th, the petitioner has worked with Village staff to revise their proposal. The current proposal is for a three-story building with 25 units of permanent supportive housing as originally proposed. The operational aspects of the facility are unchanged, however, there have been modifications to certain zoning elements of the development, as well as to the site layout:

- Parking and Building Entrance: The parking lot and primary entrance to the building has been shifted from the rear (east) side of the site to the front of the site along Arlington Heights Road. This has shifted the building approximately 20' closer to the rear (east) property line.
- Enhanced Rear Landscaping: With the removal of the parking lot from the rear yard, a larger area for landscape plantings is available and additional plantings have been proposed at the rear of the site.
- Loading Zone: To comply with Code requirements, a loading zone has been incorporated along the northern side of the building. This has eliminated the need for a Variation to waive the required loading zone.
- Code Compliant Parking: The petitioner has increased the number of onsite parking stalls from 41 to 51 to comply with Code requirements. This has eliminated the need for a parking Variation.
- Consolidated Site: The original development proposal proposed a subdivision of the site into two lots, with the Grace Terrace facility proposed on the larger lot at the south, and the smaller northern lot being left vacant for potential integration into a future development on land to the north. The petitioner has now proposed to consolidate the entire site into one lot for the Grace Terrace development, leaving no land for future redevelopment at this time. This has eliminated the need for a Variation that was required for the originally proposed second lot at the north, which was substandard relative to lot width.
- Zoning & Comprehensive Plan: The original proposal entailed rezoning of the larger northern lot (containing the Grace Terrace facility) into the I, Institutional District, but keeping the second proposed lot within its existing O-T, Office Transitional zoning classification. Additionally, the Grace Terrace lot was proposed for reclassification on the Comprehensive Plan from Offices Only to Institutional, while the second proposed lot would remain in its Offices Only classification. Now that the site is proposed as one overall consolidated lot, the entire site is proposed for I, Institutional District zoning, as well as Institutional on the Comprehensive Plan.

- Stormwater: The proposed stormwater facility in the southeast corner of the site has increased in size and modified its shape to accommodate the code required stormwater volume from the development.

A chart showing key site modifications is shown below:

Grace Terrace Key Site Modifications		
	Original	***Current Proposal***
Building Setback - Front (West)	90'	109.6' (+19.6')
Parking Lot Setback - Front (West)	- Not Applicable - Parking located east of building	35.58'
Building Setback - Side (North)	54'	134.83' (+80.83')
Building Setback - Rear (East)	95.5'	74.7' (-20.8')
Parking Lot Setback - Rear (East)	20.25'	- Not Applicable - Parking located west of building
Building Setback - Side (South)	167.67'	165.28' (-2.39')
Parking Spaces	41 total (incl. 8 ADA spaces)	51 total (incl. 8 ADA spaces) (+10 total; 0 ADA)
Building Height	3-stories (35'-9")	3-stories (35'-9")

The position of the building relative to the north and south lot lines remains generally identical to the previous proposal, however, due to the site being consolidated into one overall lot, the building setback from the northern lot line has technically increased as shown above. For reference, the currently proposed site plan and the previous site plan are included as **Exhibit 3** and **Exhibit 4** at the end of this report. Because the property is now proposed as one lot with the entire lot to be within the I-District and designed as Institutional on the Comprehensive Plan, a new public hearing with the Plan Commission is required.

Community Feedback:

The Village has received extensive communications from the community in response to this project, both in support and in opposition. These comments have come to various members of the Village, and the Planning Department has attempted to consolidate as many of these comments as possible. However, it is possible that certain comments were not transmitted to the Planning Department and/or may be missing. The consolidated list of comments and feedback has been included in the materials provided to the Plan Commission for consideration.

A number of the surrounding neighbors have outlined concerns with this project, which primarily relate to the following:

- Crime/Safety
- Building Height (3-story vs. 2-story)
- Traffic
- Noise/Property usage
- Impact on property values
- Track record of the developer

Other members of the community have voiced their support for this project, highlighted by the following:

- Aligns with the goals on diversity, equity, and inclusion
- Provides a stable housing alternative for vulnerable populations
- Community need for affordable housing for disabled individuals and veterans
- Facilitates redevelopment on South Arlington Heights Road
- Aligns with the Village's Strategic Priorities (goals #6 and #9) and the 2020-2024 Consolidated Plan

In response to significant public commentary and neighborhood concerns, the petitioner held a second neighborhood meeting on April 16, 2024. They solicited a list of questions from the attendees and provided a response to many of those questions during the neighborhood meeting. For questions that they could not address during the meeting, they provided a written response after conclusion of the meeting. A summary of the meeting, as prepared by the petitioner, is included in the Plan Commission packet, along with their written response to community concerns.

The neighbors have asked additional questions of the developer and the Village, and the Village has done our best to provide a comprehensive response to these questions, which has been posted online and is a part of the Plan Commission packet. Due to the widespread community interest in this project, the Village created a section of our website to keep the community informed of the process along with information on the development (link here). Much of this information has been included in the materials provided to the Plan Commission.

The Plan Commission must evaluate whether the petitioner has adequately responded to the concerns of the surrounding neighbors and shall balance these concerns against the strategic priorities of the Village, the Comprehensive Plan, the South Arlington Heights Road Corridor Plan, and the intent and purpose of the Zoning Code. Previous analysis of many of these aspects was included in original Staff Report to the Plan Commission.

Additional Key Areas of Evaluation With The Current Plan:

Upon review of the revised plans and considerable public comments, the Staff Development Committee has identified certain key aspects that warrant evaluation by the Plan Commission. As mentioned above, the current plan depicts a 3-story building on one lot with the primary entrance and 51-space parking lot at the front (west) of the building and a dense landscape buffer at the rear of the site. While the 51-space parking lot conforms to minimum Code requirements, the petitioner had previously demonstrated that peak parking demand would be closer to 25 spaces (1 per unit), and would likely be less than that on a typical basis. The Staff Development Committee believes the 51-space parking lot provides an excess of parking relative to anticipated demand and a variation to allow less onsite parking should be considered as part of this project. Many of the proposed parking stalls can be land-banked for future use, which would decrease the impervious surfaces onsite and result in larger areas of greenspace (See **Exhibit 1** at the end of this report). Furthermore, the orientation of the parking lot at the northeast corner of the site is not ideal for circulation and vehicular movements given its dead-end configuration. Should all 51-parking stalls be necessary, the dead-end parking row could be eliminated in favor of a more circular orientation, as generally depicted in **Exhibit 2**.

The Staff Development Committee also notes that the current proposal to consolidate the property into one lot, as opposed to subdividing the site into two lots, results in an underutilization of the property. If all 51 parking stalls are not necessary, then the original two-lot configuration preserves the northern area of the site, which would be left vacant for future redevelopment. That northern portion of land could then be incorporated into any future development proposed on the larger piece of vacant land to the north, which vacant land is zoned R-1, One-Family Residential.

Finally, the Plan Commission should take into consideration whether the proposed three-story structure would be more appropriate as a two-story building, which was discussed by the Village Board during their meeting on December 4, 2023, and whether a two-story building would be more compatible with the development guidelines for this property as contained in the South Arlington Heights Road Corridor Plan.

Plan Commission Options:

The Plan Commission must determine whether the proposed change in land use is appropriate at this location and has three primary options to consider relative to this application:

1. The Plan Commission could recommend approval of the development as proposed, which would allow a three-story permanent supportive housing development on the consolidated lot, including 51 parking stalls as depicted on the current plans submitted with this petition.

2. The Plan Commission could recommend approval of the development subject to certain modifications and conditions of approval.
3. The Plan Commission could recommend denial of the application as proposed.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the request for Preliminary Plat of Subdivision approval to consolidate the property into one lot, Amendment to the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, Rezoning of the subject property from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

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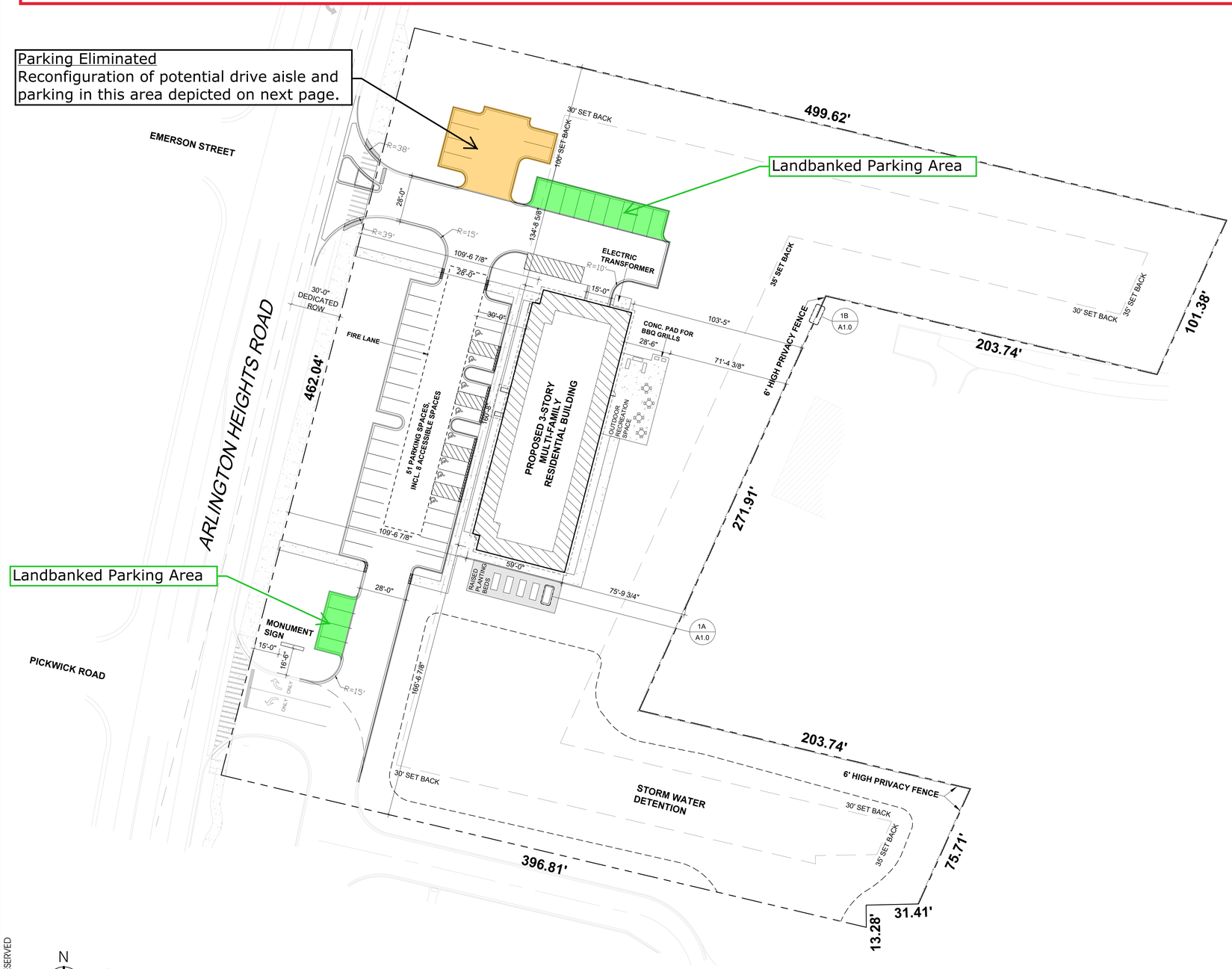
    b. The easement located on the subject property shall be for the benefit of the properties to the north (1505 & 1501 S. Arlington Heights Rd) and shall allow vehicular and pedestrian cross access.

_____ July 19, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

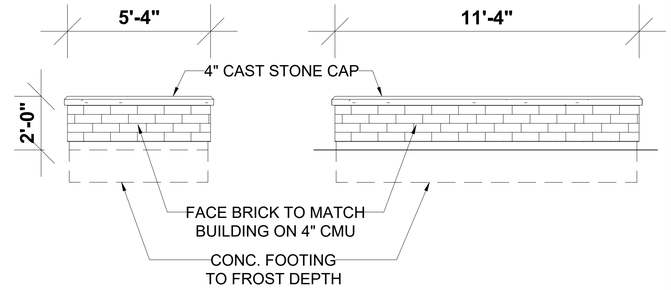
EXHIBIT 1 - LANDBANKED PARKING ALTERNATIVE:

TOTAL MINIMUM ONSITE PARKING TO BE CONSTRUCTED AT TIME OF IMPLEMENTATION IS 32 STALLS (EXCLUSIVE OF LANDBANKED PARKING STALLS).

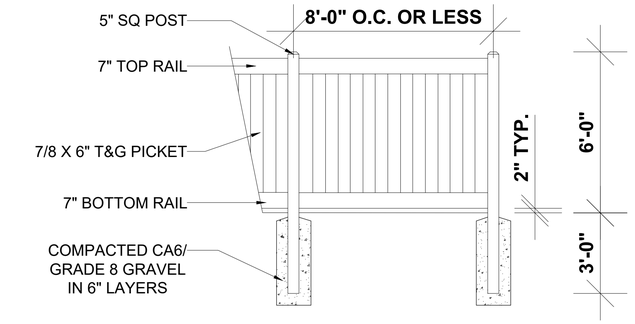


1 SITE PLAN
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:

SITE AREA	: 2.61 ACRES/ 113,955 SF
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT	: 9,402 SF
BUILDING COVERAGE	: 8.2%
BUILDING AREA	: 28,032 SF
FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS

TOTAL PARKING: 51 INCL 8 ACCESSIBLE SPACES

CORDOGAN CLARK
Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771
Aurora
940 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 06.07.24

REVISIONS:

A1.0

PLAN COMMISSION SUBMITTAL - 06.07.24

06/07/2024 1:56:06 PM

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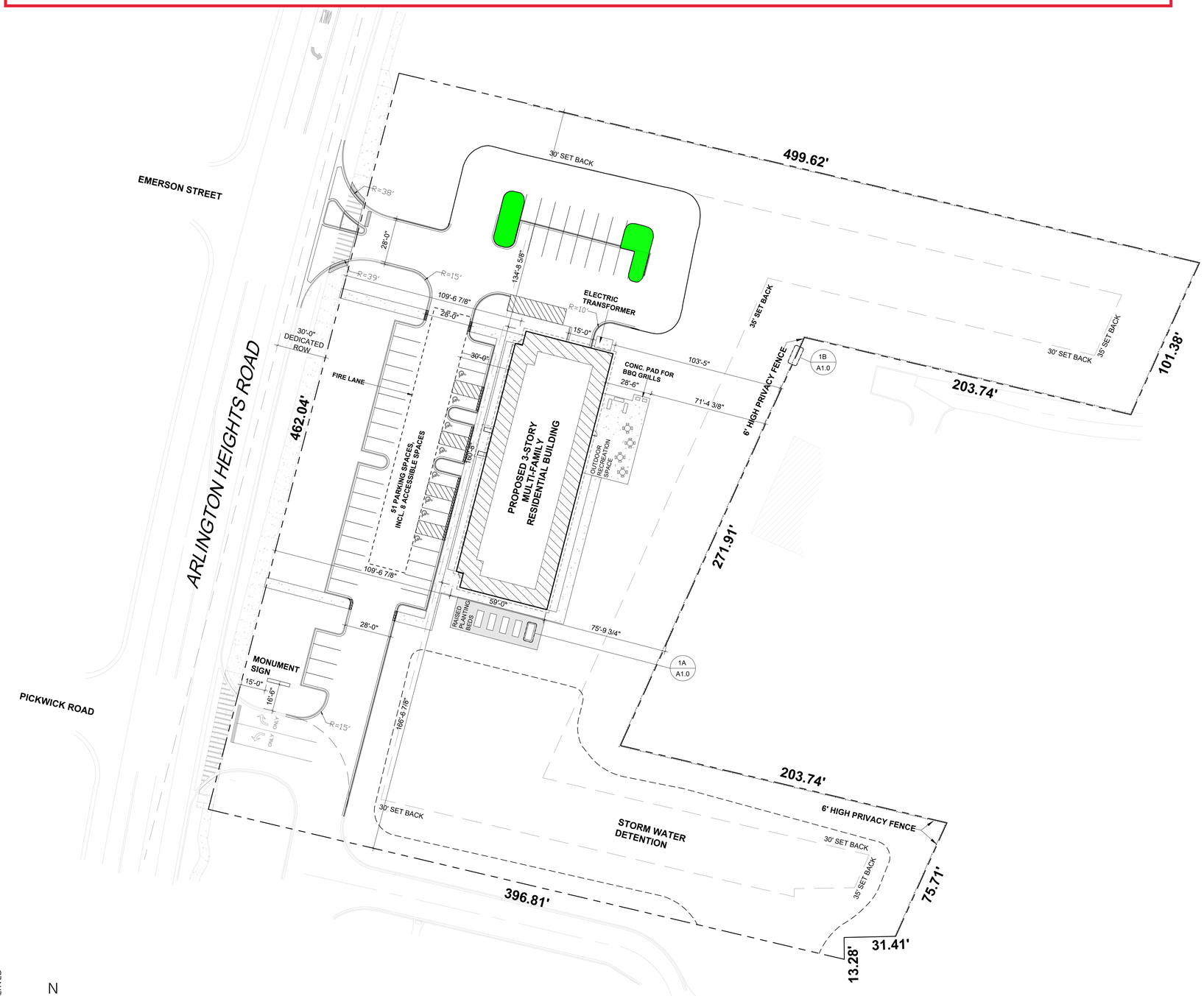
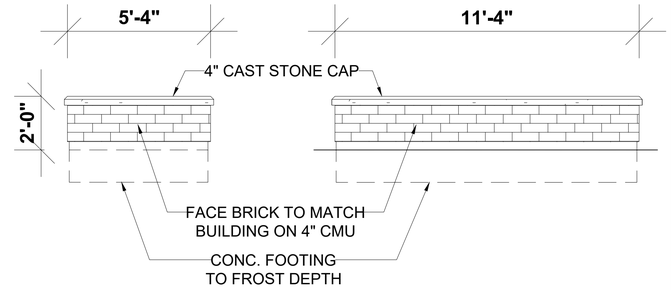
EXHIBIT 2 - PARKING ALTERNATIVE WITH NO DEAD END

TOTAL ONSITE PARKING IS 51 STALLS

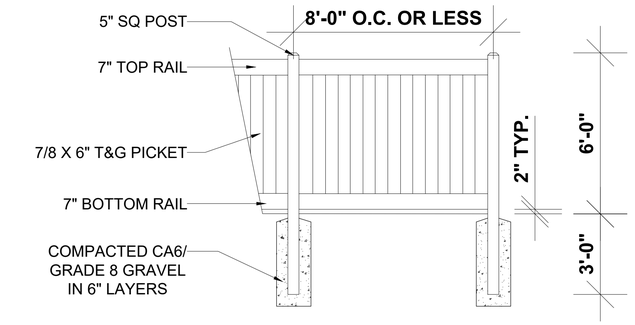


1 SITE PLAN
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:	
SITE AREA	: 2.61 ACRES/ 113,955 SF
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT	: 9,402 SF
BUILDING COVERAGE	: 8.2%
BUILDING AREA	: 28,032 SF
FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS
TOTAL PARKING: 51 INCL 8 ACCESSIBLE SPACES	

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 06.07.24
REVISIONS:

A1.0

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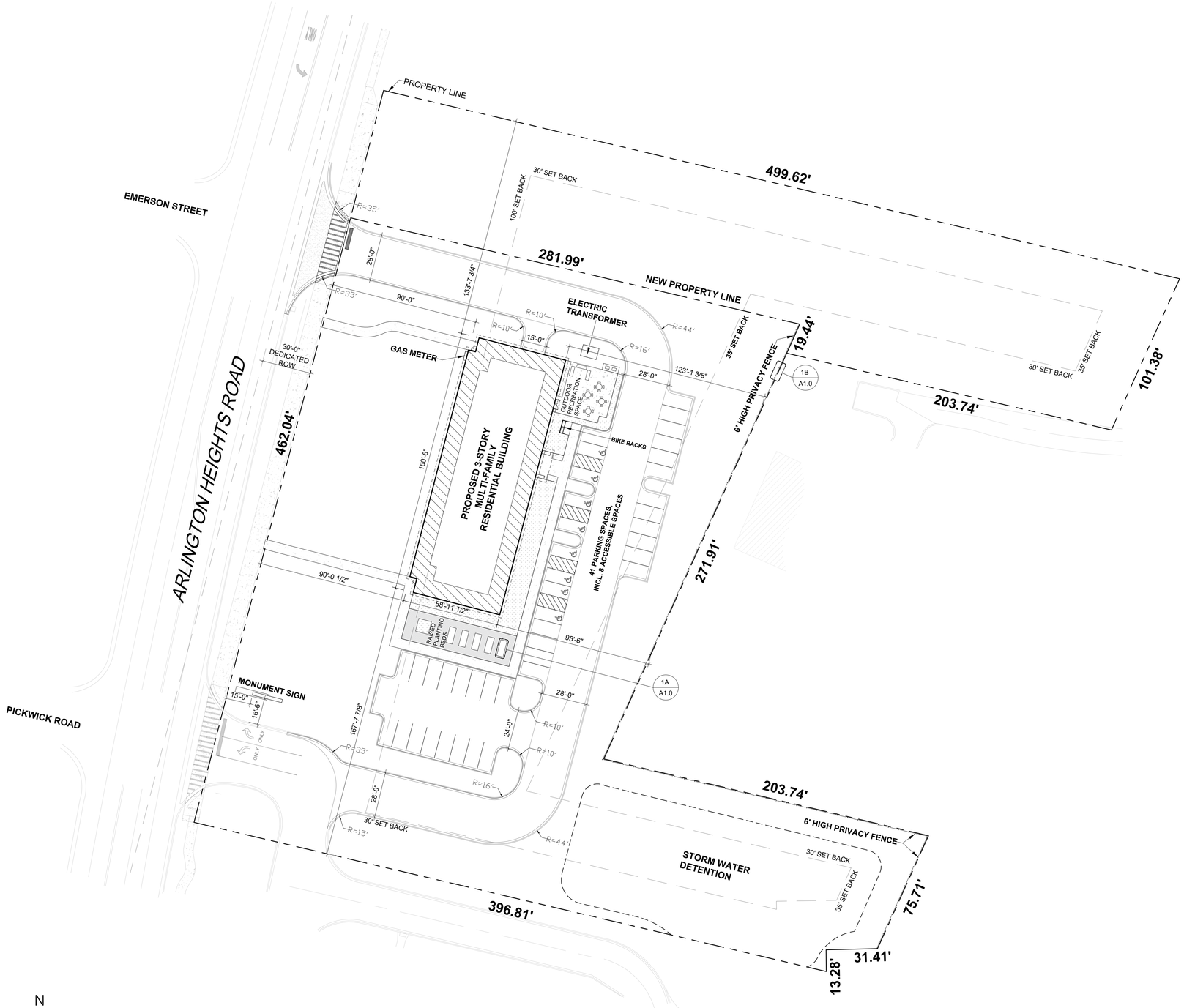
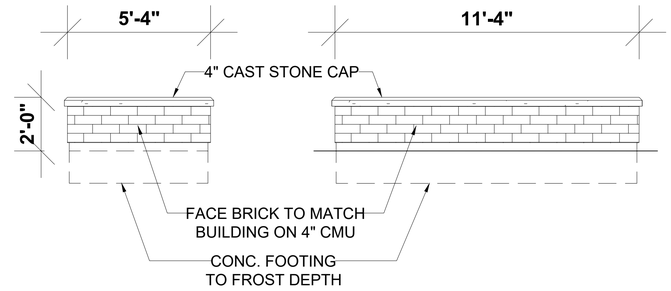
EXHIBIT 3 - ORIGINAL SITE PLAN



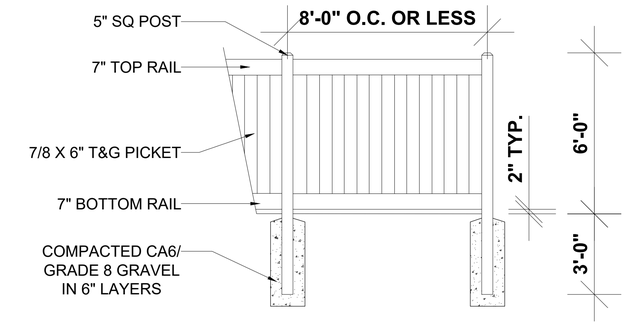
1 SITE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:	
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FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES	

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

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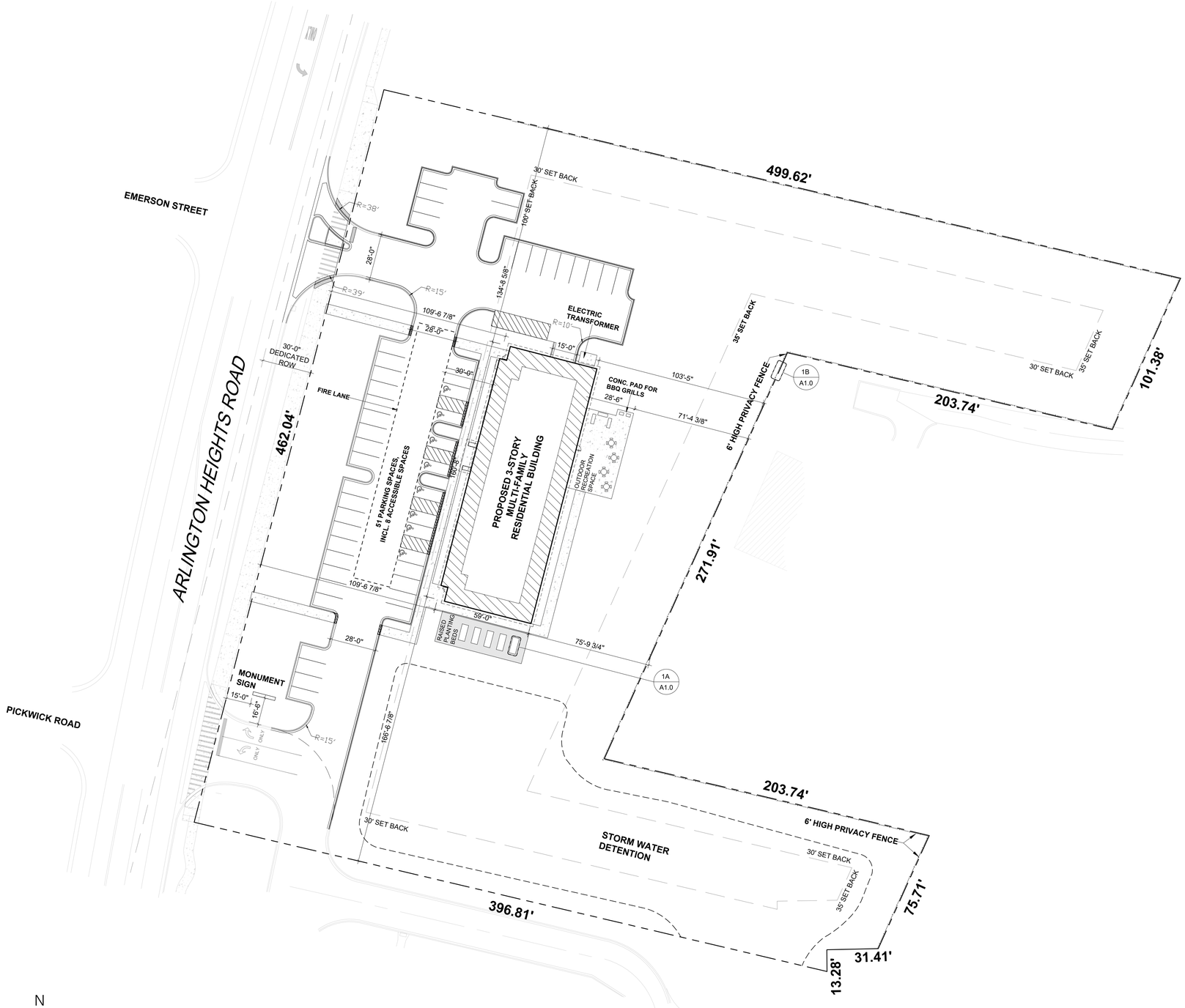
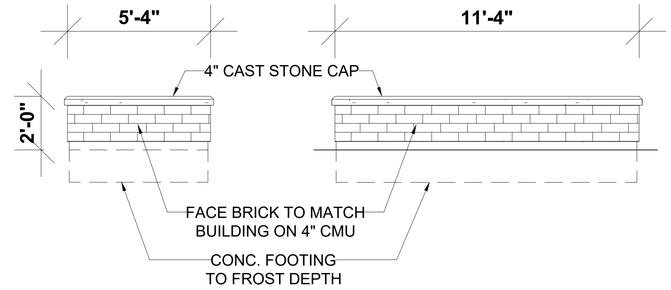
EXHIBIT 4 - CURRENT SITE PLAN

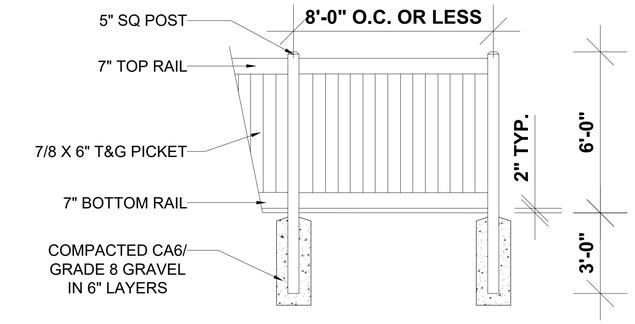


1 SITE PLAN
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:	
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SITE AREA/UNIT	: 4,558 SF
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FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS
TOTAL PARKING: 51 INCL 8 ACCESSIBLE SPACES	

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

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Grace Terrace
Full Circle Communities, Inc.
Project Description

Introduction

Permanent Supportive Housing is an important housing option in communities enabling low-income persons with disabilities to live independently. Yet in most communities, demand for this type of housing outpaces supply. After several years searching for a site and formalizing a plan, Full Circle Communities, with support from the North/Northwest Suburban Housing Task Force, plans to create 25 new units of high-quality service rich supportive housing at 1519-1625 South Arlington Heights Road.

Organization Background and Development Track Record

Full Circle Communities (FCC) was born from the belief that housing provides the foundation for core aspects of our lives – health, education, family and social relationships, and employment. Our mission is to expand access to quality housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and/or manages over 1500 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

Context

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. IHDA's Affordable Rental Unit Survey demonstrates a need for more affordable rental units in Arlington Heights: the percentage of affordable rental units at 60% AMI falls below 54% for most census tracts in the Village. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing as other operators of this type of housing nearby report long waitlists.

The property is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, and jobs. It also benefits from proximity to public transportation (Pace and Metra) and I-90, providing accessibility to jobs and amenities in the region.

Design Details

Grace Terrace will create 25 units of universally designed supportive housing. There will be 20 one-bedroom and 5 two-bedroom units in a building that is approximately 28,000 sq. ft. The elevator-served, three-story building will be Enterprise Green Communities and Energy Star certified and include energy efficiency features. Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transport. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers. Building and on-site

amenities will include: a community room, computer lab, laundry, tenant storage space, community garden, on-site property management, and on-site service provision.

Grace Terrace will utilize typical multifamily wood framing with a masonry veneer, trimmed in metal cladding and fiber cement. There will be 51 parking spots provided on-site, including 8 accessible spaces. All units will be accessed through interior hallways serviced by an elevator to all floors allowing for a fully accessible building. The design will maintain the mature trees on site and will be supplemented with native landscaping.

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Services are funded by Full Circle Communities.

Supportive Services

By providing the target population with unit and property features enabling them to maintain or increase their independence, and through the provision of case management and advocacy services, Full Circle will create a housing solution that directly and significantly increases tenants' stability, independence, and quality of life. Full Circle will work with Anixter Center as a lead service provider, an expert in providing services for people with disabilities. Their comprehensive service provision will be an asset in connecting tenants to additional opportunities and services off-site as well.

The property includes a 180 SF office for a Case Manager who will provide direct case management services, advocacy, service linkages and support for the residents. Where households are already receiving community-based services or assistance, the Case Manager may work in conjunction with the existing service partner to provide additional support or linkages.

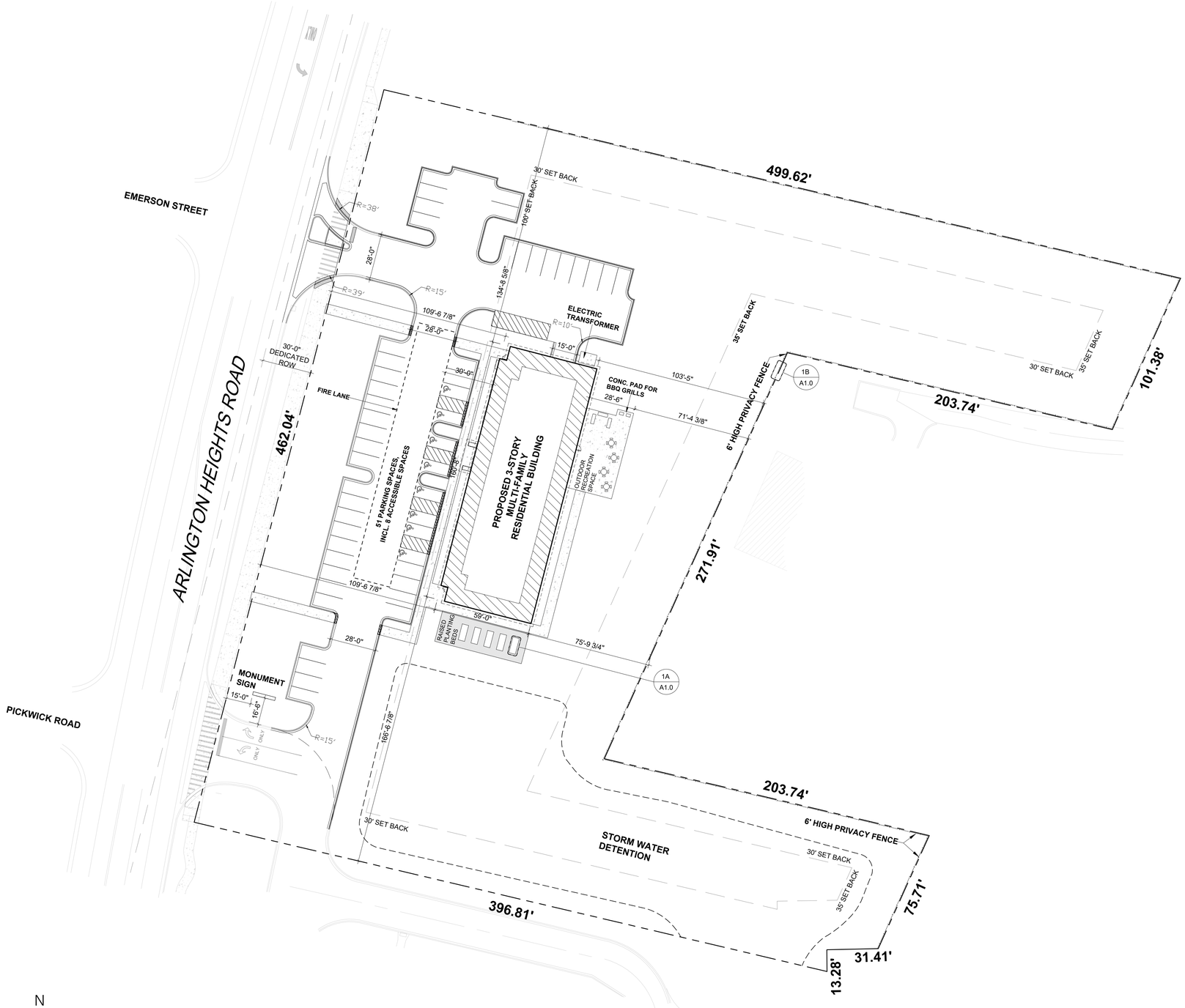
Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during business hours. The building will have secured entries, a fire suppression system, security camera system, as well as staff on-call 24 hours a day.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

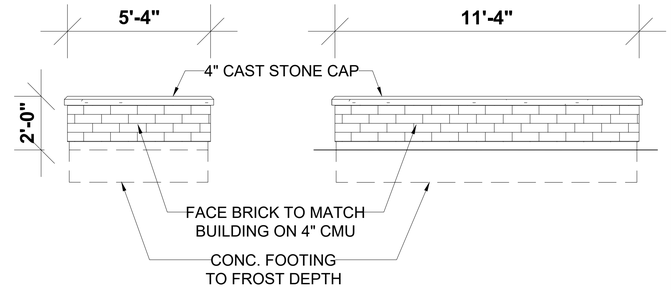
Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

SUBJECT PROPERTY
Area of Subject Property purchased from The Gardens memory care site in 2016
THE GARDENS OF ARLINGTON HEIGHTS MEMORY CARE FACILITY
E Noyes St
S Evergreen Ave
S Arlington Heights Rd
E Emerson St
E Pickwick Rd
E Foster St
S Tonne Rd
E Council Trl
Private

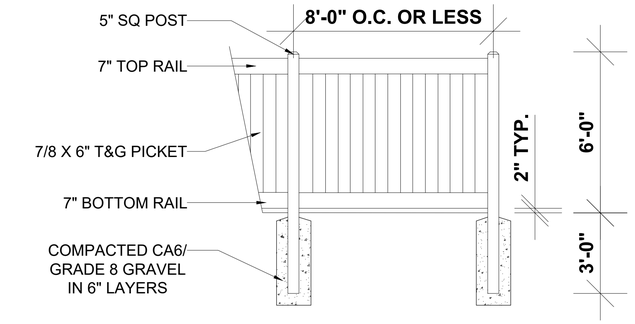


1 SITE PLAN
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

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FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS
TOTAL PARKING: 51 INCL 8 ACCESSIBLE SPACES	

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 06.07.24
REVISIONS:

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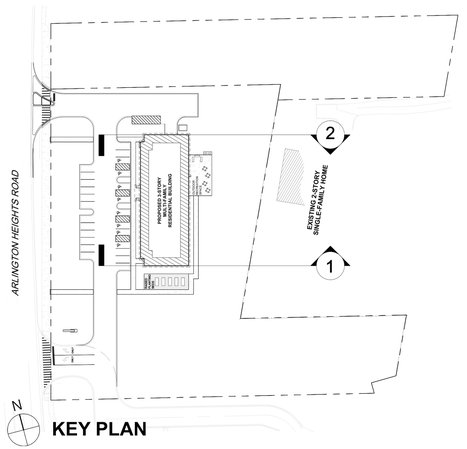
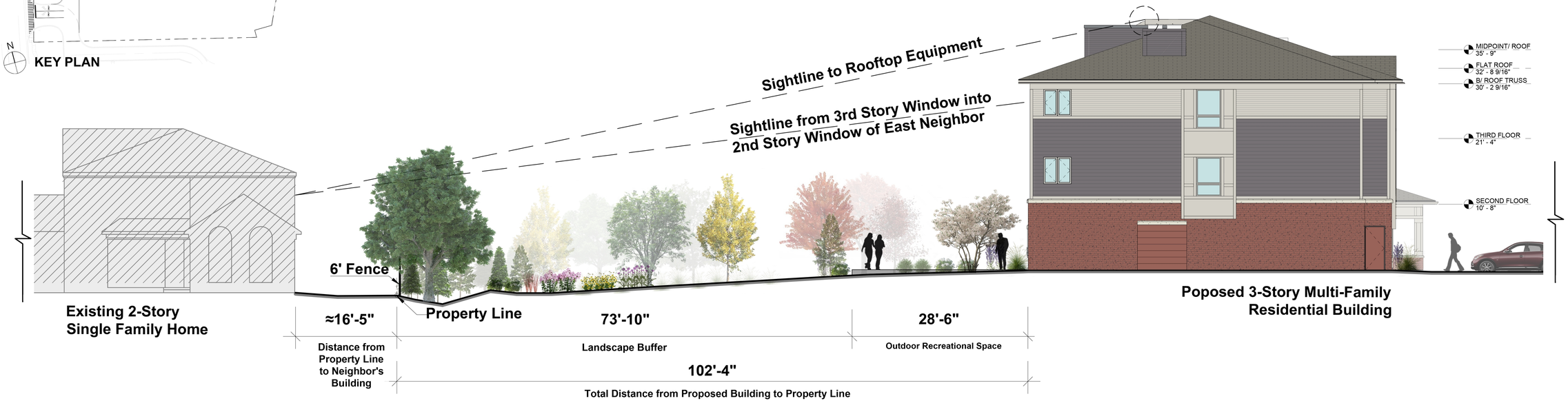
1 SITE SECTION LOOKING NORTH
1/8" = 1'-0"



KEY PLAN



2 SITE SECTION LOOKING SOUTH
1/8" = 1'-0"

20 5 0 10
1/8" = 1'-0"

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1519-1625 ARLINGTON HEIGHTS ROAD
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SITE SECTIONS

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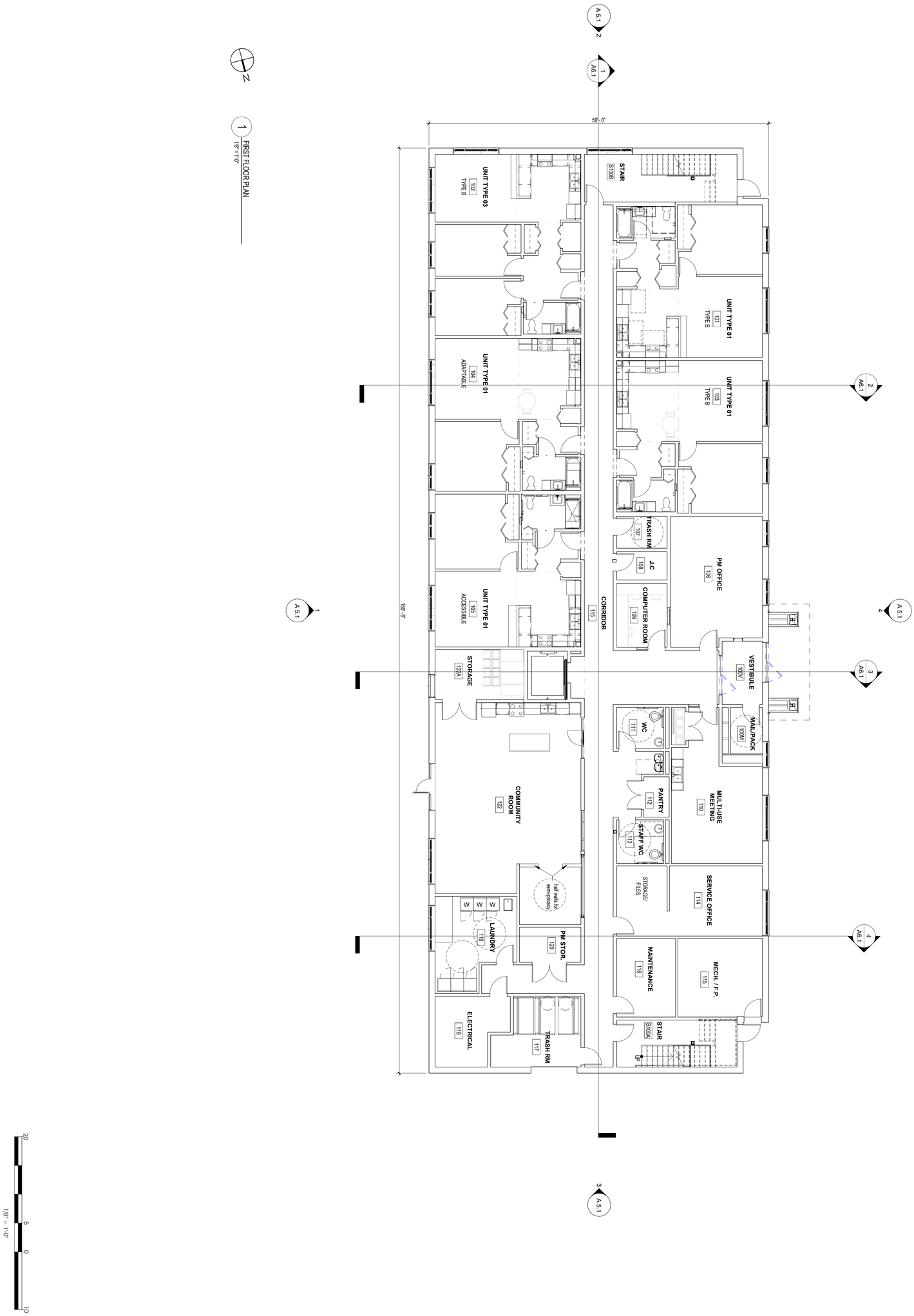

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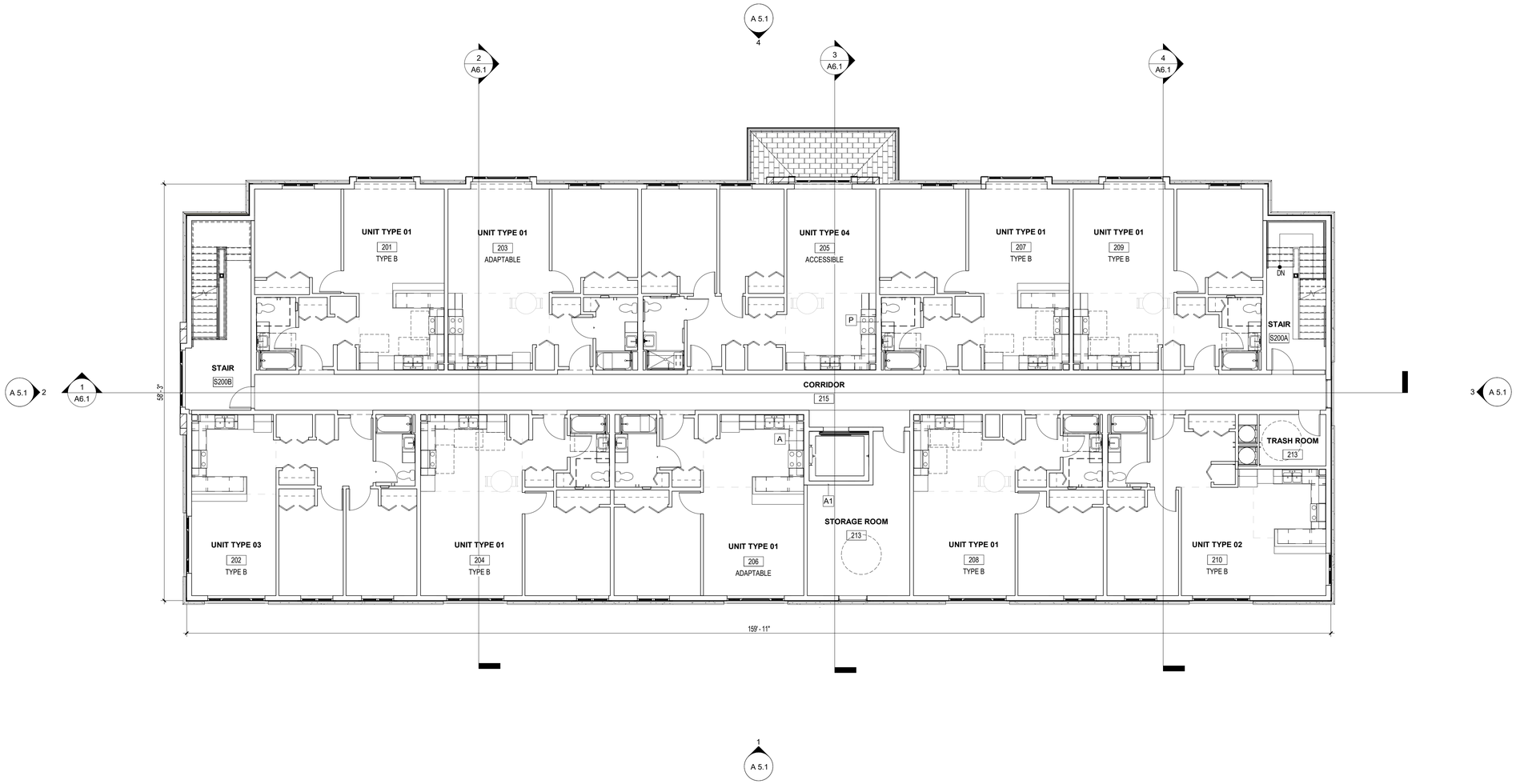
A2.1	REVISIONS:	DATE 06.07.24	JOB NUMBER 20-410	FIRST FLOOR PLAN	Grace Terrace 1519-1625 ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, ILLINOIS, 60005	FULL CIRCLE communities CORDOGAN CLARK Aurora 950 Ridgeway Avenue, Aurora, IL 60506 Tel: 630.896.4678 Fax 630.896.4987 Chicago 716 North Wells Street, Chicago, IL 60654 Tel: 312.943.7300 Fax 312.943.4771



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

20 5 0 10
1/8" = 1'-0"

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FULL CIRCLE communities

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1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SECOND FLOOR PLAN

JOB NUMBER 20-410
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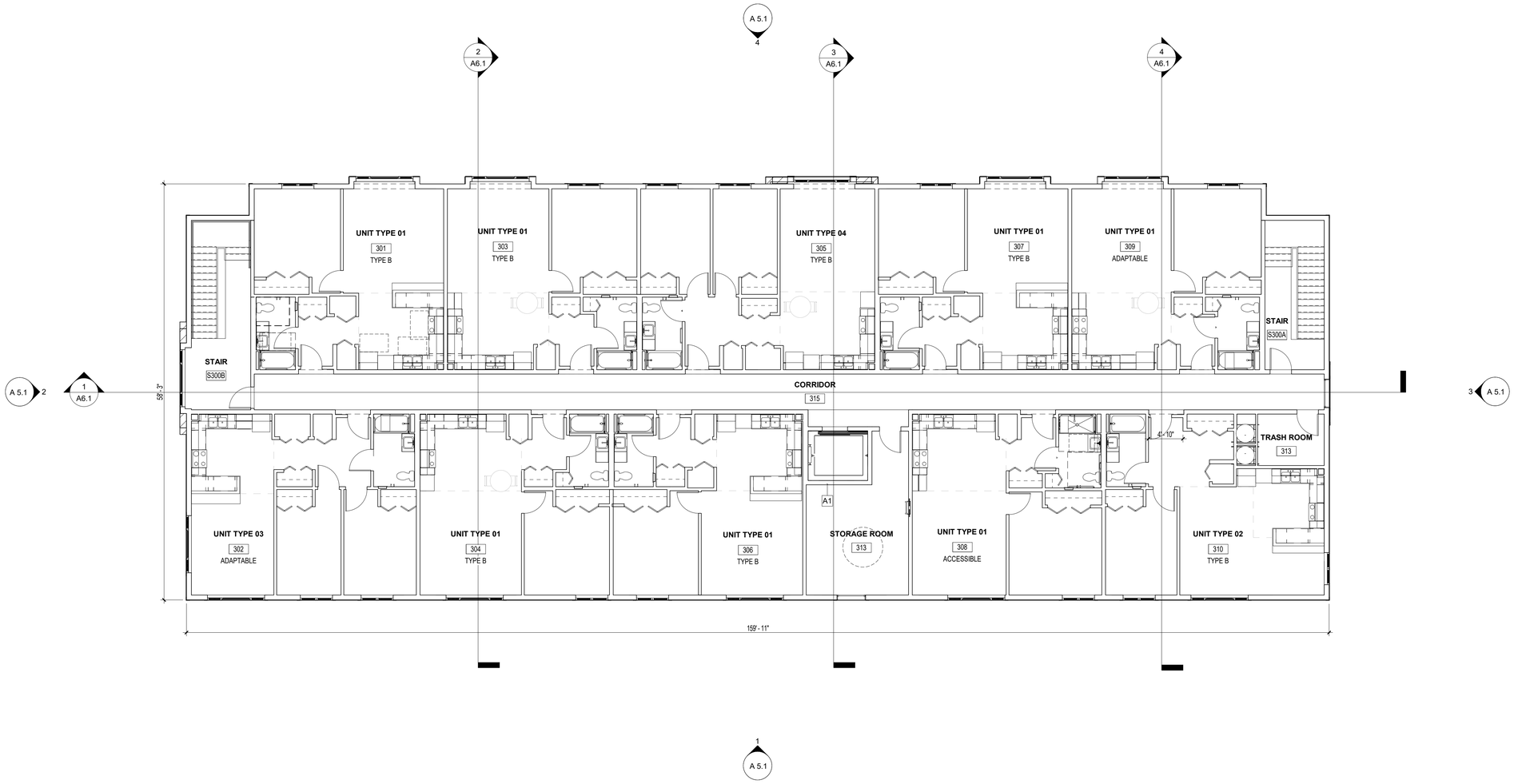

1 THIRD FLOOR PLAN
1/8" = 1'-0"

20 5 0 10
1/8" = 1'-0"

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1519-1625 ARLINGTON HEIGHTS ROAD
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THIRD FLOOR PLAN

JOB NUMBER 20-410
DATE 06.07.24

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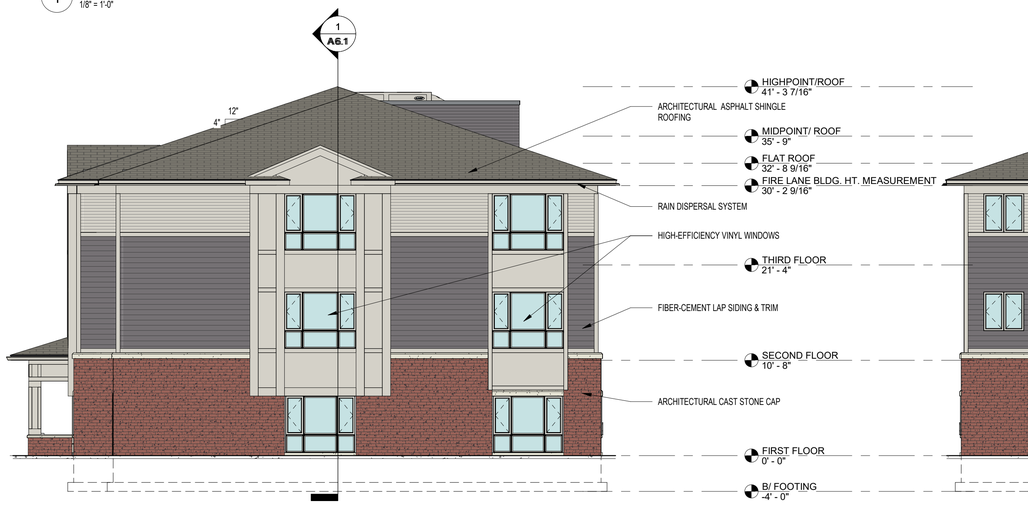
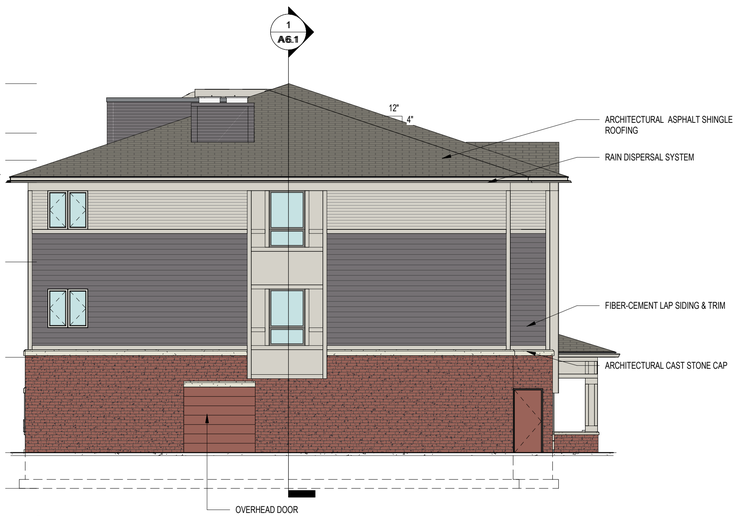
1 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- VINYL WINDOW - WHITE
- SHINGLES - COBBLESTONE GRAY
- FC TRIM - COBBLE STONE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - COBBLE STONE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

20 5 0 10
1/8" = 1'-0"

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BUILDING ELEVATIONS

JOB NUMBER 20-410
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1 NORTH WEST VIEW

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REVISIONS:

DATE 06.07.24

JOB NUMBER 20-410

COLOR RENDERING

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

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2 SOUTH EAST VIEW

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COLOR RENDERING

JOB NUMBER 20-410
DATE 03.25.24

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3 EAST VIEW

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COLOR RENDERING

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1519-1625 ARLINGTON HEIGHTS ROAD
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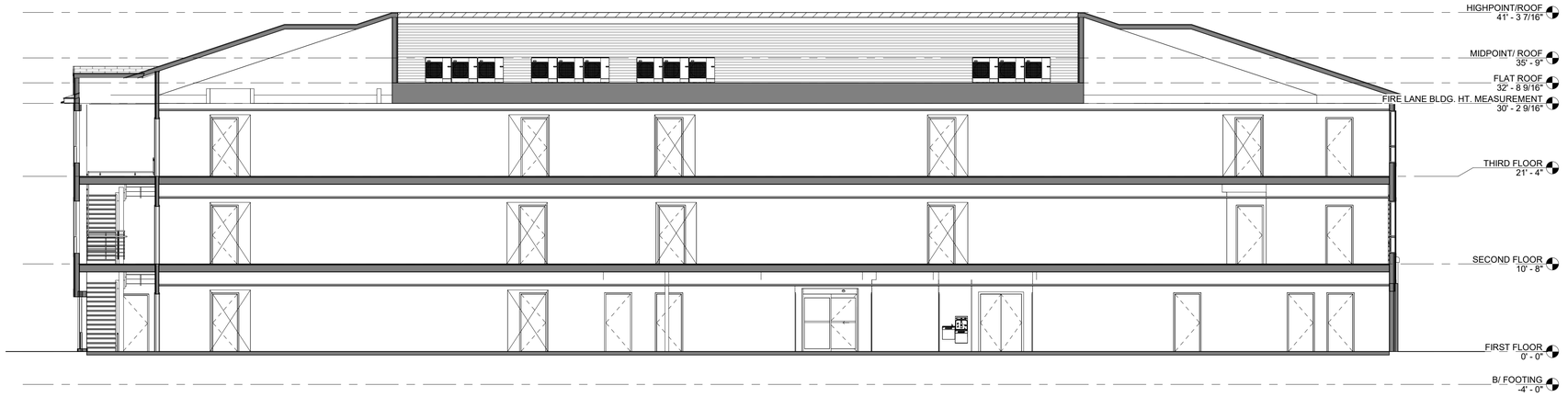
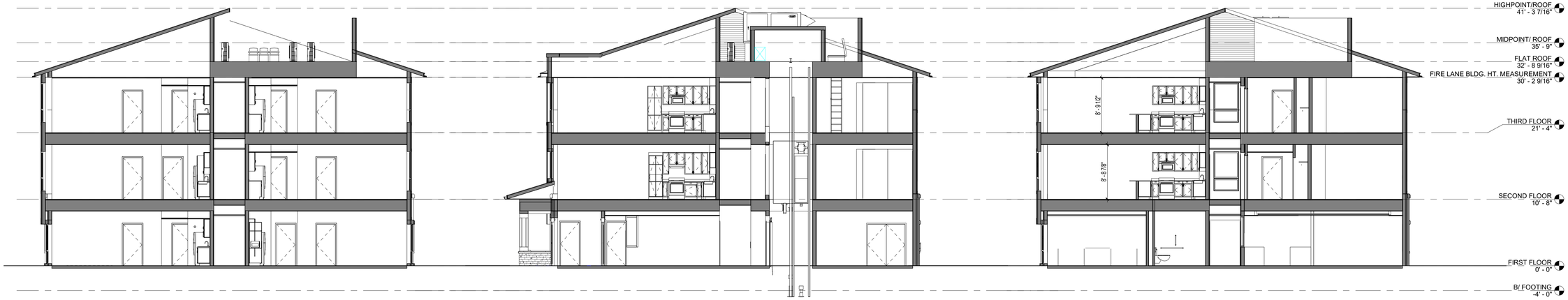


1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

3 BUILDING SECTION 3
1/8" = 1'-0"

4 BUILDING SECTION 4
1/8" = 1'-0"

20 5 0 10
1/8" = 1'-0"

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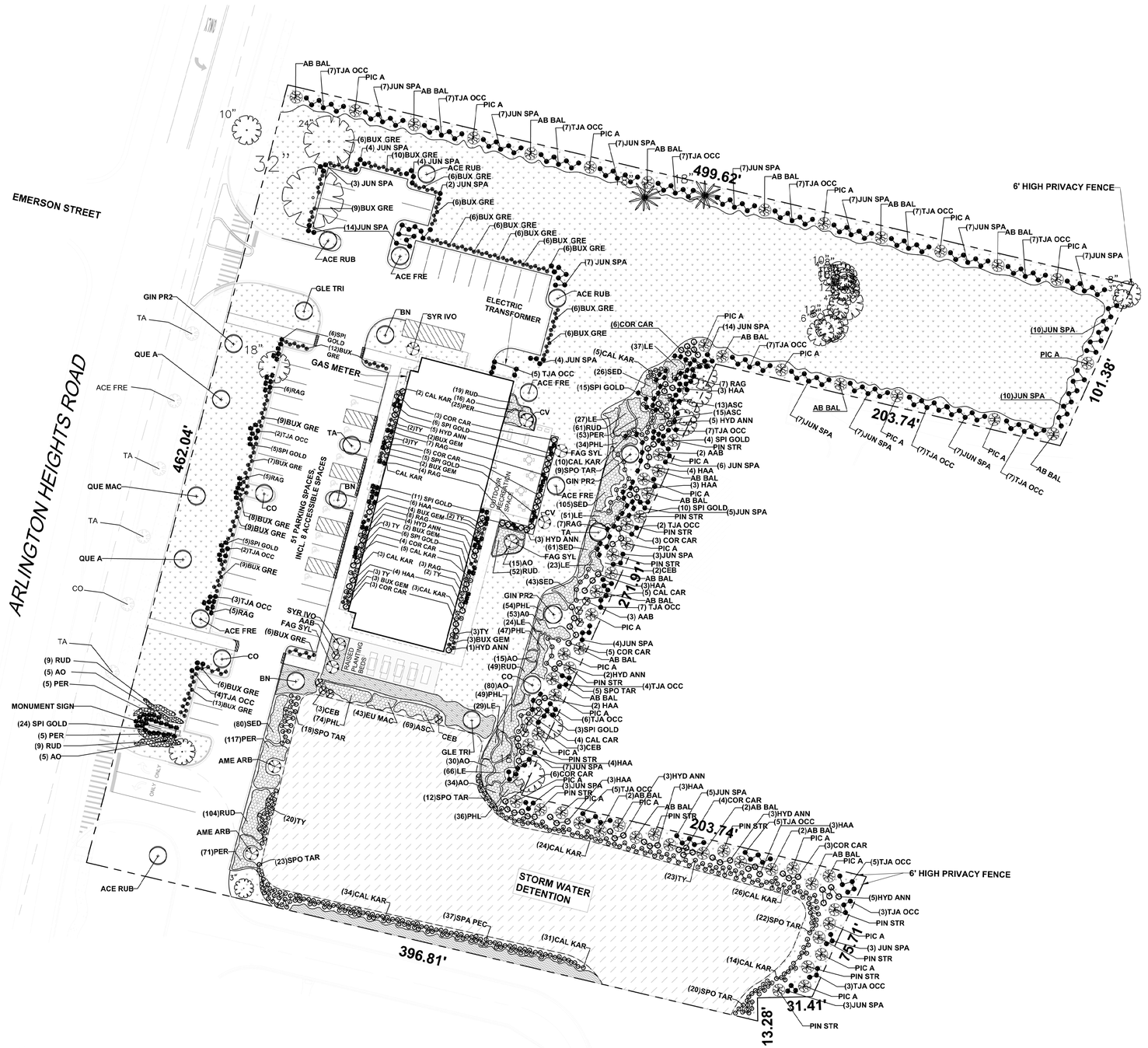

1 LANDSCAPE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS

REPLACEMENT TREES

SIZE OF EXISTING TREES TO BE REMOVED (DIAMETER IN INCHES)	NUMBER OF REPLACEMENT TREES
0 @ 36" OR GREATER	8
4 @ 30" - 35"	28
1 @ 26" - 29"	7
11 @ 20" - 25"	56
8 @ 13" - 19"	33
46 @ 8" - 12"	139
24 @ 3" - 7"	49
TOTAL 87 TREES	TOTAL 320

LANDSCAPE SCHEDULE

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN					
	ETR-DECIDUOUS	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			14
	ETR-EVERGREEN	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			3
				TOTAL	17
NEW SHADE TREES					
	TA	TILIA AMERICANA	LINDEN	4" CALIPER	2
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		4
	ACE RUB	ACER RUBRUM	RED MAPLE		4
	GLE TRI	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		2
	CO	CELTIS OCCIDENTALIS	HACKBERRY		3
	BN	BETULA NIGRA	RIVER BIRCH		3
	QUE A	QUERCUS ALBA	WHITE OAK		2
	QUE MAC	QUERCUS MACROCARPA	BURR OAK		1
	GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO		3
NEW EVERGREEN TREES					
	PIC A	PICEA ABIES	NORWAY SPRUCE	8' MIN. HEIGHT	26
	PIN STR	PINUS STROBUS	EASTERN WHITE PINE		13
	AB BAL	ABIES BALSAMEA	BALSAM FIR		23
NEW ORNAMENTAL TREES					
	AME ARB	AMELANCHIER ARBOREA	SERVICEBERRY	3" CALIPER, 8' MIN. HEIGHT @ PLANTING	2
	CV	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN		2
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC		2
	FAG SYL	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		3
NEW PARKWAY TREES					
	TA	TILIA AMERICANA	LINDEN	2 ½" CALIPER	4
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		1
	CO	CELTIS OCCIDENTALIS	HACKBERRY		1
NEW DECIDUOUS SHRUBS					
LARGE	CEB	CEPHALANTHUS OCC. 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HT.	9
	POB	PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	24" HT.	0
	AAB	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24" HT.	6
MEDIUM	COR CAR	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	24" HT.	42
	HAA	HYDRANGEA PANNICULATA	LITTLE QUICK FIRE HYDRANGEA	24" HT.	38
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT.	31
LOW	SPI GOLD	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	24" HT.	97
	RAG	RHUS AROMATICA 'GRO-LOW"	GRO-LOW SUMAC	18" W.	55
EVERGREEN SHRUBS					
	JUN SPA	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' MIN. HT	181
	TJA OCC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' MIN. HT.	133
	BUX GRE	BUXUS SEMPERVIRENS X SINICA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	3' MIN. HT	158
	BUX GEM	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL.	14
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. @ 24" OC	158
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED		109
	SPA PEC	SPARTINA PECTINATA	CORDGRASS		37
	TY	TYPHA	CATTAILS		61
PERENNIALS					
	AO	ASTER OBLONGIFOLIUS	AROMATIC ASTER	1 QT. @ 18" OC	200
	RUD	RUDBECKIA	BLACK-EYED SUSAN		303
	PER	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE		276
	PHL	PHLOX PANICULATA	GARDEN PHLOX		294
	EU MAC	EUTROCHIUM MACULATUM	JOE PYE WEED		43
	ASC	ASCLEPIUS	NATIVE MILKWEED		97
	LE	LOBELIA ERINUS	EDGING LOBELIA		257
	SED	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP		315
		TURF GRASS SEED MIX			
		MESIC GRASS			
GENERAL NOTE		ALL NEW AND EXISTING TREES WILL GET A 3' MULCH BED			

CORDOGAN CLARK
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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

LANDSCAPE PLAN

JOB NUMBER 20-410
DATE 06.07.2024

REVISIONS:
PLAN COMMISSION SUBMITTAL - 06.07.24

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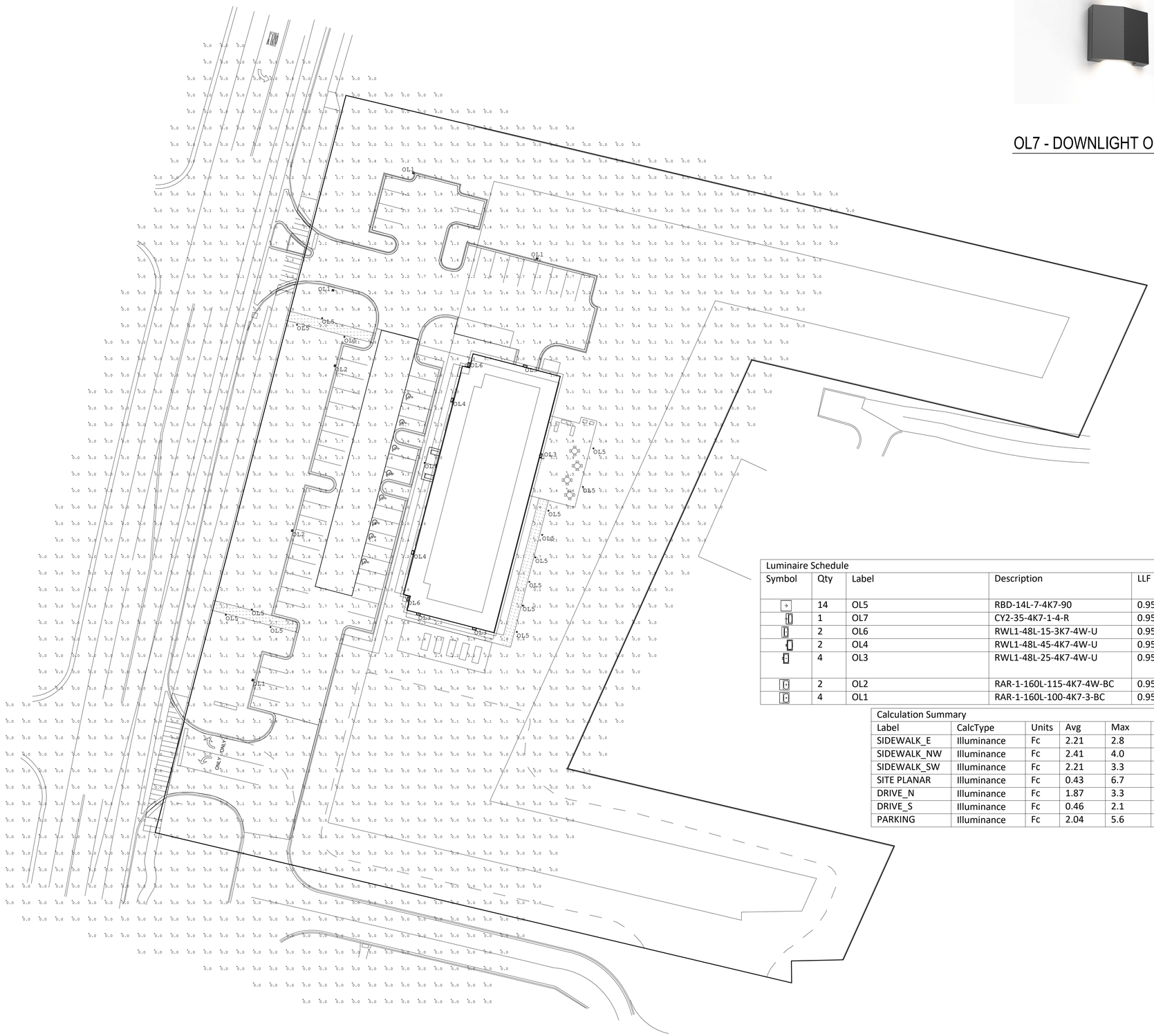

1 SITE PHOTOMETRIC

OL7 - DOWNLIGHT ONLY

OL1/OL2

OL3/OL4/OL6

OL5

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	14	OL5	RBD-14L-7-4K7-90	0.950	735	9.39	131.46	0, 11.6	B0-U0-G1
	1	OL7	CY2-35-4K7-1-4-R	0.950	3252	39.93	39.93	9	B1-U0-G1
	2	OL6	RWL1-48L-15-3K7-4W-U	0.950	1861	14.5	29	9	B0-U0-G1
	2	OL4	RWL1-48L-45-4K7-4W-U	0.950	5704	46.5	93	17	B1-U0-G2
	4	OL3	RWL1-48L-25-4K7-4W-U	0.950	3679	28	112	11.6, 13.5	B1-U0-G1
	2	OL2	RAR-1-160L-115-4K7-4W-BC	0.950	9459	109.7	219.4	23	B1-U0-G2
	4	OL1	RAR-1-160L-100-4K7-3-BC	0.950	8269	90	360	23	B0-U0-G2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK_E	Illuminance	Fc	2.21	2.8	1.3	1.70	2.15
SIDEWALK_NW	Illuminance	Fc	2.41	4.0	1.1	2.19	3.64
SIDEWALK_SW	Illuminance	Fc	2.21	3.3	0.6	3.68	5.50
SITE PLANAR	Illuminance	Fc	0.43	6.7	0.0	N.A.	N.A.
DRIVE_N	Illuminance	Fc	1.87	3.3	0.7	2.67	4.71
DRIVE_S	Illuminance	Fc	0.46	2.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.04	5.6	0.3	6.80	18.67

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GRACE TERRACE
Owner
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

ELECTRICAL SITE LIGHTING
PHOTOMETRICS

JOB NUMBER 20-410

DATE 06.07.24

REVISIONS:

PLAN COMMISSION SUBMITTAL - 06.07.24

E5.2

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Tom Petermann, P.E.
Cage Civil Engineering

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: June 17, 2024

SUBJECT: Traffic and Parking Study
Grace Terrace
Arlington Heights, Illinois

This memorandum summarizes the results and findings of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Grace Terrace affordable housing development to be located at 1519-1625 Arlington Heights Road in Arlington Heights, Illinois. As proposed, the site, which is currently vacant, will be developed to provide an apartment development containing 25 units and 51 parking spaces. Access to the site will be provided off Arlington Heights Road via an existing access drive that aligns with Pickwick Road and via a second access drive in alignment with Emerson Street. **Figure 1** shows an aerial view of the site. The purpose of this traffic study is to determine the trip generation characteristics of the proposed development, any necessary recommendations with respect to external roadway improvements and/or traffic control modifications, and the adequacy of the proposed parking supply for the proposed development.

Existing Traffic Conditions

The site is located on the east side of Arlington Heights Road at its intersection with Pickwick Road. The site is located south of downtown Arlington Heights and is approximately one mile north of Arlington Heights Road's interchange with I-90. Land uses in the vicinity of the site include residential to the west, north, and east and The Gardens at Arlington Heights, an assisted living facility, to the south. The primary roadways serving the site include the following:

Arlington Heights Road is a north-south minor arterial roadway that provides two lanes in each direction in the vicinity of the site. At its unsignalized intersection with Pickwick Road and The Gardens of Arlington Heights access drive, Arlington Heights Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of approximately 30,400 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.

Aerial View of Site **Figure 1**

Pickwick Road is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a combined left-turn/through/right-turn lane that is stop sign-controlled. A standard-style crosswalk is provided on the west leg of the intersection. Pickwick Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. performed peak period traffic counts on Thursday, September 22, 2022, at the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington Heights access drive and on Tuesday, April 25, 2023 at the intersection of Arlington Heights Road with Emerson Street.

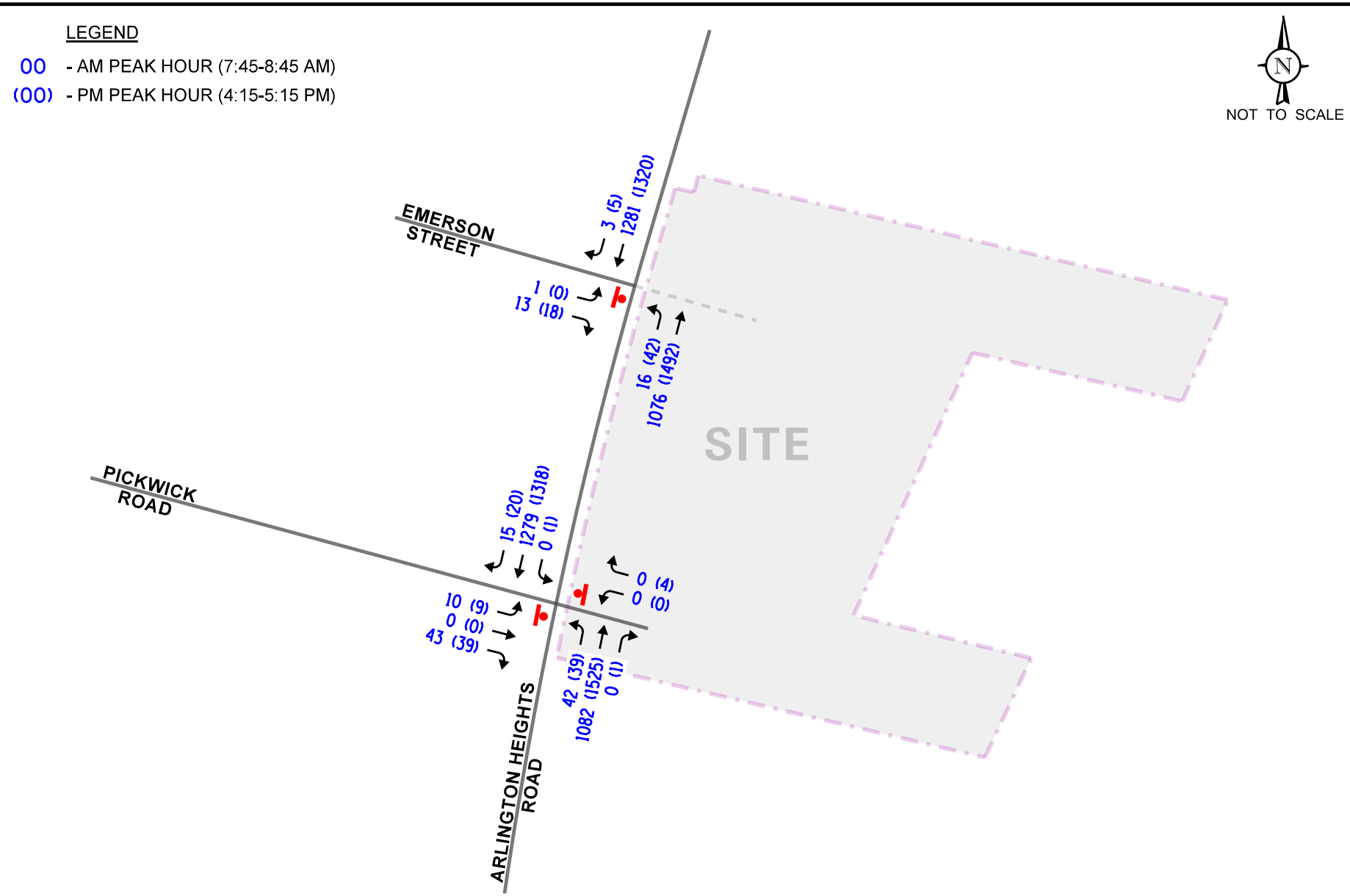
The traffic counts were performed during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:15 to 5:15 P.M. To ensure the traffic counts reflect normal traffic conditions, the traffic volumes along Arlington Heights Road were compared with the two-way traffic volumes from 2018 available on the IDOT Traffic Count Database System (TCDS) website adjusted to 2022 utilizing an annual growth rate to be discussed later. The comparison results showed that the existing volumes were higher than the IDOT volumes adjusted to 2022 and, as such, the existing volumes were not adjusted.

Figure 2 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Traffic Characteristics of the Proposed Grace Terrace Development

The site, which is currently vacant, will be developed to contain an affordable housing development with 25 apartment units consisting of 20 one-bedroom units and five two-bedroom units. A parking lot with 51 parking spaces, eight of which are accessible, will also be provided. Access to the proposed development will be provided off Arlington Heights Road via an existing access drive serving The Gardens of Arlington Heights and via a proposed access drive that will be in alignment with Emerson Street. The access drive aligned with Emerson Street will be a three-quarter access drive, where westbound left-turns from the site will be prohibited. Outbound movements from the site should be under stop sign control. Southbound left turns can be accommodated by the existing left-turn lane at the Gardens of Arlington Heights access drive and via restriping the existing median to provide a left-turn lane at the proposed site access drive opposite Emerson Street.

A copy of the proposed site plan is included in the Appendix.



Grace Terrace
Arlington Heights, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331 Figure: 2

Development Traffic Generation

The estimates of traffic to be generated by the proposed Grace Terrace affordable housing development were based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. However, to provide a conservative analysis, Land-Use Code 220 ("Multifamily Housing Low-Rise") was utilized for the proposed development. **Table 1** shows the vehicle trips estimated to be generated by the development during the weekday morning and weekday evening peak hours. A copy of the ITE trip generation sheets is included in the Appendix.

Figure 3 illustrates the directional distribution of traffic along Arlington Heights Road. **Figure 4** illustrates the site-generated traffic volumes, assigned according to the directional distribution.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

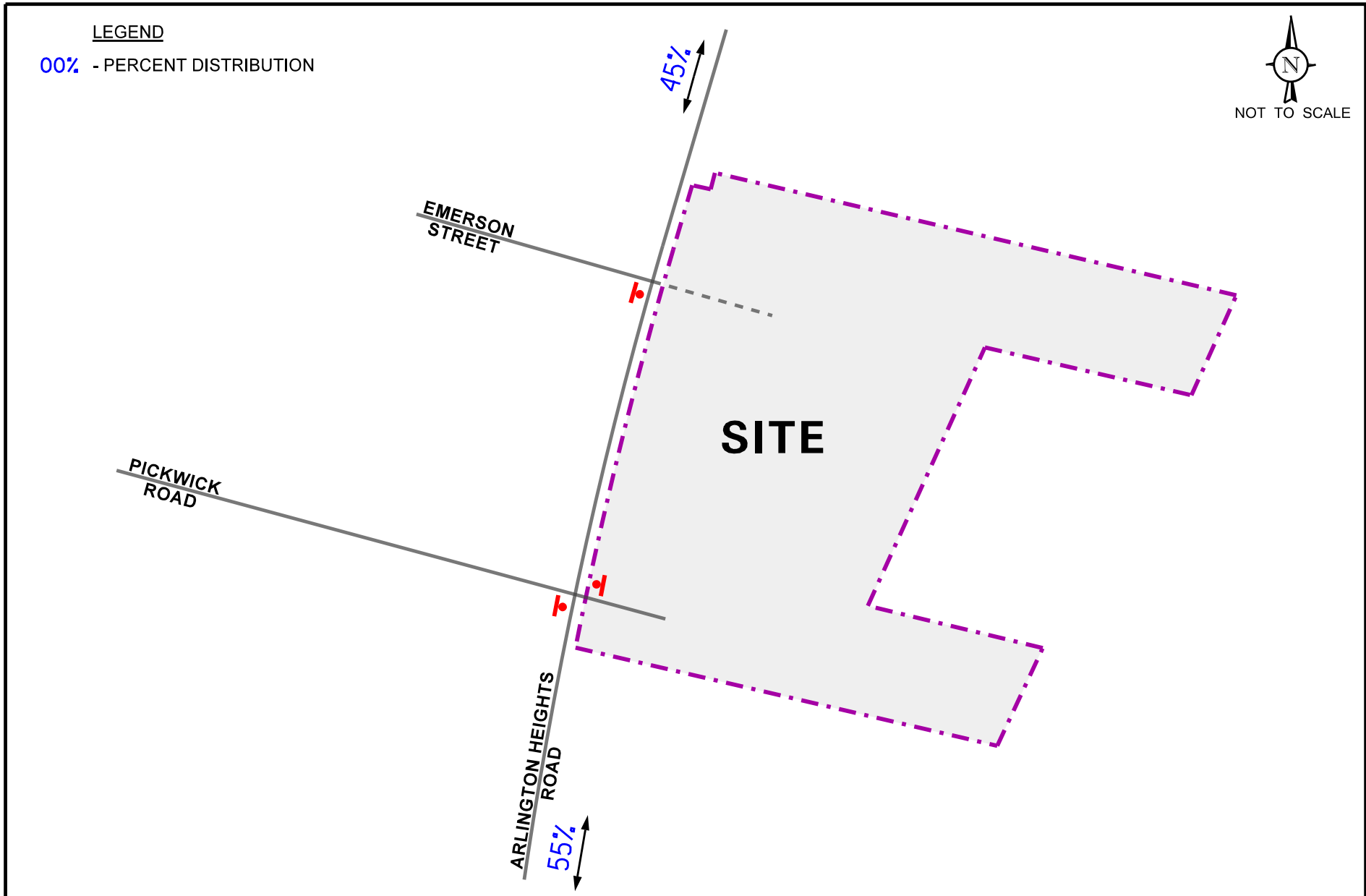
ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
220	Multifamily Housing (Low-Rise) (25 Units)	7	24	31	19	12	31	236

Total Projected Traffic Volumes

To project Year 2028 conditions, the Year 2022 existing volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 3, 2022, the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent for six years (one-year buildout plus five years) totaling three percent. A copy of the CMAP 2050 projections letter is included in the Appendix.

Other developments in the area include a senior housing development on Arlington Heights Road with Seegers Road, a mixed-use development at Arlington Heights Road with Algonquin Road, and a self-storage facility on Golf Road west of Arlington Heights Road.

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system and were combined with the existing traffic volumes increased by the regional growth factor of three percent and any traffic estimated to be generated by other developments in the area to determine Year 2028 total projected traffic volumes, as illustrated in **Figure 5**.

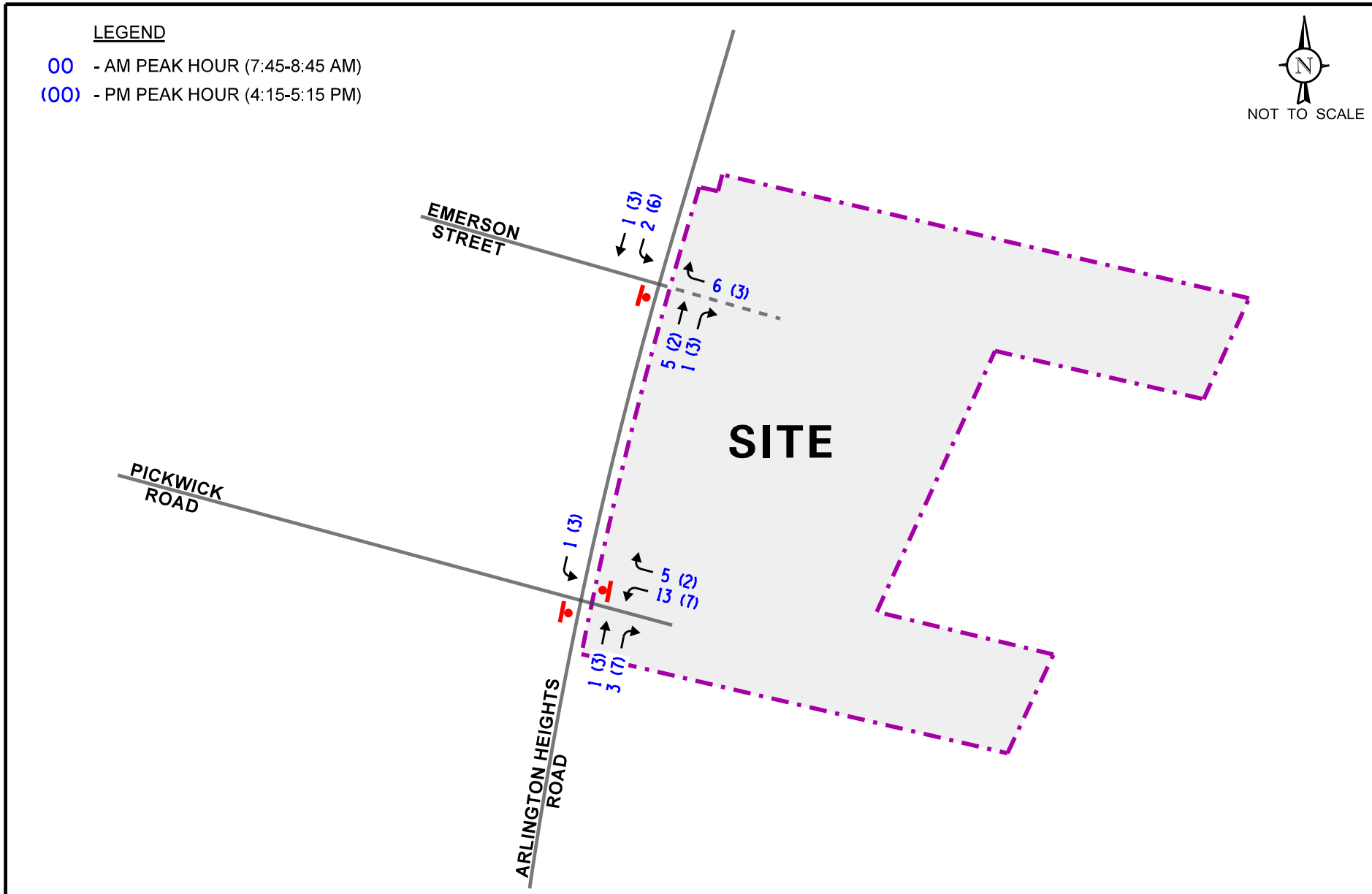


Grace Terrace
Arlington Heights, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331 Figure: 3

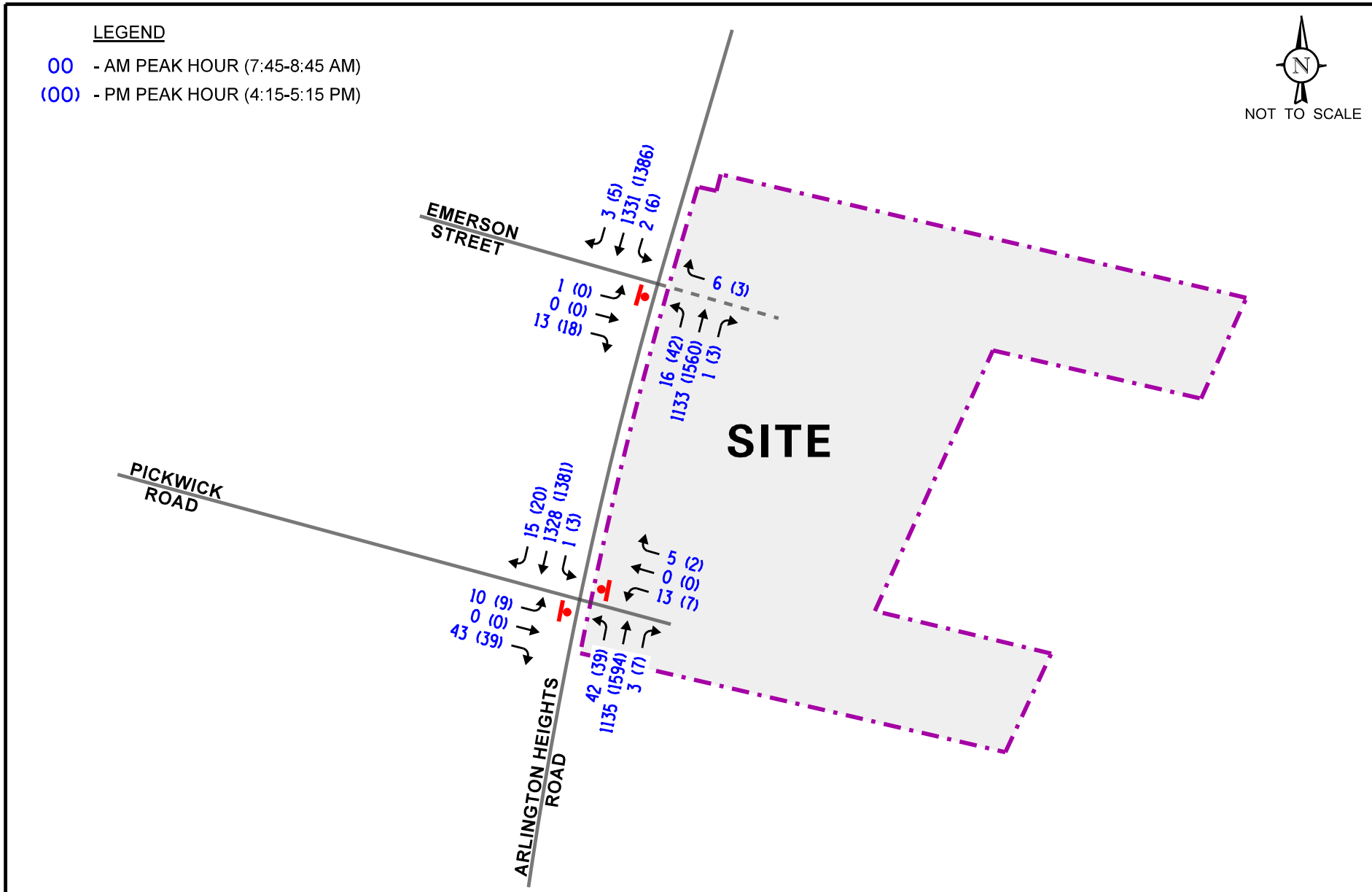


Grace Terrace
Arlington Heights, Illinois

Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331 Figure: 4



Grace Terrace
Arlington Heights, Illinois

Year 2028 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331 Figure: 5

Traffic Evaluation

The total projected traffic volumes include the existing traffic volumes increased by background traffic due to growth, other developments in the area, and the traffic estimated to be generated by the proposed development. Traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 computer software. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report. The capacity analysis was performed on the existing intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive. **Tables 2** and **3** summarize the results of the capacity analysis for existing and Year 2028 projected conditions, respectively. Copies of the capacity analysis summary sheets are included in the Appendix.

Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive

The results of the capacity analysis indicate that the eastbound approach from Pickwick Road currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. The westbound approach from The Gardens of Arlington access drive currently operates at LOS A during the weekday morning peak hour and LOS C during the weekday evening peak hour. The northbound and southbound left turns currently operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, the eastbound approach is projected to operate at LOS D during the peak hours. The westbound approach from the site is projected to operate at LOS E during the weekday morning peak hour and at LOS F during the weekday evening peak hour. 95th percentile queues are projected to be one to two vehicles during the peak hours and the volume-to-capacity ratios (v/c) during the peak hours for the westbound approach are also projected to be well under 1.0. The access drive between Arlington Heights Road and the Grace Terrace internal access can accommodate approximately one to two vehicles. To avoid queues blocking the internal access, it is recommended that a "Do Not Block Intersection" sign be posted for vehicles exiting onto Arlington Heights Road. Additionally, gaps in the traffic flow due to the traffic signals to the north and south along Arlington Heights Road can allow for vehicles to exit from the site. The northbound and southbound left turns are projected to operate at LOS B during both peak hours. Further, Grace Terrace will be a relatively low traffic generator and is only projected to increase the volume of traffic traversing the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive by approximately one percent during the peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, given the minimal increase in traffic to be generated by the proposed development, the existing traffic control and area roadway system will be adequate in accommodating the Year 2028 total projected traffic volumes.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	C	23.6	C	24.5
• Westbound Approach	A	0.0	C	18.2
• Northbound Left Turn	B	13.8	B	13.1
• Southbound Left Turn	A	0.0	B	13.9
Arlington Heights Road with Emerson Street[1]				
• Eastbound Approach	C	15.5	B	14.8
• Northbound Left Turn	B	12.2	B	12.9

LOS = Level of Service
1 – Two-way stop control
Delay is measured in seconds.

Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2028 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	D	25.2	D	26.5
• Westbound Approach	E	36.4	F	62.2
• Northbound Left Turn	B	14.3	B	13.7
• Southbound Left Turn	B	11.3	B	14.6
Arlington Heights Road with Emerson Street/Proposed Access Drive[1]				
• Eastbound Approach	C	16.6	C	15.3
• Westbound Approach	B	13.1	C	16.5
• Northbound Left Turn	B	12.6	B	13.5
• Southbound Left Turn	B	11.1	B	14.4

LOS = Level of Service
1 – Two-way stop control
Delay is measured in seconds.

Arlington Heights Road with Emerson Street/Proposed Access Drive

The results of the capacity analysis indicate that the eastbound approach from Emerson Street currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS B during the weekday evening peak hour. The northbound left turn currently operates at LOS B during both peak hours.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to operate at LOS C during the weekday morning and weekday evening peak hours. 95th percentile queues for the westbound approach from the site are projected to be one to two vehicles during the peak hours. Additionally, gaps in the traffic flow due to the traffic signals to the north and south along Arlington Heights Road can allow for vehicles to exit from the site. The northbound and southbound left turns are projected to operate at LOS B during both peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, the access drive is projected to provide flexible and efficient access to the site.

Parking Evaluation

As previously indicated, the proposed development will have approximately 25 apartment units and an approximate 51-space surface parking lot at a ratio of 2.04 spaces per unit. In order to determine the adequacy of the parking supply, the parking requirement was estimated based on the Village of Arlington Heights code and parking rates published by the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition. Based on the two methodologies, the parking demand for the proposed development is as follows:

Village of Arlington Heights Zoning Code

The Village of Arlington Heights Zoning Code parking requirements are as follows:

- Multifamily Housing (25 units) in Zoning Districts R-5 and R-6
  - 50 parking spaces (ratio of 2.0 parking spaces per dwelling unit)

- Multifamily Housing (25 units) in Zoning District R-7
  - 38 parking spaces (ratio of 1.5 parking spaces per dwelling unit)

Based on the above and the requirements of the Village of Arlington Heights, the site being zoned to Districts R-5 or R-6 would result in an excess of one parking space, while the site being zoned to District R-7 would result in an excess of 13 parking spaces.

ITE *Parking Generation Manual*

The sixth edition of the ITE *Parking Generation Manual* indicates that the parking requirement for "Affordable Housing" (Land-Use Code 223) is 25 parking spaces (ratio of 1.0 spaces per dwelling unit). Therefore, the proposed parking supply of 51 parking spaces exceeds ITE's requirements of 25 parking spaces by 26 parking spaces.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Grace Terrace development will be a low traffic generator and will not significantly increase traffic on the adjacent roadway system.
- Given the low estimated traffic to be generated by the proposed Grace Terrace development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- The existing access drive serving The Gardens of Arlington Heights off Arlington Heights Road in alignment with Pickwick Road as well as the second proposed access drive in alignment with Emerson Street will be adequate in accommodating the traffic that will be generated by the proposed development.
- It is recommended that a "Do Not Block Intersection" sign be posted on the Gardens of Arlington access drive for traffic exiting onto Arlington Heights Road.
- The proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Right Turn Lane Warrants
Parking Occupancy Surveys

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Data

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	4	0	6	0	10	0	0	0	0	0	0	0	0	187	1	0	188	0	0	249	1	0	250	448
7:15 AM	0	5	0	9	0	14	0	0	0	1	0	1	0	1	210	0	0	211	0	0	296	1	0	297	523
7:30 AM	0	3	0	11	0	14	0	0	0	0	0	0	0	4	253	0	0	257	0	0	296	1	0	297	568
7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
Hourly Total	0	15	0	34	0	49	0	0	0	1	0	1	0	8	953	1	0	962	0	0	1179	4	0	1183	2195
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
8:45 AM	0	5	0	10	0	15	0	0	0	0	0	0	0	6	238	1	0	245	0	1	272	4	0	277	537
Hourly Total	0	12	0	45	0	57	0	0	0	0	0	0	0	45	1017	1	1	1063	0	1	1213	18	0	1232	2352
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	0	9	1	11	0	0	0	0	0	0	1	4	355	0	0	360	0	1	326	3	0	330	701
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
Hourly Total	0	8	0	43	2	51	0	0	0	2	1	2	3	29	1488	1	0	1521	0	1	1324	16	0	1341	2915
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
5:15 PM	0	0	0	8	0	8	0	0	0	0	0	0	0	8	397	0	0	405	0	0	277	1	0	278	691
5:30 PM	0	3	0	4	0	7	0	0	0	0	0	0	0	5	368	0	0	373	0	0	299	4	0	303	683
5:45 PM	0	4	0	9	2	13	0	0	0	0	0	0	1	14	392	1	0	408	0	0	286	4	0	290	711
Hourly Total	0	10	0	26	3	36	0	0	0	2	0	2	1	39	1549	1	0	1590	0	1	1182	16	0	1199	2827
Grand Total	0	45	0	148	5	193	0	0	0	5	1	5	4	121	5007	4	1	5136	0	3	4898	54	0	4955	10289
Approach %	0.0	23.3	0.0	76.7	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.5	0.1	-	-	0.0	0.1	98.8	1.1	-	-	-
Total %	0.0	0.4	0.0	1.4	-	1.9	0.0	0.0	0.0	0.0	-	0.0	0.0	1.2	48.7	0.0	-	49.9	0.0	0.0	47.6	0.5	-	48.2	-
Lights	0	44	0	141	-	185	0	0	0	4	-	4	4	117	4894	4	-	5019	0	2	4773	52	-	4827	10035
% Lights	-	97.8	-	95.3	-	95.9	-	-	-	80.0	-	80.0	100.0	96.7	97.7	100.0	-	97.7	-	66.7	97.4	96.3	-	97.4	97.5
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	25	0	-	29	0	0	39	0	-	39	73
% Buses	-	0.0	-	3.4	-	2.6	-	-	-	0.0	-	0.0	0.0	3.3	0.5	0.0	-	0.6	-	0.0	0.8	0.0	-	0.8	0.7
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	73	0	-	73	0	1	66	2	-	69	145
% Single-Unit Trucks	-	2.2	-	0.7	-	1.0	-	-	-	20.0	-	20.0	0.0	0.0	1.5	0.0	-	1.4	-	33.3	1.3	3.7	-	1.4	1.4
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	15	0	-	15	0	0	20	0	-	20	36
% Articulated Trucks	-	0.0	-	0.7	-	0.5	-	-	-	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
Total	0	10	0	43	0	53	0	0	0	0	0	0	0	42	1082	0	1	1124	0	0	1279	15	0	1294	2471
Approach %	0.0	18.9	0.0	81.1	-	-	0.0	0.0	0.0	0.0	-	-	0.0	3.7	96.3	0.0	-	-	0.0	0.0	98.8	1.2	-	-	-
Total %	0.0	0.4	0.0	1.7	-	2.1	0.0	0.0	0.0	0.0	-	0.0	0.0	1.7	43.8	0.0	-	45.5	0.0	0.0	51.8	0.6	-	52.4	-
PHF	0.000	0.625	0.000	0.717	-	0.828	0.000	0.000	0.000	0.000	-	0.000	0.000	0.618	0.893	0.000	-	0.918	0.000	0.000	0.946	0.536	-	0.954	0.942
Lights	0	10	0	38	-	48	0	0	0	0	-	0	0	38	1048	0	-	1086	0	0	1229	15	-	1244	2378
% Lights	-	100.0	-	88.4	-	90.6	-	-	-	-	-	-	-	90.5	96.9	-	-	96.6	-	-	96.1	100.0	-	96.1	96.2
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	6	0	-	10	0	0	14	0	-	14	29
% Buses	-	0.0	-	11.6	-	9.4	-	-	-	-	-	-	-	9.5	0.6	-	-	0.9	-	-	1.1	0.0	-	1.1	1.2
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	23	0	-	23	0	0	26	0	-	26	49
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	2.1	-	-	2.0	-	-	2.0	0.0	-	2.0	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	-	5	0	0	10	0	-	10	15
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.5	-	-	0.4	-	-	0.8	0.0	-	0.8	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

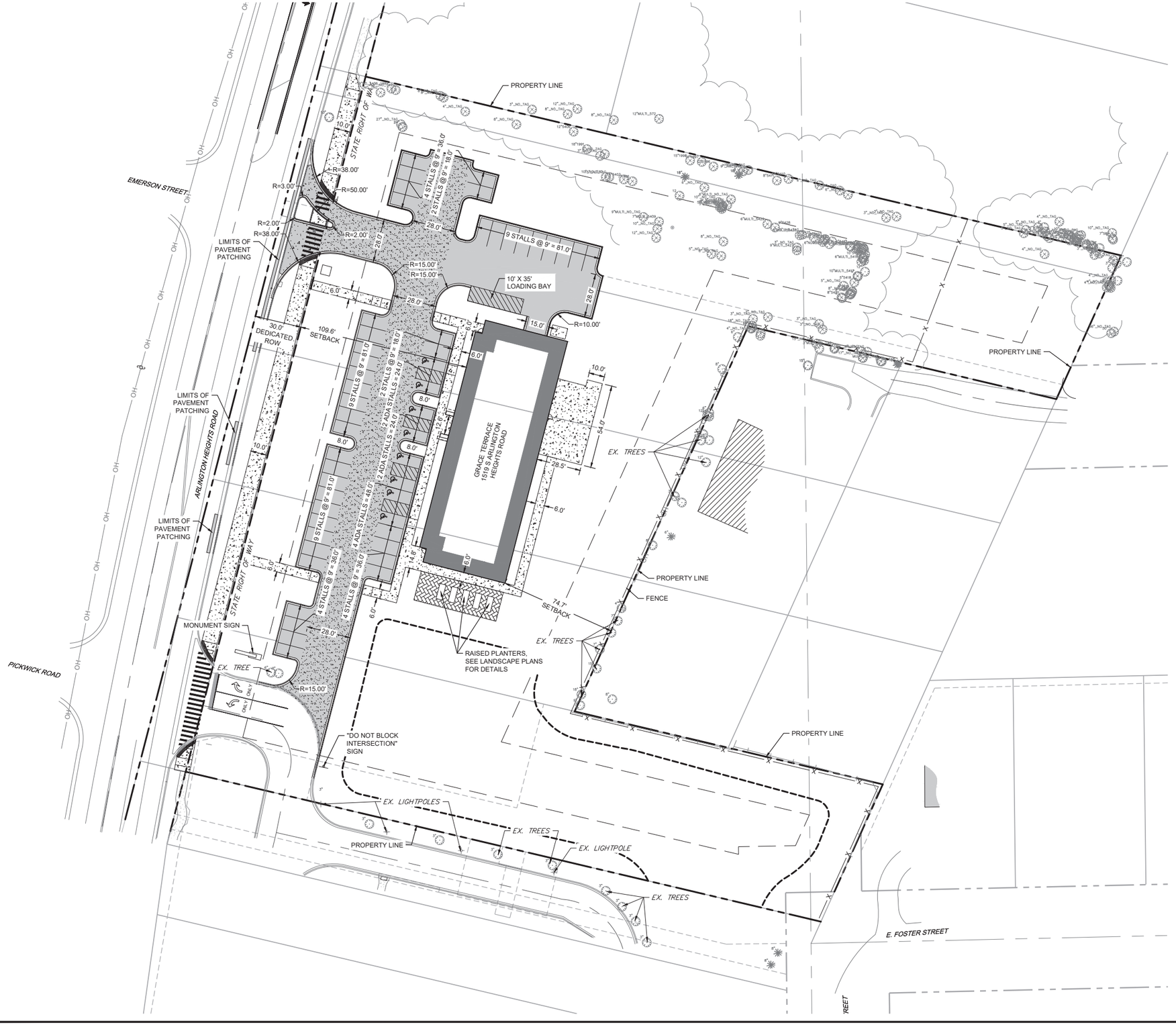
Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
Total	0	9	0	39	2	48	0	0	0	4	1	4	2	37	1525	1	0	1565	0	1	1318	20	0	1339	2956
Approach %	0.0	18.8	0.0	81.3	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.4	0.1	-	-	0.0	0.1	98.4	1.5	-	-	-
Total %	0.0	0.3	0.0	1.3	-	1.6	0.0	0.0	0.0	0.1	-	0.1	0.1	1.3	51.6	0.0	-	52.9	0.0	0.0	44.6	0.7	-	45.3	-
PHF	0.000	0.750	0.000	0.696	-	0.750	0.000	0.000	0.000	0.500	-	0.500	0.500	0.617	0.953	0.250	-	0.941	0.000	0.250	0.939	0.625	-	0.932	0.935
Lights	0	9	0	38	-	47	0	0	0	3	-	3	2	37	1511	1	-	1551	0	1	1293	20	-	1314	2915
% Lights	-	100.0	-	97.4	-	97.9	-	-	-	75.0	-	75.0	100.0	100.0	99.1	100.0	-	99.1	-	100.0	98.1	100.0	-	98.1	98.6
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	5	0	-	5	8
% Buses	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	1	-	1	0	0	9	0	-	9	0	0	19	0	-	19	30
% Single-Unit Trucks	-	0.0	-	2.6	-	2.1	-	-	-	25.0	-	25.0	0.0	0.0	0.6	0.0	-	0.6	-	0.0	1.4	0.0	-	1.4	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	3
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- PCC SIDEWALK
- DETECTABLE WARNING
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER

PARKING SUMMARY:

STANDARD STALLS	43
ADA STALLS	8
TOTAL STALLS	51

0 30' 60'

1" = 30' (HORIZONTAL)

JULIE CALL BEFORE YOU DIG 811

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C2.0

3 OF 6

ITE Trip Generation Sheets

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

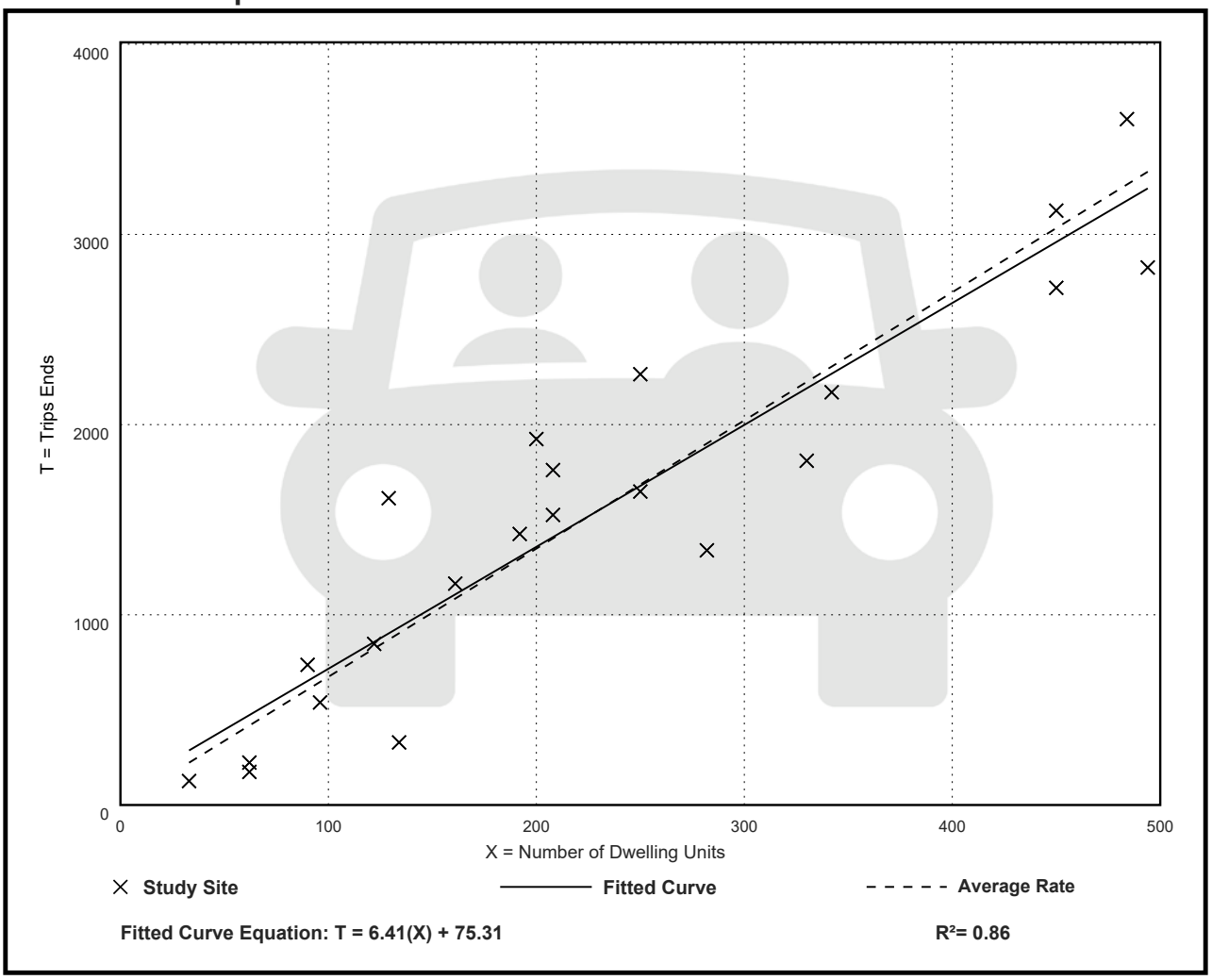
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

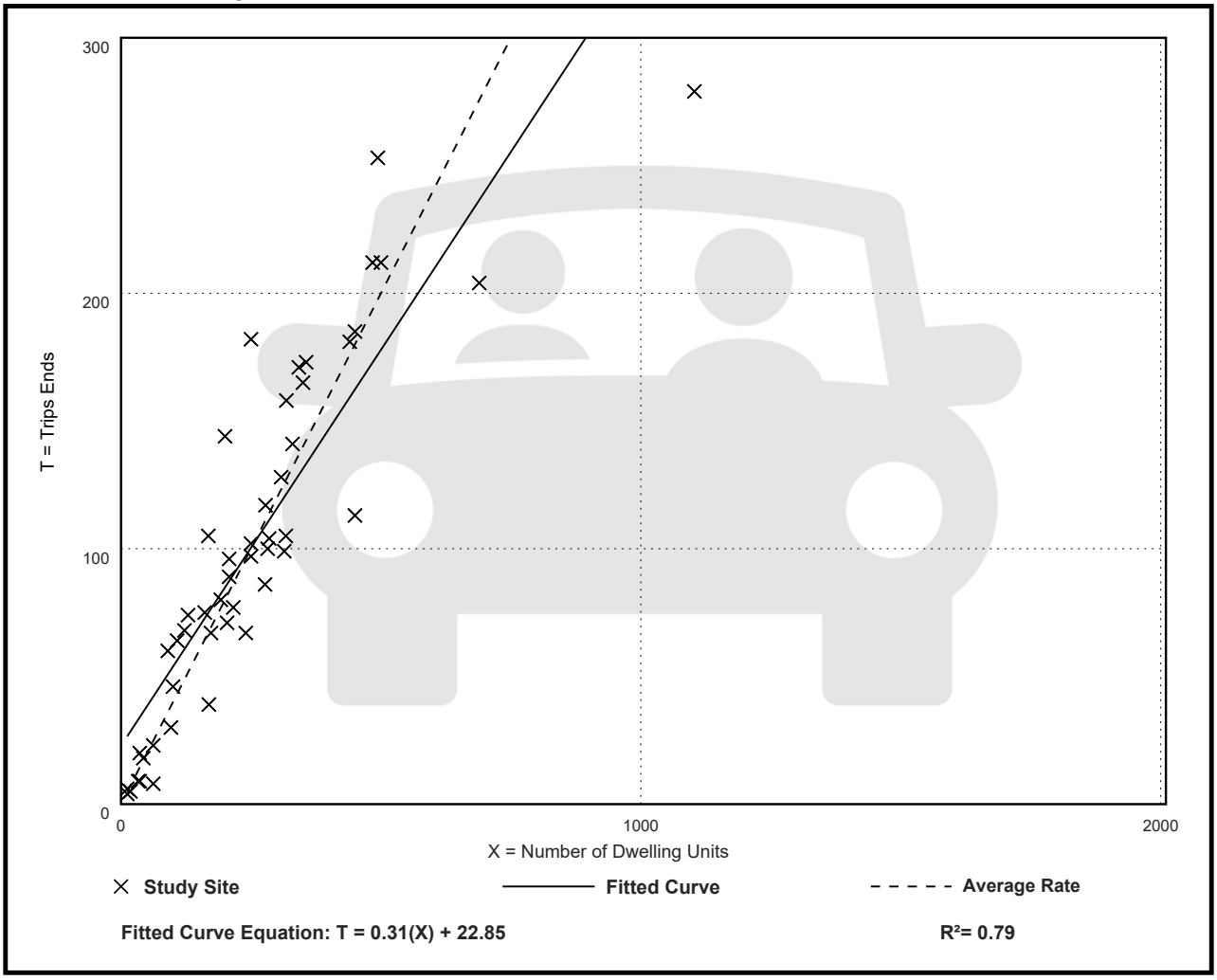
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



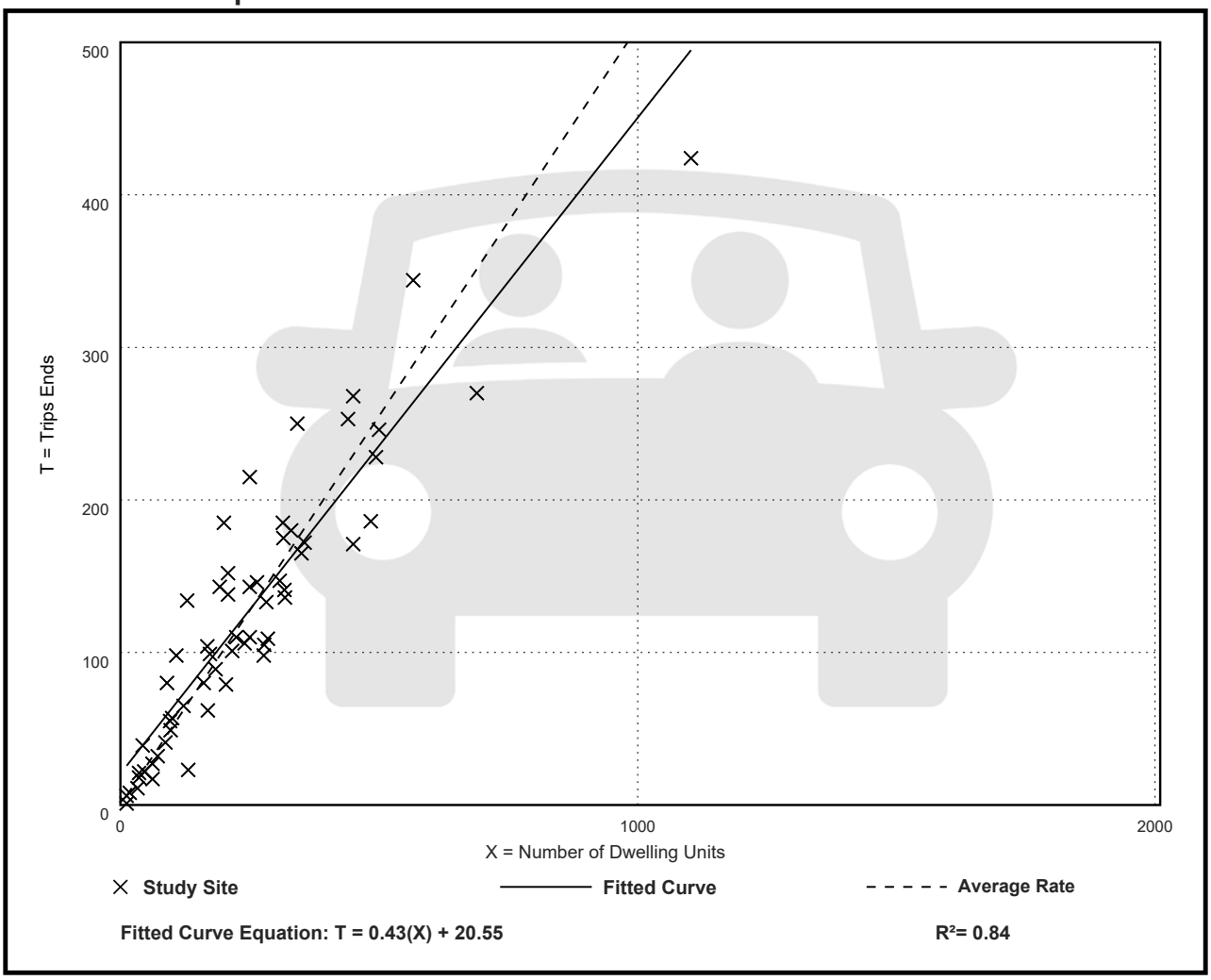
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

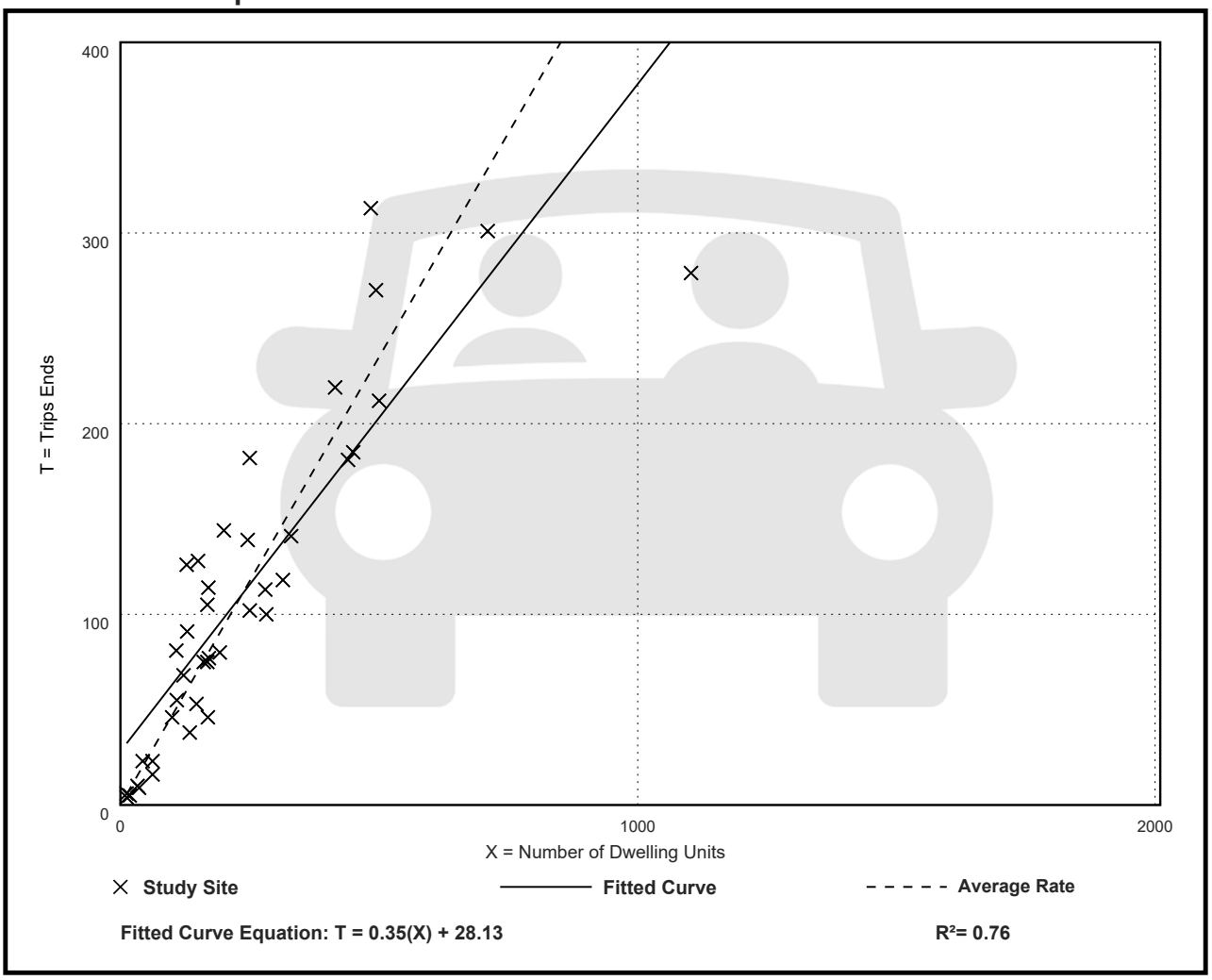
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 28.13

R^2= 0.76

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

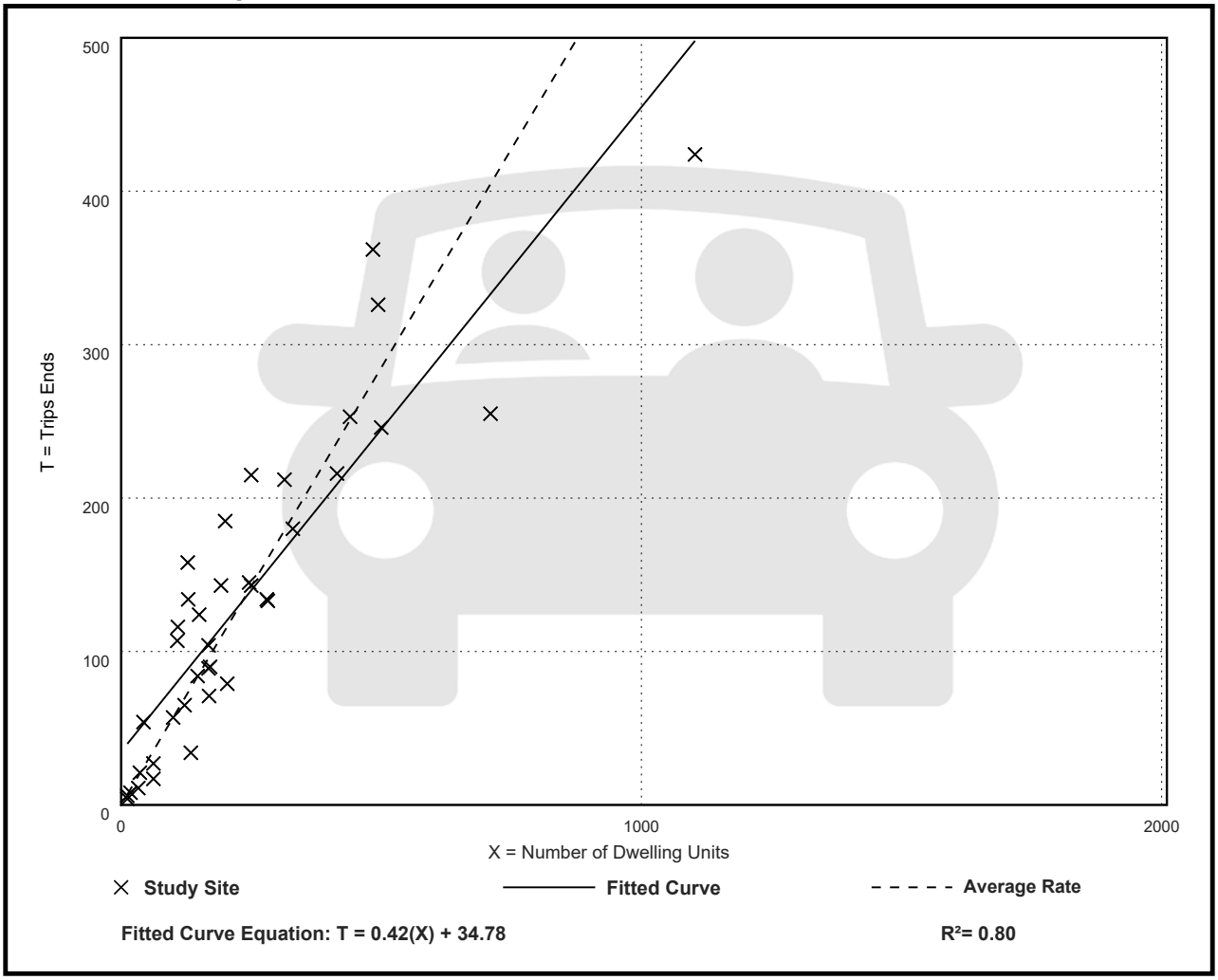
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

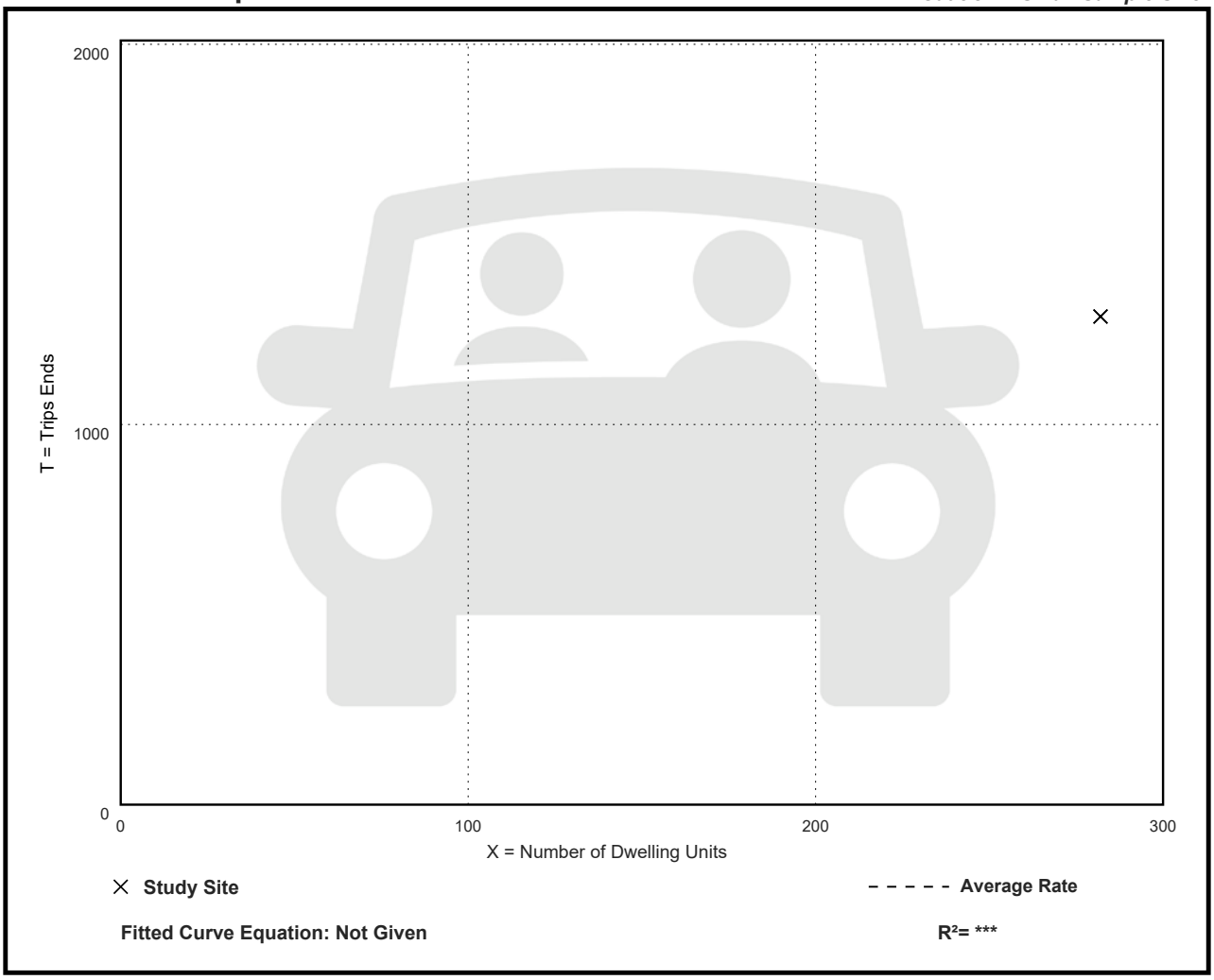
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.55	4.55 - 4.55	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday, Peak Hour of Generator

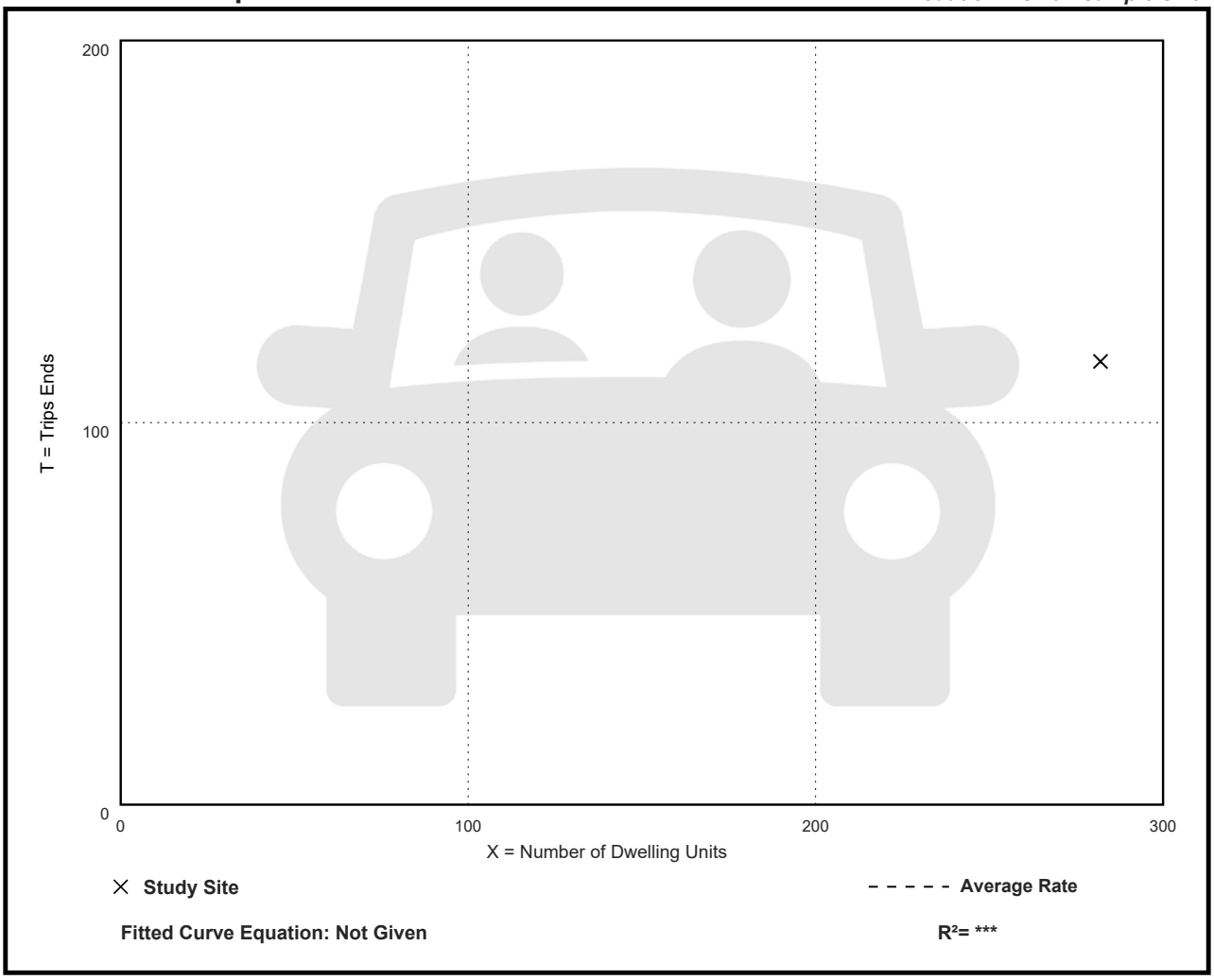
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

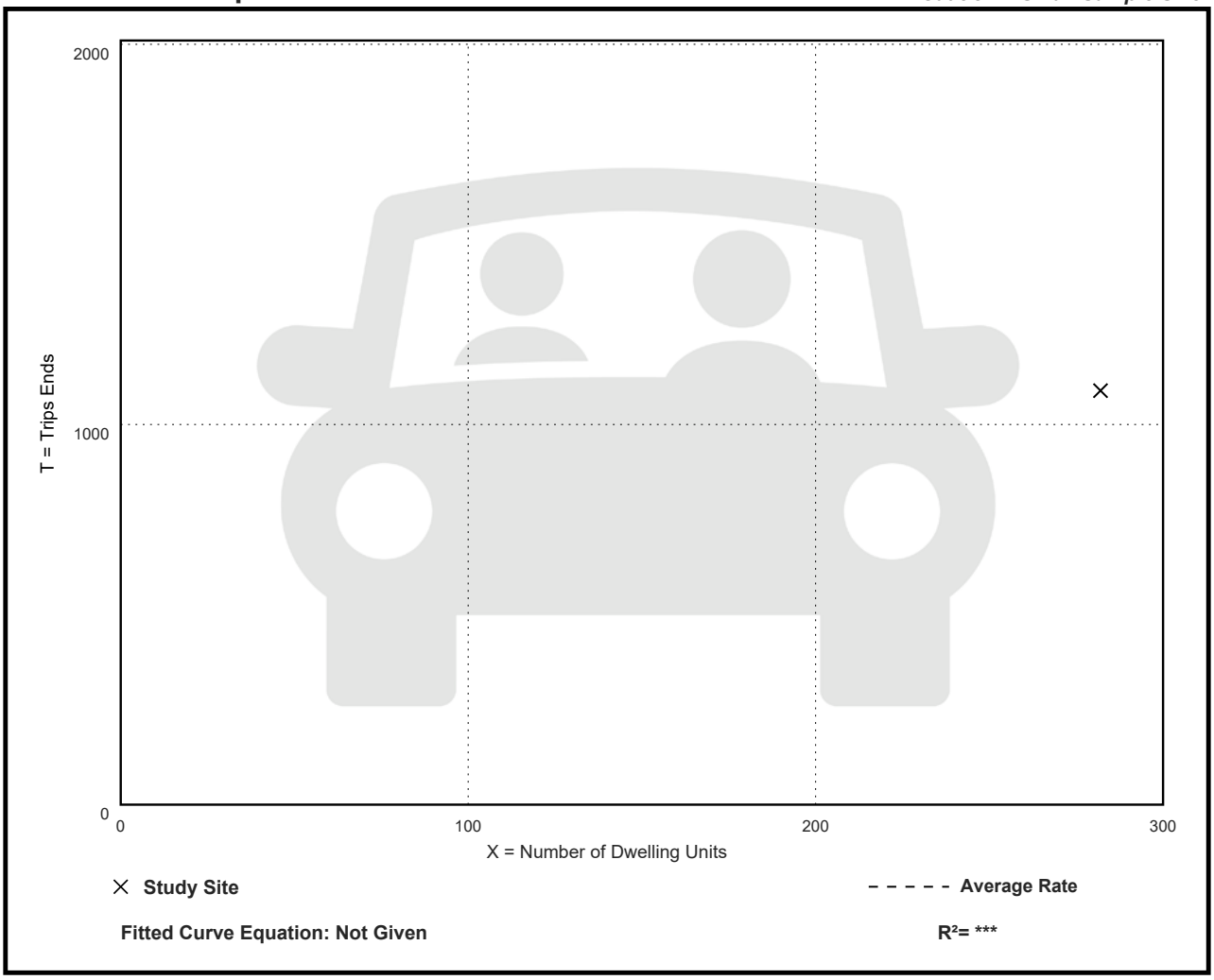
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.86	3.86 - 3.86	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday, Peak Hour of Generator

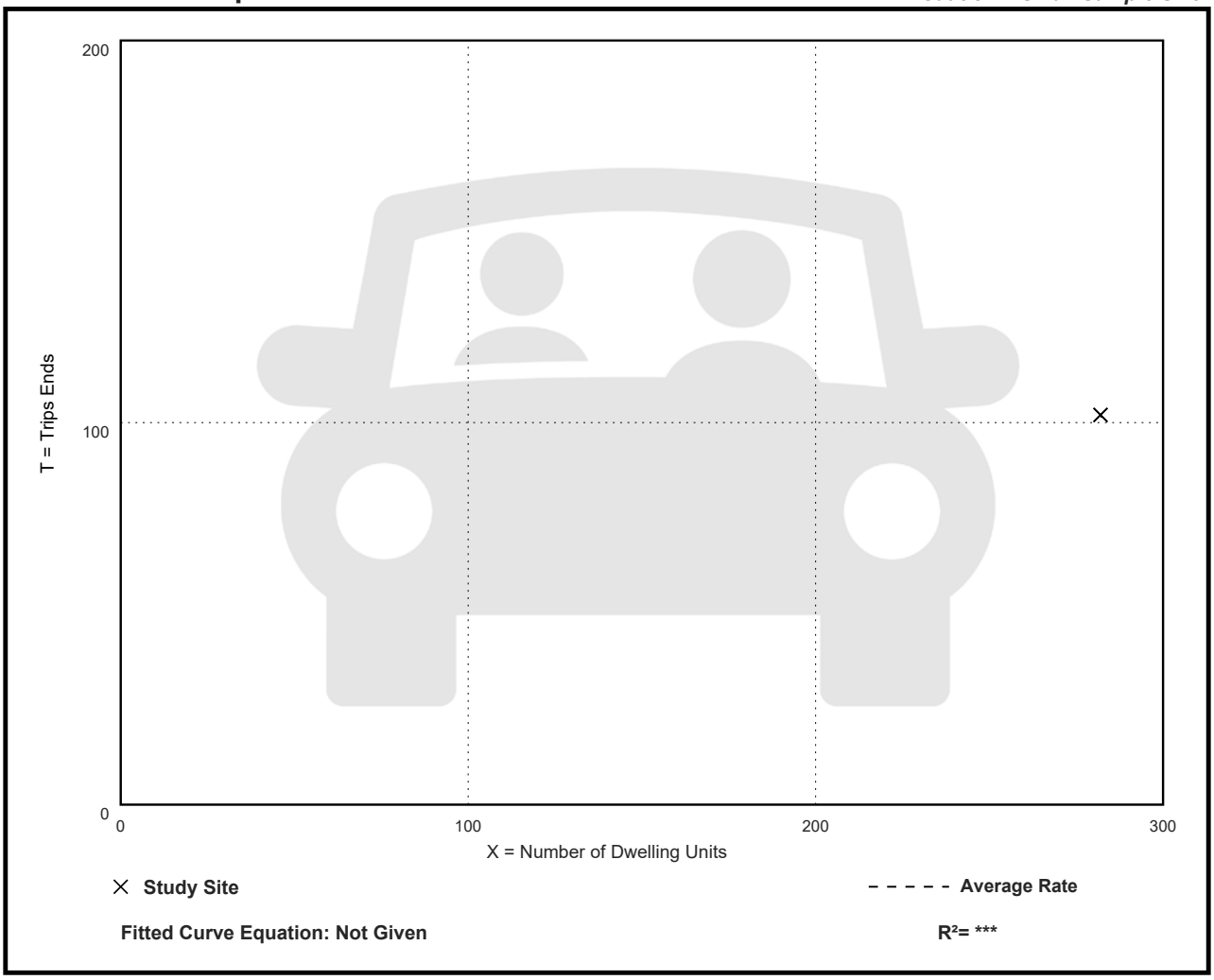
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.36 - 0.36	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Residents
On a: Weekday

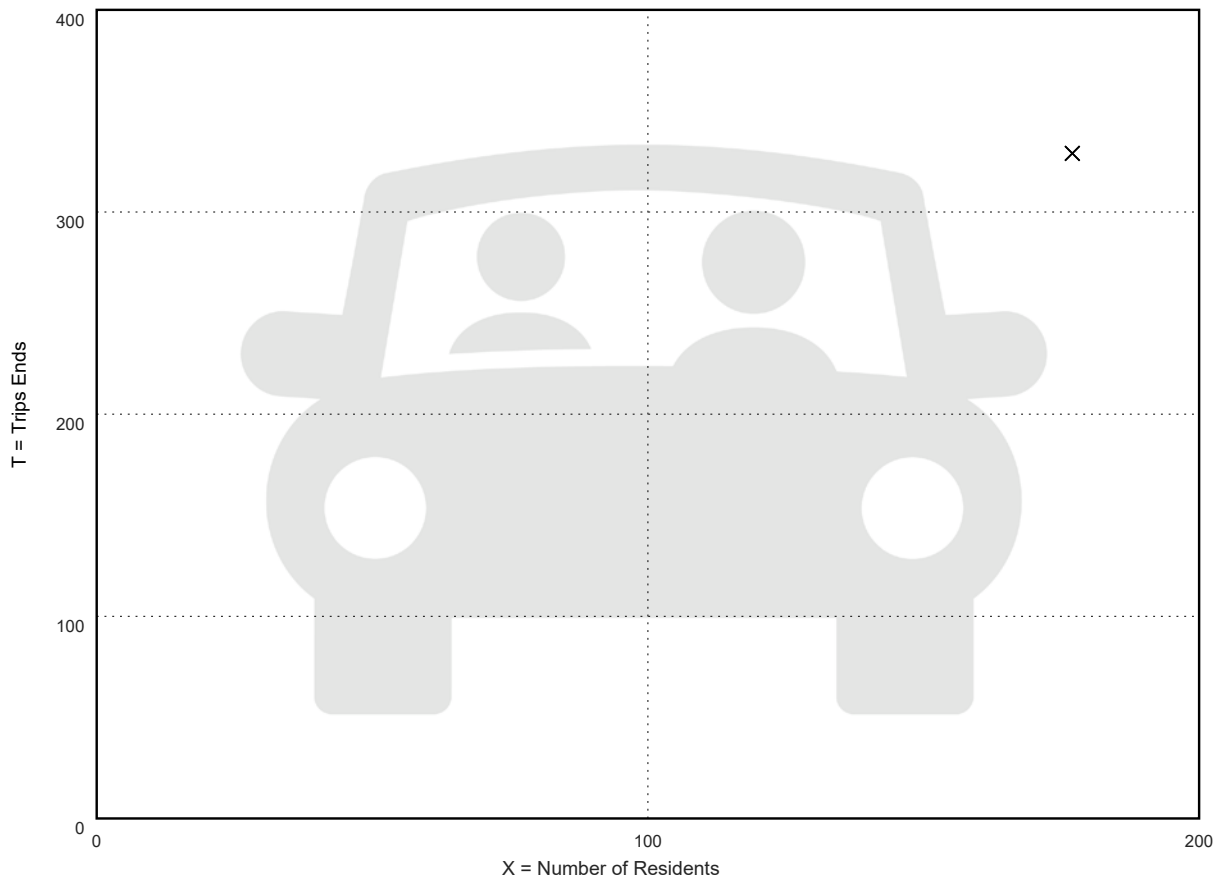
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Residents: 177
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
1.86	1.86 - 1.86	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

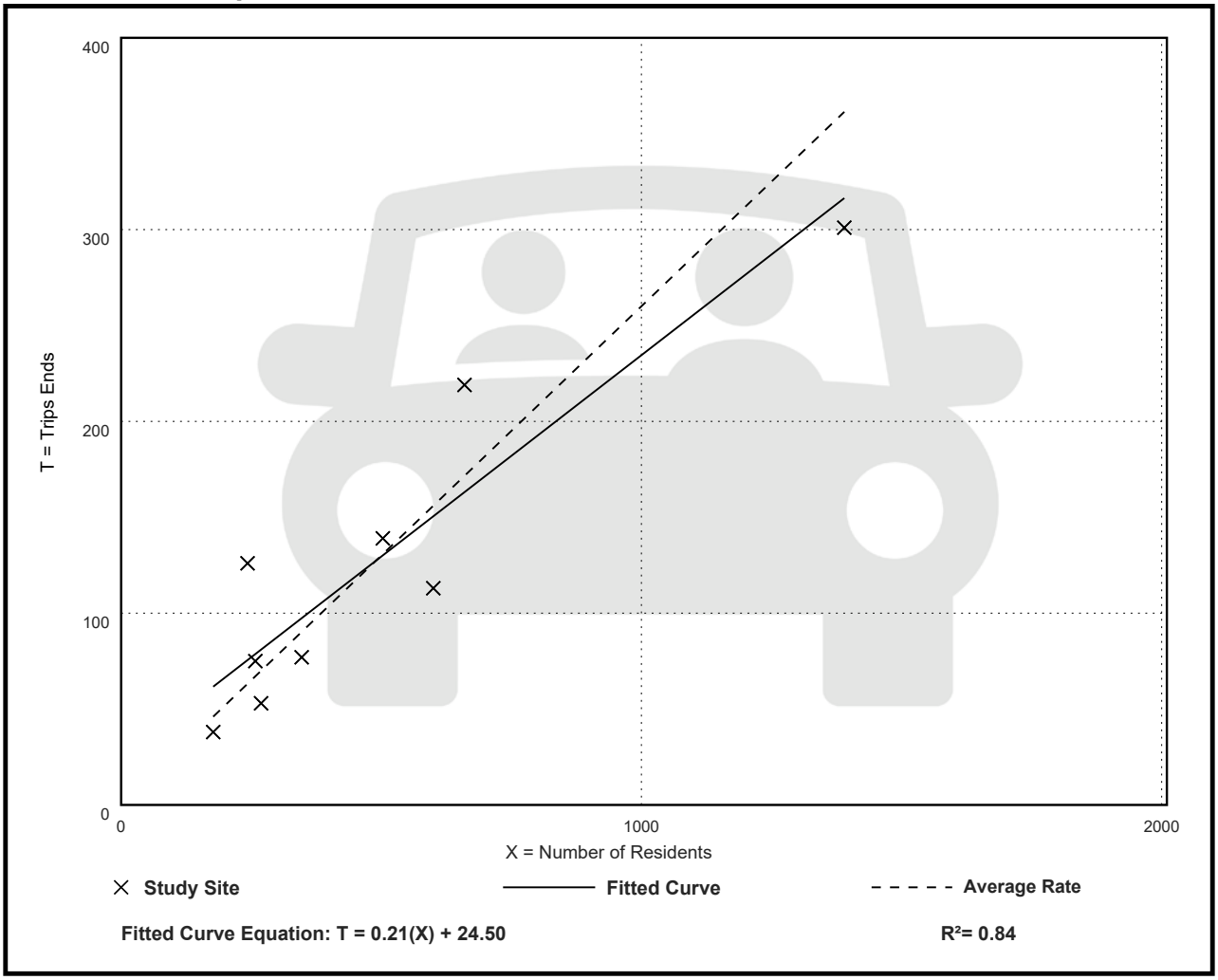
Vehicle Trip Ends vs: Residents
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Residents: 494
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.26	0.19 - 0.52	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.21(X) + 24.50

R^2= 0.84

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

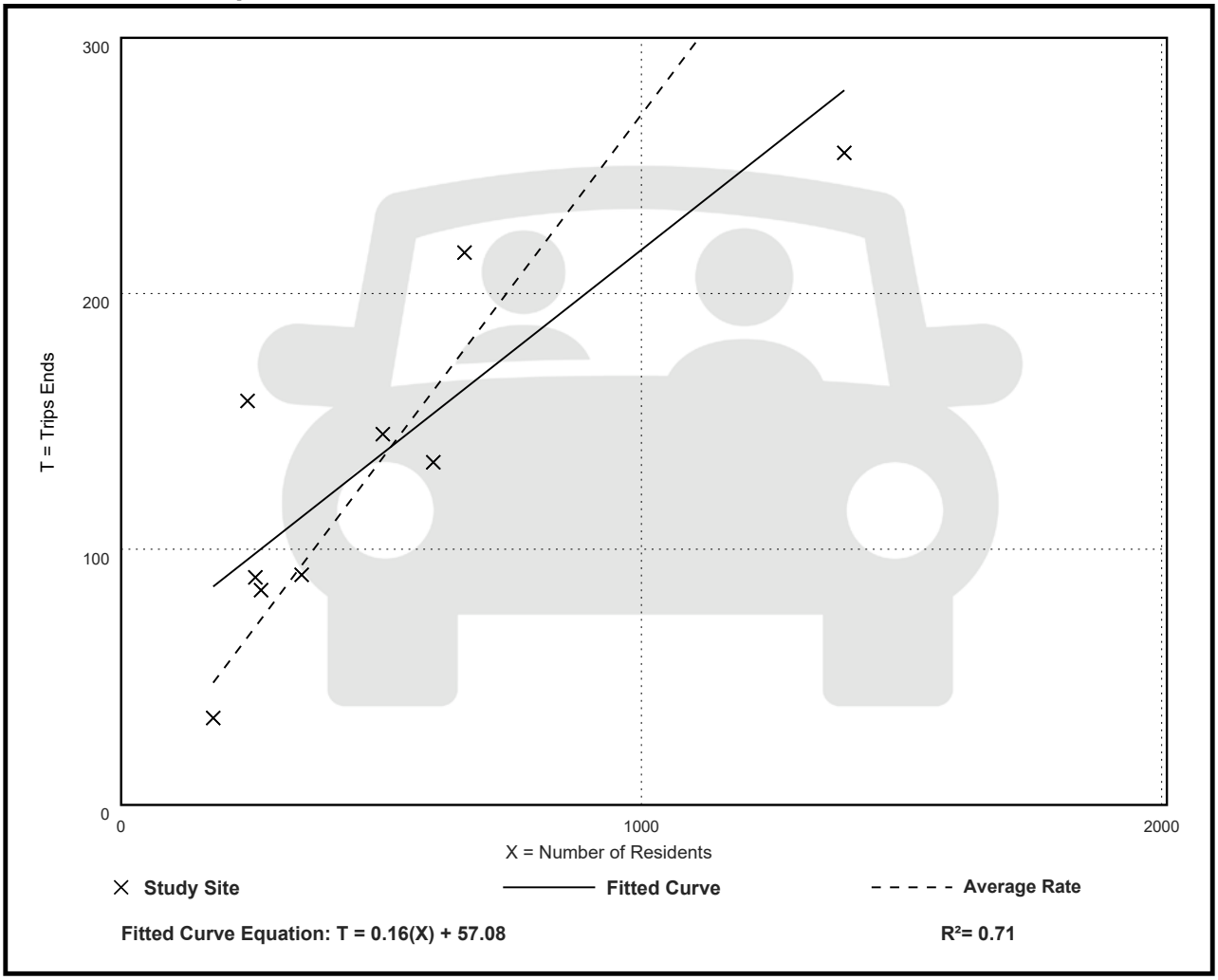
Vehicle Trip Ends vs: Residents
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Residents: 494
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.18 - 0.65	0.11

Data Plot and Equation



Fitted Curve Equation: T = 0.16(X) + 57.08

R^2= 0.71

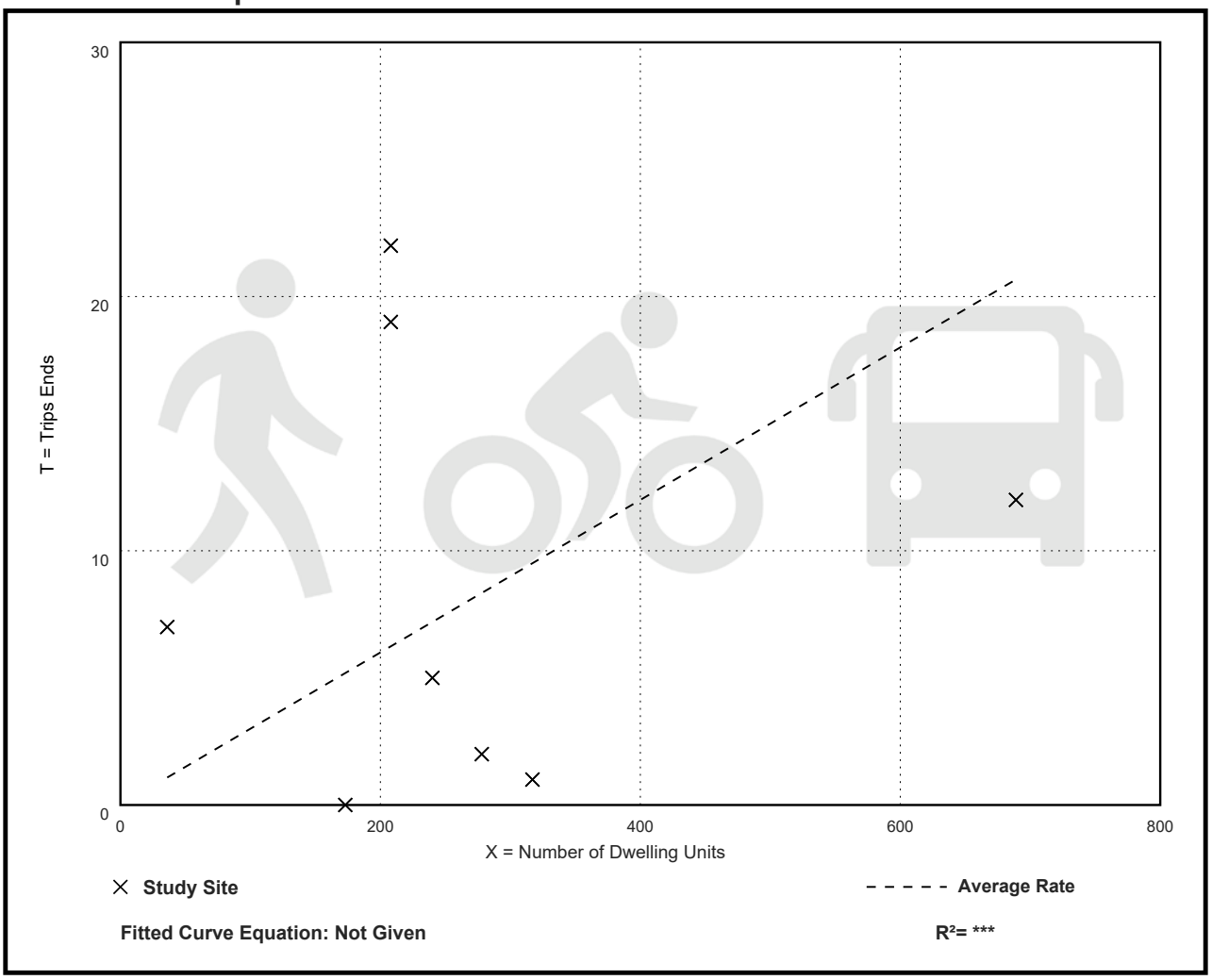
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Walk+Bike+Transit Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Dwelling Units: 269
Directional Distribution: 43% entering, 57% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 0.19	0.04

Data Plot and Equation



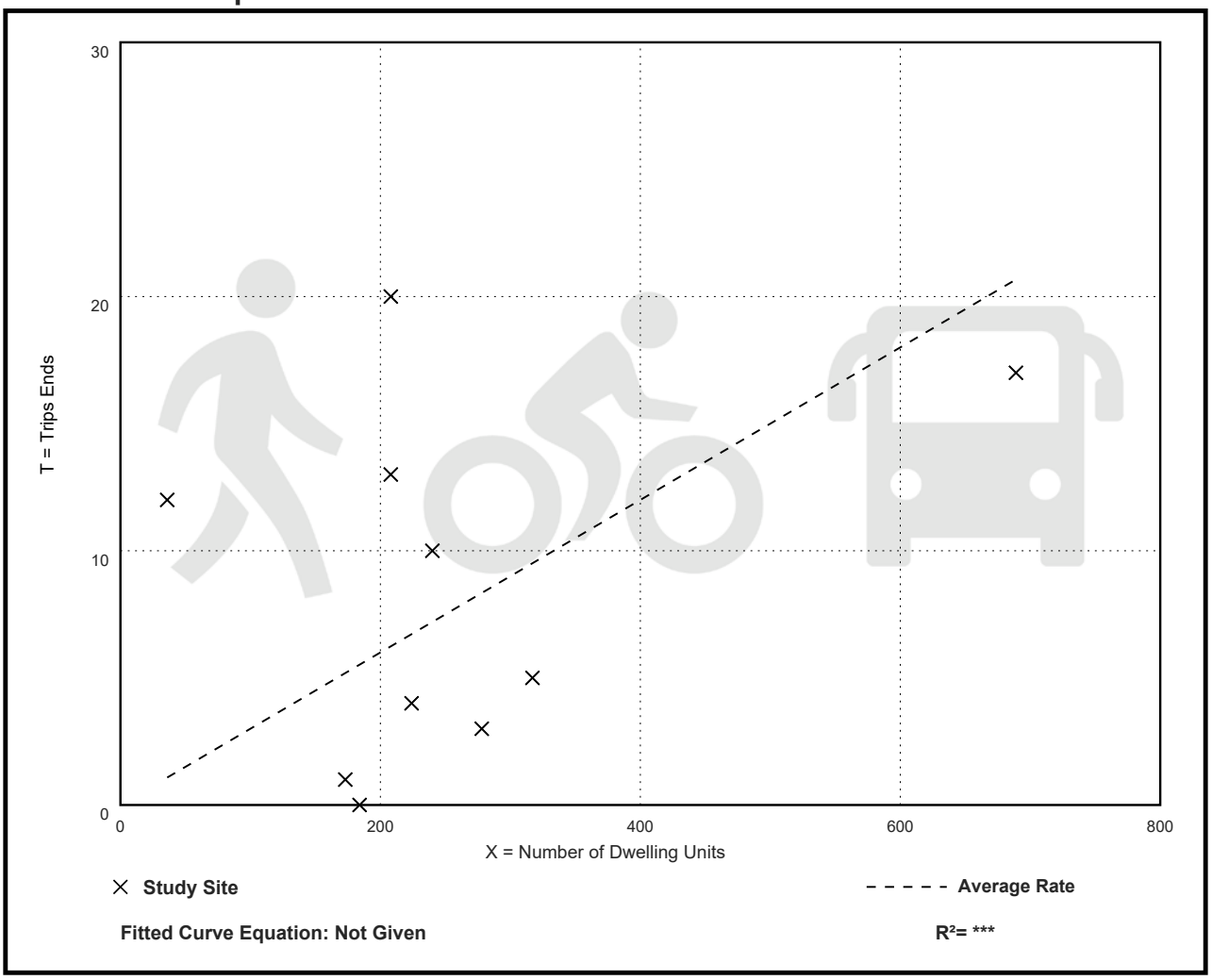
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Walk+Bike+Transit Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 256
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 0.33	0.05

Data Plot and Equation



Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

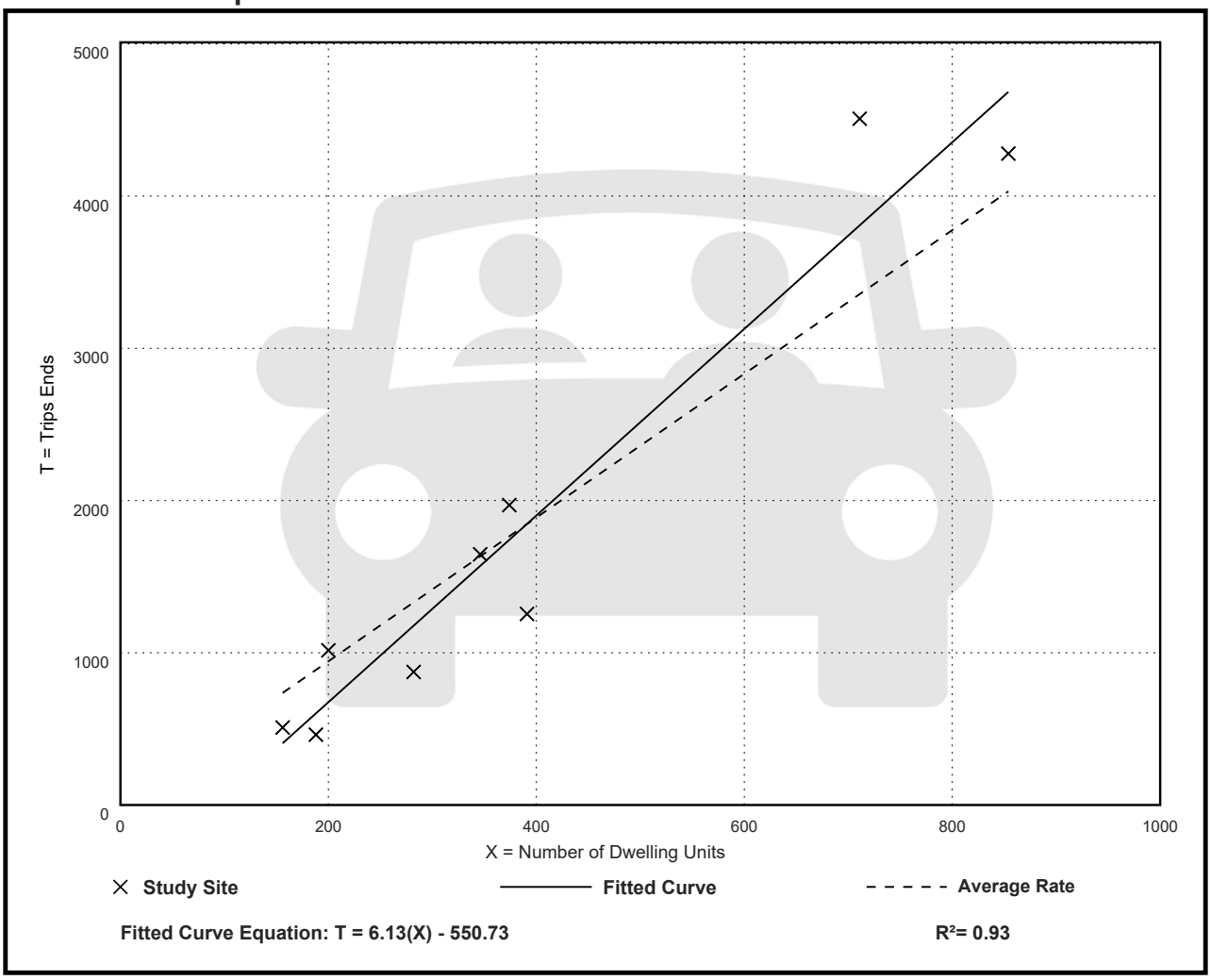
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 389
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.72	2.46 - 6.34	1.27

Data Plot and Equation



Fitted Curve Equation: T = 6.13(X) - 550.73

R^2= 0.93

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

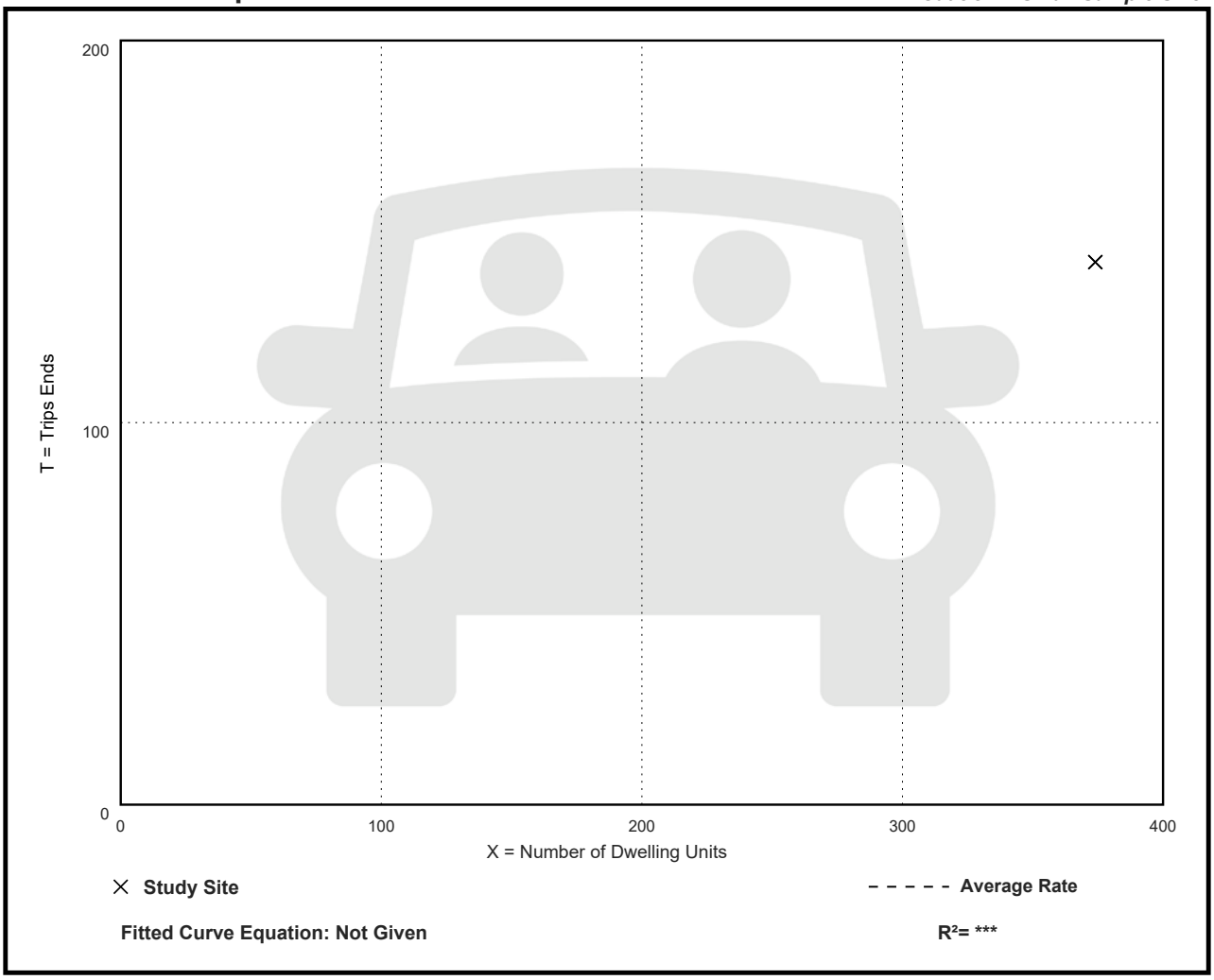
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.38 - 0.38	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

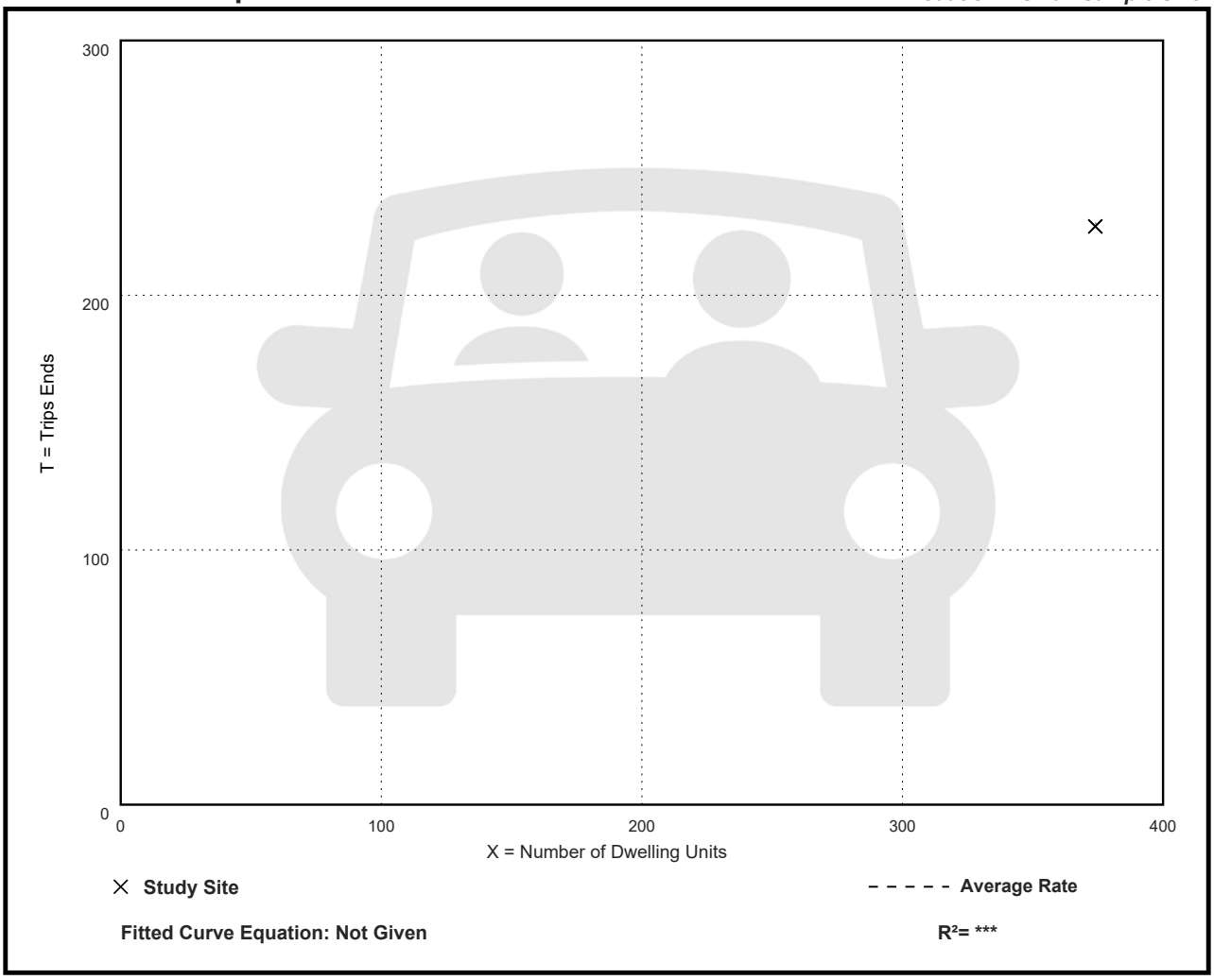
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.61 - 0.61	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

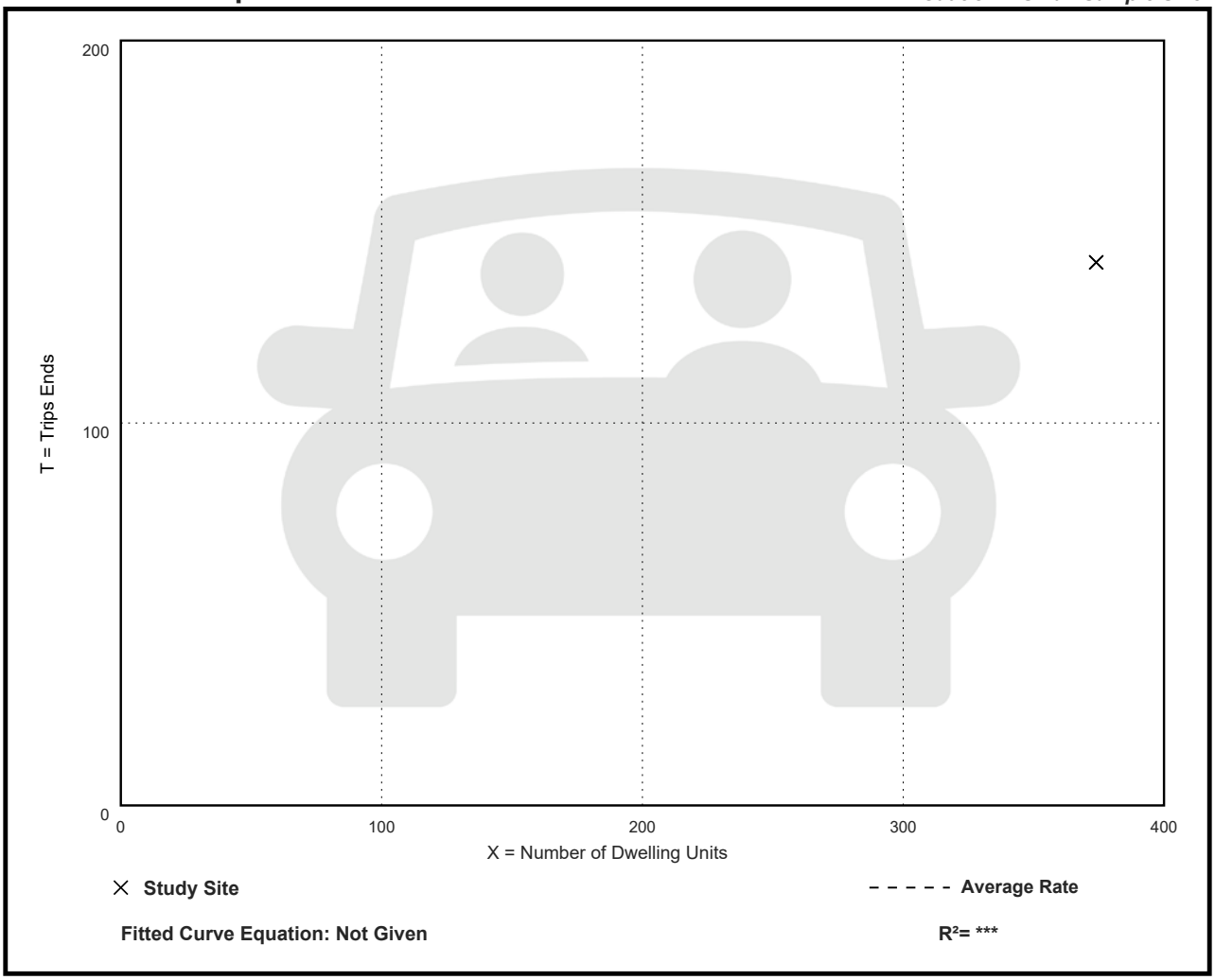
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.38 - 0.38	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

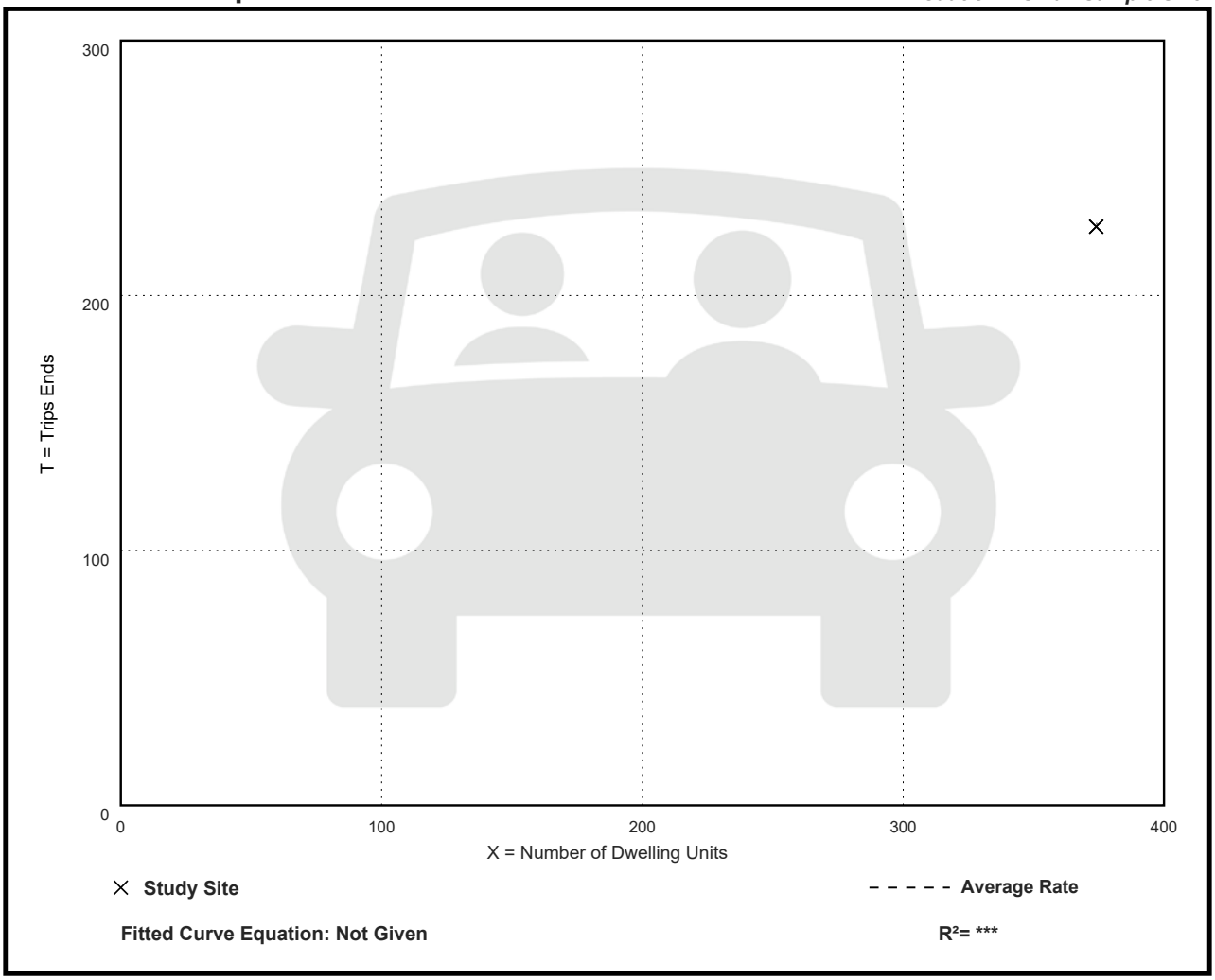
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.61 - 0.61	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

November 3, 2022

Kelly Pachowicz
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Arlington Height Road north of Golf Road***
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated November 2, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Arlington Heights Rd N of Golf Rd	30,400	34,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\ArlingtonHeights\ck-139-22\ck-139-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Future Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	0	0	0	45	1151	0	0	1361	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2035	2610	689	1922	-	576	1377	0	0	1151	0	0
Stage 1	1369	1369	-	1241	-	-	-	-	-	-	-	-
Stage 2	666	1241	-	681	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	34	24	366	40	0	460	454	-	-	603	-	-
Stage 1	157	213	-	185	0	-	-	-	-	-	-	-
Stage 2	420	245	-	407	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	31	22	366	32	-	460	454	-	-	603	-	-
Mov Cap-2 Maneuver	105	109	-	112	-	-	-	-	-	-	-	-
Stage 1	141	213	-	167	-	-	-	-	-	-	-	-
Stage 2	378	221	-	356	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.6	0	0.5	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	454	-	-	249	-	-	603	-	-
HCM Lane V/C Ratio	0.098	-	-	0.226	-	-	-	-	-
HCM Control Delay (s)	13.8	-	-	23.6	0	0	0	-	-
HCM Lane LOS	B	-	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	-	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	13	16	1076	1281	3
Future Vol, veh/h	1	13	16	1076	1281	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	3	4	0
Mvmt Flow	1	14	17	1133	1348	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1951	676	1351	0	-	0
Stage 1	1350	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	58	401	516	-	-	-
Stage 1	210	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	56	401	516	-	-	-
Mov Cap-2 Maneuver	153	-	-	-	-	-
Stage 1	203	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.5	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	516	-	359	-	-
HCM Lane V/C Ratio	0.033	-	0.041	-	-
HCM Control Delay (s)	12.2	-	15.5	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	13	0	5	42	1135	0	1	1328	15
Future Vol, veh/h	10	0	43	13	0	5	42	1135	0	1	1328	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	14	0	5	45	1207	0	1	1413	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2117	2720	715	2006	-	604	1429	0	0	1207	0	0
Stage 1	1423	1423	-	1297	-	-	-	-	-	-	-	-
Stage 2	694	1297	-	709	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	29	20	351	35	0	441	433	-	-	574	-	-
Stage 1	145	200	-	171	0	-	-	-	-	-	-	-
Stage 2	404	230	-	391	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	26	18	351	28	-	441	433	-	-	574	-	-
Mov Cap-2 Maneuver	96	101	-	103	-	-	-	-	-	-	-	-
Stage 1	130	200	-	153	-	-	-	-	-	-	-	-
Stage 2	358	206	-	339	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.2	36.4	0.5	0
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	433	-	-	234	103	441	574	-	-
HCM Lane V/C Ratio	0.103	-	-	0.241	0.134	0.012	0.002	-	-
HCM Control Delay (s)	14.3	-	-	25.2	45.3	13.3	11.3	-	-
HCM Lane LOS	B	-	-	D	E	B	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.4	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	13	0	0	6	16	1133	1	2	1331	3
Future Vol, veh/h	1	0	13	0	0	6	16	1133	1	2	1331	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	4	0
Mvmt Flow	1	0	14	0	0	6	17	1193	1	2	1401	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2038	2635	702	-	-	597	1404	0	0	1194	0	0
Stage 1	1407	1407	-	-	-	-	-	-	-	-	-	-
Stage 2	631	1228	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	-	-	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	-	-	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	34	24	385	0	0	451	493	-	-	592	-	-
Stage 1	149	207	-	0	0	-	-	-	-	-	-	-
Stage 2	440	253	-	0	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	33	23	385	-	-	451	493	-	-	592	-	-
Mov Cap-2 Maneuver	109	112	-	-	-	-	-	-	-	-	-	-
Stage 1	144	206	-	-	-	-	-	-	-	-	-	-
Stage 2	419	244	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	13.1	0.2	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	493	-	-	326	451	592	-	-
HCM Lane V/C Ratio	0.034	-	-	0.045	0.014	0.004	-	-
HCM Control Delay (s)	12.6	-	-	16.6	13.1	11.1	-	-
HCM Lane LOS	B	-	-	C	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Future Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	0	0	4	41	1622	1	1	1402	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2308	3120	712	2408	-	812	1423	0	0	1623	0	0
Stage 1	1415	1415	-	1705	-	-	-	-	-	-	-	-
Stage 2	893	1705	-	703	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	21	11	373	17	0	278	484	-	-	406	-	-
Stage 1	147	202	-	95	0	-	-	-	-	-	-	-
Stage 2	307	145	-	394	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	19	10	373	14	-	278	484	-	-	406	-	-
Mov Cap-2 Maneuver	90	77	-	66	-	-	-	-	-	-	-	-
Stage 1	135	202	-	87	-	-	-	-	-	-	-	-
Stage 2	277	133	-	349	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.5	18.2	0.3	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	484	-	-	235	-	278	406	-	-
HCM Lane V/C Ratio	0.086	-	-	0.217	-	0.015	0.003	-	-
HCM Control Delay (s)	13.1	-	-	24.5	0	18.2	13.9	-	-
HCM Lane LOS	B	-	-	C	A	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	18	42	1492	1320	5
Future Vol, veh/h	0	18	42	1492	1320	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	2	0
Mvmt Flow	0	19	44	1571	1389	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2266	697	1394	0	-	0
Stage 1	1392	-	-	-	-	-
Stage 2	874	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	35	388	497	-	-	-
Stage 1	199	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	32	388	497	-	-	-
Mov Cap-2 Maneuver	124	-	-	-	-	-
Stage 1	181	-	-	-	-	-
Stage 2	373	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	497	-	388	-	-
HCM Lane V/C Ratio	0.089	-	0.049	-	-
HCM Control Delay (s)	12.9	-	14.8	-	-
HCM Lane LOS	B	-	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	7	0	2	39	1594	7	3	1381	20
Future Vol, veh/h	9	0	39	7	0	2	39	1594	7	3	1381	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	7	0	2	41	1696	7	3	1469	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2416	3271	745	2523	-	852	1490	0	0	1703	0	0
Stage 1	1486	1486	-	1782	-	-	-	-	-	-	-	-
Stage 2	930	1785	-	741	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	17	9	354	14	0	260	457	-	-	379	-	-
Stage 1	133	186	-	85	0	-	-	-	-	-	-	-
Stage 2	291	133	-	374	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	16	8	354	11	-	260	457	-	-	379	-	-
Mov Cap-2 Maneuver	82	69	-	59	-	-	-	-	-	-	-	-
Stage 1	121	185	-	77	-	-	-	-	-	-	-	-
Stage 2	263	121	-	328	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.5	62.2	0.3	0
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	457	-	-	218	59	260	379	-	-
HCM Lane V/C Ratio	0.091	-	-	0.234	0.126	0.008	0.008	-	-
HCM Control Delay (s)	13.7	-	-	26.5	74.6	19	14.6	-	-
HCM Lane LOS	B	-	-	D	F	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.4	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	18	0	0	3	42	1560	3	6	1386	5
Future Vol, veh/h	0	0	18	0	0	3	42	1560	3	6	1386	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	92	95	92	92	92	95	95	92	92	95	95
Heavy Vehicles, %	0	2	0	2	2	2	0	1	2	2	2	0
Mvmt Flow	0	0	19	0	0	3	44	1642	3	7	1459	5

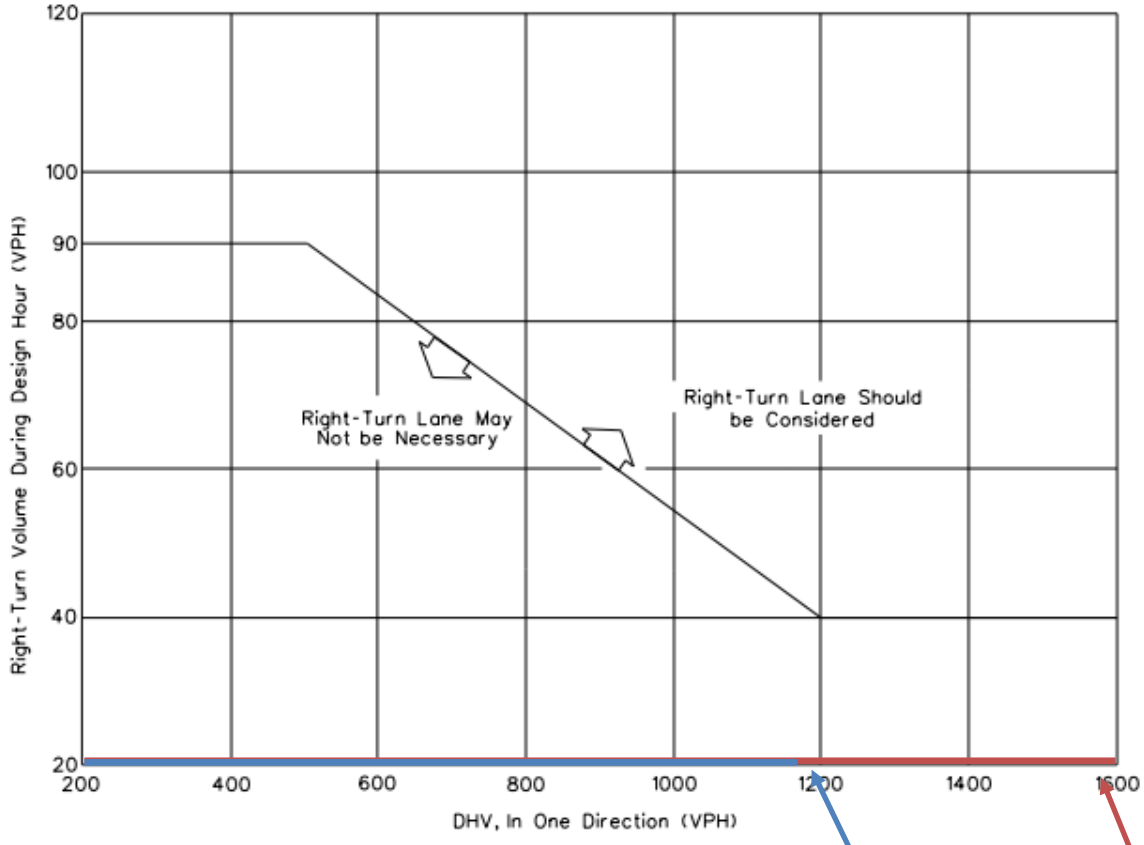
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2385	3209	732	-	-	823	1464	0	0	1645	0	0
Stage 1	1476	1476	-	-	-	-	-	-	-	-	-	-
Stage 2	909	1733	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.9	-	-	6.94	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.3	-	-	3.32	2.2	-	-	2.22	-	-
Pot Cap-1 Maneuver	18	10	368	0	0	317	467	-	-	389	-	-
Stage 1	135	189	-	0	0	-	-	-	-	-	-	-
Stage 2	300	141	-	0	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	16	9	368	-	-	317	467	-	-	389	-	-
Mov Cap-2 Maneuver	82	71	-	-	-	-	-	-	-	-	-	-
Stage 1	122	186	-	-	-	-	-	-	-	-	-	-
Stage 2	269	128	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.3	16.5	0.4	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	467	-	-	368	317	389	-	-
HCM Lane V/C Ratio	0.095	-	-	0.051	0.01	0.017	-	-
HCM Control Delay (s)	13.5	-	-	15.3	16.5	14.4	-	-
HCM Lane LOS	B	-	-	C	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	0	0.1	-	-

Right Turn Lane Warrants

Figure A – Arlington Heights Road with Pickwick Road



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

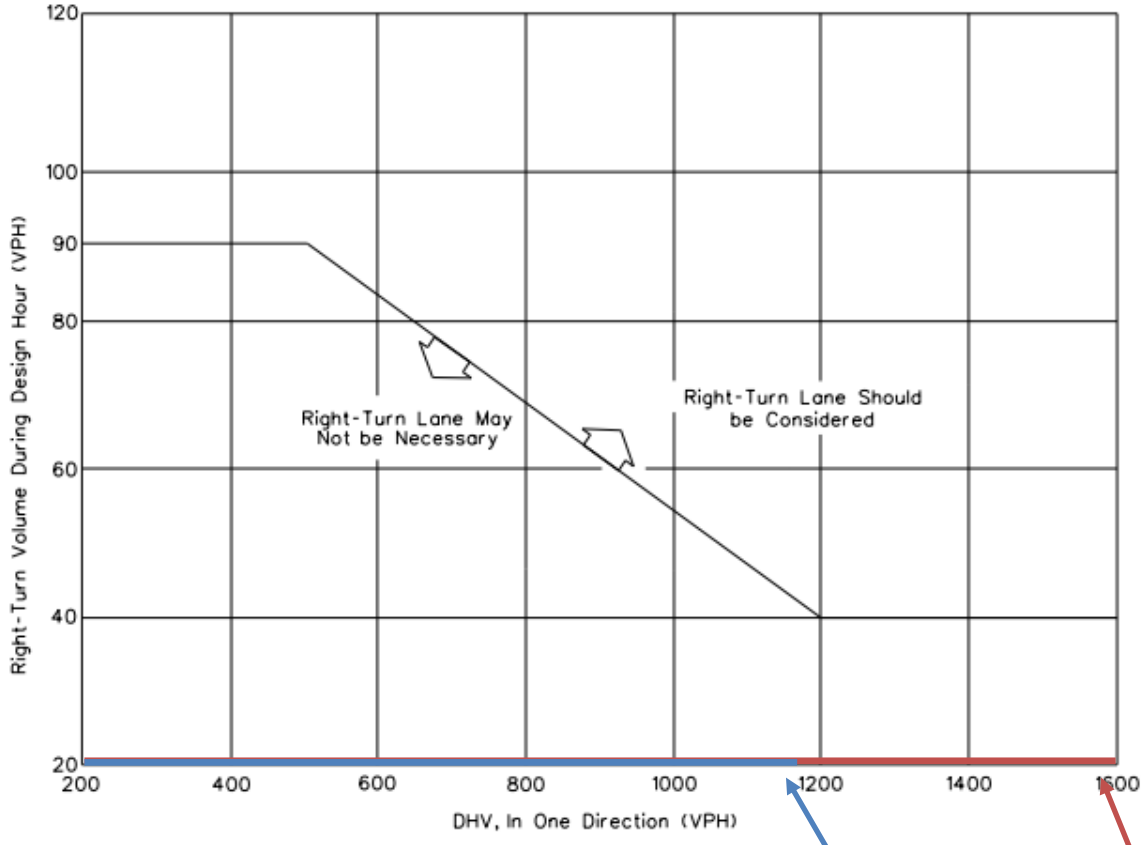
PM Peak Hour
(1,640, 7)

AM Peak Hour
(1,180, 3)

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Figure B – Arlington Heights Road with Emerson Street



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

PM Peak Hour
(1,605, 3)

AM Peak Hour
(1,150, 1)

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Parking Occupancy Surveys

PARKING OCCUPANCY SURVEYS

Time	Villas of Lake in the Hills (Lake in the Hills)		Pheasant Ridge Hunter Apartments (Orland Hills)	
	Friday	Saturday	Friday	Saturday
6:00 AM	67	66	166	148
7:00 AM	65	64	142	145
8:00 AM	55	63	142	138
9:00 AM	52	62	138	131
10:00 AM	51	55	130	123
2:00 PM	44	48	109	94
3:00 PM	43	46	108	94
4:00 PM	43	54	109	85
5:00 PM	43	50	85	87
6:00 PM	55	57	97	88
7:00 PM	55	58	98	110
8:00 PM	55	61	93	122
9:00 PM	61	63	123	139
10:00 PM	63	56	148	149
Inventory	**132**	**132**	**282**	**282**

Grace Terrace
Weis Builders Phasing Plan
Last updated: June 12, 2024

Anticipated Phases

- Phase 1: Sitework & Foundations
  January 2025 - April 2025
- Phase 2: Framing, Enclosure, MEP Rough
  April 2025 - September 2025
- Phase 3: Interior Finishes & Site Finishes
  September 2025 - January 2026

Anticipated Manpower (per phase)

- Phase 1: Avg. 20 workers onsite
- Phase 2: Avg. 50 workers onsite
- Phase 3: Avg. 75 workers onsite

Weis Builders Field Office

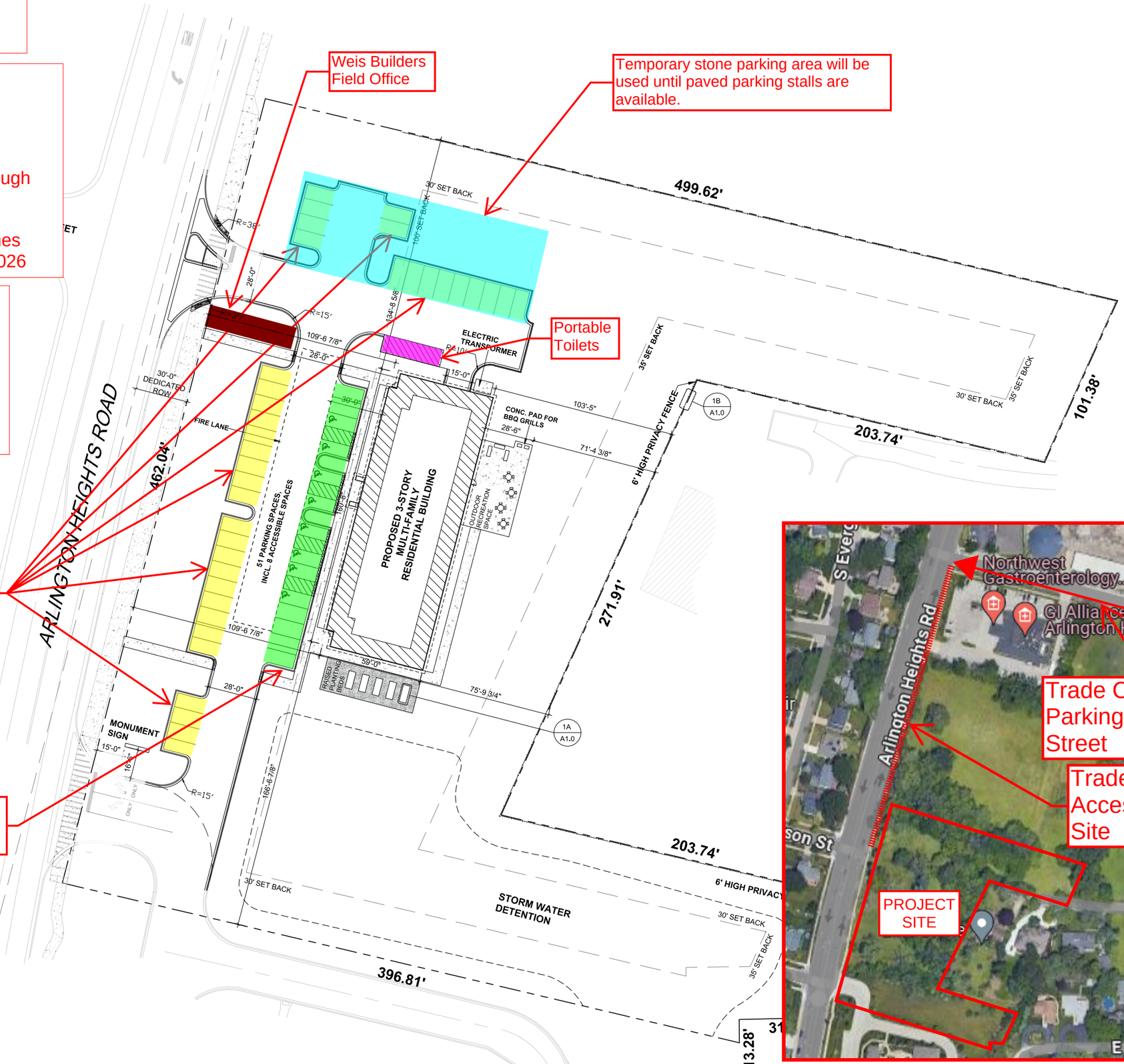
Temporary stone parking area will be used until paved parking stalls are available.

Portable Toilets

Onsite Parking stalls for:
- Arlington Heights Officials and Visitors
- Owner
- Weis Builders
- Subcontractor Foreperson Vehicles
- Trade parking (only allowed if space if available)*

* See Trade parking overflow parking map (this page)

Parking area indicated in green will be used for debris containers, loading/unloading deliveries, and material hoisting



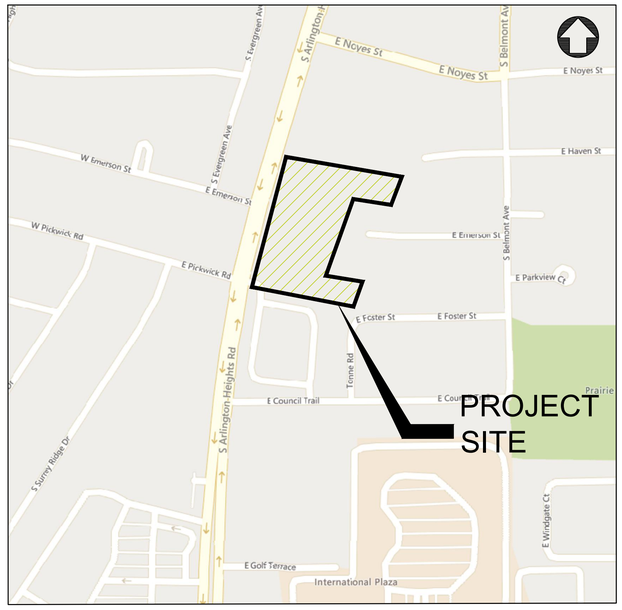
PRELIMINARY ENGINEERING FOR

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C2.1	ARLINGTON HEIGHTS ROAD STRIPING PLAN
C3.0	SITE GRADING PLAN
C4.0	SITE UTILITY PLAN

LOCATION MAP



SECTION 9, TOWNSHIP 41N, RANGE 11E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- CABLE PEDESTAL
- PHONE PEDESTAL
- ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- VALVE BOX
- HYDRANT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 600.00 TW — TOP OF SIDEWALK GRADE
- 600.00 TC — TOP OF CURB GRADE
- 600.00 P — PAVEMENT GRADE
- 600.00 G — GROUND GRADE
- 600 — MAJOR CONTOUR
- 600 — MINOR CONTOUR

Know what's below. Call before you dig.

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LISLE, IL 60532
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CAGE CIVIL ENGINEERING

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : CW/LES/JDL

DATE : 06/07/2024

SHEET TITLE

SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER

C0.0

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- **(TBR)** TO BE REMOVED

SITE BENCHMARKS:

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

REVISIONS △

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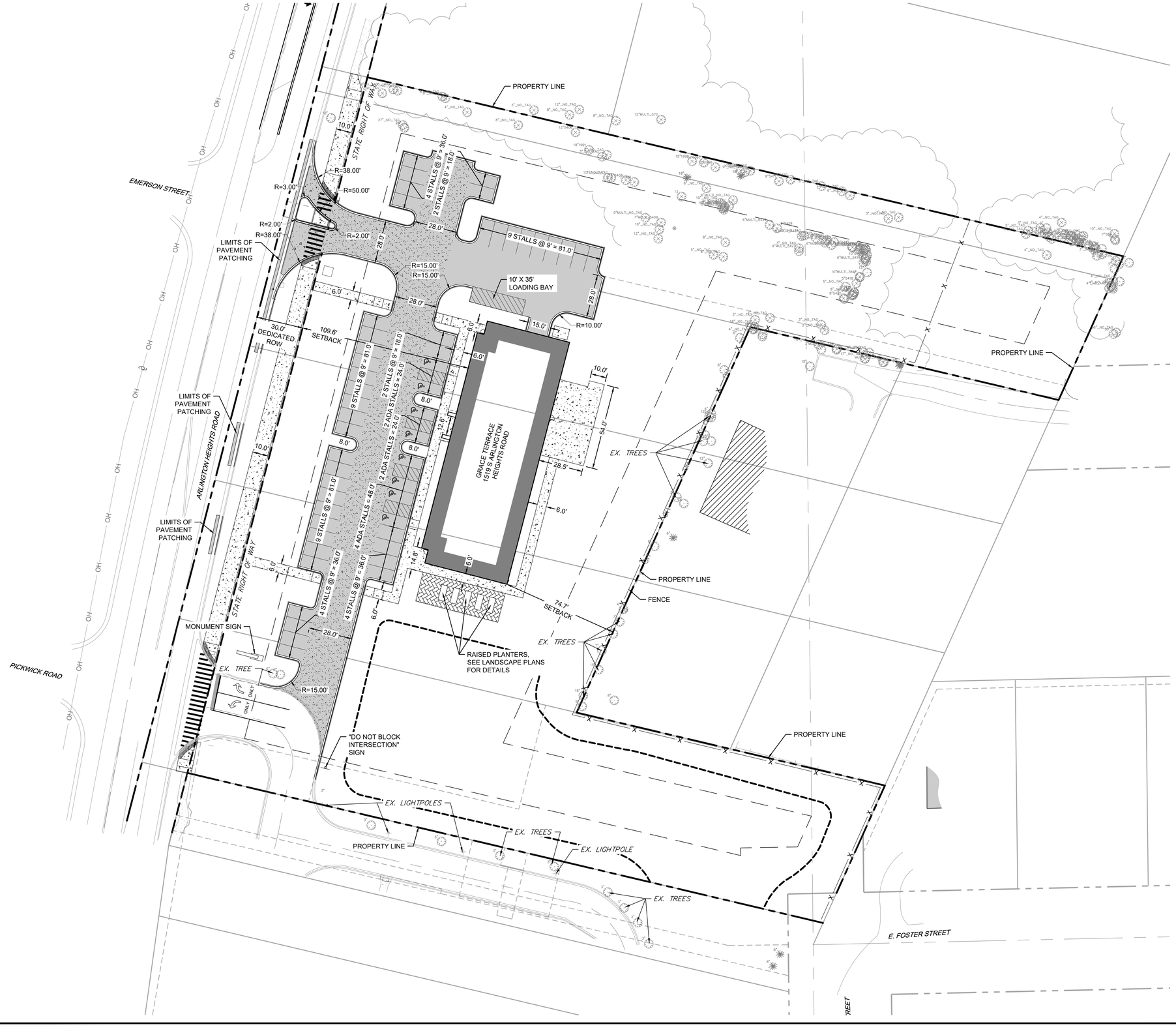
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C1.0
2 OF 6



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- PCC SIDEWALK
- DETECTABLE WARNING
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER

PARKING SUMMARY:

STANDARD STALLS	43
ADA STALLS	8
TOTAL STALLS	51

2200 CABOT DRIVE
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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE
SITE LAYOUT PLAN

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C2.0
3 OF 6

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- PCC SIDEWALK
- DETECTABLE WARNING
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE

ARLINGTON HEIGHTS ROAD STRIPING PLAN

0 20' 40 '
1" = 20' (HORIZONTAL)

SHEET NUMBER

C2.1

4 OF 6

GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- 600.00 P — SPOT ELEVATION
- 600 — PROPOSED MAJOR CONTOUR
- 600 — PROPOSED MINOR CONTOUR
- 600 — EXISTING MAJOR CONTOUR
- 600 — EXISTING MINOR CONTOUR
- DRAINAGE SWALE

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CAGE CIVIL ENGINEERING

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

811 JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE
SITE GRADING PLAN

1" = 30' (HORIZONTAL)

SHEET NUMBER
C3.0
5 OF 6

DETENTION SUMMARY:

GRACE TERRACE ALLOWABLE RELEASE RATE=0.62CFS
AUTUMN LEAVES RELEASE ALLOWABLE RELEASE RATE =0.60CFS
TOTAL ALLOWABLE RELEASE RATE=1.23CFS
TOTAL ACTUAL RELEASE RATE=1.20CFS

DETENTION VOLUME REQUIRED GRACE TERRACE =1.23ACRE-FT (MWRD, MORE RESTRICTIVE)
DETENTION VOLUME REQUIRED AUTUMN LEAVES =1.20ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME REQUIRED =2.43ACRE-FT

DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=1.27ACRE-FT
DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=1.21ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME PROVIDED=2.48ACRE-FT

MAXIMUM RESTRICTOR DIAMETER =4.30IN
ACTUAL RESTRICTOR DIAMETER =4.25IN

UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

1	12" ST B/P =	701.4
	8" WM T/P =	699.6
2	8" WM B/P =	698.1
	8" SAN T/P =	692.9
3	12" ST B/P =	700.7
	6" SAN T/P =	699.7
4	12" ST B/P =	698.8
	8" SAN T/P =	691.9
5	12" ST B/P =	696.5
	15" SAN T/P =	689.8

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : CW/LES/JDL
DATE : 06/07/2024

SHEET TITLE
SITE UTILITY PLAN

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C4.0
6 OF 6

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

LOT AREA

157,479 SQUARE FEET (3.615 AC±)

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LEGEND

- ——— = EX. BOUNDARY LINE
- ——— = EX. LOT LINE
- - - - - - = EX. EASEMENT LINE
- —·—·— = EX. CENTERLINE
- ——— = PROP. LOT LINE
- — — — = PROP. EASEMENT LINE
- —— —— = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- ○ = FOUND IRON ROD/PIPE
- × = FOUND CUT CROSS
- ● =FOUND PK NAIL

- = CROSS ACCESS, SANITARY & PUBLIC SIDEWALK EASEMENT GRANTED PER DOC. 1403429027
- = ACCESS & EMERGENCY ACCESS EASEMENT GRANTED PER DOC 1632342089
- = PUBLIC UTILITY EASEMENT GRANTED PER DOC 1632342089
- = SANITARY SEWER EASEMENT GRANTED PER DOC 1632342089

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

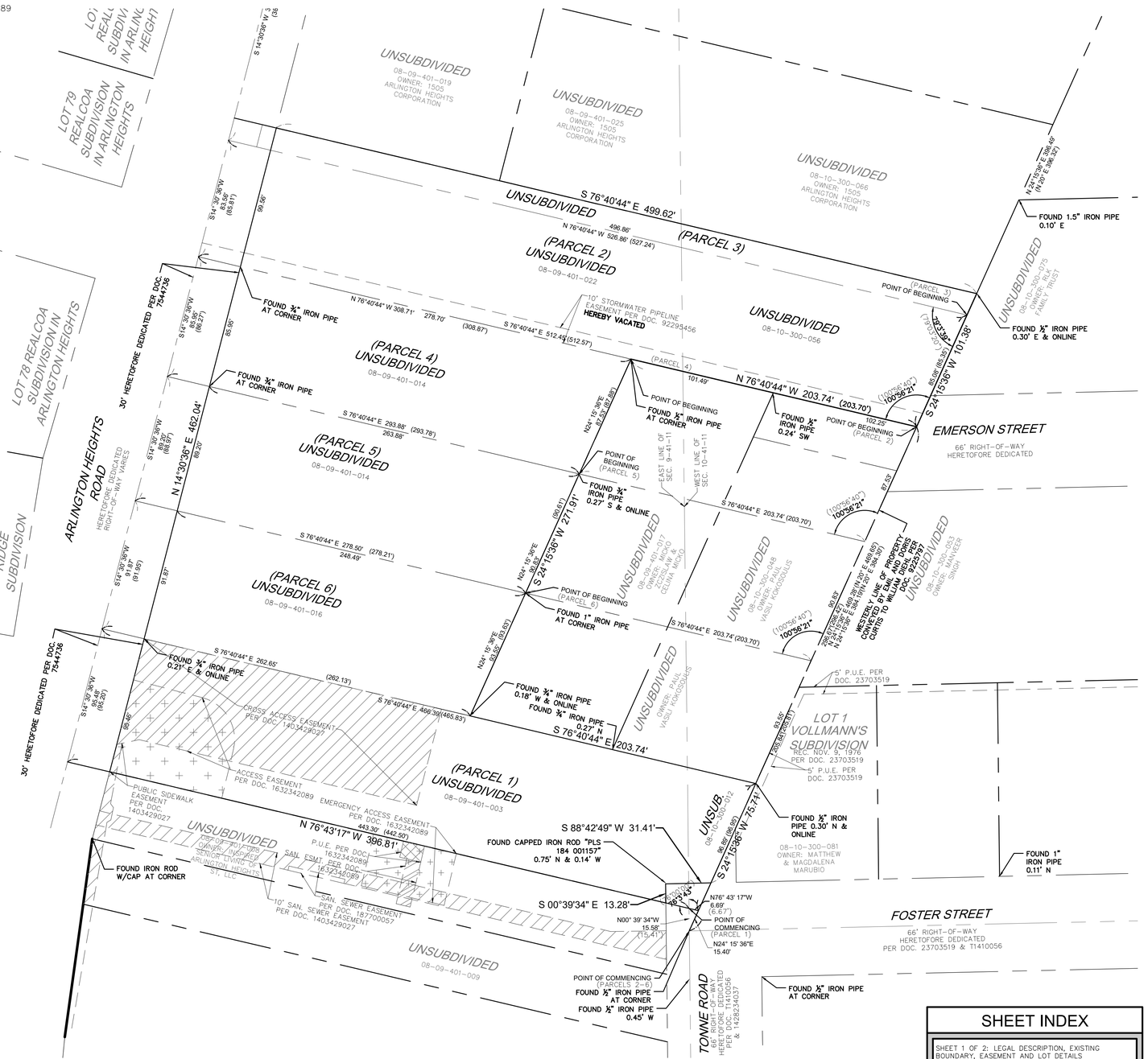
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)



SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, EXISTING BOUNDARY, EASEMENT AND LOT DETAILS

SHEET 2 OF 2: PROPOSED LOT DETAILS, SETBACKS AND EASEMENTS

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS △
REV. PER VILLAGE COMM. 10/08/23

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 220019
PM: GP
DATE: 06/06/24
SCALE: 1" = 40'

SHEET NUMBER
1 OF 2

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

CURRENT P.I.N.:

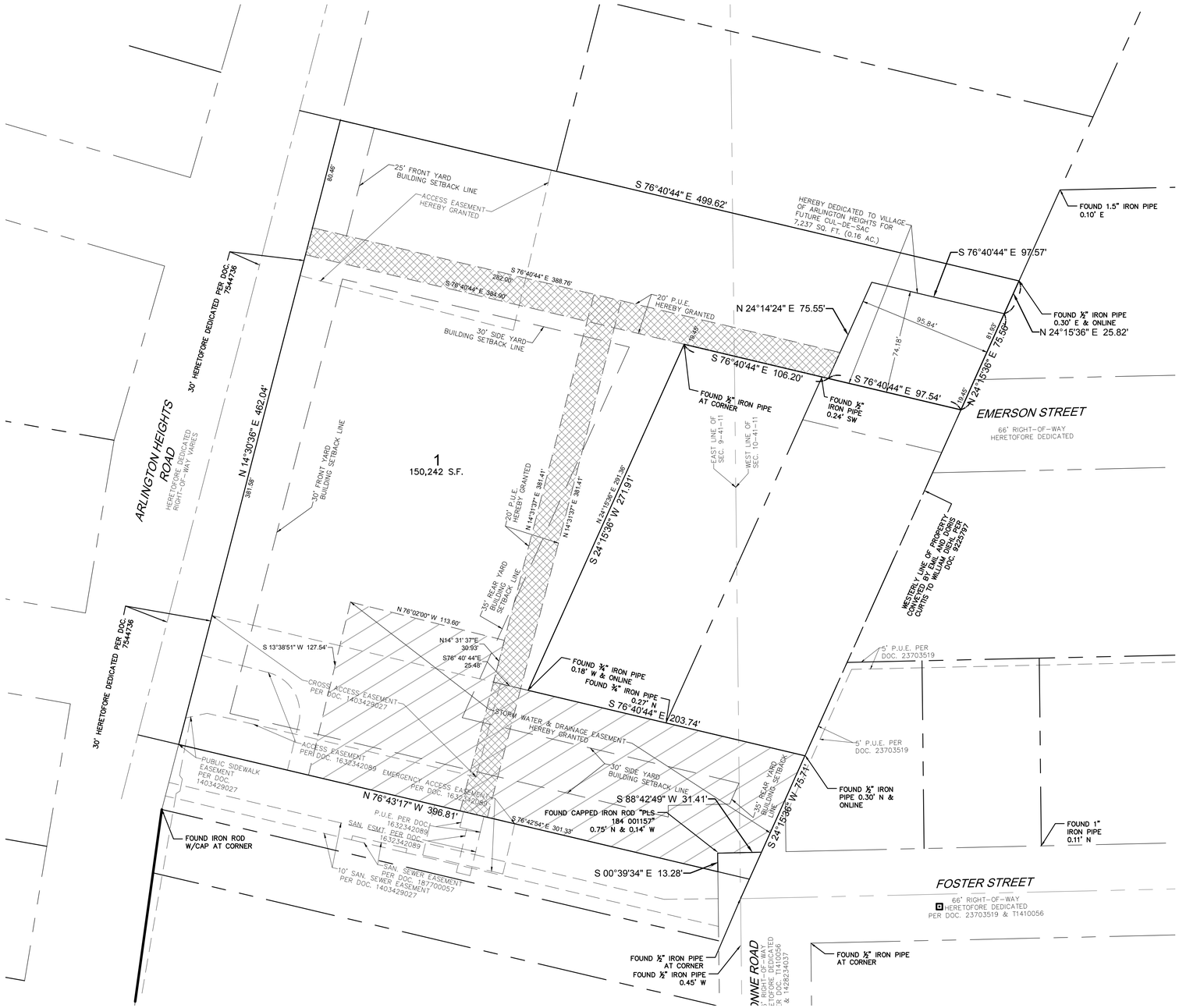
08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LOT AREA

LOT 1: 150,242 SQUARE FEET (3.449 AC±)
ROW DED: 7,237 SQUARE FEET (0.166 AC±)
TOTAL: 157,479 SQUARE FEET (3.615 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- = STORMWATER & DRAINAGE EASEMENT
- = PUBLIC UTILITY EASEMENT
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- ● = FOUND IRON ROD/PIPE
- × = FOUND CUT CROSS
- =FOUND PK NAIL



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
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REVISIONS △

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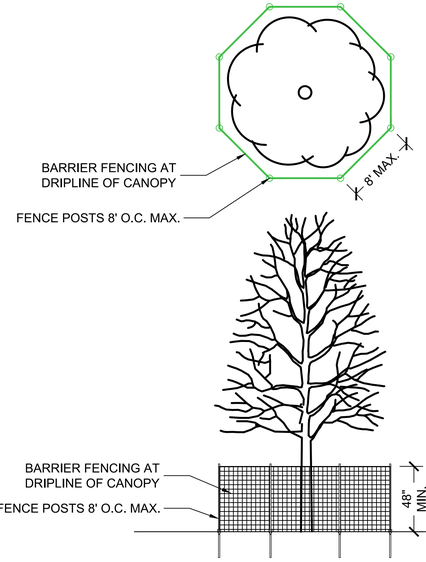
GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 220019
PM : GP
DATE : 06/06/24
SCALE : 1" = 40'

SHEET NUMBER
2 OF 2



2 TREE PRESERVATION FENCING DETAIL

NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. NUMEROUS LARGE MATURE TREES EXIST ON SITE. 138 TREES WILL BE REMOVED AS PART OF THIS CONTRACT. ALMOST ALL TREES FOR REMOVAL ARE WEED SPECIES.

TREE PROTECTION & REMOVAL NOTES

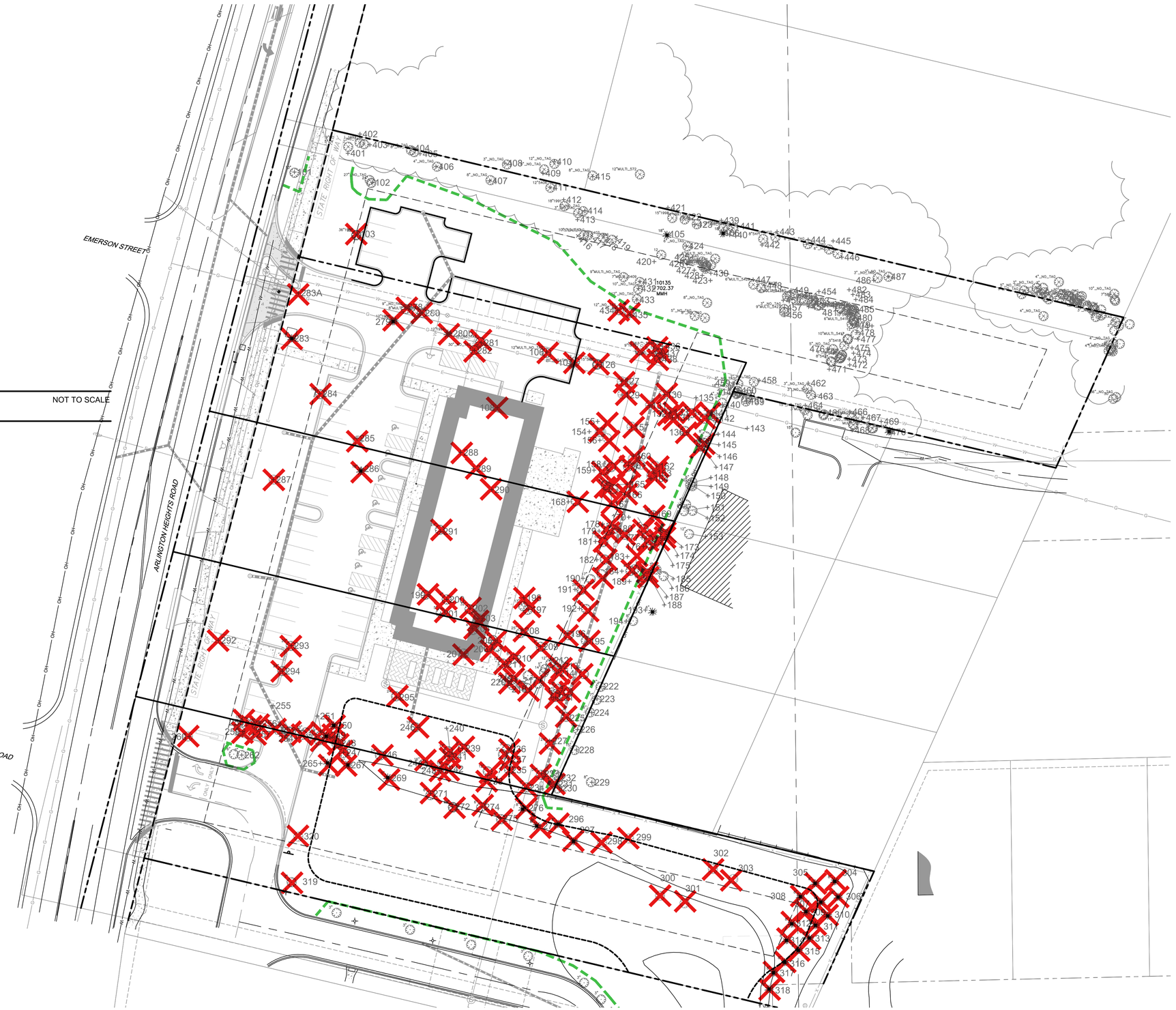
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED



1 TREE PROTECTION & REMOVAL PLAN

N SCALE 1"=30'
0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023
3.	Revised	03/25/2024
4.	Additional Survey	06/03/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

Proj ID: Grace Terrace
Date: 8/23/2023 10/31/2023 5/29/2024
Address: Arlington Heights Rd. and Emerson Rd, Arlington Hts.

Number	Tag	Size	Common Name	Scientific Name	Best 5 1-5 Condition	Best 5 1-5 Form	Notes
101		10	Common Hackberry	Celtis occidentalis	5	5	Parkway
102		24	Silver Maple	Acer sacharrinum	4	4	
103	1967	32	Silver Maple	Acer sacharrinum	2	2	Missing Limbs
104		18	White Pine	Pinus strobus	3	3	
105			missing				
106	1904	10	Norway spruce	Picea abies	4	4	Remove
107	5489	24	Siberian Elm	Ulmus pumila	4	4	Remove
108		32	Cottonwood	Populus deltoides	3	3	Remove
126		18	Boxelder	Acer negundo	3	3	remove
127		8	Siberian Elm	Ulmus pumila			Remove
129		6	Boxelder	Acer negundo	3	3	Remove
130		12	Siberian Elm	Ulmus pumila	3	4	Remove
131		12	Siberian Elm	Ulmus pumila	4	2	Remove
132	5492	8	Common Hackberry	Celtis occidentalis	4	3	Remove
133		8	Boxelder	Acer negundo	4	3	Remove
134		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
135		8	Boxelder	Acer negundo	3	3	
136		6	Cottonwood	Populus deltoides	3	4	Remove
137		15	Silver Maple	Acer saccharinum	4	4	Off-site
138		15	Silver Maple	Acer saccharinum	4	4	Off-site
139		6	Boxelder	Acer negundo	3	4	Off-site
140		6	Boxelder	Acer negundo	3	4	
141		3	European Buckthorn	Rhamnus cathartica	1	1	remove
142		10	Silver Maple	Acer saccharinum	4	4	
143		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
144		8	Boxelder	Acer negundo	3	2	
145		8	Boxelder	Acer negundo	3	2	remove
146		6	European Buckthorn	Rhamnus cathartica	1	1	
147		4	European Buckthorn	Rhamnus cathartica	1	1	remove
148		6	Boxelder	Acer negundo	4	3	Off-site
149		12	Silver Maple	Acer saccharinum	4	3	Off-site
150		8	Common Hackberry	Celtis occidentalis	4	4	Off-site
151		6	European Buckthorn	Rhamnus cathartica	1	1	Off-site
152		28	Silver Maple	Acer saccharinum	3	2	Off-site
153		12	Ulmus pumila	Siberian elm	2	2	Off-site
154		24	Silver Maple	Acer saccharinum	4	3	Remove
155		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
156		8	Boxelder	Acer saccharinum	3	3	Remove
157		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
158		6	Boxelder	Acer saccharinum	3	3	Remove
159	5442	4	Boxelder	Acer saccharinum	3	3	Remove
160	5443	6	Boxelder	Acer saccharinum	3	3	Remove
161	5444	10	Boxelder	Acer saccharinum	3	3	Remove
162		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
163		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
164		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
165		6	Silver Maple	Acer saccharinum	4	3	Remove
166		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
167		4	Boxelder	Acer negundo	3	2	crowded, Remove
168		20	Silver Maple	Acer saccharinum	4	2	Remove
169		12	Cottonwood	Populus deltoides	4	3	Remove
170		6	Boxelder	Acer negundo	4	3	Remove
173		6	European Buckthorn	Rhamnus cathartica	1	1	remove
174		6	European Buckthorn	Rhamnus cathartica	1	1	remove
175		4	European Buckthorn	Rhamnus cathartica	1	1	remove
176		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
177		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
178		6	Boxelder	Acer negundo	4	3	Remove
179		6	Silver Maple	Acer saccharinum	3	2	Remove
180	5461	8	Boxelder	Acer negundo	3	3	Remove
181		10	Silver Maple	Acer saccharinum	4	2	Remove
182		7	Cottonwood	Populus deltoides	4	4	Remove
183		9	European Buckthorn	Rhamnus cathartica	1	1	Remove
184		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
185		3	European Buckthorn	Rhamnus cathartica	1	1	Off-site
186		8	Silver Maple	Acer saccharinum	4	3	Off-site
187		3	European Buckthorn	Rhamnus cathartica	1	1	remove
188		3	European Buckthorn	Rhamnus cathartica	1	1	remove
189		16	Cottonwood	Populus deltoides	4	3	Remove
190		17	Silver Maple	Acer saccharinum	4	3	Remove
191		26	Silver Maple	Acer saccharinum	3	3	Remove
192		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
193		6	Green spruce	Picea pungens	4	4	Off-site
194		8	Cottonwood	Populus deltoides	4	3	Off-site
195		18	Silver Maple	Acer saccharinum	3	3	Remove
196		14	Silver Maple	Acer saccharinum	3	3	Remove
197		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
198		13	Boxelder	Acer negundo	3	2	Remove
199		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
200		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
201		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
202		32	Cottonwood	Populus deltoides	1	1	Remove
203		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
204		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
205		12	Cottonwood	Populus deltoides	4	2	Crowded, Remove
206		12	Siberian Elm	Ulmus pumila	4	2	Crowded, Remove
207		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
208		25	Cottonwood	Populus deltoides	2	2	Remove
209		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
210		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
211		12	Common Hackberry	Celtis occidentalis	3	2	Remove
212		12	Boxelder	Acer negundo	4	2	Remove
213		4	Common Hackberry	Celtis occidentalis	4	4	Remove
214		3	Boxelder	Acer negundo	3	3	Remove
215		5	Boxelder	Acer negundo	3	3	Remove
216		14	Silver Maple	Acer saccharinum	4	3	Remove
217		6	Boxelder	Acer negundo	3	4	Remove
218		10	Silver Maple	Acer saccharinum	4	3	Remove
219		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
220		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
221		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
222		4	European Buckthorn	Rhamnus cathartica	1	1	Off-site
223		7	Boxelder	Acer negundo	3	3	Off-site
224		16	Ulmus pumila	Siberian Elm	4	3	Off-site
225		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
226		7	Boxelder	Acer negundo	3	3	In Fence
227		24	Silver Maple	Acer saccharinum	4	3	Remove
228		15	Cottonwood	Populus deltoides	3	2	Off-site
229		8	Cottonwood	Populus deltoides	3	3	Off-site
230		9	Cottonwood	Populus deltoides	4	3	Off-site
231		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
232		18	Cottonwood	Populus deltoides	4	3	
233		24	Cottonwood	Populus deltoides	3	2	Remove
234		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
235		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
236		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
237		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
238		12	Silver Maple	Acer saccharinum	3	2	Remove
239		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
240		17	Cottonwood	Populus deltoides	3	3	Remove
241		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
242		18	Cottonwood	Populus deltoides	3	2	Remove
243		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
244		18	Silver Maple	Acer saccharinum	3	3	Remove
245			missing				
246		24	Cottonwood	Populus deltoides	4	4	Remove
247		4	Siberian Elm	Ulmus pumila	3	3	Remove
248		10	Cottonwood	Populus deltoides	3	2	Remove
249		8	Yew	Taxus cuspidata	2	4	Remove
250		8	Yew	Taxus cuspidata	2	4	Remove
251		8	Cottonwood	Populus deltoides	2	2	Remove
253		10	Cottonwood	Populus deltoides	3	2	Remove
254		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
255		5	Cottonwood	Populus deltoides	4	2	Remove
256		6	Black cherry	Prunus serotina	3	3	Remove
257		8	Cottonwood	Populus deltoides	3	2	Remove
258		10	Dead		0	0	Remove
259		3	Crabapple	Malus ssp.	5	5	Remove
260		6	Norway maple	Acer platanoides	5	5	Remove
262		7	Norway maple	Acer platanoides	5	5	Remove
263		6	Norway maple	Acer platanoides	5	5	Remove
264		17	Cottonwood	Populus deltoides	3	2	Remove
265		7	Green Spruce	Picea pungens	5	5	Remove
266			missing				
267		6	Blue Spruce	Picea pungens glauca	5	3	Remove
268			missing				
269		5	Blue Spruce	Picea pungens glauca	4	4	Remove
270			missing				
271		6	Common Hackberry	Celtis occidentalis	5	5	Remove
272			missing				
273		24	Silver Maple	Acer saccharinum	4	3	Remove
274		6	Common Hackberry	Celtis occidentalis	5	5	Remove
275		8	Common Hackberry	Celtis occidentalis	5	5	Remove
276		8	Blue Spruce	Picea pungens glauca	3	3	Remove
277		8	Green Spruce	Picea pungens	4	4	Remove
278		6	Boxelder	Acer negundo	3	3	Remove
279		12	Pinus strobus	White Pine	3	3	crowded, remove
280		10	Boxelder	Acer negundo	2	2	remove
281		30	Boxelder	Acer negundo	3	2	remove
282		10	Norway spruce	Picea abies	3	3	crowded, remove
283		15	Pinus strobus	White Pine	2	2	Remove
283A		18	Norway spruce	Picea abies	4	4	Remove
284		18	Honeylocust	Gleditsia triacan.	4	4	Remove
285		20	Dead				Remove
286		18	Norway spruce	Picea abies	4	4	Remove
287		28	Dead				Remove
288		12	Norway spruce	Picea abies	3	3	Remove
289		30	Silver Maple	Acer saccharinum	3	3	Remove
290		16	Ulmus americana	American Elm	4	3	Remove
291		24	Silver Maple	Acer saccharinum	4	3	Remove
292		20	Silver Maple	Acer saccharinum	4	3	Remove
293		20	Silver Maple	Acer saccharinum	3	3	Remove
294		24	Silver Maple	Acer saccharinum	3	3	Remove
295		24	Silver Maple	Acer saccharinum	4	4	Remove
296		8	Green Spruce	Picea pungens	2	4	Remove
297		8	Green Spruce	Picea pungens	4	4	Remove
298		2	Common Hackberry	Celtis occidentalis	4	5	Remove
299		2	Common Hackberry	Celtis occidentalis	4	5	Remove
300		2	Swamp White Oak	Quercus alba bicolor	4	4	Remove
301		3	Swamp White Oak	Quercus alba bicolor	4	4	Remove
302		2	Common Hackberry	Celtis occidentalis	4	5	Remove
303		2	Common Hackberry	Celtis occidentalis	4	5	Remove
304		8	Thuja occidentalis	Arborvitae	4	4	Remove
305		8	Thuja occidentalis	Arborvitae	4	4	Remove
306		8	Thuja occidentalis	Arborvitae	4	4	Remove
307		8	Thuja occidentalis	Arborvitae	4	4	Remove
308		8	Thuja occidentalis	Arborvitae	4	5	Remove
309		8	Thuja occidentalis	Arborvitae	5	5	Remove
310		8	Thuja occidentalis	Arborvitae	5	5	Remove
311		8	Thuja occidentalis	Arborvitae	5	5	Remove
312		8	Thuja occidentalis	Arborvitae	4	4	Remove
313		8	Pinus strobus	White Pine	5	4	Remove
314		8	Pinus strobus	White Pine	5	5	Remove
315		8	Thuja occidentalis	Arborvitae	5	5	Remove
316		8	Pinus strobus	White Pine	5	5	Remove
317		8	Pinus strobus	White Pine	4	4	Remove
318		8	Thuja occidentalis	Arborvitae	4	5	Remove
319		3	Acer rubrum	Red Maple	5	5	
320		3	Acer rubrum	Red Maple	5	4	Remove
401		5	Common Hackberry	Celtis occidentalis	3	3	PRESERVE
402	5405	9	Siberian Elm	Ulmus pumila	2	0	Leaning, PRESERVE
403		6	Siberian Elm	Ulmus pumila	2	1	Vines, PRESERVE
404		8	Cottonwood	Populus deltides	2	1	Leaning, PRESERVE
405		8	Mulberry	Morus alba	2	2	Leaning, PRESERVE
406		4	Buckthorn	Rhamnus	0	0	Remove
407		8	White Ash	Fraxinus americana	4	4	PRESERVE
408		3	Siberian Elm	Ulmus pumila	4	3	PRESERVE
409		8	American Elm	Ulmus americana	4	4	PRESERVE
410		12	American Elm	Ulmus americana	4	3	PRESERVE
411	5406	12	Siberian Elm	Ulmus pumila	2	2	PRESERVE
412	1991	10	Siberian Elm	Ulmus pumila	2	2	PRESERVE
413		3	Buckthorn	Rhamnus	0	0	Remove
414		8	Siberian Elm	Ulmus pumila	4	4	PRESERVE
415	1989	12	Dead	Dead			Remove
416		15	Siberian Elm	Ulmus pumila	4	2	PRESERVE
417	5407	15	Mulberry	Morus alba	3	2	PRESERVE
418							
419	1986	7	Buckthorn	Rhamnus	0	0	Remove
420		10	Boxelder	Acer negundo	4	3	PRESERVE
421	1998	15	Dead	Dead	0	0	Remove
422	1997	10	Dead	Dead	0	0	Remove
423	1996	12	Dead	Dead	0	0	Remove
424		6	Dead	Dead	0	0	Remove
425		10	Dead	Dead	0	0	Remove
426		3	Buckthorn	Rhamnus	0	0	Remove
427		3	Buckthorn	Rhamnus	0	0	Remove
428		3	Buckthorn	Rhamnus	0	0	Remove
429		5	Buckthorn	Rhamnus	0	0	Remove
430		5	Buckthorn	Rhamnus	0	0	Remove
431	5409	7	Siberian Elm	Ulmus pumila	4	3	PRESERVE
432	5407	10	Boxelder	Acer negundo	3	2	PRESERVE
433		12	Boxelder	Acer negundo	3	3	Leaning, PRESERVE
434	5500	12	Boxelder	Acer negundo	2	3	Remove
435		6	Siberian Elm	Ulmus pumila	2	2	Remove
436	5498	12	Siberian Elm	Ulmus pumila	2	1	Remove
437		3	Buckthorn	Rhamnus	0	1	Remove
438		3	Buckthorn	Rhamnus	0	0	Remove
439	1985	17	Dead		0	0	Remove
440		9	Buckthorn	Rhamnus	0	0	Remove
441		3	Buckthorn	Rhamnus	0	0	Remove
442	5411	8	Buckthorn	Rhamnus	0	0	Remove
443	5410	24	Red Oak	Quercus rubra	4	4	PRESERVE
444		6	Buckthorn	Rhamnus	0	0	Remove
445		4	Buckthorn	Rhamnus	0	0	Remove
446		6	Buckthorn	Rhamnus	0	0	Remove
447	5429	6	Buckthorn	Rhamnus	0	0	Remove
448		9	Buckthorn	Rhamnus	0	0	Remove
449	5426	8	Buckthorn	Rhamnus	0	0	Remove
450		5	Buckthorn	Rhamnus	0	0	Remove
451	5425	8	Cottonwood	Populus deltides	4	4	PRESERVE
452			Missing				
453	5423	6	Buckthorn	Rhamnus	0	0	PRESERVE
454		6	Boxelder	Acer negundo	3	3	PRESERVE
455	5427	7	Boxelder	Acer negundo	4	3	PRESERVE
456		9	Cottonwood	Populus deltides	3	3	PRESERVE
457		3	Buckthorn	Rhamnus	0	0	Remove
458		3	Buckthorn	Rhamnus	0	0	Remove
459		3	Common Hackberry	Celtis occidentalis	3	3	PRESERVE
460		18	Common Hackberry	Celtis occidentalis	4	4	PRESERVE
461		4	Buckthorn	Rhamnus	0	0	Off-site
462		3	Buckthorn	Rhamnus	0	0	Remove
463		3	Buckthorn	Rhamnus	0	0	Remove
464		15	White Pine	Pinus strobus	4	4	Off-site, PRESERVE
465		3	Buckthorn	Rhamnus	0	0	Off-site
466		4	Buckthorn	Rhamnus	0	0	Remove
467		17	Silver Maple	Acer sacharrinum	4	4	PRESERVE
468		4	Buckthorn	Rhamnus	0	0	Off-site
469		8	Boxelder	Acer negundo	3	3	Off-site
470		8	Eastern Red Cedar	Juniperus virginianna	3	2	Off-site, PRESERVE
472	5421	8	Cottonwood	Populus deltides	3	2	PRESERVE
473	5420	8	Mulberry	Morus alba	3	2	PRESERVE
474		8	Mulberry	Morus alba	2	3	PRESERVE
475	5419	8	Mulberry	Morus alba	2	2	PRESERVE
476		5	Buckthorn	Rhamnus	0	0	Remove
477	5418	5	Buckthorn	Rhamnus	0	0	Remove
478	5417	10	Common Hackberry	Celtis occidentalis	3	3	Leaning, PRESERVE
479	5416	6	Mulberry	Morus alba	4	3	PRESERVE
480	5415	10	Mulberry	Morus alba	4	2	Leaning, PRESERVE
481	5412	4	Buckthorn	Rhamnus	0	0	Remove
482		10	Mulberry	Morus alba	3	3	PRESERVE
483		5	Buckthorn	Rhamnus	0	0	Remove
484		4	Buckthorn	Rhamnus	0	0	Remove
485		6	Buckthorn	Rhamnus	0	0	Remove
486		3	Buckthorn	Rhamnus	0	0	Remove
487		3	Buckthorn	Rhamnus	0	0	Remove
	104		Total quantity of trees to be removed (not including buckthorn)				
		1298	Total Caliper Inches Removed (not including buckthorn)				

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR.
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023
3.	Revised	03/25/2024
4.	Additional Survey	06/03/2024

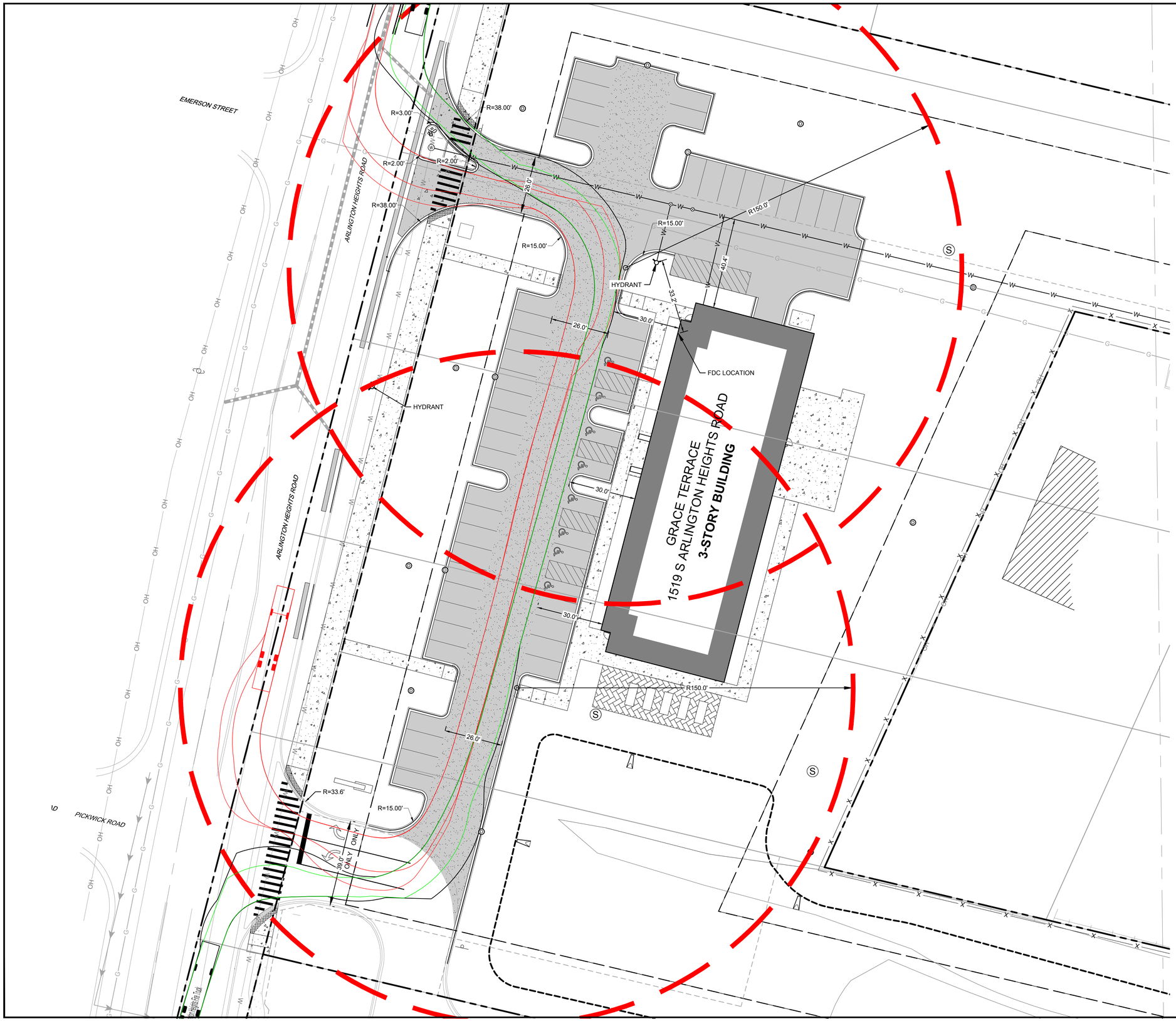
SET TYPE
LANDSCAPE PLANS

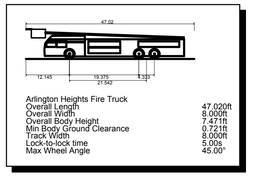
PROJECT NUMBER
2306034

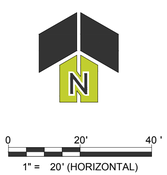
DATE
08-22-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE SURVEY

SHEET NUMBER
L1.2







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CAGE CIVIL ENGINEERING

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 06/06/2024

SHEET TITLE

FIRE TRUCK
TURN EXHIBIT

SHEET NUMBER

TR-1

1 OF 1

MEMO

To: Ms. Nanci Julius, PE
Senior Civil Engineer
Village of Arlington Heights Public Works Dept.

From: CAGE Engineering – Claudia Welp

Date: June 06, 2024

Subject: Stormwater Summary
Grace Terrace

Dear Ms. Julius,

The proposed project includes the construction of a three-story Permanent Supportive Housing facility which will include 25-units. The project will also include a parking lot, access drives, below ground utilities and an above ground detention pond.

Detention on the Grace Terrace property will be provided within pipe storage and dry bottom detention basin. The high water line is located at 702.3 which is the existing high water line for the Autumn Leaves detention basin that is being expanded.

The existing outlet control structure at the downstream pipe of the pond will be modified with a new plate restrictor for the updated allowable release rate. The overflow route for Autumn Leaves will be expanded to accommodate the increased detained area and 100 year runoff.

Site Summary:

	Total Detained Area	6.81	acres						
Grace Terrace	Develop Area =	3.46	acres	0.0054	sq mi				
	Impervious Area =	0.90	acres		$C_{impervious}$=	0.95	$CN_{impervious}$=	98	
	Gravel Area =	0.00	acres		C_{gravel}=	0.70	CN_{gravel}=	98	
	Pervious Area =	2.56	acres		$C_{pervious}$=	0.50	$CN_{pervious}$=	80	
					C =	0.62	CN =	84.7	
							% Imperv. =	26.0%	
Existing Autumn Leaves (Legacy)	Legacy Site Area	3.35	acres	0.0052	sq mi				
	Impervious Area =	1.79	acres		$C_{impervious}$=	0.95	$CN_{impervious}$=	98	
	Gravel Area =		acres		C_{gravel}=	0.70	CN_{gravel}=	98	
	Pervious Area =	1.56	acres		$C_{pervious}$=	0.50	$CN_{pervious}$=	80	
					C =	0.74	CN =	89.6	
							% Imperv. =	53.4%	
	Total Impervious Area =	2.69	acres						
		117,176	SF						
	Allowable total Release Rate =	0.20	cfs/acre (*MWRD Des Plaines River watershed requirements*)						
		0.18	**cfs/acre (*Village of Arlington Heights requirements, more restrictive*)**						

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GRACE TERRACE ALLOWABE RELEASE RATE=	0.62	cfs
AUTUMN LEAVES RELEASE ALLOWABLE RELEASE RATE =	0.60	cfs
TOTAL ALLOWABLE RELEASE RATE=	**1.23**	**cfs**
TOTAL ACTUAL RELEASE RATE=	**1.20**	**cfs**
DETENTION VOLUME REQUIRED GRACE TERRACE=	**1.23**	**acre-ft (MWRD)**
	0.85	acre-ft (VAH)
TOTAL DETENTION VOLUME PROVIDED=	**1.27**	**acre-ft**
MAXIMUM RESTRICTOR DIAMETER =	4.30	in
ACTUAL RESTRICTOR DIAMETER =	**4.25**	**in**
PROPOSED IMPERVIOUS AREA =	39,204	SF
VOLUME CONTROL REQUIREMENT =	3,267	CF (1" Per SF of Imp Area)
VOLUME CONTROL PROVIDED =	**0.08**	**CF**
Restrictor Invert =	695.94	
Modeled High Water Elevation =	702.30	
Vault High Water Elevation =	702.30	
Vault Spill Elevation =	702.80	

Restrictor and Release Rate:

100-YEAR STORM RESTRICTOR

High Water Level =	702.30	(max.)	
C_D =	0.61	(constant)	
G =	32.20	ft/sec^2	
Inv. restrictor =	695.94		
$Q_{allowable}$ =	1.23	cfs	
h = HWL - Inv. - 1/2 Dia.			
=	6.18	ft.	
$Q = C_D A(2gh)^{1/2}$			
$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$			
$A_{restrictor}$ =	14.50	in^2	
$D_{restrictor}$ =	4.30	in	
=> Restrictor diameter =	**4.25**	**inches**	

Release Rate Based on restrictor diameter

$D_{restrictor}$ =	4.250	in.
$A_{restrictor}$ =	14.18	in^2
h =	6.18	
Q =	$C_D A(2gh)^{1/2}$	
$Q_{release}$ =	**1.20**	**cfs**

Stage Storage:

	Elev	Q(rest) (cfs)	Q(weir) (cfs)	Q(Total) (cfs)	Total Volume		Basin Area (sq. ft.)	Basin Increm. Volume (cu ft.)	Basin Increm. Volume (ac-ft)
	703.30	1.29	44.99	**46.29**	**1.25**		0	0	0.000
HWL	702.30	1.20	0.00	**1.20**	**1.25**		26,115	7,745	0.178
	702.00	1.17	0.00	**1.17**	**1.07**		25,519	24,417	0.561
	701.00	1.07	0.00	**1.07**	**0.51**		23,331	22,240	0.511
	700.00	0.95	0.00	**0.95**	**0.00**		21,167		

Modeled High Water Line =	**702.30**	
100 Year Discharge =	**1.20**	**cfs**
100-Year Basin Storage Volume Grace Terrace =	**1.25**	**acre-ft**
Underground Detention Grace Terrace=	**0**	**acre-ft**
Pipe Storage=	**0.02**	**acre-ft**
Total 100-Year Storage Volume =	**1.27**	**acre-ft**

Overflow:

Peak 100-Year Runoff Calculation

Peak Runoff Equation: Q = C*i*A (The Rational Formula)

Upstream Tributary Area =	6.81	acres	including Autom Leaves Devlpt.
Upstream Tributary Impervious Area =	2.69	acres	
Composite Runoff Coefficient =	0.71		
Time of Concentration, Tc =	0.17		
100-Yr Rainfall Depth (Bulletin 75) =	1.80	inches	
100-Yr Rainfall Intensity (Bulletin 75) =	10.80	inches/hour	
100-Year Peak Runoff Rate =	**52.22**	**CFS**	

Outlet Control Structure Internal Overflow Weir Capacity Calculation

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) =	49.00	ft.	Weir Crest Elev. =	703.30
H (head) =	0.50	ft.	Weir Elev. =	702.80

Outlet Control Overflow Capacity =	**52.49**	**CFS**

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

1. TITLE SERVICES MIDWEST LLC FILE 213140 WITH AN EFFECTIVE DATE OF MAY 18, 2023, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

2. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

3. SCHEDULE B, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND

4. SCHEDULE B, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

5. SCHEDULE B, ITEMS 4–10: NOT SURVEY RELATED.

6. SCHEDULE B, ITEM 11: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS.

7. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISION AND RESTRICTIONS CONTAINED IN AN EASEMENT GRANT FOR A STORMWATER PIPE, PIPELINE AND EQUIPMENT AS GRANTED IN SAID EASEMENT GRANT RECORDED APRIL 20, 1992 AS DOCUMENT 92295456. AS SHOWN HEREON.

8. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE PLAT OF EASEMENT GRANTING CROSS ACCESS, SANITARY SEWER AND PUBLIC SIDEWALK AS GRANTED ON THE PLAT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429027. AS SHOWN HEREON.

9. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE EASEMENT AGREEMENT GRANTING ACCESS, EMERGENCY ACCESS, PUBLIC UTILITY, SANITARY EASEMENTS AS GRANTED IN THE AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT 1632342089. AS SHOWN HEREON, SEE DOCUMENT FOR PROVISION PARTICULARS.

10. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ONSITE UTILITY & MAINTENANCE AGREEMENT FOR MAINTAINING THE INSTALLED PRIVATE WATERMAIN, STORM SEWERS, UTILITIES AS ITEMIZED BY VILLAGE CODE AND THE PRIVATE ROADS AND PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY AS DESCRIBED IN AGREEMENT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429026. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

11. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND ARLINGTON MEDICAL PARTNERS DEFINING REDEVELOPMENT OF THE CURRENT SITE, CONSTRUCTION COMMENCEMENT, FINANCING, MEETINGS, RESTRICTIONS AND ADDITIONAL COVENANTS, VILLAGE OBLIGATIONS, COVENANTS AND AGREEMENTS AND TIF ESCROW AMONG OTHER ITEMS AS CONTAINED IN THE ORDINANCE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

12. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FOLLOWING ORDINANCES:
    AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDING THE ZONING ORDINANCE AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 26, 1988 AS DOCUMENT 88084275. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT 0020478159. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE REPEALING ORDINANCE NUMBER 88–03, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT AND CERTAIN VARIATIONS, AS CONTAINED IN ORDINANCE RECORDED MARCH 10, 2006 AS DOCUMENT 0606934062. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R–1 TO OT AS CONTAINED IN ORDINANCE RECORDED MAY 18, 2007 AS DOCUMENT 0713822004. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429024. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 13–063 AND GRANTING A VARIANCE, GRANTING PRELIMINARY AND APPROVAL OF THE PUD AND A PRELIMINARY PLAT OF SUBDIVISION, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 21, 2017 AS DOCUMENT 1705213033. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS

13. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS:
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING ARLINGTON HEIGHTS ROAD STUDY AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 25, 1974 AS DOCUMENT 22858283. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE OFFICIAL THOROUGHFARE PLAN AS CONTAINED IN ORDINANCE RECORDED MARCH 21, 1984 AS DOCUMENT 27012786. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY AMENDING THE LAND USE DESIGNATION AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE 2018 SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 14, 2018 AS DOCUMENT 1825745016. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

14. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN NOTICES OF PROPOSED ANNEXATIONS AND ANNEXATIONS:
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836932. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836933. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836935. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836936. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836937. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837003. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837004. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE COMMISSIONERS OF HIGHWAYS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023277. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023278. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023279. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

15. SCHEDULE B, ITEMS 20–28: NOT SURVEY RELATED.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.

9. THE SURVEYED PROPERTY IS ARE VACANT PARCELS WITH NO POSTED ADDRESS. (TABLE A, ITEM 2).

10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)

11. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R–1 "ONE FAMILY DWELLING DISTRICT" AND O–T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)

12. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 675 FEET SOUTH OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND NOYES STREET. (TABLE A, ITEM 14)

13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

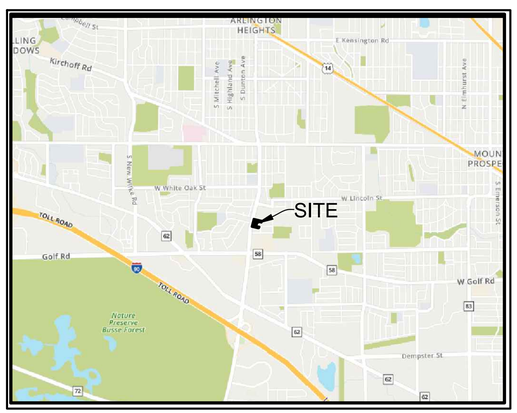
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR EMERGENCY ACCESS AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR INGRESS, EGRESS AND ACCESS FOR FIRE TRUCKS FROM ARLINGTON HEIGHTS ROAD IN THE EVENT OF AN EMERGENCY THROUGH THE "EMERGENCY ACCESS AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT D OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 165.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 20 MINUTES 05 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.00 FEET; THENCE NORTH 13 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.00 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR WATER MAIN AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR TAPPING ONTO, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING WATER MAINS ON, OVER, UNDER AND ACROSS "WATER MAIN EASEMENT AREA"AS DESCRIBED AND DEPICTED IN EXHIBIT E OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.50 FEET TO A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.50 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING



LOCATION MAP

NOT TO SCALE

CURRENT P.I.N.:

08–10–300–012
08–10–300–056
08–09–401–003
08–09–401–014
08–09–401–015
08–09–401–016
08–09–401–022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88–GEOID 18

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIG

ALTA/NSPS LAND TITLE SURVEY

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

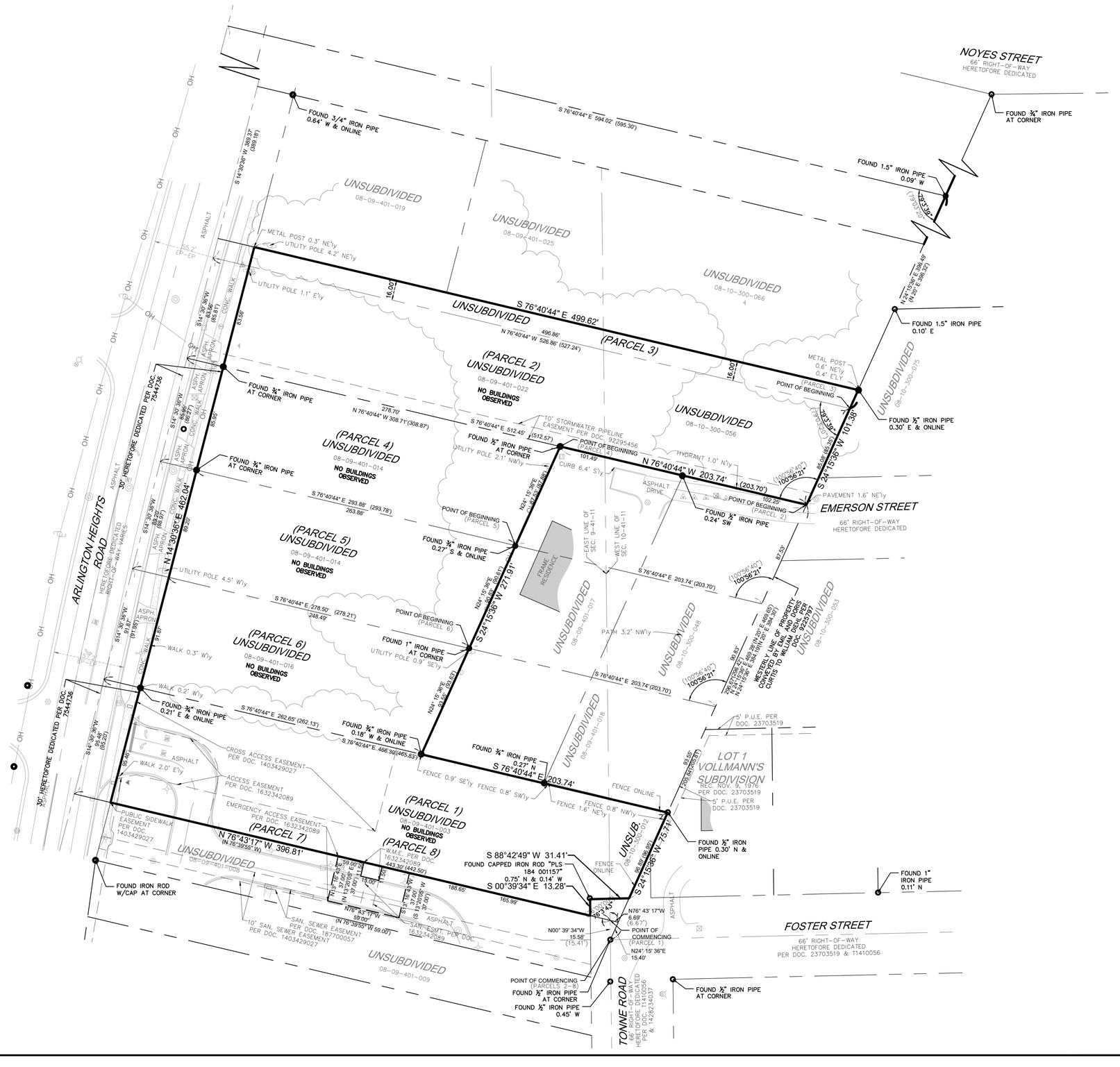
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

- BOUNDARY LINE =
- R.O.W. LINE =
- EASEMENT LINE =
- PAVEMENT LINE =
- CURB & GUTTER =
- CONCRETE SIDEWALK =
- SANITARY LINE =
- STORM LINE =
- WATERMAIN LINE =
- FOUND IRON ROD OR PIPE =
- EX. SANITARY MANHOLE =
- EX. STORM MANHOLE =
- EX. INLET =
- EX. HYDRANT =
- EX. VALVE BOX =
- EX. GAS VALVE =
- EX. TELEPHONE HANDHOLE = TH
- EX. ELECTRIC HANDHOLE = EH
- EX. ELECTRIC TRANSFORMER = ET
- EX. ELECTRIC JUNCTION BOX = EJB
- EX. LIGHT POLE =
- EX. BOLLARD =
- EX. SIGN =
- EX. CONCRETE =
- EX. BUILDING =
- MEASURED INFORMATION = XXX.XX
- RECORD INFORMATION = (XXX.XX)
- EDGE OF PAVEMENT = EP
- PUBLIC UTILITY EASEMENT = P.U.E.


NOYES STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 3/4" IRON PIPE 0.64' W & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
S 76°40'44" E 594.02' (595.30')
FOUND 1.5" IRON PIPE 0.09' W
FOUND 1.5" IRON PIPE 0.10' E
FOUND 1/2" IRON PIPE 0.30' E & ONLINE
EMERSON STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 1/2" IRON PIPE 0.24' SW
PAVEMENT 1.6' NE'ly
ARLINGTON HEIGHTS ROAD
HERETOFORE DEDICATED
RIGHT-OF-WAY VARIES
20' HERETOFORE DEDICATED PER DOC. 7544736
30' HERETOFORE DEDICATED PER DOC. 7544736
UNSUBDIVIDED
08-09-401-019
UNSUBDIVIDED
08-09-401-025
UNSUBDIVIDED
08-10-300-066
UNSUBDIVIDED
08-10-300-075
UNSUBDIVIDED
08-10-300-056
UNSUBDIVIDED
08-09-401-017
UNSUBDIVIDED
08-10-300-048
UNSUBDIVIDED
08-10-300-053
UNSUBDIVIDED
08-09-401-018
UNSUBDIVIDED
08-10-300-012
UNSUBDIVIDED
08-09-401-009
(PARCEL 2)
UNSUBDIVIDED
08-09-401-022
NO BUILDINGS OBSERVED
(PARCEL 3)
(PARCEL 4)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 5)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 6)
UNSUBDIVIDED
08-09-401-016
NO BUILDINGS OBSERVED
(PARCEL 7)
(PARCEL 8)
W.I.E. PER DOC. 1632342089
(PARCEL 1)
UNSUBDIVIDED
08-09-401-003
NO BUILDINGS OBSERVED
S 76°40'44" E 499.62'
N 76°40'44" W 526.86' (527.24')
S 76°40'44" E 512.45' (512.57')
N 76°40'44" W 308.71'(308.87')
N 76°40'44" W 203.74'
(203.70')
S 24°15'36" W 101.38'
S 14°30'36" W 389.37' (389.16')
N 14°30'36" E 462.04'
S 76°40'44" E 293.88' (293.78')
S 76°40'44" E 278.50' (278.21')
S 76°40'44" E 262.65' (262.13')
S 76°40'44" E 466.39'(465.83')
S 24°15'36" W 271.91'
S 24°15'36" W 75.74'
N 76°43'17" W 396.81'
(N 76°39'55" W 397.00')
S 88°42'49" W 31.41'
FOUND CAPPED IRON ROD "PLS 184 001157"
0.75' N & 0.14' W
S 00°39'34" E 13.28'
N 00° 39' 34"W 15.58' (15.41')
N76° 43' 17"W 6.69' (6.67')
POINT OF BEGINNING (PARCEL 1)
POINT OF BEGINNING (PARCEL 2)
POINT OF BEGINNING (PARCEL 3)
POINT OF BEGINNING (PARCEL 5)
POINT OF BEGINNING (PARCEL 6)
POINT OF COMMENCING (PARCEL 1)
POINT OF COMMENCING (PARCELS 2-8)
FOUND 3/4" IRON PIPE 0.27' S & ONLINE
FOUND 1" IRON PIPE AT CORNER
UTILITY POLE 0.9' SE'ly
FOUND 3/4" IRON PIPE 0.18' W & ONLINE
FOUND 3/4" IRON PIPE 0.21' E & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE
FOUND 1/2" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE 0.45' W
FOUND 1/2" IRON PIPE 0.30' N & ONLINE
FOUND IRON ROD W/CAP AT CORNER
FOUND 1" IRON PIPE 0.11' N
FOUND 1/2" IRON PIPE AT CORNER
METAL POST 0.3' NE'ly
UTILITY POLE 4.2' NE'ly
UTILITY POLE 1.1' E'ly
METAL POST 0.6' NE'ly 0.4' E'ly
UTILITY POLE 2.1' NW'ly
HYDRANT 1.0' N'ly
CURB 6.4' S'ly
UTILITY POLE 4.5' W'ly
PATH 3.2' NW'ly
WALK 0.3' W'ly
WALK 0.2' W'ly
WALK 2.0' E'ly
FENCE 0.9' SE'ly
FENCE 0.8' SW'ly
FENCE 1.6' NE'ly
FENCE 0.8' NW'ly
FENCE ONLINE
FRAME RESIDENCE
ASPHALT DRIVE
ASPHALT
CONC. WALK
ASPH. APRON
EP-EP
OH
10' STORMWATER PIPELINE EASEMENT PER DOC. 92395456
CROSS ACCESS EASEMENT PER DOC. 1403429027
ACCESS EASEMENT PER DOC. 1632342089
EMERGENCY ACCESS EASEMENT PER DOC. 1632342089
PUBLIC SIDEWALK EASEMENT PER DOC. 1403429027
10' SAN. SEWER EASEMENT PER DOC. 1870000057
10' SAN. SEWER EASEMENT PER DOC. 1403429027
SAN. ESMT. PER DOC. 1632342089
5' P.U.E. PER DOC. 23703519
LOT 1 VOLLMANN'S SUBDIVISION
REC. NOV. 9, 1976
PER DOC. 23703519
5' P.U.E. PER DOC. 23703519
FOSTER STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. 23703519 & T1410056
TONNE ROAD
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. T1410056 & 1428234037
EAST LINE OF SEC. 9-41-11
WEST LINE OF SEC. 10-41-11
WESTERLY LINE OF PROPERTY CONVEYED BY EMIL AND IRMA DEAL PER DOC. 2329787 CURTS TO MILIANI DEAL PER DOC. 2329787
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
N24°15'36"E 396.48' (N 24° 15' E 396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 271.91' (271.91')
N24°15'36"E 396.48' (396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 15.40'

ALTA/NSPS LAND TITLE SURVEY

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

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FULL CIRCLE COMMUNITIES
ARLINGTON HEIGHTS, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 220019
PM: SJP
DATE: 09/07/22
SCALE: 1" =40'

SHEET NUMBER
3 OF 3

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

Description of Development & Affordability Levels

Grace Terrace is located at 1519-1625 S. Arlington Heights Rd. and will create 25 units of universally designed permanent supportive housing. There will be 20 one-bedroom and 5 two-bedroom units across three stories. All 25 units will be affordable with the following affordability levels:

Unit Type	No. of Units	Sq. Ft.	AMI	Rent	Subsidy	Term
1BR	19	677	30%	$1,255	HACC Project Based Voucher	20 Years
1BR	1	677	50%	$1,255	HACC Project Based Voucher	20 Years
2BR	3	810	30%	$1,440	HACC Project Based Voucher	20 Years
2BR	2	810	50%	$1,440	HACC Project Based Voucher	20 Years

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Rental assistance means that tenants will only pay a maximum of 30% of their income towards rent and utilities and the remainder is covered by the Housing Authority of Cook County (HACC) Project Based Vouchers. This project was awarded for 100% of the units because PSH housing for people with disabilities and veterans is a priority for the county and recognized as being necessary for long term success for both the tenants and the project. The rent outlined in the table above is based on the HACC payment standards which are updated annually.

Based on our funding sources from IHDA, there will be a 30-year land restriction agreement in place. However, because Full Circle is a mission-driven non-profit that does affordable housing, we plan to own and manage the property as affordable PSH in perpetuity. Our IHDA Permanent Supportive Housing funds are also driving the target populations and maximum rents (driven by 30% and 50% AMI levels and HACC payment standards).

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during regular business hours. The building will have secure entries, a fire suppression system, security camera system that can be monitored remotely, as well as a 24-hour phone line.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Leaseholders/heads of households are required to have a disability to qualify for applying to the property. The property will be disability neutral, meaning no specific disability will be targeted. There is also a

preference in the tenant selection process for veterans, whereby veterans that otherwise qualify for the housing will move to the top of the list.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of expected completion of all 25 affordable units is March of 2025

Grace Terrace

House Rules

1519-1625 Arlington Heights Road
Arlington Heights, IL 60005
312-530-9600

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Revised 10/31/2023

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It is our sincere desire to provide a quiet, attractive and comfortable environment for all of our residents, families and guests. We require your cooperation in order to create and maintain this environment. The House Rules are an attachment to the lease and have become a legal part of the lease. The rules were designed to ensure that residents are allowed to enjoy their home in peace and quiet comfort**. These rules apply to all residents, their guests and their service providers as appropriate.**

Resident(s) (hereinafter (jointly) called "Resident"), members of resident's household, guests, visitors and service providers engaged by the resident shall obey and comply with all laws and city ordinances and shall abide by all rules and regulations adopted by the owner/agent and/or property staff.

If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability in that jurisdiction of any other provision of these House Rules and shall not affect the validity or enforceability in other jurisdictions of that or any other provision of these House Rules.

Please contact the property management staff if you need help understanding this document.

FAIR HOUSING AND REGULATORY AGREEMENTS

FAIR HOUSING

The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability, and familial status. In addition, the state of Illinois has added Fair Housing protections based on ANCESTRY, AGE, MARITAL STATUS, ORDER OF PROTECTION STATUS, SEXUAL ORIENTATION, GENDER AND UNFAVORABLE DISCHARGE FROM MILITARY SERVICE.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The owner/agent complies with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in any program or activity receiving federal financial assistance from HUD.

SECTION 504 OF THE REHABILITATION ACT OF 1973

The owner/agent complies with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination, based on the presence of a disability, in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions included in the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner/agent to make their programs, as a whole, accessible to persons with disabilities.

REQUESTS FOR REASONABLE ACCOMMODATION OR MODIFICATION

The owner/agent and/or property staff will consider a reasonable accommodation if a member of the household is disabled and the requested accommodation is necessary for the person with a disability to use and enjoy the premises. To request a reasonable accommodation, please review the reasonable accommodation policy provided at move-in or contact the property management office.

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act, the owner/agent will make reasonable accommodations or modifications for individuals with disabilities (applicants or residents) unless these modifications would change the fundamental nature of the housing program or result in undue financial and administrative burden. Please contact the property management staff if you would like a copy of the reasonable accommodation/modification policy or if you would like to make a request for a reasonable accommodation or modification.

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COORDINATING EFFORTS TO COMPLY WITH SECTION 504 REQUIREMENTS

The owner/agent has designated a person to address questions or requests regarding the specific needs of residents and applicants with disabilities. This person is referred to as the Section 504 Coordinator. Please contact the owner/agent and/or property staff or check the property bulletin board for information about contacting the Section 504 Coordinator.

COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE VIOLENCE AGAINST WOMEN ACT

The owner/agent understands that, regardless of whether state or local laws protect victims of domestic violence, rape, dating violence, sexual assault or stalking, people who have been victims of violence have certain rights under the Violence Against Women Act. If any resident wishes to exercise the protections provided in the VAWA, he/she should contact the owner/agent immediately. The owner/agent is committed to ensuring that the Privacy Act is enforced in this and all other situations.

The owner/agent will not assume that any act is a result of abuse covered under the Violence Against Women Act. In order to receive the protections outlined in the VAWA, the applicant/resident must specify that he/she wishes to exercise these protections.

Certification and Confidentiality

When the owner/agent responds to a claim of protected status under the VAWA the owner/agent will request, in writing if appropriate, that an individual document the occurrence of the domestic violence, dating violence, sexual assault or stalking. The individual claiming rights under the VAWA has the option to complete, sign, and submit any appropriate HUD-approved certification form, or choose a different method of documentation of the abuse to verify his/her status as a victim of domestic violence. The resident will have fourteen (14) calendar days to submit the form or provide another form of documentation.

The owner/agent will carefully evaluate abuse claims to avoid taking any action based on false or unsubstantiated accusations.

The identity of the victim and all information provided to owner/agent relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is

- Requested or consented to by the victim in writing;
- Required for use in an eviction proceeding or termination of assistance; or
- Otherwise required by applicable law.

The owner/agent will retain all documentation relating to an individual's domestic violence, rape, dating violence, sexual assault or stalking in a separate file that is kept in a separate secure location from other applicant/resident files.

Lease Addendum

The management will attach to the lease any appropriate HUD / IHDA-approved Lease Addendum authorized for use under this HUD program, which includes the VAWA provisions.

AVAILABILITY OF ASSISTANCE FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP)" requires the owner/agent to develop and implement a system to provide housing assistance so persons with Limited

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English Proficiency (LEP) can have meaningful access to assisted housing opportunities. The owner/agent will provide for such meaningful access consistent with, and without unduly burdening the fundamental mission of the property.

The owner/agent will work to ensure that people who apply for and/or qualify for housing assistance are provided meaningful access to HUD's housing assistance program.

PROTECTIONS PROVIDED BASED ON SEXUAL ORIENTATION, GENDER IDENTITY OR MARITAL STATUS

The owner/agent complies with The Final Rule - *Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity.* This rule ensures that HUD's core housing programs are open to all eligible persons regardless of sexual orientation, gender identity or marital status.

COMMUNICATION WITH THE RESIDENT

Except where required by HUD or state tenant/landlord law, the owner/agent will allow the resident to choose the preferred method to receive notices and other communications. Multiple communication methods are allowed. In addition, the resident may choose to receive messages electronically. Some notices may be delivered to the resident's unit in accordance with HUD / IHDA requirements. Certain information may not be sent by email or text in accordance with HUD's/ IHDA's security requirements.

SECTION 1 GRACE TERRACE MANAGEMENT

OFFICE HOURS

The office business hours are Monday-Friday [TBD]. These hours may vary depending on other obligations. The office is closed on weekends and all federal and state holidays. On occasion the office will be closed for training or for other reasons, and notice of this closing will be posted on the office door.

COMMUNITY STANDARDS OF CONDUCT

The owner/agent and property staff strives to maintain a pleasant, safe and comfortable environment for residents. In consideration of this, all residents and their visitors will refrain from any conduct that would conflict with the rights of other residents to the peaceful enjoyment of the premises.

"Quiet hours" are between 11 p.m. and 7 a.m. and must be observed by all residents, residents' guests and any service provider contracted by the resident (or someone representing the resident). These "quiet hours" have been established to keep residents comfortable in their own homes.

Noise that could be considered disturbing includes, but is not limited to, incessant barking, loud music, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. Residents must conduct themselves in such a way as to ensure the quiet and peaceful enjoyment of the residence **at all times**.

BUSINESS RELATIONSHIP

The property staff and residents will maintain courteous and businesslike attitude at all times.

The owner/agent and/or property staff reserves the right to refuse to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

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If an applicant/resident, guest, visitor or service provider demonstrates unprofessional behavior in the presence of the owner/agent and/or property staff or other residents/applicants, the person will be required to leave the management office.

If the resident, a resident's guest, a resident's service provider or a resident's family exhibits threatening behavior, appears to be intoxicated or under the influence of alcohol or drugs or attempts to intimidate the staff, the person(s) will be required to leave the management office and a notice of lease violation will be issued.

Use of cell phones or other electronic devices by residents or applicants, (except those devices necessary to alleviate one or more symptoms of a disability or to allow a disabled resident or applicant to communicate with property staff), will not be allowed in the management office without express permission from the property staff.

Animals, other than assistance animals necessary to allow the applicant/resident to conduct business with the property staff, are not allowed in the management office.

Aside from standard property charges, property staff is not permitted to accept any money, gifts, services or favors connected with the application process or associated with any aspect of residency on this property. If property staff solicits any mandatory payment, not associated with the lease, the resident will notify the property staff or Full Circle Management.

Residents and their guests/service providers are expected to dress appropriately when outside of individual apartments including the management office, hallways, laundry rooms, lobbies, and community rooms and other common areas.

Residents named on the lease are responsible for the actions and conduct of household members, guest(s), visitor(s), and service provider(s) hired by the resident while in the apartment and/or on the property. All residents understand that enforcement of the lease and property rules is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident to attempt to enforce the lease.

If a resident witnesses or suspects non-compliance or if a resident has a complaint, the proper action is to advise the property staff during normal business hours.

Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited.

RENT & OTHER PAYMENTS

Rent is due on or before the first (1st) day of the month and no later than the fifth (5th) day of the month. Payments may be submitted at the management office during regular business hours. Methods of payment include personal check, a cashier's check, bank check or money order, and via Rent Café, our online platform. **Cash is not accepted.** All payments received will be applied to the oldest balance of rent due.

Rent paid after close of business on the fifth (5th) day of the month will be considered late.

LATE FEES

If a resident does not pay the full amount of the rent by the end (close of business) of the fifth (5th) day of the month the resident will be charged a late fee of five dollars ($5.00) on the sixth (6th) day of the month. There will

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be an additional late fee of one dollar ($1.00) for each additional day the rent remains unpaid during the month it is due.

RETURNED CHECKS

Any personal check that is returned for non-payment will be subject to a non-sufficient funds fee of $25.00 or the current amount charged by the owner/agent's financial institution. The rent payment, the fee and any applicable late fees are due immediately upon notice. Failure to pay immediately will be treated as non-payment of rent. If, at any time during the lease term, two (2) checks are not honored for payment, rent payments will be accepted only in the form of cashier's check, bank check or money order.

GRIEVANCES & CONCERNS

The owner/agent and/or property staff works to ensure that this community is a pleasant place for all to live. Excellence in maintenance and management is a top priority. If residents have a concern about this community, the apartment or a suggestion on how needs can be better met, please contact the property staff.

Questions or concerns about the property staff can be reported to the appropriate regional manager or the property management company, Full Circle Management.

Property staff are trained to assist residents and to carefully and thoughtfully consider all questions. Another resident may have made a similar observation or the staff may already be working toward a resolution.

SOLICITATION/SALES

For reasons of both security and respect for privacy, solicitations and sales are limited. Residents may request to have general solicitations posted on the property bulletin board. Residents are prohibited from distributing advertisements, solicitations or other like materials under resident's on or under residents' doors. Certain exceptions apply in relation to notification regarding tenant meetings.

REASONABLE ACCOMMODATIONS

The owner/agent has designated a Section 504 Coordinator to address any questions or concerns related to a disability. Please contact the owner/agent and/or property staff or refer to the property bulletin board to obtain information about contacting the Section 504 Coordinator.

If you feel you have been discriminated against, based on your disability, please refer to the Section 504 Grievance Policy.

VISITORS / GUESTS

Visitors/guests are welcome as long as they:

- Abide by property lease and property rules
- Abide by federal, state and local laws
- Do not pose a threat to any resident or property staff
- Do not disturb the peace and quiet comfort of other residents
- Do not interfere with management or maintenance of the property
- Are not unauthorized residents

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Visitors/guests are defined as any person not on the lease, application or Tenant Income Certification regardless of age or relationship.

Visitors/guests may stay with the resident on an occasional basis not to exceed thirty (30) cumulative days/nights in any six (6) month period.

If a resident is disabled and requires a reasonable accommodation to allow a guest to stay more than thirty (30) cumulative days/nights during a six (6) month period, the accommodation must be requested and approved **before** the guest is allowed to remain longer than the above-mentioned timeframe.

The number of overnight guests is limited to the local occupancy standards for the unit size plus one.

Service providers, such as a care-giver, are not defined as visitors or guests, but must be registered with the property staff if they will be present on the property for more than thirty (30) cumulative days/nights in any twelve (12) month period.

Residents are responsible for all actions of their service providers, guests or visitors while on the property.

Unauthorized persons are subject to arrest for trespassing and/or loitering pursuant to the local penal code.

Guest and visitors will be allowed access to the community rooms or other common areas when the resident is present. Guests may take advantage of other common service areas such as laundry rooms and designated smoking areas as long as their presence does not interfere with use and peaceful enjoyment by residents who are part of a lease. Residents are responsible for the actions of their guests.

If a person is present on the property more than the number of days/nights outlined above, the resident (HOH) will be required to meet with the owner/agent and/or property staff to determine if an unauthorized resident is part of the household. Notice will be provided, and this meeting will be conducted in accordance with HUD guidelines.

If the owner/agent suspects that a guest should actually be classified as a resident, the owner/agent will request a meeting with the head-of-household. The resident will have ten (10) days to meet with the owner/agent. Failure to respond to the request to meet will result in seeking termination of tenancy.

The resident will be given the option to add the person to the household if the unauthorized person meets eligibility and screening criteria and if the unit size will accommodate the addition of a household member. The resident can provide proof of alternative permanent residence for the unauthorized guest or, if the initial lease term has been fulfilled, the resident may provide a 30-day notice to vacate. Any housing assistance paid in error will be returned to the appropriate authorities.

The owner/agent and/or property staff may pursue termination of tenancy and pursuit of fraud.

If the owner/agent suspects that a guest is actually living in the unit, the owner/agent will ask for verification of alternative residence. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail, for the guest, is delivered to the unit address
- *A current government issued photo ID for the “guest” with an alternative address

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- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

*Additional verification may be conducted by the owner/agent.

In addition, the resident(s), indicated on the lease, must sign a notarized statement confirming that the guest does not violate the guest policy as indicated above and does not reside in the unit.

Residents must receive approval **before** a new household member six (6) years of age or older moves into a unit. This includes live-in aides.

Failure to notify the owner/agent and/or property staff is considered a material violation. All household members must be eligible and must meet current screening requirements in order to be approved to move in to the unit.

SECTION 2 COMMON AREAS

BARBEQUE GRILLS

Personal gas or coal barbecue grills are not allowed on the property other than if provided by the property.

BUILDING ENTRIES

The owner/agent cannot and does not provide for security of the residents nor the premises. The entry doors are locked to provide controlled access for residents. All residents and visitors must enter the main entrance to the building. No window or stairwell door shall be used as an entryway.

When guests are expected, it is the host resident's responsibility to be available to admit them. Unauthorized persons are not permitted in the building. If you suspect an unauthorized visitor, contact the on-call manager or the police.

Upon leaving the building, doors must be closed and locked.

Propping entry doors open to allow unfettered access to the building is NEVER allowed.

BICYCLES & OTHER LIKE TOYS

Residents and their guests are prohibited from parking these items in hallways, or sidewalks where they could block entry to or exit from an apartment or a building in an emergency situation.

Residents are responsible for the safe and courteous operation of bicycles and riding toys in common areas. Bicycles, skateboards or other like toys may not be ridden on sidewalks (when people are walking on the sidewalk), in hallways, through landscaped areas down stairwells or in other common areas.

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COMMUNITY ROOM /COMPUTER ROOM/STORAGE/LIBRARY

Use of the community room is intended for all residents and may not be reserved for personal gatherings. Contact the property staff for further information about use of the community room.

The computer room is available for all residents. Computers are available on a first come first serve basis. Illegal activity and mature content are prohibited on the computers.

Smoking and/or consumption of alcoholic beverages in the community room and all common areas is prohibited.

Animals are not allowed in the community room. Service animals are exempt from this requirement.

Storage lockers will be provided for units that do not have bulk storage within the unit and for the residents use only. The resident must see management to obtain a storage locker. Residents will only be eligible for one storage locker per unit. Storage lockers will be issued on a first come first serve basis.

It will be the responsibility of the resident to place a lock on the storage locker. Management will not be responsible for items placed in the storage room.

No items may be placed outside of the storage locker. Any items found outside of the locker will be disposed.

No flammable materials may be placed in the storage locker.

The library is intended for all residents. Books may be "checked out" from the library on the honor system.

LAUNDRY ROOM

Use of the laundry room is restricted to residents, resident guests and persons assisting residents. The owner/agent and/or property staff is not liable for any lost or damaged clothing.

Laundry equipment must be used according to its design and instructions. The property staff can assist the resident in understanding how to operate any laundry equipment upon request.

Please contact the property staff as quickly as possible if there are concerns about the laundry room or with any of the laundry equipment.

Do not leave washing machines or dryers unattended while washing or drying laundry items? Laundry must be removed immediately from machines when a cycle is complete. Abandoned laundry will be removed and taken to the management office. Abandoned laundry will be disposed of if it is not claimed within 24 hours.

No dyeing or starching is permitted in the machines.

Residents may not use the laundry room or laundry equipment as part of a home-based business.

Under no circumstances will a resident use the property laundry room to complete tasks required to eradicate bed bugs.

The owner/agent and/or property staff reserves the right to prohibit use of the facilities to anyone abusing the facilities.

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A replacement laundry card will be $5.00.

SIDEWALKS AND ENTRANCE DOORS

Entryways and sidewalks are to be kept free of all obstacles, debris or other items that may create an unsightly appearance. Venetian or bamboo type hangings, hanging fixtures and electrical cords are not allowed. Indoor/Outdoor carpet may not be placed on the floor.

These areas are not to be used for storage of any kind. This includes, but is not limited to boxes, furniture and cleaning supplies. The addition of shelving is prohibited.

Tasteful holiday decorations may be placed on doors that are under the exclusive use of the resident no more than thirty (30) days before any recognized holiday. The owner/agent will be the final authority regarding whether such decorations meet the definition of "tasteful".

Decorations must be in good working order and may not create any sort of fire hazard or hazard to residents (such as creating a tripping hazard or blocking an exit).

Holiday decorations must be removed no more than seven (7) calendar days after the holiday. If a resident fails to remove holiday decorations in a timely manner, the property maintenance staff will remove the decorations and dispose of them.

All decorative lights (interior and exterior) should be turned off no later than 11:00 pm and should not be on when the unit is not occupied.

Permanent displays of any other decorations or symbols on doors, exterior walls that are part of common areas or under the exclusive use of the resident are prohibited.

No alteration in landscaping is permitted without prior written permission from the owner/agent and/or property staff. The owner/agent and/or property staff is not liable for the damage or theft of any personal property left outside of a resident's apartment.

SECTION 3 BUILDING POLICIES

ABANDONMENT OF A UNIT

If the owner/agent and/or property staff does not receive written notice of an extended absence from a household member, the owner/agent and/or property staff shall consider the household to have abandoned the unit if any of the following occur:

- The owner/agent and/or property staff or property staff has reason to believe the unit has been unoccupied for more than 14 consecutive days
- Another resident or staff reports/confirms that there has been activity that indicates that the resident has moved
- Rent is more than five (5) days past due and there has been no contact from the resident or the resident's representative as appropriate
- The household has not acknowledged or responded to requests for communication and/or meetings
- The owner/agent has sought and obtained a court order to enter the unit in the case of suspected abandonment

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- The owner/agent has credible information to believe the sole household member has been incarcerated, admitted for extended hospitalization or has died

Subject to local tenant/landlord requirements, if a unit is thought to be abandoned, property staff will:

- Attempt to contact the residents by phone or other communication for one (1) business day
- Enter the unit to conduct an emergency inspection

If household members do not respond to the property staff's attempts to contact the resident, the owner/agent and/or property staff will take appropriate steps to have the unit declared abandoned. The owner/agent and/or property staff will take legal action, including termination of assistance, and eviction.

ADDING OR REMOVING HOUSEHOLD MEMBERS

One of the key requirements, at application and during residency, is to disclose who will be living in the unit at any given time. It is important to understand the difference between a resident and a guest.

Residents are strictly prohibited from allowing anyone to move into the unit without the express written permission from the owner/agent.

The owner/agent and/or property staff must apply screening criteria, as described in the resident selection plan, to persons proposed to be added to the household, including live-in aides. In addition, certain eligibility requirements must be reviewed before anyone is allowed to move in to a unit.

In order to remove a household member, the resident must provide a notarized statement to that effect. It is preferred, but not required, that the person leaving the unit sign the statement as well. The owner/agent will verify that the resident actually moved out. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail for the person is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address
- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

* Additional verification may be conducted by the owner/agent.

Children/Minors: When children are included as part of the household, the following will be required.

For children who are born, adopted or in foster care or in another legal custodial relationship with an existing household member, the owner/agent requires the following:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Proof of age/legal custodial arrangement

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- Birth certificate indicating that a household member is a parent; or
- Adoption paperwork indicating that a household member is a parent as appropriate; or
- Verification from the foster agency indicating the unit as the primary residence of the foster child as appropriate; or
- Other documents proving legal custody arrangement as appropriate

For children who are not part of a legal custody arrangement who will be living in the unit, the owner/agent requires:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Two forms of proof that the child resides with a member of the household
  - Verification from a government organization indicating that the unit will be the primary residence for the minor (examples include but are not limited to school records, children services agencies, foster programs, etc.)
  - Verification from a medical professional in the know indicating that the unit will be the primary residence for the minor
  - Verification from a social service organization indicating that the unit will be the primary residence of the minor (examples include but are not limited to homeless shelters, shelters for victims of domestic violence, etc.)
  - A signed, notarized statement from an adult household member claiming guardianship of the minor child

The owner/agent does not and will not establish policies intended to exclude children. If none of the household members can provide documentation for minors, as described above, the owner/agent will meet with the resident to discuss reasonable alternatives. The owner/agent will be the final judge of what is considered adequate documentation proving household composition/residency.

APPLIANCES

Appliances must be kept clean. Appliances may only be used as they are intended to be used. For example, ovens are not to be used as heaters or storage areas.

Residents are not permitted to place aluminum foil on the stove burners or in their ovens.

No provided equipment and/or appliances may be replaced, moved or removed from the apartment. All provided equipment and appliances must be permanently retained in the original location.

No additional appliances may be installed in an apartment without prior written permission from the owner/agent and/or property staff. This includes but is not limited to miniature refrigerators, washer/dryer units, window air conditioners and freezers.

Resident are not permitted to repair any major appliance. If any appliance is not working properly, the resident will notify the property staff and the property maintenance team or a vendor, hired by the owner/agent will repair the appliance.

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If a resident attempts to repair an appliance and such attempts damage the appliance, the resident will be charged for repair or replacement of the appliance. Such charges must be paid within thirty (30) days.

BED BUGS

Due to an increased concern about bed bugs, and in response to HUD guidance, management has established additional guidelines for residents.

If any resident suspects the presence of bed bugs, the resident should attempt to contain the bed bugs in a Ziploc or other sealed bag (property staff will provide a sealable bag upon request) or in a jar that contains ethanol alcohol. This should be kept in the freezer until the property management office opens during normal business hours. The resident should contact the property staff and maintenance will come to the unit to investigate. Do not bring suspected bed bugs to the maintenance office or to the management office.

If the presence of bed bugs is confirmed, the property staff will explain the requirements to eradicate the bed bugs and will work with the resident to schedule eradication.

As long as residents notify the property staff in a timely manner and as long as residents fully and properly participate in all eradication procedures, cost of treatment is the responsibility of the owner/agent. However, cost to replace any items that must be discarded and cost to clean personal items will be the responsibility of the resident.

Failure to notify the owner/agent and failure to fully and properly participate in the eradication process is grounds for immediate termination of tenancy. If the resident fails to notify the owner/agent and/or property staff of an infestation or if the resident fails to fully and properly participate in the eradication process, the resident will be charged for all costs associated with infestation of the unit and other areas. These charges will be considered damage in accordance with HUD notice.

If a licensed exterminator determines that repeated infestations are caused by the resident, resident's guest or service providers hired by the resident, cost of eradication for bed bugs present as a result of the resident's, resident's guests' or resident's service provider's actions will be considered damage and will be charged to the resident. This includes damage to other units and to common areas.

As part of the process to prepare a unit for a new family, the unit will be inspected and will be certified as bed-bug free before a new family moves in. Within five (5) days of move-in, any new resident agrees to participate in a unit inspection. Participation may include use of detection products used to detect bed bugs or other infestations. If the presence of bed bugs is discovered, a professional extermination company will be hired to investigate the source and to begin the eradication process.

Residents agree to fully and properly participate in all eradication procedures including properly preparing the unit based on guidance provided by the owner/agent and/or property staff.

Residents are discouraged from bringing used furniture in to the unit. However, if a resident chooses to bring used furniture in to the unit, the resident must be aware of the risk of bed bug infestation.

DAMAGES TO THE UNIT

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Residents shall not damage or disturb any part of appliances, fixtures, cabinetry, the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:

- Installing hooks, nails, and/or other hardware into the ceiling or doors;
- Drilling into the ceiling, cabinets, walls, or doors;
- Removing or damaging doors to cabinets or vanities
- Hanging light fixtures, ceiling fans or other objects from the ceiling without written approval from the owner/agent and/or property staff;
- Allowing water to accumulate on the floor; or
- Painting, repairing, or making improvements with respect to the ceiling, walls, appliances, cabinetry, doors or floor.
- Creating an environment or participating in or allowing activity that results in the infestation by bed bugs, fleas or other parasites or rodents

Residents shall immediately report any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor to property staff. Any damage the resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the resident's violation of this rule, shall not constitute ordinary wear and tear.

The resident shall be responsible for reimbursing the owner/agent for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the resident's action.

At unit inspection and at move-out, residents may be charged for damages that exceed normal wear and tear to the unit. This includes damages caused by an assistance animal. These charges are due within thirty (30) days.

If the damage charges are assessed at move-out, the security deposit may be used to offset damage charges. *(Security deposits are applied to unpaid rent first)* However, any balance due after use of the security deposit is due within thirty (30) days.

If damages are caused by the presence of a pet, the pet deposit may be used to offset damages caused by the pet.

DISTURBANCES OR INQUIRIES INVOLVING LAW ENFORCEMENT

Residents are expected to contact law enforcement if they witness any illegal activity or if they feel they are in need of law enforcement intervention or protection.

If any law enforcement agency is called to the property because of any type of illegal disturbance and/or criminal violations caused by a resident, such incident shall be investigated by the owner/agent and/or property staff. If it is determined that a resident was involved in criminal activity and/or other illegal behavior, this will be considered **a material violation of the lease.**

Law enforcement has the right to enter the property and the power to make arrests as needed within the law. At the local level, property is under the jurisdiction of the Cook County Police Department. For emergencies, call 911.

Law enforcement responses to serious disturbances and/or criminal violations where the resident, a resident's guest or a resident's service provider is involved in illegal activity **is considered a material lease violation.**

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The termination of the lease agreement will be conducted as allowed by the terms of the lease agreement and local, state, and federal law, including the provisions provided through the Violence Against Women Act (VAWA).

EXTENDED ABSENCES FROM THE APARTMENT

Residents may be absent from their apartment (other than for medical reasons) for no more than sixty (60) cumulative days, not necessarily consecutively, in any six (6) month period.

In cases of illness or confinement in a hospital or nursing care facility, for a resident who is the sole member of a household, a resident may be absent from her/his apartment for up to one-hundred eighty (180) days when a licensed medical professional, familiar with the resident's condition, will verify that a return to the unit will occur within the one-hundred eighty (180) days.

The unit may not be occupied by a person who is not a part of the lease/household (as indicated on the current Tenant Income Certification) while the resident is absent unless the owner/agent has given permission in writing. Such permission will be given under limited conditions, such as in consideration of the Sailors and Soldiers Act, a request by local law enforcement, a reasonable accommodation, or other extenuating circumstances.

EXTERMINATION/PEST MANAGEMENT

The owner/agent will provide periodic extermination services at no charge to the resident. This is considered part of regular maintenance of the unit. The resident will not attempt to perform extermination tasks. Residents will receive notice before extermination occurs. Residents with apartments scheduled for extermination should clear items from under sinks and closet floors.

The resident will contact the property staff during normal business hours to schedule extermination if the resident suspects any pest problems in the apartment.

The owner/agent reserves the right to schedule additional extermination services required to ensure that units are maintained in a decent, safe and sanitary condition and to meet our requirement to ensure peaceful enjoyment of the property by other residents.

Unless the owner/agent and/or property staff provides approval in advance, **ALL** units will be treated by the pest control vendor.

The resident will maintain the unit in such a way as to minimize risk of infestations including, but not limited to, infestations by cockroaches, fleas, bed bugs, ants, and rodents. The resident understands that any instances of failure to maintain the unit in a decent, safe and sanitary condition discovered by an exterminator will be reported to the property's management staff. The property's management staff will take appropriate action.

Failure to cooperate with pest management efforts or denial of entry to the pest control vendor is considered interference with management.

It is the resident's responsibility to contact the property staff in the event of allergies or sensitivities.

FIRE SAFETY INFORMATION

Residents are encouraged to contact the property staff with questions regarding the fire plan.

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HAZARDOUS/INFECTIOUS WASTE DISPOSAL

Hazardous waste, gasoline and any combustible items are not to be stored or disposed of within the apartment or apartment community. All hazardous waste must be disposed of in accordance with city code.

Infectious waste from the use of medical supplies must be handled properly.

Needles and sharps must be packaged in a fashion that would minimize opportunity for contact injury. Needles and syringes must be discarded properly after use. Needles should never be bent, broken or manipulated. These items must be placed in a medical grade sharps container.

HEATING & AIR CONDITIONING

Residents are not permitted to install personal air conditioners without written permission of the owner/agent and/or property staff.

Use of personal kerosene or propane heaters in a unit or in any common area is strictly prohibited. Small electric heaters are allowed but must be used under adult supervision.

Any questions about heating or cooling should be directed to the property staff during normal business hours. Malfunctions of the heating/cooling system should be reported immediately to the property staff.

HOUSEKEEPING

Maintenance staff will clean and maintain the hallways, lobbies and other public and common areas. Residents are required to maintain their own apartments in a decent, safe and sanitary manner. The resident will notify the property staff, during normal business hours if the unit needs to be repaired or maintained. This includes, but is not limited to, notifying the property staff when smoke detectors, appliances, or plumbing require minor repairs or maintenance. Charges for damages (beyond normal wear and tear) caused by the resident, residents' guests or residents' service providers will be assessed and will be due within 30 days

INCARCERATION

If the owner/agent or property staff discovers that a resident has been incarcerated the property staff will review the current criminal screening criteria included in the current resident selection plan. If the resident has been convicted of any of the crimes that would constitute denial of a new applicant, the owner/agent and/or property staff will immediately begin the process to terminate the resident. This may include contacting the remaining household members and begin the process to remove the resident from the household.

If the incarcerated resident is the sole household member, this may mean starting the process required when a unit is abandoned.

INSURANCE

The owner/agent is not responsible for damage or loss of any personal property belonging to the resident. Residents are strongly encouraged to purchase renter's insurance for personal belongings and household effects. The owner/agent's insurance policy does not provide this protection. Rental (content) insurance can be obtained through most local insurance providers at a moderate cost.

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INVOLUNTARY REMOVAL OF A HOUSEHOLD MEMBER

If a resident is required to leave, based on the lease, House Rules, Pet/Assistance Animal Rules or for another reason, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

Failure to provide adequate documentation to verify removal of a household member may result in termination of tenancy. Protections provided under the Violence Against Women Act, apply.

If a household indicates that one or more members has been removed from the lease, the owner/agent will accept such notification from the head-of-household if it is provided on a notarized form provided by the owner agent.

If the household has been notified of termination of tenancy because a member is registered as a sex offender in any state lifetime sex offender registry, the owner/agent will take extra steps to ensure that the sex offender is not housed in any unit on the property. The household will have to provide documentation to prove that the sex offender will live at another location. Acceptable documentation includes, but is not limited to:

- Confirmation from a landlord with copy of an executed lease
- Confirmation from local police
- Confirmation from anyone who maintains sex offender registries including but not limited to:
  - Dru Sjodin Sex Offender Registry
  - Megan's List
  - State or Federal Sex Offender Registries
- New driver's license with new address

Information will be confirmed for up to one year after the sex offender has moved-out. Longer timeframes may apply if the owner/agent has reason to suspect that the sex offender may attempt to live on the property.

If it is discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that he/she is not qualified to live on the property.

Allowing a registered sex offender to live in the unit as an unauthorized resident is considered a material lease violation.

If a lease is bifurcated or if a resident is evicted from the property because of an act covered under the Violence Against Women Act, the person will be permanently barred from the property. Inviting a person evicted because of an Act covered under the Violence Against Women Act or encouraging such person to remain on the property is a lease violation. The resident agrees to notify the owner/agent and/or the local authorities.

LIVE-IN AIDES

A live-in aide must meet HUD's definition of a live-in aide:

- Is essential to the care and well-being of the resident
- Is not dependent on the resident for support
- Is only living in the unit to provide essential support

If a resident or applicant requests a live-in aide, the owner/agent is required to verify the need for a live-in aide using third-party verification.

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Live-in Aides are required to complete the Live-in Aide Questionnaire. The information on the Live-in Aide Questionnaire will be verified and the prospective live-in aide will be screened in accordance with the resident selection plan in place at the time of review. The live-in aide will not be screened for the "ability to pay rent" since the live-in aide is not responsible for rent payment.

The live-in aide must be approved and must sign the House Rules and the Live-in Aide Addendum before move-in. The owner/agent must sign a revised Tenant Income Certification before the live-in aide is allowed to move-in.

If a live-in aide moves in prior to screening and prior to signing required forms, the owner/agent will issue a notice of lease violation and may pursue other action including, but not limited to eviction of the live-in aide or termination of tenancy.

LOCKS/KEYS

At move-in, residents will be issued one set of keys for each adult household member. The number of keys are not to exceed the number of persons in the household. This key will access the unit and any other resident areas as deemed appropriate.

Management will not perform after-hours lock out services. Should a resident get locked out of the unit, a locksmith must be called to gain entry and a key must be provided to the management office.

Residents may not add or change locks on the unit. If the apartment key is lost, it is the responsibility of the resident to notify the property staff immediately. The resident may be charged for replacement or re-keying expenses. If a resident requests lock replacement, there will be an additional charge based on the actual cost.

One (1) key is issued per household (when applicable) for the laundry facility. If this key is lost, the owner/agent will charge the resident for replacing any necessary locks.

Resident(s) on lease are responsible for the control of and return of all keys issued. Failure to return all keys issued will result in charges for the lock replacement or re-keying. Residents will be required to reimburse the owner/agent for the charges incurred to replace or re-key locks.

MAINTENANCE

It is the responsibility of each resident to promptly report any maintenance problem. Charges for damages resulting from unreported maintenance problems will be assessed.

Routine maintenance requests are made by contacting the property staff during normal business hours. Emergency maintenance service is available twenty-four (24) hours a day via the property's management office.

After hours number(s) are provided by the owner/agent and/or property staff. Examples of maintenance emergencies include but are not limited to:

- Gas leak/smell
- Flooding
- No heat (in the winter) or air conditioning, if applicable (in the summer)
- No electricity

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- Water coming into the unit
- No running water
- Exterior door, window or lock broken and unable to secure apartment
- Inoperable toilet (does not apply if second toilet available)
- Inoperable refrigerator

Should a maintenance emergency occur during regular office hours, contact the property staff at the management office via email or phone or report the emergency in person.

In the event of a health, fire, or safety emergency, call 911 or your local emergency response agency immediately.

The owner/agent's staff is not permitted to perform repairs on any resident's personal property or to perform any type of personal work for residents.

Plumbing - Trying to flush or pour certain items is known to cause problems with plumbing. These items include but are not limited to grease, large food items, personal hygiene items, toys and diapers. The resident will not attempt to flush or pour these items through the drainage system.

Residents are allowed to attempt to plunge clogged drains, however use of "DRAINO" and similar caustic substances should be avoided as they can damage pipes and/or cause personal injury. The owner/agent and/or property staff is not liable for injury caused by use of such products.

The resident must contact maintenance if a sink or toilet is overflowing or if a clog cannot be cleared with simple plunging.

Residents may not dispose of paint or other chemicals using property sinks, toilets or drains. The resident may not dispose of tobacco products (cigarettes, chewing tobacco, etc.) using property sinks, toilets or drains.

Overflowing toilets, baths or sinks constitute a "maintenance emergency" and the resident agrees to contact the property staff as quickly as possible even if the event occurs after normal office hours.

The resident will be billed for repair of damages caused by improper use of toilets or sinks. These charges must be paid within thirty (30) days.

PARKING

Parking will be available on a first come first serve basis for residents only. Cars, motorcycles or other vehicles may not be parked on curbs, in grass or in other areas that are not specifically designated for parking. The owner/agent is not responsible for the safety or security of vehicles parked in the property parking lot.

Each resident's vehicle must be registered with the property staff. The property staff will require that residents provide a valid driver's license for the primary driver of each vehicle, proof of current DMV registration and proof of current insurance when the vehicle is registered and at each annual certification. Unless the resident seeks prior approval and unless there are extenuating circumstances or the need for a reasonable accommodation, all vehicles must be legally registered to a resident or live-in aide who lives in the unit.

If a resident is unable to provide the described documentation upon request, the resident will be required to immediately remove the vehicle from the property until such documentation can be provided. If the resident fails to remove the vehicle, the vehicle will be towed at the vehicle owner's expense.

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Recreational vehicles, trailers, commercial vehicles (other than police or emergency vehicles), tractor-trailers or semis may not be parked anywhere on the property and will be towed, at the vehicle owner's expense, upon discovery.

Parking spaces are available on a first-come, first-served basis. Based on city ordinance, the required number of marked handicapped spaces is available. These are public spaces and cannot be assigned to any particular resident, guest or service provider.

Vehicles parked improperly in loading or emergency zones and vehicles not abiding by the parking policy will be towed at vehicle owner's expense without notice.

The property parking lot is not a vehicle storage area. If an automobile or other vehicle, even an automobile or other vehicle registered to a resident, remains in one space for more than two (2) weeks, the car will be considered "abandoned" and will be towed at the vehicle owner's expense. Certain exceptions may apply if a resident's extended absence has been recorded by the property staff.

Residents may not conduct automobile or other vehicle repairs in the property parking lot or anywhere else on the property. This does not include services provided by roadside service organizations such as AAA or automobile dealer roadside services.

Parking lots are not to be used as a social gathering place unless the property staff provides written permission.

The owner/agent and/or property staff assumes no responsibility for damage, theft or destruction of any vehicle or its contents parked on or around the community.

If a resident demonstrates unsafe driving while in the property parking lot, parking privileges may be revoked.

Unsafe driving includes, but is not limited to, accelerating and making tires squeal, jumping curbs, driving on sidewalks, colliding with other vehicles, striking staff, residents, vendors, guests or service providers, and failure to obey stops signs, speed limits or crosswalk regulations. If parking privileges are revoked, vehicles registered to the resident will be towed at the vehicle owner's expense.

PETS & ASSISTANCE ANIMALS

All animals must be registered and approved BEFORE they are allowed to live in the unit. This rule applies to pets and to assistance animals (including companion animals). All adult household members must agree to abide by the property Pet Rules.

The pet rules require residents who own dogs or cats (pets) or keep dogs or cats (pets) in their units to pay a $300.00 refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the property.

The owner/agent will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities.

The owner/agent will return the unused portion of a pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.

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The pet deposit will not exceed $300.00. A $50.00 initial pet deposit is required at the time the pet is brought on to the premises. The resident will be required to pay the remaining balance in increments of $10.00 per month until the $300.00 pet deposit is collected. Residents are allowed to pay the entire pet deposit in increments greater than those described if he/she chooses to do so.

Property staff will report the presence of an animal in the unit if there is no prior approval.

The animal must be removed within seventy-two (72) hours of the notice or the property staff will contact animal control to remove the animal. Any costs associated with the removal of the animal are the responsibility of the resident. The owner/agent is not responsible for the health or well-being of the animal.

Residents must notify the owner/agent if they plan to care for an animal in the unit temporarily. A resident may provide temporary care for an animal as long as such care does not last longer than two weeks (consecutive days or cumulative days – for any single animal or combination of animals) in any one year period.

If there are extenuating circumstances, the resident must receive an exception, in writing, **prior to housing the animal.** Even so, the animal must meet the standards, regarding number of animals, size, breed and behavior, established in the Pet Rules.

Service animals, companion animals and therapy animals (all will now be called "assistance animals") are not considered pets. If resident wishes to request an assistance animal, review and follow the process to request a reasonable accommodation and to request an animal. **The request must be submitted and approved before the resident is allowed to house an assistance animal.**

The need for the assistance animal will be verified if the need for the assistance animal is not readily apparent and proper documentation must be executed **BEFORE** an assistance animal is moved in to the unit. The resident must agree to abide by the Assistance Animals Rules established for residents of this property.

PORTABLE OXYGEN TANKS

Smoking or burning of incense or candles or any other product that produces a flame is prohibited inside any apartment if an oxygen tank or concentrator is present anywhere in the apartment. Use of other devices that may create a fire hazard in such circumstances is also prohibited. Resident agrees to become familiar with and comply with all safety precautions associated with use of portable oxygen.

If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and/or thirty (30) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as barbeque grills.

There are a few simple precautions that can be taken to create a safe home environment when using oxygen.

- Oxygen canisters should be kept at least 5-10 feet away from gas stoves, lighted fireplaces, woodstoves, candles or other sources of open flames.
- Do not use electric razors while using oxygen. (These are a possible source of sparks.)
- Do not use oil, grease or petroleum-based products on the equipment. Do not use it near you while you use oxygen. These materials are highly flammable and will burn readily with the presence of oxygen. Avoid petroleum-based lotions or creams, like Vaseline, on your face or upper chest. Check the ingredients of such products before purchase. If a skin moisturizer is needed, consider using cocoa butter, aloe vera or other similar

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products. For lubrication or rehydration of dry nasal passages, use water-based products. Your pharmacist or care provider can suggest these.

- Post signs in every room where oxygen is in use. Make sure that absolutely NO SMOKING occurs in the home or in the car when oxygen is in use.
- Secure an oxygen cylinder to a solidly fixed object to avoid creating a missile out of the tank. This might happen if it was accidentally knocked over and gas was allowed to escape.
- Use caution with oxygen tubing so you do not trip over it or become entangled in furniture.
- Be familiar with the equipment and the safety checks established by the medical equipment provider. Keep their contact telephone numbers, and the numbers for other emergency services, posted near a phone. Do not try to repair broken equipment on your own. Request this service from the oxygen provider.
- Make sure smoke detectors in the home are working. Have fresh batteries installed. Perform monthly checks. Have a fire extinguisher available in the home as well. (Use type ABC.) Create and practice an escape and rescue plan in the event of a fire.
- Notify the local fire department, gas and electric companies and telephone company when home oxygen therapy is started. Request a "priority service listing." This is for those times when there is a power or telephone failure or repairs are needed on any utility.

Unsafe use of portable oxygen tanks and other such devices is considered a material lease violation.

PUBLIC CONSUMPTION OF ALCOHOL

The owner/agent maintains a strict prohibition against consumption of alcohol in all common or public areas. This includes but is not limited to, offices, designated smoking areas, laundry rooms, common stairwells, community rooms and parking lots.

REMOVAL OF PERSONAL PROPERTY IN THE EVENT OF DEATH, ABANDONMENT OR INCARCERATION

Upon notification of death, or incarceration of a sole household member or in the case of abandonment, all locks providing entry to the individual apartment will be changed. The owner/agent reserves the right to initiate eviction, as required, in order to take possession of the unit.

Unless previously established, the owner/agent and/or property staff will require legal authorization before allowing unit contents to be removed by family or other representatives. Examples of legal authorization include but are not limited to:

- Executor of the will
- Permission from Probate Court
- Court ruling

Upon confirmation of abandonment of the unit, and/or once the owner/agent has received an eviction order, the property staff will take written and photographic inventory of property in the unit and remove the contents from the unit so that it may be prepared for another family. The contents will be stored for the greater of thirty (30) days or the amount of time dictated by local laws. Perishable items, food items and live plants will be removed but not stored. Animals will be removed based on the Pet Policy and/or the Assistance Animal Policy. The owner/agent and/or property staff is not responsible for any loss or damage to property during transfer from the unit to the storage facility.

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Subject to local requirements, if it is discovered that the contents of the unit are infested (e.g. lice, bed bugs, fleas, etc.), the contents will be removed, treated and/or disposed of based on guidance from a licensed pest control provider. Cost of damage caused by such infestation will be charged to the resident or the resident's estate

Cost of moving and storage and treatment/disposal will be charged to the resident or the resident's estate.

Death of a Sole Household Member: In the case of death of a sole household member, personal belongings from the apartment must be removed within fourteen (14) days following the date of death. *In the event that the apartment has not been cleared of personal items within fourteen (14) days following death or abandonment, the owner/agent and/or property staff reserves the right to take legal possession of the apartment as specified by federal, state, or local landlord/tenant laws. The owner/agent and/or property staff will dispose of the property or consolidate it as defined by local law*

SEX OFFENDERS

The owner/agent prohibits any sex offender registrant from living on the property.

If an owner/agent and/or property staff discovers that a household member is a registered sex offender and was admitted in error, the owner/agent and/or property staff will immediately pursue termination of assistance and termination of tenancy. The owner/agent and/or property staff will first offer the family the opportunity to remove the ineligible (sex offender) family member from the household.

If the family is unwilling to remove that individual from the household, the owner/agent and/or property staff must pursue termination of tenancy for the household.

If the owner/agent has good cause (i.e. notification from a state sex offender registry or law enforcement agency), all household members acknowledge that sex offender screening can be conducted by the owner/agent and/or property staff. If it is discovered that any household member is subject to registration on any state sex offender registry, the owner/agent and/or property staff will immediately notify the household that they have the option to remove the sex offender or the owner/agent and/or property staff will pursue termination of tenancy.

If the household indicates that the sex offender is permanently moving out of the unit, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

SMOKE DETECTORS

Each apartment is equipped with at least one smoke detector. Residents are prohibited from removing or tampering with smoke detectors. If the smoke detector "beeps" periodically or seems overly sensitive, the resident will contact the property staff immediately.

The resident, resident's guests and service providers will not disable the smoke detector by disconnecting or removing batteries from the device.

Disabling a smoke detector is a violation of the lease and the state property code.

This is considered a material lease violation.

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SMOKE FREE HOUSING POLICY Due to Full Circle Communities promotes health, the increased risk of fire, and the known health effects of secondhand smoke, management has established a Smoke Free Housing policy for all residents.

Smoking is prohibited in any area of the property, private, public and common, whether enclosed or outdoors. This policy applies to all owners, property staff, applicants, residents, guests, and service providers.

"Smoking" shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, herbal smoking products or products known as "bath salts" or other legal or illegal substance.

A. **Regulations of Smoking Indoors**

(1) Smoking shall be prohibited in all indoor areas of ***GRACE TERRACE***. This includes, but is not limited to, the community building, all common areas, individual apartments, hallways, stairs, elevators, restrooms and any other enclosed areas.

B. **Regulation of Smoking Outdoors**

(1) Notwithstanding the above prohibition on smoking in enclosed areas, the owner/agent shall also prohibit smoking in all outdoor areas, including, but not limited to parking lots, outside doorways.

(2) A designated smoking area will be provided. This is an area that is physically accessible to all residents, and located a reasonable distance from any apartment to ensure that smoke does not enter enclosed areas.

(3) Residents, guests and service providers are required to dispose of cigarette butts, matches and garbage in the appropriate dispensers maintained in the designated smoking area.

(4) Residents, guests and service providers are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident's right to the quiet enjoyment of their apartment.

C. **Communication of Smoke Free Housing Policy**

(1) The Smoke Free Housing Policy of ***GRACE TERRACE*** shall be communicated by the owner/agent and/or property staff to all current employees and all applicants at initial interview.

(2) The policy will be communicated to new staff at the time of employment and to new residents at application or prior to admission and/or prior to the signing of a lease.

(3) Vendors will be notified at the beginning of any engagement

(4) It is the responsibility of the resident to notify any guest, service provider hired by the resident or a resident's representative, of the Smoke Free Housing Policy.

D. **Enforcement of The Smoke Free Housing Policy**

(1) All residents understand that enforcement of the Smoke Free Housing Policy and all other policies is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident, a resident's guest or a service provider to inquire about smoking or attempt to stop smoking on the property.

(2) If a resident witnesses or suspects that a non-exempt resident is smoking, the proper action is to advise the property staff during normal business hours.

(3) If a resident witnesses or suspects that another resident's guest, service provider or representative is smoking, the proper action is to advise the property staff during normal business hours.

(4) Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited. This action is grounds for termination of tenancy (eviction).

(5) The owner/agent and/or property staff is not required to take steps in response to unauthorized smoking unless the owner/agent and/or property staff knows of said smoking or has been given written notice of said smoking. The owner/agent and/or property staff will accept such notice in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

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E. **Landlord Not a Guarantor of Smoke-Free Environment**

(1) Each resident acknowledges that the owner/agent adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas.

(2) The owner/agent and/or property staff shall take reasonable steps to enforce the smoke-free terms of its leases/house rules and to make the complex smoke-free.

Failure to comply with the Smoke-Free Housing Policy will be considered a <u>material lease violation.</u>

Nothing in the rules above shall be construed to restrict the power of any county, parish, city, municipality, town, or village to adopt and enforce additional local laws, ordinances, or regulations that comply with at least the minimum applicable standards to establish smoke-free public places.

If management receives a complaint, the head-of-household will be notified that there has been a complaint about smoking. The resident will be reminded that there is a smoke-free policy. If there is a second complaint, the head-of-household will be notified and will receive notice of a formal complaint. If there is a third complaint, the household will be issued a notice of lease violation and all adult household members must meet with the property staff. All adult household members must agree to ensure that all household members, guests of the residents and service providers hired by the residents will comply with the policy. If household members do not agree to comply, management will begin the process to terminate tenancy (evict) in compliance with HUD's guidance. If the household members agree to comply, yet there is another complaint, management will begin the process to terminate tenancy (evict) in compliance with HUD's requirements.

<u>TRASH CHUTES</u>

Management will not allow any accumulated trash or other material that will create a hazard or that will be in violation of any health, fire or safety ordinance. No trash or garbage accumulation is allowed in the apartment. No discarded trash, garbage, and/or household or personal item(s) is allowed in storage areas, laundry facilities, common areas, or anywhere on the property and must be placed in dumpsters provided by the apartment property.

Garbage chutes are provided for the purpose of trash and garbage disposal. Garbage chutes are reserved for personal use by residents only.

Residents are required to use the garbage chute provided. Resident shall sort and separate such items into categories as provided by law, and in accordance with property policies.

All trash and garbage must be placed in a plastic bag, tied/sealed, and properly placed **<u>inside</u>** the garbage chute. Trash and garbage are not to be placed outside of the chute(s). Residents are responsible for the proper disposal of trash/garbage.

Each resident agrees, at his/her sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash.

It is the responsibility of the resident to remove from the property, and property dispose of, all unwanted household items or personal property. The placing of discarded furniture, mattresses, box springs, or other

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personal property in or around the garbage chute(s), and/or any common areas, or within the property boundaries is strictly prohibited. Residents may contact the property staff for information about removing such items. Cost of such removal is the responsibility of the resident.

Management and/or property staff reserves the right, where permitted by law, to refuse to collect or accept from the resident any waste products, garbage, refuse, or trash which is not allowed to be placed in the garbage chute by the rubbish contractor and to require resident to arrange for such collection, at the resident's sole cost and expense, using a contractor satisfactory to management.

The garbage chute room lids or doors must be kept closed at all times.

The placing or dumping of any highly flammable material in the waste container(s), which will or may cause a fire in the garbage chute, is strictly prohibited.

Grease, paint, acids, and other problem materials may not be disposed of in the garbage chute. Please contact the management office for instructions.

The resident(s), is responsible for the proper disposal of medical and/or hazardous wastes in accordance with the manufacturer's recommendations. A resident will be charged the cost of HAZMAT response and repairs if found in violation of this rule.

If the resident fails to properly dispose of any item, the cost for the removal will be changed to the resident. This include hazardous waste, medical waste, paint, chemicals, old furniture, mattresses, box springs or other personal property.

UNIT INSPECTIONS

The property staff will conduct a thorough inspection of each unit at least annually. Residents will be notified at least twenty-four (24) hours in advance of any scheduled inspection. Residents are encouraged, but not required, to attend inspections.

If unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation and will have seven (7) calendar days to rectify the problem.

If the problem is considered an exigent health and safety issue, the property staff (or a qualified vendor), in accordance with HUD requirements, must repair the problem within twenty-four (24) hours. In such cases, and as warranted, management will schedule more frequent inspection of the unit.

The resident agrees to grant access to the unit and correct any discoveries resulting from the unit inspection.

Owner's representatives, CHA, HUD and/or State Agency agents may also conduct unit inspections independent of management. Residents will receive proper notice of such inspections. Residents agree to grant access to the unit for these inspections.

If there is a report of any parasitic infestation, the property staff or a qualified exterminator may be required to inspect the unit. Residents will receive proper notice of such inspections. Residents agree to grant access to the

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unit for these inspections. Resident also agrees to participate fully in the inspection process including following instructions to use traps or other devices to detect or eradicate parasitic infestations.

In accordance with local tenant/landlord guidance, management may enter the unit without advance notice in the case of emergency including, but not limited to a fire or serious water leak.

USE OF SMOKE-FREE TOBACCO PRODUCTS

The use of any chewing tobacco or "dip" (oral tobacco products) will be prohibited from all public and common areas including, but not limited to, the management office, community room, any areas where meals are prepared or served, laundry room, walkways and recreational areas. The policy applies to all property staff, residents, residents' guests, residents' service providers, contractors and visitors

USE OF MARIJUANA

Use of marijuana, including medical marijuana, is prohibited. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that owner/agents establish lease standards that prohibit admission based on the illegal use of controlled substances including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with QHWRA and thus are subject to federal preemption.

If HUD rules change, these House Rules may be edited to conform to the policies set forth by HUD.

WATERBEDS

Waterbeds are prohibited.

WEAPONS & FIREARMS

All firearms and weapons are strictly prohibited. This includes, but is not limited to:

- Shotguns, handguns, pistols, rifles, etc.
- Ammunition of any type
- Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
- Archery equipment (bows, arrows, targets, etc.)
- Any and all types of sling shots or any device that could shoot a projectile
- All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another
- Any and all types of explosives, fireworks, and explosive chemical(s)
- Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another

The illegal possession of weapons by a resident, a resident's service provider or a resident's guest is prohibited and constitutes **a material lease violation.**

WHEELCHAIRS, WALKERS, CARTS & SCOOTERS

Residents are responsible for the safe and courteous operation of their mobility aid(s) in public and common areas. Residents are also prohibited from parking these aids in hallways, sidewalks or parking lots where they could obstruct residents' ability to exit in an emergency situation or present a danger to others.

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All operators must maintain complete control of their own mobility aid(s) at all times. They must operate their mobility aid(s) so as not to endanger themselves, other residents, staff, or visitors.

For motorized conveyances, all operators must maintain safe speeds when in use within the facility or on its grounds. Safe speeds are defined as no faster than the average walking speed.

Only one (1) person at a time may use any single motorized conveyance. No towing, pushing, or pulling of other objects or vehicles of any sort is allowed on property grounds.

Motorized conveyances must, at all times, yield to pedestrians and appropriately to other conveyances similar to the rules that apply when driving a car.

- Operators must avoid contact with fixed and moveable objects at all times. The cost to repair damage, in a unit or in common areas, caused by operators of a motorized conveyance will be charged to the resident
- Motorized conveyances will not obstruct any resident's ability to come and go and use the common areas in an appropriate and timely fashion
- Operators must maintain, or allow to be maintained, their vehicle in a safe and hygienic condition
- Motorized conveyances must be in good working order.
- Motorized conveyances will be parked only where authorized
- Motorized conveyances can only be charged in designated areas

The owner/agent and/or property staff is not responsible for theft or damage to resident's property.
.

WINDOWS & WINDOW COVERINGS

Where applicable, the owner/agent has equipped the apartment with window treatments. Residents may not remove these window treatments.

Residents must receive prior approval before installing drapes and/or window coverings in the apartment. Sheets, blankets, aluminum foil or other unapproved items are not acceptable window coverings and must be removed upon notice but in in no more than seven (7) calendar days.

With approval, residents may install additional curtain rods. However, proper-mounting screws must be utilized. Residents are responsible for any wall damage resulting from improper installation of drapery hardware. All window coverings are to be white-backed so that the exterior of the building will present a uniform image.

Windows are not allowed to be nailed and/or in any way permanently shut. HUD requirements dictate that window egress (the ability to exit through the window in the event of an emergency) **cannot** be blocked by any item that is taller than the windowsill.

All windows will be inspected in accordance to any and all required entities as defined by the owner. Windows may not be blocked to prevent egress from the unit.

Residents are responsible for keeping their interior windows clean.

UNIT TRANSFER POLICIES

Management will accept requests for transfer based on the following:

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1) There is a need for a unit transfer because of a change in household size and/or composition
2) There is a need for a unit transfer based on the verified need for an accessible unit
3) There is a verified medical need for a different unit.

Existing residents must complete a Unit Transfer Request. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to move.
Management will accept the Unit Transfer Request in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

Special consideration is given when the unit transfer is requested because there is:

1. A verified medical need for a different unit
2. A verified need for an accessible unit
3. There is a need for a unit transfer of a household that does not require the accessibility features of a unit in which they are living to accommodate a disabled resident/applicant on the waiting list.
4. A change in household size that makes the current unit too large or too small for the family based on the management occupancy standards

Except in those cases described above, unit transfer requests will not be considered for at least one year.

Unit transfers will be granted only if:

1. The household has not given notice to move
2. The resident is not being evicted
3. The resident is current for all outstanding charges
4. The resident has not entered in to a repayment agreement for failing to fully and accurately report income or household composition
5. The resident has no record of more than one minor lease violation in the last twelve (12) months
6. The resident has no record of any major lease violations within the last twelve (12) months
7. The resident complies with lease provisions regarding decent safe and sanitary conditions of the current unit

A household living in an apartment too large for its needs will not be required to move if there are no applicants waiting for the bedroom size to be vacated.

An appropriate sized unit will be available before the resident household is required to move. At that time, the household will have thirty (30) days to complete the transfer. The resident will be responsible for the cost of the move.

SECTION 5 UTILITIES

Residents acknowledges that HUD Program rules and regulations require that the owner/agent and/or property staff must periodically gather utilities cost information to accurately determine the appropriate utilities allowance for each unit type. Management will provide each resident a release of information for consent.

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CABLE, TELEVISION, INTERNET AND OTHER LIKE SERVICES

If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of resident.

Mounting televisions or other electronics on a wall or other permanent structure in the unit is prohibited without written permission from the property staff. The resident will not move or add cable, internet or power outlets unless approved by management.

Running cable across flooring or along walls in or about the apartment is prohibited.

TV antennas, satellite dishes, video antennas or wireless antennas are prohibited.

TELEPHONE SERVICE

All apartments have been wired for telephone service. Service may be obtained by calling the local telephone company. All charges associated with telephone installation and use are the responsibility of resident.

SECTION 4 LEASE VIOLATIONS

LEASE VIOLATIONS

Management is required to monitor residents' compliance with the lease terms. Certain lease violations will result in termination of tenancy as set forth by the lease.

Certain lease violations will result in immediate termination of tenancy (eviction). These are considered **material lease violations and will result in termination of tenancy (eviction).** Material lease violations include, but are not limited to:

- Criminal activity engaged on or near the property by the resident or any resident guest or service provider
- Failure to provide a Social Security Number and adequate documentation to verify the Social Security Number for any non-exempt household member
- Misrepresenting eligibility status in regard to income, age, criminal history, landlord history, etc.
- Failure to pay rent as agreed by the lease
- Any resident's Inclusion on any state sex lifetime sex offender registry
- Committing an act, covered under the Violence Against Women Act (the owner/agent may choose to seek bifurcation of the lease to protect the victim)
- Discovery that any household member (including live-in aides) is subject to any sex offender registration

Other lease violations are less severe and the owner/agent and/or property staff has adopted the following policy. When a minor lease violation is discovered, management will issue a written notice explaining the violation. This notice will be provided in an equally effective format as a reasonable accommodation if there is the presence of a disability. Minor lease violations include, but are not limited to:

- Unauthorized animals in a unit
- Late payment of rent
- Late payments in regard to a repayment agreement once in any one year period
- Failure comply with pet/assistance animal policies (if applicable)
- Parking in accessible or reserved parking spaces when inappropriate

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- Noise violations
- Other violations as noted in the lease, any lease addendum or the property house rules, pet rules or assistance animal rules

Management will provide the resident with instruction explaining how to resolve the violation(s). If the resident complies with the management's requirements, the incident will be "closed".

However, if a resident (family) commits any three (3) minor lease violations in any six (6) month period, or commits any six (6) minor lease violations in any twelve (12) month period the management will pursue termination of tenancy. This rule ensures that all residents are treated in a fair and equitable manner.

FAILURE TO FULFILL THE INITIAL LEASE TERM

If a resident household moves out before the end of the initial lease term, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

The household understands that the Security Deposit will be forfeited and any outstanding balances will be due within thirty (30) days.

In addition, management will continue to charge the household the current market/contract rent until the end of the lease period or until the unit is re-rented; whichever is earlier.

TERMINATION OF THE LEASE BY THE RESIDENT

Residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice and is not entitled to refund of the security deposit.

The resident is expected to comply with the lease, **especially the rules stating that the unit will be the residents' sole place of residence**, during the thirty-day notice period.

In accordance with state tenant/landlord law, if the resident moves out before the end of the current lease term, the resident is responsible for the current market/contract rent for the unit through the current lease term or until the unit is re-rented, whichever is earlier.

FAILURE TO PROVIDE OR FULFILL 30-DAY NOTICE

In accordance with the HUD lease, residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. *If* the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice.

If a resident household fails to provide a 30-day notice, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

In addition, management will continue to charge the household the current market rent until the end of the 30-day notice period or until the unit is re-rented; whichever is earlier.

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SECTION 5 DEPOSITS

SECURITY DEPOSITS, PET DEPOSITS & UNIT TRANSFERS

When a resident transfers to a new unit with all other household members, management will transfer the existing security deposit and pet deposit to the new unit. The resident will receive a bill for fees or damages. This bill must be paid within 30 days.

If the household splits and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

When a resident owns a pet, the original unit will be assessed for damages caused by the pet. The pet deposit will be reduced by charges for those damages and the resident will be required to obtain a pet deposit balance of $300.00 for the new unit. The resident will be allowed to pay the new pet deposit in $10.00 monthly payments until the $300.00 pet deposit balance is reached.

HOUSEHOLD SPLITS

If two or more adult household members reside in one unit and one or more adults choose to apply for a separate unit, the members wishing to create a new household will be required to submit an application. The application will be reviewed for eligibility as described in the property resident selection plan in place at the time of review. If approved, that applicant will receive preference over other non-residents as indicated in the resident selection plan.

If the household "splits" and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

If a pet remains in the original unit, the pet deposit will remain with the original unit.

If all pets are being moved to the new unit, the pet deposit will transfer to the new unit. The pet owner/resident will receive a bill for fees or damages caused by the pet. This bill must be paid within 30 days.

COLLECTION AFTER MOVE-OUT

The household understands that all outstanding balances must be paid within thirty (30) days of receiving the final bill.

If the household members fail to pay the final bill, management may opt to report such information to credit reporting agencies. In addition, a collection agency may be used to collect all or part of the balance due.

If any household member applies for housing at another property, the resident understands that management will disclose payment and lease performance information if any household member has signed an appropriate release."

RESIDENT CERTIFICATION

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I have read and received a copy of the House Rules. I understand that these rules are an extension of my lease and that any violation of these rules may be grounds for lease termination.

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____ _____
Management Representative Date

_____
Apartment Community Name

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ILLINOIS HOUSING DEVELOPMENT AUTHORITY
WWW.IHDA.ORG

111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
312.836.5200

TENANT SELECTION PLAN

(For Other Non-Section 8 Program Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE

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TENANT SELECTION PLAN

(For Other Non-Section 8 Programs and Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

OWNER'S ORGANIZATION NAME (the "Owner")

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I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

A. Development Description

(Check the one that applies)

☐ The Development does not offer subsidized rents.

☐ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ **does** ☐ **does not** accept Housing Choice Vouchers. *(Check the one that applies)*

B. Tenant Type

The Development is designated as housing for: *(check all that apply)*

☐ Elderly ☐ Near Elderly

☐ Elderly Special Needs ☐ Family

☐ Special Needs

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: *(check all that apply)*

☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;

☐ 62 and above (a requirement for **all** household members) or;

☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: *(check the one that applies)*

☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;

☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: *(Check all that apply)*

☐ Victims of Domestic Violence ☐ Foster Care Families

☐ Disabled ☐ Transient Families

☐ HIV/AIDS ☐ Ex-offenders

☐ Homeless ☐ Substance Abusers

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☐ Veterans ☐ Mental Illness

☐ Other

C. Unit Distribution

1. Development

The Development will offer a total of rental units.

This ☐ **includes** ☐ **does not include** a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

Market rate (no income restriction) units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Total Number of Management Units

2. Development (Unit Breakdown per Written Agreement)

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

DRAFT

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

3. **Other Agreements**

Per SRN Written Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Section 811 PRA Contract (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per LTOS Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

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D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan **(Exhibit A)**.

E. Civil Rights and Non-Discrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated April 4, 2016, providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

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b. Provide anyone housing that is different from that provided to others;
c. Subject anyone to segregation, even if by floor or wing;

d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;

e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;

f. Deny anyone access to the same level of services;

g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;

h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and

i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the Fair Housing Poster as required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

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distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;

c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;

d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and

e. Developing a transition plan to ensure that structural changed are properly implemented to meet program accessibility requirements.

f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage or accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes ☐ No

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If “Yes” was checked, provide the name of the Section 504 Coordinator:

Name:

Telephone Number:

TDD Number:

6. **Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)**

   Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

   Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

   All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

   Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant’s sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. **Executive Order 13166 – Limited English Proficiency (for Federal Programs)**

   Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. **Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)**

   The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

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generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the Violence Against Women's Act Lease Addendum.

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on an tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-5382).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

a. A unit transfer based on household size.

b. A unit transfer based on the need for an accessible unit.

c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum **(Exhibit B)** will be entered into with non-physically disabled tenants living in an accessible unit.

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2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

a. Displaced from an urban renewal area.

b. Displaced as a result of a governmental action.

c. Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.
(Check all that apply and rank in the order of highest preferences (1) to lowest preference):

a. Pre-Approved Preferences

i. Preference for Working Families ☐ Order #

ii. Preference for Persons with Disabilities including SRN or 811 ☐ Order #

iii. Preference for Victims of Domestic Violence ☐ Order #

iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order #

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order #

d. Veterans Preference ☐ Order #

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order #

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B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification **(Exhibit C)**. Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.

2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management **(Exhibit D)**. The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.

2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:

   a. When their units are designated for rehabilitation and/or;

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b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).
(Please check which method will be used)

☐ The Development will use Pre-Application Cards or;

☐ The Development will use Pre-Applications

A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts **(Exhibit E)**. This letter will include a Pre-Application Card or Pre-Application **(Exhibit F)** to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.

2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.

3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.

4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received **(Exhibit G).** The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

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2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.

3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.

4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.

5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

IV. WAITING LIST PROCEDURES

A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:
(Check the one that applies)

☐ Basic File Management System

☐ Digitally in electronic systems or tools

The Waiting List will contain the following information for each applicant listed:

1. Applicant Name

2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*

3. Date and time application received

4. Qualification for any preferences and ranking

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5. Annual income level

6. Targeted program qualifications

7. Accessibility requirements

8. Number of persons in the household

The Waiting List will be maintained in accordance with the following guidelines:

1. The Pre-Application Card or Pre-Application will remain on file permanently.

2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)

☐ Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)

☐ Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)

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C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

   When a unit becomes or will become available within days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other*.) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

   Describe process:

   a. If Management does not receive a response within days, the applicant will forfeit the opportunity to apply for the offered unit: *(Check the one that applies)*

      ☐ and will be removed from the applicable Waiting List.

      ☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

      ☐ Other

   b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

      ☐ will be removed from the applicable Waiting List.

      ☐ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt

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to contact the applicant and will explain that if the applicant does not respond within days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

   a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.

   b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

   ☐ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

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address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐ (Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☐ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-opening the Waiting List

1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

i.

ii.

iii.

iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

i.

ii.

iii.

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iv.

The notice must state the reasons for Management's refusal to accept additional applications.

2. Re-opening the Waiting List

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

i.

ii.

iii.

iv.

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.

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1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.

2. ☐ A credit report will be ordered.

   ☐ A credit report will not be ordered.

3. ☐ A criminal background search will be obtained.

   ☐ A criminal background search will not be obtained.

4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.

5. Verification of previous housing for years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.

6. Verification of Social Security Numbers **for all members** of the household is required.

7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. The EIV & You Brochure further explains this requirement.

8. Other:

B. Home Visits

☐ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

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are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Dates of birth must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

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2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.

3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).

4. At least one member of the household is participating in an officially sanctioned job training program.

5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. **Student Restrictions for HUD/HOME Programs**

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:

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a. Full-time household members
b. Unborn children
c. Children in the process of being adopted
d. Children whose custody is being determined
e. Foster children
f. Children temporarily in a foster home
g. Children in joint custody 50% of the year or more
h. Children away at school but home for recess
i. Live-in aides
j. Foster adults

The Occupancy Standards for the development are:

2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.

3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.

*__Note__: The Owner may collect the security deposit on an installment basis (HUD Handbook 4350.3, rev.1 Chapter 6, Section 2).

IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

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B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.

2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.

3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories <u>will</u> be rejected:

    a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph**.

    b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).

    c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

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background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.

   The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

   a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last 10 year(s).

   b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 year(s); or

   c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, Use of Marijuana in Multifamily Assisted Properties, which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

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E. Unsanitary Housekeeping

☐ Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☐ Housekeeping will not be considered because Home Visits are not conducted.

F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.

Note: Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, HUD Notice H-2015-10 dated November 2, 2015. Additionally, HUD Memo dated April 4, 2016, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

X. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate

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in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays)* of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

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This Plan is acknowledged and agreed to.

MANAGEMENT:

Organization Name:

Signature:

Print Name:

Title:

Dated:

OWNER:

Organization Name:

Signature:

Print Name:

Title:

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature:

Print Name:

Title:

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Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

807 Davis Street #2004,
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847.864.8895
vsk@kretchmerassociates.com

October 21, 2021

Mr. Jordan Bartle
Ms. Estefany Noria
Full Circle Communities, Inc.
310 S. Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Valerie S. Kretchmer Associates (VSKA) is pleased to submit this market update letter for Arlington Heights PSH, a permanent supportive housing development in Arlington Heights, IL. Our firm prepared a full market study for this project that is dated October 28,2020. Since this market study is more than 9 months old, we prepared this update letter.

Market conditions have not changed since last year's market study. As such, we continue to recommend that this project be approved.

Thank you for the opportunity to work on this for you.

Sincerely,

Valerie Sandler Kretchmer

Valerie S. Kretchmer
President

Kretchmer Associates

Project Description and Changes from the 2020 Market Study

The site at 1519-1625 S. Arlington Heights Road and the surroundings have not changed since the full market study. The number of units is now 25 instead of 31. As such, the density is reduced from 8 to 6.4 units per acre.

The development now has a commitment from the Housing Authority of Cook County for project-based vouchers for all 25 units, 10 more than initially proposed. This will improve affordability and marketability. The target population has not changed.

The unit sizes have changed slightly. The one-bedrooms are now 9 square feet larger, while the two-bedrooms are 15 square feet smaller. The units remain reasonably sized and the change does not affect marketability.

The revised unit mix and rents are shown below.

Table 1

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX

Unit Type	# of Units	Unit Size (SF)	Rent
1 Bedroom/1 Bath	20		
30% AMI (PBV)	19	677	30% of income*
50% AMI (PBV)	1	677	30% of income*
2 Bedrooms/1 Bath	5		
30% AMI (PBV)	3	810	30% of income*
50% AMI (PBV)	2	810	30% of income*
TOTAL	25		

* Contract rent: 1 BR - $1,255; 2 BR - $1,440
The landlord pays for all utilities.

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Market Conditions

VSKA contacted the affordable PSH properties in the Market Area (MA), which include PhilHaven, Heart's Place, Myers Place, Midtown Crossing, and Illinois Accessible Housing Initiative. PhilHaven, Heart's Place and Myers Place are fully occupied with closed waiting lists. Midtown Crossing is 90% occupied but has approximately 20 names on its waiting list. Three units are undergoing minor maintenance and are vacant until November or December. When the units are ready, they will be filled from the wait list. We were unable to reach anyone at Illinois Accessible Housing Initiative, but it only has 7 units.

In addition, we contacted Spruce Village, a 45-unit development near, but outside of the MA in Palatine. It was completed in 2020 and is fully occupied with a wait list of approximately 50.

All of these properties have deep subsidies so that tenants pay 30% of their income in rent. Arlington Heights PSH will be similarly affordable.

Table 2 on the following pages provides updated information on the competitive properties.

In addition, VSKA contacted planners at the municipalities in the MA to see if there are any planned PSH projects. In Arlington Heights, the Village and IHDA approved development of 310 Arlington Heights at 310 Rand Road, a 40-unit affordable building by the Housing Trust Group. The property will have one and two-bedrooms at 30% and 60% AMI, 8 of which will be SRN units at 30% AMI. These will be competitive with Arlington Heights PSH.

At this time there are no other affordable properties approved or planned targeted to the disabled population in any of the other MA communities.

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Table 2
ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES
October 2021

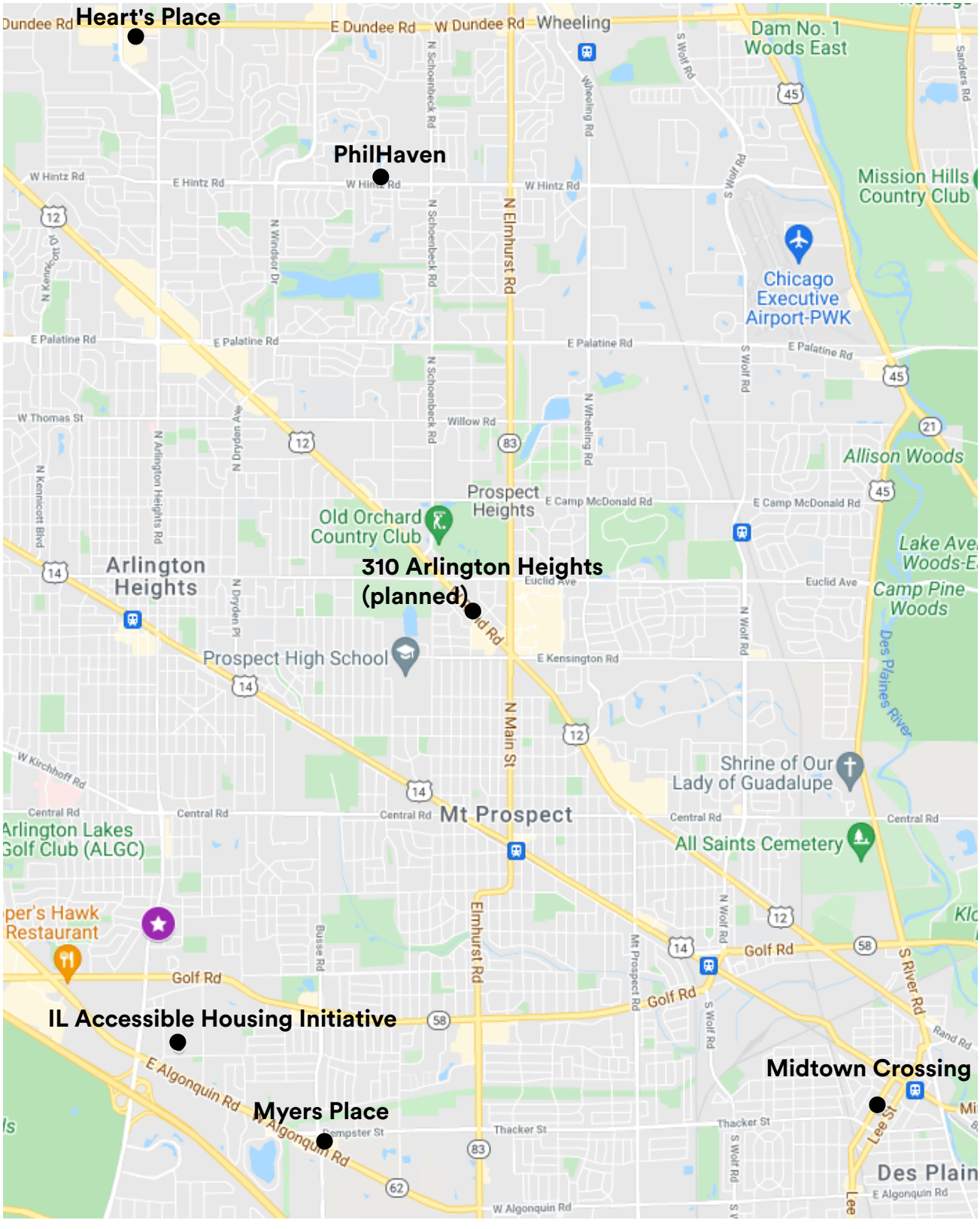
Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
Subject Property								
Arlington Heights PSH	Planned	25					NA	**Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. All units covered by project-based vouchers from HACC. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH.
1519-1531 S Arlington Heights Road		19	1/1 30% AMI PBV	30% of income	677	NA		
Arlington Heights		1	1/1 50% AMI PBV		677	NA		
		3	2/1 30% AMI PBV		810	NA		
		2	2/1 50% AMI PBV		810	NA		
				Contract Rents				
			1/1	$1,255				
			2/1	1,440				
Permanent Supportive Housing in the Market Area								
Heart's Place								
120 E Boeger Drive	2019	18					100%	**Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, and microwave. A/C. **Rent includes:** All utilities included. **Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC. **Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Arlington Heights		10	1/1	30% of income	665	NA		
847-258-4688		8	2/1		829	NA		
773-736-1244								

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
PhilHaven 2418 Hintz Road Wheeling 224-607-3506 224-607-3503 773-736-1244	2017	50 31 13 6	 1/1 2/1 3/2	30% of income	 726 930 1,128	 NA NA NA	100%	**Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head. **Rent includes:** All utilities included. **Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Myers Place 1585 Dempster Street Mount Prospect 847-850-0511 773-736-1244	2013	39	 Studio 1/1	30% of income	 530 640	 NA NA	100%	**Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space. **Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C. **Rent includes:** All utilities included. **Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
Midtown Crossing 751 Graceland Des Plaines 847-328-6633	2017	33 7 26	 1/1 30% AMI 1/1 50% AMI	 NA NA	 650 650	 NA NA	90%	**Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies. **Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users. **Rent includes:** NA (assume all utilities). **Amenities:** NA **Wait list:** Approx 20 names on wait list. 3 units are undergoing minor maintenance, empty till Nov-Dec but will select from wait list to occupy.
Illinois Accessible Housing Initiative 2226 S Goebbert Road Arlington Heights 773-408-9712	NA	7	NA	NA	NA	NA	NA	**Building:** Affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs. **Unit features:** 100% accessible. **Rent includes:** NA **Amenities:** NA **Wait list:** Manager did not respond to multiple inquiries.
PSH Near but Outside the Market Area								
Spruce Village 498 Spruce Drive Palatine 847-564-2900	2020	45 17 28	 Studio 1/1	 30% of income	 300 500	 NA NA	100%	**Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance. **Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable. **Rent includes:** All utilities included. **Amenities:** Large community room, laundry, and TV lounge. **Wait list:** Since opening, list has shortened, and is approx. 50 people.

NA: Not available
Source: Kretchmer Associates

Arlington Heights Supportive Housing Comparable Properties



Source: Kretchmer Associates

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PSH Need

VSKA obtained updated information on SRN need. The SRN Communities of Demand listing shows a desire for 304 units in Arlington Heights. In addition, 1,066 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. This is lower than the number in 2020, but still 55 times the number of units proposed at Arlington Heights PSH. We contacted Jeri Bond, SRN Wait List Manager at the Illinois Department of Human Services for the SRN Wait List multiple times, but did not receive the requested information in time for this letter. Last year the PAIR list had 183 names in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area. Even if the list is shorter now, the need is well beyond the number proposed here.

Market Penetration and Absorption

The addition of the proposed 25 units at Arlington Heights PSH and the 8 SRN units at Arlington 310 will result in an increase in the market penetration rate from the current 12.2% of those 18-64 with a disability and income under $45,000 to 17.4% by 2025. This is the approximate 4-person maximum income at 50% AMI ($46,600 in 2021). This is a very reasonable rate.

The property's capture rate is only 2.4% of those 18-64 with a disability and income under $45,000. This is very low. We also calculated the capture rate for the 22 units at 30% AMI of the eligible households with incomes less than $25,000. This rate is also low at 5.0%. Table 3 on the following page shows the calculations.

Arlington Heights PSH is expected to have a very large number of interested residents with a waiting list far in excess of the 25 units when it is ready to open. However, given the longer SRN administrative process, lease-up is expected to take anywhere from 3-5 months to reach 95% occupancy (24 units) at a rate of 5-8 units per month.

Conclusions

There continues to be a great need for permanent supportive housing in the Arlington Heights MA. Existing properties have very long wait lists. The proposed site is highly visible along a major road, and is close to shopping and services. With all units covered by project-based vouchers, it will be affordable to the target population. As such, we recommend that this project be approved as is.

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Table 3

ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS

	2020	2025
Percent of MA Population 18-64 with a Disability	7.8%	7.8%
Arlington Heights PSH Proposed Units		25
Units with Project Based Rental Assistance or at 30% AMI		22
Units with Project Based Rental Assistance or at 50% AMI		3
MA Households < Age 65 by Income with a Disabled HH Member and Income < $45,000	1,209	1,036
...With Income < $25,000	520	439
...$25,000-$34,999	350	303
...$35,000-$44,999	339	294
Project Capture Rate of MA Population < 65 with a Disability and Income < $45,000		2.4%
30% AMI Units' Capture Rate of Households < $25,000		5.0%
Number of Market Area Permanent Supportive Units	147	180
Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability and Income <$45,000	12.2%	17.4%

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

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REAL ESTATE AND PLANNING CONSULTING

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Arlington Heights Permanent Supportive Housing Site and Market Study

DATE

October 2020

PRODUCED FOR

Full Circle Communities

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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October 28, 2020

Jordan Bartle
Estefany Noria
Full Circle Communities
310 S Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Kretchmer Associates (VSKA) is pleased to submit the attached market study for Arlington Heights Permanent Supportive Housing (PSH) in Arlington Heights, IL, a facility for people of any age in need of affordable supportive housing. The property will be geared to serve those with incomes less than 30%, 50%, and 60% of the AMI and will ensure affordability using project-based rental assistance and proactive marketing through care and housing networks locally and in the region.

The proposed location and design will be viewed favorably, and the market can support more than the number of units planned. Based on demographics, wait lists, and commentary from service providers and PSH developers, there is a great deal of demand in this market for affordable supportive housing.

VSKA certifies that no undue pressure or collusion with Full Circle Communities or representatives of the organization exists in the determination of the study. All information and procedures used to establish the study were from factual data and prepared in a professional manner. I certify that there is no identity of interest between Kretchmer Associates staff and any member of the development team.

Thank you for the opportunity to work on this assignment for you.

Sincerely

Valerie Sandler Kretchmer
President

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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DEVELOPMENT PROGRAM

A. Developer

Full Circle Communities
310 S Peoria Street
Chicago, Il 60607

B. Project Description

New construction. 3-story, 31-unit building designed for extremely low-, very low-, and low-income households. Seven units will be set aside for the Statewide Referral Network (SRN). Fifteen total units, including those for the SRN, will have Project Based Rental Assistance provided it is approved in the form of Section 811 or LTOS. All apartments will be affordable due to IHDA Permanent Supportive Housing (PSH) funding. There will be no age restrictions.

C. Location

1519-1625 South Arlington Heights Road, Arlington Heights, IL. It is approximately 22 miles northwest of Downtown Chicago. The property is in Cook County Census tract 8051.09, which is not a HUD Qualified Census Tract.

D. Site Description

3.88 acres of vacant land. The site is flat and fully covered with grass, trees, and shrubs in a moderately dense suburban area.

E. Buildings

A new 3-story elevator building certified by Energy Star or Enterprise Green Communities will be built. The design is very appropriate for the target tenancy, is contextual, and is appropriate for the market. It will also include administrative space for the Anixter Center providing on-site supportive services and offices for property management and maintenance staff.

F. Apartment Details

The unit mix and rents are shown on the following page. All utilities are included in the rent. All will have universal design features above and beyond what is required by code. Beyond that, 10% of units will be Accessible (Type A), 20% will be Adaptable, and the rest will be Type B, which will not have accessibility features installed but will have blocking for grab bars.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Overall, the unit mix is comparable to the market.

The units are smaller than one but similarly sized to two of the other most comparable properties and are reasonably sized.

All units at competitive properties appear to have project-based deep subsidies, so those are theoretically more affordable than the units at the subject property with flat rents; however, these rents are still reasonable at each AMI level. The developer will also market these units to people with individual subsidies such

as Housing Choice Vouchers. Units at the subject with some form of deep subsidy are equally affordable as the other options in the market. Overall, affordability is comparable to competitors.

G. In-Unit Amenities

Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transports. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers.

The overall amenities package is similar to other options for people with disabilities, as they are all supportive housing properties. Compared to average affordable housing or market-rate apartments, they are superior. For a tenant without an absolute need for these features, they are still a benefit.

H. Development Amenities

Elevator, barrier-free community room, computer lab, library, laundry room with accessible machines (pay), on-site management, and supportive services provided by Anixter Center. These amenities are superior to other recent PSH properties in the market area and are superior for people with disabilities to non-PSH affordable housing.

I. Construction

Wood frame with masonry veneer, trimmed in metal cladding and fiber cement. Landscaping to meet local building code.

J. Parking

The number of parking spaces will be adequate for the number of units.

K. Zoning

Multiple lots are currently a mix of O-T, R-1, and I. A zoning change will be required and pursued once public funding is approved.

L. Density

8 units per acre. This is appropriate for this location.

M. Service Provision

Serving people with a disability from a range of referral sources, including but not limited to veterans, young adults aging out of the DCFS system (both with a preference), those with impaired or altered mobility, and people with intellectual, developmental, or mental health disabilities. Partnering with the Anixter Center for this purpose. Services available to all residents but not required.

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Table 1

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX

Unit Type	# of Units	Unit Size (SF)	Rent
1 Bedroom/1 Bath	26	668	
30% AMI (PBRA)	8	668	30% of income*
30% AMI (SRN/PBRA)	5	668	30% of income*
50% AMI	4	668	$810
60% AMI	9	668	$971
2 Bedrooms/1 Bath	5	825	
30% AMI	1	825	$584
30% AMI (SRN/PBRA)	2	825	30% of income*
60% AMI	2	825	$1,166
TOTAL	**31**		

* Contract rents: 1 bedroom - $1,023, 2 bedroom - $1,228

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FIELD OBSERVATIONS

Access

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. The site is only one mile north of I-90 and 1.8 miles south of downtown Arlington Heights. Access into the site will be from Arlington Heights Road. The site is served by two Pace buses, which provide service to the Metra station in downtown Arlington Heights. Golf Road, an east-west arterial, is only 0.3 miles south of the site and provides excellent east-west access through the northwest suburbs. It also has a concentration of retail stores and restaurants at the intersection of Arlington Heights Road, including Walgreens and Jewel-Osco. Residents will find this an easy walk as there are sidewalks along Arlington Heights Road.

Marketability

The site is highly visible along Arlington Heights Road. There is consistent strong traffic along the road without rising to the level of a nuisance. Noise is within reasonable levels. While Arlington Heights Road has some commercial uses, attractive single-family neighborhoods are directly across the street to the west and adjacent to the rear of the site on the east. As such, the site should be very marketable to the target population.

The subject building will offer Permanent Supportive Housing and units reaching the highest standards of accessibility. Referrals will come from service providers, the local Continuum of Care, and the State Referral Network. Full Circle also has an excellent reputation among those serving the community of people with disabilities. These factors will make the property highly marketable.

Adjacent Land Use

Immediately north of the subject site is a vacant 5-acre parcel currently for sale. To the south is a memory care facility for seniors, The Reserve at Arlington Heights. To both the east and west are attractive single-family neighborhoods. There are no negative uses adjacent to or near the site.

Neighborhood Description

The neighborhood has a combination of commercial uses along Arlington Heights Road, including the senior living facility, a small church, several medical office buildings, a condominium building, and retail uses at Golf and Arlington Heights roads. The nearby side streets are well-established single-family detached neighborhoods, very well maintained and attractive. Community parks are within a few blocks of the site to the east and west.

Public Safety

According to the Illinois State Police, there were 633 crimes reported in Arlington Heights throughout 2019, 8.4 crimes per 1,000 people. Of these, only 33 (5.2%) were violent crimes. The remaining crimes involved property. This crime rate is below average among the surrounding communities of Buffalo Grove, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling. Rates in these communities range from 6-12 per 1,000 people. Rates of violent crime in all these communities is low, but Arlington Heights has the second lowest rate, higher than only Buffalo Grove's. Arlington Heights and its neighbors are all very safe communities, with Arlington Heights being similarly safe despite being the largest by 15,000+ people.

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Risk Level for Lead Exposure

The proposed site is not located in a ZIP Code on the Illinois Department of Public Health list of high lead risk for pediatric blood poisoning.

Community Stability

The proposed project meets the FHLB definition of an infill project. The site is bounded on three sides by lots with existing uses in an established neighborhood. The site to the north is currently for sale and may be developed. The development will have a positive impact on the community, providing an attractive building on an otherwise vacant lot. Photographs of adjacent uses are in the Appendix.

Area Amenities and Services

The proposed development site is located near a variety of neighborhood amenities, shopping, and services. Table 2 at the end of this section, followed by a map, shows the distance of these amenities and services to the site.

There are no negative land uses within 0.25 miles of the site.

Shopping and Services

The nearest retail is in a shopping center on Golf Road 0.3 miles southeast of the Arlington Heights PSH site. It has predominantly services such as Curl Up & Relax Salon, Great Cuts, and Studio Salons, but also has Posh Kids Resale.

Dollar Tree is 0.4 miles southwest of the site on Golf Road. Goodwill is 0.75 miles southwest on Algonquin Road. Lowe's is also 0.8 miles from the site in this direction on Algonquin Road, with Meijer and Walmart slightly farther at 1-1.1 miles from the site.

Residents will be able to meet most of their shopping needs in proximity.

Grocery Stores

The Arlington Heights PSH site is very well served by grocery stores. The nearest is Valli Produce, a large supermarket located 0.3 miles southeast of the site on Golf Road. ALDI is also located in this vicinity. Jewel-Osco is also 0.3 miles away southwest of the site on Arlington Heights Road just north of Golf. Meijer and Walmart are also supermarkets with extensive groceries.

Restaurants

In addition to personal services, the shopping center on Golf Road 0.3 miles southeast of the site has several restaurants, including San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, and Elly's Pancake House.

Several more restaurants are 0.9 miles southwest of the site on Golf Road: Starbucks, Panda Express, Buona Beef, MingHin Cuisine, Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, and Pita Pita Mediterranean Grill.

Pharmacies

The nearest pharmacy is in Jewel-Osco, while Walgreens is also 0.3 miles from the site to the south at Golf and Arlington Heights Roads. Meijer and Walmart also have pharmacies.

Banks

The nearest bank is Chase, 0.3 miles south of the site on Golf Road. PNC is near Walgreens, also 0.3 miles south. Bank of America is near Goodwill 0.75 miles southwest.

Parks and Recreation

Prairie Park is the nearest park on Belmont Avenue 0.25 miles southeast of the Arlington Heights PSH site. It has a shaded playground area, basketball courts, baseball, and soccer. Carefree Park is 0.3 miles northeast. It features open space with mature trees, tennis and roller hockey courts, basketball, soccer, and a playground. Heritage Park is 0.4 miles

west on Victoria Lane. It has a community center with classrooms, offices, and meeting rooms, a sled hill and ice rinks, a pool, a gym, a walking path, a playground, and other courts and ball fields.

Libraries

Mount Prospect Public Library South Branch is 1.75 miles southeast at Algonquin and Busse Roads. Arlington Heights Memorial Library is 2.2 miles north of the site on Dunton Avenue, 2 blocks west of Arlington Heights Road.

Education, Pre-School, and Day Care

IllinoisReportCard.com provides the current assessment of the MA schools and districts for 2018-2019. The Arlington Heights PSH MA's school districts are CCSD 59 (K-8) and Township HSD 214 (9-12). Two schools in these are considered "Exemplary" according to the State's "summative designation", 19 (83%) are Commendable, and only 2 are Targeted. Any students who may live at the property will attend Forest View Elementary (K-5), Holmes Junior High (6-8), or Rolling Meadows High School (9-12). In the 14 adjacent suburban districts 99% of schools are Exemplary or Commendable.

Two of these schools are within 1 mile of the site. Forest View Elementary is 0.7 miles east, and Holmes Junior High is in the same vicinity. Another elementary school, Juliette Low, is nearer at 0.3 miles west. For adults, Roosevelt University – Arlington Heights is 0.8 miles southeast of the site.

The nearest preschool is The Early Learning Center 0.75 miles southeast of the site, part of CCSD 59. This is a state-of-the-art facility with grant- and special-education based offerings for eligible children in addition to typical tuition-based programming.

Health and Medical Facilities

Arlington Heights PSH residents will be near multiple medical services. Northwest Gastroenterology Group is 0.1 miles north on Arlington Heights Road. Progressive Physical Therapy, Comprehensive Pediatric Care, and Advent Neurology are 0.6 miles southeast, with Advocate Medical Group Primary Care in the same vicinity. Family Dentistry of Arlington Heights is 0.6 miles north on Arlington Heights Road.

The nearest hospital is NCH Northwest Community Hospital, which is 1 mile northwest. It has an emergency department.

Houses of Worship

The nearest house of worship is Zion Christian Church, which is just 0.2 miles southwest of the site. Schaumburg Korean Seventh-Day Adventist Church is 0.4 miles southwest, St. Cecilia's Church is 0.6 miles southeast, and The Great Love Presbyterian Church is 0.7 miles in the same direction.

Social Services and Job Training

An Illinois Division of Rehabilitation Services office is located 0.7 miles southwest of the site. This is important for people with serious disabilities. A North Suburban Cook County American Job Center is 0.9 miles southwest.

Transportation

Two public bus routes serve the Arlington Heights PSH site. Pace Bus 208 – Golf Road stops at Golf and Arlington Heights Roads 0.3 miles south of the site. It provides daily fixed route service between Evanston and Schaumburg. The Pace Arlington Heights-Rolling Meadows On Demand route stops on Arlington Heights Road at the site and provides service within the area bounded by Euclid, Arlington Heights Road, I-90/Golf Road, and US-53. Reservations can be made online or by phone at least one hour in advance. Paratransit is also available for people who qualify.

Uber and Lyft serve the area.

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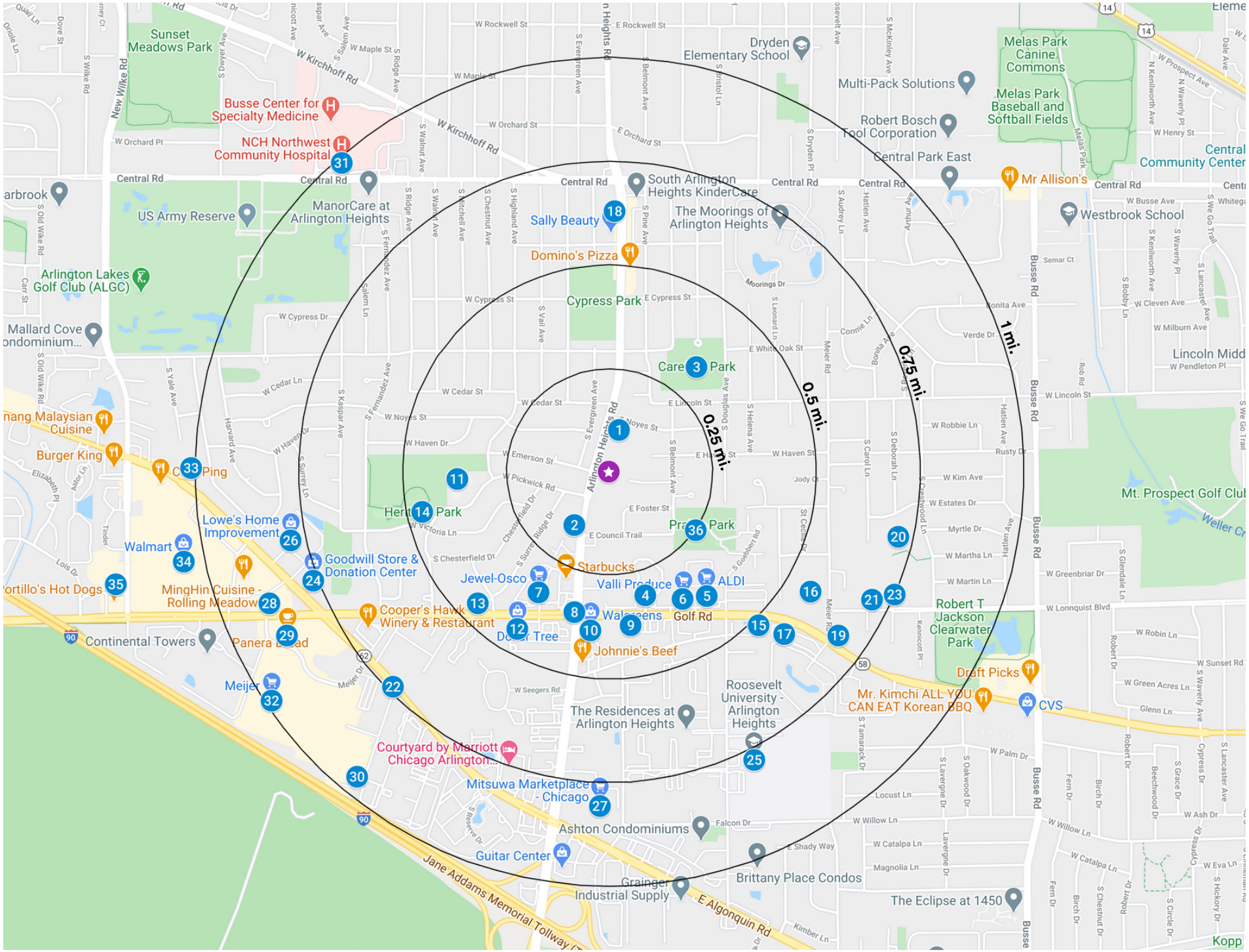
Table 2

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING AMENITIES AND SERVICES

Pin	Name	Category	Location	Distance
At site	Pace Bus - Arlington Heights-Rolling Meadows On Demand	Transportation	Arlington Heights Rd.	At site
1	Northwest Gastroenterology Group	Medical	1415 S Arlington Heights Rd.	0.1
2	Zion Christian Church	Worship	1640 S Arlington Heights Rd.	0.2
3	Prairie Park	Park/Recreation	S Belmont Ave.	0.25
4	Curl Up & Relax Salon, Great Cuts, Studio Salons	Service	E Golf Rd.	0.3
	XSport Fitness	Park/Recreation		
	Posh Kids Resale	Retail		
	San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, Elly's Pancake House	Restaurant		
5	Carefree Park	Park/Recreation	1231 S Belmont Ave.	0.3
6	Valli Produce	Grocery	450 E Golf Rd.	0.3
7	Jewel-Osco	Grocery, Pharmacy	1860 S Arlington Heights Rd.	0.3
8	Pace Bus 208 - Golf Road	Transportation	Golf Rd. at Arlington Heights Rd.	0.3
9	ALDI	Grocery	550 E Golf Rd.	0.3
10	Chase Bank	Bank	43 E Golf Rd.	0.3
11	Walgreens	Pharmacy	Golf and Arlington Heights Rds.	0.3
	PNC Bank	Bank		
12	Juliette Low Elementary School	Education	1530 S Highland Ave.	0.3
13	Dollar Tree	Retail	89 W Golf Rd.	0.4
14	Schaumburg Korean Seventh-Day Adventist Church	Worship	330 W Golf Rd.	0.4
15	Heritage Park	Park/Recreation	506 W Victoria Ln.	0.4
16	Progressive Physical Therapy, Comprehensive Pediatric Care, Advent Neurology	Medical	657 E Golf Rd.	0.6
17	St. Cecilia's Church	Worship	700 S Meier Rd.	0.6
18	Advocate Medical Group Primary Care	Medical	825 E Golf Rd.	0.6
19	Family Dentistry of Arlington Heights	Medical	1020 S Arlington Heights Rd.	0.6
20	The Great Love Presbyterian Church	Worship	2090 W Golf Rd.	0.7
21	Forest View Elementary School	Education	1901 W Estates Dr.	0.7
22	Holmes Junior High School	Education	1900 W Lonnquist Blvd.	0.7
23	Illinois Division of Rehabilitation Services	Social Service	715 W Algonquin Rd.	0.7
24	The Early Learning Center	Daycare/Preschool	1900 W Lonnquist Blvd.	0.75
25	Goodwill Store & Donation Center	Retail	900 W Algonquin Rd.	0.75
	Bank of America	Bank		
26	Roosevelt University - Arlington Heights	Education	S Goebbert Rd.	0.8
27	Lowe's Home Improvement	Retail	990 W Algonquin Rd.	0.8
28	Mitsuwa Marketplace	Grocery, Restaurant	100 E Algonquin Rd.	0.8
29	Starbucks, Panda Express, Buona Beef, MingHin Cuisine	Restaurant	1414 Golf Rd.	0.9
30	Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, Pita Pita Mediterranean Grill	Restaurant	1321 Golf Rd.	0.9
31	North Suburban Cook County American Job Center	Social Service	723 W Algonquin Rd.	0.9
32	NCH Northwest Community Hospital (with ER)	Hospital	800 W Central Rd.	1
33	Meijer	Retail, Grocery, Pharmacy	1301 Meijer Dr.	1
34	Kiddy Learning Station	Daycare/Preschool	1340 W Algonquin Rd.	1
35	Walmart	Retail, Grocery, Pharmacy	1460 Golf Rd.	1.1
36	Shri Shirdi Sai Mandir devotional center	Worship	5999 New Wilke Rd.	1.2

Source: Kretchmer Associates, Google

Arlington Heights PSH Area Amenities and Services



Source: Google, Kretchmer Associates

Kretchmer Associates

MARKET AREA CHARACTERISTICS

Market Area Delineation

VSKA delineated the Market Area (MA) from which the subject property will draw its residents based on the location, existing buildings serving this population, and man-made and natural barriers. The MA's borders are Lake Cook Road on the north, US Route 45 and River Road on the east, Illinois Route 72 on the south, and Illinois Route 53 on the west. It includes all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine. A map in the Appendix shows the Market Area.

Comparable Properties

Kretchmer Associates conducted a review of other affordable permanent supportive housing properties in the Market Area. These do not include CILAs because they serve a population with higher acuity needs on average in a very disperse format, in houses and small buildings throughout the community. Some higher-functioning CILA residents may be able to become residents at Arlington Heights PSH, but CILAs are not comparable.

Buildings that are primarily senior independent apartments but accept a share of younger people with disabilities as part of their HUD funding are also not comparable to permanent supportive housing.

Market Area Affordable Rentals

Table 2 at the end of this section includes details for the following properties.

All 5 have financing from IHDA, including LIHTCs. Three are confirmed to have additional project based rental assistance through Section 8/811/Public Housing, so residents pay 30% of their income in rent on a sliding scale. It is possible the other two also have PBRA.

PhilHaven in Wheeling opened in 2017 and is in excellent condition. UPholdings manages this three-story brick and panel building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

Uniquely, PhilHaven offers a handful of three-bedroom units for larger households in addition to the typical complement of one- and two-bedroom apartments in its 50 total. The units include a stove, refrigerator, microwave, kitchen island with sink, and air conditioning. All utilities are included in the rent, and all apartments are fully furnished.

Common areas include a community room, fitness center, laundry, computer area, bike storage, and tenant storage. On-site supportive services are provided by the Kenneth Young Center.

As is typical for PSH buildings in the Market Area, the property is 100% occupied with a lengthy wait list that is closed.

Heart's Place in Arlington Heights opened in 2019 and is also in excellent condition. Again, UPholdings manages this two-story stone and siding building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

With 18 units (one- and two-bedrooms), the property is smaller than PhilHaven and the subject property. The units include a stove, refrigerator, microwave, and air conditioning. All utilities are included in the rent, and, again, all apartments are fully furnished. The apartments are 100% visitable.

Common areas include a community room and laundry. On-site services are coordinated by HODC.

The building is full with a closed 100+ name wait list.

Myers Place in Mount Prospect opened in 2013 and is in very good condition. UPholdings also manages this four-story brick, concrete, and panel building with ground floor commercial space. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent, as with UPholdings' other properties. All residents must be disabled and require supports.

The property has 39 studios and one-bedrooms. According to UPholdings staff, studios are not as popular, and later properties shifted away from them. The apartments include a stove, refrigerator, microwave, air conditioning, and – uniquely – dishwashers. All utilities are included in the rent, and all apartments are furnished. The complement of common areas is similar to PhilHaven's, and Kenneth Young Center provides the services. Myers Place is also full with a closed 150 name wait list.

Over The Rainbow's Midtown Crossing in downtown Des Plaines opened in 2017. An attractive contemporary 4-story brick building, it has 33 one-bedrooms for people making less than 50% AMI. The building is barrier free, and residents must have a disability. All units are fully accessible. Management has a good reputation but unfortunately did not respond to multiple inquiries, so further information is not available.

The Illinois Accessible Housing Initiative has 7 PSH units set aside for Colbert class members in a 50-unit condo building at 2226 S Goebbert Road in Arlington Heights. IHDA provided assistance for these units, which are 100% accessible, but no other information is available since the manager did not respond to inquiries. While not very comparable to the properties above, these units are included because they are likely for people with a degree of independence similar to PSH, given their location in a larger condo building, unlike CILAs.

Market Area Market-Rate Rentals

VSKA also examined unit sizes and rents for market-rate apartments in and near Arlington Heights to gauge how the proposed rents at Arlington Heights PSH compare with those in the general rental market. These are shown in Table 4. Many apartment buildings in these communities were built mid-century to the 1980s but have been renovated in the past decade to a high standard. This brings many of them to "Class A" level, with a small number of luxury rentals at the top of the market. A smaller number have instead been renovated over time and are in good, "B-B+" condition. Walk-ups are more common than elevators, so many have upper units not appropriate for people with impaired mobility. Nonetheless, these complexes have a full range of common areas and amenities including playing courts, sometimes swimming pools, parking, community and game rooms, etc. Units usually have a microwave, dishwasher, and air conditioning. Few have in-unit washers and dryers. Utilities are included in the rent at some but not at others. They do not have the same universal design considerations as Arlington Heights PSH.

The median one-bedroom rent is $1,088, higher than the 60% AMI rent at Arlington Heights PSH ($971), while the median size of 717 square feet is only somewhat larger than the subject's one-bedrooms at 668 square feet. Only 9 units the subject property will rent at this 60% AMI level. The rest are at $810 or have a deep subsidy. Market-rate one-bedrooms range from $850-$1,481. Many properties use dynamic pricing in this market, so rents change based on the leasing cycle.

The median two-bedroom market rent is $1,185, with a range of $995-1,503, similar to the 60% AMI rent at the subject property ($1,166). However, only two units at the subject property will rent at this level. The others will be $584 or have a deep subsidy. The median size is 893 square feet, slightly larger

than Arlington Heights PSH's at 825 square feet. The market-rate two-bedroom rents range from $995-1,503. These rents are not much higher than the one-bedrooms, perhaps because larger two-bedrooms with 1.5 or 2 baths are common but not reflected here. These will command the market's higher rents for this floorplan. Overall, most apartments at Arlington Heights PSH will be well below market rents, and the 60% AMI units will be moderately priced compared to upgraded older properties that are not accessible.

Planned Permanent Supportive Housing in the Market Area

We contacted planners or other relevant municipal officials in Arlington Heights, Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, Prospect Heights, and Wheeling. Multiple calls and/or emails were made when necessary, and all but Rolling Meadows could be reached. Officials in the communities reported that, to the best of their knowledge, no other non-age-restricted affordable housing, including PSH, is planned or under construction at this time except for Spruce Village in Palatine (described below and in the comparable properties table, though it is outside the MA).

HODC is currently developing Spruce Village near but outside the Market Area in Palatine. The developer will coordinate supportive services, which are optional but are available to all residents (similarly to Arlington Heights PSH). All 44 units will have PBRA. They will have a stove, refrigerator, and camera entry systems. Five will be fully accessible, and 10 will be adaptable.

While the building is not open yet, it has a wait list with 200 names. With the Task Force as a partner, as with the subject property, 191 people applied for the property within just 2 days at the end of Summer 2020.

Other Permanent Supportive Housing Properties in the Market Area

There are no other PSH properties in the Market Area. Multiple client-focused supportive service organizations coordinate housing. These include Clearbrook, CEDA, and Trinity Services.

CEDA operates a small apartment building at 1380 Jefferson Street in downtown Des Plaines, but this is an older, nondescript 8-unit apartment building in the community that is assumed to be more akin to a CILA. The organization did not respond to inquiries.

Trinity manages a small house with 4 units called Blare Terrace at 239 Park Avenue in Wheeling. They assist people with disabilities that make independent living difficult. Clearbrook does not have buildings that lease units, and the majority of people served by their supported housing division live in CILAs or their intermediate care facility. Almost all are funded through the Medicaid Waiver program, and both housing options have 24-hour support staff.

Again, these housing types are not competitive with PSH but can serve as a source of referrals when residents are able to live more independently.

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TABLE 3 - ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES

October 2020

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Subject Property								
Arlington Heights PSH	Planned	31					NA	**Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. 7 SRN and 15 untis with PBRA. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH.
1519-1531 S Arlington Heights Road		13	1/1 30% AMI Sec. 8	30% of income	668	NA		
Arlington Heights		4	1/1 50% AMI	$810	668	$1.21		
		9	1/1 60% AMI	971	668	1.45		
		2	2/1 30% AMI Sec. 8	30% of income	825	NA		
		1	2/1 30% AMI	584	825	0.71		
		2	2/1 60% AMI	1,166	825	1.41		
Permanent Supportive Housing in the Market Area								
PhilHaven	2017	50					100%	**Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head. **Rent includes:** All utilities included. **Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
2418 Hintz Road		31	1/1	30% of income	726	NA		
Wheeling		13	2/1		930	NA		
224-607-3506		6	3/2		1,128	NA		
224-607-3503								
773-736-1244								

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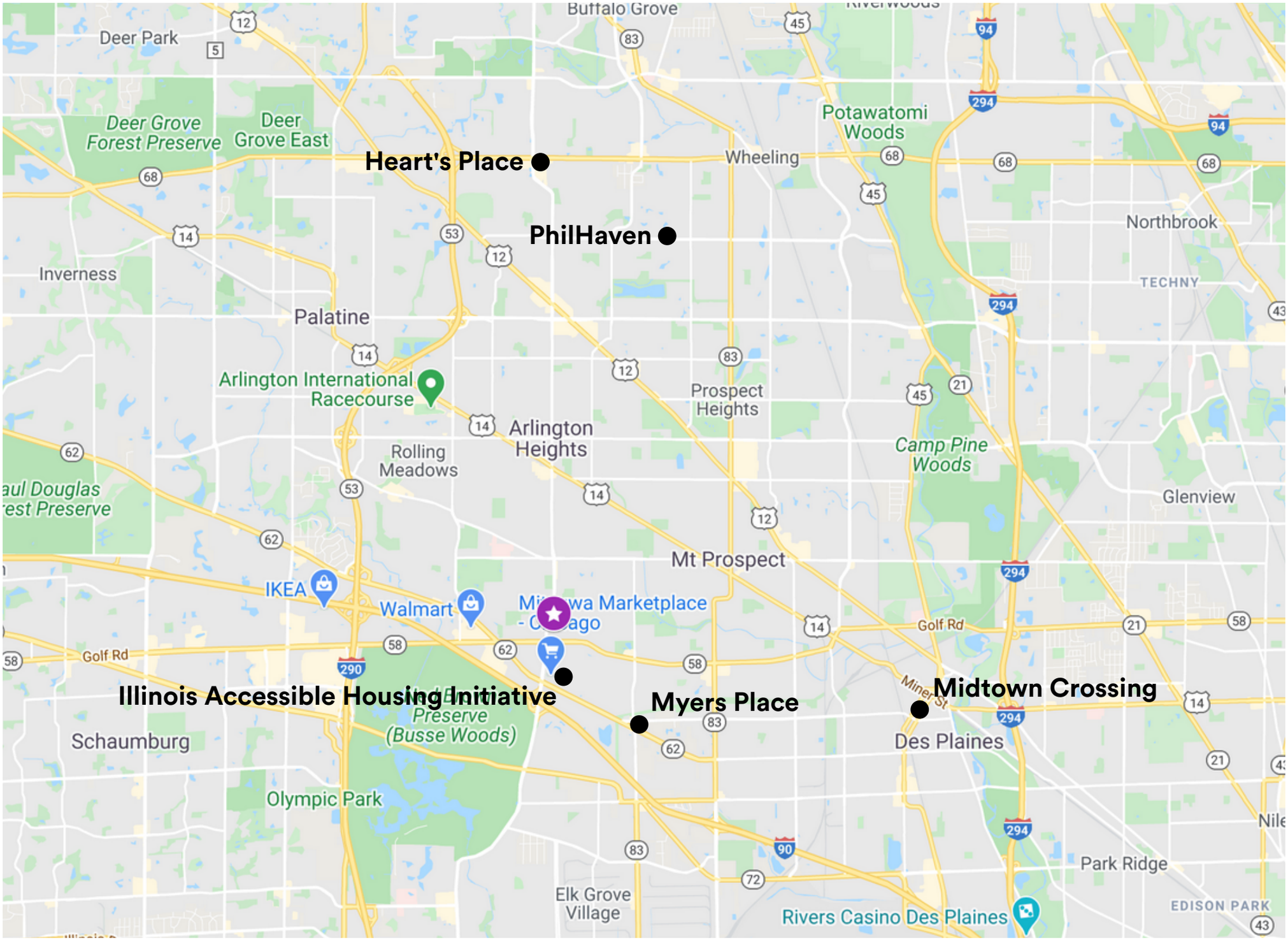
Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Heart's Place 120 E Boeger Drive Arlington Heights 847-258-4688 773-736-1244	2019	18 10 8	 1/1 2/1	 30% of income	 665 829	 NA NA	100%	**Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, and microwave. A/C. **Rent includes:** All utilities included. **Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC. **Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Myers Place 1585 Dempster Street Mount Prospect 847-850-0511 773-736-1244	2013	39	 Studio 1/1	 30% of income	 530 640	 NA NA	100%	**Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space. **Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C. **Rent includes:** All utilities included. **Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Midtown Crossing 751 Graceland Des Plaines 847-328-6633	2017	33 7 26	 1/1 30% AMI 1/1 50% AMI	 NA NA	 650 650	 NA NA	NA	**Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies. **Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users. **Rent includes:** NA (assume all utilities). **Amenities:** NA **Wait list:** Max. occupancy for one-bedrooms is two people. Management did not respond to multiple inquiries.

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Illinois Accessible Housing Initiative 2226 S Goebbert Road Arlington Heights 773-408-9712	NA	7	NA	NA	NA	NA	NA	**Building:** Seven affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs. **Unit features:** 100% accessible. **Rent includes:** NA **Amenities:** NA **Wait list:** Manager did not respond to multiple inquiries.
Under Construction PSH Near but Outside the Market Area								
Spruce Village 498 Spruce Drive Palatine 847-564-2900	2020	44 17 27	Studio 1/1	30% of income	300 500	NA NA	NA Not yet open	**Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance. **Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable. **Rent includes:** All utilities included. **Amenities:** Large community room, laundry, and TV lounge. **Wait list:** Approximately 200 names.

Source: Kretchmer Associates
NA: Not available

Arlington Heights PSH Market Area Affordable Supportive Properties



Source: Kretchmer Associates

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Table 4

SUMMARY OF MARKET RENTS IN AND NEAR ARLINGTON HEIGHTS

Unit Type	Rent	Size (SF)	Rent/SF
1 Bedroom/1 Bath	$850-1,481	600-1,027	$1.11-2.05
2 Bedroom/1 Bath	$995-1,503	775-1,050	$1.05-1.62

Source: Apartments.com

Market Area Population and Household Characteristics

Table 5 below shows population and household trends in the Market Area and the village of Arlington Heights from 2000 and projected to 2025. The Market Area had a population of 275,175 in 2000 which decreased by 0.9% to 272,730 as of the 2010 Census. Estimates of the Market Area's 2020 population by Esri, a demographic data vendor, show that it continued to decline to 270,252 (a decrease of 2,478 people, or 0.9%) by 2020. By 2025, the population is projected to decrease again by 1.1% to 267,314.

The number of households in the Market Area increased slightly by 0.2% between 2000 and 2010 (164 households) to 106,680. This trend reversed by 2020, but the decrease was extremely low at -0.3%. By 2020, the household count is an estimated 106,319 and is projected to decrease by only 1.1% to 105,185 by 2025.

The population and household count also decreased in Arlington Heights by similarly low percentages during this period. The village's population decreased by 1.9% between 2000 and 2010 and by 1.1% between 2010 and 2020 to an estimated 74,378. The household count declined by 0.3% between 2000 and 2010 and another 0.3% by 2020 to an estimated 30,863. Population and households are projected to decrease by another 1.41% and 1.3% respectively by 2025. These are small declines.

As of 2020, the average household size in the Market Area was 2.52 persons, larger than that of Arlington Heights at 2.39. The median age in the MA is lower than Arlington Heights' at 41.7 years compared to 44.7. In the MA, 80.7% of residents are below age 65 (218,170), while a similar share is below age 65 in Arlington Heights (78.7%, 58,535). The older age profile in both the MA and Arlington Heights may have contributed to the population decrease.

Market Area Income Characteristics

An analysis of the estimated 2020 household income distribution for the Market Area and the village shows that 30.1% of Market Area households have incomes less than $50,000 and 12.31% have incomes under $25,000. Table 6 below shows the income distribution for the MA and village.

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Table 5

POPULATION CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	Market Area		Arlington Heights	
	Number	Percent	Number	Percent
Population				
2000 Census	275,175		76,676	
2010 Census	272,730		75,187	
Change, 2000-2010	-2,445	-0.9%	-1,489	-1.9%
2020 Estimated	270,252		74,378	
Change, 2010-2020	-2,478	-0.9%	-809	-1.1%
2025 Projected	267,314		73,343	
Change, 2020-2025	-2,938	-1.1%	-1,035	-1.4%
Households				
2000 Census	106,516		31,053	
2010 Census	106,680		30,966	
Change, 2000-2010	164	0.2%	-87	-0.3%
2020 Estimated	106,319		30,863	
Change, 2010-2020	-361	-0.3%	-103	-0.3%
2025 Projected	105,185		30,451	
Change, 2020-2025	-1,134	-1.1%	-412	-1.3%
Average Household Size, 2020	2.52		2.39	
Population by Age, 2020				
Under 5	14,753	5.5%	3,630	4.9%
5-14	32,321	12.0%	8,832	11.9%
15-24	29,323	10.9%	7,785	10.5%
25-34	33,636	12.4%	8,035	10.8%
35-44	36,654	13.6%	9,163	12.3%
45-54	34,772	12.9%	10,157	13.7%
55-64	36,711	13.6%	10,933	14.7%
65-74	27,662	10.2%	7,975	10.7%
75-84	15,736	5.8%	4,968	6.7%
85+	8,684	3.2%	2,900	3.9%
Median Age, 2020	41.7		44.7	

Source: Esri

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Table 6

INCOME CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	Market Area		Arlington Heights	
	Number	Percent	Number	Percent
2020 Household Distribution	106,318		30,861	
Under $15,000	5,905	5.6%	1,395	4.5%
$15,000-24,999	6,936	6.5%	1,617	5.2%
$25,000-34,999	8,012	7.5%	1,668	5.4%
$35,000-49,999	11,144	10.5%	2,600	8.4%
$50,000-74,999	18,302	17.2%	4,334	14.0%
$75,000 or more	56,019	52.7%	19,247	62.4%
Median Household Income	$79,149		$100,500	
2025 Household Distribution	105,187		30,450	
Under $15,000	5,485	5.2%	1,326	4.4%
$15,000-24,999	6,412	6.1%	1,487	4.9%
$25,000-34,999	7,534	7.2%	1,577	5.2%
$35,000-49,999	10,383	9.9%	2,394	7.9%
$50,000-74,999	17,363	16.5%	4,011	13.2%
$75,000 or more	58,010	55.1%	19,655	64.5%
Median Household Income	$83,927		$106,040	

Note: Numbers may not sum to given totals due to rounding.

Incomes in Arlington Heights are higher with 23.5% under $50,000 and 9.7% under $25,000. In high-income areas such as this, where people are able to pay more for housing on average, those in need of affordable apartments can have difficulty finding one, especially if supports for disability are needed.

The Market Area has a 2020 median household income of $79,149, lower than Arlington Heights' of $100,500, as shown in Table 6 below. By 2025, the median household income in the Market Area is projected to increase by 6% to $83,927 and by 5.5% to $106,040 in Arlington Heights.

One-bedroom units can house up to two adults; two-bedrooms can house up to four. In 2020, the 30% AMI maximum allowable income is $21,840 for a 2-person household and $27,300 for a 4-person household. The 50% AMI maximums are $36,400 and $45,500 for 2 and 4-person households respectively. The 60% AMI maximum is $43,680 for two people; the subject property will have no 60% AMI units that can accommodate 4 people. Most will have incomes under $50,000.

Table 7 below shows the maximum allowable incomes for the different AMI levels to be served at Arlington Heights PSH by household size.

Table 7

2020 MAXIMUM ALLOWABLE INCOMES

Household Size	30% AMI	50% AMI	60% AMI
1	$19,110	$31,850	$38,220
2	$21,840	$36,400	$43,680
3	$24,570	$40,950	$49,140
4	$27,300	$45,500	$54,600

Source: IHDA

Characteristics of Households Under Age 65

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% as the population ages. Of the households under 65 years in 2020, 24% have incomes under $50,000, close to the upper income level target for Arlington Heights PSH. Table 8, which follows, shows these household characteristics.

Table 9 shows households by size and type in the Market Area based on the 2014-2018 American Community Survey (ACS). Approximately 61% have one or two people, the smallest sizes to live in the subject's one and two-bedroom units. Another 30% have three or four people and could also live in the subject's two-bedrooms. Overall, this means approximately 90% of households in the Market Area are an appropriate size, so the development's unit mix is suitable for the area.

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Table 8

HOUSEHOLDS UNDER 65 BY AGE AND INCOME
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	2020		2025		Change	
	Number	Percent	Number	Percent	Number	Percent
Households by Age	106,320		105,188		-1,132	-1.1%
Age 15-24	2,099	2.0%	2,099	2.0%	0	0.0%
Age 25-34	12,867	12.1%	12,307	11.7%	-560	-4.4%
Age 35-44	18,840	17.7%	18,647	17.7%	-193	-1.0%
Age 45-54	18,872	17.8%	17,824	16.9%	-1,048	-5.6%
Age 55-64	20,804	19.6%	18,496	17.6%	-2,308	-11.1%
Total Under 65	73,482	69.1%	69,373	66.0%	-4,109	-5.6%
Age 65+	32,838	30.9%	35,815	34.0%	2,977	9.1%
Household Income - Under Age 65						
$0-$14,999	3,192	4.3%	2,720	3.9%	-472	-14.8%
$15,000-$24,999	3,474	4.7%	2,913	4.2%	-561	-16.1%
$25,000-$34,999	4,486	6.1%	3,888	5.6%	-598	-13.3%
$35,000-$49,999	6,529	8.9%	5,662	8.2%	-867	-13.3%
$50,000-$74,999	11,100	15.1%	9,855	14.2%	-1,245	-11.2%
$75,000-$99,999	9,886	13.5%	8,843	12.7%	-1,043	-10.6%
$100,000-$149,999	16,130	22.0%	15,347	22.1%	-783	-4.9%
$150,000-$199,999	9,368	12.7%	9,973	14.4%	605	6.5%
$200,000+	9,317	12.7%	10,172	14.7%	855	9.2%

Source: Esri

Kretchmer Associates

Table 9

HOUSEHOLD CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Households by Size	110,205	
1 Person	31,090	28.2%
2 Person	35,862	32.5%
3 Person	17,882	16.2%
4 Person	15,509	14.1%
5 Person	6,646	6.0%
6 Person	2,390	2.2%
7 + Person	826	0.7%
Households by Type		
Non-Family Households	36,290	32.9%
Family Households	73,915	67.1%

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

Homelessness, Disability, and Permanent Supportive Housing Need

According to the Alliance to End Homelessness in Suburban Cook County, in 2018 there were 873 homeless persons, 781 who were sheltered and 92 who were unsheltered. Fifteen percent or 131 were chronically homeless and 50 were veterans (6%). The Alliance's 2019-2022 Strategic Plan indicates a need for 248 PSH units in suburban Cook County, including 233 for individuals, 3 for families and 12 for youth 18-24. Those tracked and served by the Alliance are among the target population for the subject property. The report states:

"Over the past three years, Suburban Cook County has significantly increased its permanent housing stock – including rapid re-housing, permanent supportive housing, and affordable housing resources. This increased capacity to house people experiencing homelessness has significantly reduced the total number of people experiencing homelessness in the County. However, there is an inadequate supply of interventions for people who are not assessed as having high needs or who do not meet the federal definition of homelessness (i.e. people who are doubled up or couch surfing). The community simply lacks adequate affordable housing options."

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Arlington Heights is listed as one of the Statewide Communities of Demand for the Statewide Referral Network, as are multiple other communities in or partially overlapping the Market Area: Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, and Wheeling. In Arlington Heights alone is a desire for 1,080 units, of which 793 are one-bedrooms and 275 are two-bedrooms. The 7 SRN units at the property will be able to serve this need. Residents of the SRN units will come from the State SRN list. PSH residents may move from region to region within the Chicago area, especially single adults and couples.

The PAIR wait list includes 183 names in Arlington Heights alone. Other communities entirely or mostly inside the MA and their wait list counts are: Des Plaines (251), Mount Prospect (160), Prospect Heights (94), Rolling Meadows (122), and Wheeling (135). These total 945 names for a ratio of 6.4 names for each existing SRN unit (not including wait lists from Buffalo Grove, Elk Grove Village, or Palatine, which have smaller portions in the MA). The ratio of the 183 names on the list for Arlington Heights to the 31 units proposed at Arlington Heights PSH is 5.9:1, which is well above IHDA's desired ratio.

An UPholdings representative reports “epic” waiting lists at all area PSH. The Progress Center reports approximately 100 people in Suburban Cook County waiting for housing currently, with 30%-40% in the north and northwest suburbs. And a Clearbrook representative says there is a great need for individuals to live more independently who have the ability, so the agency would be interested in discussing PSH.

Full Circle partner the Anixter Center is aware of these needs. Founded in 1919, the Center provides an array of services and supports for individuals with disabilities and behavioral health challenges to live, learn, work, and play in the community. The organization also advocates for the rights of people with disabilities to be full and equal members of society.

The Anixter Center will provide direct services and referrals for additional services from an on-site office. Again, services will be voluntary and not a condition of living at the development. Services offered to residents will include:

- Social and recreational events
- Case management
- Mental and behavioral health with individual service plans, on- or off-site
- Tenancy support
- Therapy and counseling
- Advocacy and benefits assistance, including insurance market enrollment and entitlement programs, VA programs, transportation, and nutrition
- Information and referrals
- Medication management

Frequently, Anixter Center receives calls for housing, and some individuals in need may be willing to relocate to a suburban location. The organization is also part of mental health provider groups and behavior health networks serving the area.

Response to other recent PSH in the area indicates a great need for supportive housing. According to the North-Northwest Suburban Task Force on Supportive Housing, within a 2-day application window earlier this year, 191 residents applied for the 44 units being built at Spruce Village in Palatine, near but outside the Market Area. Response was similar for PhilHaven in Wheeling, inside the MA. For the one-day application window, prospective residents began waiting outside two days in advance and spent the night in line. By the end, approximately 200 people had applied.

PSH also serves people experiencing chronic homelessness. According to the Executive Director of the Alliance to End Homelessness in Suburban Cook County, some clients call the Alliance or agencies on the Continuum of Care because they need rent assistance, while others have been homeless for a long time. The Continuum includes access points, among them shelters and street outreach. This allows client details to be tracked including name, status, interactions, time homeless, whether they have a disability, and the scale of need/vulnerability. These details enable agencies to connect clients with resources. Rather than entering a wait list, they are matched to appropriate resources over time if their needs change.

Permanent Supportive Housing like Arlington Heights PSH is prioritized by the Alliance for chronically homeless people – those who have been homeless the longest – while other options are for those with more moderate needs. Therefore, on-site supportive services are very important.

Disability Characteristics

Disability characteristics are available from the US Census in the American Community Survey, but the margins of error are too poor at local levels of geographic detail to be descriptive. Therefore, we applied disability rates for Cook County to Esri's population estimates.

The Market Area had 161,508 people age 18-64 in 2020. Using a disability rate of 7.8%, 12,589 of these individuals had a disability of any kind. Of these, 57.5% (7,241) were not in the labor force. While this can occur for many reasons, some may have given up searching for work or have special employment needs that are not satisfied on the open labor market. Of those in the labor force with a disability, an estimated 857 are unemployed (16%) and more likely to either have trouble affording housing or may not have the income to live independently. Among those with a disability, 28.8% (3,631) are below the poverty line. While these numbers are expected to decrease somewhat by 2025, they will still be sizable. Table 10 details these statistics.

Of the population 18-64, 6,187 have an ambulatory disability (3.8%). These are perhaps the most likely to benefit from the accessibility features of Arlington Heights PSH's units and common areas. However, others also may benefit. While individuals may have multiple disabilities, 3.2% or 5,232 people, have a cognitive disability. Due to the presence of supportive services, a variety of individuals will have access to personalized assistance within a community that helps prevent them from becoming isolated and losing their housing. Table 11 gives further details.

According to an advocate for people with disabilities with Access Living, when it comes to apartments, besides integration into the community, they look for a high level of accessibility with services provided on-site, but with the flexibility not to require participation in the services for residency. Ultimately, clients determine where they want to live and the level of accessibility they want, but some do need a higher level of accessibility than can be provided everywhere. Reportedly, housing is the number one need of clients contacting Access Living, and likely the other Centers for Independent Living (CILs), in the Chicago region.

While Access does not serve this location, these comments concord with those of other service providers and advocacy organizations. The North-Northwest Suburban Task Force for Supportive Housing receives weekly inquiries from people seeking mental illness supportive housing for a family member.

A representative of the Task Force reports that contacts in local National Alliance for Mental Illness (NAMI) chapter field similar inquiries. According to the National Institute of Mental Health, 4.5% of all U.S. adults reported "serious mental illness" as of 2017, a group that may overlap with Census disability statistics but is not co-contiguous.

A representative of the Progress Center, which does serve the northwest suburbs, reports that it is difficult for people with disabilities to find suitable, affordable housing throughout suburban Cook County, especially in safe areas near transportation and points of interest like stores and recreation. Abetting this difficulty are communities resisting affordable housing and landlords reluctant to make accessibility modifications to buildings or fearing that housing someone with a disability amount to increased liability risk

Furthermore, a representative of AMITA Health/Alexian Brothers Center for Mental Health expresses excitement at the prospect for another PSH project in the area. Arlington Heights has been the Center's location for 59 years, and they know "this is a need in our community."

The Center has a "steady wait list" for their transitional living program, which currently has 21 clients waiting. The program helps people build independent living skills. Reportedly, "one of the biggest struggles for clients as they approach graduation is finding affordable housing in this area. [They] want to stay close to family and to their treatment team and options...are limited." They also say that PSH projects opened in recent years have filled quickly, sometimes within hours of opening the application window. The representative felt confident this would happen again for Arlington Heights PSH.

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Table 10

2020 EMPLOYMENT AND POVERTY STATUS*
POPULATION AGE 18-64 IN THE ARLINGTON HEIGHTS PSH MARKET AREA

	2020		2025	
	Number	Percent	Number	Percent
Total Population 18-64	161,508		155,089	
Population with any disability	12,589	7.8%	12,089	7.8%
With a disability and in the labor force	5,348	42.5%	5,136	42.5%
With a disability and not in the labor force	7,241	57.5%	6,953	57.5%
With a disability and in the labor force				
Employed	4,491	84.0%	4,313	84.0%
Unemployed	857	16.0%	823	16.0%
Poverty Status for Population with a Disability				
Income below poverty	3,631	28.8%	3,486	28.8%
Income at or above poverty	8,958	71.2%	8,602	71.2%

*Estimated by using Cook County percentages with superior margins of error and Market Area population.

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

Table 11

POPULATION AGE 18-64 WITH DISABILITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA*

	2020		2025	
	Number	% of Total	Number	% of Total
Total Population 18-64	161,508		155,089	
Population with any disability	12,589	7.8%	12,089	7.8%
with hearing difficulty	1,884	1.2%	1,809	1.2%
with vision difficulty	2,721	1.7%	2,613	1.7%
with cognitive difficulty	5,232	3.2%	5,024	3.2%
with ambulatory difficulty	6,187	3.8%	5,941	3.8%
with self-care disability	2,257	1.4%	2,167	1.4%
with independent living difficulty	4,604	2.9%	4,421	2.9%
with 2+ disabilities	3,587	2.2%	3,444	2.2%

*Estimated by using Cook County percentages with superior margins of error and Market Area

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

Area Employment Characteristics

Table 12, below, shows major employers located in the Market Area. The largest employers are Northwest Community Healthcare in Arlington Heights with 3,500 employees, Arthur J Gallagher insurance in Rolling Meadows with 2,000 workers, Arlington Heights High School District with 1,700, Honeywell in Des Plaines with 1,550, and HSBC Bank in Arlington Heights with 1,500. Others with 800 or more employees include AMITA Health medical center, LSG SkyChefs, CVS Caremark, Des Plaines School District 62, and Lutheran Home.

Table 13 presents information on at-place employment trends for the Market Area. The data cover the period from 2013-2017 and are provided by the U.S. Census Bureau's Longitudinal Employer Household Dynamics Program. The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. The MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others.

The largest employment sectors are Health Care and Social Assistance (19,103 jobs), Manufacturing (17,465), Administrative and Support and Waste Management and Remediation Services (15,858), Retail Trade (15,178), and Wholesale Trade (12,299). These five categories together account for more than 50% of all jobs, but some other sectors account for more than 11,000 jobs each, in addition. This area has a diversified economy.

Table 12

MAJOR EMPLOYERS
ARLINGTON HEIGHTS PSH MARKET AREA

Employer	Municipality	Industry	Employees
Northwest Community Healthcare	Arlington Heights	Healthcare	3,600
Arthur J Gallagher	Rolling Meadows	Insurance	2,000
Arlington Heights High School District #214	Arlington Heights	Education	1,700
Honeywell UOP (Universal Oil Products)	Des Plaines	Petroleum	1,550
HSBC	Arlington Heights	Banking	1,500
AMITA Health Holy Family Medical Center	Des Plaines	Healthcare	1,036
LSG SkyChefs	Des Plaines	Hospitality	1,000
CVS Caremark	Mount Prospect	Pharmacy	1,000
School District 62	Des Plaines	Education	962
Lutheran Home	Arlington Heights	Senior Living	800

Note: Efforts were made to show the largest employers, but this list may not be comprehensive.

Source: Comprehensive Annual Financial Reports, ESRI Business Analyst

The largest growth sector in absolute terms was Accommodations and Food Services, which added 2,647 jobs. The next largest was Construction, which grew by 2,067, Health Care and Social Assistance by 2,002, and Finance and Insurance by 1,704. The greatest losses over this period were in Administrative and Support and Waste Management and Remediation Services (-2,839) and Retail Trade (-2,371).

As of August 2020, the non-seasonally adjusted unemployment rate in Arlington Heights was 8.7%, slightly higher than the national rate of 8.5% but substantially lower than Cook County's (13.7%), the Chicago-Naperville-Elgin MSA's (11.7%), and Illinois' (10.9%). Due to the COVID-19 pandemic, unemployment increased massively since August 2019, when Arlington Heights had a 2.8% unemployment rate and the U.S. rate was 3.8%. This is the result of the national and worldwide recession brought on by the pandemic. The diversity of the Market Area's employment mix and its relatively low unemployment compared to its region remain positive indicators.

According to the Illinois Department of Commerce and Economic Opportunity, there were several WARN notices for mass layoffs in the MA in the past 12 months, most of them due to the COVID-19 pandemic. These total 1,659 impacted workers. Of these layoffs, 953 were reported as permanent, with the remaining 706 as temporary. The permanent job losses included a screen printing company, catering and dining services, a hotel, and a ticket seller, among others. The Arlington Heights area is not unique in this situation.

The Market Area has fewer working residents than jobs located there, making it an employment center. As of 2017, there were 141,455 employed residents, a 3.1% increase since 2013. Table 14 shows estimated employment by industry for the Market Area's residents regardless of where they work. The largest employment sectors for residents in the MA are Health Care and Social Assistance (12.8%), Retail Trade (10.5%), Professional, Scientific, and Technical Services (9.6%), Manufacturing (9.5%), and Accommodations and Food Services (7.9%).

Restaurant and grocery jobs are located within 1 mile of the site. Retail jobs are located approximately 1 mile away at the large stores to the west, such as Meijer. These jobs tend to have low wages, and Arlington Heights PSH would provide an accessible and affordable home for those able to work. Manufacturing jobs are located northwest near the intersection of IL-53 and US-14, approximately 4 miles away and south along Busse Road in Elk Grove Village, also 4 miles from the site. Jobs in this sector have the potential for higher pay. Healthcare jobs are nearby at NCH Northwest Community Hospital and southwest at AMITA Health Alexian Brothers Medical Center Elk Grove Village, 1 mile and 3.6 miles away, respectively. These also tend to pay higher wages. People working such jobs could still fall within the income limits at Arlington Heights PSH.

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Table 13

AT-PLACE EMPLOYMENT
ARLINGTON HEIGHTS PSH MARKET AREA

NAICS	Industry	2013	2014	2015	2016	2017		Change	
						Number	Percent	Number	Percent
	All	150,107	158,918	155,969	161,236	154,734	100.0%	4,627	3.1%
11	Agriculture, Forestry, Fishing, and Hunting	4	3	3	0	0	0.0%	-4	-100.0%
21	Mining	17	3	6	4	14	0.0%	-3	-17.6%
22	Utilities	56	65	77	82	85	0.1%	29	51.8%
23	Construction	6,773	7,399	8,309	8,543	8,840	5.7%	2,067	30.5%
31-33	Manufacturing	17,674	17,924	18,110	17,411	17,465	11.3%	-209	-1.2%
42	Wholesale Trade	11,842	11,921	12,014	12,331	12,299	7.9%	457	3.9%
44-45	Retail Trade	17,549	22,746	24,935	19,130	15,178	9.8%	-2,371	-13.5%
48-49	Transportation and Warehousing	5,059	5,160	5,491	5,935	5,448	3.5%	389	7.7%
51	Information	4,161	4,204	4,546	5,661	4,718	3.0%	557	13.4%
52	Finance and Insurance	4,581	5,249	5,170	6,568	6,285	4.1%	1,704	37.2%
53	Real Estate Rental and Leasing	1,901	1,906	2,120	1,928	2,293	1.5%	392	20.6%
54	Professional, Scientific, and Technical Services	11,960	12,130	12,370	12,200	11,735	7.6%	-225	-1.9%
55	Management of Companies and Enterprises	4,574	4,923	4,743	4,409	4,189	2.7%	-385	-8.4%
56	Administrative and Support and Waste Management and Remediation Services	18,697	19,209	13,340	17,291	15,858	10.2%	-2,839	-15.2%
61	Educational Services	8,989	8,739	8,622	9,076	8,996	5.8%	7	0.1%
62	Health Care and Social Assistance	17,101	17,669	15,510	19,382	19,103	12.3%	2,002	11.7%
71	Arts, Entertainment, and Recreation	2,925	2,505	3,022	3,162	3,355	2.2%	430	14.7%
72	Accommodations and Food Services	8,599	9,284	9,796	10,462	11,246	7.3%	2,647	30.8%
81	Other Services (except Public Administration)	5,366	5,581	5,435	5,429	5,434	3.5%	68	1.3%
92	Public Administration	2,279	2,298	2,350	2,232	2,193	1.4%	-86	-3.8%

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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Table 14

RESIDENT EMPLOYMENT
ARLINGTON HEIGHTS PSH MARKET AREA

NAICS	Industry	2013	2014	2015	2016	2017		Change	
						Number	Percent	Number	Percent
	All	137,251	138,836	140,347	142,666	141,455	100.0%	4,204	3.1%
11	Agriculture, Forestry, Fishing, and Hunting	93	90	84	91	104	0.1%	11	11.8%
21	Mining	34	21	26	27	34	0.0%	0	0.0%
22	Utilities	331	314	339	320	303	0.2%	-28	-8.5%
23	Construction	4,219	4,553	4,788	5,086	5,151	3.6%	932	22.1%
31-33	Manufacturing	13,348	13,763	13,807	13,693	13,391	9.5%	43	0.3%
42	Wholesale Trade	8,962	9,182	9,305	9,160	8,993	6.4%	31	0.3%
44-45	Retail Trade	14,762	14,884	15,049	14,947	14,797	10.5%	35	0.2%
48-49	Transportation and Warehousing	5,738	5,695	5,712	5,810	5,779	4.1%	41	0.7%
51	Information	3,279	3,113	3,212	3,196	2,995	2.1%	-284	-8.7%
52	Finance and Insurance	7,552	7,129	7,561	7,607	7,434	5.3%	-118	-1.6%
53	Real Estate Rental and Leasing	1,982	1,981	2,126	2,074	2,204	1.6%	222	11.2%
54	Professional, Scientific, and Technical Services	11,917	12,221	12,779	13,633	13,531	9.6%	1,614	13.5%
55	Management of Companies and Enterprises	4,795	4,609	4,806	4,698	4,529	3.2%	-266	-5.5%
56	Administrative and Support and Waste Management and Remediation Services	9,690	10,036	9,725	9,788	9,609	6.8%	-81	-0.8%
61	Educational Services	11,755	11,760	11,711	11,812	11,761	8.3%	6	0.1%
62	Health Care and Social Assistance	16,756	17,537	16,922	17,996	18,167	12.8%	1,411	8.4%
71	Arts, Entertainment, and Recreation	3,571	3,560	3,697	3,867	3,926	2.8%	355	9.9%
72	Accommodations and Food Services	10,490	10,453	10,710	11,212	11,215	7.9%	725	6.9%
81	Other Services (except Public Administration)	4,797	4,825	4,973	4,885	4,876	3.4%	79	1.6%
92	Public Administration	3,180	3,110	3,015	2,764	2,656	1.9%	-524	-16.5%

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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HOUSING MARKET CHARACTERISTICS

General Housing Characteristics

VSKA used data from the Census Bureau's 2014-2018 American Community Survey (ACS) for the Market Area to identify housing stock and occupancy characteristics, as well as rent levels. The ACS estimates have a margin of error because they are based on a sample of homes in the Market Area (not a 100% count, as with the decennial Census). The margin of error differs for each data item; some ACS estimates are more reliable than others. Those with larger values, such as the number of buildings with 10+ units, are likely to be more accurate than those with smaller values, such as the number of people paying less than $250 in gross rent. Table 15 provides details from the ACS for the Market Area regarding the housing stock, building sizes and age of structure.

Census tract boundaries do not match up precisely with the Market Area's, but we approximate the MA as closely as possible. As of 2014-2018, these Market Area tracts had an estimated 115,534 total housing units. The area has a mix of densities with a plurality of single-family homes (just under 50%) but a sizable number of multifamily buildings, especially larger ones with 10+ units (nearly 25%). This range of housing options is more diverse than in many suburban communities.

The Market Area's housing mostly developed in the 1950s-80s. Only 7.1% of buildings were built before 1950, with about 40% built from 1950-1970 and 38% in the 1970s and 80s.

Table 16, which follows, shows occupancy and tenure characteristics for the Market Area, also based on the ACS of 2014-2018. Slightly more than 70% of housing units are owner-occupied, though there are almost 32,500 renter households. A larger portion of households with a householder under 65 rents (almost 35%) than of those 65+ (16%). Especially outside of dense cities, older residents are more likely to own their homes.

The overall housing vacancy rate was a low 4.6%, with the rental vacancy rate an even lower 3.5%. Judged in terms of a building, occupancy of 93% is often considered stabilized or leased up, and this rental occupancy exceeds this. At these levels, finding an apartment can be difficult, especially for households that can't afford market rents without vacancies exerting downward rent pressure.

Market Area Rental Market

VSKA used rent estimates from the 2014-2018 American Community Survey (ACS) shown in Table 17, following. Despite the limitations of the ACS data referred to earlier, it provides the most recent overall information on rents paid in the Market Area.

The median gross rent (contract rent plus any tenant-paid utilities) was $1,208 between 2014 and 2018. The rent breaks shown are those provided by the Census. Only 7.6% of renters were paying less than $750 a month, and a plurality (48.4%) paid $750-1,250. Most renters pay moderate to high rents, but the majority can afford those rents given the area's high incomes. However, 31.7% of renter households paid 35% or more of their income in rent – more than 10,000 households – which is unaffordable. In a high-income area, those who cannot afford to pay are often left with few options, especially if they require supports to remain housed. Affordable housing such as that being proposed helps meet this need.

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Table 15

HOUSING CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Total Units	115,534	
Single-Family Detached	57,213	49.5%
Single-Family Attached	8,641	7.5%
2-4 Units	6,496	5.6%
5-9 Units	12,056	10.4%
10+ Units	28,780	24.9%
Mobile Home, Other	2,348	2.0%
Year Structure Built		
2014 and later	419	0.4%
2010-2013	683	0.6%
2000-2009	6,671	5.8%
1990-1999	9,170	7.9%
1980-1989	16,966	14.7%
1970-1979	26,862	23.3%
1960-1969	25,544	22.1%
1950-1959	21,017	18.2%
1940-1949	3,650	3.2%
1939 or earlier	4,552	3.9%

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

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Table 16

HOUSING OCCUPANCY AND TENURE
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Housing Occupancy/Vacancy		
Total housing units	115,534	
Vacant units	5,329	4.6%
Vacant units for rent	1,169	3.5%
Housing Tenure		
Occupied housing units	110,205	
Owner-occupied units	77,737	70.5%
Renter-occupied units	32,468	29.5%
Occupied Units (Households 15-64)	79,623	
Owner Occupied	52,082	65.4%
Renter Occupied	27,541	34.6%
Occupied Units (Households 65+)	30,582	
Owner Occupied	25,655	83.9%
Renter Occupied	4,927	16.1%

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey, 2014-2018

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Table 17

RENTAL CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Total Renter-Occupied Housing Units	32,468	
Gross Rent		
Less than $250	407	1.3%
$250-$499	1,089	3.4%
$500-$749	946	2.9%
$750-$999	7,405	22.8%
$1,000-$1,249	8,321	25.6%
$1,250-$1,499	5,489	16.9%
$1,500-$1,999	5,426	16.7%
$2,000+	2,228	6.9%
No Cash Rent	1,157	3.6%
Median Gross Rent	$1,208	
Gross Rent as Percent of Income		
Less than 15%	4,263	13.1%
15-19.9%	5,562	17.1%
20-24.9%	4,310	13.3%
25-29.9%	3,579	11.0%
30-34.9%	2,898	8.9%
35% or more	10,285	31.7%
Not computed	1,571	4.8%

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey 2014-2018

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Market Area Rental Totals

There are 1,899 total affordable units in the Market Area of any kind in 19 properties and one scattered site program. This total includes 147 permanent supportive housing units, 1,073 general non-age-restrict/family units, 383 units for seniors, 44 assisted units for people of any age (a higher level of assistance than PSH), and 252 senior supportive living (SLF) units. These properties are shown in Table 18 below.

Comparison of Market Area Rental Market

As the most recently constructed properties, Heart's Place and PhilHaven are the most comparable. Both have one- and two-bedroom units (though PhilHaven also has three-bedrooms). The subject property falls between the two in size. While Myers Place is nearest in size, it is several years older and has studios, which are less popular, in addition to its one-bedrooms. It also has dishwashers, which are not present at the other two or planned for Arlington Heights PSH.

Common area amenities and unit features are comparable among these properties and the planned development, as will the look and design be on a basic level and the on-site services provided.

The subject's units are smaller than PhilHaven's, and similar to Heart's Place's and Myers Place's.

The main difference between these properties and Arlington Heights PSH is that all units at the UPholdings buildings have some form of project based rental assistance, primarily Section 8/811, while the subject property will have a project-based deep subsidy for about half its units.

While the planned development's apartments will still meet IHDA's affordability guidelines, so they will be equally affordable to households who qualify, they are less affordable from one viewpoint since most units without PBRA cannot serve people with the lowest incomes.

At the same time, people needing PSH may bring Money Follows the Person (MFP) funding and other subsidies attached to the individual to effectively add a deep subsidy. Other rental assistance may be available. So the affordability standard will likely be similar in practice.

Accordingly, units without project-based rental assistance will be marketed to people who have a Housing Choice Voucher. Full Circle Communities is speaking with the Housing Authority of Cook County, the suburban continuum of care, and DCFS to refer such individuals.

Foreclosed, Vacant, and Abandoned Properties

Foreclosure filings in the MA peaked in 2010 and steadily declined in the following years on average, with a large drop from 2012-2013 according to Woodstock Institute data. During this 10+ year period, Arlington Heights had a total of 2,647 foreclosure filings, 750 fewer than Des Plaines and a similar number to Wheeling despite being a larger community. In general, foreclosure activity here has been similar in trend and scale to most surrounding communities. There is no visible evidence of residential foreclosure near the subject site. Table 19 below shows trends for these and other MA municipalities.

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Table 18

ARLINGTON HEIGHTS PSH MARKET AREA - ALL AFFORDABLE HOUSING

Name and Location	Affordable Units	Housing Type
PhilHaven	50	Supportive
Heart's Place	18	Supportive
Myers Place	39	Supportive
Midtown Crossing	33	Supportive
Illinois Accessible Housing Initiative	7	Supportive
Subtotal	147	
Parkview	45	Family
Heinrich House	127	Family
Williamsburg Apartments	329	Family
Centennial Apartments (North + South)	197	Family
Arrowhead Village	81	Family
Cedar Village of Arlington Heights	80	Family
Huntington Towers	214	Family
Subtotal	1,073	
Albert Goedke House	118	Senior
Linden Place	190	Senior
Frances Manor	75	Senior
Subtotal	383	
Blare Terrace	4	Assisted
Clearbrook	32	Assisted
CEDA Jefferson Program	8	Assisted
Subtotal	44	
Asbury Court	150	Senior SLF
Plum Creek	102	Senior SLF
Subtotal	252	
Total	1,899	

Sources: IHDA, HUD, Affordable Assisted Living Coalition (AALC)

Kretchmer Associates

Table 19

FORECLOSURE FILINGS
MUNICIPALITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA

	Arlington Heights	Buffalo Grove	Des Plaines	Mount Prospect	Prospect Heights	Rolling Meadows	Wheeling
Foreclosure Filings							
2008	265	206	345	243	109	120	256
2009	454	303	488	322	142	192	418
2010	497	319	602	384	174	244	491
2011	382	343	508	284	179	180	389
2012	363	308	458	266	143	220	412
2013	211	182	264	151	89	110	210
2014	126	94	176	102	46	68	136
2015	90	70	131	80	30	70	107
2016	95	77	152	60	19	40	73
2017	91	67	156	72	27	54	64
2018	73	50	118	55	19	36	64
Total	2,647	2,019	3,398	2,019	977	1,334	2,620

Source: Woodstock Institute

Kretchmer Associates

AFFORDABILITY, PENETRATION AND DEMAND

Affordable Rent Analysis

IHDA requires that proposed gross rents be at or below maximums permitted under programmatic guidelines and not exceed 35% of household income to ensure affordability. All 31 units at Arlington Heights PSH will be affordable based on the 2020 maximums. Table 20 summarizes this on the following page.

Residents of Arlington Heights PSH will not be required to pay for any of their utilities so there are no utility allowances to be added to the rents.

The 15 units that will have project-based rental assistance will be affordable, since residents will pay not more than 30% of their income in rent. The other proposed rents are at 95% of the maximums permitted under the 2020 guidelines. The two-bedroom 30% AMI units at $584 will require single-person households at the maximum allowable income to pay 32.1% of income, while a four-person household will pay 25.7%. The one-bedroom 50% AMI units at $810 will require paying 26.7% to 30.5% of income for households with 1-2 people at the maximum allowable incomes. The rent for the 60% AMI one-bedroom unit at $971 also ranges from 26.7%-30.5% of income for 1-2 person households, while the two-bedroom rent of $1,166 ranges from 25.6%-32% for 2-4 person households.

The necessary minimum income range overall at Arlington Heights PSH will be $0 for those with project-based rental assistance to $39,977. The maximum allowable income will be $54,600 for the 60% AMI two-bedroom units.

Project Capture and Market Penetration

The project capture and penetration rates are based on the estimated number of households under age 65 who meet the income guidelines and have a member with a disability (using the disability rate by age from the American Community Survey). The analysis results in the capture rates shown below. All are reasonable rates for a property of any kind and very low for a PSH property, which is more specialized so can expect to capture a higher share of potential residents than "standard" apartments.

As of 2025, the units at the subject property will need to capture the following percentages of households under age 65 with a disabled household member:

- 2.3% of households with incomes less than $55,000 for all 31 units
- 4.9% of households with income less than $20,000 for the 30% AMI units
- 1.0% of households with income $20,000-$34,999 for the 50% AMI units
- 1.8% of households with income $35,000-$54,999 for the 60% AMI units.

There are only 147 affordable PSH units as of 2020 in the MA. With the subject property, this will rise to 178 units by 2025. The existing units excluding Arlington Heights PSH currently penetrate 9.5% of households under 60% AMI with a disability. With Arlington Heights PSH, the rate will increase to 13.3% by 2025. These are low rates, especially for PSH, which can expect higher supportable market penetration since standard apartment buildings are often not able to meet residents' needs.

Kretchmer Associates

Table 20

GROSS RENT AS A PERCENT OF INCOME
ARLINGTON HEIGHTS PSH

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low-Income (30% of Median)	$19,110	$21,840	$24,570	$27,300
2 Bedroom Units				
Proposed Gross Rent		$584	$584	$584
Rent as % of Maximum Income		32.1%	28.5%	25.7%
Minimum Income Needed for Affordability		$20,023	$20,023	$20,023
Maximum Allowable Rent (LIHTC)		$614	$614	$614
Extremely Low-Income (50% of Median)	$31,850	$36,400	$40,950	$45,500
1 Bedroom Units				
Proposed Gross Rent	$810	$810		
Rent as % of Maximum Income	30.5%	26.7%		
Minimum Income Needed for Affordability	$27,771	$27,771		
Maximum Allowable Rent (LIHTC)	$853	$853		
Low-Income (60% of Median)	$38,220	$43,680	$49,140	$54,600
1 Bedroom Units				
Proposed Gross Rent	$971	$971		
Rent as % of Maximum Income	30.5%	26.7%		
Minimum Income Needed for Affordability	$33,291	$33,291		
Maximum Allowable Rent (LIHTC)	$1,023	$1,023		
2 Bedroom Units				
Proposed Gross Rent		$1,166	$1,166	$1,166
Rent as % of Maximum Income		32.0%	28.5%	25.6%
Minimum Income Needed for Affordability		$39,977	$39,977	$39,977
Maximum Allowable Rent (LIHTC)		$1,228	$1,228	$1,228

Note: Gross rents include utilities, all of which will be paid by the owner. Minimum income for affordability assumes 35% of income for rent. All units covered by PBRA will be affordable so are not included above.

Source: Kretchmer Associates

Kretchmer Associates

Table 21

ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS

	2020	2025
Percent of MA Population 18-64 with a Disability	7.8%	7.8%
Arlington Heights PSH Proposed Units		31
Units with Project Based Rental Assistance or at 30% AMI		16
Units at 50% AMI		4
Units at 60% AMI		11
PMA Households < Age 65 by Income with a Disabled HH Member and Income < $55,000	1,551	1,337
...With Income < $20,000	384	326
...$20,000-$34,999	485	417
...$35,000-$44,999	339	294
...$45,000-$54,999	343	301
Project Capture Rate of MA Population < 65 with a Disability and Income < $55,000		2.3%
Project Based Subsidy and 30% AMI Units Capture Rate of Households < $20,000		4.9%
50% AMI Units Capture Rate of Households $20,000-$34,999		1.0%
60% AMI Units Capture Rate of Households $35,000-$54,999		1.8%
Number of Market Area Permanent Supportive Units	147	178
Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability	9.5%	13.3%

Note: All subject property's units will be PSH targeting people with a disability, but this is a not a residency requirement, so effective market penetration is flexible.

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

Kretchmer Associates

Demand

Multiple metrics point to large pent-up demand in the Market Area for Permanent Supportive Housing. The three primary comparable properties are all 100% occupied with long site-specific wait lists of 100-150 people each. When these lists open, demand is such that they close again very quickly under a deluge of applications. Spruce Village also has a 200-person wait list. Based on this response, it is reasonable to conservatively assume at least 100 people would have strong interest in Arlington Heights PSH, possibly 150-200.

Add to this interest the strong story of unmet demand told by the SRN Communities of Demand listing, on which Arlington Heights alone shows a desire for 1,080 units. In addition, 3,559 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. The PAIR wait list tells a similar story, with 183 on the list in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area.

Especially when taken together, these metrics indicate demand for far more additional supportive housing than the 31 units proposed at Arlington Heights PSH, which will help fill this gap.

Absorption Rate

Full Circle Management, Full Circle's in-house property management team, will handle all leasing. Full Circle educates referral partners as early as possible regarding the application timeline so they can generate an early interest list. This mitigates any delays that can occur in receiving supportive referrals.

Their project completed in Brainerd Park is analogous to Arlington Heights PSH in leasing terms as integrated PSH. It fully leased within 4 months, with 800 applicants for 36 units. This occurred solely through word of mouth, people seeing the building, and referrals, including those directly from service providers.

As noted elsewhere, other recent PSH in the Market Area saw an extremely large number of applications within days of opening their interest lists. These are now full with long, closed wait lists.

According to HODC, Heart's Place leased up in 6 months with no significant pre-leasing and many residents coming from the HACC wait list. The response to the developer's upcoming Spruce Village suggests the same will occur there, leading them to think there is high PSH demand in this area.

A representative of UPholdings agrees with this assessment, saying that market demand is not a limiting factor here for PSH, but rather that the administrative process involved can take "a few months."

Strong interest continues even after the initial leasing period at area PSH. According to a Task Force representative, the waiting list opened for Myers Place briefly approximately 3 years ago with a requirement that applicants again apply in person. A "huge" line developed, prompting Kenneth Young Center, which was managing the process, to tell them only 50 people could be added to the wait list. Reportedly, this left more than half the people waiting unable to join the list because they would effectively never be called. This indicates great excess demand.

These experiences tell a consistent story. Therefore, we expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of about 5-8 units per month.

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IMPACT ON OTHER AFFORDABLE AND MARKET-RATE HOUSING

Impact on Other IHDA Properties

All 5 comparable PSH properties in the Market Area have financing from IHDA in some form. Two did not respond to multiple inquiries, so information on their occupancy is not available. However, the other three are full with extremely long wait lists that are closed and stay full. Multiple area developers have talked about strong demand for PSH. Therefore, there should be no impact on other IHDA properties.

Impact on Other Affordable Housing

While anyone meeting the income requirements can live there, Arlington Heights PSH is targeted toward a broad range of populations in need of supportive services to remain housed. Full Circle will employ a significant outreach effort internally and in concert with partners and the local Continuum of Care. By all accounts, the interest garnered from this approach results in a deluge of PSH applications. Accordingly, while the market overlaps that for traditional affordable housing, PSH primarily serves a different population with additional needs. To the extent a portion of the proposed development is comprised of people who could also live successfully in traditional affordable housing, Arlington Heights PSH is small and will not be able to draw many residents from existing affordable buildings, which tend to be larger.

Impact on Market-Rate Housing

None of the units at Arlington Heights PSH will be market-rate. The 60% AMI units may be able to draw some residents from market rate housing; however, the impact will be minimal to non-existent given the small number of units. At the same time, the units at the subject would be more appropriate for many people and are needed in the rental inventory.

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CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. It will be a 31-unit building designed for extremely-, very-, and low-income households. Seven units will be set aside for the Statewide Referral Network. Fifteen total units will have Project Based Rental Assistance like Section 811 or LTOS. There will be no age restrictions. The apartments will be Permanent Supportive Housing with a high standard of accessibility, including fully accessible and adaptable units. There will be on-site supportive services provided by the Anixter Center, which has a long history serving the intended population.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Most units at other affordable PSH properties in the Market Area are one- and two-bedrooms. Studios are reported to be less desirable, so it is positive for marketability that the subject property avoids them. Overall, the unit mix is comparable to the market.

The site is in an established residential and commercial area with nearby neighborhood amenities. It is served by Pace and is highly visible.

VSKA delineated the Market Area (MA) from which the proposed development will draw to include all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine.

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% due to the aging of the population. Of the households under 65 years in 2020, 24% have incomes under $50,000, near the upper income level for Arlington Heights PSH.

Specific to the need for PSH, an estimated 7.8% of the population under 65 or almost 12,600 people have a disability, and almost 29% live below poverty. These are target renters at Arlington Heights PSH.

The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. During this period, the MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others. Though this year's pandemic reduced employment, the area has a diversified economy that should help it recover.

There are only 147 affordable PSH units in the Market Area as of 2020. Most are also deeply subsidized. The most recently built, Heart's Place and PhilHaven, are the most comparable. Common area amenities and unit features are similar at these properties and the planned development, and they are fairly new. The subject's units are smaller than PhilHaven's but similar to Heart's Place and the other most comparable property, Myers Place. These are all good options for people needing PSH, and all are full with long, closed wait lists. The market has unmet demand for more like this that Arlington Heights PSH can help provide.

The 31 affordable units at the subject property will need to capture 2.3% of MA households under 65 years with incomes less than $55,000 (60% AMI) in 2025. By income category, the capture rates will be 1% to 4.9%, all low to acceptable rates. As of 2025, the market penetration rate of all existing and planned non age-restricted affordable units of households under age 65 with a disability and

incomes less than $55,000 will be just 13.3%. This is a very reasonable rate that suggests ample room for additional affordable PSH.

Based on these calculations, strong occupancies and long wait lists at existing properties, high numbers of need on Illinois' SRN and PAIR lists, and statements of need from other developers actively opening other PSH properties, we determine that more than enough demand exists to support the proposed development.

We expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of 5-8 units per month. The lease-up will be affected more by administrative processing rather than demand for the units.

Arlington Heights PSH is not expected to have a negative impact on any of the other affordable properties in the MA.

Recommendations

Based on the need for permanent supportive housing described above, the high level of disability features, the accessible location, and reasonable project capture and market penetration rates, we recommend that Arlington Heights PSH be approved as is.

Kretchmer Associates

APPENDIX

A. Regional and Site Location Maps

B. Market Area Map

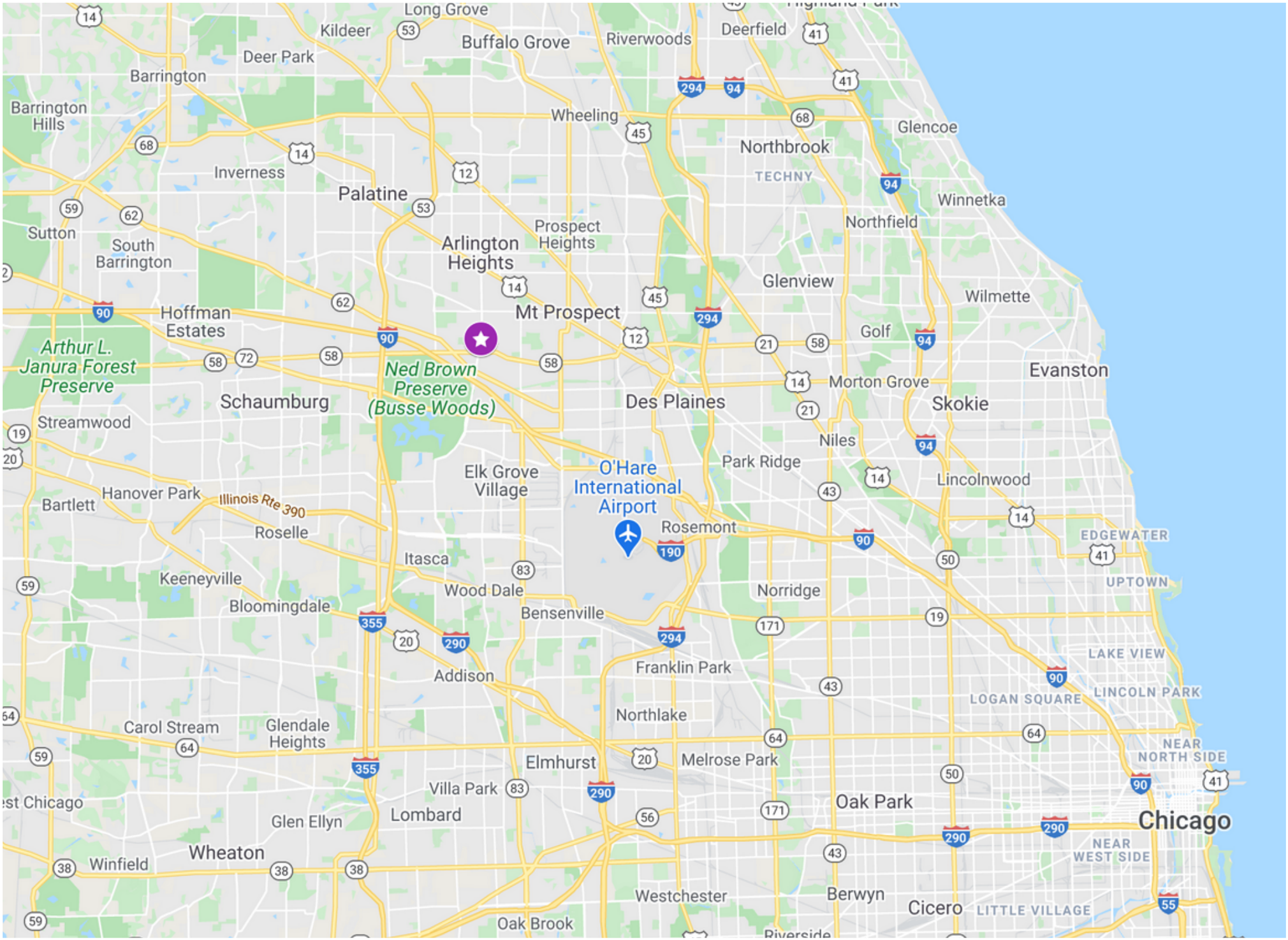
C. Property and Surroundings Photographs

D. Photographs of Competitive Properties

E. NCHMA Membership

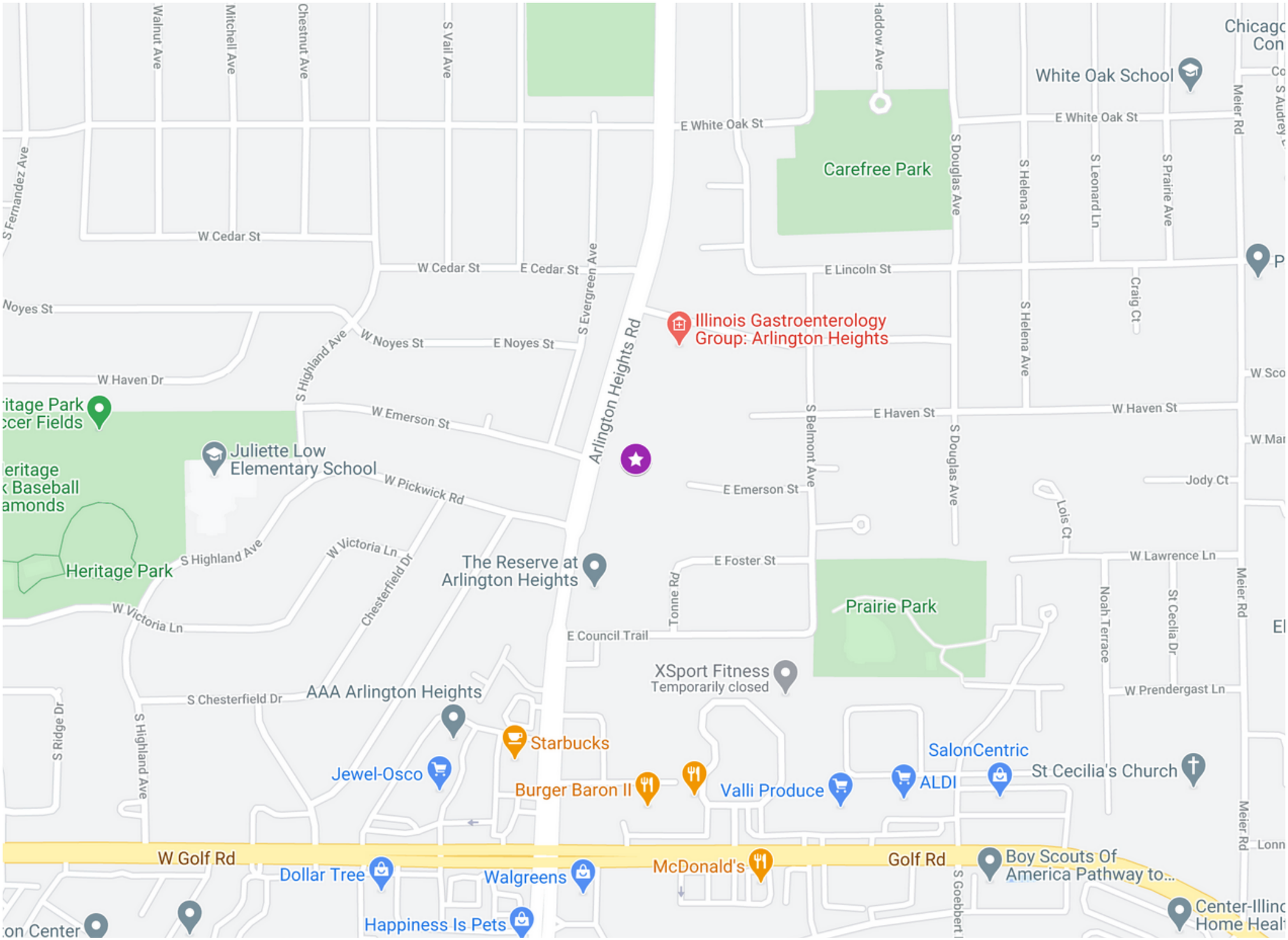
F. Certificate of Insurance

Arlington Heights PSH Regional Location Map



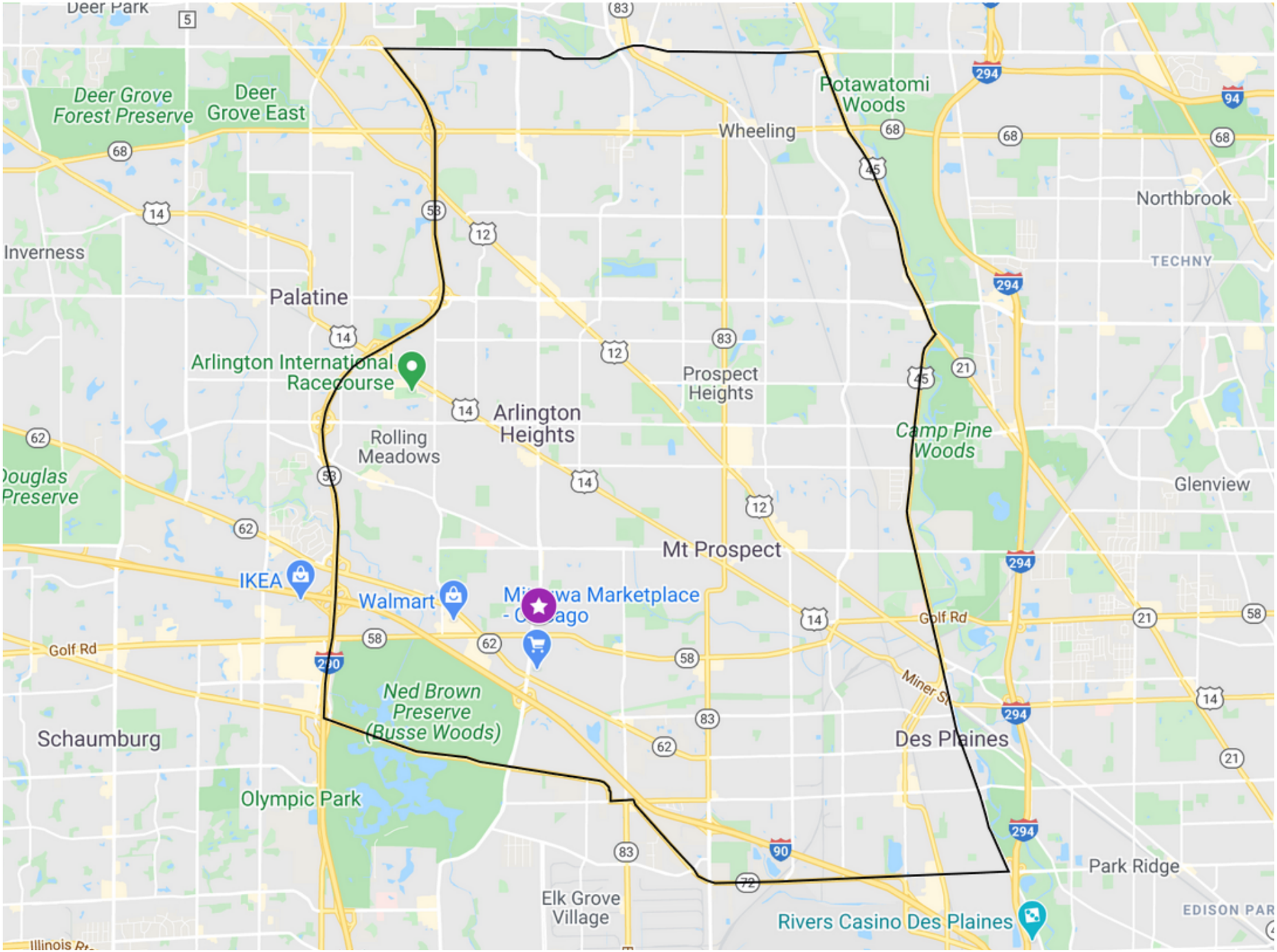
Source: Kretchmer Associates

Arlington Heights PSH Location



Source: Kretchmer Associates

Arlington Heights PSH Market Area



Source: Kretchmer Associates

Site

Facing west at east end of site from Emerson

Facing north at site

Facing south toward site

Facing east at site from Arlington Heights Road

Surroundings

Vacant lot for sale north of site

Home on Pickwick west of site

Church south of Pickwick

Rear of house on Emerson directly east of site

Surroundings

Home on Emerson east of site

Homes on Emerson across from site to west

Reserve at Arlington Heights south of site

Competitive Properties

PhilHaven

Heart's Place

Midtown Crossing

Competitive Properties

Midtown Crossing

Illinois Accessible Housing Intitative – Goebbert Road

Certificate of Professional Designation

This certificate verifies that

Valerie S. Kretchmer

Valerie S. Kretchmer Associates, Inc.

Has completed NCHMA's Professional Designation Requirements and is hence an approved member in good standing of:

NCHMA MEMBER®

Formerly known as NCAHMA

National Council of Housing Market Analysts
1400 16th St. NW
Suite 420
Washington, DC 20036
202-939-1750

Membership Term
1/1/2020 to 12/31/2020

Thomas Amdur
President, NCHMA

VALESKR-01 MWOODMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mary Woodman
Associated 1701 Golf Road #3-700 Rolling Meadows, IL 60008	PHONE (A/C, No, Ext): (847) 427-3452 FAX (A/C, No): (847) 427-3430 E-MAIL ADDRESS: mwoodman@associated.cc

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Insurance Co	29424
INSURER B : Twin City Fire Insurance Company	29459
INSURER C : New Hampshire Insurance Group	23841
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Valerie S. Kretchmer Assoc Inc
807 Davis Street, Suite 2004
Evanston, IL 60201

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			83SBAPJ4228	4/15/2020	4/15/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			83SBAPJ4228	4/15/2020	4/15/2021	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A		83WECGM2425	4/15/2020	4/15/2021	E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
C	Professional Liab			064991810	4/15/2020	4/15/2021	Limit	1,000,000
C	Professional Liab			064991810	4/15/2020	4/15/2021	Deductible	5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Arlington Heights Permanent Supportive Housing

CERTIFICATE HOLDER

Full Circle Development
Jordan Bartle
310 S. Peoria
Chicago, IL 60607

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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IX. 2018 Site and Market Study Summary Form

(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)

Required Information:	Information Requested on this form:	Mark appropriate box / Include required information:	Other information / Page Number Where information can be found in Site and Market Study:
Name of Development:		Arlington Heights PSH	
Location of the Proposed (City/County):		Arlington Heights/Cook	
Targeted Tenant Type:	**Family**	x	If Other please indicate targeted population:
	Elderly		
	Other	x	PSH, disabled
Other affordable units that target the same tenant type in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	**Number of Units**	147	Page number: 35-36, 38, 40
Total Number of other affordable units in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	**Number of Units**	1,752	Page number: 35-36
Rent Schedule (including unit sizes) for Proposed Development:	**Included**	x	Page number:
	Not Included		3
Occupancy levels for existing affordable properties in PMA:	Included	x	Page number:
	Not Included		9-14
Rent Schedule for Comparable Properties:	Included	x	Page number:
	Not Included		12-14
Evaluation of the proposed rents to comparable properties in the PMA:	Lower		Evaluation and Explanation found on page:
	Comparable	x - those with PBRA	
	Higher	x - flat rents only	35
Demographic (population) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable		
	Decrease	x	16-17, 19-20, 23-25
Demographic (households) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable		
	Decrease	x	16-17, 19-20
Evaluation of the proposed unit mix to the PMA standard:	Superior		Evaluation found on page:
	Meets	x	
	Inferior		1, 35
Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:	Superior		Evaluation found on page:
	Meets	x	
	Inferior		1, 35
List of Proposed Development Amenities:	Included	x	Page number:
	Not Included		2
Evaluation of proposed amenities to PMA standard:	Superior		Evaluation and Explanation found on page:
	Equal	x	
	Inferior		2

Estimated absorption period:	Units per month	5-8	Explanation of absorption estimate found on page:
	Number of months	4-6	41
Marketability/Visibility of the Site:	Good	x	Explanation found on page:
	Average		
	Poor		4
Affordable units market penetration including the proposed in the PMA (use ALL income qualified households for PMA ONLY)**:**	Rate	13.3%	Page number:
			38, 40
Proposed projects' required rate of capture within the PMA (use ALL income qualified households for PMA ONLY)**:**	Rate	2.3%	Page number:
			38, 40
Overall Market Demand (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project)**:**	Units needed	1,000+	Page number:
	Sufficent Demand (y/n)?	Y	41
Public Safety Issues (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA)**:**	Included	x	Page number:
	Not Included		4
List of major employers in PMA (not required of some projects, see requirements)**:**	Included	x	Page number:
	Not Included		27
Economic Stability Analysis / Evaluation of PMA employment (not required of some projects, see requirements)**:**	Growth	x - prior to COVID-19	Analysis found on page:
	Stability		
	Decline		26-30

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 24, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-007, a request for Preliminary Plat of Subdivision approval to 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 the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive living facility. The subject property is located at 1519, 1521, 1525, 1531, and 1625 South Arlington Heights Road in Arlington Heights, Illinois. The PIN's for the subject property are 08-10-300-012, 08-10-300-056, 08-09-401-003, 08-09-401-014, 08-09-401-015, 08-09-401-016, and 08-09-401-022, and the subject property is legally described as follows:

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.39 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

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

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

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 9, 2024 (4617338)

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 07/09/2024 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 # 4617338

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

NOTIFICATION AFFIDAVIT

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

1. That on the 9th day of July, 2024, affiant caused to be mailed in the Post Office of 1240 N Ashland Ave, Chicago, IL 60622, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose propety is within 250 feet of the subject site for which the hearing is being held..

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

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

Signature

Subscribed and Sworn to before me
this 9 day of July, 2024.

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

Notary Public

Date: July 9, 2024

NOTICE OF PUBLIC HEARING

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

- Preliminary Plat of Subdivision approval to consolidate the property into one lot.
- Amendment to the Comprehensive Plan to reclassify the subject property from Office Only to Institutional.
- Rezoning of the subject property from the O-T, Office Transitional District to the I, Institutional District.
- Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

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

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

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

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd floor, at 7:30 PM, on Wednesday, July 24, 2024.

Sincerely,

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

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

Addresses that Received Notification

JOSEPH I SANA
1423 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

LINDMIR ADILI & BLERIN
1427 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

LARRY D MCKISIC
1431 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

ZACH AND DANA CREER
1435 S EVERGREEN AVE
ARLNGTON HEIGHTS, IL 60005

MARION ROSINSKI
1439 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

SUSAN E BIANCALANA
1443 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

JEFFREY ARMGARDT
310 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
208 W NOYES ST, ARLINGTON HEIGHTS, IL 60005

RUSHIT AJROJA
300 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MANVEER SINGH
217 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

ZDRAVKO GAVRANOVIC
300 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

RONALD KAZANOW
318 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

MOHAMMED N SAKHI & ANE
324 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

M & M MARUBIO
208 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

DONNA R STEIGERWALD
214 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

RODNEY J FINN JR
220 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

ANJIL YOUSIF
305 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MAYUR M SHAH
309 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

GABOR BODNAR IV
313 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

PHYLLIS GIOLLI
216 COUNCIL TRAIL
ARLINGTON HEIGHTS, IL 60005

DOMENICO BUCCINI
224 E COUNCIL TR
ARLINGTON HEIGHTS, IL 60005

IVELIN KOSTOV
305 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

KENT & CHRIS SLUGA
203 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

GRETA BOKSA
8517 W BRUCE DR
NILES, IL 60714

Rudy Jacques
221 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
414 W Noyes St ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
414 W White Oak St
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
1234 S Belmont Ave
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
1350 S Arlington Heights Rd
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
1357 S Evergreen Ave
ARLINGTON HEIGHTS, IL 60005

Our Neighbors at
121 E Council Trail
Arlington Heights, IL 60005

Our Neighbors at
232 E Council Trail
Arlington Heights, IL 60005

Our Neighbors at
235 E Council Trail
Arlington Heights, IL 60005

Kathleen & Glenn Christenson
311 E Council Trail
Arlington Heights, IL 60005

Melonie & Jeff Behrens
397 E Council Trail
Arlington Heights, IL 60005

Our Neighbors at
399 E Council Trail
Arlington Heights, IL 60005

Our Neighbors at
225 E Council Trail
Arlington Heights, IL 60005

Our Neighbors at
320 E Council Trail
Arlington Heights, IL 60005

William & Amy DeSalvo
311 E Foster St
Arlington Heights, IL 60005

Peter & Irene Mischenko
316 E Foster St
Arlington Heights, IL 60005

Our Neighbors at
320 E Foster St
Arlington Heights, IL 60005

Our Neighbors at
404 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
410 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
416 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
422 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
423 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
417 E Parkview Ct
Arlington Heights, IL 60005

Our Neighbors at
411 E Parkview Ct
Arlington Heights, IL 60005

Brandon D. Myers
1525 S Belmont Ave
Arlington Heights, IL 60005

August & Victoria Weidner
1523 S Belmont Ave
Arlington Heights, IL 60005

Our Neighbors at
1530 S Belmont Ave
Arlington Heights, IL 60005

Our Neighbors at
405 E McKone Ct
Arlington Heights, IL 60005

Our Neighbors at
415 E McKone Ct
Arlington Heights, IL 60005

Our Neighbors at
416 E McKone Ct
Arlington Heights, IL 60005

Our Neighbors at
406 E McKone Ct
Arlington Heights, IL 60005

Our Neighbors at
1520 S Belmont Ave
Arlington Heights, IL 60005

Our Neighbors at
317 E Haven St
Arlington Heights, IL 60005

Our Neighbors at
103 E Cedar St
Arlington Heights, IL 60005

Our Neighbors at
1406 S Evergreen Ave
Arlington Heights, IL 60005

Our Neighbors at
17 E Cedar St
Arlington Heights, IL 60005

Our Neighbors at
9 E Cedar St
Arlington Heights, IL 60005

Our Neighbors at
5 E Cedar St
Arlington Heights, IL 60005

Our Neighbors at
3 E Cedar St
Arlington Heights, IL 60005

Our Neighbors at
4 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
2 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
3 E Emerson St
Arlington Heights, IL 60005

Our Neighbors at
8 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
12 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
16 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
1534 S Surrey Ridge Dr
Arlington Heights, IL 60005

Our Neighbors at
1602 S Surrey Ridge Dr
Arlington Heights, IL 60005

Jeff Lemajeur
9 E Emerson St
Arlington Heights, IL 60005

Grazia Ruggieri
409 Noyes
Arlington Heights, IL 60005

Barb Gruber
211 E Council Trail
Arlington Heights, IL 60005

Susan Hamlink
399 E Council Trail
Arlington Heights, IL 60005

Maria Ferrazurolo
502 E Lincoln St
Arlington Heights, IL 60005

Nick Inibrogno
404 E Lincoln St
Arlington Heights, IL 60005

Lester Scifierz
504 E Lincoln St
Arlington Height, IL 60005

Jay Kim
317 E Foster St
Arlington Heights, IL 60005

Our Neighbors at
401 E Haven St
Arlington Heights, IL 60005

Our Neighbors at
451 E Heaven ST
Arlington Heights, IL 60005

Our Neighbors at
493 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
501 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
507 E Heaven ST
Arlington Heights, IL 60005

Our Neighbors at
513 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
517 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
520 E Heaven ST
Arlington Heights, IL 60005

Our Neighbors at
516 E Heaven ST
Arlington Heights, IL 60005

Our Neighbors at
512 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
506 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
490 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
484 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
480 E Heaven St
Arlington Heights, IL 60005

Our Neighbors at
521 S Douglas Ave
Arlington Heights, IL 60005

Our Neighbors at
517 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
501 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
501 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
417 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
400 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
401 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
516 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
516 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
512 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
418 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
412 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
406 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
1416 S Belmont Ave
Arlington Heights, IL 60005

Our Neighbors at
516 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
517 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
509 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
507 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
503 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
501 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
514 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
510 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
508 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
504 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
502 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
404 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
312 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
1329 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
3 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
7 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
11 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
15 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
19 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
103 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
107 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
111 W Cedar St
Arlington Heights, IL 60005

Our Neighbors at
1405 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
1415 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
114 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
110 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
106 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
102 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
406 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
1416 S Belmont Ave
Arlington Heights, IL 60005

Our Neighbors at
516 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
18 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
14 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
10 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
6 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
2 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
5E E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
3 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
508 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
504 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
502 E Lincoln St
Arlington Heights, IL 60005

Our Neighbors at
7 E Noyes St
Arlington Heights, IL 60005

Our Neighbors at
11 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
15 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
103 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
107 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
111 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
115 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
110 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
203 W Noyes St
Arlington Heights, IL 60005

Our Neighbors at
1423 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
1427 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
1431 S Highland
Arlington Heights, IL 60005

Our Neighbors at
214 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
210 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
206 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
215 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
1443 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
211 W Emerson Ave
Arlington Heights, IL 60005

Our Neighbors at
207 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
202 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
203 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
118 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
119 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
114 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
115 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
110 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
111 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
106 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
107 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
14 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
12 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
10 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
111 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
19 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
15 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
11 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
7 W Emerson St
Arlington Heights, IL 60005

Our Neighbors at
1503 S Highland Ave
Arlington Heights, IL 60005

Our Neighbors at
210 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
206 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
202 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
118 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
114 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
110 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
106 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
102 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
20 W Pickwick Rd
Arlington Heights, IL 60005

Our Neighbors at
1616 S Surrey Dr
Arlington Heights, IL 60005

Our Neighbors at
1603 S Surrey Dr
Arlington Heights, IL 60005

Our Neighbors at
1607 S Surrey Dr
Arlington Heights, IL 60005

Our Neighbors at
1611 S Surrey Dr
Arlington Heights, IL 60005

Our Neighbors at
1610 S Surrey Dr
Arlington Heights, IL 60005

Our Neighbors at
212 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
208 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
202 East Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
203 East Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
206 East Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
210 East Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
1304 S Evergreen Ave
Arlington Heights, IL 60005

Our Neighbors at
1337 S Evergreen Ave
Arlington Heights, IL 60005

Our Neighbors at
1411 S Evergreen Ave
Arlington Heights, IL 60005

Our Neighbors at
1435 S Evergreen Ave
Arlington Heights, IL 60005

Our Neighbors at
207 E Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
211 E Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
215 E Ryan Ct
Arlington Heights, IL 60005

Our Neighbors at
216 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
212 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
208 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
204 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
201 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
205 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
209 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
213 E Brett Ct
Arlington Heights, IL 60005

Our Neighbors at
1325 S Pine Ave
Arlington Heights, IL 60005

Our Neighbors at
1321 S Pine Ave
Arlington Heights, IL 60005

Our Neighbors at
1317 S Pine Ave
Arlington Heights, IL 60005

Our Neighbors at
1313 S Pine Ave
Arlington Heights, IL 60005

Our Neighbors at
1309 S Pine Ave
Arlington Heights, IL 60005

Our Neighbors at
739 S Roosevelt Ave
Arlington Heights, IL 60005

Our Neighbors at
1106 West Noyes St
Arlington Heights, IL 60005

Our Neighbors at
208 West Noyes St
Arlington Heights, IL 60005

Our Neighbors at
610 W Victoria Lan
Arlington Heights, IL 60005

Our Neighbors at
1623 S Fernandez Ave
Arlington Heights, IL 60005

Our Neighbors at
1030 S Fernandez Ave
Arlington Heights, IL 60005

Our Neighbors at
1422 S Fernandez Ave
Arlington Heights, IL 60005

Our Neighbors at
1627 S Fernandez Ave
Arlington Heights, IL 60005

Our Neighbors at
2002 W Lonquist Blvd
Mount Prospect, IL 60056

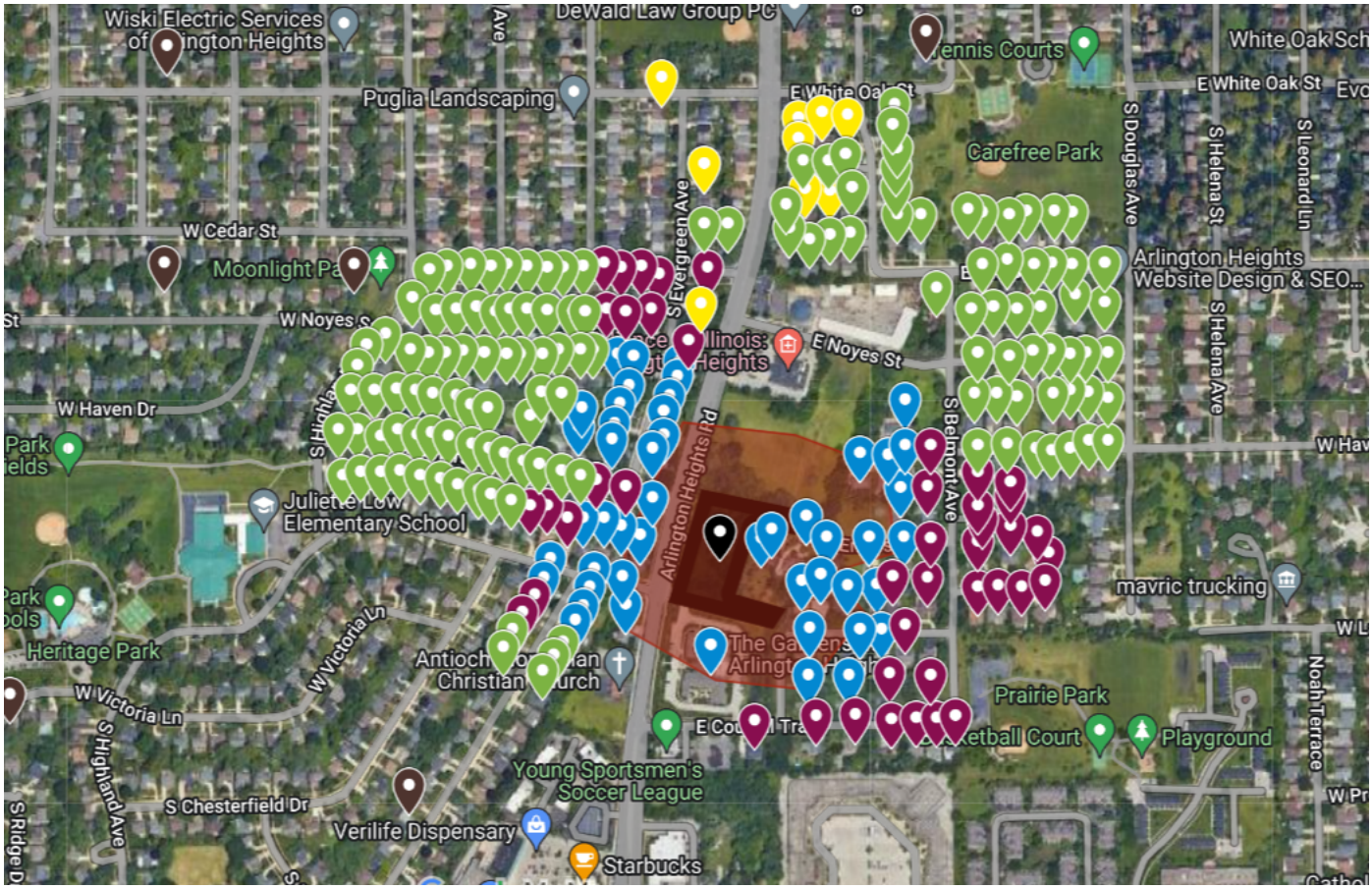
Our Neighbors at
151 W Wing Street, #303
Arlington Heights, IL 60005

Our Neighbors at
414 W White Oak St
Arlington Heights, IL 60005

Our Neighbors at
1111 W White Oak St
Arlington Heights, IL 60005

Our Neighbors at
111 W Horner Lane
Arlington Heights, IL 60005

Our Neighbors at
26 N. Wilshire
Arlington Heights, IL 60004

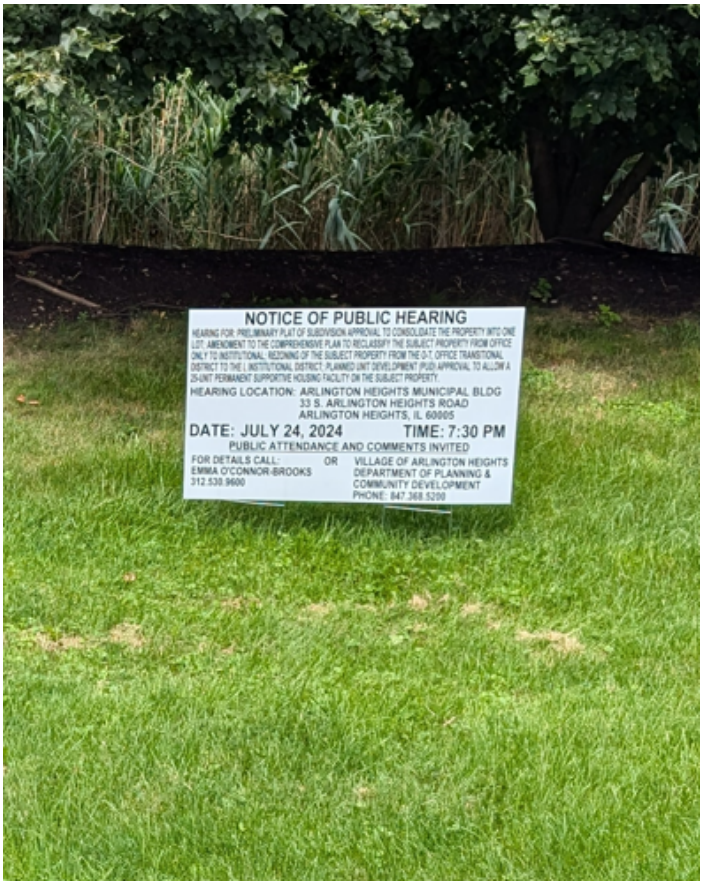


Graphic showing the addresses that received notifications

Legend:
Red circle - 250' surrounding the property
Blue dot - PIN list provided by Village
Purple, green and yellow dots - Addresses that petitioner sent notifications to above and beyond PIN list

Sign 1: Signage along S. Arlington Heights Rd.

Sign 2: Signage at the end of Emerson St



Sign 3: Signage at the corner of Foster/Tonne

Signage Map (see previous page for signage photos)

FULL CIRCLE communities

Introduction to Full Circle Communities:

Full Circle Communities is a nonprofit affordable housing developer, owner, and manager that focuses on expanding access to quality affordable housing through preservation and development, thoughtful design, and significant and targeted supportive services to our residents and the surrounding communities. To achieve this mission, we dedicate 75% of all our economics to provide supportive services for our residents.

We strive to become a leading national nonprofit and invest in communities by meeting our residents' aspirations and unique circumstances. Our reputation is reinforced through every positive outcome that our residents generate, and our buildings reflect and respond to the large and growing number of communities we serve.

Pearl Street Commons, McHenry, Illinois

Ruth Ellis Clairmount Center, Detroit, Michigan

5150 N Northwest Highway, Chicago, Illinois

Community Room Interior, 1212 Larkin, Elgin, IL

Recognitions and Awards for Full Circle Communities:

- 1212 Larkin, Elgin, IL: Mayor's Award for Preservation for the adaptive reuse of a historic orphanage
- 5150 Northwest Highway, Chicago, IL: 2023 Richard H. Driehaus Foundation Award for Non-Profit Real Estate Development Award at the Chicago Neighborhood Development Awards
- Ruth Ellis Clairmount Center, Detroit, MI: Affordable Housing Finance Readers' Choice Award for Permanent Supportive Housing and the Affordable Housing Tax Credit Coalition 2023 Charles L. Edson Tax Credit Excellence Award in the Housing for Special Populations category.
- Full Circle received the Innovation-Catalyst Award from Corporation for Supportive Housing at the Supporting Housing Awards for innovative funding models across projects in Chicago and Detroit, and the Illinois Housing Development Authority 2023 "Supportive Housing Developer" Award
- Full Circle has a Gold Rating on GuideStar and a 4-star rating on Charity Navigator

Project Videos

5150 Northwest Highway Development Award

Torrence Place

1212 Larkin

For more information:
www.fccommunities.org
(312) 530-9600

FULL CIRCLE communities

Grace Terrace - Frequently Asked Questions

Figure 1: Grace Terrace Revised Rendering with Building and Parking Facing West

Full Circle Communities has prepared this Frequently Asked Questions document to provide information about our work and the Grace Terrace development. For more information please visit our website: www.fccommunities.org

1. What is Grace Terrace?

Grace Terrace is a 25-unit permanent supportive housing ("PSH") development targeted toward veterans and persons with disabilities earning between 30%-50% Area Median Income ("AMI"). The development is located at 1519-1625 S Arlington Heights Rd, in Arlington Heights, IL. The proposal offers (20) one-bedroom and (5) two-bedroom universally designed units including Americans with Disabilities Act ("ADA") and adaptable units to meet the needs of the tenants.

The building will be elevator-served and include on-site amenities such as a community room, computer lab, laundry, tenant storage space, a fitness center, a community garden, on-site property management, and on-site service offices. The property will have 25 parking spaces with 8 accessible parking stalls.

2. What type of disabilities do residents typically have and what is Full Circle's screening process?

Full Circle properties are disability neutral; we cannot include or exclude any specific disability. Disabilities may be physical, developmental, and/or mental in nature. Our properties do not include 24/7 medical care, so they may not be the right living situation for

everyone. All units are universally designed and include ADA and adaptable units and will be marketed to people who can live independently.

We are unable to provide aggregate information on resident disability types. In compliance with fair housing, ADA, and HIPAA regulations, Full Circle does not collect tenant disability type information. An applicant's disability status is confirmed by a third party and referred to us to complete the screening process.

Full Circle has a rigorous screening process that includes credit and criminal background checks, and a verification of qualifications, citizenship status, income, and a demonstrated ability to pay rent. Our screening applies to all adults who reside in the unit, not just the head of household.

3. Where do referrals come from? Do you accept referrals from the VAH Health Department?

   Yes, we can accept referrals from the VAH Health Department. We plan to market the Grace Terrace waitlist (where referrals will come from for tenancy) with local organizations that target persons with disabilities and/or veterans such as the Housing Task Force, the local Veterans Affairs, Volunteers of America, Heartland Alliance and Partners in Community Building.

4. Are there work requirements to be accepted or to remain a tenant at Grace Terrace?

   We do not have work requirements, as that would restrict access for retired residents or those with a disability that prevents employment. However, Full Circle requires evidence that the resident can pay for living expenses. People without employment income would likely be receiving social security or disability income which would help cover living expenses. Residents will also benefit from rental assistance that keeps their portion of the rent affordable. On-site services staff can also help residents increase their income self-sufficiency.

5. Are drug or alcohol abuse an issue at Full Circle properties?

   We do not find drug or alcohol abuse to be an issue at our properties. Furthermore, because we have to adhere to federal guidelines, anyone who has a history of production or distribution of controlled substances is federally prohibited from receiving a rental subsidy and therefore could not live at Grace Terrace. Anyone found to be involved in this activity after already living at the property would be evicted.

   Additionally, even though recreational marijuana is legal in the State of Illinois, we cannot allow the use of marijuana on our property because of federal requirements. There cannot be possession or use of any controlled substances, including marijuana, on our properties.

6. How are rules monitored and enforced once a tenant takes occupancy? What happens when a resident commits a crime, violates the no-drug rule, or becomes a registered sex offender?

   The safety and security of our residents and staff, along with the surrounding community, is our highest priority. We foster strong relationships with first responders and have received letters of support or recommendation from many of the police departments where our properties are located. One such property is Creekview, a 25-unit senior living facility in Richmond, IL that Full Circle Communities developed in 2017. The Chief of Police of Richmond wrote a letter testifying, "I believe the Creekview community is an excellent addition to the Village of Richmond. The Village of Richmond Police Department prides itself on the close working relationship we have with our residents and community, and I am pleased to see that Creekview similarly places such a high level of importance on this as well."

   In addition to fostering relationships with local first responders, residents are subject to a background check at initial occupancy. If a resident demonstrates criminal activity or otherwise violates their lease, an investigation is conducted and the matter is addressed accordingly, up to and including eviction. Due to our funding sources and the corresponding federal and state regulations, our tenants and properties are subject to a higher level of initial and ongoing compliance and vetting than what is required for market-rate residential.

7. What are your citizenry requirements?

   Federal funds can only be used for people with citizenship. Through our tenant selection process, applicants need to provide a SSN or a letter that one is pending.

8. Will the tenants be from Arlington Heights?

   Per the federal Fair Housing Act, we cannot discriminate in our tenant selection process based on where people currently live. However, we have found that residents at our properties are either from the community, a neighboring community, or have family or employment in the community. Our work with the North-Northwest Suburban Task Force on Supportive Housing (commonly referred to as the Housing Task Force) shows us that there is strong demand for these units in Arlington Heights, and we'll work to make the waiting list available to local residents.

   Before the property finishes construction, FCC will open an interest list for people interested in living at the property. When lease up starts, Full Circle will market the interest list to the local community [please reference question #3 for referral process] and work with prospective residents to get them on the Housing Authority of Cook County ("HACC") site-based list. Prospective tenants will then go through the HACC and FCC screening process to ensure they qualify for tenancy.

9. Has the developer ever evicted tenants for repeat violations? What is the timeline from eviction decision to eviction?

Full Circle has evicted tenants, although we are often able to address the issues without eviction, either by working with the resident to modify their behavior or actions, or by encouraging them to voluntarily leave the property. When we perform evictions, the timeline is dependent on the severity of the violations.

We take a blended management approach and work closely with the residents to keep them stably housed. Blended management is a collaborative, team-based approach to working with residents. Communication expectations for blended management are intentionally robust so that staff can proactively resolve any issues on-site and make sure residents' needs are being met. It requires a distinct but complementary role for ownership, property management and supportive services. We implement common goals, language and procedures between these distinct roles to provide the best outcomes for our residents, and the property and the broader community.

10. How will Grace Terrace impact crime rates?

Properties that we have acquired have seen a reduction in emergency response activity due to our proactive management, including the frequent events we host to invite the community and local police departments to interact in positive ways. We maintain a positive relationship with our local elected officials and encourage our residents and the surrounding community to join us in forming block clubs and watch groups, and in reaching out to the proper channel when suspicious activity is observed.

We are the long-term owner and property manager, and it is essential to our mission and our success to avoid issues when possible and address them when they occur. We are long-term, stable neighbors and members of the community.

The Village staff report during the Village board meeting on Dec.4th, 2023 provided information on Heart's Place impact on the local police department. Heart's Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments.

11. Response to the incident at Villagebrook Apartments.

On February 3rd, Carol Stream police responded to a domestic disturbance that resulted in the shooting death of one of our residents at the Villagebrook Apartments. This is an ongoing investigation and we are cooperating with all parties involved. The official Carol Stream Police statement can be found here:

https://www.carolstream.org/Home/Components/News/News/1705/276

Villagebrook Apartments is 189 units of affordable family housing and is not comparable to Grace Terrace's proposed 25-unit permanent supportive housing model. The Villagebrook Apartments site consists of four buildings with a mix of one-, two-, and three-bedroom apartments, all at 60% AMI.

12. What are the rents per unit at Grace Terrace?

Grace Terrace will provide a mix of one-bedroom and two-bedroom units affordable at 30% and 50% AMI. This means the 30% AMI household income limit would be $23,000 for an individual or $26,000 for a couple. For a 50% AMI household the limit would be $38,000 for an individual or $44,000 for a couple.

The rental amounts for the one- and two-bedroom units are determined by the payment standards set by the Housing Authority of Cook County (HACC). These standards are revised on an annual basis. Please refer to the link below for rental amounts by area:

https://thehacc.org/app/uploads/2023/12/Payment-Standards-2024.pdf

HACC is providing rental assistance for all 25 units at Grace Terrace. Residents will pay 30% of their income on rent, with the remainder being covered by the rental assistance. This ensures that our residents do not become housing cost burdened and remain stably housed.

13. What has the mix of 30% AMI and 50% AMI typically been at comparable FCC properties?

Full Circle Communities develops properties at different AMI levels based on the needs of the populations and communities we intend to serve. There is a strong demand for permanent supportive housing in Arlington Heights as identified by the waitlists at other nearby PSH properties, market research, and the need for more affordable housing for vulnerable populations as stated in the Village strategic plan.

Since Grace Terrace is receiving funds through the Illinois Housing Development Authority's Permanent Supportive Housing program, they dictate the AMI levels we are targeting. The closest comparable property in Full Circle's portfolio to Grace Terrace in AMI levels, targeted population, and building size is Pearl Street Commons, located in McHenry, IL.

14. How many staff will be on-site?

We will have one full-time property manager on-site during business hours, along with 1-2 service providers and a part-time maintenance staff member. The property will not have 24-hour staff on-site as this is independent living. We do have a 24-hour phone line so staff are reachable at any time for issues and emergencies, and a robust, cloud-based camera system that allows for property monitoring when staff are not on-site.

15. How does the building's lighting affect our neighbors?

Full Circle has worked closely with Village staff to ensure Grace Terrace meets or exceeds the standards of the code relative to lighting impacts. The staff have reviewed the plan regarding light spillover and have asked for evergreen screening on the east side of the property, which has since been incorporated into the landscape plans. We have also coordinated with Village staff on lowering the mounting height of the exterior lights that are mounted to the building to avoid disruption to our neighbors.

Please see the photo below of Pearl Street Commons (an FCC-owned and operated building in McHenry, IL) to demonstrate the low level of light that is produced from the interior windows at night. Please note that this photo was taken from a distance of approximately 80' away, which is closer than the nearest neighbor to the property.

Figure 2: Pearl Street Commons, McHenry IL

In response to concerns from neighbors, we have also relocated the parking lot and its associated lights to the west side of the building.

16. How will you address privacy for the neighbors to the east?

There will be a 6' tall solid privacy fence installed along the perimeter of the property adjacent to the neighbors to the east. We are also installing robust and layered landscaping that includes a staggered evergreen barrier, in addition to existing mature trees, to create a buffer between the proposed building and the east property line that ranges in depth from

74’ to 102’. This is in addition to the distance of the rear neighbor to their west property line, which is approximately 32’, for a total building to building distance of approximately 134’. By comparison, this distance far exceeds the 40’ average distance between the homes immediately to the east. This also exceeds the average distance of homes that face each other on Emerson Street, which is about 126’.

In addition, all units will be provided with window blinds. The neighbors’ concerns about privacy will also be a concern to our residents.

Below is the site plan demonstrating the landscape buffer as well as the distance between the building and the neighbors to the east.

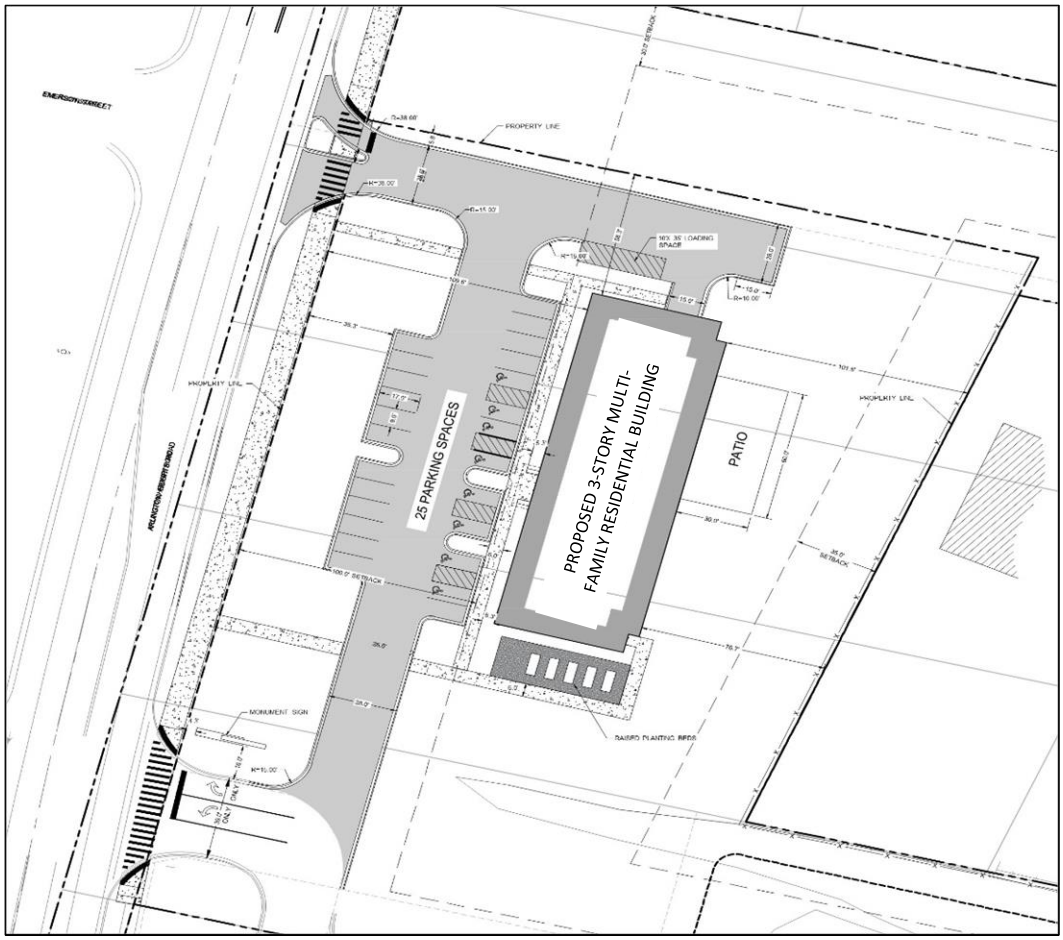


Figure 3: Grace Terrace Revised Proposed Site Plan

17. The current Village corridor plan calls for two stories. Why is a three-story building being proposed at this site?

We are proposing a zoning change from the existing “Office-Transitional” (O-T) District to the proposed “Institutional” (I) District which would allow us to increase from two stories to three stories. Please note that while rezoning from O-T to I allows for a height of up to 45’

(four stories), we are proposing a three-story building that is 35'-9", which is only 5'-9" taller than what is currently allowed under the O-T zoning (30'/two stories). We are minimizing the appearance of the additional height by intentionally exceeding the setback requirements.

There is also precedent for a three-story multi-family building (Park Place) which is located 0.14 miles southwest of our site at 1710 S Arlington Heights Road and is surrounded by single family homes.

18. Why this location? How will residents get access to local services?

We believe the 1519-1625 S. Arlington Heights Rd. site is a great opportunity for housing that provides plenty of amenities. This is supported by a third-party market study conducted by Kretchmer Associates that identifies more than 30 amenities and services within a one mile radius of the site. Grace Terrace will be within 0.5 miles of local parks, grocery stores, restaurants, health clinics and pharmacies.

Residents will also be within 0.5 miles of the Pace Bus Route 208 running along Golf Rd just south of the property. This bus route connects to Metra and CTA lines. Pace also offers On Demand services to people with disabilities and one of their On Demand service zones is located across the street from our site. This service provides reservation-based, shared-ride service within Arlington Heights and Rolling Meadows.

19. Is Grace Terrace dependent on state, federal, or local funds?

The development has a budget of approximately $13MM. The funding comes from public grants and private debt, which have already been secured and committed. The income generated from rents covers the operational expenses for the building. The Village of Arlington Heights is not providing funding to build or support this development.

Full Circle also reinvests capital back into our properties. Our service model is to return 75% of developer fee and ongoing cash flow to providing services to residents.

20. As a nonprofit organization, will FCC pay real estate taxes on this property?

Grace Terrace is estimated to generate $50,000 per year in property taxes. We are also paying approximately $75,000 in impact fees to the Village.

This property has been undeveloped and underutilized for many years with failed attempts to build commercial space. Our proposed use will generate more property taxes compared to its current vacant land status while also meeting the Village's strategic priority of building affordable housing for persons with disabilities.

21. What could the current lot be used for now – why isn't this being considered for single-family home development?

Full Circle Communities focuses on the creation of affordable rental developments for low-income populations. We've worked with local stakeholders to create a plan to redevelop the site into affordable, accessible housing that creates a new home for persons with disabilities and veterans.

According to Village records, the site has been vacant for close to seven years after the single-family homes on this multi-parcel site were demolished, and the market demand remains weak for new office developments. Arlington Heights has identified a need for affordable housing for vulnerable populations in their Consolidated Plan, targeting extremely-low and low-income residents. The Village itself has defined this as a priority.

In high-income areas such as Arlington Heights, where people can pay more for housing, it can be even more challenging for low-income individuals with disabilities to find housing. We are targeting people with a disability and limited incomes who would like to remain in their community and live near family and friends.

22. How will this impact local property values?

Please refer to the Grace Terrace Property Values Addendum document for more information.

FULL CIRCLE communities

Grace Terrace Property Values Addendum

Full Circle Communities (FCC) heard concerns regarding the impact Grace Terrace could potentially have on neighboring property values. It has been our experience that neighboring property values are not negatively impacted by the properties we develop. Furthermore, this finding was recently supported by a 2022 study published in the Journal of Housing Economics[1] that concluded properties built under the low-income housing tax credit (LIHTC) program in Illinois "generate positive price spillover effects on the surrounding neighborhoods." The study found that LIHTC developments have a positive effect in both low-income and higher-income areas, noting that "development is not worse and often better".

To demonstrate that properties are not negatively impacted by affordable housing, FCC collected single-family property sales data from the Multiple Listing Service (MLS) to compare values over time. The search included single-family homes within a 1-mile radius of five affordable housing properties: two properties in Arlington Heights not owned by FCC and three properties owned by FCC located in the Chicagoland area. The search was conducted to look at closed sales prices from the year the affordable development was built through the end of 2023 for each property.

The average home value appreciation rate in Illinois for the last ten years (2013-2023) is 4.11%[2] per year, and 6.11% for the last five years (2019-2023). The average appreciation rate in Arlington Heights for the last ten years (2013-2023) is 4.28%[3] and 5.15% for the last five years (2019-2023).

Based on the data collected, home values of the homes within one mile of all five affordable housing developments increased on par with or above the average rate in Illinois. When we focus on the home values for the homes surrounding the two affordable housing developments in Arlington Heights, we see that they appreciated higher than both the Illinois and Arlington Heights averages. The data and analysis demonstrate that affordable housing does not have a negative impact on home values of surrounding properties. More detail can be found below.

Heart's Place (Arlington Heights, IL)

Year	Average Sale Price	% Increase
2019	$331,021	
2020	$347,135	4.87%
2021	$402,810	16.04%
2022	$435,282	8.06%
2023	$449,296	3.22%

Average annual increase within 1-mile of Heart's Place (2019-2023)
8.05%

VAH Average (2019-2023)
5.15%

IL Average (2019-2023)
6.11%

Heart's Place is owned by UpHoldings, LLC. It is an 18-unit permanent supportive housing development serving persons with disabilities.

[1] Effects of Concentrated LIHTC developments of surrounds house prices. Journal of Housing Economics, 2022, vol. 56, issue C.
[2] Annual House Price Indexes by State. Federal Housing Finance Agency, 4/2/2024.
[3] Multiple Listing Service (MLS) search for single family homes sold from 2013-2023 in the Village of Arlington Heights, 4/10/24.

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Linden Place (Arlington Heights, IL)

Year	Average Sale Price	% Increase
2013	$ 305,344	
2014	$ 325,688	6.66%
2015	$ 314,375	-3.47%
2016	$ 356,731	13.47%
2017	$ 359,639	0.82%
2018	$ 356,644	-0.83%
2019	$ 367,069	2.92%
2020	$ 373,253	1.68%
2021	$ 439,295	17.69%
2022	$ 439,007	-0.07%
2023	$ 479,897	9.31%

Average annual increase within 1-mile of Linden Place (2013-2023)
4.82%

VAH Average (2013-2023)	IL Average (2013-2023)
4.24%	4.11%

Linden Place is an independent living, Senior Citizen and multi-family community managed by Pacific Management.

FCC Property- Pearl Street Commons (McHenry, IL)

Year	Average Sale Price	% Increase
2017	$172,175	
2018	$188,814	9.66%
2019	$198,935	5.36%
2020	$219,050	10.11%
2021	$242,708	10.80%
2022	$278,738	14.84%
2023	$275,606	-1.12%

Average annual increase within 1-mile of Pearl Street Commons (2017-2023)
8.28%

IL Average (2017-2023)
5.07%

Pearl Street Commons is the most comparable property in Full Circle's portfolio. It is 25 units of permanent supportive housing for veterans and persons with disabilities with similar rent and income restrictions.

FCC Property- 1212 Larkin (Elgin, IL)

Year	Average Sale Price	% Increase
2019	$ 192,023	
2020	$ 210,424	9.58%
2021	$ 230,760	9.66%
2022	$ 251,894	9.16%
2023	$ 265,032	5.22%

Average annual increase within 1-mile of 1212 Larkin (2019-2023)
8.41%

IL Average (2019-2023)
6.11%

1212 Larkin is a LIHTC development with 47 units of integrated permanent supportive housing project designed for persons with disabilities and families.

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communities

FCC Property- Milwaukee Ave Apartments (Chicago, IL)

Year	Average Sale Price	% Increase
2014	$ 378,760	
2015	$ 392,645	3.67%
2016	$ 441,624	12.47%
2017	$ 452,239	2.40%
2018	$ 492,094	8.81%
2019	$ 492,152	0.01%
2020	$ 539,492	9.62%
2021	$ 590,862	9.52%
2022	$ 648,276	9.72%
2023	$ 653,028	0.73%

Average annual increase within 1-mile of Milwaukee Ave Apartments (2014-2023)
6.33%

IL Average (2014-2023)
4.50%

Milwaukee Ave Apartments is a LIHTC development with 32 units of integrated permanent supportive housing project designed for persons with disabilities and families.

6/14/24

Response from Full Circle Communities to Neighbor Questions (Submitted to Full Circle via Village Staff on 5/8/24)

TOP Critical Questions for Full Circle listed below. We would ask all answers be **full and complete** and focus on data / information in both a summarized view and links to disaggregated (source data) as support.

1) **Question/Request from Neighbors: Please provide a full and complete list of ALL police and emergency responses for 2021 – YTD 2024, the information should included:**
   a) **Data for the following properties:**
      i) **Village Brook**
      ii) **Creekview**
      iii) **5150 NW Highway**
      iv) **Pearl Street**
      v) **1212 Larkin**
   b) **The following information:**
      i) **Date**
      ii) **Type of response (domestic violence, drug distribution, auto theft)**
      iii) **Resolution in the case of serious (non-wellness / lockout) responses (e.g., if there was a call for domestic violence, how was that serious incident resolved and what became of the tenant)**
   c) **The information should be summarized in an easily accessible view for both the Board as well as the Arlington Heights community, with detailed support available through a separate link**

Full Circle Response: Full Circle has previously provided information on this matter (please reference our more extensive question and answer documents available on the Village website at the link below[1]), but to answer here as well, the Arlington Heights Police Department did their due diligence by calling Police Departments of jurisdictions with comparable permanent supportive housing (PSH) properties to determine the number of calls for service (CFS) over the last three years and shared that information at the 12/4/23 Village Board meeting.[2] The Village provided the number of calls for service for Pearl Street Commons (Full Circle property), Heart's Place (not owned or managed by Full Circle), Fifteenth Street Apartments (Full Circle property), Myer's Place (not owned or managed by Full Circle), 1212 Larkin (Full Circle property), and Philhaven (not owned or managed by Full Circle). The Village likely chose these properties because they are most comparable to the proposed Grace Terrace. Many of the properties average around two calls per

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1 https://www.vah.com/government/departments/planning___community_development/developments___projects_/full_circle_communities.php

2 https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/FCC%20Full%20Circle%20Communities/Staff%20VB%20Presentation%20-%20Grace%20Terrace%20Final.pdf

unit per year, with the exception of Philhaven, which averages more than three calls per unit per year (please note that Philhaven is not owned or operated by Full Circle).

In the Village Staff Report for the 11/8/23 Plan Commission meeting, the staff had coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH project located in the Village (Heart's Place) and noted, "With the exception to a singular call for police service involving a firearm, over the last five years Heart's Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments."[3] Our understanding of the incident involving a firearm at Heart's Place is that a guest of a resident shot off a gun into the air (no one was injured) and the resident has since vacated the property, but again, Full Circle does not own or operate this property. As part of Full Circle's lease requirements and house rules, no firearms will be allowed on the property by residents or their guests.

5150 NW Highway and Villagebrook are not comparable to Grace Terrace. 5150 NW Highway is a 75-unit mixed-income apartment community located in Chicago, IL. Villagebrook is a multi-building complex with 189 1-, 2- and 3-bedroom apartments located in an industrial area of Carol Stream, IL. Both buildings are significantly larger than Grace Terrace and have different target populations.

In terms of specific details on the dates, types of responses, and resolution for every police call over the past three years for the five properties listed, this information is atypical to provide as part of a zoning process and it is our understanding that market-rate developers are not expected to provide this volume of information for zoning purposes. Our proposal should not be held to a different standard because it is affordable housing that is targeting vulnerable populations as this would be discriminatory.

2) **Question/Request from Neighbors: Please provide a full and complete list of ALL evictions for 2021 – YTD 2024, the information should included:**
   a) **Data for the following properties:**
      i) **Village Brook**
      ii) **Creekview**
      iii) **5150 NW Highway**
      iv) **Pearl Street**
      v) **1212 Larkin**
   b) **Information for each eviction:**
      i) **Date of incidence**
      ii) **Type of incidence, including any past incidence for the evicted tenant**
      iii) **Date eviction process was implemented**
      iv) **Data eviction concluded**
   c) **The information should be summarized in an easily accessible view for both the Board as well as the Arlington Heights community, with detailed support available through a separate link**

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[3] https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=16168&MeetingID=3023

Full Circle Response: We will not provide eviction information on our tenants for privacy purposes (nor do we collect this data at an aggregated level). Furthermore, the request for the specifics about each eviction over the last three years at the five listed properties and the volume of information that would go along with that request is atypical to provide during a zoning process and it is our understanding that market-rate developers are not expected to provide this volume of information for zoning purposes. Our proposal should not be held to a different standard because it is affordable housing that is targeting vulnerable populations as this would be discriminatory.

3) **Question/Request from Neighbors: Provide a detailed explanation for how the following convicted felons with serious and extensive criminal backgrounds were allowed to take and maintain residency in Full Circle properties; please include the following information:**
    a) **Full Circle Tenants:**
        i) **[Name Redacted] – [Address Redacted]**
        ii) **[Name Redacted] – [Address Redacted]**
        iii) **[Name Redacted] – [Address Redacted]**
        iv) **[Name Redacted] – [Address Redacted]**
    b) **Information to Provide**
        i) **Full past convictions from all counties available through FOIA requests**
        ii) **Date each convict took residency with Full Circle**
        iii) **Date they were evicted or if they have maintained residency**
        iv) **Results of vetting process each went through to take residency**
    c) **The information should be summarized in an easily accessible view for both the Board as well as the Arlington Heights community, with detailed support available through a separate link**

Full Circle Response: Full Circle has previously addressed questions about its strict approach to screening tenants for criminal backgrounds which, like for all landlords, requires compliance with the Cook County Just Housing Amendment to the Human Rights Ordinance. To try to fully address community questions, Full Circle is also responding here.

Full Circle utilizes a rigorous criminal background check process and as required by law, fully complies with the Cook County Just Housing Amendment to the Human Rights Ordinance.[4] The Just Housing Amendment places strict limitations on Cook County landlords regarding the criminal history that can be considered for tenants. Landlords can screen tenant candidates for criminal history that is less than three years old. Our criminal screening process is through a third-party and is based on data across all states for 47 different offense criteria. Qualifying for tenancy based on previous offenses is determined on an individual basis. Full Circle does reject applicants on the basis of property damage, drug offenses, sexual offenses and violent criminal offenses, as permitted by law. We abide by all federal, state and county laws and ordinances, including the Fair Housing Act, the Illinois Human Rights Act, and the Just Housing Amendment.

[4] https://www.cookcountyil.gov/sites/g/files/ywwepo161/files/documents/2024-01/jha_faq_for_landlords_updated_1.29.24%20%281%29.pdf

As to the specific tenants in question:

- We have redacted the names and addresses in this question for the privacy of the individuals listed (note that FOIA'd information typically redacts individuals' addresses).
- Full Circle has no record of one of the individuals listed as being a tenant at any of our properties.
- For the remaining three tenants listed, at the time of screening (vetting), the applicants' background checks, no disqualifying information was found.
- To protect tenant privacy and be consistent with the Cook County Human Rights Ordinance, the Just Housing Amendment, and the Civil Liability for Doxxing Act,[5] Full Circle is not providing tenant home address information, specific criminal history information, housing status information, or other personally identifiable information.

4) **Question/Request from Neighbors: Provide a summarized view of the types of disabilities that allowed tenants to take residency:**
   a) **Provide for the following properties**
      i) **Village Brook**
      ii) **Creekview**
      iii) **5150 NW Highway**
      iv) **Pearl Street**
      v) **1212 Larkin**
   b) **Full Circle will need to work with the respective housing authority that maintains this information to provide in a blinded, aggregated view that does not violate HIPPA**
   c) **"we cannot provide this" is not an acceptable answer as the evidence we have gathered suggests "mental health" is the main disability used to qualify tenants and the neighborhood has the right to know if the tenants would primarily by young to middle age males with "mental health issues" that are under/unemployed as many of us have small children and a heavy concentration of such tenants in a small, high density housing complex obviously represents a potential risk**

Full Circle Response: Federal, state, and local law prohibits Full Circle and municipalities such as Arlington Heights from making determinations about housing (and other issues) based on tenant disabilities, including whether a tenant has a disability or a specific type of disability.[6] All Full Circle properties are disability-neutral and do not include or exclude individuals based on specific disabilities. Full Circle cannot and will not discriminate against anyone with a disability, including people with mental health issues. Accordingly, Full Circle cannot provide an assessment of tenants based on disability type.

Also note that Full Circle does not maintain or receive information about the types of disabilities that establish eligibility for its tenants' residency based on disability. Full Circle also cannot obtain this information from the respective housing authorities, not only because it would be problematic under applicable anti-discrimination laws but also because it is not maintained in the manner that

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[5] *See* Cook County Just Housing Amendment Interpretive Rules, § 760.120; Illinois Civil Liability for Doxxing Act, 740 ILCS 195/1 et. seq.; *available at* https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=4444&ChapterID=57.

[6] For example, the Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, the Illinois Human Rights Act, and the Cook County Human Rights Ordinance.

the question suggests. While the housing authority conducts a final screening, i.e. a check for tenant eligibility based on disability, it is determined by individualized documentation submitted by each applicant based on evaluation by their own health care provider/evaluator and the details about the underlying disability are not contained in these materials.

25 units (20 1BR and 5 2BRs) across 3.93 acres is not "high density housing." The development has a Floor Area Ratio (FAR) of 16.5% (across three stories). The FAR represents how much square footage of building you can fit on a parcel of land. Code for the Office-Transitional district (what the site is currently zoned as) allows up to 80% FAR, meaning the building could cover up to 80% of the 3.93 acres if it were one story and up to 40% of the site if it were two stories.

The residential density (units/acre) of Grace Terrace is 6.36. As compared to other affordable and market-rate multi-family properties in Arlington Heights, the FAR and residential density is significantly lower for Grace Terrace (please reference table below).

Property	FAR	Residential Density
Grace Terrace [Proposed] (1519-1625 S. Arlington Heights Rd)	16.5%	6.36 units/acre
Linden Place (700 E. Golf Rd)	35.5%[7]	16.6 units/acre[8]
Timber Court Condominiums (3420 N Old Arlington Heights Rd)	81.7%[9]	18.8 units/acre[10]
Heart's Place (120 W Boeger Dr)	52.6%[11]	19.4 units/acre[12]
Crescent Place (310 W. Rand Rd)	30%[13]	17.2 units/acre[14]
110 S. Evergreen[15]	207%	47.14 units/acre
320 W Campbell[16]	200%	57.14 units/acre
The Albert Goedke House (215 W. Miner St)[17]	147%	96.53 units/acre

Even when comparing density to the single-family homes to the east of our property, our site has less density based on number of bedrooms. The image below shows a site area that is less than 3.93 acres (the acreage of the proposed Grace Terrace site) and contains 13 single-family homes along S. Belmont Ave. and E. Parkview Ct. with a total of 59 bedrooms, which could certainly house more people than our proposed 20 1BRs and 5 2BRs (30 total bedrooms).

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[7] https://www.loopnet.com/property/700-e-golf-rd-arlington-heights-il-60005/17031-08103020440000/

[8] https://www.vah.com/government/departments/planning___community_development/housing/index.php#collapselinks-238-20b2

[9] https://www.loopnet.com/Listing/3420-N-Old-Arlington-Heights-Rd-Arlington-Heights-IL/22188840/

[10] Reference footnote above

[11] https://www.loopnet.com/property/120-w-boeger-dr-arlington-heights-il-60004/17031-0308100060/

[12] Reference footnote above

[13] file:///C:/Users/eoconnorbrooks/Downloads/Project_Narrative%20(2).pdf

[14] Reference footnote above

[15] https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/Eastman%20Project/Staff%20VB%20Presentation%20-%20Eastman%20Web%20Site%20Version.pdf

[16] Reference footnote above

[17] Reference footnote above

Property	Acreage	Bedroom Density
1519-1625 S. Arlington Heights Rd [proposed site for Grace Terrace; please reference map below]	3.93 acres	7.6 bedrooms/acre
13 Single Family Homes along S. Belmont Ave. and E. Parkview Ct. [please reference map below]	3.83 acres	15.4 bedrooms/acre

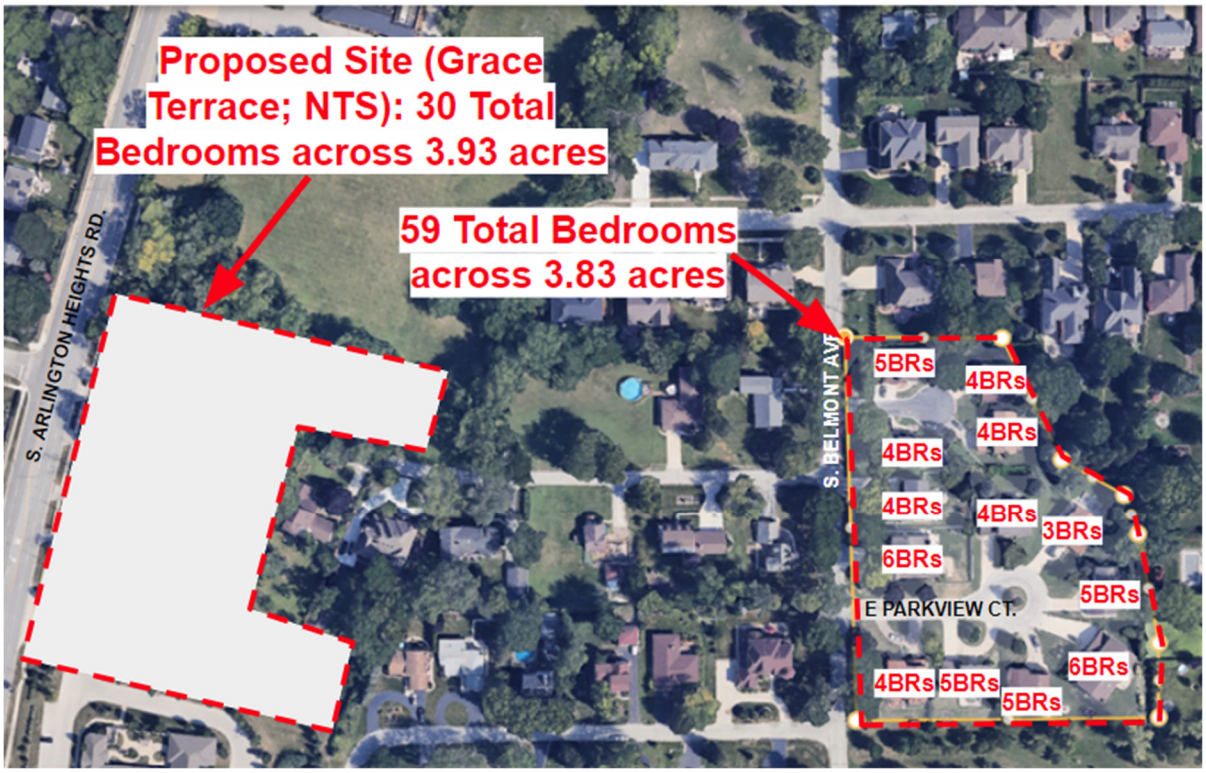

Figure 1: Map illustrating the Grace Terrace proposed site (shaded in gray) bedroom density as compared to a similar acreage of single-family homes to the west of the property (please note Google Earth was used to determine the acreage of the single-family homes along Belmont & Parkview and Redfin was used to determine the number of bedrooms/house).

5) Question/Request from Neighbors: How are rules monitored and enforced once a tenant takes occupancy? What happens when a resident commits a crime, violates the no-drug rule, or becomes a registered sex offender?

Full Circle Response: Full Circle employs a blended management approach at all its permanent supportive housing (PSH) properties. Blended management is a collaborative, team-based approach to working with residents. Blended management requires a distinct but complementary role for ownership, property management and supportive services. Communication expectations for blended management are intentionally robust so that staff can proactively resolve any issues on-site (including house rules and lease violations). Through the blended management approach, we can identify if there are any issues on-site and respond to them through both services and property management. If the offense is a material lease violation, an eviction procedure will be pursued.

In addition to having on-site staff during regular business hours, Grace Terrace will also have a robust security camera system that can be monitored remotely by our management staff 24/7.

Please note that as a landlord, we have had examples of criminal activities on and off properties where the police have shared that information with us. If the criminal activity is a lease violation, we would pursue an eviction. If criminal activity happens offsite, and police do not make us aware of the activity, then our staff would have no way of knowing as we are not constantly screening our tenants. As landlord, we are responsible for maintaining the housing and quiet environment within the community; we are not an arm of law enforcement.

6) **Question/Request from Neighbors: How will Grace Terrace impact Crime rates in the Carefree Park Neighborhood on a per capita and aggregated basis? Please answer the following:**
   a) **Current crime rate of property considered for development**
   b) **Expected crime rate based on information on Full Circle Properties mentioned above**
   c) **Current crime rate of Carefree Park Neighborhood**
   d) **Summarize in exhibit form**

Full Circle Response: Full Circle, as developers and managers of affordable housing, do not have expertise in crime statistics, and we would not be the best source to determine the current and expected crime rates for the property/neighborhood. The Village was asked a similar question in their FAQ that they published on May 17, 2024[18] (question posed to Village: *"What impact on crime… do you expect the proposed Grace Terrace development to have on the neighborhood? What are the current per capita crime stats for the Carefree Park area? What impact would Grace Terrace have on these stats assume ~50 incidents and 50% being serious crimes (per the FOIA data we've pulled."*) and here was the Village's response for reference:

> *"The Village cannot validate the statement above regarding calls for service (CFS) and level of calls. The Village has evaluated CFS data from Heart's Place located in Arlington Heights. Heart's Place is also permanent supportive housing (PSH) and has 18 units (all 2-bedroom units) and 36 bedrooms. In 2023 there were 15 police CFS at Heart's Place. Full Circle/Grace Terrace is proposed at 25 units (5 2-bedroom & 20 1-bedroom) and 30 bedrooms. Total CFS data was also obtained from the City of McHenry, Illinois for Pearl Street Commons, a 25-unit PSH in that community, and [can be referenced in the image below].*
>
> *In the immediate area surrounding the proposed Grace Terrace development (police sub-beats 237 thru 240 east of Arlington Heights Road, south of Cypress, and north of Council Trail), there were 140 calls for service in 2022 and 168 in 2023. Of those calls for service approximately 6.5% (or an average of 10) were considered calls for service related to*

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18 https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/FCC%20Full%20Circle%20Communities/Village%20Response%20to%20Neighbor%20Questions%20-%20Full%20Circle%205-17-24.pdf

criminal activity. Nearly 25% of the total calls in the surrounding area were checks for well-being, firework complaints, public service and premise checks."[19]

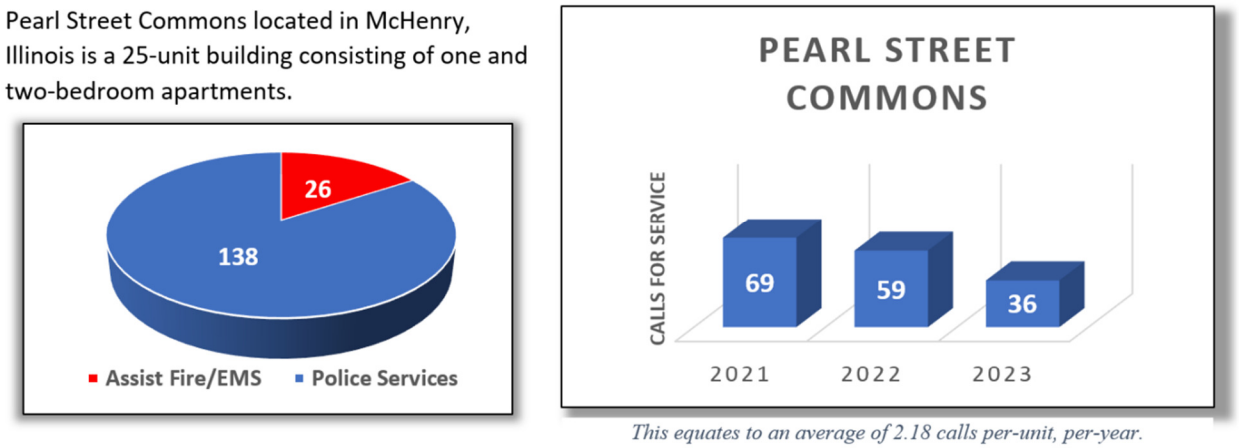

Figure 2: Number of Calls for Service (CFS) at Full Circle's property in McHenry, IL (Pearl Street Commons)[20]

The safety and security of our residents and staff, along with the surrounding community, is our highest priority. We foster strong relationships with first responders and have received letters of support or recommendation from many of the police departments where our properties are located. One such property is Creekview, a 25-unit senior living facility in Richmond, IL that Full Circle developed in 2017. The Chief of Police of Richmond wrote a letter testifying, "I believe the Creekview community is an excellent addition to the Village of Richmond. The Village of Richmond Police Department prides itself on the close working relationship we have with our residents and community, and I am pleased to see that Creekview similarly places such a high level of importance on this as well." Please see Appendix I for the full letter.

In addition to fostering relationships with local first responders, residents are subject to a background check at initial occupancy [please reference question #3 for more information on our background check process]. Due to our funding sources and the corresponding federal and state regulations, our tenants and properties are subject to a higher level of initial vetting than what is required for tenants of market-rate residential or commercial spaces, along with buyers of single-family homes.

7) What has the mix of AMI 25% and AMI 50% typically been at comparable properties
   a) How many residents have no income
   b) How is income status tracked post-occupancy

Full Circle Response: 25% Area Median Income (AMI) is not a common threshold defined by the Department of Housing and Urban Development (HUD) and is not an AMI designated at Grace Terrace or the other Full Circle comparable property (Pearl Street Commons located in McHenry, IL).

[19] Reference footnote above
[20] Reference footnote above

A property's AMI mix is driven by local housing need, the type of affordable housing it is, and the requirements of the funding sources. Grace Terrace is a permanent supportive housing (PSH) project funded primarily by the Illinois Housing Department Authority's (IHDA) PSH funds. Based on type of housing and funding type, the other comparable property in our portfolio is the Pearl Street Commons development in McHenry, IL. Grace Terrace and Pearl Street Commons have similar AMI mixes targeting PSH populations primarily at the 30% AMI level. Our third-party market study also confirmed there is a large demand for permanent supportive housing as other operators of this type of housing nearby report long waitlists.

In terms of the income of residents, there are no work requirements at Grace Terrace as that would restrict access for retired individuals or those with a disability that prevents employment. However, Full Circle requires evidence that the resident can pay for living expenses. People without employment would likely be receiving social security or disability income (SSDI) and/or assistance from relatives or friends which would help cover living expenses. Residents will also benefit from rental assistance that keeps their portion of the rent affordable. On-site services staff can also help residents increase their income self-sufficiency. Resident household income is recertified annually.

8) How do you ensure felons and sex offenders do not visit tenants?

Full Circle Response: All guests are subject to property lease and property rules and must abide by federal, state and local laws. Per the house rules, guests are not allowed to pose a threat to any resident or property staff, disturb the peace and quiet comforts of other residents, and/or interfere with management or maintenance of the property. Also, as part of our house rules, if it discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that they are no longer qualified to live on the property. If a guest violates the lease and/or house rules, the resident is responsible for the guest's behavior and therefore would be subject to eviction proceedings.

We should also note that the above rules provide for a stricter regulation of guests visiting the property as compared to single family homes that have no way of monitoring who their neighbors bring into the community. It should also be pointed out that under the current Office-Transitional zoning, a law office that serves felons and/or sex offenders could be built on the property.

Please also reference our response to question #5 for additional information on our blended management and robust security system.

Appendix I

Recommendation Letter from the Chief of Police of the Richmond (IL) Police Department

RICHMOND POLICE DEPARTMENT

5600 Hunter Drive • Richmond, Illinois • 60071
815.678.2351
www.richmondILpolice.com
Chief Ciro Cetrangolo

June 18, 2018

Ms. Cecilia Serritella
Creekview Apartments
5615 Liberty Street
Richmond, IL 60071

Dear Ms. Serritella:

I am writing to let you know that I and the police officers of the Richmond Police Department very much enjoyed the recent Coffee with the Chief event at your location, and wanted to thank you for your gracious hospitality and the very warm reception we received.

Since that event, I have also had the occasion to meet more of your tenants and our new residents and wanted to comment that I believe the Creekview community is an excellent addition to the Village of Richmond.

The Village of Richmond Police Department prides itself on the close working relationship we have with our residents and community, and I am pleased to see that Creekview similarly places such a high level of importance on this as well.

In safety,

Ciro Cetrangolo
Chief of Police

CC/ga

FCC Questions

1. In December of 2023 Isaac Goodlow was a resident at Full Circle's Carol Stream Affordable Housing Facility. Three FOIA requests filed with the Chicago Police Department, DuPage County and the Wheaton Police Department revealed the following convictions on Mr. Goodlow's record:

   CHICAGO

   May 2016 Unlawful Possession of Firearm

   May 2016 Possession of Ammo w/o FOID card

   July 2016 Criminal Trespass to Vehicle

   June 2018 Criminal Trespass to Land

   September 2018 Cruelty to Animals FELONY

   November 2018 Assault

   WHEATON, GLEN ELLYN

   January 2020 Battery

   May 2020 Robbery FELONY

   January 2021 Domestic Battery

   March 2021 Trespass on Private Property

   April 2021 Trespass on Private Property

   May 2021 Criminal Trespass to Residence

   Please explain how Mr. Goodlow was allowed to become a resident at Villagebrook in light of these criminal convictions?

   Response: Full Circle screened Mr. Goodlow prior to his residency at Villagebrook and his criminal history did not disqualify him from living at the property at the time of his screening. Because there is an ongoing investigation into the death of Mr. Goodlow, we cannot get into more specifics on this issue.

2. What specific convictions disqualify an applicant from becoming a resident?

   Response: Our screening process is based on data across all states for 47 different offense criteria. These screenings are point based, which means that certain crimes do not automatically exempt you from living at one of our properties, but if there are enough offenses (which would "score" against a candidate), that may disqualify someone. However, we do reject applicants on the basis of property damage, drug offenses, sexual offenses and violent criminal offenses.

3. Please provide a complete copy of Full Circle's background check policy and procedure for screening prospective residents.

   Response: Please see attached for literature regarding the Just Housing Amendment, which we are bound by law to apply as part of our screening process. Please also reference our response to question #2 for our screening process.

4. What background check service does Full Circle use?

   Response: Screeningworks.

5. How far back are background check inquiries made?

   Response: Per the Just Housing Amendment to the Human Rights Ordinance[1], we are allowed to screen candidates for criminal history that is less than three years old.

6. Once an applicant is admitted how often are background checks repeated?

   Response: Background checks are not repeated after an applicant is admitted as a resident. We have had examples of criminal activities on and off properties where the police have shared that information with us. If the criminal activity is a lease violation, we would pursue an eviction. If criminal activity happens offsite, and police do not make us aware of the activity, then our staff would have no way of knowing. As landlord, we are responsible for maintaining the housing and quiet enjoyment of our property for our residents, guests and staff; we are not an arm of law enforcement.

7. Are your background check procedures different for your affordable and supportive housing facilities?

   Response: No, background check procedures do not differ for different property types. There may be differences between jurisdictions (implementing the Just Housing Amendment in Cook County for example), but permanent supportive housing is not treated differently with our background check process as compared to other types of affordable housing in our portfolio.

[1] https://www.cookcountyil.gov/sites/g/files/ywwepo161/files/documents/2024-01/jha_faq_for_landlords_updated_1.29.24%20%281%29.pdf

Toni Preckwinkle, President
Cook County Board of Commissioners
Sisavanh Baker, Director
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Cook County Commission on Human Rights

Just Housing Amendment

Screening Process

Step One: Prequalification

This step includes checking the applicant's credit history, employment, income, payment delinquencies, bankruptcies, etc.

If the applicant passes pre-qualification, then the landlord moves on to Step Two.

Step Two: Criminal Background Check

This step screens ONLY the three (3) year criminal history of the applicant. Any convictions older than three (3) years MAY NOT be used to deny a housing application. If a conviction is found, the landlord must conduct an individualized assessment.

Based upon the individualized assessment, the landlord must notify the applicant of an approval or denial.

Step Three: Approval or Denial and Right to Dispute

If the applicant passes both checks, they will receive notification of approval. If they did not pass Step One or Step Two, the landlord may deny the application, and the applicant has the right to dispute the denial.

Just Housing Amendment
Individualized Assessment Tool

The individualized assessment is an evaluation tool to use after the landlord has completed a criminal background check. This tool will help determine if criminal history within the three (3) year lookback period negatively impacts the applicant's ability to fulfill the responsibilities of tenancy. This questionnaire is not an all-inclusive instrument and should not be taken as such.

All answers to questions within an individualized assessment should be documented for possible future reference.

- What is the nature, severity and recency of conduct to the criminal history?
- What is the nature of the individual's sentencing?
- What is the number of convictions for the individual?
- What length of time has passed following the individual's most recent conviction?
- What age was the individual at the time of the most recent conviction?
- Has the applicant offered evidence of rehabilitation?
- What was the indivdual's tenant history before and/or after the conviction?
- Was the criminal conviction(s) related to or a product of the applicant's disability?
- Are there any other additional relevant factors that I should consider?

Just Housing Amendment

Dispute Resolution Procedure

Copy of background check must go to applicant within (5) five business days of obtaining the background check if one was provided.

Landlord may not consider any information related to criminal history before applicant is pre-qualified and that is more than (3) three years old.

Five (5) business days

The applicant shall have (5) five business days to produce evidence that disputes the accuracy or relevance of information related to any criminal conviction from the last (3) three years.

Nothing within the rules prevent the landlord from approving another pre-qualified individual during this dispute process.

Five (5) business days

Following applicant opportunity to dispute, the landlord shall conduct an individualized assessment to determine whether the individual poses a demonstrable risk.

Individualized Assessments shall ONLY consider criminal conviction history that is within the (3) three year lookback period.

Three (3) business days

A landlord must either approve or deny an individual's application within (3) three business days of receipt of information disputing information in the criminal background check.

Denials must be in writing, provide an explanation as to why and contain a statement informing the applicant of their right to file a complaint with the Commission.

Toni Preckwinkle, President
Cook County Board of Commissioners
Jennifer King, Director

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Cook County Commission on Human Rights

Just Housing Amendment

Frequently Asked Questions for Landlords*

1. Why did the Cook County Board of Commissioners pass the Just Housing Amendment (JHA) to the Human Rights Ordinance?

In most cities, people with any kind of criminal record, even just an arrest, can be unfairly denied housing. The JHA was passed to help these individuals access safe, stable and affordable housing. The JHA:

1) Prohibits landlords from denying a housing application based on juvenile or adult arrest records; and

2) Requires that landlords considering an individual's covered criminal history perform an individualized assessment prior to denying any application for housing.

2. What is an individualized assessment?

An individualized assessment is a questionnaire that considers all relevant factors from an individual's conviction in the previous three (3) years. The following list provides a list of factors that can be considered. This list does not include all factors a landlord can consider.

- The nature and severity of the criminal offense and how recently it occurred.
- The nature of the sentencing.
- The number of criminal convictions.
- The length of time that has passed since the applicant's most recent convictions.
- The age of the individual at the time the criminal offense occurred.
- Evidence of rehabilitation.
- The individual history as a tenant before and/or after the conviction.
- Whether the criminal conviction(s) was related to the applicant's disability.
- If the applicant is a person with a disability, whether any reasonable accommodation could be provided to lessen any demonstrable risk.

3. When does the JHA go into effect?

The JHA went into effect on January 1, 2020. However, the Cook County Board of Commissioners has delayed enforcement of the Amendment until after January 31, 2020.

4. Who does the JHA apply to?

It applies to persons engaged in "real estate transactions." Real estate transactions include the sale, rental, lease, and sublease renewal of residential properties.

5. Can having a criminal background result in automatic denial of a housing application?

No. A landlord cannot consider criminal history that is more than three (3) years old.

**See* Part 700 of the Cook County Just Housing Interpretive Rules for more information.

This resource was last updated for consistency on 1/29/2024.

Just Housing Amendment

Frequently Asked Questions for Landlords

6. Are there any exceptions to the Just Housing Amendment?

Yes. A landlord may deny an applicant for a new lease or lease renewal of residential properties based on any of the following:

- The applicant or a household member is a current sex offender required to register under the Sex Offender Registration Act (or similar law in another jurisdiction);
- The applicant or a household member is a current child sex offender under residency restriction; or
- The applicant or a household member has a criminal conviction from the past three years. Before denying the application, the landlord must first perform an individualized assessment, and show denial based on a criminal conviction is necessary to protect against a demonstrable risk to personal safety and/or property.

7. May I say, "no sex offenders" or something similar when advertising for the unit?

No. However, it is lawful to say, "no registered sex offenders or persons under a current child sex offender residency restriction."

8. What can I no longer say when advertising for the unit?

Landlords may not say "no felons," "no sex offenders," "no convicted drug dealers," "no criminal history," or "no arrest history."

9. Are landlords required to conduct criminal background checks?

No, the JHA does not require landlords to conduct a criminal background check.

10. If an applicant was arrested but not convicted in the past three (3) years, can the arrest be a basis for denying the housing application?

No. Arrests and convictions are very different. An arrest without a conviction cannot be considered when evaluating rental applications.

11. What are the new and/or different requirements for processing housing applications?

Landlords can **no longer include a check box** on housing applications that asks whether an applicant has a criminal background.

Before accepting an application fee, a landlord or landlord must provide the following information:

- Tenant Selection Criteria, which describes how an applicant will be evaluated.
- Notice of the applicant's right to dispute inaccuracies relevant to criminal history and to provide evidence of rehabilitation or other mitigating factors related to their criminal background.
- A copy of Part 700 of the Commission's procedural rules or a link to the Cook County Commission on Human Rights' website, with the address, email address, and phone number of the Commission.

Just Housing Amendment

Frequently Asked Questions for Landlords

12. What is the process required by the JHA tenant screening process?

Step One: Prequalification

During this step, a landlord may screen a tenant to determine whether the tenant satisfies all the application criteria such as income, rental history, credit score, pets, etc. Criminal background checks cannot be performed during Step One.

When this first step is completed, the landlord must either: 1) pre-qualify the applicant based on all criteria except those related to criminal history; or 2) deny the application based on failure to satisfy the prequalification criteria.

Step Two: Criminal Background Check

Only after the landlord prequalifies an applicant may a landlord conduct a criminal background check and individualized assessment.

Step Three: Approval or Denial and Right to Dispute

13. If I have two applicants apply on the same day and both are "pre-qualified," may I select the one without a criminal record?

No, denial of a housing application cannot be based on an applicant's criminal history prior to completing the two-step process and individualized assessment.

14. What if my municipality also has a crime free or housing nuisance ordinance?

The Commission encourages landlords and housing providers to seek legal guidance on how a crime free or nuisance law in their municipality interacts with the JHA. A determination of whether a specific crime free or nuisance law impacts the JHA requires an individualized review of the relevant law's provisions.

15. Do I have to hold a unit off the market while an applicant disputes?

No. You do not have to hold a unit off the market.

16. Is the landlord required to consider evidence of rehabilitation when completing an individualized assessment?

Yes. The following are examples of evidence of rehabilitation:

- Completion of a returning citizens program.
- Job readiness training.
- Supportive services that assist with the transition back to society.
- Completion of a GED or other education programs.
- Report from correctional facility.
- Employment.
- Personal recommendations.

Just Housing Amendment

Frequently Asked Questions for Landlords

17. May a landlord verify any evidence of rehabilitation?

Yes, however, a landlord must still complete the evaluation and then approve or deny a housing application within three (3) business days as required by the JHA.

18. What happens if the criminal background check reveals a conviction from the last three (3) years?

The JHA requires the landlord to complete an individualized assessment before denying housing. Landlords cannot consider convictions more than three (3) years old.

19. Does an applicant who is denied housing have the right to dispute the information contained in the criminal background check?

Yes. The JHA includes Conviction Dispute Procedures as described below.

Within five (5) business days of receiving a criminal background check, the landlord must deliver a copy to the applicant. A copy of the background check can be delivered in person, by certified mail, or by text or email.

Once the applicant receives the results of the background check, the applicant has five (5) business days to provide evidence that disputes the accuracy or relevance of information related to the criminal background check.

The landlord then has three (3) business days from receipt of the dispute information to accept or deny the application.

20. How does a landlord provide notice of its final decision?

The landlord has three (3) business days from receipt of the dispute information to accept or deny the application.

Any denial of a housing application or continued lease based on a conviction must be in writing and provide the applicant with an explanation of why the application denial was necessary to protect against a demonstrable risk of harm to personal safety and/or property.

21. What if an applicant does not challenge the accuracy or relevance of convictions?

Even if the applicant does not challenge the accuracy or relevance of his/her convictions, the landlord must still conduct an individualized assessment.

A landlord is not required to conduct an individualized assessment when the applicant is a sex offender or child sex offender under residency restrictions.

A landlord can only deny the housing application after reviewing the applicant's convictions from the past three years and determining the applicant poses a demonstrable risk.

22. What are the penalties for violating the JHA?

For cases investigated by the Cook County Commission on Human Rights, the penalties for violating the Just Housing Amendments may include complainant's compensatory damages and attorney fees and Commission fines.

Toni Preckwinkle, President
Cook County Board of Commissioners
Sisavanh Baker, Director
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Cook County Commission on Human Rights

Just Housing Amendment

Definitions

Business Day means any day except any Saturday, Sunday, or any day which is a federal or State of Illinois legal holiday.

Conviction is a judgment of liability entered upon a plea, verdict or finding of guilt for an offense, rendered by a legally constituted jury, court, or administrative authority of competent jurisdiction.

Covered criminal history refers to information regarding an individual's arrest, charge or citation for an offense; participation in a diversion or deferral of judgment program; record of an offense that has been sealed, expunged, or pardoned in accordance with applicable law; juvenile record; and conviction.

Criminal background check as referenced in § 42-38(e)(2)(a), includes any report containing information about an individual's criminal background, including but not limited to those produced by federal, state, and local law enforcement agencies, federal and state courts or consumer reporting agencies.

Demonstrable risk as referenced in § 42-38(c)(5)(c), refers to the likelihood of harm to other residents' personal safety and/or likelihood of serious damage to property. When the applicant is a person with a disability, "demonstrable risk" must be based on (a) objective evidence and (b) a conclusion that any purported risk cannot be reduced or eliminated by a reasonable accommodation.

Evidence of rehabilitation means any information produced by the individual, or produced on their behalf, with respect to their rehabilitation or good conduct, including but not limited to: the individual's satisfactory compliance with all terms and conditions of his or her sentence; court-issued certificates of good conduct; employer recommendations; educational attainment or vocational or professional training since the conviction; completion or active participation in rehabilitative treatment; and letters of recommendation from community organizations, counselors or case managers, teachers, community leaders, religious institutions or leaders, or parole/probation officers who have observed the individual since their conviction.

Just Housing Amendment
Definitions

Individualized Assessment as referenced in § 42-38(a) means a process by which a person considers all factors relevant to an individual's conviction history from the previous three (3) years. An individualized assessment is not required for convictions that are more than three (3) years old. Factors that may be considered in performing the Individualized Assessment include, but are not limited to:

(1) The nature and severity of the criminal offense and how recently it occurred;

(2) The nature of the sentencing;

(3) The number of the applicant's criminal convictions;

(4) The length of time that has passed since the applicant's most recent conviction;

(5) The age of the individual at the time the criminal offense occurred;

(6) Evidence of rehabilitation;

(7) The individual history as a tenant before and/or after the conviction;

(8) Whether the criminal conviction(s) was related to or a product of the applicant's disability; and

(9) If the applicant is a person with a disability, whether any reasonable accommodation could be provided to ameliorate any purported demonstrable risk.

Juvenile record means juvenile court records, as defined in 705 ILCS 405/1-3(8.1) or comparable state law, and juvenile law enforcement records, as defined in 705 ILCS 405/1-3(3.2) or comparable state law.

Offense means a violation of any penal statute, ordinance, law, or code of any jurisdiction.

Relevance as referenced in § 42-38(e)(2), refers to the degree to which an individual's conviction history makes it likely that the applicant poses a demonstrable risk to the personal safety and/or property of others.

Tenant selection criteria as referenced in § 42-38(e)(2)(a), means the criteria, standards and/or policies used to evaluate whether an applicant qualifies for admission to occupancy or continued residency. The criteria, standards and/or policies concerning the applicant's conviction history from the previous three (3) years shall apply only after a housing applicant has been pre-qualified. The criteria must explain how applicants' criminal conviction history from the previous three (3) years will be evaluated to determine whether their conviction history poses a demonstrable risk to personal safety or property.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

May 17, 2024

Village of Arlington Heights responses to neighbor questions to the Board

Resident questions in plain text. **Responses in Bold.**

1. What is the long-term plan for affordable housing in Arlington Heights?

The Village's Inclusionary Housing Ordinance requires between 5% to 10% of units be affordable in new multi-family rental developments. The Illinois Affordable Housing Planning and Appeal Act (AHPAA) establishes a goal for at least 10% of the housing stock of all Illinois municipalities with populations of 1,000 or more be affordable. The Village currently exceeds the 10% threshold and is therefore exempt from the AHPAA. The Village evaluates all applications for rezoning and zoning variations based upon the appropriateness of the land use and zoning actions requested. The same review process is applied regardless of whether a development is proposed to be privately funded or funded by State or federal programs such as Low-Income Housing Tax Credits (LIHTC). Fair Housing laws prohibit discrimination.

2. Provide an overview of the current per capital, total units and total developments that include affordable housing in Arlington Heights.

Below is a list of developments with required affordable housing units in accordance with the Inclusionary Housing Ordinance and those developed for publicly assisted affordable units prior to establishment of the ordinance. This list does not include private developments that include or have units at affordable rents or the many group or transitional homes in the community. Also, for-sale developments are required to pay a fee in lieu of providing actual affordable units.

List of Inclusionary Units/Fees:

Name	Total Units	Affordable Units	Fee-in-Lieu
Timber Court Apartments	72	14	$0
Arbor Lane Townhomes	16	0	$30,378 for 2 units; 5% of average sale price x 2
Parkview Apartments	45	41 (7 inclusionary)	$0
Lexington Townhomes	48	0	$120,000 for 7 units at $17,142 each
Heart's Place	18	18	$0
4 N Hickory	76	0	$275,000 for 11 units at $25,000 each
Residences at Payton Place	263	9	$100,000 for 4 affordable units at $25,000 each
Arlington 425	Campbell Bldg: 234	Campbell Bldg: 12 Chestnut Bldg: 4	Campbell Bldg: $162,615.00 Chestnut Bldg: $69,587.50

	Chestnut Bldg: 85		
Sigwalt 16 Townhomes	16	0	$120,000 for 1.6 units at $75,000 each
Crescent Place	40	40 (4 inclusionary)	$0
Eastman Apts.	135	7	3.123 units x applicable fee
Arlington Gateway Apts.	301	30	$0
In Review:1.			
Urban Street	266	37	$0
Grace Terrace	25	25 (3 inclusionary)	$0
Publicly Owned	Total Units	Affordable Units	Fee-in-Lieu
Cedar Village of AH	80	80	N/A
Albert Goedke Apts.	118	118	N/A
Linden Place	190	190	N/A

* Map attached.

1. These two developments are either under review or preliminarily proposed and have not received any final zoning approvals.

3. How does this compare to neighboring cities, such as Mt. Prospect and Schaumburg?

In late 2023, the State of Illinois calculated the percentage of Affordable Housing in Arlington Heights and surrounding communities as follows:

Arlington Heights	**19.8%**
Buffalo Grove	**14.2%**
Elk Grove	**30.8%**
Mount Prospect	**24.4%**
Palatine	**31.2%**
Rolling Meadows	**38.1%**
Schaumburg	**34.6%**

4. What is the plan on a per capita, total units and total developments basis for the next 5, 10 and 15 years?

See above for Inclusionary Housing requirements

5. What impact on crime, property values and property development do you expect the proposed Grace Terrace development to have on the neighborhood?

- What are the current per capita crime stats for the Carefree Park area?
- What impact would Grace Terrace have on these stats assume ~50 incidents and 50% being serious crimes (per the FIOA data we've pulled)

The Village cannot validate the statement above regarding calls for service (CFS) and level of calls. The Village has evaluated CFS data from Hearts Place located in Arlington Heights. Hearts Place is also permanent supportive housing (PSH) and has 18 units (all 2-bedroom units) and 36 bedrooms. In 2023 there were 15 police CFS at Hearts Place. Full Circle/Grace Terrace is proposed at 25 units (5 2- bedroom & 20 1-bedroom) and 30 bedrooms. Total CFS data was also obtained from the City of McHenry, Illinois for Pearl Street Commons, a 25-unit PSH in that community, and is

attached.

In the immediate area surrounding the proposed Grace Terrace development (police sub-beats 237 thru 240 east of Arlington Heights Road, south of Cypress, and north of Council Trail), there were 140 calls for service in 2022 and 168 in 2023. Of those calls for service approximately 6.5% (or an average of 10) were considered calls for service related to criminal activity. Nearly 25% of the total calls for service in the surrounding area were alarm calls. Another 25% of the total calls in the surrounding aera were checks for well-being, firework complaints, public service and premise checks.

6. Provide an overview of the due diligence the Board has conducted on Full Circle thus far.

The Board has received and reviewed all materials and presentations from staff, the developer, and neighbors. Board members have met with neighbors; many have also walked the community and reviewed all relevant materials and e-mails. Board members reviewed the proposed development during the early review process, as well as, during the lengthy public Board Meeting in December, 2023.

In addition, Village staff reached out to staff in McHenry, IL with regard to their experience with Full Circle and Full Circle Community's Pearl Street Commons development. McHenry staff had positive things to say about Full Circle. They reported having had very few complaints about the building. The only complaint the McHenry staff specifically recalled was about residents smoking on the sidewalk. This problem was solved by Full Circle designating a smoking area that the residents are now using. The McHenry staff said that Full Circle Communities is very responsive.

Village staff reached out to staff in Elgin, IL with regard to their experience with Full Circle and Full Circle Community's 1212 Larkin development. Elgin staff said that their experience with Full Circle Communities was very positive. The Elgin staff spoken to was not aware of any complaints about the 1212 Larkin development. Elgin staff said that Elgin is hoping to work with Full Circle again.

7. Please conduct an analysis of low income / no income housing in Arlington Heights (existing and proposed) and show the per capita concentration within .25 miles of each project.

Village only has information for developments approved for Affordable Housing as required by the Inclusionary Housing Ordinance or previously-approved publicly funded affordable developments. "No income housing" is not a recognized term.

Attached are two maps generally depicting approximately 0.25 miles from the boundaries of the proposed Full Circle development and downtown Arlington Heights. The Full Circle exhibit includes the proposed 37-unit affordable Senior Housing as part of Urban Street's proposed redevelopment at International Plaza. Linden Place (190 units) is just beyond the approximate 0.25-mile boundary from the property. There are approximately 937 residential units within the 0.25-mile boundary. The downtown exhibit includes Geodke Apartments (118 units), Cedar Village (80 units), Park View (45 units), proposed Arlington 425 (16 units) and proposed Eastman (7 units). There are approximately 2,302 residential units within the 0.25-mile boundary.

8. Our area, as you know, already has significant subsidized housing with Linden Place, and Full Circle would likely make our neighborhood the most heavily concentrated area for low/no-income housing in Arlington Heights.

This is a statement of resident opinion. The attached maps and data will illustrate locations of affordable housing in Arlington Heights with the highest concentration in and around downtown Arlington Heights.

9. You must also take into account the Red Roof Inn, which has been renting rooms on a monthly basis to low/no income tenants under subsidized housing arrangement – our FOIA request revealed 75 emergency response calls over a ~1 year period

The Village enacted the Nuisance Hotel Ordinance in 2022 based on an increase in calls for service and criminal activity in and around motel/hotel properties. Following the implementation of the ordinance, total criminal offenses at the Red Roof Inn decreased by nearly 67%. The Village continues to work with motel/hotel property owners and managers, including the Red Roof Inn, to ensure policies and practices followed by management align with public safety concerns of the Village and Police Department.

10. Note: The Carefree Park neighborhood is one of the most ethnically diverse neighborhoods (often 1st generation immigrants) in Arlington Heights – other parts of Arlington Heights are much less so, and would be a more appropriate fit for Grace Terrace is increasing diversity was a goal of the board.

This is a statement of resident opinion.

Attached is a map showing area's designated as low and moderate-income areas as defined by HUD under the Community Development Block Grant (CDBG) program. HUD provides information, on a Census Block Group level, to be used by the Village to identify its low and moderate-income areas for qualifying areas as eligible for CDBG-funded area-benefit activities (ex. street improvements).

The quartile of the Village's Census Block Groups with the highest percentages of lo and moderate-income residents as compared to all of the residents of the Census Block Group are designated as the low and moderate-income Census Block Groups and are eligible for CDBG area-benefit funding. Under the 2023 (most current) HUD calculations, Census Block Groups where 39.01% or more of the households are low and moderate-income are the Village's low and moderate-income Census Block Groups for the purposes of the CDBG program. Some census block boundaries cross municipal boundaries and include non-residential properties.

A household is low and moderate-income if its gross annual income is at or below 80% of the Chicago-Joliet-Naperville area, as adjusted for household size.

Household Size	2024 80% of Area Median Income
1	$62,800
2	$71,800
3	$80,750
4	$89,700

11. Please provide an overview of the other low income / no income housing projects in Arlington Heights and their proximity to homeowners' property.

See above and the attached map.

12. Particularly for the homeowners on Foster, Council Trail and Emerson, this would literally be their backyard – is there any precedent for this type of housing so embedded in a single-family neighborhood*?*

There are many other developments in other areas that include affordable rents, such as but not limited to; Dryden Place, downtown affordable housing and Shelter Inc. Also, there are 15 licensed group homes for residents with disabilities which are homes containing between 5 to 8 occupants. There are an unknown number of small group homes containing 5 or less residents with disabilities. These are scattered throughout the community often in single family homes.

13. We have heard the Grace Terrace project was designed to face inward to the neighborhood to prevent traffic coming through Arlington Heights Road (Golf and Arlington Heights Rd. is a major gateway to the village) from be able to see the cars parked in the parking lot, residents congregating outside smoking cigarettes, etc. (what we've seen at other developments, particularly during nice weather) – can you confirm that is the case? We can see no other reason, logically, why it would be designed this way - please provide the context for how this was decided.

The Village cannot confirm this to be the case. Full Circle designed the building orientation and are now exploring other alternatives as requested by the Village Board. The Village did not require the building orientation as presented. Full Circle has revised their plans to orient the building to the west and place the parking west along Arlington Heights Road.

14. Why do you feel Full Circle is the right partner for this development?

Full Circle has purchased the property and submitted a petition to rezone the property and has the same right as other developers and property owners do to seek development approvals. The project is not being done in partnership with the Village. The Village has no legal requirement to select developers for redevelopment of properties owned by other entities, nor can the Village prohibit an owner of property from filing an application for permits and zoning approvals to develop their property.

15. Do you feel Full Circle has been completely transparent with the Board and the residents?

The Village encourages all developers to be transparent throughout the public zoning entitlement process. At the public hearing developers and their consultants are sworn in to tell the truth.

16. Has Full Circle been engaged and responsive in a timely manner to the Board and residents' questions?

The public hearing process is lengthy and detailed. The process taken so far is outlined on the Village web site development project page for this proposed development. The process began with early review before the Board on May 1, 2023. This was followed by meetings with the Conceptual Plan Review Committee, Housing Commission, two Design Commission meetings and a Plan Commission public hearing on October 30, 2023. After all of these meetings the matter was placed on the December 4, 2023 Village Board meeting agenda for discussion.

17. The village plan commission voted against this project. Why won't you consider their decision?

On December 4, 2023 the Village Board did consider the Plan Commission's recommendation for this project and requested further modifications to the site plan and will consider the Plan Commission's recommendation along with all of the materials when this matter is next scheduled for consideration.

18. Two of the existing commercial neighbors (GI Alliance - right next door to proposed Grace Terrace, and Dr Kakos - right next to GI alliance) were BOTH NOT allowed a change from their current 1 story to a 2 story - so WHY are there double standards now just to FIT this project?

The two properties referenced, GI Alliance and Dr. Kakos office buildings are not right next door to the proposed development. The GI Alliance office building is located at the southeast corner of Noyes and Arlington Heights Road. There is a five-acre vacant parcel immediately south between the GI Alliance office building and the proposed development. In 1977, Leonard's La Gondola received approval to rezone the property to the B-1 Business District and to construct a 7,000 square foot restaurant with a 4,000 square foot addition. The addition was never constructed. In 1995, the restaurant owner received approval to subdivide the east half of the property. In 2006, the restaurant was converted to medical office. In 2016, the Village approved an expansion of the medical office. There is no record of a two-story building request for this property.

The Dr. Kakos office building is further north of the GI Alliance building at the northeast corner of Arlington Heights Road and Noyes and is also zoned B-1. Prior to 1986 this property was a gas station. In 1986, Domino Computer Services proposed a two-story building, however, Domino did not move forward with plans after area residents expressed concern over a two-story building on such a small property. In 1987 the gas station was removed. In 2003 Dr Kakos received approval for the current medical office building. The Village has no record of Dr. Kakos requesting a two-story building. There is no maximum building height in the B-1 District.

19. Neighboring buildings are only one-story facilities (dental office, GI services, memory care) surrounded by single family homes. Why would you consider a three (3) story building in this location?

The issue of building height is one of the issues that is being considered by the rezoning requested by the developer. The developer is requesting rezoning of the property from O-T office which allows two-story, 30 feet height to I–Institutional which permits four-story, 45 feet. Full Circle is proposing a three-story, 35'9" building.

20. Neighborhood homeowners (taxpayers) purchased homes knowing that this property was zoned office transitional. Why would you allow multi-unit housing to be built?

The developer has submitted a request to change the zoning from office transitional to institutional for the proposed development. The office market was weak prior to Covid-19. Since Covid-19, the work from home phenomenon began in earnest and, the office market is such that many existing office buildings are being demolished due to their lack of viability and for tax purposes. Since 2020 there have been no new general office buildings built in the region to the Village's knowledge. In fact, in the South Arlington Heights Road corridor existing office buildings were recently demolished at Seegers Road and Arlington Heights Road, as well as, at Algonquin Road. Another office building was just demolished at Euclid Road and Salt Creek Lane.

There is interest on a case by case for some medical office uses. In the past the Village has approved multiple office development plans for this property, none of which have been built.

21. Neighborhood homeowners (taxpayers) expected office development with office hours basically 9am - 5pm Monday thru Friday. Why would you allow multiple living units which are 24 hours per day and seven days a week with potential for late night noise, especially on weekends?

Typical general office hours are 8 am to 5 or 6 pm, although medical office uses often have late evening hours, as well as, Saturday hours. Some medical uses such as Urgent Care facilities could have 24-hour operations. As an example, Dr. Kakos office hours somedays start at 7 am, others end at 6 pm, and Saturday hours are 7 am – Noon.

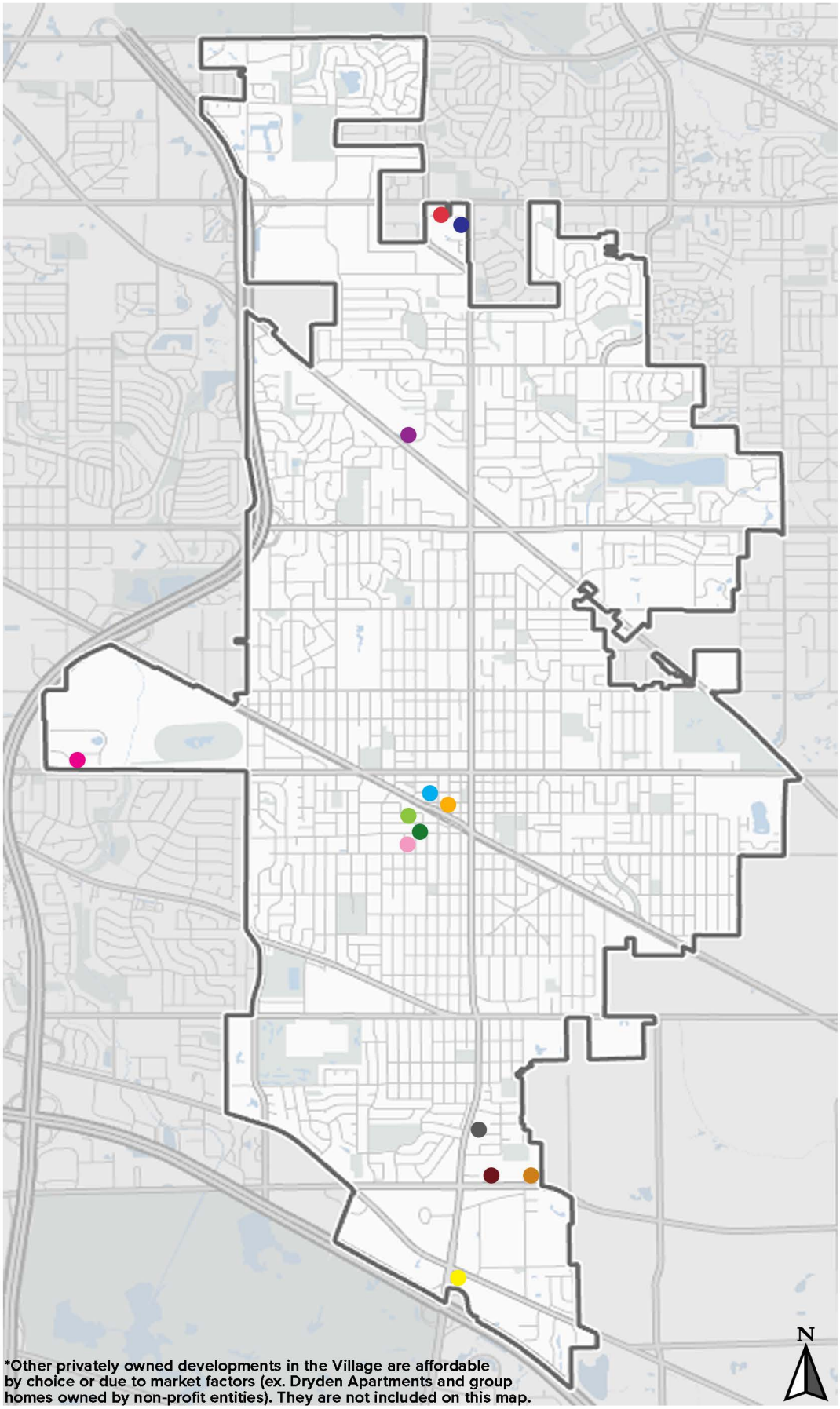
Further questions may be asked and answered at any future hearing on this proposal.

Attachments:

Affordable Housing Developments
2023 CDBG Eligible Block Groups
Police Calls for Service – April, 2024
Police Calls for Service presented to the Village Board 12/4/2023
0.25 Mile Full Circle
0.25 Mile Downtown Arlington Heights

Village of Arlington Heights Affordable Housing Developments

Buildings with Affordable Units Required by Village Ordinance or Affordability Requirements of Public Financing



*Other privately owned developments in the Village are affordable by choice or due to market factors (ex. Dryden Apartments and group homes owned by non-profit entities). They are not included on this map.

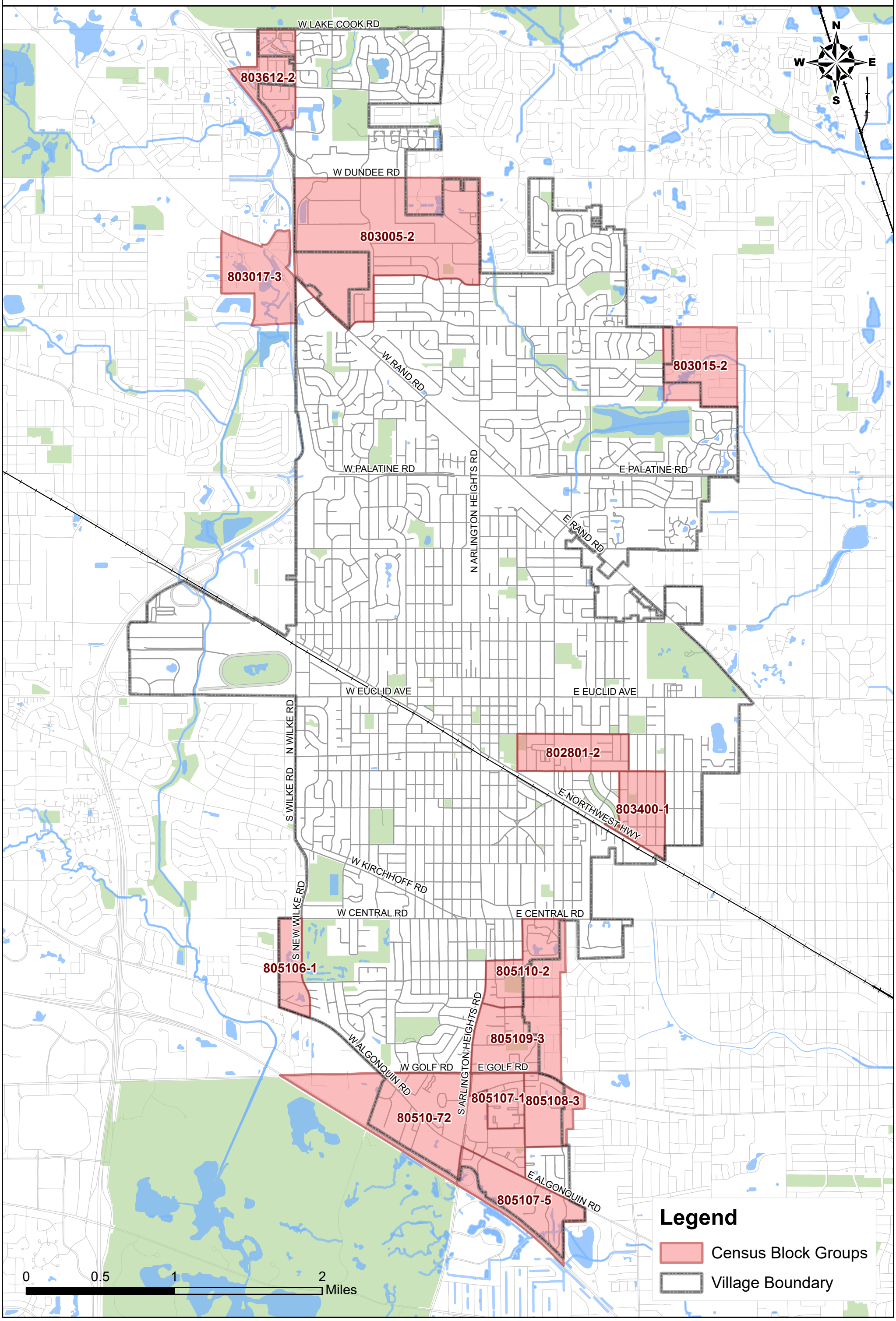
LEGEND

- **Arlington 425** (approved)
  Campbell St Building:
  12 affordable units out of 234 total
  Chestnut Ave Building:
  4 affordable units of 85 total
- **Arlington Gateway** (approved)
  25 E Algonquin Rd
  Mixed-rate building with
  30 affordable units of 301 total
- **The Albert Goedke Apartments**
  215 W Miner St
  118 affordable units (all)
- **Cedar Village**
  320 W Campbell
  80 affordable units (all)
- **Crescent Place**
  310 W Rand Rd
  40 affordable units (all)
- **Eastman** (approved)
  116-120 W Eastman St
  Mixed-use, market-rate building
  with 7 affordable units
- **Grace Terrace** (proposed)
  1519-1625 S Arlington Heights Rd
  25 affordable units (all)
- **Heart's Place**
  120 W Boeger Dr
  18 affordable units (all)
- **Linden Place**
  700 E Golf Rd
  190 affordable units (all)
- **Parkview Apartments**
  212 N Dunton Ave
  41 affordable units of 45 total
- **The Residence at Payton Place**
  3401 Payton Place
  Market-rate building with 9
  affordable units of 263 total
- **Timber Court Apartments**
  3400-3420 N Old Arlington Heights Rd
  Market-rate building with 14
  affordable units of 72 total
- **Urban Street Group** (preliminary)
  Golf Rd - International Plaza
  Redevelopment
  37 senior affordable units of 266 total

Department of Planning & Community Development

4/4/2024

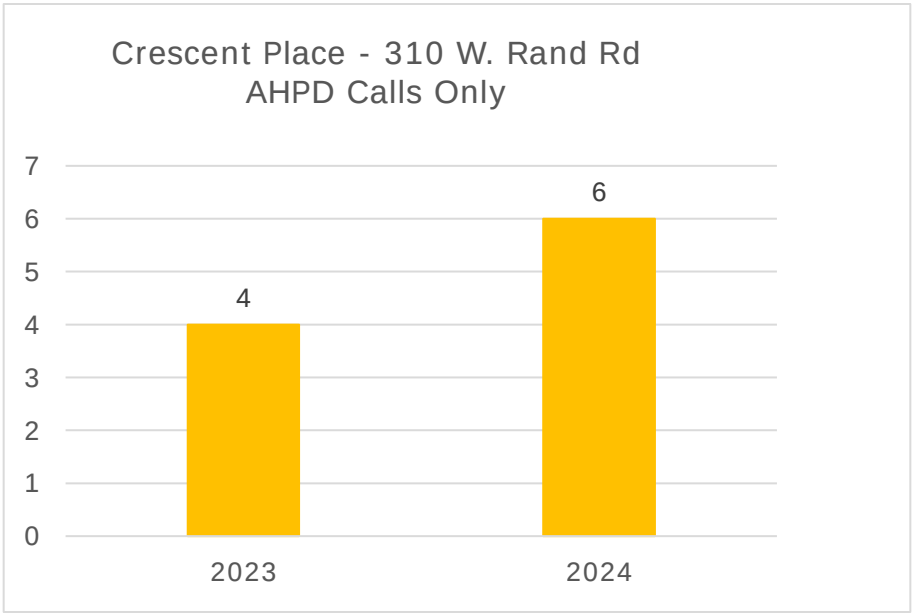
2023 CDBG Eligible Block Groups

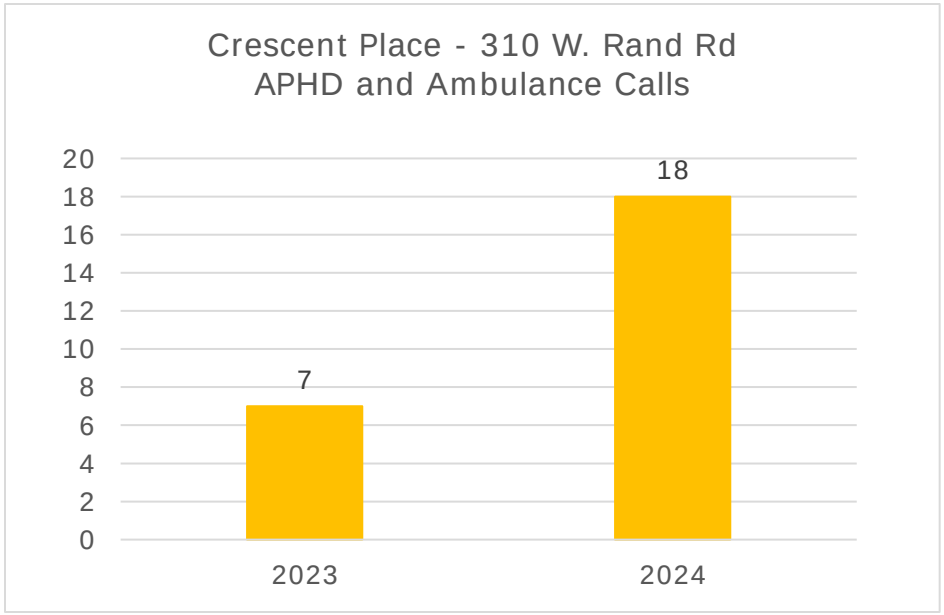


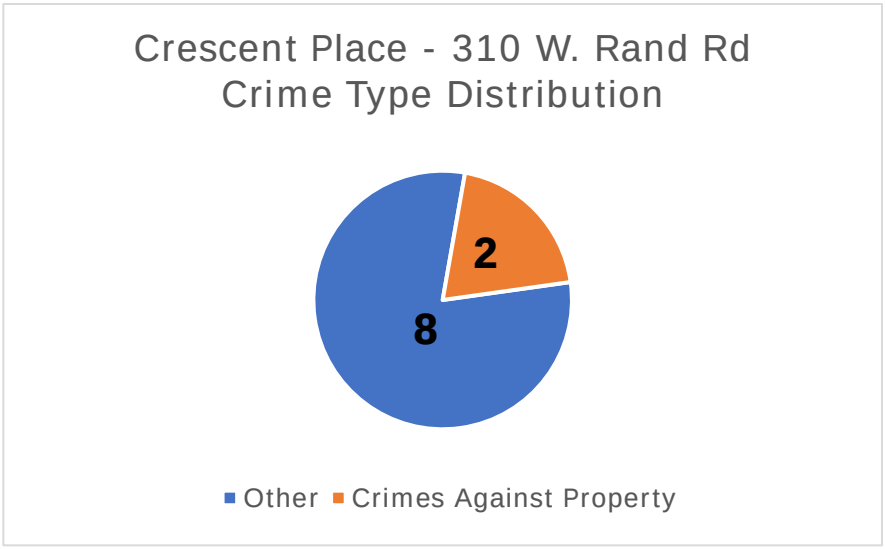
Data Provided by Arlington Heights Police Department – May 2024

Crescent Place, 310 W. Rand Rd: Annual Calls for Service

Annual Averages	Average Annual Police CFS	Average Annual Ambulance CFS
Per Unit Ratio	.75	2.5
Per Bedroom Ratio	.5	1.73





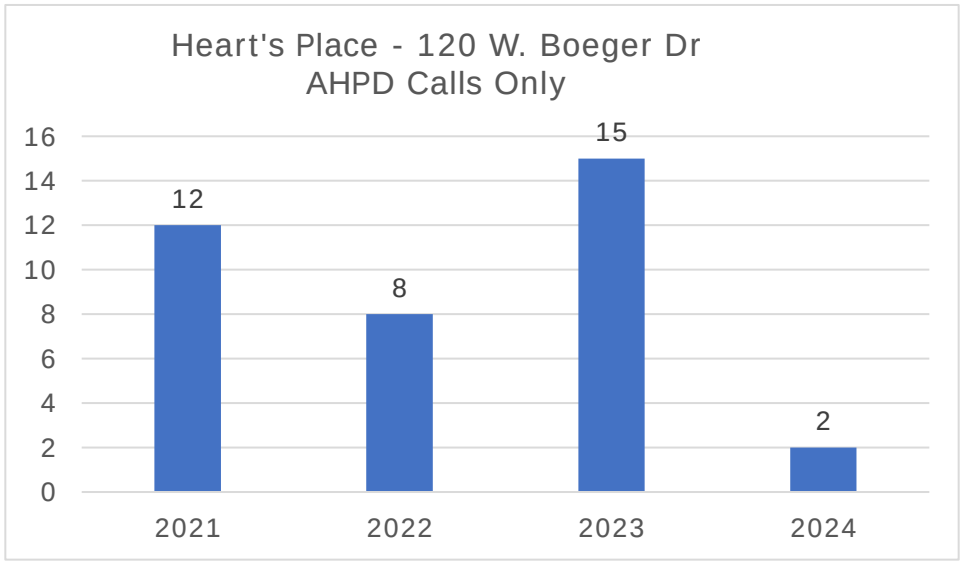


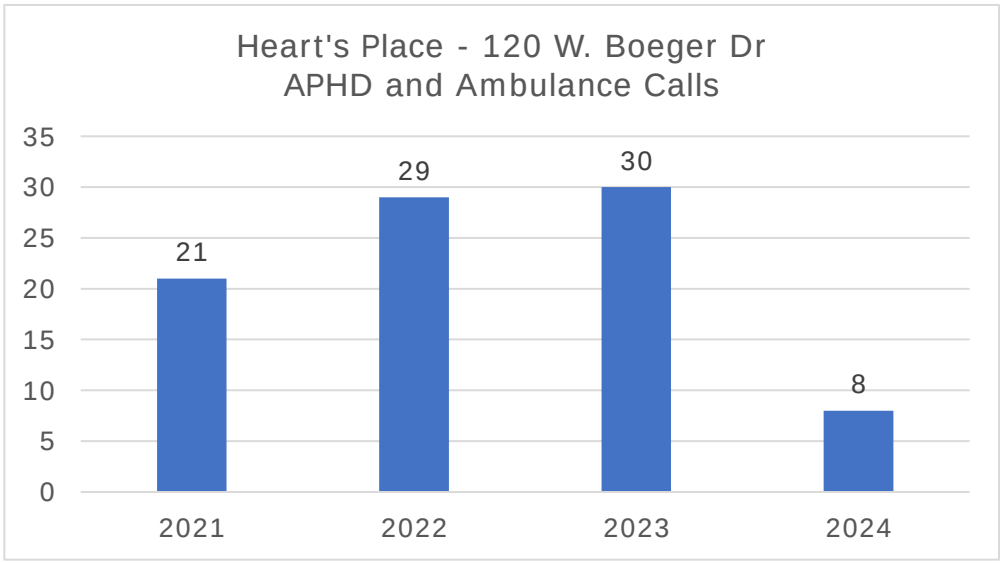
Data Provided by Arlington Heights Police Department – May 2024

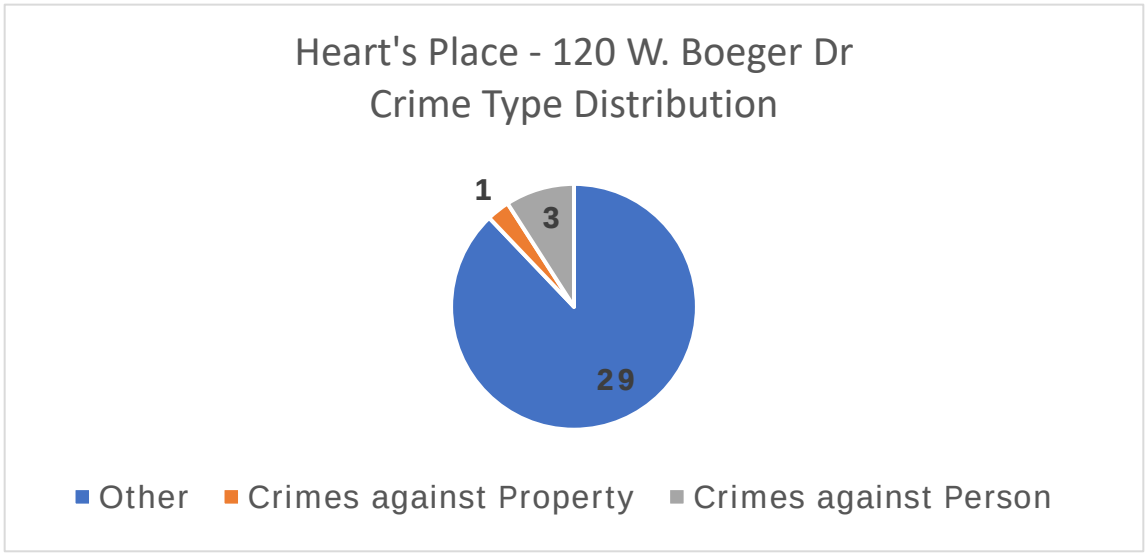
Hearts Place, 120 W. Boeger Dr: Annual Calls for Service

Annual Averages	Average Annual Police CFS	Average Annual Ambulance CFS
Per Unit Ratio	.634	.889
Per Bedroom Ratio	.571	.61

* The Heart's Place annual Calls For Service table above is based on partial data from 2021 scaled to be representative of a full year. The averages listed in the table are the scaled 2021 total calls and the 2022 and 2023 actual calls divided by three, the number of years of data provided. The graphs below are all made using the actual annual totals of calls for service with no scaling.

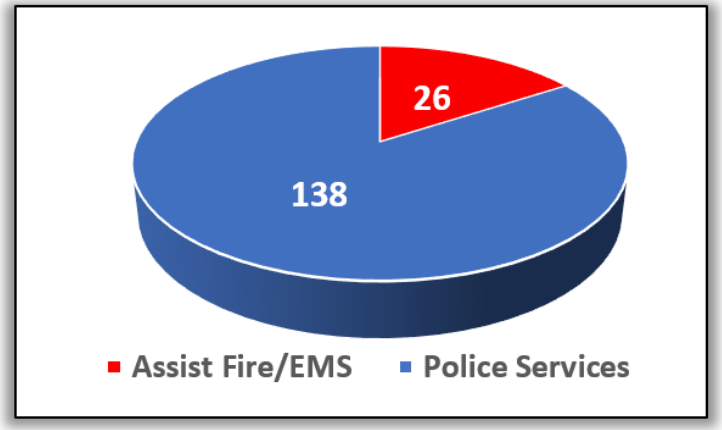


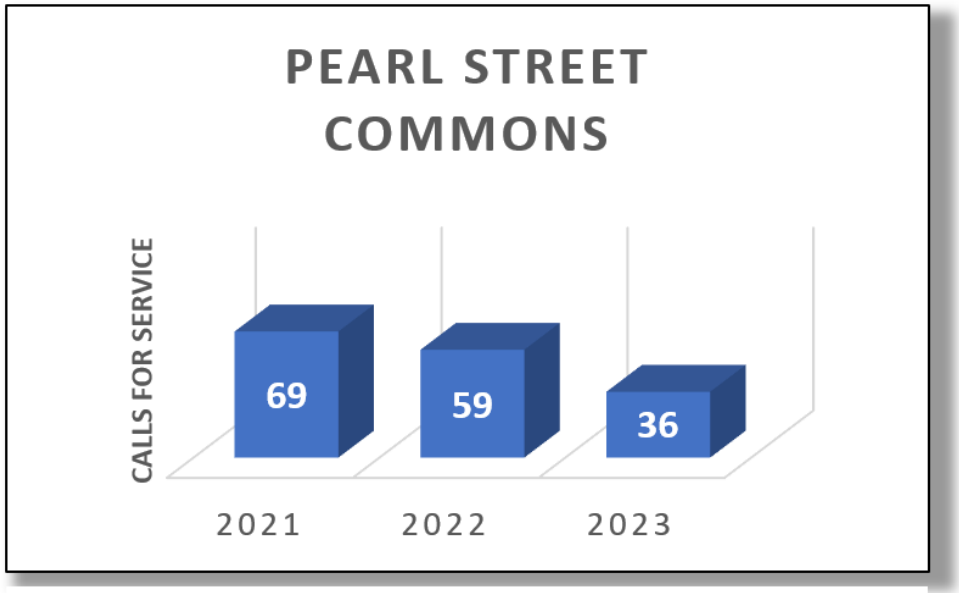




DATA AS PRESENTED TO THE VILLAGE BOARD ON 12-4-23

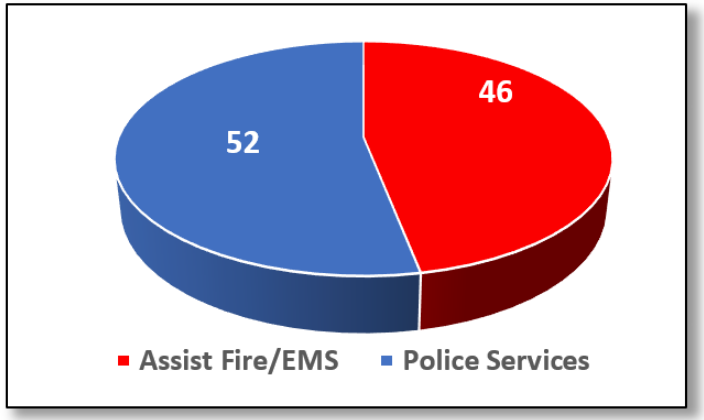
Pearl Street Commons located in McHenry, Illinois is a 25-unit building consisting of one and two-bedroom apartments.

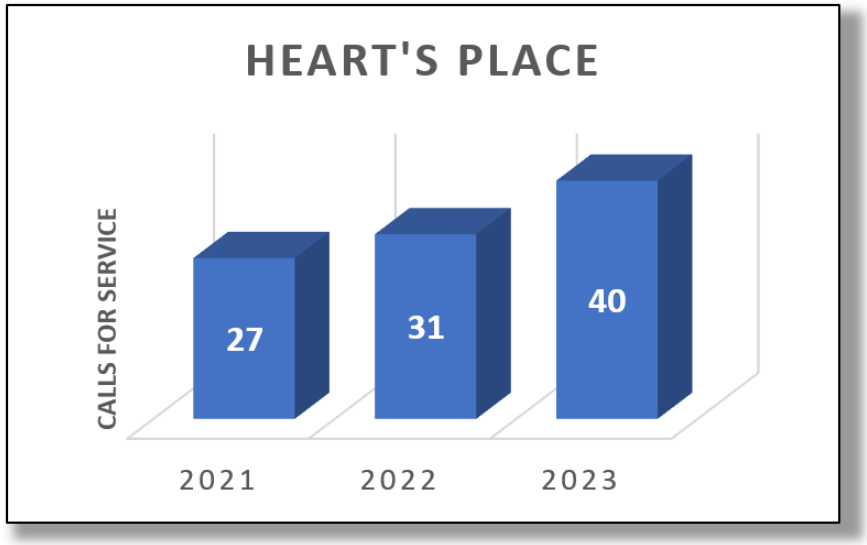




This equates to an average of 2.18 calls per-unit, per-year.

Heart's Place located in Arlington Heights, Illinois is a 18-unit building consisting of one and two-bedroom apartments.

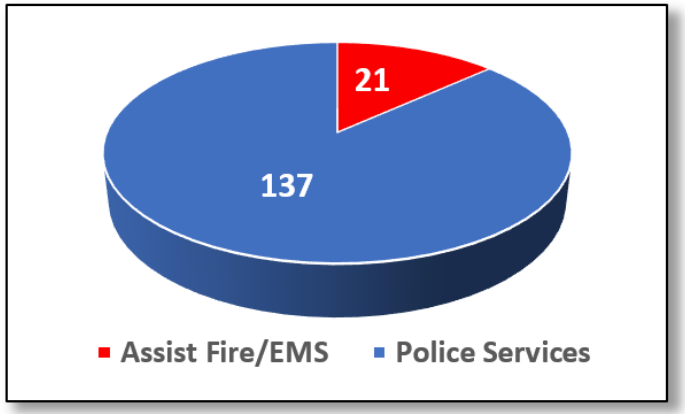


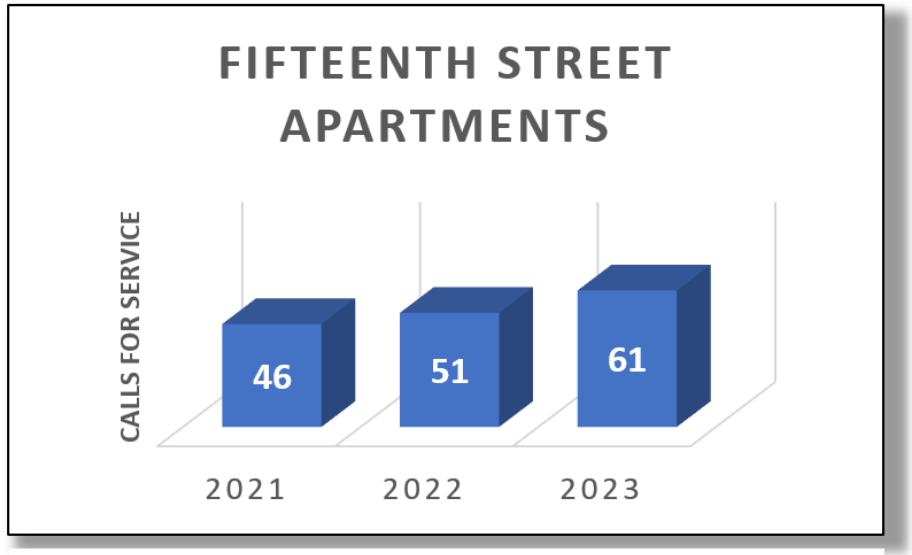


This equates to an average of 1.81 calls per-unit, per-year.

DATA AS PRESENTED TO THE VILLAGE BOARD ON 12-4-23

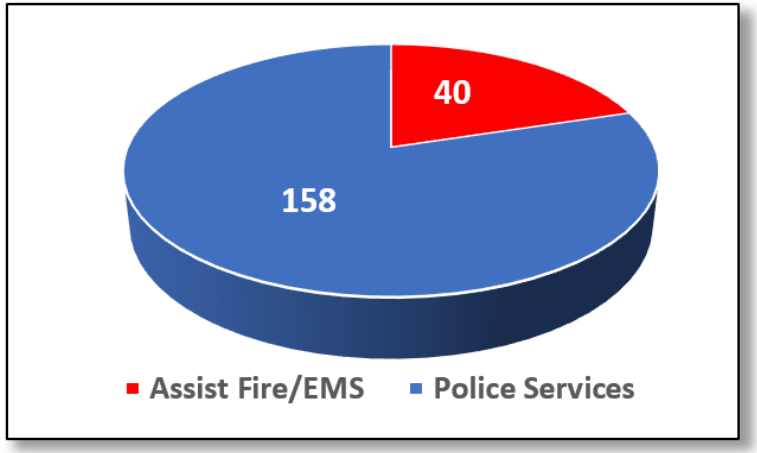
Fifteenth Street Apartment located in Dubuque, Iowa is a 36-unit building consisting of one and two-bedroom apartments.

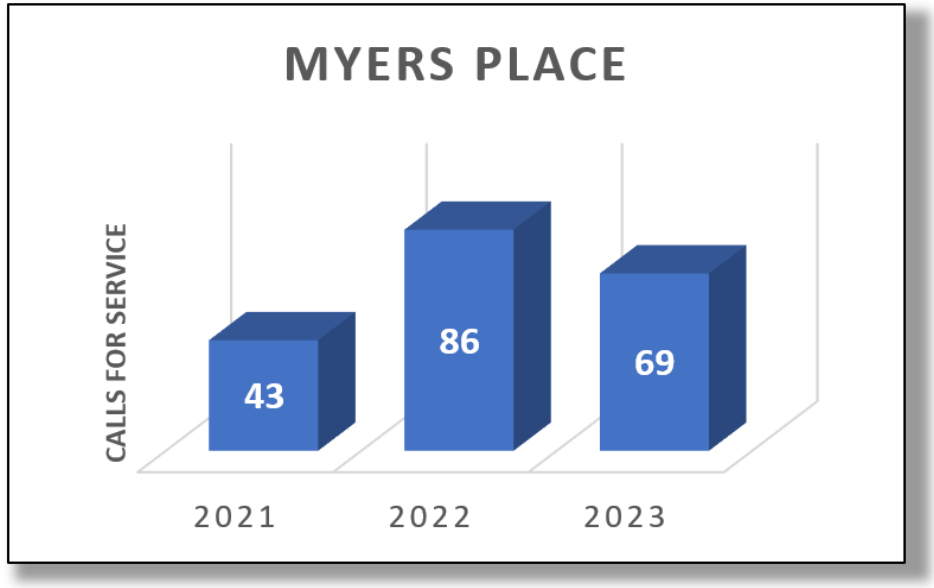




This equates to an average of 1.46 calls per-unit, per-year.

Myers Place located in Mount Prospect, Illinois is a 39-unit building consisting of studio, and one-bedroom apartments.

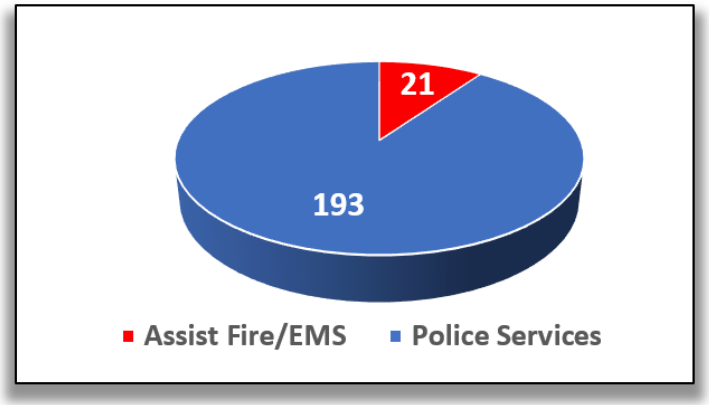




This equates to an average of 1.69 calls per-unit, per-year.

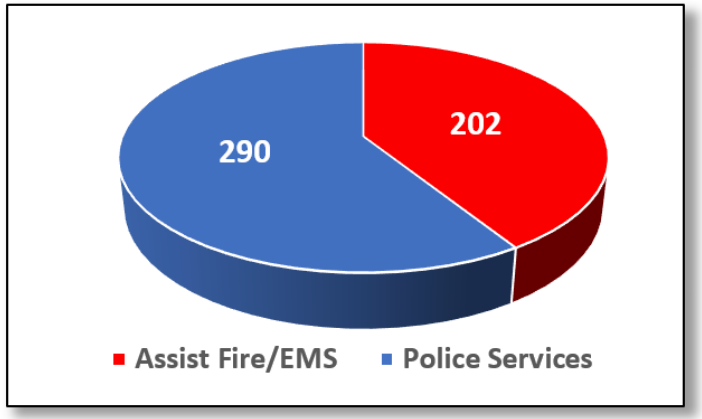
DATA AS PRESENTED TO THE VILLAGE BOARD ON 12-4-23

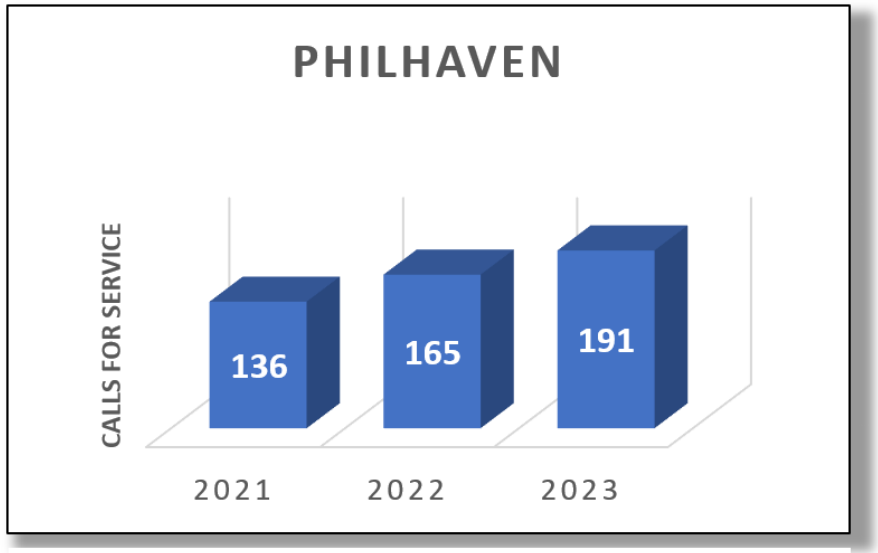
1212 Larkin located in Elgin, Illinois is a 47-unit building consisting of studio, one, two and three-bedroom apartments.



This equates to an average of 1.51 calls per-unit, per-year.

PhilHaven located in Wheeling, Illinois is a 50-unit building consisting of one, two, and three-bedroom apartments.

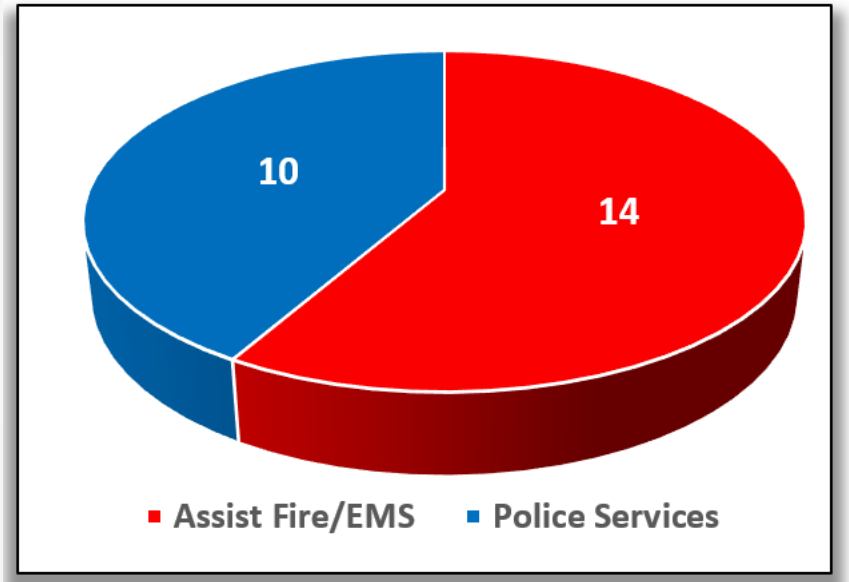


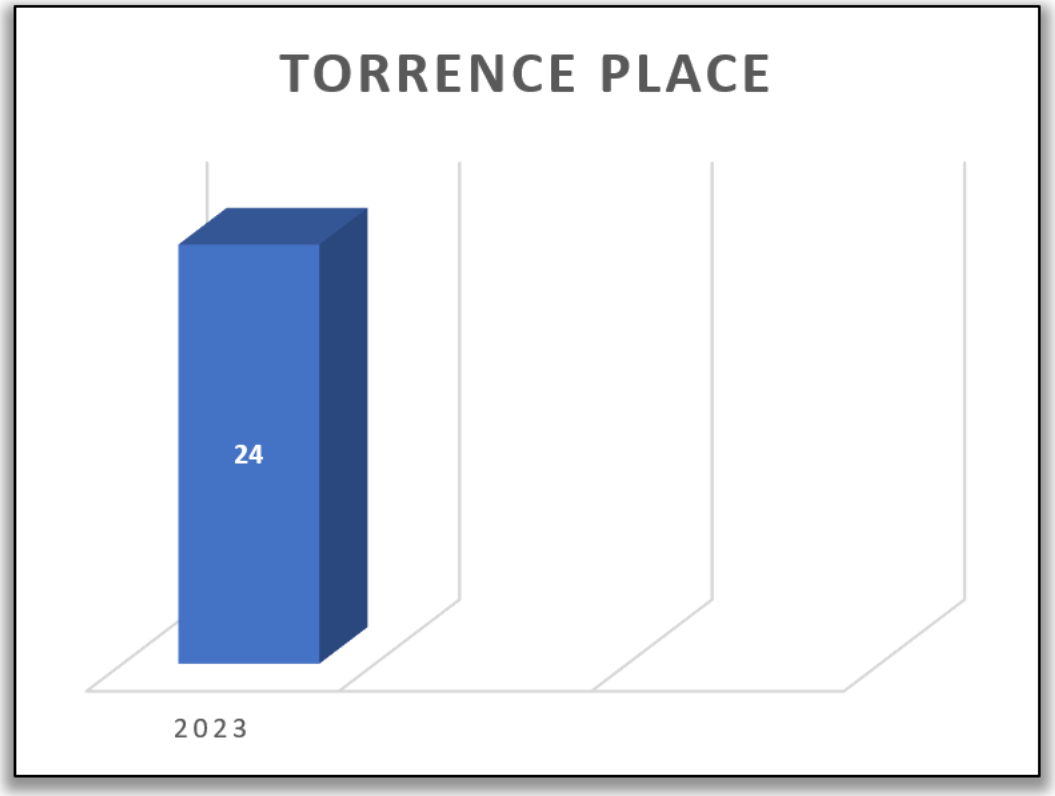


This equates to an average of 3.28 calls per-unit, per-year.

DATA AS PRESENTED TO THE VILLAGE BOARD ON 12-4-23

Torrence Place located in Lansing, Illinois is a 48-unit building consisting of one and two-bedroom apartments. Open-source information indicates the building opened in May 2023.

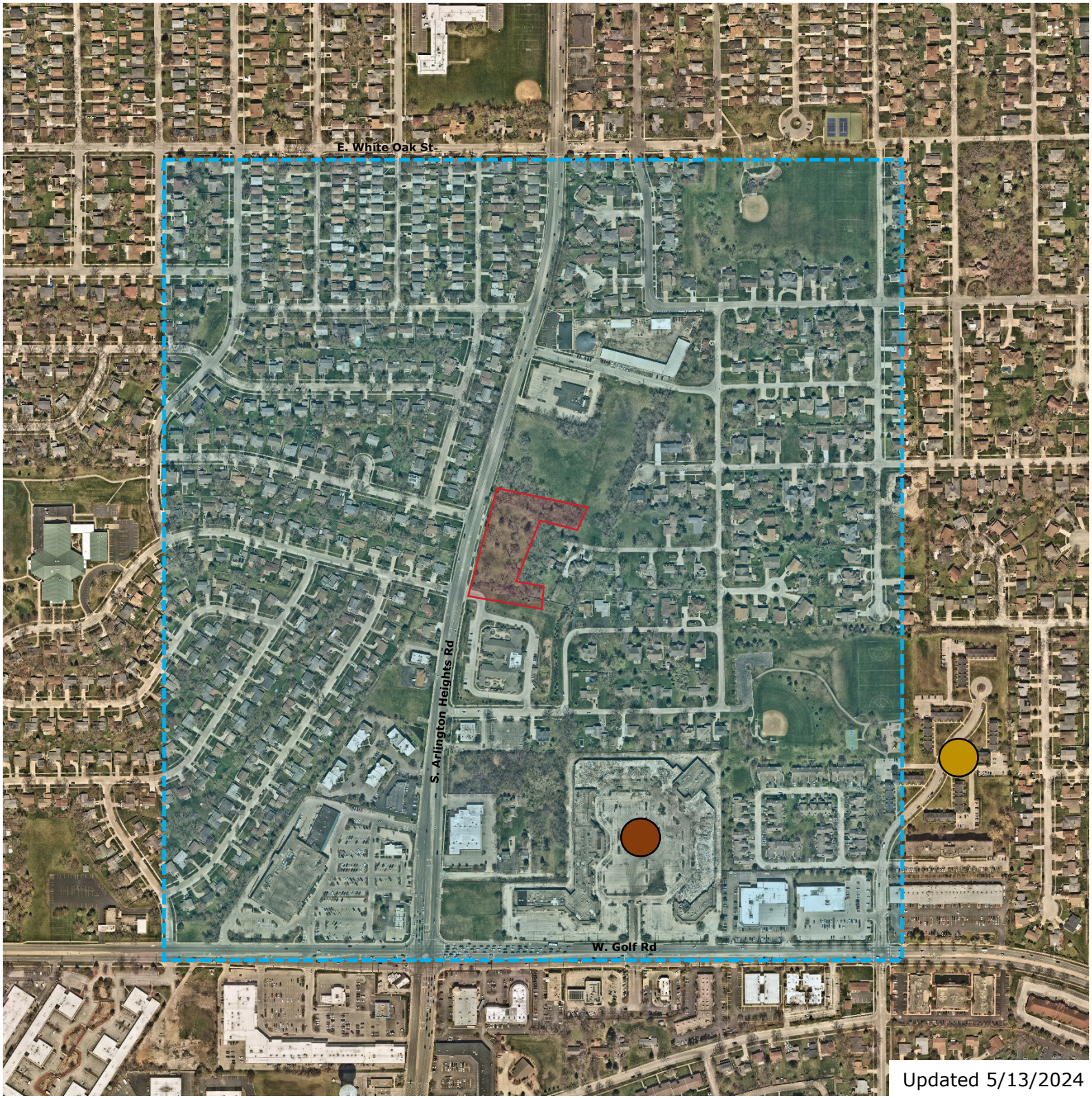




Legend

- Full Circle Property
- 0.25-Mile Block
- Urban Street – Preliminary
- Linden Place

*There are approximately **937** residential units within the 0.25-mile boundary.

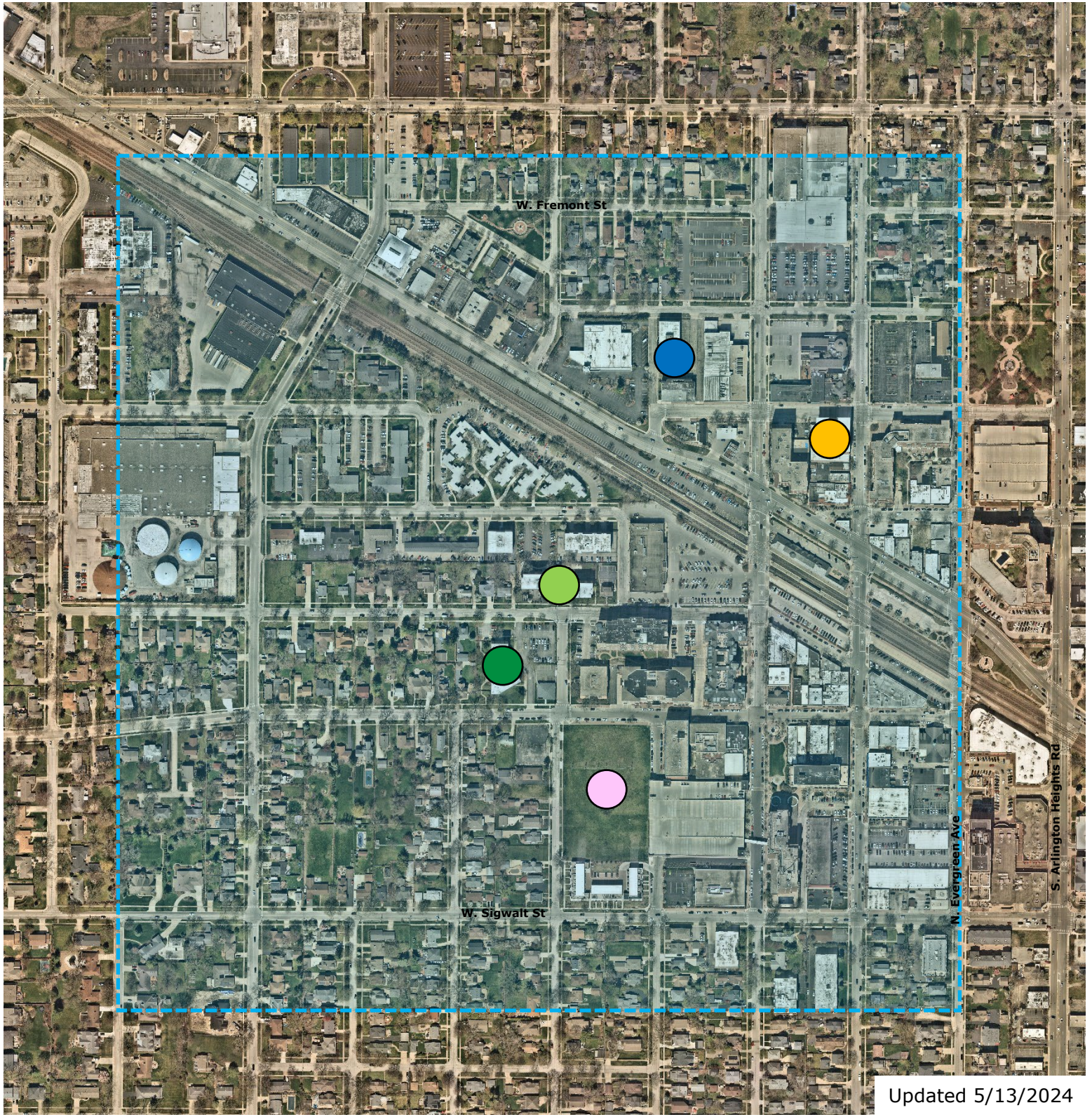


Updated 5/13/2024

Legend

- 0.25-Mile Block
- Albert Goedke Apartments
- Eastman – Preliminary
- Cedar Village
- Parkview Apartments
- Arlington 425 - Preliminary

*There are approximately **2,302** residential units within the 0.25-mile boundary.



Updated 5/13/2024

FULL CIRCLE
communities

May 10, 2024

Re: Grace Terrace Community Meeting Questions & Answers

The attached document contains questions and answers from question cards that were collected at the 4/16/24 Community Meeting for Grace Terrace. The note cards have been transcribed as written with the only editorializing being to help clarify the question. The Community Meeting was an informational session held by the developer, Full Circle Communities, (Full Circle) to answer questions and update the community on design changes since the 12/4/23 Village Board meeting. These questions and answers are not an exhaustive list of information on the project and are specifically addressing community questions that were raised at the Community Meeting.

Please see below for a brief overview of the project:

> *Grace Terrace is a proposed 25-unit permanent supportive housing ("PSH") development targeted toward veterans and persons with disabilities earning between 30%-50% Area Median Income ("AMI"). The development is located at 1519-1625 S Arlington Heights Rd in Arlington Heights, IL. The proposal offers (20) one-bedroom and (5) two-bedroom universally designed units including Americans with Disabilities Act ("ADA") and adaptable units to meet the needs o tenants.*

For more information on Grace Terrace, please visit the Village of Arlington Height's project page and/or Full Circle Communities' project page.

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General

1. What is permanent supportive housing?

Permanent supportive housing is a type of housing where tenants have leases, meaning it's not transitional or time limited. Additionally, supportive services are offered to residents, though they are not required as part of tenancy. Please note that while Grace Terrace is permanent supportive housing, it is designed for independent living, meaning there will be no full-time medical care on-site. People in need of that level of care would not be suitable for this development.

2. Government subsidized housing for low-income people is essentially a housing project, correct?

This is privately-owned affordable housing that is receiving government funding to develop permanent supportive housing. A "housing project" often has connotations of public-owned affordable housing projects that were built back in the mid-20th century such as Cabrini-Green Homes. Grace Terrace will not be a public-owned affordable housing project. The critical difference is that Full Circle is accountable to multiple oversight agencies that ensure we comply with our funding source requirements.

3. How many people in Arlington Heights really need this housing?

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened (spend more than 30% of income on rent and utilities) and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing and states that "the proposed location and design will be viewed favorably, and the market can support more than the number of units planned. Based on demographics, wait lists, and commentary from service providers and PSH developers, there is a great deal of demand in the market for affordable supportive housing."

4. Why was this site chosen?

The North-Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness ("the Housing Task Force") brought us into this project. The Housing Task Force began looking for a project shortly after Heart's Place opened in 2019 because of continued demand for this type of housing. They identified three sites that were on the market and could be a good fit for permanent supportive housing: the 1519 S Arlington Heights Rd site, a lot owned by the Church of the Incarnation (a Methodist church on Golf Rd, just west of Arlington Heights Rd), and one on the corner of Rand and Chestnut. Full Circle staff visited all three sites. The church

site was too oddly shaped for an apartment building to fit (an architect tried several site layouts and nothing worked). Full Circle also worked on a possible site layout for the Rand and Chestnut site, but it was too expensive for a 25-unit building (while we were working on that, another party bought the site which became Crescent Place, a 40-unit affordable housing development). The owner of the 1519 S Arlington Heights site liked the mission of the project and wanted to sell the property to us.

This site was also selected for its proximity to amenities and public transit. The site is within 0.5 miles of local parks, grocery stores, restaurants, health clinics and pharmacies. Just south of the site at Golf & Arlington Heights Rd is the Pace Bus Route 208, which connects riders to Metra and CTA stations.

The Housing Task Force has been part of the Arlington Heights community for a long time and knows the need is strong for housing for people with disabilities. The Housing Task Force knows that Full Circle is an owner and manager that develops high-quality properties, so they trusted us to bring this project to Arlington Heights.

5. **Bus services only runs of golf Rd- Only hospital is on Golf Rd is Skokie Hospital. Why not renovate nursing home across from Northwest Community Hospital?**

Full Circle does not own the nursing home across from Northwest Community Hospital and instead owns the property at 1519-1625 S. Arlington Heights Rd. Please reference question #4 for more information on site selection.

6. **Have [Full Circle Communities] built a property/building and sold it ever?**

Full Circle has never built a property/building that we later sold. However, FCC has sold one property that it acquired in the state of Florida because it sat in a flood plain.

7. **What is comparable to Grace Terrace? Pearl Street Commons?**

Yes, Pearl Street Commons is our most comparable project to Grace Terrace. Pearl Street Commons is a 25-unit permanent supportive housing development in McHenry, IL that opened in late 2018. Like Grace Terrace, it is designed for veterans and persons with disabilities. It has universally designed one- and two-bedroom apartment and service provision offering onsite case management and advocacy.

8. **Are you the same builder/organization as Hearts Place & Evanston?**

We are not the builder/organization that built and manages Heart's Place. It's not clear what development is being referred to in Evanston, but Full Circle does not own or manage any buildings in Evanston, IL.

9. **How can we believe all the wonderful stuff you talked about if your answers were proven to be lies?**

Full Circle takes its reputation as a high-quality affordable housing developer seriously, and we do our best to accurately represent our experience and our proposal. We don't believe any of our answers to community concerns have been proven to be lies.

10. **Josh [President & CEO of Full Circle Communities], according to your statement during the planning committee, when asked about having 1 star on Charity Navigator, you were not aware of the rating. You did correct it and changed your rating. My question is, why did you not disclose it during the board meeting on 12/4? Why did you say you don't know where that came from?**

As far as Full Circle is aware, we have always had a 4-star rating on Charity Navigator, which was confirmed when we checked the website.[1] No additional information was provided to Charity Navigator after the Plan Commission meeting. It should be noted that there are many organizations with the name "Full Circle" in it, so it's possible the original speaker that identified Full Circle Communities as having 1-star mistook our organization for another one.

11. **How many people in this room are not from Arlington Heights? How many people in this room live within 4 blocks of the development?**

This question was addressed during the Community Meeting held on 4/16/24. Nearly all of the people in the room were from Arlington Heights and more than half of the room lived within four blocks of the development.

12. **Why do you only have your side speak but do not let the opposing party speak? Shouldn't you let both sides speak like any town hall meeting does it?**

The Community Meeting held on 4/16/24 was meant to be an information meeting on the project and to discuss design changes since the last Village Board meeting on 12/4/23. As stated during the meeting, the intention was to answer as many questions as possible, which is why we implemented question cards. We got through as many question cards as possible in the time allotted. We have included all of the question cards we received in this Q&A document.

The best place for public comment on the project would be at any of the many public meetings that have been held, including the forthcoming Village Board meeting (date TBD; likely to be scheduled in May).

[1] https://www.charitynavigator.org/ein/364382850

Community & Zoning Process

13. How quickly will you respond to all the questions [asked] today? Will it be several months just like after the last meeting?

Full Circle transcribed the almost 100 question cards received and completed the formal response on 5/10/24, 18 working days after the Community Meeting held on 4/16/24.

After the 12/4/23 Village Board meeting, there was a list of community concerns given to us by Village staff. We used that list of concerns to inform our investigation of multiple design alternatives to best address neighbor concerns while still providing a high-quality development that meets the needs of the future tenants. These alternative designs were also shared with Village staff for their feedback.

We were asked to provide a formal written response to the list of concerns in February. We sent the response to Village staff on 2/23/24 and sent a revised response on 4/3/24, which was circulated to the public.

14. As a resident of Arlington Heights, how can we act to support the project and to work support Village Officials.

Thank you for your support. The best way you can show your support for the project is by reaching out to your local officials and letting them know you think this is an important project for the community of Arlington Heights. Another way to support the project is by showing up for the Village Board meeting (date TBD) and expressing your support during public comment.

15. Why are there no facts/speeches of this form of housing? Only hear positives, and that is impossible!

As part of the public process, there have been several public meetings where the public has expressed opinions, positive and negative, regarding this project. As the developer and owner of the development, we believe this will be a positive asset in Arlington Heights and have been highlighting its benefits throughout the community process and have also worked to address questions and concerns as they have come up.

16. Pearl Village [Pearl Street Commons] in McHenry seems to be a success. Were people who attended an information session like this one before construction as equally animated as this group tonight? Do you know how these neighbors feel now?

During the community process for Pearl Street Commons, there were direct neighbors that had concerns about the project. The project was ultimately approved and built in 2018. Full Circle does not hear from the neighbors regarding issues with the property.

The City of McHenry is so happy with the project that they've asked us to develop more permanent supportive housing at an adjacent site. We have also received a letter of recommendation from the Director of Economic Development of the City of McHenry affirming that, "[Pearl Street Commons] is now an asset to [the McHenry] community, and throughout the process, Full Circle was a reliable and responsive partner."

17. How were houses selected to get the postcards on this event?

We sent postcards to the nearest 250 households of the project, including addresses that signed a petition this past fall, which extends to a greater than 1000' radius of the project site. We proactively increased the amount of outreach above and beyond what is required by the Village (a 250' radius surrounding the property line).

18. Do you own the land currently? Why are [you] looking to sell part of the land you just got? North side? If you are not meeting zoning needs, why sell the extra land? Why not use extra land for lower height to building?

Yes, we currently own the land. We are considering selling the northern parcel of the land per coordination with Village staff. Staff asked that we consider this since the site was so large for the size of our building. We are still talking with the owners of the vacant lot to the north to see if they are interested in purchasing our northern parcel to incorporate it into their land. If our northern parcel does not get sold, Full Circle will continue to own and maintain it as vacant land.

The building height is largely dictated by design and cost considerations. It is more efficient and economical to build a three-story building than a building of lower height. Village staff also asked us to align our drive aisles with the already existing curb cut at the memory care facility to the south and Emerson Street to the north, which limits our building footprint and length in the north-south direction.

We are requesting a zoning change (from "Office-Transitional"/O-T to "Institutional"/I), which would need to happen regardless of the height of the building to accommodate the use of the building. Under the I zoning, up to four-stories is allowed. We are proposing a three-story building, and therefore not violating the requested zoning requirements. Please note that while rezoning from O-T to I allows for a height of up to 45' (four stories), we are proposing a three-story building that is 35'-9", which is only 5'-9" taller than what is currently allowed under the O-T zoning (30'/two stories).

19. Why not make 1 story? Use all the land

Please see response to question #18.

20. 1) Thought the area was zoned commercial? How did this change? 2) Feel like this building will lower property values in my neighborhood!

The current zoning is "Office-Transitional"/O-T and we are requesting a zoning change from the Village Board to change the designation to "Institutional"/I.

This multi-parcel site has been vacant since 2016. Per the Village Staff Report from the12/4/23 Village Board meeting, the Staff Development Committee found that market demand for new office developments is weak, which is likely why it has been vacant for so long under the current O-T zoning. Rezoning to "Institutional"/I would allow vibrant permanent supportive housing to be developed on this long-standing vacant land.

Please refer to the Property Values Addendum located on the Village website for more information.

21. Does this conform to current zoning? How do you determine property values go up with low income housing?

Please reference question #18 for more information on our zoning change request.

Full Circle does not make any claims that property values increase due to the introduction of affordable housing, only that data suggests the introduction of affordable housing does not negatively impact surrounding housing values.

Please refer to the Property Values Addendum located on the Village website for more information.

22. Did you purchase the property without a contingency for zoning approval?

We did have a contingency to acquire the land, but the contingency expired. Since purchasing the land, we are continuing to work to get important affordable housing built on this site.

23. Can this development be located on International Plaza site where land has been designated for this type of development? This is the site at Arlington Heights Rd & Golf.

We do not own the International Plaza site and are instead proposing the project on the land that we do own at 1519-1625 S. Arlington Heights Rd. We think this is an ideal location for permanent supportive housing as it is close to many amenities and public transportation.

According to the Village's website, the International Plaza site already has a proposed development.[2]

24. Do the rules change if the building gets sold?

No, the property must operate as affordable housing for at least the next 30 years. Full Circle will be the long-term owner of the building and has no plans to sell it even after the initial 30 years. Additionally, per Village staff, as part of our zoning, all units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development (HUD) defined income levels.

25. Has the Plan Commission ever given you an approval to date?

The Plan Commission is a recommending body that gave us a 4-3 "no" recommendation. Two members of the commission were in absentia and unable to vote.

26. Why is it taking so long to get this much needed project underway?

The zoning process for this project has been extensive and our most recent continuance at the 12/4/23 Village Board meeting set us back several months as we needed to address concerns regarding the site layout. We feel that our most recent proposal presented at the Community Meeting on 4/16/24 has addressed many of the concerns that we heard from neighbors and the Trustees, and we are hopeful that the proposal will get a "yes" vote at our next Village Board meeting (date TBD).

27. The need is so great, why can't we have more units open sooner?

At the time when we secured our IHDA PSH grant funding, the project was limited to only 25 units. In terms of our timeline, we must get through zoning approvals [please reference question #26 for more context] and then close on our financing before we can start construction. We are hoping to close on our financing by the end of the year with a construction start in early 2025. We expect about 12 months of construction meaning the property would ideally be open and ready for lease-up by early 2026.

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[2] https://www.vah.com/government/departments/planning___community_development/developments___projects_/international_plaza_urban_street_project.php

Property Management & Tenant Selection

28. What is the management org and how often are they at the facility?

The management organization is Full Circle Management, Full Circle's in-house management company. There will be three staff members regularly on site: one full-time property manager between standard business hours (approximately 9am-5pm Mon-Fri), one shared maintenance staff member to be onsite as needed, and one onsite service staff member to be a full-time position. The services staff will determine their hours based on the needs of the residents. There are times when it makes more sense for providers to meet with tenants in the evenings or host events on the weekends.

29. What are the steps for response when there is a call in the 24hr phone?

Calls can be placed at any time, day or night, by dialing our office line. Upon calling, the caller will have the option to press 1 if the matter is urgent. Pressing 1 will directly connect them with a live representative who will handle the situation. Subsequently, the pertinent information will be relayed to the designated on-call personnel.

In the event that the initial on-call person does not respond after two attempts, the system will automatically escalate the call to the next individual on the designated contact list, with our SVP of Property Management being the final point of contact.

30. Who is in charge of the 24 hr phone line? Is it a recording?

There is a live third-party, monitored service line that answers the 24-hour phone line and connects the individual with either our maintenance staff or property management team.

31. If there is an incident in the middle of the night or during the weekends & someone calls the 24hr phone line what is the turnaround time response?

Across our portfolio, the average response time is approximately 30 minutes.

32. Are your future residents exclusive to Arlington Heights residents + applicants on the outside?

Per the federal Fair Housing Act, we cannot discriminate in our tenant selection process based on where people currently live. However, we have found that residents at our properties are either from the community, a neighboring community, or have family or employment in the community. Our work with the Housing Task Force shows us that there is strong demand for these units in Arlington Heights, and we'll work to make the waiting list available to local residents.

Before the property finishes construction, Full Circle will open an interest list for people interested in living at the property. When lease up starts, Full Circle will market the interest list to the local community and work with prospective residents to get them on the Housing Authority of Cook County ("HACC") site-based list. Prospective tenants will then go through the HACC and Full Circle screening process to ensure they qualify for tenancy.

33. Where are the residents coming from?

While we can't implement a local preference (although we plan to market the interest list locally), across our portfolio, the vast majority (more than 80%) of the residents of our properties already have a connection to the community prior to tenancy. In focus groups conducted by Full Circle at our properties, residents often mention going to school and growing up in the area, along with connections to local businesses and churches. Supportive and affordable housing provides an opportunity for people to live independently and stay connected to a familiar neighborhood and nearby family.

34. What guarantees that this will only be for veterans & disabled? Who is mandatory? Admissions of residents -State-County-Village?

Our tenant selection plan, which is approved by our funders, including the Illinois Housing Development Authority (IHDA) and the Housing Authority of Cook County (HACC), outlines that disability is a requirement for tenancy and veterans will have a preference, meaning they will move to the top of the waitlist.

35. How do you guarantee that the occupants present at the address are really with an ADA disability and qualify in this occupancy and this community will not be presented to migrants?

We will market the interest list with local organizations that work with veterans and persons with disabilities. We'll then give the Housing Authority of Cook County (HACC) our interest list for them to develop a site-based list. HACC will verify veteran and disability status. Per our tenant selection plan, tenants will be required to have an ADA disability and veterans will receive preference, meaning they will move to the top of the waitlist.

Federal funds can only be used for people with citizenship. Through our tenant selection process, applicants need to provide an SSN or a letter that one is pending.

36. Who will check and vet potential tenants? What mental disabilities?

Prospective tenants will go through the Housing Authority of Cook County and Full Circle tenant selection processes [please reference question #35 for the vetting process].

Full Circle properties are disability neutral; we cannot include or exclude any specific disability. Disabilities may be physical, developmental, and/or mental in nature. Our properties are independent living and do not include 24/7 medical care, so they may not be the right living situation for everyone. All units are universally designed, and the property will include ADA and adaptable units.

37. The neighborhood would like to understand composition of tenant base for this tax payer funded project. *Assuming predominance of mental health as disability

The tenant selection is focused on persons with disabilities with a preference for veterans. As mentioned in response to question #36, the property will be disability neutral as we cannot, nor do we want to, discriminate against anyone with a disability, including people with mental health issues.

38. You could at some point have children living there? Expect few to no children? Does that mean it is not a guarantee?

It is illegal to prohibit children from living at the property, but in our experience with this unit mix and targeted population, there will be very few (if any) children living at the property. Pearl Street Commons, which is a 25-unit permanent supportive housing development in McHenry, IL, currently has 23 residents over the age of 18 and three residents under the age of 18.

The proposed unit mix at Grace Terrace is not conducive to families. There are (20) one-bedroom apartments and (5) two-bedroom apartments. While the two-bedroom apartments could potentially accommodate children, they are also often occupied by couples or individuals with disabilities who have live-in aides.

39. How is tenant policy enforced including violations if staff are only onsite during normal business hours?

Any violations would be tracked through the robust camera system [please reference question #72 for a description of our security plan] along with neighbor and tenant concerns that are reported to our property management team. We will investigate any reports received. If there are lease violations, then we connect the resident with the services team while also starting the eviction process with our property management team. We try to avoid displacement of residents where possible, so if it's possible to resolve the issue with our services team, that is the first approach we'll take. If it's necessary to follow through with an eviction proceeding, our property management team will do so.

40. Will the drug testing policy apply to those currently engaged in substance abuse treatment (e.g methadone addiction treatment)? How is that enforced after taking residency?

We do not implement drug testing at our properties. FCC employs a blended management approach at all its PSH properties. Blended management is a collaborative, team-based approach to working with residents. Blended management requires a distinct but complementary role for ownership, property management and supportive services. It is critical that these distinct roles develop common goals, language, and procedures through blended management to provide the best outcomes for our residents and the property. Communication expectations for blended management are intentionally robust so that staff can proactively resolve any issues on-site and make sure residents' needs are being met. Through the blended management approach, we are able to identify if there are issues with substance abuse and respond to it through both services and property management. If the offense is a material lease violation, an eviction procedure will be pursued.

Please note that per the Americans with Disabilities Act (ADA), the definition of "person with a disability" does not include current users of illegal controlled substances.[3]

41. Do you accept housing vouchers?

In the case of Grace Terrace, all units have project-based vouchers, so everyone coming in will benefit from a voucher for that unit. We can't layer a tenant voucher on top of the project voucher.

42. How does it work if a potential resident doesn't have income?

We do not have work requirements, as that would restrict access for retired residents or those with a disability that prevents employment. However, Full Circle requires evidence that the resident can pay for living expenses. People without employment income would likely be receiving social security or disability income which would help cover living expenses. Residents will also benefit from rental assistance that keeps their portion of the rent affordable. On-site services staff can also help residents increase their income self-sufficiency.

43. How many leases are less than 12 months at your properties!

Grace Terrace will not have lease terms under 12 months.

44. How long do your tenants usually live at your properties?

There's no limit on how long people can stay in our buildings and we generally find that our tenants make their units their home. As previously mentioned, our leases are 12 months so that

[3] https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview#general-examples

is the minimum tenancy. There is about a 15% turnover rate across our portfolio from year to year.

45. How long do residents stay when they move in AND why do they typically move out?

Please reference question #44 for residents' duration of stay.

Reasons for moving out vary greatly from property to property. For example, at a senior development, a resident may be moving to relocate to assisted living. If a resident with a project-based voucher (PBV) receives a housing choice voucher (HCV), they may choose to relocate. Residents may relocate for jobs or school. These are just a few examples of many for why someone would choose to relocate to another property.

46. Waiting list, who handles that? Is it handled by a primary agency, HUD, or FCC?

Before the property finishes construction, Full Circle will open an interest list for people interested in living at the property. When lease up starts, Full Circle will market the interest list to the local community and work with prospective residents to get them on the Housing Authority of Cook County ("HACC") site-based list. Prospective tenants will then go through the HACC and Full Circle screening processes to ensure they qualify for tenancy.

47. Can you walk me through the application process. The initial step is "preliminary" application? What does that mean? What happens after?

The interest list will be posted after the zoning process, and interested parties will then be notified of the development status. About six months before construction completion, interested people will be notified, and screening with interested individuals will begin. The individuals will be referred to the Housing Authority of Cook County, which will screen their veterans and disability status and then refer them to Full Circle, where Full Circle will conduct its screening process (verify income status, criminal background checks, etc.).

48. On your screening process, who is the 3rd party that would confirm an applicant's disability? HUD or private agency?

Since we are receiving project-based vouchers from the Housing Authority of Cook County (HACC), they would verify disability status. Disability must be confirmed by a third-party medical professional.

Services

49. What services will be provided for the services & who will pay for them?

At Grace Terrace, a case manager will work with residents to identify their service needs and goals, but examples include asset-building, case management, socialization and community building, and health & wellness. Full Circle invests 75% of developer fees and ongoing cash flow back to providing services to residents. For an example of service provision at a similar development, see our response to questions #50 & 51.

50. How many social workers and other therapists see clients at Pearl Street? How many hours a week are they meeting with residents?

There are currently five Association for Individual Development (AID) staff members providing services at Pearl. There are two case managers, two counselors, and one social worker. We have a designated case manager contracted to provide at least 16 hours per week. Other AID staff members see their clients once per week for about an hour. In total, not accounting for residents who have independent case managers or use other services, a minimum of 20 hours of services per week are provided to residents by AID staff.

51. So you have supportive services for Pearl Street in McHenry? What type? How do you identify what services are needed by your residents?

Services are free for residents, wraparound, and voluntary. They include general case management, therapy, counseling, psychiatry, medication management, finance management, community integration services, assistance with activities of daily living, and assistance with physical health care providers (linkages).

In addition to being intentional about partnering with service organizations that are an appropriate fit for the population served at the outset ("appropriate fit" –as determined by previous experience, alignment of values, cultural fit, etc.), we rely on direct resident feedback via Needs Assessment Surveys to decide what services are offered at the site. Every year after that, we use Satisfaction Surveys to monitor utilization and continued alignment with residents' needs.

52. What is the plan for after-hours mental health crises at the facility?

Similar to other independent living facilities, tenants of Grace Terrace should contact emergency services if there is a medical emergency. If the situation is not an emergency, residents can also contact their service provider.

Our Work with the Housing Task Force

53. Is your organization registered with the government as the North West Suburbs Task Force on Supporting Individuals with Mental Health Illness? Why don't you use your active name here? Why hide it?

Full Circle is working with the non-profit advocacy organization the North-Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness, more commonly referred to as the "Housing Task Force." We are not trying to hide anything; the full legal name is just long and not their more commonly understood name of the "Housing Task Force."

54. On the handouts you describe your task force as a volunteer non for profit for supportive housing for individuals with disabilities on your website, you say it's for individuals with mental illness. Why use one distinction for your donors and another to sell us your development being good for our neighborhood with families and kids?

Please reference our response to question #53.

Financing & Construction Costs

55. You get your funding from grants? What happens when that stops? What happens to the building/residents?

The construction financing comes from public grants and private debt, which have already been secured and committed. The income generated from rents covers the operational expenses for the building. The development will not rely on any ongoing grant-writing to support property operations.

Full Circle also reinvests capital back into our properties. Our service model is to return 75% of developer fee and ongoing cash flow to providing services to residents.

56. Who is funding this? Is Arlington Heights getting $ back from you for ok-ing this?

The Village is not providing funding to build or support this development. We are also not giving the Village any money other than what is required as part of the typical development and ownership process (impact fees and property taxes). Please see response to #70 for an explanation of the impact fees.

57. For $13M Project, 25 units = $500K +/unit median home price is less than $450K how can it be so expensive?

There are several factors that drive cost: land is expensive in Arlington Heights, there are Village requirements that increase costs (including utility improvements and larger minimum unit sizes), green certification adds construction costs, and general increased construction costs due to inflation. We need and want to build a high-quality project for the long term. It would be a bigger issue if we were not spending enough money and were building and operating a low-quality development.

58. $13 Million for 25 units. $500,000/unit seems way expensive?

Please reference question #57.

Property Values & Taxes

59. For property value impact, what are the average prices for the properties shown in the analysis and how does that compare to the avg housing price where this property will go? Are they similar?

Below is an analysis of single-family home sales from 2019 through 2023 within a 1-mile radius of Heart's Place and Linden Place[4], two completed affordable housing developments in Arlington Heights, and of the homes surrounding the Grace Terrace[5] site. All locations are compared to the average appreciation rate of Arlington Heights and the State of Illinois.

Heart's Place (Arlington Heights, IL)

Year	Average Sale Price	% Increase
2019	$331,021	
2020	$347,135	4.87%
2021	$402,810	16.04%
2022	$435,282	8.06%
2023	$449,296	3.22%

Average annual increase within 1-mile of Heart's Place (2019-2023)
8.05%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

[4] Multiple Listing Service (MLS) search for single family homes sold from 2019-2023 around Hearts Place and Linden Place, 4/10/24.
[5] Multiple Listing Service (MLS) search for single family homes sold from 2019-2023 around Grace Terrace proposed site, 4/23/24.

Linden Place (Arlington Heights, IL)

Year	Average Sale Price	% Increase
2019	$ 367,069	2.92%
2020	$ 373,253	1.68%
2021	$ 439,295	17.69%
2022	$ 439,007	-0.07%
2023	$ 479,897	9.31%

Average annual increase within 1-mile of Linden Place (2019-2023)
6.31%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

Grace Terrace (Arlington Heights, IL) (pre-construction)

Year	Average Sale Price	% Increase
2019	$396,863	
2020	$395,786	-0.27%
2021	$459,478	16.09%
2022	$452,394	-1.54%
2023	$500,923	10.73%

Average annual increase within 1-mile of Grace Terrace (pre-construction) (2019-2023)
6.25%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

As demonstrated here, the average value appreciation rates of the homes surrounding the Grace Terrace site are similar to homes surrounding other affordable housing developments prior to the completion of Grace Terrace.

60. There are three supportive living developments that exist or are planned within a one-mile radius:

- **Linden Place**
- **Grace Terrace (planned)**
- **International Plaza (Planned)**

How can you assure us that with that large degree of change, property values will not drop?

Can you do further analysis and release all the supporting data?

Full Circle cannot provide guarantees in this matter since many factors contribute to property value change. However, based on our experience, neighboring properties have not experienced a negative impact on their property values after the completion of our properties.

Since 2 of the 3 developments referenced here have yet to be completed, the best way to answer this question would be to look at an existing example. Using the Multiple Listing Service (MLS), we looked at sold property data[6] within a 1-mile radius of 3 existing affordable housing

[6] Multiple Listing Service (MLS) search for single family homes sold from 2019-2023, 4/23/24.

developments in Arlington Heights that are in close proximity to each other and compared their appreciation rates to that of Arlington Heights from 2019 through 2023. FCC does not own or operate any of these developments.

All supporting data was provided to Village staff.

Parkview Apartments (212 N Dunton, Arlington Heights IL 60004)

Year	Average Sale Price	% Increase
2019	$413,933	
2020	$427,249	3.22%
2021	$482,677	12.97%
2022	$509,022	5.46%
2023	$540,007	6.09%

Average annual increase within 1-mile of Parkview Apartments (2019-2023)
6.93%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

Cedar Village (320 W Campbell St, Arlington Heights IL 60005)

Year	Average Sale Price	% Increase
2019	$407,652	
2020	$429,104	5.26%
2021	$474,193	10.51%
2022	$498,398	5.10%
2023	$529,849	6.31%

Average annual increase within 1-mile of Cedar Village (2019-2023)
6.8%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

Albert Goedke Apartments (215 W Miner St, Arlington Heights IL 60005)

Year	Average Sale Price	% Increase
2019	$417,223	
2020	$426,771	2.29%
2021	$471,190	10.41%
2022	$504,482	7.07%
2023	$535,295	6.11%

Average annual increase within 1-mile of Goedke Apartments (2019-2023)
6.47%

VAH Average (2019-2023)	IL Average (2019-2023)
5.15%	6.11%

This data analysis shows that although these three developments are close to one another, the appreciation rates of the surrounding homes outpaced that of the Village during the same period. Based on this information, we believe Grace Terrace's proximity to Linden Place and International Plaza will not harm our neighbors' property values.

61. Property Value doesn't matter on averages. Depends on peoples likes and wants so to people that dislike this idea lowers it values. Common sense. Please respond to this.

The analysis provided during the community meeting and in the Property Values Addendum document as part of our outreach package (located on the Village website) is based on data pulled from the Multiple Listing Service (the system used by real estate agents to sell properties which tracks all transactions). Averages were calculated to demonstrate the appreciation rates of historical property values based on single-family homes sold. This historical data shows how the market behaved at the time that developments like Heart's Place were built and is a good indicator of what to expect when a new development like Grace Terrace is completed.

The data shows that property values are not negatively impacted when affordable housing developments are introduced into neighborhoods, which is also consistent with Full Circle's experience throughout its portfolio.

62. Why use Illinois state in your housing price increase comparison? Why not Arlington Heights or 60004 zip code?

The property values analysis provided made the comparison of the appreciation rate of single-family homes within a 1-mile of affordable housing developments and the appreciation rates of both the State of Illinois and the Village of Arlington Heights.

Please reference the response to questions #59 & 60 for additional information.

63. So according to the guy which he said housing value won't go down. You really think housing next to this building will maintain value? How?

The data from the property tax analysis included in the property values section of this Q&A show that property values for single-family homes near affordable housing developments are not negatively impacted by the development.

Please reference the response to questions #59 & 60 for additional information.

64. Do you have property valuation charts that are reflective of this neighborhood? $500K and up?

Full Circle pulled data from the MLS for single-family homes sold within 1-mile of the proposed site from 2019-2023. We calculated the appreciation rate and compared it with that of homes sold within a 1-mile radius of Heart's Place and Linden Place. Please refer to questions #59 & 60 for more information on the property values of the homes surrounding the Grace Terrace site.

65. Property value analysis is completely invalid. Can you explain the process! Member of the Community has a proposal for statistically valid process.

Full Circle used historical data and calculated the percentage change rate over time to demonstrate the appreciation rates of the homes surrounding affordable housing developments. This is the same method the Federal Housing Finance Agency uses when analyzing home values throughout the country. Please refer to the Property Values Addendum located on the Village website for an explanation of how the data was collected and analyzed.

66. Can you [expand] on your statement regarding generating more property taxes with your proposal? How is that calculated?

Regarding Grace Terrace's property tax estimation, we used the income approach formula to determine the fair market value of development and used the County's tax calculation to determine the property tax amount.

Below are the property taxes[7] for the currently vacant site for 2019 through 2022, which is the last full tax year available.

Tax Year	Vacant Site Property Taxes
2019	$21,140
2020	$26,615
2021	$27,398
2022	$29,592

Once the Grace Terrace development is completed, it will generate an estimated $50,000+ annually in property taxes, which as demonstrated here, will add more to the tax base compared to its current vacant land status.

67. What are current property taxes collected on that vacant land?

Please see response to question #66.

68. When you Subcontract the village water main upgrade, Police dept, fire dept. School expense it would seem to lead a deficit. Do you have factual calculations that can back up upon statement the project would generate more property taxes?

Please refer to question #66 for more information on how property taxes are calculated and the estimation for Grace Terrace's taxes. Please reference question #70 for the impact fee calculations.

[7] Cook County Treasurer's Office. Property taxes for the Grace Terrace proposed site, 4/23/24.

69. You said this would "increase" tax plan but this property uses tax payer money. No? Meaning this so-called benefit means nothing.

The increase in taxes is referring to an increase in generation of taxes as compared to the current vacant land [please reference question #66].

The government funding that will be used to develop Grace Terrace are existing funding programs at the state and county level for the development of affordable housing. Therefore, the project will be a new increase in property tax revenue and not require any increase in taxes to pay for the development.

70. 75K impact fee is one time? Is the 50K in taxes a gross payment?

Impact fees are a one-time payment for new development projects. They are used to offset the cost of expanding or building new infrastructure for the development. The Village staff provided us with a standard document outlining the fee structure based on the building type, number of units, and unit type. Requiring impact fees is common across municipalities.

Regarding Grace Terrace's property tax estimation, please refer to question #66.

71. Where did the $75K in "fees" to the village come into play? When was that originally offered?

Impact fees are standard for any development and were not "offered." They have always been a requirement as part of the development process. Please reference question #70 for an explanation of what the impact fee includes.

Crime & Safety/Security

72. Do you have the same security measures in all your other properties?

Safety and security are important at each of our properties and therefore we employ measures at each one. This includes strategically locating our management staff office to have sightlines into building entry points, exterior and interior security cameras which can be monitored remotely, controlled access with key fobs, and a monitored 24/7 tenant hotline for emergency requests.

The primary objectives of the security measures are to deter potential security threats, prevent lease violations and restrict access to unauthorized individuals. This system ensures that only residents and authorized personnel can access the site, maintaining a secure and well-regulated environment throughout the property.

73. I live 9/10 mile north of the Grace Terrae site, in Scarsedale. I love my neighborhood. I track the registered sex offenders list via the Family Watchdog site. There are 5 offenders scattered around me listed. There are none around the Grace Terrace neighborhood, making this neighborhood a unicorn.

Question: if you are screening for sex offenders, you will be able to keep this area safe? Because you would be able to control who moves in. If this area is open to regular home development- who knows who is moving in.

Per the House Rules, sex offender registrants are prohibited from living at the property. It is correct that our property will be more controlled with limiting who can qualify for tenancy as compared to most market-rate developments, single-family homes, or commercial uses.

74. Can you please explain how below policy [tenant selection plan] can control criminals! Full circle tenant selection plan shows that the owners 'may' but are not obligated to reject applicants with criminal convictions within last 10 years.

We have a rigorous criminal background check process and comply with the Cook County Just Housing Amendment to the Human Rights Ordinance, which allows us to screen candidates for criminal history that is less than three years old.[8] Our criminal screening process is through a third-party and is based on data across all states for 47 different offense criteria. These screenings are point based, which means that certain crimes do not automatically exempt you from living at one of our properties, but if there are enough offenses (which would "score" against a candidate), that may disqualify someone. We are not intentionally using vague language- it is just a complicated process that does not easily translate into a simple narrative. We do reject applicants on the basis of property damage, drug offenses, sexual offenses and violent criminal offenses. We abide by all federal, state and county ordinances, including the Just Housing Amendment.

75. By using hearts place as a comparison, do you have any factual data of hearts place generating demand in law enforcement services? Can you publish that data?

Full Circle does not own/operate Heart's Place. However, in the Village Staff Report for the 11/8/23 Plan Commission meeting, staff had coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH located in the Village (Heart's Place) and noted, "With the exception to a singular call for police service involving a firearm [please reference question #77 for more information on that incident], over the last five years Heart's

[8] https://www.cookcountyil.gov/sites/g/files/ywwepo161/files/documents/2024-01/jha_faq_for_landlords_updated_1.29.24%20%281%29.pdf

Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments."[9]

76. Is the CCTV system provided at Grace Terrace the same as the one that captured hearts place shooting on video?

We are not the owner or property manager of Heart's Place, so we can't speak to their CCTV system. Please see response to question #72 for a description of our security system that we've found to be effective at our properties.

77. Hearts Place is one of your developments. Shortly after opening there was a shooting. How are you preventing this from coming to my neighborhood?

Heart's Place was not developed and is not owned by Full Circle. Our understanding of the incident is that a guest of a resident shot off a gun into the air (no one was injured) and the resident has since vacated the property, but again, Full Circle does not own or operate this property. As part of Full Circle's lease requirements and house rules, no firearms will be allowed on the property.

78. Please tell us of any criminal activity at your places.

Not all of our properties are comparable to Grace Terrace and therefore would not provide for good comparisons when looking at crime rates. The Arlington Heights Police Department did their due diligence by calling Police Departments of jurisdictions with comparable PSH properties (including Full Circle properties) to determine the number of calls for service over the last three years and shared this information at the 12/4/23 Village Board meeting.[10] In the Village Staff Report for the 11/8/23 Plan Commission meeting, staff had coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH located in the Village (Heart's Place) and noted, "With the exception to a singular call for police service involving a firearm [please reference question #77 for more information on that incident], over the last five years Heart's Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments."[11] Please note that the number of police calls does not necessarily mean that it's related to a resident that lives at

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9 https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=16168&MeetingID=3023

10 https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/FCC%20Full%20Circle%20Communities/Staff%20VB%20Presentation%20-%20Grace%20Terrace%20Final.pdf

11 https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=16168&MeetingID=3023

the property or that a crime has taken place; many service calls are for wellness checks for example.

The safety and security of our residents and staff, along with the surrounding community, is our highest priority. We foster strong relationships with first responders and have received letters of support or recommendation from many of the police departments where our properties are located. One such property is Creekview, a 25-unit senior living facility in Richmond, IL that Full Circle Communities developed in 2017. The Chief of Police of Richmond wrote a letter testifying, "I believe the Creekview community is an excellent addition to the Village of Richmond. The Village of Richmond Police Department prides itself on the close working relationship we have with our residents and community, and I am pleased to see that Creekview similarly places such a high level of importance on this as well."

In addition to fostering relationships with local first responders, residents are subject to a background check at initial occupancy [please reference question #74 for the background check process]. Due to our funding sources and the corresponding federal and state regulations, our tenants and properties are subject to a higher level of initial vetting than what is required for market-rate residential.

79. How were [name redacted], [name redacted] and [name redacted] allowed to take residency. How was [name redacted] allowed to take residency at Villagebrook?

The names have been redacted from the question for the privacy of our tenants (FOIA'd information typically redacts the addresses of individuals when providing criminal backgrounds; we do not want to supply the public with the names and addresses of our tenants, regardless of their background). We have no record of one of the names listed as being a tenant at any of our properties. For the remaining three tenants listed, at the time of screening the applicants' background checks, no disqualifying information was found. Please reference question #74 for an explanation of the criminal background screening process.

We have had examples of criminal activities on and off properties where the police have shared that information with us. If the criminal activity is a lease violation, we would pursue an eviction. If criminal activity happens offsite, and police do not make us aware of the activity, then our staff would have no way of knowing as we are not constantly screening our tenants. As landlord, we are responsible for maintaining the housing and quiet environment within the community; we are not an arm of law enforcement.

80. Why were the three individuals at McHenry County with Past Criminal background allowed to take & maintain residency?

Please see the response to question #79. Please note that there is no record of one of the individuals named in question #79 as living at Pearl Street Commons (our property in McHenry).

81. How was [name redacted] allowed to take residency in spite of Past Convictions!

Please see the response to question #79. The felony conviction of this resident along with their misdemeanors did not disqualify them from living at our property per the background check policy.

82. Since Villagebrook is not comparable to your proposed Grace Terrace, what is the difference between them? Who are allowed in these facilities?

Villagebrook is a multi-building apartment complex with 189 units consisting of 1-, 2- and 3-bedroom apartments located in an industrial area of Carol Stream, IL. Villagebrook was acquired by Full Circle in 2005 and originally built in 1979. Grace Terrace is a 25-unit proposed new construction supportive housing project targeting persons with disabilities and veterans with (20) 1-bedroom and (5) 2-bedroom apartments. The scale, target populations, location, and year built make these properties very different from each other.

83. Can you provide the specific incidence rates (police calls) for Pearl Street, 5150 NW Highway and Village Brook? Provide full composition and supporting detail.

The Village provided the number of calls for service for Pearl Street Commons (Full Circle property), Heart's Place (not owned or managed by Full Circle), Fifteenth Street Apartments (Full Circle property), Myer's Place (not owned and managed by Full Circle), 1212 Larkin (Full Circle property), and Philhaven (not owned and managed by Full Circle). The Village likely chose these properties because they are most comparable to the proposed Grace Terrace. Many of the properties average around two calls per unit per year, with the exception of Philhaven which averages more than three calls per unit per year.

5150 NW Highway and Villagebrook are not comparable to Grace Terrace. 5150 NW Highway is a 75-unit mixed-income apartment community located in Chicago. Villagebrook is a multi-building apartment complex with 189 1-, 2- and 3-bedroom apartments. Both of these buildings are significantly larger than Grace Terrace and have a different target population.

84. Provide Source data for incidence dates (emergency responses) at similar facilities. Hearts Place, Pearl Street & 5150 NW HWY

Please see response to question #83.

85. You mentioned criminal background checks- is it for all facilities? If it is, are they similar in process?

Criminal background checks vary by jurisdiction in terms of what we are able to check against and how far back we can go for background checks, but we do implement criminal background checks at all of our properties and the process is not different based on the populations of the

property (PSH vs. senior for example). Please reference question #74 for an explanation of our criminal background check process.

86. How far do you go back when screening for criminals background checks? What do you look for? Felony? Misdemeanor? What else?

Please reference question #74 for our criminal background check process. Due to the Cook County Just Housing Amendment to the Human Rights Ordinance, we are allowed to screen candidates for criminal history that is less than three years old.[12]

87. What kind of criminal charges if there's any do you allow for someone to live in the facility?

Please reference question #74 for our criminal background check process.

88. You claim the demand on law enforcement is no different than standard multifamily residential development- we currently have NONE, so that still represents at least a 30% increase. How do you <u>not</u> provide security?

In the Village Staff Report for the 11/8/23 Plan Commission meeting, staff had coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH located in the Village (Heart's Place) and noted, "With the exception to a singular call for police service involving a firearm [please reference question #77 for more information on that incident], over the last five years Heart's Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments."[13] There are currently several multi-family residential developments in the area of the proposed site for Grace Terrace, including Linden Place, Park Place Condominiums, and the Gardens at Arlington Heights to the south of our property. We are also providing a robust security plan, as outlined in question #72.

89. What do you mean by you've seen reduction in emergency responses? Fire dept. Police? Can you provide factual data to back that up?

Full Circle maintains close collaborative relationships with local first responders. While we do not have crime data for operating properties we have acquired from before our acquisition, feedback and letters of support from emergency responders have demonstrated that our proactive management reduces the burden on first responders.

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[12] https://www.cookcountyil.gov/sites/g/files/ywwepo161/files/documents/2024-01/jha_faq_for_landlords_updated_1.29.24%20%281%29.pdf

[13] https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=16168&MeetingID=3023

90. You do not find drug or alcohol abuse to be an issue in your facility? What does that mean? Does it mean because you know for a fact they do drugs on site? How do you decrease incidents?

Drug and alcohol abuse depends on the property and any issues are generally limited to only a few people across our portfolio, so by and large, we do not find drug or alcohol abuse to be an issue at our facilities. If it does become an issue, particularly if its interfering with other residents and/or the community, we would work with services staff to help reduce the incidents and property management staff to ensure any lease violations are investigated and handled appropriately, up to and including eviction. Drug use of any kind, including marijuana because this property is using federal sources, is a lease violation.

91. You can honestly attest all your residents in all your facilities have not dealt, produced + used drugs? You haven't had any incidents you needed to report on?

We have never attested to this. As mentioned in question #90, drug and alcohol abuse are limited to a few individuals at a few properties. Since these issues are limited to a small handful of residents, we generally handle them through our blended management approach (having services and property management work together to avoid displacing a resident). We are aware that there are a couple of residents at our properties historically that have been engaged in drug and/or alcohol abuse and those have been dealt with through lease enforcement and cooperation with first responders and our services team. It is also important to note that production or distribution of controlled substances results in a lifetime ban from government-funded housing.

92. Do you know about HB 5432? It will ban all local crime free housing ordinance in Illinois. How will you handle crimes of tenants when this is banned?

This bill (which is unlikely to move ahead) would prohibit municipalities from creating or enforcing crime free ordinances; it does not change management screening.

93. Does Arlington Heights require a crime free housing addendum with lease?

Arlington Heights does not require a crime-free housing addendum with leases. Our lease does have a clause that prohibits the following conduct: "behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may disturb other people… You are responsible for the conduct of your occupants and

guests. You nor any people living with you or visiting you shall have been convicted of a crime relating to illegal sexual conduct nor shall be a registered sex offender in any state." Violations to the above would be considered a lease violation and would be cause for eviction.

Privacy Concerns

94. What about the concerns of the neighbors on the west side?

While the east side of the Grace Terrace property has a fence and landscape buffer, the west side is buffered by the parking lot and Arlington Heights Rd itself. Our other safety and security measures such as on-site staffing and security cameras apply to the entire site.

95. Buffer/Fencing

There will be a 6' tall solid privacy fence installed along the perimeter of the property adjacent to the neighbors to the east. We are also installing robust and layered landscaping that includes a staggered evergreen barrier, in addition to existing mature trees, to create a buffer between the building and the east property line that ranges in depth from 74' to 102'. This is in addition to the distance of the rear neighbor to their west property line, which is approximately 32', for a total building to building distance of approximately 134'. By comparison, this distance far exceeds the 40' average distance between the homes immediately to the east. This also exceeds the average distance of homes that face each other on Emerson Street, which is about 126'.

96. How do you ensure people in the community from not encroaching onto other homeowners' properties and there is a clear designation of space?

Our site is bounded by a busy road with no crosswalks on the west and extensive landscaping and fencing on the east [please reference question #95 for the landscape and fence buffer]. There will be no physical encroachment of our property onto neighboring properties.

Design & Accessibility

97. What green measures are being taken?

The project is designed to achieve Enterprise Green Communities and Energy Star Certifications, which include the following measures that exceed code requirements:

- 3-story construction which reduces the building footprint, maximizing permeable surface area and minimizing exterior wall and roof areas, which reduces heating and cooling energy requirements over the same size 2-story building
- Electric heat pump HVAC systems, which reduce carbon emissions and are more efficient than the code requires in both heating and cooling modes
- Continuous ventilation using Energy Star bathroom exhaust fans
- Energy Star (ES) certified or LED interior light fixtures with occupancy sensor control in all common spaces
- ES certified refrigerators and washing machines (ES doesn't certify other appliance types)
- Low-flow plumbing fixtures, including ultra-low flush (0.8 gallons per flush) toilets
- ES certified highly reflective membrane roofing on the flat roof
- ES certified vinyl windows which are substantially more efficient than required by the code
- Air-sealing measures that exceed the code requirement and are 3rd-party verified by blower door testing
- Native and drought-tolerant landscaping to the extent permitted by the Village Landscape Ordinance

98. ADA specific units, why not all units? Given that this is proposed for disabled individuals and vets?

We will meet the minimum number of required Type A ADA units. 10% of the units will be Accessible (Type A) and 20% of units will be Adaptable and the rest will be Type B (which will not have accessibility features installed but will have universal design features). Since the property will be disability neutral, there are not 'one-size-fits-all' features that address every disability, so we try to offer a range of units that can accommodate our population.

Accessible/ADA units will feature lower counter heights, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will also feature roll-in showers.

Grace Terrace Community Meeting

Arlington Heights Memorial Library – 500 N Dunton Ave, Arlington Heights, IL 60004

Tuesday, April 16, 2024 | 6:30-8:30 pm

Number in Attendance – ~82 names signed in (see attached sign in sheets); many in attendance did not sign in as we estimated there were over 200 people in attendance based on the number of chairs in the room.

Owner and Design Team Present:

- Josh Wilmoth, Full Circle Communities (Developer)
- Jordan Bartle, Full Circle Communities (Developer)
- Emma O'Connor-Brooks, Full Circle Communities (Developer)
- Denise Reyes, Full Circle Communities (Developer)
- Rolando Negron Rodriguez, Full Circle Communities (Developer)
- Therese Thompson, Cordogan Clark (Architect)
- Zubair Ahamed, Cordogan Clark (Architect)

Schedule:

6:30 pm – Public arrives; sign-in sheets; opportunity to fill out question cards and look at the updated design provided on boards; food & drinks provided

6:45-7:30 pm – Presentation of the project along with design updates

7:30 pm – Answer question cards

8:30 pm – Meeting closes (library was closing)

Presentation:

Denise Reyes and Emma O'Connor-Brooks gave an overview of the project location and development details and design updates since the 12/4/23 Village Board meeting (please see attached presentation).

Questions and Comments from Attendees and Answers Provided:

We implemented the use of question cards to facilitate getting through as many questions as possible since our time was limited (the library had a hard closing time). The question cards allowed us to get through many of the questions during the meeting and allowed us to capture the questions that were unanswered and follow up with an FAQ.

It should be noted that there were agitated members of the audience who did not think the question cards were a productive use of their time as they wanted the opportunity to speak on their opinion of the project. We, as facilitators of the meeting, reminded the audience that this was an informational session to answer questions on the project and that all public comment would be best suited at the next Village Board meeting.

Please see attached for the FAQ containing all of the question cards that we received during the meeting.

FULL CIRCLE communities

Grace Terrace Design & Community Process

How Full Circle Communities was Brought to Arlington Heights

The North/Northwest Suburban Task Force on Supportive Housing ("Housing Task Force") is a volunteer-based nonprofit organization founded in 2009 dedicated to creating affordable permanent supportive housing for individuals with disabilities. The nonprofit is made up of volunteers from across the north and northwest suburbs including members from Arlington Heights. The Housing Task Force focuses on permanent supportive housing ("PSH") because it has proven high success rates to allow individuals with disabilities to live independently and stably. In PSH, the support systems are wrapped around each resident, which contributes to the success of individuals living with disabilities.

The Housing Task Force approached Full Circle in 2020 to partner in bringing additional permanent supportive housing to Arlington Heights. The Housing Task Force previously worked to develop Heart's Place, an 18-unit PSH project built in 2019 and located in Arlington Heights. Heart's Place is fully occupied with an extended waitlist. Recognizing the continued need for permanent supportive housing, the Housing Task Force approached Full Circle Communities to partner on a new PSH development in Arlington Heights. The Housing Task Force selected Full Circle Communities as their partner due to the organization's proven track record of success and excellent reputation as an affordable housing & PSH developer.

Together, Full Circle Communities and the Housing Task Force have been working since 2020 to present a development that would add 25 units for persons with disabilities, with a specific preference for veterans with disabilities, to the Arlington Heights community.

The proposed development ("Grace Terrace") is located at 1519-1625 South Arlington Heights Road. Full Circle Communities worked with the Housing Task Force to identify three potential sites in Arlington Heights for a 25-unit PSH development. These three sites were thoroughly vetted by Full Circle Communities along with their design team. It was determined that the 1519-1625 South Arlington Heights Road site was the most ideal of the three sites due to its regular shape and proximity to local amenities, along with the seller's support of the project's mission.

Community Process to Date

Since February of 2023, Full Circle Communities has been engaged with the Village of Arlington Heights in the zoning process for Grace Terrace. Full Circle Communities requested an Early Review by the Village Board which was the first public meeting regarding the project and was held on May 1, 2023.

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Following the Early Review, Full Circle Communities submitted Plan and Design Commission Applications and worked with Village staff to improve the proposal and ensure all Village standards are being met. While the applications were being reviewed by Village staff, Full Circle Communities hosted a neighborhood meeting on September 5, 2023, and invited approximately 100 of the nearest neighbors via mail.

Once Full Circle Communities satisfied all the feedback from Village staff, we were able to request Housing, Design and Plan Commissions dates, all of which were public meetings.

The Housing Commission was held on September 20, 2023 and the project received unanimous approval.

There were two Design Commissions held. The first was held on October 24, 2023 and the commissioners requested a continuance with requests for revised design elements. The second Design Commission was held on November 28, 2023, and the revised design received unanimous approval with conditional recommendations, all of which have since been incorporated into the design.

The Plan Commission was held on November 8, 2023. Since the Plan Commission is a public hearing, Full Circle Communities posted three signs across the site as well as mailed approximately 100 invitations to nearby neighbors informing them of the meeting. The project received a 4-3 “no” recommendation at the Plan Commission.

The Village Board meeting was held on December 4, 2023. The Village Board meeting resulted in a 6-3 vote in favor of the project. Because the project received a “no” recommendation from the Plan Commission, there was a supermajority requirement to approve the requested variances. This supermajority could not include the mayor’s vote per state law, so the project failed to get the variances approved. The Village Board moved to direct Village staff to continue working with Full Circle Communities to refine the design and address concerns that were raised during the public comment portion of the meeting.

Design & Community Efforts Since the Village Board Meeting

During the Village Board meeting, the main concerns identified were the height of the building, the proximity of the building to the neighbors to the east, and the orientation of the building with the parking lot facing the east/rear of the building. Full Circle Communities and our design team carefully vetted multiple design options to best address neighbor concerns while still providing a high-quality development that meets the needs of the future tenants. These options were also vetted with Village staff for their feedback.

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One of the design options that was considered was reducing the building to two stories. This option posed significant challenges as reducing the height would require the building to be lengthened by 72 feet, necessitating a restart of the design process. This option would extend our timeline and increase the project budget beyond what we can accommodate. This design would also increase the surface area on the site, thereby increasing the stormwater impact on the property. Given these challenges that option was deemed infeasible and we've decided to pursue an alternative revised design.

While we cannot move forward with a two-story design, we feel that our revised proposal addresses many of the concerns that we heard at the Village Board meeting. The new proposal has reoriented the parking to be on the west side of the building (instead of the east) to eliminate concerns of noise and proximity to the rear neighbors. We have also further reduced the parking from 41 stalls to 25 stalls and minimized the front setback to accommodate this reorientation and maximize the distance from the building to the rear neighbors.

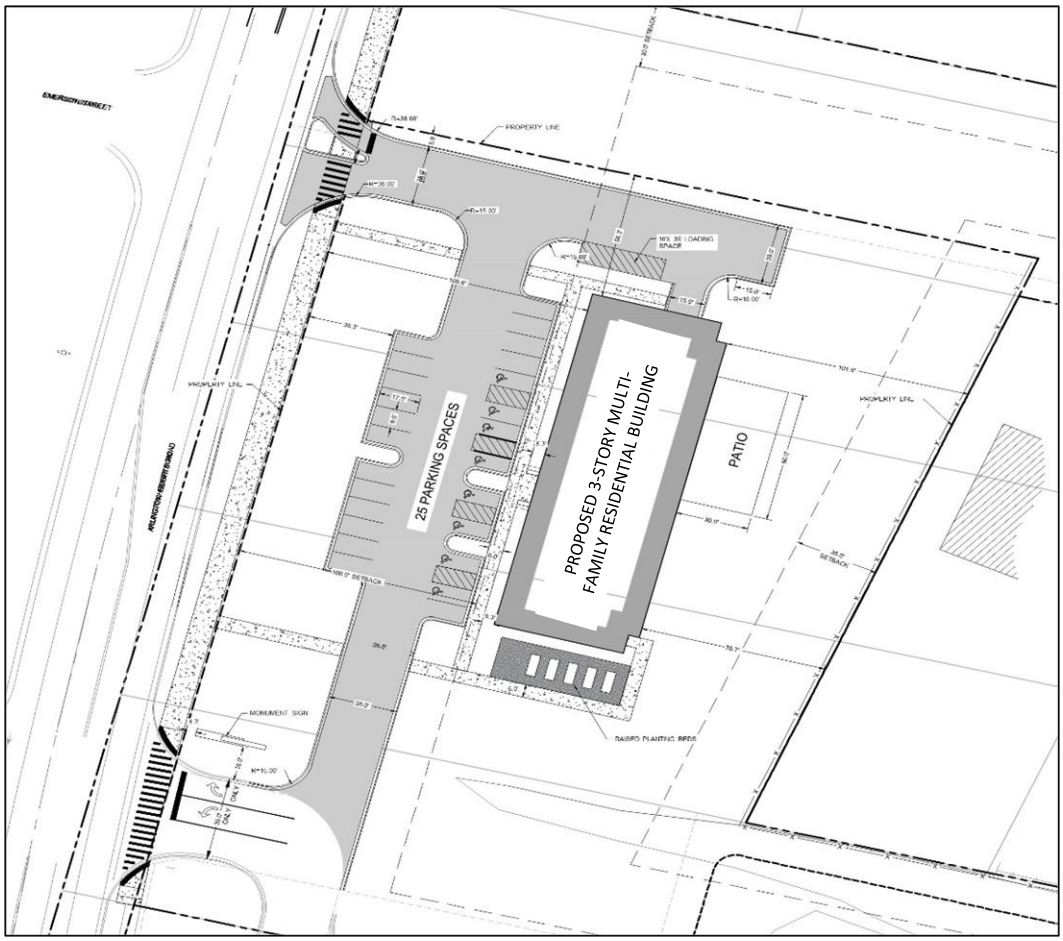

Figure 1: Grace Terrace Revised Proposed Site Plan

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It is Full Circle Communities unwavering commitment to collaborate with the Village of Arlington Heights and its residents to present a development plan that supports our future tenants and the community. We look forward to the opportunity to have more discussions on the new proposal at our upcoming Community Meeting on April 16, 2024, and in future public zoning meetings. We are confident that we can come to a consensus that both addresses neighbor concerns and produces high-quality permanent supportive housing that is desperately needed in Arlington Heights.

Figure 2: Grace Terrace Revised Rendering of the West Facade

The following attachments includes all public comments received by the Planning Department or forwarded to the Planning Department as of 9:30am on 11/29/23 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

Hubbard, Sam

From: [redacted]
Sent: Tuesday, November 28, 2023 5:45 PM
To: [redacted]
Cc: Hayes, Thomas; Grasse, Nicolle; Baldino, Richard; Bertucci, James; Dunnington, Wendy; LaBedz, Robin; Schwingbeck, Tom; Shirley, Scott; Tinaglia, Jim; Recklaus, Randall; Hubbard, Sam
Subject: Permanent Supportive Housing/Full Circle PC23-007

Good Morning--

I am contacting you in regards to the proposed Permanent Supportive Housing 25 unit project located at 1519 S. Arlington Heights Road.

I have thought long and hard about my feelings regarding this project. Everyone wants to support the less fortunate but often times that support wanes when a project includes their own neighborhood. I, too, felt that response, however, I waited to respond to the proposal until I was certain my opinion was not biased based on my own personal benefits. As I analyzed the situation, I have come to believe my thoughts are not self-centered but rather are based on what is best for our community.

I am certain you have heard numerous times about travel safety and congestion on Arlington Heights road already. I will not beleaguer that point other than to suggest the children that will live in that complex will be riding bikes and traveling near a very busy roadway. And while it has been suggested that the housing will support veterans and the disabled, we all know that our system would not allow such discrimination to occur to the detriment of other low income families. So, yes, the area selected needs to address the safety of children.

My concerns, however, are with the effect this complex will have on the local schools, including enrollment numbers and the services necessary to serve the additional students. While I realize school funding is not an issue for your board, the additional taxation to provide those services to the children is relevant to residents. We already have one permanent supportive housing facility in the immediate area and, as a consequence, I implore you to check with the local schools to determine whether the schools are able to handle another influx of children without hiring additional employees. Research has proven that children from low income families, in general, have greater need for supportive services, if for no other reason than to meet state testing standards. On the other hand, should a different location in Arlington Heights be chosen for this facility, schools in that area may not be as stressed to the limit with the extra services needed and, therefore, no additional personnel need be hired at additional expense.

My other concern for this proposal stems from what I witnessed when I previously lived in Oshkosh, Wi. In Oshkosh (a city a bit smaller than Arlington Heights), an area was established with subsidized housing. While it was thought to be economically positive for bus routes among other things, it was found to create a host of other issues. Ultimately, a constant police presence was found to be a necessity and a police office was established in the complex. Should a similar situation occur, can Arlington Heights justify and afford to fund this? Again, if the permanent supportive housing was located in a different area of Arlington Heights without the concentration of two subsidized projects in such close proximity of each other, additional police presence may not be necessary.

Before you vote to approve the zoning change and the project, I ask you to check with both the local school system AND the police department for current crime statistics in the area. Can this area withstand the additional influx of people?

Thank you for listening.

Teri Leach
1528 S. Douglas Ave.
Arlington Heights
847-363-5151

[redacted]

From: Michella Schoot [redacted]
Sent: Thursday, November 16, 2023 1:20 PM
To: Hayes, Thomas <thayes@vah.com>
Cc: Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Subject: Re: Re-zoning of 1519-1635 S AH Road

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Good Afternoon Mayor Hayes,

I am emailing you again as I believe it is imperative that you are aware of what me and my neighbors have additionally found regarding the above proposed project by full circle communities.

As I have already mentioned in my comments before the planning commission on November 8, in my emails to you as well as my comments during last Monday's committee of the whole, I personally have full account to how a hud funded property is operated through my past experience by helping a family member and it was a terrible experience that I couldn't let my family member live there. I wouldn't be able to sleep at night knowing what I knew.
With that being said, to have full account on the properties built and established by full circle, I spoke to my neighbor and they have decided they would visit the facilities full circle have built. And, just like my experience, it is accurately similar.

Here are our findings:

1. The property manager is only at the property 3 times a week and sporadically at that. Even the property manager that they spoke to said this isn't a good place (of course, it's a hud funded property).

2. There are a lot of crimes to that facility per the property manager and according to the neighbors of the property and a few building residents they spoke to as well.

3. According to a few residents of the property, they are not happy. One 25 year old with disability in particular stated he wasn't happy. He said the 27 unit property is loud and during the summer, it gets really hot as the a/c doesn't work properly, and if they open the window, they hear loud noises of screaming and fighting by neighbors within the property.

4. After they built the 27 units, they only had 14 occupied, so they opened the program to other people outside the area and with disabilities of alcohol and drug use/exposure which then opened for more criminal activities. Again, what one

would get from a hud funded property. Currently, they still have 4 units available that they couldn't fill. Per my experience, that is usually because those units are on the floor where the criminal activities are more present.

5. According to the neighbors outside the property, they are not happy with reasons such as the neighborhood is loud, property taxes have gone up, heightened criminal activity, lowered their property values and have had neighbors move out of the area.

Again, these are just a few points we have found among the rest I've already informed you on. It is important to tell you as my neighbors and I are very disappointed that the village even allowed this without deeper investigation. Just calling our police dept and asking about criminal activity of a similar property and listening to how good full circle communities' ideal scenario painting is not the correct way of vetting this. Of course, that said company will do nothing but paint a pretty picture, they're not paid to have our backs. But that pretty picture is nothing but an ideal and a facade.

Our village planning Dep't should've done extensive research like what we are doing.
We entrusted our village leaders and public servants to do that for us as we are busy raising our family and trusted them to do so. We decided to live in Arlington heights and pay a hefty property tax for that reason but we feel that Dep't has let us down. Randall, you're the village manager, we are very disheartened that we and our neighborhood are put in this situation. That we are left to fight for our neighborhood when our village leaders/public servants should've done so.

I was raised being taught that when one has to make a decision that will affect the lives of many, the best way to make that decision would be to put yourself in their shoes, with that, would you still make that decision.

I leave you with these questions, given what we have uncovered, if you were us, is this a situation you would want for your neighborhood? Would you bring a hud funded property in your own neighborhood? Would you live next to a hud funded property?

Thanks for your time.

On Nov 9, 2023, at 6:05 PM, Michella Schoot [redacted] wrote:

Mayor Hayes,

I am writing this email to you as me and my husband, along with other neighbors and resident in Arlington Heights attended the plan commission meeting last night in response to full circle community's rezoning request to build a three story apartment building for affordable housing to people with disability. Our concerns and stand were heard by some of the commissioners but my point to this email is that we feel disheartened and concerned by what we have heard from the staff presentation last night.

You see, when we moved to our house over 10 years ago, our property was very exposed along Arlington heights and we wanted to fence it for privacy. However, we were denied the license to do so as it would ruin the aesthetic of ah rd. So we decided to just plant hedges for privacy. What disheartens us as your constituents are the following:

1. We weren't allowed to fence our property but the ah zoning Dep't is willing to change the aesthetic on the side of ah rd by the proposed rezoning to build a 3 story low income apt building. The area is intended by the village for single or low level office buildings.
2. AH staff mentioned that they have reached out to ah police dept regarding crime of similar (heart's place) and was told that crime is similar to a regular apartment buildings. You see, we have a problem with that because our conversation should be how we can reduce the crime that is now seeping into ah, instead of, well, we have room for it since it's similar to existing crime.

3. We have done research on full circle communities as a charitable organization and according to charity navigator(who rates charitable org through extensive research), they are rate 1 star and at 58% due to accountability and finance. That rating was due to the information obtained from their irs form 990 and not because they don't do fund raisers as how their CEO justified that. It is based on the fact that their program expense ratio is only 44.43% and in 2021 showed a 60M revenue but expenses was shown to be less than 10M and even years prior which should not be the case for a non profit org. I mention that because we were hoping that our village and the Dep't entrusted to vet these kind of situations would've done that research as accountability is one of the main thing for an org such as this.
4. They do not provide any tax benefit to your constituents. The possibility of having more crime would go up but they are actually not paying property tax at the standard rate a regular business would as the majority of their "business income" comes from rent collected from low income residents. And since the county taxes property like that based on business income and theirs would be low, they would be paying much less than a regular business, such as a doctor's office, occupying the same lot. Additionally, children would be allowed to live on the property and so since the business is not paying market value property taxes, the other residents would have to subsidize all school services provided to the children. Lastly, as their primary funding source is HUD grants received both directly from HUD and passed through cook county and the state, and given that those grants renew essentially in perpetuity, the property would forever become, in substance, a federally governed parcel that would for the most part prevent the eviction of residents even if they did not abide by the property's rules. If squatters can't be easily evicted, there is no way bad actors would ever be evicted by a HUD funded property even if they threatened the safety of other AH residents.
5. The ADA ensures that people with disabilities, including people with addiction to alcohol have the same rights and opportunities as everyone else. These protections also apply to people who experience prescription drug use disorder and opioid use disorder.This means that people who were exposed to drugs and could possibly still be is allowed in that building. Believe me, I've seen it with my own two eyes while trying to help a disabled family member. Even the property manager of that said building did not want to go there after 5pm.

I could go on with a long list of why we, along with our neighbors, do not agree that the said location is the right project such as this. We certainly recognize the need to help veterans and people with disability and we all want to do good, however, it should be done not at the expense of others such as the single family homes that occupy the majority of this area.

I share this with you as we do not feel as safe anymore because the people that we thought were in charge in making sure the residents' protection is the focus was actually working with that said company in changing the rule that ah had originally set instead of making sure we continue to adhere to said rule and the residents' protection.

We look to our village leaders to have our backs, that's why we are disappointed since at this instance, we do not feel that is the case. We would be living directly across from the proposed property and so our input should have much more weight than people pushing for it that would not have to deal with the aftermath should the building be allowed to be built.

Thank you for your time.

Michella Schoot

From: Michella Schoot [redacted]
Sent: Sunday, September 10, 2023 7:48 PM
To: Hayes, Thomas <thayes@vah.com>
Subject: Re-zoning of 1519-1635 S AH Road

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello Mayor Hayes,

We received a letter in the mail that said a company is going to request the rezoning of the land at 1519-1625 South Arlington Heights Rd from OT to I so that a large apartment complex (for low income) can be built there. We want to formally inform you of our opposition to the rezoning of the land. This will not only destroy the aesthetic of Arlington Heights Rd as it will be sandwiched by different looking buildings along with destroying the landscape of Arlington heights Rd that is distinct to other neighboring villages, this could also lead to more criminal activity than what we are already seeing in Arlington Heights, not to mention, we are directly right across the street from it as the proposed location would be directly across surrey ridge neighborhood, and it would be next to a memory care senior building where people need peace and quite. As a long time resident, we would strongly oppose this change and hope that you will take the side of your current residents.

Thank you for your consideration.

Sincerely,

Michella Schoot
7 E Pickwick Rd
Arlington Heights, IL 60005

Sent from my iPhone

Hubbard, Sam

From: Celina Micko [redacted]
Sent: Thursday, November 16, 2023 5:04 PM
To: Hautzinger, Steve; Hubbard, Sam
Cc: Bill Micko
Subject: Full Circle Project for Veteran's and Assisted Living Affordable Housing on Arlington Heights Road

Categories: Yellow Category

Some people who received this message don't often get email from [redacted] Learn why this is important

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Hello Sam and Steve,

We are writing to you regarding the proposed project for affordable housing for veterans and persons with disabilities for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. Our property is located directly east of the proposed project; therefore we will be most impacted by it. We hope you take the time to read this, as we have been residents here for 34 years, and we ask that you also share this letter with the other decision-makers who will be approving this project.

1. Our house still depends on **well water**, as we are not currently hooked up to the municipal water system. We are concerned about water contamination during the one-year construction and the paving of a large area, should this project be approved by the city. The Full Circle proposed building is going to be on ground raised above our property ground level, and water runoff and ground disturbance, including the installation of an underground vault water storage, will be very significant. We respectfully request a plan for mitigation of water contamination during the construction, as well as regular water testing during this time. There is need an environmental impact study as to the water source, and possible pollution.
2. As mentioned above, the Full Circle proposed building is going to be on ground raised above our property ground level. As the plan is for a three story building, the lights will be at a much higher level than our house, and the light pollution will be significant, which the 6 ft trees and fence cannot mitigate. We would like to see a detailed plan for the outdoor lighting on the building and the parking lot, and possible revisions to be allowed to alleviate the light pollution.
3. The next concern is about noise from air conditioners. The property will have at least 25 units installed on the roof. We visited other properties, and the neighbors said the noise is considerable during the summer months. As the plan for the building is to be set quite back from the main road, it will be very close to our property.
4. This brings us to the point of the property being set back so far from the road, and too close to our property. This was explained to as more in keeping in line with the neighboring building when looking from Arlington Height Rd, but no consideration was given to our residential property in the east.

We went to the board meeting on 11/08/23 to listen to the proposal, and have several concerns, some of which we expressed during the meeting. We spoke to some other attendees at the meeting, and several of our neighbors who share our concerns.

1. The three story building does not fit aesthetically with the residential single family homes in the area.
2. From the discussion at city hall, crime is similar to other multi-family apartments, but that is definitely higher than the current crime rate in single family neighborhoods. The prospective tenants might also have alcohol or

drug abuse disorders, or mental illness, which can cause an increase in disturbance in a quiet residential area. We visited other Full Circle properties, and talked to residents and neighbors, and learned that this is not just speculation, but a fact of life for them, having to deal with such intrusions on a regular basis. Full Circle said that this property will have full-time staff five days a week during regular business hours, but that was not true of the property we visited, where the staff is there only three days a week. Neither the neighbors nor residents feel save in the building and surrounding area. This will bring property values down.

3. The property will pay approximately $50,000 in annual taxes, which is much lower than if businesses were built there. The average household is paying 15 to 25 thousand in taxes annually, which is hurting a lot of residents, but this property will be not be bringing in almost anything by comparison in size and land area.

We hope you take our concerns into consideration and that the city will not approve this project, because it clearly does not fit in the area, nor is it safe, not to mention the direct impact on our property.

Thank you for your assistance.

Sincerely,

Bill and Celina Micko

125 E. Emerson St.

Bill: [redacted]

Celina: [redacted]

Hubbard, Sam

From: Celina Micko [redacted]
Sent: Tuesday, November 28, 2023 7:55 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Dunnington, Wendy; Grasse, Nicolle; LaBedz, Robin; Schwingbeck, Tom; Shirley, Scott; Tinaglia, Jim; Recklaus, Randall; Hubbard, Sam; Hautzinger, Steve
Cc: Bill Micko
Subject: Added signatures to Petition objecting to Full Circle Project Affordable Housing on Arlington Heights Road
Attachments: Petition - Signed Updated.pdf

Categories: Yellow Category

Some people who received this message don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mayor, Trustees, Village Manager, and Planning Department,

I'm attaching an updated copy of our petition with additional signatures from our neighbors that also object to the proposed Full Circle building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road.

Please review and contact us if you have any questions.

Thank you,

Celina and Bill Micko

On Sun, Nov 26, 2023 at 11:01 PM Celina Micko [redacted] wrote:

> Dear Mayor, Trustees, Village Manager, and Planning Department,
>
> We hope you had a wonderful Thanksgiving holiday.
>
> We are very concerned by the proposed Full Circle building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to this development and have included a petition signed by other concerned neighbors that will be affected by this project if it is allowed to progress.
>
> Please review this petition and take our concerns to heart when you make the decision regarding this matter. Please let us know if you have any questions or concerns.
>
> Thank you,
>
> Celina and Bill Micko

PETITION REGARDING FULL CIRCLE COMMUNITIES DEVELOPMENT

Village of Arlington Heights

33 South Arlington Heights Rd

Arlington Heights, IL 60005

Village Board:

Thomas W. Hayes, Mayor, thayes@vah.com

Richard Baldino, Trustee, rbaldino@vah.com

James J. Bertucci, Trustee, jbertucci@vah.com

Wendy Dunnington, Trustee, wdunnington@vah.com

Nicolle Grasse, Trustee, ngrasse@vah.com

Robin LaBedz, Trustee, rlabedz@vah.com

Thomas F. Schwingbeck Jr, Trustee, tschwingbeck@vah.com

Scott Shirley, Trustee, stshirley@vah.com

Jim Tinaglia, Trustee, jtinaglia@vah.com

Village Manager's Office:

Randal R. Recklaus, Village Manager, rrecklaus@vah.com

Planning and Community Development Department:

Sam Hubbard, Development Planner, shubbard@vah.com

Steve P. Hauzinger, Design Planner, shautzinger@vah.com

Design Commission:

Jonathan Kubow, Chair

Ted Eckhardt

John Fitzgerald

Kirsten Kingsley

Scott Seyer

Re: Opposition to Full Circle for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road

Dear Mayor, Trustees, Village Manager, and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

A multi-family apartment building, will inherently also bring increased traffic, and an increase in crime. The proposed development is meant for persons with disabilities, which also includes people with addictions to drugs and alcohol, which is another cause for concern when considering increase in crime.

We are deeply concerned about the potential negative impact that the proposed building development may have on property values in our community. As property owners, we have invested time and resources in maintaining and enhancing our homes, and we believe that the proposed development could diminish the value of our properties.

We urge you to carefully evaluate whether the proposed development and rezoning contributes positively to the character of our neighborhood. Maintaining the unique charm and identity of our community is crucial for the well-being and satisfaction of its residents.

In conclusion, we appreciate your attention to these concerns and trust that you will carefully reevaluate the potential impact of the proposed development on our community. We believe that by working together, we can find solutions that balance development with the preservation of our neighborhood's character and the well-being of its residents.

Thank you for your time and consideration.

NAME	ADDRESS	SIGNATURE
JOSHUA D. SCHOOT	7 E. PICKWICK RD. A.H.	
MICHELLE C. SCHOOT	7 E. PICKWICK RD. ARLINGTON HTS	
Marta Micko	125 E. Emerson Str Arlington Hts.	
Matthew Locchetta	125 E Emerson St. Arlington Heights	

NAME	ADDRESS	SIGNATURE
BILL MICKO	125 E EMERSON 60005 ARL. HTS	Bill Micko
CELINA MICKO	125 E. Emerson St. ARL. HTS	Celina Micko
Amanoueel Sawa	1525 S Surrey ridge Dr Arlington Heights IL, 60005	
Noora Adam	1525 S Surrey ridge Dr Arlington Heights IL, 60005	
Manousos Papadakis	" "	Manousos Papadakis
Maria Papadakis	" "	Maria papadakis
Sophia Papadakis	6 E Pickwick Rd	Sophia Papadaki
Andreas Papadakis	" "	
Michael Wheatley	10 E Pickwick Rd. Arlington Hts., IL 60005	M. Wheatley
Kristi Wheatley	10 E Pickwick Rd. Arlington Hts. IL 60005	K. Wheatley
Jeff Lemajeur	9 E Emerson Arl Hts IL 60005	J Lemajeur
Teresa Michalkowska Materna	1532 S. Arlington Hts. Rd Arlington Hts. IL 60005	Teresa M materna
JOE Gioli	216 Council trail	
Phyllis Gioli	216 E Council Trail	Phyllis Gioli
Kent Sluga	203 E FOSTER ST	Kent Sluga
Christina Sluga	203 E. Foster St	Christina Sluga
Mark Marshall	320 E Foster St	Mark Marshall
Nica Ruggieri	320 E Foster St	Nica Ruggieri
Grazia Ruggieri	409 Noyes	Grazia Ruggieri
August Weidner	1523 S Belmont Ave	August Weidner
Victoria Weidner	1523 S Belmont Ave	Victoria Weidner

Barb Gruber	211 E. Council Tr	
Dan Bucini	324 E COUNCIL TR	
Melonie Behrens	392 E. Council Trl	
Jeff Behrens	397 E. Council trl.	
Karla Christerson	311 E. Council Trail	
Susan Hamlink	399 E Council Trl	
Glenn Christerson	311 E Council Trail	
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Amy DeSalvo	311 E Foster St	
Irina Mischenko	316 E. Foster St	
PETER MISCHENKO	316 E. FOSTER ST	
Andrew Mischenko	316 E Foster St	
Rudy Jacques	221 E Foster St.	
Maria Ferruzzuolo	502 E Lincoln St	
Nick Imbrogno	404 E Lincoln St	
LESTER SCHERER	504 E. LINCOLN ST	
Arianna Patano	320 E Foster St	
JAY KIM	317 E. Foster	

Name	Address	Signature
Brandon D. Myers	1525 S. Belmont Ave. Arlington Hts, IL 60005	
Kaiti Myers	1525 S Belmont Ave Arl Hts	
Judy Kazanow	Ju 318 E Emerson Apt	
Emilija Gavranovic	300 E. Emerson St.	
Zdravka Gavranovic	300 E. Emerson St.	
Carolina Singh	217 E. Emerson St	
MANIEER SINGH	217 E. EMERSON ST	
Sarah Kokosoulis	131 E. Emerson	
Paul Kokosoulis	131 E. Emerson	
James Kokosoulis	131 E. Emerson	

Hubbard, Sam

From: [redacted]
Sent: Tuesday, November 28, 2023 10:45 AM
To: Hubbard, Sam
Subject: Grace Terrance

Categories: Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I am writing in support of the development of Grace Terrace. Arlington Heights is a wonderful area and know individuals with disabilities and veterans would be well served living in such a welcoming and vibrant community. It would make me even prouder to be working in Arlington Heights!

Thank you,

Patti O'Connor

Sent from my iPad

Hubbard, Sam

From: Barbara Royce [redacted]
Sent: Tuesday, November 28, 2023 12:03 PM
To: Hubbard, Sam
Subject: Please vote yea Monday

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

- Grace Terrace aligns with the Village's 2020-2024 Consolidated Plan, the #1 priority being affordable housing by creating housing stability for veterans and people with disabilities.
- Grace Terrace aligns with the Village's 2024-2025 Strategic Priorities, specifically priority #6: continuing to embrace diversity, equity, and inclusion by building housing for people with disabilities, and #9: seeking, maintaining, and expanding attainable housing.
- Grace Terrace aligns with the Village's sustainability goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.
- Grace Terrace will be developing long-standing vacant land.
- The proposed site is an amenity-rich area with pedestrian friendly sidewalks that make it accessible to grocery stores, pharmacies, parks and restaurants along with public transit (Pace Bus Line 208).

Sent from my iPad

Hubbard, Sam

From: priscilla braun [redacted]
Sent: Tuesday, November 28, 2023 12:09 PM
To: Hubbard, Sam
Subject: Grace Terrace Project

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard
I am an Arlington Heights resident and I am in favor of the supported housing project Grace Terrace being built in Arlington Heights.
My address is 551 N Ridge Ave Apt 105 Arlington Heights IL

Hubbard, Sam

From: Susan Thomson <[redacted]
Sent: Tuesday, November 28, 2023 12:47 PM
To: Hubbard, Sam
Subject: Grace Terrace - Vote Yes

Categories: Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Mr. Hubbard,

I live at 822 S. Arlington Heights Road and I support Grace Terrace! The land has been vacant for more years than I can remember. Grace Terrace aligns with our AH village strategic priorities... most especially #6 and #9. Affordable housing is of utmost importance for veterans and our disabled neighbors.

I am also on staff at Southminster Church and a member of our Social Justice Team. I have children on Noyes and on Dwyer south of Central and they are very positive about this project. Please vote YES!

Thank you for your time and consideration.

Sue Thomson
[redacted]

Hubbard, Sam

From: Donna OConnor [redacted]
Sent: Tuesday, November 28, 2023 2:29 PM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

I am a parishioner at St. James Catholic Church in Arlington Heights and am writing in support of the proposed affordable housing development, Grace Terrace, to be located at 1519-1625 S. Arlington Heights Road. Arlington Heights is a lovely, vibrant, community with much to offer residents.
This is a further opportunity to enhance Arlington Heights visibility and vibrancy with a development designed to replace unattractive empty space with a building design complimentary to the village's established, traditional style and to fulfill a much needed source of housing.
I appreciate the board's thoughtful and responsible consideration of this much needed project.

Sincerely,
Donna O'Connor

Hubbard, Sam

From: Austin Mejdrich [redacted]
Sent: Tuesday, November 28, 2023 2:46 PM
To: Hubbard, Sam
Subject: Support for Grace Terrace Project

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Sam,

I hope this message finds you well. I was hoping to voice my support for the Grace Terrace project. As an Arlington Heights resident, I believe deeply in providing more affordable and supportive housing in our fine Village. I hope the project makes it on the upcoming meeting agenda and finds full support from the Village Board.

Sincerely,

Austin Mejdrich
18 E. Northwest Hwy #10
Arlington Heights, 60004

Hubbard, Sam

From: Sandralyn Bourseau <[redacted]
Sent: Tuesday, November 28, 2023 5:02 PM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Mr. Hubbard,
Please be sure the Trustees know that this long-time village resident supports the building of Grace Terrace at the location on Arlington Heights road. Currently I live at 151 W. Wing St. unit 307, my condo. Previously I lived at 217 S. Belmont and I grew up on Pine St. all in the village, so I'm familiar with the location. I believe it speaks well of our town and its leadership to provide housing opportunities for those who are disabled. Similar developments have proven to give those who qualify the opportunity to live with dignity. Let's go with this important project!
Sandralyn Bourseau

Hubbard, Sam

From: [redacted]
Sent: Tuesday, November 28, 2023 5:39 PM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Sam,

I am a resident of Arlington Heights (607 S. Yale) and am writing to urge you to support the Grace Terrace project. Affordable housing is critical to our community and much needed as a way to stabilize housing for many. This permanent supportive housing project geared towards those living with physical or mental disabilities would be a welcome and important addition to housing space in Arlington Heights. Again, I and my household stand in strong support of the Grace Terrace project and urge you to do the same.

Best,

Jill Skwerski

Hubbard, Sam

From: Marilyn Breiding [redacted]
Sent: Tuesday, November 28, 2023 8:29 PM
To: Hubbard, Sam
Subject: Support for Grace Terrace Development

Categories: Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please submit my yes vote for this project.
MARILYN BREIDING

Hubbard, Sam

From: Martin Klos [redacted]
Sent: Tuesday, November 28, 2023 9:56 PM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

My name is Martin Klos. I live at 120 W. Boeger Drive Apt. # 106 in Arlington Heights 60004.

I support the development and build of Grace Terrace. I live in Heart's Place, an affordable, Permanent Supportive Housing building.

What I'm asking the Village Board to do is replicate the success of my building on the South end of Arlington Heights.

Heart's Place had an open house showcasing our mural we painted last June. Trustees Dunnington, Grasse, La Bedz, and Shirley took part in our event. Representative Mary Beth Canty and Senator Ann Gillespie attended as well.

I love living at Heart's Place! My neighbors and I contribute to the local economy and community.

Please do the right thing for all of Arlington Heights by approving Grace Terrace.

Sincerely,

Martin Klos

Hubbard, Sam

From: Paul's iMac 2022 - [redacted]
Sent: Wednesday, November 29, 2023 8:32 AM
To: Hubbard, Sam
Subject: Grace Terrace Support

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr Sam Hubbard, Development Planner, Village of Arlington Heights

My name is Dr Paul Skiba, I am a clinical psychologist and have maintained an outpatient therapy in Arlington Heights for 20 years.
I also worked at Northwest Community Hospital for 15 years in inpatient and outpatient mental health.
I presently work at the Ascension Illinois Alexian Brothers Center for Mental Health, 3436 N Kennicott Avenue, Arlington Heights, a community mental health center serving the mental health, housing, financial, case management, vocational, Medicare, Medicaid, unfunded, and other needs of our clients

I do not tell you my employment resume to boast,

I share this with you because I have been on the front line of listening to the mental health needs of residents in Arlington Heights in multiple contexts for a long time.

Sadly, I have heard many stories of clients being marginalized.

Simply and seriously, housing is a mental health need.

The residents of Arlington Heights need Grace Terrace.

If the Arlington Heights Village Board votes against the Grace Terrace Project, they are voting to marginalize the residents of Arlington Heights.

In President Franklin D Roosevelt's inaugural address, he states , **"We are going to make a country where no one is left out."**

Is the Arlington Heights Village Board going to "leave out" the already marginalized residents of Arlington Heights?

In summary, my vote is for the Grace Terrace Permanent Supported Housing Project.

Respectfully,

Dr Paul Skiba

Licensed Clinical Psychologist
121 South Wilke Road,
Suite 205,

Arlington Heights, IL

[redacted]

Hubbard, Sam

From: Laura S. <[redacted]
Sent: Wednesday, November 29, 2023 8:51 AM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard:

I am a resident of Arlington Heights and feel that it is a great idea for Grace Terrace to be built in order to provide permanent supported housing for those in need.

My name is Laura Schlichtman and I live at 1208 E. Northwest Highway, #2W, Arlington Heights, IL 60004.

Thank you very much in advance for your attention to this important matter. Wishing you a very Merry Christmas and a Happy New Year!

Best regards,

Laura

Hubbard, Sam

From: Mark Hellner [redacted]
Sent: Wednesday, November 29, 2023 8:57 AM
To: Hubbard, Sam; Arlen Gould; Hugh Brady
Subject: Re: Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Mr. Hubbard: I write to offer my full and enthusiastic support for the Grace Terrace project.

This is a well-designed and very much needed proposal which is wholly consistent with the Consolidated and Strategic Plans of the Village in that it addresses the needs of people with disabilities and veterans who have been inadequately housed.

Simply put, this is the right plan in the right place. Moreover, it will utilize long-vacant land and complement the next door memory care facility.

I commend the Village staff for supporting this well-conceived project.

Mark Hellner
Arlington Heights

Sent from the all new AOL app for iOS

Hubbard, Sam

From: kevin ray [redacted]
Sent: Wednesday, November 29, 2023 9:05 AM
To: Hubbard, Sam
Subject: Yes for Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Village Board Member Hubbard:

Please allow the Permanent Supported Housing Project,Grace Terrace to be built.
There is a very strong need for this type of housing and services in our community and it is going to be in an ideal location for those who live there. I will develop a long-standing vacant lot and the site is amenity rich with pedestrian friendly sidewalks allowing residents to fully engage in the community and their lives.

It also aligns with the plans, goals and the morality of the Village of Arlington Heights, where I proudly live–including the Village's 2020-2024 Consolidated Plan (priority #1) and 2024-2025 Strategic Priorities (#6), our Sustainability Goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.

Personally, I feel that the people this plan would serve have the same rights and deserve the same full consideration of any other group that our Village serves.

Thank you for your kind consideration in this vital matter.
Best regards,
Kevin

Kevin Ray, of
1208 E. Northwest Hwy,
Apt 2-E
Arlington Heights, IL
60004

Hubbard, Sam

From: Norma Shilkus [redacted]
Sent: Wednesday, November 29, 2023 9:27 AM
To: Hubbard, Sam
Subject: Grace Terrace

Categories: Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Board Members,

Since we are a community committed to inclusion by providing affordable housing to groups such as veterans and the disabled, please vote YES on the Grace Terrace project.

Sincerely,

Norma Shilkus
1116 E. St. James Street
Arlington Hts. IL 60004

The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 9:30am on 11/29/23 and end of day on 1/31/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/documents may not represent all feedback provided to the Village relative to this project.

Re: Opposition to Full Circle for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road

Dear Mayor, Trustees, Village Manager, and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

A multi-family apartment building, will inherently also bring increased traffic, and an increase in crime. The proposed development is meant for persons with disabilities, which also includes people with addictions to drugs and alcohol, which is another cause for concern when considering increase in crime.

We are deeply concerned about the potential negative impact that the proposed building development may have on property values in our community. As property owners, we have invested time and resources in maintaining and enhancing our homes, and we believe that the proposed development could diminish the value of our properties.

We urge you to carefully evaluate whether the proposed development and rezoning contributes positively to the character of our neighborhood. Maintaining the unique charm and identity of our community is crucial for the well-being and satisfaction of its residents.

In conclusion, we appreciate your attention to these concerns and trust that you will carefully reevaluate the potential impact of the proposed development on our community. We believe that by working together, we can find solutions that balance development with the preservation of our neighborhood's character and the well-being of its residents.

Thank you for your time and consideration.

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MICHELLE C. SCHOOT	7 E. PICKWICK RD. ARLINGTON HTS.	
Marta Micko	125 E. Emerson Str Arlington Hts	
Matthew Locchetti	125 E. Emerson St. Arlington Heights	

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[illegible] Gioli	216 Council trail	
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Grazia Ruggieri	409 Noyes	Grazia Ruggieri
August Weidner	1523 S Belmont Ave	August Weidner
Victoria Weidner	1523 S Belmont Ave	Victoria Weidner

Name	Address	Signature
Brandon D. Myers	1525 S. Belmont Ave. Arlington Hts, IL 60005	
Kaiti Myers	1525 S Belmont Ave Arl Hts	
Judy KAZANOW	Ju 3186 Emerson Apt	
Emilija Gavranovic	300 E. Emerson St.	
Zdravka Gavranovic	300 E. Emerson St	
Carolina Singh	217 E. Emerson St	
MANVEER SINGH	217 E. EMERSON ST	
Sarah Kokosoulis	131 E. Emerson	
Paul Kokosoulis	131 E. Emerson	
James Kokosoulis	131 E. Emerson	

Barb Gruber	211 E. Council Tr	Barb Gruber
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Nick Imbergino	404 E Lincoln St	
LESTER SCHERER	501 E. LINCOLN ST	
Arianna Patano	320 E Foster St	A Patano
JAY KIM	317 E. Foster	

RE: Opposition to Full Circle for 1519,1521,1525,1531 and 1625 S Arlington Heights Rd

Dear Mayor, Trustees, Village Manager and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519-1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

A multi-family apartment building will inherently also bring increased traffic, and an increase in crime. The proposed development is meant for persons with disabilities, which also includes people with addictions to drugs and alcohol, which is another cause for concern when considering increase in crime.

We are deeply concerned about the potential negative impact that the proposed building development could have on property values in our community. As property owners, we have invested time and resources in maintaining and enhancing our homes, and we believe that the proposed development could diminish the value of our properties.

We urge you to carefully evaluate whether the proposed development and rezoning positively contributes to the character of the neighborhood. Maintaining the unique charm and identity of our community is crucial for the well-being and satisfaction of its residents.

In conclusion, we appreciate your attention to these concerns and trust you will carefully reevaluate the potential impact of the proposed development on our community. We believe that by working together, we can find solutions that balance development with the preservation of our neighborhood's character and the well-being of its residents.

NAME	ADDRESS	SIGNATURE
LYDIA W FALK	517 E NOYES ST. A.H.	Lydia W Falk
William J. Falk	517 E Noyes St, AH	William J Falk
John Steinbraker	516 E Noyes AH	John St
MARGARET CHAHARBAKHSHI	518 E Noyes AH	M Chahar
Denitsa Bachkova	501 E Noyes	
CHRISTINE BUJNOWSKI	401 E NOYES ST	Christine Bujnowski
EDWARD J. BUJNOWSKI	401E Noyes St	Edward J. Bujnowski

RE: Opposition to Full Circle for 1519,1521,1525,1531 and 1625 S Arlington Heights Rd

Dear Mayor, Trustees, Village Manager and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519-1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

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NAME	ADDRESS	SIGNATURE
ANNA T. SCHMITZ	406 E. NOYES ST ARL HTS, IL	Anna T. Schmitz
VINCENT CIPOLLA	1416 S. BELMONT AVE ARLINGTON HTS	Vincent Cipolla
MARCELLA CIPOLLA	1416 SO. BELMONT AVE ARL. HTS IL 60005	Marcella R. Cipolla
GERALDINE GREENSTEIN	512 E NOYES ST. ARLINGTON HTS, IL	Geraldine T. Greenstein
GRAZIA RUGGIERI	409 E NOYES ST arlington HTS IL	Grazia Ruggieri
MARIA PARENTE	417 E. NOYES ARLINGTON HTS, IL 60005	Maria Parente

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NAME	ADDRESS	SIGNATURE
Cyndi Sobrowski	412 E Noyes St Arlington Heights 60005	[signature]
[signature]	312 E Lincoln St	[signature]
Teresa Walsh	201 E. White Oak	[signature]
Kathy Corone	201 E. White Oak	Kathy Corone
Karolina & Thomas Dymek	210 E White Oak St	[signature]
Thomas Dymek	210 E White Oak St	[signature]

RE: Opposition to Full Circle for 1519,1521,1525,1531 and 1625 S Arlington Heights Rd

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NAME PRINT	ADDRESS	SIGNATURE
Matthew E. Schmitz	406 E, Noyes St. Arlington Hts, IL 60005	
Natalie Gonzalez	418 E. Noyes	
George Chahoubkhshi	518 E. Noyes ST. ARLINGTON HTS, IL	
Jarthal	412 E. Noyes St.	

ARLINGTON HEIGHTS ROAD
PROPOSED 3-STORY MULTI-FAMILY RESIDENTIAL BUILDING
STORM WATER DETENTION
FUTURE ROAD ACCESS
PROPERTY LINE
ELECTRIC TRANSFORMER
GAS METER
PROPERTY LINE
KEY PROPERTY LINE
FUTURE ROAD ACCESS
PROPERTY LINE
ERICKSON STREET
PICKWICK ROAD
482.04'
396.81'
281.99'
271.91'
203.74'
19.44'
489.62'
101.38'
13.28'
31.41'
75.71'
X House #1
X House #2
X House #3
X House #4
• 3-Story Apartment building.
• Apartment building a few feet from homes.
• Apartment building facing homes.
SITE PLAN
NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS
1A RAISED PLANTING BED ELEVATION
FACE BRICK TO MATCH BUILDING ON 4" CMU
CONC. FOOTING TO FROST DEPTH
4" CAST STONE CAP
2'-0"
5'-4"
11'-4"
1B FENCE ELEVATION
7/8 X 6" T&G PICKET
7" BOTTOM RAIL
COMPACTED CAB/ GRADE 8 GRAVEL IN 6" LAYERS
5' SO POST
7" TOP RAIL
8'-0" O.C. OR LESS
2" TYP.
3'-0"
6'-0"
PROJECT DATA:
SITE AREA : 2.61 ACRES/ 113,955 SF
BUILDABLE AREA : 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT : 9,402 SF
BUILDING COVERAGE : 8.2%
BUILDING AREA : 28,032 SF
FAR : 24.49%
NUMBER OF UNITS : 25
SITE AREA/UNIT : 4,558 SF
FIRST FLOOR : (4)-1BR
(1)-2BR
= 5 UNITS
FLOOR 2&3 : (8)-1BR/FLR = (16)-1BR
(2)-2BR/FLR = (4)-2BR
= 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES
A1.0
SITE PLAN
Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005
FULL CIRCLE communities
CORDOGAN CLARK

(Nearest House approx. 3 blocks away or 1,200 feet)
120 W. Boeger Dr.

END
(Other Side
of 120 W Boeger Dr)

From: [redacted]
To: Hubbard, Sam
Subject: Vote yes Grace Terrace
Date: Wednesday, November 29, 2023 9:57:28 AM

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Village of Arlington Hts Board Member Hubbard:

I urge you and the board to rule in favor of building the Permanent Supported Housing Project,Grace Terrace.

There is a very strong need for this type of housing and services in our community and it is going to be in an ideal location for those who live there. I will develop a long-standing vacant lot and the site is amenity rich with pedestrian friendly sidewalks allowing residents to fully engage in the community and their lives.

It also aligns with the plans, goals and the morality of the Village of Arlington Heights, where I proudly live–including the Village's 2020-2024 Consolidated Plan (priority #1) and 2024-2025 Strategic Priorities (#6), our Sustainability Goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.

Thank you for your kind consideration in this vital matter.

Best regards ,
Randy
Randy Markland of
116 W. Maple St
Arlington Heights, IL
60005

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Apartment Building Proposed To Be Built Literally A Few Feet From Our Home
Date: Thursday, November 30, 2023 7:22:49 AM

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning,

I wanted to let you know that I took a look at the other apartment building (120 W. Boeger Dr) that you stated was a similar build to the proposed apartment building at the corner of Council Trail and Arlington Heights Rd and noticed a major difference between the two apartments. The apartment building at 120 W. Boeger Dr is located hundreds of feet from the nearest home while the apartment building at Council Trail and Arlington Heights Rd is located literally a few feet from our home.

We do not believe it is fair to build a public housing apartment building directly next to our home, as well as directly next to our neighbors homes. There should be some space between us. The apartment building residents would be able to look into our windows from their third floor apartments.

Please let the mayor as well as the board members know that we are opposed to this build. Also, please let them know that we did not receive any notices in the mail for the previous meetings.

Finally, please send us the name and phone number of your attorney.

Thank you,

James Kokosoulis
Hwason Kokosoulis
Paul Kokosoulis

From: Pagones, Mike
To: Perkins, Charles; Lysicatos, Michael; Hubbard, Sam
Cc: Recklaus, Randall; Engineering; Julius, Nanci
Subject: RE: Full Circle Communities-Grace Terrace 1519-1531 S Arlington Heights Rd
Date: Thursday, November 30, 2023 9:13:39 AM

-----Original Message-----
From: [redacted]
Sent: Tuesday, November 28, 2023 10:12 PM
To: Administration <Administration@vah.com>
Cc: Hayes, Thomas <thayes@vah.com>
Subject: Re: Full Circle Communities-Grace Terrace 1519-1531 S Arlington Heights Rd

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Sent from my iPad

> On Nov 28, 2023, at 12:38 PM, angelhaus@comcast.net wrote:
> Dear Mr Recklaus,

This was sent earlier today to the Mayor and the entire Village Board.

> To members of the Arlington Heights Village Board:
>
> I'm writing to you with my concerns about the above mentioned project.
>
> I live 1500 feet from the proposed site and was never advised/ sent a notice regarding this project. I realize, notice only needs to be sent to residents within 1000 feet of the project. You can't stop your vehicle on Arlington Heights Rd to read the posted notice regarding Board meetings- which are placed well back off the road. And due to multiple back surgeries and other orthopedic surgeries, can't easily walk there.
>
> With the exception of 1 board member, I have lived in this village longer than any of you! We have paid our taxes, worshipped, worked and shopped here and been good neighbors for 47 years.
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> This multi-unit dwelling does not fit in this site at all. With the exception of the apartments/condos on the west side of Arlington Heights Rd near the Jewel and the Linden Apartments by the GoGo strip mall on Golf Road, there are NO buildings taller than 2 stories between Golf Rd and the Village Hall on Arlington Heights Rd. How does a 3-4 story apartment fit in an area that are all single family 2 story, as far as residential dwellings go? If this dwelling is for disabled, veterans, and seniors, shouldn't it be height restricted to no more than 2 stories and even better, single story for ease of egress and emergency services? This would be safer for the demographics you plan to house there. Also with multiple lots at this location what is to prevent the developer from building more units in the future. This stretch of Arlington Heights Rd is what visitors to our Village see when they exit I-90. Don't put something that looks out of place on that site.
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> As far as resident selection is concerned, if it were limited to Seniors and Veterans, that would be fine. That is IF you could verify this is what Full Circle actually adheres to. However I highly doubt that when the Village is no longer involved, you would have the oversight to monitor this process. There are enough seniors and veterans that live in the Village and surrounding areas on fixed incomes that are being priced out due to ever increasing property taxes and rent. These residents also need to be close to the hospital, doctors and shopping. Most of them cant afford independent/ assisted living.
> You already plan on inundating this part of the Village with the International Plaza project and its massive scale.

Why don’t you give us a break and put this project somewhere else, maybe where it would possibly affect you, your family and your home!
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> Please follow what most of your philosophies as elected officials state and work with us so we don’t have to move!
>
> Sincerely,
> Anna Schmitz
>
Addendum to original:
At the design committee meeting, it was determined by comments made to the panel, that even residents adjacent to the project site had not received notice of the planning commission meeting that was held on 11/8/2023 and we were told that notice only had to be sent to residents within 250 feet. That’s ridiculous!
Therefore we were unable to present concerns about issues regarding ingress and egress to the project site with right turns only for both. That means that in order to head south, the residents have to go into the neighborhood. We have a 4 way stop at Belmont and Noyes, the first street north of the project. We have contacted the AHPD with complaints about drivers flat out ignoring the stop signs. I have come to a complete stop, as I live at that intersection, and had drivers go around me as they could not be bothered to obey the signs. Also, we saw plans showing that there is no door on the Arlington Heights side of the building. The parking and “front door” are on the East face of the building! This looks awful. Also this puts parking lot lights and the noise from the cars and residents outside the back door of nearest neighbors living on East Emerson. How about some consideration for the taxpayers of Arlington Heights! Thank you for your time and consideration.
> Sent from my iPad

From: [redacted]
To: Hubbard, Sam
Subject: Full Circle Communities Development
Date: Thursday, November 30, 2023 9:57:21 AM

You don't often get email from [redacted] Learn why this is important

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My name is Jim Thompson, I live in the Surrey Ridge neighborhood.

I have lived all 32 years of my life in our wonderful village.

I also have served one term on the Environmental Commission.

The property of discussion is one that I can see from my kitchen window. This project would directly affect me.

The fact that this project cannot take place unless the Village changes the zoning to an Institutional zone, tells you right off the bat this is wrong. We live in a **residential** neighborhood.

Three story multi-family dwelling does not match the single-family home neighborhood we have. From Golf Rd to Village Hall (Approximately two miles) there are no three-story buildings. This would stick out like a sore thumb and be incompatible with our area. Remember, we are the South Corridor, the Gateway to our village.

This type of building would be a nuisance to us residents and our single-family homes. First, increased traffic with people cutting through our streets. Second, Illumination from the building would pollute our neighborhoods. I understand that a building permit would need to be approved to ensure light fixtures are not “spilling over” on to our properties. But we all know how illumination works. If we turn off all the lights in this room, and I shine a flashlight on my foot, everyone will see the light as it glows, even though my foot is only underneath it. Third, the design shows that the parking lot is behind the building and up against the neighborhood. That leads to more light, car noises, radio noises, and fights at 2AM.

Also, A place for people with addictions will bring crime. We see what has happened at the Red Roof Inn and how it affects the entire area. We do not need more of that in our community. Even if you think the concept of this facility is right, it does not mean it is the right location. Right in the middle of a family community.

Regards,

Jim Thompson

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: Opposition to Full Circle Communities (Grace Terrace) - 1519-1531 S. Arlington Heights Rd.
Date:	Monday, December 4, 2023 10:19:31 AM

From: Joe Keavy [redacted]>
Sent: Monday, December 4, 2023 10:13 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Opposition to Full Circle Communities (Grace Terrace) - 1519-1531 S. Arlington Heights Rd.

Some people who received this message don't often get email from [redacted] Learn why this is important

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Dear Board of Trustees,

As a resident of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Joe Keavy
208 W. Noyes St., Arlington Heights, IL

From: Pagones, Mike
To: Perkins, Charles; Lysicatos, Michael; Hubbard, Sam
Cc: Recklaus, Randall; Engineering; Julius, Nanci
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Regards,

Jim Thompson

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: Full Circle Safety concerns and questions on potential project
Date:	Monday, December 4, 2023 10:22:16 AM

From: Myers, Brandon [redacted]>
Sent: Friday, December 1, 2023 5:00 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; rlabez@vah.com; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Cc: Kaiti Myers [redacted]>
Subject: Full Circle Safety concerns and questions on potential project

> You don't often get email from [redacted]. Learn why this is important

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Good evening Village Board of Arlington Heights,

My name is Brandon and my wife Kaiti and I (Brandon) along with our five small children are residents of Arlington Heights.

We live at 1525 S Belmont Ave, Arlington Heights, IL 60005

Today is Friday, December 1 and we have some concerns and questions for about the plans for this Full Circle permanent supportive housing project plan. First thank you for serving in your capacity and know we are praying for each one of you and are thankful with hopes that you do what is righteous and justice and good in your capacity as an elected official.

First, I want to share something with all of you that is important context: We moved back to Arlington Heights from Buffalo Grove a few years ago since we love it and have found it to be a wonderful community with wonderful neighbors. Overall it has been a wonderful time and one thing we were very thankful to God for last week when we celebrated Thanksgiving.

However, back in the spring of this year you should know something very truamatic and unexpected happened to us when a very troubled man (not from Arlington Heights thank God but from Wheeling) who we knew eight or nine years ago but have not had contact since he made threats against us--this man showed up unannounced to my family's house and violently vandalized our house and our mini-van ($5000 in damage). We called the Arlington Heights police right away and they responded swiftly and were very professional and helpful. A few hours later this same man the criminal offender came back and thank God the police were nearby and apprehended him. In God's kindness it was a rainy colder day outside so our children were not outside playing because he

certainly could/would have hurt them or one of us. In fact he had every intent of harming us as we learned because in the police report taken and given to the judge by the state's attorney for the bond hearing this criminal man said, "I *should have gone in there and murdered their whole family*". This was obviously horrific and continues to be a source of difficulty my wife and I deal with and are processing daily. The Arlington Heights Police Department was incredible throughout (And all this I have shared can be confirmed by Sara Jayes who is a terrific Victim's Advocate coordinator for the AH police department as well as AH Officer Yates and Officer Trudeau--outstanding officers we thank God for all of them). All this is to say the security and safety of my family at our home matters a great deal to me and now more than ever. So my questions/concerns about Full Circle are related to safety:

-What leads you to believe that this housing project will discourage crime in our community? Especially when the fact of the matter is lower income housing very often leads to less of an investment by the people who live there ("No one washes a rental car" is what the economists say) and often negligence of the property and an invitation by shadier characters with criminal pasts. What guarantees do you have that this project will not encourage criminals and felons to scoop up these homes?

-What leads you to think this project will lead to more peace and stronger community among tax-paying residents invested in their homes and neighborhoods? What evidence do you have? I am genuinely curious on this and do not know myself.

-Also I would like to ask and hear from you honestly: if you were in our position would like to have this kind of temporary housing project built near your homes? And a related question: will any of you be affected at all by this or do live farther away and are more removed. If you are not within a quarter mile or even less maybe 1/8 of a mile it is hard to see how you would be affected directly or negatively. Would you want this project built by you? Would that encourage or discourage you especially if you had five small children and just went through what we went through a few months ago with a troubled man?

--The reality is there is more instability in marriages, families and in holding jobs and therefore more of a likelihood of crime and sorrow (not less) as a result of these kinds of facilities .This would be a further long term burden on the entire Village and every resident. What benefit do we gain out of this Full Circle Project (and by we I mean residents of AH?)

What does it hurt to delay your decision on this and allow for more discussion on this until the next calendar year and not ram it through now between Thanksgiving and Christmas? Some of us were only able to respond now due to family and work commitments and other unexpected tragedies, stresses and personal trials (like the one above and multiple funerals I have officiated the last few weeks).

We are already witnessing an increase in the number of regular homeless and hurting people all around our intersections right nearby us. There is a regular problem with alcohol bottles trashed in a wooded area right nearby our home about a block away. Our neighbors have shared their concerns with us and I have no idea how many of them can type an email as a few of them are elderly. But no

one is in favor of this project moving ahead who we have talked to and we know our neighbors quite well. Why turn an entire section of Arlington Heights residents against you for this project and plan? For money? Not worth it. I don't know your motives but I do know this: the residents of AH closest to this will be the ones who pay for this in the end and not you. We will be affected not you (unless of course you live nearby).

Another question: Do you personally know of any nearby AH residents who will be affected by this Full Circle Project who are in favor of this (again less than 1/4 of a mile or so? Why would they desire this? How does it help them? Help me out as I am really trying to understand this.

My strong encouragement to you is to please not pursue this Full Circle Project. Or at least please do not so until more Arlington Height's voices have been heard. I fear this is being rushed and is not wise and will cause greater frustrations for those who are closest to the project. We do not want to have a move again. Thank God the criminal offender will be behind bars for a few years at least for his other crimes and felonies. We love our house and do not want to see the value of it decrease nor the neighbors we love leave. This will definitely encourage some of them to consider leaving I have no doubt. That is not a threat, it is an honest observation.

Thank you for your consideration of my request not to pursue this plan. May the Lord bless you and keep you.

Merry Christmas
--
Brandon Myers

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Regarding Full Circle project on Arlington Hts. Rd.
Date: Monday, December 4, 2023 10:22:50 AM

From: Linda Dustin [redacted]>
Sent: Sunday, December 3, 2023 11:43 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Regarding Full Circle project on Arlington Hts. Rd.

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Linda Dustin
404 E. Parkview Court
Arlington Hts., IL 60005
December 3, 2023

Board of Trustees
33 S. Arlington Hts. Road
Arlington Hts, IL

My husband and I have lived in our home in Arlington Hts. for forty years. We love it and have worked long and hard to pay the taxes and maintain our property to the high standards of our neighborhood.
I am most definitely concerned with the possibility of the neighborhood's property values decreasing with the proposed Full Circle project on Arlington Hts. Road. I strongly disagree with placing low income housing of any kind minimal feet from homes valued at $600,00 to over a million dollars. This lot is absolutely the wrong one to build the structure on as presented. It is too high at three stories and would look so out of place on that stretch of road. In my opinion the design of the building needs revision, as it reminds me of an institution rather than an apartment complex. I believe Arlington Hts. has a reputation of outstanding building design, and I would like that to continue. I know you are aware of the concerns being voiced of lighting being a nuisance to immediate neighbor homes, privacy issues and water overflow/retention. These are extremely important issues to study and be accurate with your decision.
I am not totally clear about changing the zoning from commercial to institutional, but it seems that if it happens to have this project go forward, our city could ultimately lose 'control' over the land? Why would this be good for the city or residents? It would seem to me that it hasn't been zoned

institutional in the past for very good reason. I also worry that if this Lot #1 zoning is changed, Lot #2 is next. Would that mean another building like the one proposed be built? You, as Board members, know more about the potential tenants of the building and how their lifestyles could affect the neighborhood without me listing them. Again, is this piece of land in Arlington Hts. the best choice or should the project find another property?

I recall Boards in the past concerned with and wanting a beautiful and welcoming entrance to our city. If visitors exit the highway to travel north on Arlington Hts., they would pass by this development minutes into their drive. Of course, they would notice this oversized building that doesn't fit in with its surroundings. There is no doubt in my mind that the traffic situation on Arlington Hts. Rd. from Golf to Noyes will become even more of a nightmare, especially during rush hour traveling. Has there been a traffic study done to consider putting in traffic signals with the additional 25 apartments? I believe that would be needed. Another major cost?

I would invite you to take a field trip to scope out the property in person rather than rely just on paper to see in 3D how the area would be impacted.

This is such an important vote by the Board that can influence people's lives and the city for many years to come. So, I implore you to consider my feelings and those of my neighbors as if it was your home in our neighborhood in our city.

Thank you for your service to our city and for your expertise in keeping Arlington Heights the beautiful place it is.

Respectfully,

Linda Dustin

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Village Board Meeting: Full Circle Communities/Grace Terrace
Date: Monday, December 4, 2023 2:31:25 PM
Attachments:
Village of Arlington Heights - Board Meeting - 12.4.2023.pdf Why More Baby Boomers Are Sliding Into Homelessness - WSJ.pdf

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Hello Sam,

I am reaching out concerning tonight's Village Board meeting. I would like to submit the attachments to the board for tonight's vote on Full Circle Communities Grace Terrace. If you could share this with the board; I'd greatly appreciate it.

Thank you,

Michael

connections FOR THE HOMELESS

Michael F. Mallory
Chief Government Relations Officer
(he/him/his)

[redacted]

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: Regarding Full Circle Housing Project
Date:	Wednesday, December 6, 2023 12:40:46 PM

From: Ibrahim Y [redacted]>
Sent: Monday, December 4, 2023 7:50 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Regarding Full Circle Housing Project

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Ibrahim Yousif

305 E Haven St
Arlington Heights, IL 60005

November 4, 2023

Dear Board of Trustees,

As a resident of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the

existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Sincerely,
Ibrahim Yousif

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Opposition to Full Circle Communities (Grace Terrace) - 1519-1531 S. Arlington Heights Rd.
Date: Wednesday, December 6, 2023 12:41:22 PM

From: Patrick Keavy [redacted]>
Sent: Monday, December 4, 2023 1:26 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Cc: Joseph Keavy [redacted]>; Lisa Holzkopf [redacted]>
Subject: Re: Opposition to Full Circle Communities (Grace Terrace) - 1519-1531 S. Arlington Heights Rd.

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Dear Board of Trustees - I am in strong agreement with this email. My wife and I have lived in Arlington Heights for over 13 years. We have invested heavily in the community during that time, including a rather substantial investment in our current home at 1514 S Douglas where we reside with our 5 children. The proposed development would not only reduce property values - this can be validated both empirically but also rationally, as given the choice, any homeowner would prefer a neighborhood with single family homes as opposed to high-density, low income housing - but also continue a trend of over concentration of low/no-income housing in southern Arlington Heights. I would ask that you reject the proposed plan outright.

I look forward to voicing my opposition at the board meeting this evening.

Patrick

On Mon, Dec 4, 2023 at 10:13 AM Joe Keavy [redacted]> wrote:

> Dear Board of Trustees,
>
> As a resident of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.
>
> The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that

my family and I value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention

to these matters and look forward to a constructive response and ongoing dialogue.

Joe Keavy
208 W. Noyes St., Arlington Heights, IL

--
[redacted]

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: Appreciation for Respecting Concerns
Date:	Wednesday, December 6, 2023 3:08:55 PM

From: Sahil Shah [redacted]>
Sent: Tuesday, December 5, 2023 8:32 PM
To: Tinaglia, Jim <jtinaglia@vah.com>; Shirley, Scott <stshirley@vah.com>; Bertucci, James <jbertucci@vah.com>
Subject: Appreciation for Respecting Concerns

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Trustee Tinaglia, Trustee Shirley, & Trustee Bertucci,

I wanted to reach out to express my gratitude for feeling that you have respected and heard my concerns regarding the Full Circle Development. My family and I are at 309 E Haven St (end of the culdesac), and this project would be right in our backyard. While I am still holding out hope that the project will ultimately be relocated elsewhere in Arlington heights, I understand that unfortunately, this may not be the case.
However, I appreciate how you echoed the concerns raised by my family and my neighbors regarding this development. The modifications you are requesting (recapped below) would help us feel much more at ease with this project given the sensitive location.
1. Flipping orientation and moving parking area to the Arlington Heights road side. As you pointed out, the parking lot is where people will likely congregate, smoke, make loud noises, etc. We would feel much better if this was not directly in front of our backyard for safety.
2. Changing to a 2 story building. All other homes in the area are 2 story, so this will help the development blend into it's neighborhood. It will also help us feel more secure as residents on a towering 3rd floor would no longer get a direct sightline into our backyard.
3. No fire lane/emergency/construction access from Emerson or Haven. It is imperative that we do not increase car traffic in our quiet neighborhood streets.

I truly appreciate that you have all voiced your support for these changes and are withholding your vote until these are implemented, despite pressure to ram this project to approval.

Thank you for your help!
Sahil Shah

From: [redacted]
To: Hubbard, Sam
Subject: Re: Support for Grace Terrace Development
Date: Thursday, December 7, 2023 9:06:33 PM

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> On Nov 28, 2023, at 8:29 PM, Marilyn Breiding [redacted] > wrote:
>
> Please submit my yes vote for this project.
> MARILYN BREIDING

From: [redacted]
To: hart.passman@elrodfriedman.com
Cc: Perkins, Charles; Mikula, Diana; Hubbard, Sam; Hautzinger, Steve; Mertes, Michael S.; Boyer, Nora; Recklaus, Randall; Hume, Rebecca A.; Schwingbeck, Tom; Baldino, Richard; Dunnington, Wendy; Bertucci, James; Hayes, Thomas; LaBedz, Robin; Shirley, Scott; Tinaglia, Jim; Grasse, Nicolle; Kuehne, Thomas
Subject: A-Hts: State Law cited for 2/3 vote, Postpone to a Certain Time, and 6-3 BOT approval, 12/4/23
Date: Friday, December 8, 2023 10:44:08 AM

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Dear Mr. Hart Passman,
Village of Arlington Heights' Parliamentarian

Re: *New Business* A. Full Circle/Grace Terrace PC #23-007
Village Board of Trustees (BOT) meeting on Monday, December 4, 2023

(Three minutes to read)

Please consider the following three items per above:

1). As it was requested during the BOT meeting, please provide the citation of State Law and/or in the *Illinois Municipal Code* (65 ILCS 5/) that requires a 2/3 super majority trustee vote, excluding the BOT President's vote, in order to approve of the applicant's inclusion of the three Chapter 28 variations. That citation would include the *Plan Commission's* (PC) vote to not recommend this application as the denial of the variations and the PC as the hearing body. Also, please cite the rounding up to the nearest whole number rule to 6 trustees of 8 trustees as the required 2/3 super majority (8 x 0.67 = 5.36 trustees). (1)

2). Once again, the *Arlington Heights' Municipal Code* (AHMC) was not followed by allowing the out-of-order motion 'To Continue the conversation and communication to be determined at a future date'. As the trailing email, dated 11/9/23, has clearly shown the motion 'To Continue to a future or uncertain date' does not exist in either of the AHMC or in *Robert's Rules of Order-Newly Revised* (RONR). (2), (3)

Rather, in the AHMC and in RONR the motion 'To Postpone' must be to a Certain Time (or Definitely). It's true that all properly cited State Law requirements must be strictly followed in meeting procedure. Likewise, the AHMC and RONR requirements must be as strictly followed in meeting procedure. This is the second time, in 28 days, the presiding officer has improperly allowed the out-of-order and nonexistent motion 'To Continue to a date uncertain'. (4), (5), (6)

3).To revert back to the last in-order motion on 12/4, it was *passed* 6-3 to approve of the *Staff Development Committee* (SDC) recommendations that included three Chapter 28 variations and 15 conditions. As a result, this project has already been

approved of by the BOT. However, due to the uncited 2/3 requirement, the motion was passed without the variations. But, the motion was passed with at least 83% of the SDC recommendations (15 conditions/18 total). In my opinion, if there is any further discussion to possibly amend this now; it must address the three Chapter 28 variations only. (7)

Thank you for your attention to these matters. I look forward to hearing from you.

Have a healthy and safe Holiday.

Sincerely,
Keith Moens
Member National Association of Parliamentarians
Moraine Valley Suburban Unit

[redacted])

Cited Sources:

1. Illinois Compiled Statutes MUNICIPALITES, (65 ILCS 5/) Illinois Municipal Code.

2 The Arlington Heights Municipal Code (AHMC), Chapter 2 - Elected Officers.

3. Robert's Rules of Order-*Newly Revised* 12th Edition (RONR). *Hachette Book Group*, copyright 2020, 714 p.

4. AHMC: Section 2-206 Rules of Procedure, Rule #6: (4) to postpone definitely, and (5) to postpone to a certain time.

5. AHMC: Chapter 2 - Elected Officers. Rule 1, Robert's Rules of Order-Newly Revised.

6. RONR (In Brief). Postpone to a Certain Time, p. 52 to p. 55. [RONR (12th ed.) 14:1-4]

7. Village of Arlington Heights' Staff Report dated 11/8/23, Full Circle Communities PSH (Grace Terrace) including three variations to Chapter 28: Section 5.1-9.1, Section 10.4-1, Section 10.7a, and 15 conditions on p. 7 to p. 9.

(Note: There is no citation to support a motion 'To Continue to a Date Uncertain' in either of the AHMC and RONR).

On Thursday, November 9, 2023 at 09:31:33 AM CST, Keith Moens [redacted] > wrote:

Dear Mr. Hart Passman,
Village of Arlington Heights' Parliamentarian

Re: *New Business* item A. 116-120 W. Eastman Development PC #23-002
Village Board meeting (BOT) Monday, November 6, 2023

Per the above captioned *New Business* item, please cite in the *Arlington Heights' Municipal Code* and/or in *Robert's Rules of Order-Newly Revised 12th Edition* the reference and the Standard Descriptive Characteristics to the motion of 'To Continue'.

Please provide citation support for 'To Continue' being moved with no pending motion or question, of any rank, already on the floor or to be used for an 'agenda item' with no definite time to be taken up again. (1), (2)

Thank you for your time and attention to this matter. I look forward to hearing from you.

Sincerely,
Keith Moens

[redacted]

Cited Sources:

1. The Arlington Heights Municipal Code (AHMC), Chapter 2 - Elected Officers.

2. Robert's Rules of Order-*Newly Revised* 12th Edition. *Hachette Book Group*, copyright 2020, 714 p.

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Grace Terrace / Follow Up Questions from Initial Presentation
Date: Monday, December 11, 2023 8:42:54 AM

From: Patrick Keavy <[redacted]
Sent: Saturday, December 9, 2023 10:19 PM
To: Recklaus, Randall <rrecklaus@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Kendall Schafer [redacted]; Teri Leach <t[redacted]>; Lisa Holzkopf [redacted]>; Brittany Page <[redacted]>; Gabe Bodnar <[redacted]; Rockyuuu Miro [redacted]; David Divito [redacted]>; Joseph Keavy [redacted]>; Sophia Papadakis <[redacted]
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

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Thanks, Randall. We look forward to reviewing the response. Please add three more to the list:

- Will the drug testing policy apply to those current engaged in substance abuse treatment (e.g., will those receiving methadone addiction treatment be allowed to take residency)
- Will only U.S. citizens be allowed as tenants; if so, would the policy be permanent (i.e., not subject to amendment in the future)
- Describe in detail the tangible benefits of the proposed project to the existing homeowners of the immediate area

On Fri, Dec 8, 2023 at 11:45 AM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> The Village has placed or is in the process of placing all of its information on the project webpage: https://www.vah.com/government/departments/planning___community_development/developments___projects_/full_circle_communities.php

We have forwarded your question to Full-Circle. They will provide answers to your unaddressed questions they are able to do so.

Best Regards,

Randy

Randall R. Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

(847) 368-5122
rrecklaus@vah.com
www.vah.com
Follow Me @RandyRecklaus

From: Patrick Keavy [redacted]>
Sent: Wednesday, December 6, 2023 10:15 PM
To: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>
Cc: Teri Leach [redacted]>; Kendall Schafer <[redacted]>; Joseph Keavy [redacted]>; Lisa Holzkopf [redacted]>; Patrick Keavy <[redacted]>
Subject: Grace Terrace / Follow Up Questions from Initial Presentation

Some people who received this message don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Board of Trustees – Below please find a list of preliminary questions and data requests from the homeowners of the impacted neighborhood. Please let us know if any clarification is needed. If data for Grace Terrace is not available or a reliable estimate cannot be provided, please provide as close of a proxy as possible with the underlying supporting data. We look forward to reviewing your responses.

- Provide the source data for the increase in housing prices referenced in the presentation

for the neighborhood in Arlington Heights
    - Provide comparable examples for other properties both in Arlington Heights as well as Full Circle properties in other locations within the close proximity of low/no-income housing
- What type of disabilities do residents typically have – what has the mix been at comparable Full Circle properties
    - Please reference the representative properties this is being pulled from
    - Aggregated data should not violate HIPAA and be able to be provided
- Provide source data for incidence rates (emergency response) at similar facilities
    - We would like to see a listing of the specific incidents for the properties that were referenced in the presentation
- What is the total and subsidized rent per unit (provide all ranges / calculations) for Grace Terrace
    - If this is not available, please provide data from existing properties with similar AMI targets and tenant composition
- What has the mix of AMI 25% and AMI 50% typically been at comparable properties
    - How many residents have no income
    - How is income status tracked post-occupancy
- Are there work requirements to be accepted / remain in the property
- What happens when a resident commits a crime / becomes a registered sex offender after they take occupancy
    - How is this monitored and enforced
    - How do you ensure felons and sex offenders do not visit tenants
- What could the current lot be used for now – why isn't this being considered for single family home development
    - There have been numerous new builds in the neighborhood recently and the demand for housing remains high while the supply remains low
- How is the tenant policy enforced if staff are only onsite during normal business hours
    - Violations would tend to happen later in the evening – how will this be addressed
- Has the developer ever evicted tenants for repeat violations? What is the timeline from eviction decision to eviction?
- How are the no-drug rules enforced / monitored after someone takes occupancy
- Explain how the development makes sense in the location when it is catered to adults with disabilities with no children who do not drive (this was the typical tenant represented to us by Full Circle)
    - Not walking distance to downtown, shops or restaurants
    - Neighborhood is predominantly single family homes and often with children
    - Closer to downtown would make much more sense geographically
    - Please provide a detailed response to each of the points above
- How many leases are less than 12 months – 6 months would imply a highly transitory residence mix
    - What is the average renewal rate for comparable properties?

Thanks,

Patrick
1514 S Douglas

Contact Us

Village of Arlington Heights

Submitted On:
Jan 8, 2024, 08:33PM EST

Email	[redacted]
Full Name	**First Name:** Ed and Christine **Last Name:** Bujnowski
Full Address	**Street Address:** 401 East Noyes Street **City:** Arlington Heights **State:** IL **Zip:** 60005
Phone Number	[redacted]
Email	[redacted]
Questions or Comments	Hello, We are writing to state our concerns regarding the proposed low-income housing at 1519 South Arlington Heights Road. Our neighborhood is predominantly single-family homes, many with young children. This new housing would drastically change the existing neighborhood. The entrance and exit for this development will cause increased traffic into our neighborhood since they are directed away from Arlington Heights Road. Again, there are many young children in the community. Several homes in this neighborhood have been valued at or over 1 million dollars; the addition of low-income housing would decrease the values of the existing homes, and would deter new families from considering this neighborhood for their own single-family home. The addition of Grace Terrace low-income housing would open the door to further additions of low-income housing. We already have such housing in existence at Linden Place; also, there is a proposal for more low-income housing at International plaza which would provide the largest concentration of such housing anywhere in Arlington Heights. This area has not been zoned for low-income housing. We have seen many open areas in North Arlington Heights which might be better suited for such a development, in locations more closely situated near grocery and other small businesses. When we purchased our home in 1995, we saw a beautiful, single-family community with the potential for increased property values, in an area that was known to be safe and welcoming. The addition of

	Grace Terrace would change the whole outlook. Families don't deserve to be treated this way after they have put their entire heart and soul into building up the values of their homes through various home improvements and general upkeep. Arlington Heights has always been a community looked up to for their family values and sense of community. This new development has definitely brought our community together in our efforts to fight it so that we can maintain the values of our homes, and the safety of our neighborhoods. Let's truly make Arlington Heights "The City of Good Neighbors." -- Ed and Christine Bujnowski
Get connected with the Village and sign up for the Village of Arlington Heights eNewsletter	Sign Me Up!

From: [redacted]
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Dunnington, Wendy; LaBedz, Robin; Schwingbeck, Tom; Shirley, Scott; Tinaglia, Jim; Recklaus, Randall; Grasse, Nicolle; Hautzinger, Steve; Hubbard, Sam
Cc: [redacted]
Subject: Fwd: Full Circle Project for Veteran"s and Assisted Living Affordable Housing on Arlington Heights Road
Date: Monday, December 11, 2023 8:59:43 PM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mayor, Trustees, Village Manager, and Planning Department,

My husband and I sent the below email to the board and village departments expressing our concerns with the Full Circle Development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts.

We live right to the east of the proposed project, and Nicole Grasse was kind to visit us and listen to our concerns, and Mr. Bertucci visited our neighbor, but we have not heard an official reply to any of these concerns.

The possible water contamination in our well is the biggest issue. If this project comes to fruition, we need to know how this will be mitigated and who will be doing the testing and bearing this cost. This is extremely important to us. Affordable housing for some, should not mean undrinkable water for others.

Secondly, with a too tall three-story building right behind our home, we are losing all of our privacy from people being able to stare right into our windows and both our back and front yard, not to mention all the light pollution from the parking and building lights. We will be like fish in a bowl. We still have not received any reply as to why the building is so far from the road, and so close to our property. The Memory Care facility to our south also promised to build a wall of greenery to increase our privacy, but that never happened, and we have no reason to believe this will happen with this project. The building is also on much higher ground than our property, and it will give the impression of being almost four stories from where we stand.

Noise is another concern, as we will have cars driving right behind our property. Again, we have no reply as to why the building is facing our property, and not the road. The McHenry property has 27 air conditioner units which are very noisy, and we talked to neighbors to that property, and they confirmed they are very loud and on all summer. This will prevent us from being able to enjoy our yard at all.

From everything we heard and read thus far, it seems majority of the board is for this project. Affordable housing, and especially housing for Veterans, is very important, but from the information we have gathered, there is no guarantee how many of the residents will be veterans. The facility in McHenry only has a handful of Veterans, and the facility is only staffed three days a week during business hours, and they have issues removing residents that pose a threat to their community.

We know that you have already heard from many of our neighbors regarding safety concerns, potential negative impact on property values, and that the building does not esthetically match

our area, all of which we share, but as we are going to be most impacted, I would be very appreciative if any of you commented and gave us more information regarding the specific impact this property could have on our lives as the closest residents.

Please look deep into your own hearts and answer this question: Would you be happy if this project was being built next to your house?

Thank you for your assistance.
Sincerely,
Bill and Celina Micko
125 E. Emerson St.
[redacted]

---------- Forwarded message ---------
From: **Celina Micko** [redacted]>
Date: Mon, Dec 4, 2023 at 6:29 PM
Subject: Fwd: Full Circle Project for Veteran's and Assisted Living Affordable Housing on Arlington Heights Road
To: <thayes@vah.com>, <rbaldino@vah.com>, Bertucci, James <jbertucci@vah.com>, Dunnington, Wendy <wdunnington@vah.com>, LaBedz, Robin <rlabedz@vah.com>, <tschwingbeck@vah.com>, <stshirley@vah.com>, <jtinaglia@vah.com>, <rrecklaus@vah.com>
Cc: Bill Micko [redacted]

Dear Mayor, Trustees, Village Manager, and Planning Department,

I'm forwarding the email that we sent to Sam and Steve two weeks ago to Nicole on Friday to make sure you have all the information you need regarding the concerns we have with the Full Circle project proposed to be built next to our house.

We are writing to you regarding the proposed project for affordable housing for veterans and persons with disabilities for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. Our property is located directly east of the proposed project; therefore we will be most impacted by it. We hope you take the time to read this, as we have been residents here for 34 years, and we ask that you also share this letter with the other decision-makers who will be approving this project.

1. Our house still depends on **well water**, as we are not currently hooked up to the municipal water system. We are concerned about water contamination during the one-year construction and the paving of a large area, should this project be approved by the city. The Full Circle proposed building is going to be on ground raised above our property ground level, and water runoff and ground disturbance, including the installation of an underground vault water storage, will be very significant. We respectfully request a plan for mitigation of water contamination during the construction, as well as regular water testing during this time. There is need an environmental impact study as to the water source, and possible pollution.
2. As mentioned above, the Full Circle proposed building is going to be on ground raised above our property ground level. As the plan is for a three story building, the lights will be at a much higher level than our house, and the light pollution will be significant, which the 6 ft trees and fence cannot mitigate. We would like to see a detailed plan for the outdoor lighting on the building and the parking lot, and possible revisions to be allowed to alleviate the light pollution.

3. The next concern is about noise from air conditioners. The property will have at least 25 units installed on the roof. We visited other properties, and the neighbors said the noise is considerable during the summer months. As the plan for the building is to be set quite back from the main road, it will be very close to our property.
4. This brings us to the point of the property being set back so far from the road, and too close to our property. This was explained to as more in keeping in line with the neighboring building when looking from Arlington Height Rd, but no consideration was given to our residential property in the east.

We went to the board meeting on 11/08/23 to listen to the proposal, and have several concerns, some of which we expressed during the meeting. We spoke to some other attendees at the meeting, and several of our neighbors who share our concerns.

1. The three story building does not fit aesthetically with the residential single family homes in the area.

2. From the discussion at city hall, crime is similar to other multi-family apartments, but that is definitely higher than the current crime rate in single family neighborhoods. The prospective tenants might also have alcohol or drug abuse disorders, or mental illness, which can cause an increase in disturbance in a quiet residential area. We visited other Full Circle properties, and talked to residents and neighbors, and learned that this is not just speculation, but a fact of life for them, having to deal with such intrusions on a regular basis. Full Circle said that this property will have full-time staff five days a week during regular business hours, but that was not true of the property we visited, where the staff is there only three days a week. Neither the neighbors nor residents feel save in the building and surrounding area. This will bring property values down.

3. The property will pay approximately $50,000 in annual taxes, which is much lower than if businesses were built there. The average household is paying 15 to 25 thousand in taxes annually, which is hurting a lot of residents, but this property will be not be bringing in almost anything by comparison in size and land area.

We hope you take our concerns into consideration and that the city will not approve this project, because it clearly does not fit in the area, nor is it safe, not to mention the direct impact on our property.

Thank you for your assistance.

Sincerely,

Bill and Celina Micko

125 E. Emerson St.

[redacted]

[redacted]

---------- Forwarded message ---------
From: **Celina Micko** [redacted]>
Date: Fri, Dec 1, 2023 at 11:25 AM
Subject: Fwd: Full Circle Project for Veteran's and Assisted Living Affordable Housing on Arlington Heights Road
To: <ngrasse@vah.com>

Hi Nicole,

Here is the email we sent regarding specific concerns for the Full Circle project that will affect our property. Please let me know if you have any questions.

I appreciate your time.

Sincerely,

Celina Micko

---------- Forwarded message ---------
From: **Celina Micko** [redacted]>
Date: Thu, Nov 16, 2023 at 5:03 PM
Subject: Full Circle Project for Veteran's and Assisted Living Affordable Housing on Arlington Heights Road
To: <shautzinger@vah.com>, <shubbard@vah.com>
Cc: Bill Micko [redacted]

Hello Sam and Steve,

We are writing to you regarding the proposed project for affordable housing for veterans and persons with disabilities for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. Our property is located directly east of the proposed project; therefore we will be most impacted by it. We hope you take the time to read this, as we have been residents here for 34 years, and we ask that you also share this letter with the other decision-makers who will be approving this project.

1. Our house still depends on **well water**, as we are not currently hooked up to the municipal water system. We are concerned about water contamination during the one-year construction and the paving of a large area, should this project be approved by the city. The Full Circle proposed building is going to be on ground raised above our property ground level, and water runoff and ground disturbance, including the installation of an underground vault water storage, will be very significant. We respectfully request a plan for mitigation of water contamination during the construction, as well as regular water testing during this time. There is need an environmental impact study as to the water source, and possible pollution.
2. As mentioned above, the Full Circle proposed building is going to be on ground raised above our property ground level. As the plan is for a three story building, the lights will be at a much higher level than our house, and the light pollution will be significant, which the 6 ft trees and fence cannot mitigate. We would like to see a detailed plan for the outdoor lighting on the building and the parking lot, and possible revisions to be allowed to alleviate the light pollution.
3. The next concern is about noise from air conditioners. The property will have at least 25 units installed on the roof. We visited other properties, and the neighbors said the noise is considerable during the summer months. As the plan for the building is to be set quite back from the main road, it will be very close to our property.
4. This brings us to the point of the property being set back so far from the road, and too close to our property. This was explained to as more in keeping in line with the neighboring building when looking from Arlington Height Rd, but no consideration was given to our residential property in the east.

We went to the board meeting on 11/08/23 to listen to the proposal, and have several concerns, some of which we expressed during the meeting. We spoke to some other attendees at the meeting, and several of our neighbors who share our concerns.

1. The three story building does not fit aesthetically with the residential single family homes in the area.

2. From the discussion at city hall, crime is similar to other multi-family apartments, but that is definitely higher than the current crime rate in single family neighborhoods. The prospective tenants might also have alcohol or drug abuse disorders, or mental illness, which can cause an increase in disturbance in a quiet residential area. We visited other Full Circle properties, and talked to residents and neighbors, and learned that this is not just speculation, but a fact of life for them, having to deal with such intrusions on a regular basis. Full Circle said that this property will have full-time staff five days a week during regular business hours, but that was not true of the property we visited, where the staff is there only three days a week. Neither the neighbors nor residents feel save in the building and surrounding area. This will bring property values down.

3. The property will pay approximately $50,000 in annual taxes, which is much lower than if businesses were built there. The average household is paying 15 to 25 thousand in taxes annually, which is hurting a lot of residents, but this property will be not be bringing in almost anything by comparison in size and land area.

We hope you take our concerns into consideration and that the city will not approve this project, because it clearly does not fit in the area, nor is it safe, not to mention the direct impact on our property.

Thank you for your assistance.

Sincerely,

Bill and Celina Micko

125 E. Emerson St.

[redacted]

Contact Us

Village of Arlington Heights

Submitted On:
Jan 8, 2024, 08:33PM EST

Email	[redacted]
Full Name	**First Name:** Ed and Christine **Last Name:** Bujnowski
Full Address	**Street Address:** 401 East Noyes Street **City:** Arlington Heights **State:** IL **Zip:** 60005
Phone Number	[redacted]
Email	[redacted]
Questions or Comments	Hello, We are writing to state our concerns regarding the proposed low-income housing at 1519 South Arlington Heights Road. Our neighborhood is predominantly single-family homes, many with young children. This new housing would drastically change the existing neighborhood. The entrance and exit for this development will cause increased traffic into our neighborhood since they are directed away from Arlington Heights Road. Again, there are many young children in the community. Several homes in this neighborhood have been valued at or over 1 million dollars; the addition of low-income housing would decrease the values of the existing homes, and would deter new families from considering this neighborhood for their own single-family home. The addition of Grace Terrace low-income housing would open the door to further additions of low-income housing. We already have such housing in existence at Linden Place; also, there is a proposal for more low-income housing at International plaza which would provide the largest concentration of such housing anywhere in Arlington Heights. This area has not been zoned for low-income housing. We have seen many open areas in North Arlington Heights which might be better suited for such a development, in locations more closely situated near grocery and other small businesses. When we purchased our home in 1995, we saw a beautiful, single-family community with the potential for increased property values, in an area that was known to be safe and welcoming. The addition of

	Grace Terrace would change the whole outlook. Families don't deserve to be treated this way after they have put their entire heart and soul into building up the values of their homes through various home improvements and general upkeep. Arlington Heights has always been a community looked up to for their family values and sense of community. This new development has definitely brought our community together in our efforts to fight it so that we can maintain the values of our homes, and the safety of our neighborhoods. Let's truly make Arlington Heights "The City of Good Neighbors." -- Ed and Christine Bujnowski
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The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 2/1/24 and end of day on 4/5/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/documents may not represent all feedback provided to the Village relative to this project.

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Grace Terrace / Follow Up Questions from Initial Presentation
Date: Thursday, February 1, 2024 1:56:56 PM

From: Patrick Keavy [redacted]>
Sent: Thursday, February 1, 2024 12:34 PM
To: Recklaus, Randall <rrecklaus@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer <[redacted]>; Joseph Keavy [redacted]; Hart Passman <hart.passman@elrodfriedman.com>; Eric Mueller <[redacted]>; Mayur Shah [redacted]>; David Divito <[redacted]>
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Randy – I want to address a few specific points in your email. I would suggest we find some time to speak in person with a subset of our group. Please suggest some dates / times in the near future either in person or over zoom.

- You said "there is no recognized group that can possibly represent all the varied view [sic] of the members of the public, especially as they evolve over a course of a meeting." ***That is demonstrably false***. You and the trustees have quite obviously not engaged with the owners/taxpayers in the immediate area of the proposed project. We have. There is overwhelming opposition to this project from the streets of Douglas, Emerson, Foster, Council Trail, Haven, Lincoln, Evergreen, Noyes, Belmont, Ryan Ct., Pine and Brett, amongst others. The current list of signatories whose position we represent is listed below and the list continues to grow by the day, particularly as people become aware of Grace Terrace. Everyone of these homeowners is in agreement with our proposed presentation and would allow us to act as their proxy to represent their views. In total we have over ***80 households that represent over 200 residents***. Allocating their respective 3 minutes would cover our 45 minutes request – what you afforded Full Circle – several times over. If absolutely needed, we will revert to each person taking a section of the presentation as their 3 minutes then passing it on to the next individual. We trust you will act in good faith and allow our group to deliver our collective, agreed upon response
- You continue to minimize the issue in your email. Your positioning of this as "There are a number of major issues of interest coming before the Village Board in the upcoming weeks" seeks to downplay this against more pressing matters to the village. However this is a major issue to the several hundred homes that would be impacted by this, particularly the streets of

Foster, Council Trail, Emerson, Belmont, Haven, Douglas, Noyes and Evergreen. There are houses on Foster and Emerson whose backyards would literally be feet away from the parking lot and entrance of a building housing ~50 low/no income tenants. It is an absolute fact this will have a substantial negative impact on their property values and quality of life. There is a reason why opposition is close to universal in the immediate area, while those in favor are from parts of Arlington Heights other towns that are far away and will not be impacted

    - Note: We have spoken to realtors in Arlington Heights – low income housing has a material negative impact on property prices in a .25/.5 area (10 - 40% price decrease)
    - Note: We have spoken with homeowners who recently bought houses in the close proximity and many indicated had they know of the development, they would have either paid substantially less or, more often, not purchased at all (personally, I would not have bought my house 2 blocks away and invested so heavily in it)
    - Note: This will have a substantial negative effect on new single family home developments in the area – there have been two recent builds of high-end houses in the last year (one at $1.5m and one at $2-$3m). People desire this neighborhood for the quiet streets, predominance of single family owns, and availability of large lots; The development would severely reduce new home development, resulting in a substantial hit to property tax revenue for Arlington Height - we have spoke to local developers and they have validated this
    - This is, needless to say, a major issue. I would expect you would treat it as such if this was in your backyard
- As I'm sure you're aware, Full Circle is representing the Arlington Heights project as imminent on their website: https://www.fccommunities.org/ahpsh/
    - There has been no engagement by Full Circle with our community, at least none that any of the households on our list are aware of
    - This leads us to believe the hearings are nothing more than theater and the board – none of which will be impacted by the development – are treating the project as a forgone conclusion and have no intention to listen to the actual community members
- You did not answer two of the questions we directed to the board, including:
    - What diligence are you conducting on our behalf? We would ask that you conduct the diligence as if the development was going in your backyard, with the corresponding impact on your property values, your children and your neighborhood
        - No one from the board asked any tough / real questions as if they had a stake in the matter
        - In fact, often Board members seemed to be arguing in concert with Full Circle (e.g., this will look much better than the open field, there are plenty of 2/3 story homes so we is this different?, high density housing is good for the environment) - needless to say we were extremely frustrated by what we saw in the Boards lack of interest to ask real questions to the developer
    - Will you be able to accommodate the substantial increase in impacted community members that will attend the next meeting? During the December meeting, many seats were reserved by people who do not live in the impacted zone or were from other cities; many of the impacted residents were left standing for hours on end; we need enough space to sit down for what will be a multi hour meeting that will run deep into the night

Will you afford the homeowners / taxpayers the same opportunity to present the way you allowed Full Circle to present their views? Again, we have over 80 households and, rest assured, we will have many more prior to the next meeting

- A few follow up requests we would ask of the board:
    - Please conduct an analysis of low income / no income housing in Arlington Heights (existing and proposed) and show the per capita concentration within .25 miles of each project
        - Our area, as you know, already has significant subsidized housing with Linden Place, and Full Circle would likely make our neighborhood the most heavily concentrated area for low/no-income housing in Arlington Heights
        - You must also take into account the Red Roof Inn, which has been renting rooms on a monthly basis to low/no income tenants under subsidized housing arrangement – our FOIA request revealed 75 emergency response calls over a ~1 year period
        - Note: The Carefree Park neighborhood is one of the most ethnically diverse neighborhoods (often 1st generation immigrants) in Arlington Heights – other parts of Arlington Heights are much less so, and would be a more appropriate fit for Grace Terrace is increasing diversity was a goal of the board
    - Please provide an overview of the other low income / no income housing projects in Arlington Heights and their proximity to homeowners property
        - Particularly for the homeowners on Foster, Council Trail and Emerson, this would literally be their backyard – is there any precedent for this type of housing so embedded in a single family neighborhood?
    - We have heard the Grace Terrace project was designed to face inward to the neighborhood to prevent traffic coming through Arlington Heights Road (Golf and Arlington Heights Rd. is a major gateway to the village) from be able to see the cars parked in the parking lot, residents congregating outside smoking cigarettes, etc (what we've seen at other developments, particularly during nice weather) – can you confirm that is the case? We can see no other reason, logically, why it would be designed this way - please provide the context for how this was decided
    - When do you make the decision to put this up to vote? I am not asking about the statutory requirement, I'm asking when you know it will be on the agenda.
    - Finally, has there been any engagement by the board to the community? In our broad group, only Grasse has reached out to the people who actually live in the immediate area
        - Who has reached out from the board and who have you reached out to?

Signatories to our opposition to Grace Terrace / Full Circle Development

Douglas

2. 305 S Douglas
3. 1536 S Douglas
4. 1535 S Douglas
5. 1533 S Douglas
6. 1532 S Douglas
7. 1531 S Douglas
8. 1528 S Douglas
9. 1526 S Douglas

10. 1515 S Douglas
11. 1514 S Douglas
12. 1508 S Douglas
13. 1501 S Douglas

Haven

1. 300 East Haven
2. 305 East Haven
3. 309 East Haven
4. 313 East Haven
5. 484 East Haven
6. 501 East Haven
7. 507 East Haven
8. 512 East Haven
9. 513 East Haven
10. 516 East Haven

Foster

1. 203 East Foster
2. 217 East Foster
3. 220 East Foster
4. 221 East Foster
5. 305 East Foster
6. 310 East Foster
7. 311 East Foster
8. 316 E. Foster St
9. 317 E. Foster St
10. 320 E. Foster St

Emerson

1. 8 E. Emerson
2. 125 E Emerson
3. 131 E Emerson St
4. 217 E. Emerson St
5. 300 E Emerson St
6. 318 E. Emerson St

Council Trail

7. 121 E Council Trail
8. 211 E. Council Trail
9. 216 E Council Trail
10. 224 E. Council Trail
11. 397 E Council Trail

Belmont

1. 416 S Belmont
2. 1523 S. Belmont Ave
3. 1525 S. Belmont Ave

Arlington Heights Road

1. 1532 S. Arlington Heights Rd

Parkview Ct.

9. 404 E Parkview Ct
10. 410 East Parkview
11. 422 E Parkview Ct.
12. 423 East Parkview

Ryan Ct.

1. 202 East Ryan Ct
2. 203 E Ryan Court
3. 206 East Ryan Court
4. 210 E Ryan Ct

Pickwick Road

1. 6 E Pickwick

2. 7 E Pickwick Rd
3. 10 East Pickwick
4. 118 W Pickwick

Helana

1. 406 S Helena
2. 408 S Helena
3. 414 S Helena
4. 415 S Helena
5. 416 S Helena

Surrey Ridge

1. 1525 S Surrey Ridge
2. 1529 S Surrey Ridge Drive
3. 1710 S Surrey Ridge Drive

Lincoln

1. 312 East Lincoln
2. 404 East Lincoln
3. 502 E. Lincoln St.
4. 504 E. Lincoln St

Roosevelt

1. 739 S Roosevelt

Noyes

1. 409 East Noyes
2. 208 West Noyes

Victoria Lane

1. 610 W Victoria Lane

On Mon, Jan 29, 2024 at 5:18 PM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> As I said, the Village will make every effort to inform interested members of the public a meeting date via the email group set up for the project well in advance of the 48 hour notice required by law. The Village Staff continues to work with the applicant to address the wide variety of issues identified at the last meeting as directed by the Village Board so that an updated plan can be discussed at the next meeting. We have forwarded your new questions to them as well.
>
> As with all Village Board meetings, each individual member of the public will have 3 minutes to share their perspectives at the meeting. There is no recognized group that can possibly represent all the varied view of the members of the public, especially as they evolve over a course of a meeting. Therefore every individual speaker will be treated equally and given the same 3 minute time frame. In addition to the 3 minute time frame at the meeting itself, any individual or group certainly has the ability to send any letter, exhibits, or reports that they wish to the Village Board for their consideration prior to the meeting to ensure that Board understands their perspective.
>
> There are a number of major issues of interest coming before the Village Board in the upcoming weeks. I cannot guarantee where on the agenda this item will be placed, but we always consider the number of people that are likely to speak on the given issues and are aware of the public's interest in this matter.

Randy

Randall R. Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

(847) 368-5122
rrecklaus@vah.com
www.vah.com
Follow Me @RandyRecklaus

From: Patrick Keavy [redacted]>
Sent: Sunday, January 28, 2024 10:12 PM
To: Recklaus, Randall <rrecklaus@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer [redacted]>; Joseph Keavy [redacted]>; Hart Passman <hart.passman@elrodfriedman.com>; Eric Mueller [redacted]>; Mayur Shah <[redacted]>
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Randy – I wanted to follow up on the open diligence items as the homeowners / taxpayers of the neighborhood anxiously await answers. To quickly recap the timeline here:

- December 6th – I emailed a list of aggregated questions from the neighborhood
- December 8th – You indicate the answer have been sent to Full Circle and "They will provide answers to your unaddressed questions [sic] they are able to do so"
- December 9th – I include three more questions, no response to any of our questions / diligence requests
- January 10th (over one month after questions sent) – I check in with you, you indicate "It is up to them to provide a response on those matters"
    - This gives us great concern over Full Circle's lack of transparency, candor and initiative to engage with the neighborhood and provide timeline responses to our

inquiries
    - Note: It not acceptable for Full Circle to disregard our legitimate questions – I will remind you we, the homeowner and taxpayers will be dealing with the consequences of this, not those running Full Circle. Full circle owes responses to the homeowners / taxpayers that have a substantial stake in the matter
- January 22nd (nearly two months after initial questions) – I email you yet again asking for any update, you indicate there is none; I ask for a reasonable amount of time to prepare for the next meeting, you reply you will give us as much as is "statutorily required" indicating 3-4 weeks is asking for too much time
    - It is interesting and informative to note that Full Circle, who does not have a stake in the neighborhood, can disregard our questions for two months while asking for some reasonable advance notice of the meeting is implied to be asking for too much
- January 28th (~2 months after initial questions) – I emailing you once again asking for an update on the matter

Rest assured, we will keep a detailed log of our inquiries and Full Circle's (lack of) response and transparency on the matter. The residents have several follow up questions to the Board regarding this matter:

- We find it disconcerting that we need to ask these questions and push Full Circle to answer them. Why isn't the Board conducting this type of due diligence on our behalf? Some on the board seem prepared to rubber stamp this with limited to no diligence based on the questions asked during the December 6th meeting
- What due diligence questions are you asking on our behalf? We would like to understand the depth of your research into this matter
    - While this is important for the current proposal, it is equally important for other future controversial developments that may significantly impact certain neighborhoods
- What is the minimum statutory requirement to notify the homeowners / taxpayers of the neighborhood on the next vote? Based on the log above, we are assuming we will be given the bare minimum advance notice and little to no response from Full Circle (I would be happy to be proven wrong here)
- We will have significant in person participation from the neighborhood, much more so than last meeting – will the venue be able to accommodate a larger group than last time?
- Can you confirm we will have 30 – 45 minutes to present our views? Full Circle had at least 45 minutes on December 6th, the homeowners / taxpayers should have at least that amount of time
- Can you have this initiative first on the agenda? Given the amount of time it is expected to take to address this, we would strongly prefer to have this earlier rather than very late at night

Thanks,

Patrick

On Mon, Jan 22, 2024 at 1:47 PM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> We will provide as much notice as we can and certainly as much as is statutorily required. However, this issue is one of many that the Village must incorporate into our schedules so I cannot guarantee 3 to 4 weeks notice.
>
> Best Regards,
>
> Randy

From: Patrick Keavy [redacted]>
Sent: Monday, January 22, 2024 12:01 PM
To: Recklaus, Randall <rrecklaus@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer <[redacted]>; Joseph Keavy [redacted]>; Hart Passman <hart.passman@elrodfriedman.com>
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

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Randy - Please ensure that when the next hearing is scheduled to cover Grace Terrace there is the appropriate advance notice (i.e., 3 - 4 weeks) communicated to the residents. As I'm sure you're aware, there is a very large and growing cohort of homeowners who have a significant interest in the outcome of the proposed development and would like the opportunity to express their views on the matter in person. We also need to have a deadline to work towards to prepare and finalize our presentation. Finally, we need time to review the responses from Full Circle and ask any follow up questions.

Patrick

On Mon, Jan 22, 2024 at 11:36 AM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> I have no update at this time. We will share more with you when we have more information to share.

Best Regards,

Randy

Randall R. Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

(847) 368-5122
rrecklaus@vah.com
www.vah.com
Follow Me @RandyRecklaus

From: Patrick Keavy <[redacted]>
Sent: Monday, January 22, 2024 11:24 AM
To: Recklaus, Randall <rrecklaus@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer [redacted]>; Joseph Keavy [redacted]>; Hart Passman <hart.passman@elrodfriedman.com>
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

> Some people who received this message don't often get email from [redacted]. Learn why this is important

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Randall - Can you please provide an update on responses from Full Circle and the expectation on timing of the next Village meeting to address this? We need time to review Full Circle's responses and a deadline to work towards to prepare our response to the proposed development.

Needless to say, we are concerned and frustrated over the lack of response to our questions despite now having nearly two months to provide us with any additional information.

Thanks,

Patrick

On Wed, Jan 10, 2024 at 4:41 PM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> We definitely appreciate your concerns. We have shared the list with Full Circle and indicated that the Village Board and residents will want to hear a response from them on those issues. Charles Perkins spoke with them today and reiterated that point based on your email. We will be putting out information on next steps and timing as soon as we know it on the email listed created for the project and the project webpage.
>
> Best Regards,
>
> Randy
>
> Randall R. Recklaus
> Village Manager
> Village of Arlington Heights
> 33 S. Arlington Heights Road
> Arlington Heights, IL 60005
>
> (847) 368-5122
> rrecklaus@vah.com
> www.vah.com
> Follow Me @RandyRecklaus
>
> ---
>
> **From:** Patrick Keavy <[redacted]>
> **Sent:** Wednesday, January 10, 2024 12:26 PM
> **To:** Recklaus, Randall <rrecklaus@vah.com>
> **Cc:** Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer [redacted]>; Joseph Keavy [redacted]>; Hart Passman <hart.passman@elrodfriedman.com>
> **Subject:** Re: Grace Terrace / Follow Up Questions from Initial Presentation
>
> You don't often get email from [redacted]. Learn why this is important

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Randall,

The homeowners/taxpayers of the impacted area expect detailed responses to our questions as we would be the ones living within the immediate radius of Grace Terrace. Please convey the importance of us receiving answers to Full Circle in a timely manner. We do not agree with it being "up to them" or "optional" to provide anything less than full and complete responses.

Please keep us posted on the timing for the board meeting in which the matter will be addressed again. The collective home owners - I will share a full signatory list with names and addresses of who this represents prior to the board meeting - would like to be put on the agenda to afford us the opportunity to respond. We would request a minimum of 30 minutes for our collective response which will be delivered in a presentation format (so we will need access to the projector). Afterwards, many individuals would like the opportunity to speak, albeit briefly, to get their voice on the record as well.

Thanks,

Patrick

On Wed, Jan 10, 2024 at 11:59 AM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> We have forwarded your request to them. It is up to them to provide a response on those matters. This issue will come before the Village Board again for further discussion sometime in the near future. Staff is working with the property owner on the issues raised at the meeting regarding the proposed building. The item will not appear on the 1/16 Village Board agenda.
>
> Best Regards,
>
> Randy
>
> ---
>
> **From:** Patrick Keavy [redacted]>
> **Sent:** Wednesday, January 10, 2024 11:54 AM
> **To:** Recklaus, Randall <rrecklaus@vah.com>
> **Cc:** Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas

<thayes@vah.com>; Teri Leach [redacted]>; Kendall Schafer [redacted]>; Joseph Keavy [redacted]
Subject: Re: Grace Terrace / Follow Up Questions from Initial Presentation

> Some people who received this message don't often get email from [redacted]. Learn why this is important

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Randall - I wanted to reach out for an update from you as we have not seen anything pertaining to our diligence requests. We have several hundred homeowners/tax payers in the impacted area that are keenly awaiting detailed replies to these requests.

Please advise.

Thanks,

Patrick

On Fri, Dec 8, 2023 at 11:45 AM Recklaus, Randall <rrecklaus@vah.com> wrote:

> Patrick,
>
> The Village has placed or is in the process of placing all of its information on the project webpage: https://www.vah.com/government/departments/planning___community_development/developments___projects_/full_circle_communities.php
>
> We have forwarded your question to Full-Circle. They will provide answers to your unaddressed questions they are able to do so.
>
> Best Regards,
>
> Randy
>
> Randall R. Recklaus
> Village Manager
> Village of Arlington Heights
> 33 S. Arlington Heights Road
> Arlington Heights, IL 60005
>
> (847) 368-5122
> rrecklaus@vah.com
> www.vah.com

Follow Me @RandyRecklaus

From: Patrick Keavy [redacted]>
Sent: Wednesday, December 6, 2023 10:15 PM
To: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>
Cc: Teri Leach [redacted]>; Kendall Schafer [redacted]>; Joseph Keavy <[redacted]>; Lisa Holzkopf [redacted] Patrick Keavy <[redacted]>
Subject: Grace Terrace / Follow Up Questions from Initial Presentation

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Dear Board of Trustees – Below please find a list of preliminary questions and data requests from the homeowners of the impacted neighborhood. Please let us know if any clarification is needed. If data for Grace Terrace is not available or a reliable estimate cannot be provided, please provide as close of a proxy as possible with the underlying supporting data. We look forward to reviewing your responses.

- Provide the source data for the increase in housing prices referenced in the presentation for the neighborhood in Arlington Heights
    - Provide comparable examples for other properties both in Arlington Heights as well as Full Circle properties in other locations within the close proximity of low/no-income housing
- What type of disabilities do residents typically have – what has the mix been at comparable Full Circle properties
    - Please reference the representative properties this is being pulled from
    - Aggregated data should not violate HIPAA and be able to be provided
- Provide source data for incidence rates (emergency response) at similar facilities
    - We would like to see a listing of the specific incidents for the properties that were referenced in the presentation

- What is the total and subsidized rent per unit (provide all ranges / calculations) for Grace Terrace
    - If this is not available, please provide data from existing properties with similar AMI targets and tenant composition
- What has the mix of AMI 25% and AMI 50% typically been at comparable properties
    - How many residents have no income
    - How is income status tracked post-occupancy
- Are there work requirements to be accepted / remain in the property
- What happens when a resident commits a crime / becomes a registered sex offender after they take occupancy
    - How is this monitored and enforced
    - How do you ensure felons and sex offenders do not visit tenants
- What could the current lot be used for now – why isn't this being considered for single family home development
    - There have been numerous new builds in the neighborhood recently and the demand for housing remains high while the supply remains low
- How is the tenant policy enforced if staff are only onsite during normal business hours
    - Violations would tend to happen later in the evening – how will this be addressed
- Has the developer ever evicted tenants for repeat violations? What is the timeline from eviction decision to eviction?
- How are the no-drug rules enforced / monitored after someone takes occupancy
- Explain how the development makes sense in the location when it is catered to adults with disabilities with no children who do not drive (this was the typical tenant represented to us by Full Circle)
    - Not walking distance to downtown, shops or restaurants
    - Neighborhood is predominantly single family homes and often with children
    - Closer to downtown would make much more sense geographically
    - Please provide a detailed response to each of the points above
- How many leases are less than 12 months – 6 months would imply a highly transitory residence mix
    - What is the average renewal rate for comparable properties?

Thanks,

Patrick
1514 S Douglas

--

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Full Circle Project - VERY concerned resident
Date: Tuesday, February 6, 2024 2:04:04 PM

From: Brittany Page <[redacted]
Sent: Tuesday, February 6, 2024 9:44 AM
To: Bertucci, James <jbertucci@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Dunnington, Wendy <wdunnington@vah.com>
Cc: Gabe Bodnar [redacted]>
Subject: Re: Full Circle Project - VERY concerned resident

> Some people who received this message don't often get email from [redacted]. Learn why this is important

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Hello Village Board Members,

I do want to follow up with you all again on my concerns for the full circle development at 1519 S Arlington Heights Rd. I understand everyone is busy as we all are, but **I really hope that you hear me out and seriously consider the concerns of me and my other neighbors**. I saw that there was a very disturbing incident at Full circle's other development this weekend - Village Brook Apts (Article here). One incident like this is one too many in my mind. I decided to request FOIA data for one of the 12 complexes at that location. **The results were overwhelming, including chokings, theft, overdoses etc all within 1 year.** Has this been considered? What are you planning to do to keep our community safe when incidents like this will be happening in my backyard?

Again, I moved here from the city. I'm used to crime there so I have a much different perspective than most here, but this is disturbing for Arlington Heights where you move and expect a higher level of safety. Is this not the expectation the board members are looking for anymore?

Further, I would like to note that a large group of neighbors and I are planning to collectively present our opposition to this at the next board meeting. I will be there with my family, in person, to voice our gross concerns.

Regards,
Brittany

On Fri, Dec 1, 2023 at 6:34 AM Brittany Page [redacted]> wrote:

> Hello Village Board Members,

I'm writing you in regards to the proposed full circle project at 1519 S Arlington Heights Rd. I live directly behind this area at 313 E Haven St. My husband and I are young professionals that moved here from downtown Chicago a couple years ago and welcomed our first baby in April. I love the community where I live, including the people and beautiful parks. With this proposed project, now I'm not so sure. Safety is my number one priority, hence why we left the city.

If you are to approve this, our sense of safety will diminish especially with a new child, my property value will most definitely decline, and I can guarantee young professionals like myself will avoid this area (who would want to raise their children around a development like this?). I've already had many friends ask how I like Arlington Heights to move here and has always been positive, but that would change and I myself will likely look for a new place to live. Further, this development is very close to 2 parks constantly with lots of children…what about their safety?

I'm grossly disappointed and quite honestly disturbed that there is no public vote. To be candid if this were to pass, I unfortunately will lose much faith in how Arlington Heights is currently run under this leadership. I will be at the meeting on Monday but happy to answer further questions if you are willing to take opinions. Appreciate it.

Brittany

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: Concerns Over Full Circle Housing Project
Date:	Tuesday, February 6, 2024 2:04:42 PM

From: Kasey Moore < >
Sent: Monday, February 5, 2024 12:53:02 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Concerns Over Full Circle Housing Project

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Kasey Moore
411 South Douglas Avenue
Mount Prospect, IL 60056
02.05.24

Dear Board of Trustees,
As a resident of Mount Prospect and The Arlington Heights Park District, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into the homes of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that families value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying. I've lived near similar facilities have have crime right on my front doorstep. Gunshots on my property. I moved here to get away from that. Now I have children and don't want them to be at risk.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic

implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Thank you,
Kasey Moore

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Grace/Full Circle Development
Date: Tuesday, February 6, 2024 2:08:09 PM

-----Original Message-----
From: Janet [redacted]
Sent: Tuesday, February 6, 2024 10:50 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Grace/Full Circle Development

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Regarding the proposed development at 1519 S Arlington Hts Rd, we are officially voicing our opposition.

There are many concerns, including but not limited to:

The extreme close proximity to our homes and encroachment of commercial property to our residential neighborhood.

Lack of transparency by Full Circle regarding the actual use of this property. It now appears this will serve people exiting homelessness, not veterans, seniors, etc

Concerns about lack of control and management on site with resulting decrease of quiet enjoyment of our neighborhood.

There was a recent serious incident at Villagebrook Apartments, a related development.

We have lived in this neighborhood for 37 years and raised two children. We planned on staying here through our retirement but would reconsider should this development be approved.

We fully intend on voicing these concerns at the next public meeting, and are actively involved in a neighborhood coalition.

Please do not approve this development.

Sincerely,
Jeff and Janet Armgardt
310 E Foster St

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Please Support Grace Terrace
Date: Friday, March 8, 2024 10:30:46 AM

From: Tina Richards [redacted]
Sent: Thursday, March 7, 2024 1:54 PM
To: Administration <Administration@vah.com>
Subject: Please Support Grace Terrace

> You don't often get email from [redacted]t. Learn why this is important

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Mr. Recklaus,

My name is Tina Richards, and I've lived in Arlington Heights for about 35 years. I am e-mailing to urge you to support Grace Terrace, the permanent supportive housing apartment building proposed for south Arlington Heights Road. There is a huge need for this type of housing and this is an excellent location. Please make this project happen.

Thank you for your service to Arlington Heights!

Tina

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Grace Terrace
Date: Monday, March 11, 2024 9:00:32 AM

-----Original Message-----
From: James Mayer [redacted]>
Sent: Saturday, March 9, 2024 4:37 PM
To: Administration <Administration@vah.com>
Cc: James Mayer [redacted]
Subject: Grace Terrace

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Mr. Recklaus, my name is Jim Mayer and I serve on the Board of a non-profit name FamilyForward that serves the Arlington Heights area. We serve low income families who are living on the margin and affordable, safe housing is a critical challenge for our families. I am asking for you to support Grace Terrace, the permanent supportive housing apartment building proposed for south Arlington Heights Road. There is a great need for this type housing and this is an excellent location. Please provide your support and make this project happen.

Thank you.

Jim Mayer
[redacted]
Sent from my iPad

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Stop building on AH road
Date: Tuesday, March 12, 2024 3:20:39 PM

-----Original Message-----
From: Sophia Babiarz [redacted]>
Sent: Tuesday, March 12, 2024 12:25 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Stop building on AH road

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Hi,
I've lived in Arlington Heights my whole life. I'm against the proposal of Full Circle assisted living. With the crime around here up, this is not what the community needs. It is catch and release if the police are called. You all know this, too. Consider what the citizens living next door to the proposed building have to say because it's our families having to deal with any issues that may come in the future if this is built. Statistically, these things don't work, you know this. Thank you.
Best,
Sophia Babiarz
Surrey Ridge Resident

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Full circle housing project-
Date: Tuesday, March 12, 2024 3:20:55 PM

-----Original Message-----
From: Adrienne Holler [redacted]
Sent: Tuesday, March 12, 2024 10:53 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Full circle housing project-

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Dear Board of Trustees,

As a resident of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Please add my name to the petition in opposition to this project.

Adrienne Holler Conley

Sent from my iPhone

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW: 1519 S AH Road
Date:	Tuesday, March 12, 2024 3:37:00 PM

From: Fara Librizzi [redacted]>
Sent: Monday, March 11, 2024 11:20 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: 1519 S AH Road

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Please don't approve the plan for more low income housing in this location. It really makes no sense, please explain why this is a good idea for the current residents in the area.

Fara Librizzi
Real Estate Broker
[redacted]

From: Perkins, Charles
To: Hubbard, Sam
Subject: FW: Voicing opposition
Date: Tuesday, March 12, 2024 3:37:08 PM

-----Original Message-----
From: Jennifer Bohl [redacted]
Sent: Monday, March 11, 2024 8:27 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Voicing opposition

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Jennifer Shaw

1119 S Salem Ln

Arlington Heights, IL 60005

03/11/2024

Dear Board of Trustees,

As a resident and mom of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

Adding to the privacy issue is a concern about safety, amplified by the recent incident of aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

The selection criteria for tenants, especially focusing on income levels, disability status, and veteran status, also require clarity. There are concerns about how these criteria are applied and whether they genuinely meet the needs of those they intend to serve.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as reducing the number of units, limiting the construction to one story, and ensuring that a significant portion of residents have documented physical disabilities. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing Dialogue.

Jennifer Shaw
Sent from my iPhone

From:	Perkins, Charles
To:	Hubbard, Sam
Subject:	FW:
Date:	Tuesday, March 12, 2024 3:37:17 PM

From: Erica Suarez [redacted]>
Sent: Monday, March 11, 2024 8:06 PM
To: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Bertucci, James <jbertucci@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Dunnington, Wendy <wdunnington@vah.com>
Subject:

> Some people who received this message don't often get email from [redacted]. Learn why this is important

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Erica Suarez

Arlington Heights, 60005

March 11,2024

Dear Board of Trustees,

As a mom of young children and a resident of Arlington Heights, I am reaching out to express my deep concerns regarding the Full Circle housing project being developed near my home. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect me but potentially the entire community.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

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Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of our neighborhood. It is essential for any new construction to complement the existing homes and not detract from the overall look and feel of the community. The distinct architectural charm of our neighborhood is something we are all

proud of and wish to preserve.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

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In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

From:	Perkins, Charles
To:	Boyer, Nora; Hubbard, Sam
Cc:	Recklaus, Randall; Pecora, Nicholas
Subject:	FW: Grace Terrace / Follow Up From Carefree Park Neighborhood
Date:	Wednesday, March 20, 2024 11:36:28 AM
Attachments:	Neighbor Questions to the Board - Full Circle.docx

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From: Patrick Keavy [redacted]
Sent: Wednesday, March 20, 2024 1:41 AM
To: Hayes, Thomas <thayes@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Administration <Administration@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Cc: Kendall Schafer <[redacted]>; Mayur Shah <[redacted]>; Eric Mueller [redacted]>; Michella Schoot <[redacted]>; Gabe Bodnar [redacted]>; Brittany Page <[redacted]>; David Divito <[redacted]>; Joseph Keavy [redacted]
Subject: Grace Terrace / Follow Up From Carefree Park Neighborhood

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Dear Board of Trustees,

I hope all is well. We want to thank all of you for the time you've committed to meeting with us so far, as well as those we've scheduled in the coming weeks. We appreciate you hearing our position and taking into consideration our concerns. When we met with Wendy on Sunday, she informed us there would be a Town Hall with Full Circle in the coming weeks, April 12th, if I heard correctly. Can you please confirm this is the case? If so, will there be an official announcement? As you know, there are hundreds of community members that are anxiously awaiting an update after nearly four months of silence from Full Circle. Please let us know so we can begin reaching out to interested residents to ensure they can schedule accordingly.

Can you please revisit the questions we previously submitted to Full Circle through the Board? It would be helpful if Full Circle came prepared to answer these questions. We would also like full and complete answers. Guesses, "we'll look into that", "we're not sure" are not helpful or productive. They have had nearly 4 months to prepare responses. We would appreciate full and complete answers.

We also wanted to revisit our questions to the Board. As we've continued to engage with the community, many residents/homeowners/taxpayers are keen to understand the Board's long-term vision for affordable housing in Arlington Heights. It would be extremely helpful and well appreciated if the Board could lay out their specific strategy. I've included questions before for guidance, but would be happy to discuss directly, if helpful. Given affordable housing is an important topic for residents, and a factor in long term decisions, such as buying or investing in a house, knowing the long-term strategy would be much appreciated. Residents can then better know

to expect when new developments are proposed (or why more developments are not going up).

Finally, I've included the latest signatory list opposing Grace Terrace below. Please note we've included two of the business owners – GI Alliance and James Kakos DDS – directly next to the proposed development that are strongly opposed to it. We look forward to continuing the dialogue.

-The Carefree Park Neighborhood

Questions for Full Circle

- Provide the source data for the increase in housing prices referenced in the presentationfor the neighborhood in Arlington Heights
    - Provide comparable examples for other properties both in Arlington Heights as well as Full Circle properties in other locations within the close proximity of low/no-income housing
- What type of disabilities do residents typically have – what has the mix been at comparable Full Circle properties
    - Please reference the representative properties this is being pulled from
    - Aggregated data should not violate HIPAA and be able to be provided
- Provide source data for incidence rates (emergency response) at similar facilities
    - We would like to see a listing of the specific incidents for the properties that were referenced in the presentation
- What is the total and subsidized rent per unit (provide all ranges / calculations) for Grace Terrace
    - If this is not available, please provide data from existing properties with similar AMI targets and tenant composition
- What has the mix of AMI 25% and AMI 50% typically been at comparable properties
    - How many residents have no income
    - How is income status tracked post-occupancy
- Are there work requirements to be accepted / remain in the property
- What happens when a resident commits a crime / becomes a registered sex offender after they take occupancy
    - How is this monitored and enforced
    - How do you ensure felons and sex offenders do not visit tenants
- What could the current lot be used for now – why isn't this being considered for single family home development
    - There have been numerous new builds in the neighborhood recently and the demand for housing remains high while the supply remains low
- How is the tenant policy enforced if staff are only onsite during normal business hours
    - Violations would tend to happen later in the evening – how will this be addressed
- Has the developer ever evicted tenants for repeat violations? What is the timeline from eviction decision to eviction?
- How are the no-drug rules enforced / monitored after someone takes occupancy
- Explain how the development makes sense in the location when it is catered to adults with disabilities with no children who do not drive (this was the typical tenant represented to us by Full Circle)
    - Not walking distance to downtown, shops or restaurants
    - Neighborhood is predominantly single family homes and often with children
    - Closer to downtown would make much more sense geographically
    - Please provide a detailed response to each of the points above
- How many leases are less than 12 months – 6 months would imply a highly transitory residence mix
    - What is the average renewal rate for comparable properties?
- Will the drug testing policy apply to those current engaged in substance abuse treatment (e.g., will those receiving methadone addiction treatment be allowed to take residency)
- Will only U.S. citizens be allowed as tenants; if so, would the policy be permanent (i.e., not subject to amendment in the future)

  Describe in detail the tangible benefits of the proposed project to the existing homeowners of

the immediate area

Questions to the Board

- What is the long term plan for affordable housing in Arlington Heights
    - Provide an overview of the current per capital, total units and total developments that include affordable housing in Arlington Heights
    - How does this compare to neighboring cities, such as Mt. Prospect and Schaumburg?
    - What is the plan on a per capita, total units and total developments basis for the next 5, 10 and 15 years?
- What impact on crime, property values and property development do you expect the proposed Grace Terrace development to have on the neighborhood?
    1. What is the current per capita crime stats for the Carefree Park area
    2. What impact would Grace Terrace have on these stats assume ~50 incidents and 50% being serious crimes (per the FIOA data we've pulled)
- Provide an overview of the due diligence the Board has conducted on Full Circle thus far
- Please conduct an analysis of low income / no income housing in Arlington Heights (existing and proposed) and show the per capita concentration within .25 miles of each project
    1. Our area, as you know, already has significant subsidized housing with Linden Place, and Full Circle would likely make our neighborhood the most heavily concentrated area for low/no-income housing in Arlington Heights
    2. You must also take into account the Red Roof Inn, which has been renting rooms on a monthly basis to low/no income tenants under subsidized housing arrangement – our FOIA request revealed 75 emergency response calls over a ~1 year period
    3. Note: The Carefree Park neighborhood is one of the most ethnically diverse neighborhoods (often 1st generation immigrants) in Arlington Heights – other parts of Arlington Heights are much less so, and would be a more appropriate fit for Grace Terrace is increasing diversity was a goal of the board
- Please provide an overview of the other low income / no income housing projects in Arlington Heights and their proximity to homeowners property
    1. Particularly for the homeowners on Foster, Council Trail and Emerson, this would literally be their backyard – is there any precedent for this type of housing so embedded in a single family neighborhood?
    2. We have heard the Grace Terrace project was designed to face inward to the neighborhood to prevent traffic coming through Arlington Heights Road (Golf and Arlington Heights Rd. is a major gateway to the village) from be able to see the cars parked in the parking lot, residents congregating outside smoking cigarettes, etc (what we've seen at other developments, particularly during nice weather) – can you confirm that is the case? We can see no other reason, logically, why it would be designed this way - please provide the context for how this was decided
- Why do you feel Full Circle is the right partner for this development?
- Do you feel Full Circle has been completely transparent with the Board and the residents?
- Has Full Circle been engaged and responsive in a timely manner to the Board and residents questions?

Signatory List

1. Business Owners
    a. GI Alliance
    b. James Kakos DDS

Douglas

1. 1206 S Douglas Ave
2. 1536 S Douglas Ave
3. 1535 S Douglas Ave
4. 1533 S Douglas Ave
5. 1532 S Douglas Ave
6. 1531 S Douglas Ave

7. 1528 S Douglas Ave
8. 1526 S Douglas Ave
9. 1515 S Douglas Ave
10. 1514 S Douglas Ave
11. 1508 S Douglas Ave
12. 1501 S Douglas Ave
13. 417 S Douglas Ave
14. 411 S Douglas Ave
15. 409 S Douglas Ave
16. 407 S Douglas Ave
17. 405 S Douglas Ave
18. 305 S Douglas Ave

East Haven

1. 300 East Haven
2. 305 East Haven
3. 309 East Haven
4. 313 East Haven
5. 401 East Haven
6. 484 East Haven
7. 490 East Haven
8. 501 East Haven
9. 506 East Haven
10. 507 East Haven
11. 512 East Haven
12. 513 East Haven
13. 516 East Haven
14. 517 East Haven
15. 520 East Haven

Emerson St

1. 8 W Emerson St
2. 125 E Emerson St
3. 131 E Emerson St
4. 217 E Emerson St
5. 300 E Emerson St
6. 318 E Emerson St
7. 324 E Emerson St
8. 203 W Emerson St
9. 7 W Emerson St
10. 6 W Emerson St
11. 10 W Emerson St
12. 12 W Emerson St
13. 19 W Emerson St
14. 11 W Emerson St
15. 106 W Emerson St
16. 110 W Emerson St
17. 118 W Emerson St
18. 203 W Emerson St
19. 119 W Emerson St

Belmont Ave

1. 416 S Belmont Ave
2. 1201 S Belmont Ave
3. 1234 S Belmont Ave
4. 1523 S Belmont Ave
5. 1525 S Belmont Ave
6. 1530 S Belmont Ave

Arlington Heights Road

1. 1532 S Arlington Heights Rd
2. 1770 S Arlington Heights Rd
3. 1415 S Arlington Heights Rd

Parkview Ct

1. 404 East Parkview Ct
2. 410 East Parkview Ct
3. 422 East Parkview Ct
4. 423 East Parkview Ct

Ryan Ct.

1. 202 East Ryan Ct
2. 203 East Ryan Ct
3. 206 East Ryan Ct
4. 210 East Ryan Ct

Pickwick Rd

1. 6 E Pickwick Rd
2. 7 E Pickwick Rd
3. 10 E Pickwick Rd
4. 118 W Pickwick Rd

Helena

1. 406 S Helena
2. 408 S Helena
3. 411 S Helena
4. 414 S Helena
5. 415 S Helena
6. 416 S Helena

Surrey Ridge Dr

1. 1525 S Surrey Ridge Drive
2. 1529 S Surrey Ridge Drive
3. 1710 S Surrey Ridge Drive

East Lincoln St

1. 312 East Lincoln St
2. 404 East Lincoln St
3. 502 East Lincoln St
4. 504 East Lincoln St
5. 507 East Lincoln St

S Roosevelt

1. 739 S Roosevelt

Noyes St

1. 401 East Noyes St
2. 406 East Noyes St
3. 409 East Noyes St
4. 417 East Noyes St
5. 501 East Noyes St
6. 208 West Noyes St
7. 1106 West Noyes St

Victoria Lane

1. 610 W Victoria Lane

16. S Fernandez

1. 1623 S Fernandez
2. 1030 S Fernandez
3. 1422 S Fernandez
4. 1627 S Fernandez

Council Trail

1. 121 E Council Trail
2. 211 E Council Trail
3. 216 E Council Trail
4. 224 E Council Trail
5. 397 E Council Trail
6. 399 E Council Trail

Foster

1. 203 East Foster St
2. 217 East Foster St

3. 220 East Foster St
4. 221 East Foster St
5. 305 East Foster St
6. 310 East Foster St
7. 311 East Foster St
8. 316 East Foster St
9. 317 East Foster St
10. 320 East Foster St

Evergreen

1. 1304 S Evergreen
2. 1337 S Evergreen
3. 1411 S Evergreen
4. 1423 S Evergreen
5. 1431 S Evergreen
6. 1434 S Evergreen
7. 1435 S Evergreen

McKone Court

1. 405 E McKone Court
2. 406 E McKone Court

Lonquist

1. 2002 W Lonquist

Brett Court

1. 208 E Brett Ct
2. 212 E Brett Court

Wing Street

1. 151 W Wing Street, #303

White Oak St

1. 414 W White Oak St
2. 1111 W White Oak St

25. Horner Lane, Mt Propsect

1. 111 W Horner Lane

Whilshire

a. 26 N. Wilshire

Kaspar Ave

1303 S Kaspar Ave

--

Patrick Keavy
[redacted]

From: Planning
To: Hubbard, Sam
Subject: Continued Opposition to Full Circle Development
Date: Monday, March 25, 2024 9:35:45 AM

-----Original Message-----
From: Colleen Heraty [redacted]>
Sent: Friday, March 22, 2024 3:44 PM
To: Planning <Planningmail@vah.com>
Cc: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; tschwingbedk@vah.com; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Administration <Administration@vah.com>
Subject: Continued Opposition to Full Circle Development

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good day all,
This is a continued plea from my family to the village board to reject the plan as resubmitted from Full Circle Community for Grace Terrace on S Arlington Heights Rd. Again, this quiet single family home neighborhood location is simply not appropriate for a three story building to be looming over all of our homes. The zoning prohibits three story buildings for a reason - no other buildings along that residential/commercial area are that tall. The trees and grass that are there now are much more pleasant to the eye than a misplaced, backward facing apartment building. We had zero concerns when the memory care building was constructed due to its configuration facing the street and being one story tall.
We NEVER would have purchased our home on E Haven St in 2014 if there was an apartment building at the end of the block. We were fully aware of the 190+ low income housing apartments next to the Prairie/Rotary Park within blocks of our home, but determined the park provided some safe separation and this did not prevent us from investing in our current home.
It was quite distressing in the December 2023 village board meeting to hear that the original plan as presented by Full Circle was rejected by the Planning Commission, but many of the board members still voted in favor of this project.
We are still waiting for further updates on this site.
One of the many questions we have concerns why the developers are trying to “sell” a small (1.9 acre) section of the land they have just acquired in a size and shape that would be unusable by another buyer? If Full Circle Community is trying to break zoning on height and do not have enough zoned parking spaces, why are they trying to reduce their owned land space?
Since first becoming aware of this project in December, we have been incredibly saddened that the desires of the present tax paying neighborhood have not been considered. More apartments for low income renters are supposedly being met with the construction of a 304 unit multi-building site at International Plaza. Sticking a three story building 100 square feet from someone’s yard in this particular location makes no sense.
Please reject this development for this particular location.

Regards,
Colleen Heraty

From: Peyton, Charles
To: Hubbard, Sam
Subject: FW: FC Accountability
Date: Tuesday, March 26, 2024 3:34:08 PM
Attachments: Grace Terrace Survey Rendering 3.pdf
Gardens PR Elev.pdf

From: Michella Schon[redacted]
Sent: Tuesday, March 26, 2024 1:46 PM
To: Hayes, Thomas <thayes@vah.com>
Cc: Recklaus, Randall <rrecklaus@vah.com>
Subject: FC Accountability

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Tom,

Hope this email finds you well.

I am sending you this email as a continued follow up from our meeting. Among all the important information we have discussed during our meeting, one of them is the issue regarding full circle's ability to provide honest and transparent information. Their CEO unnecessarily and needlessly lied during the board meeting regarding their "charity navigator original rating". If he did that over something that small, what else can he lie about that will affect the way they run their facility especially but not limited to the vetting process of the criminal record and activity of their applicants and current residents.

This came to light of course after the unfortunate incident of ISAAC GOODLOW III(a resident of fc facility) and Carol Stream PD. I am not sure if you are following the unfolding of the incident but his family is currently suing the village. At some point, there will be a settlement and it doesn't matter who's at fault, the millions that the village will pay to settle will be coming from the residents pockets.

I am sending you the Foia on GOODLOW that I have obtained from Wheaton PD (where dupage county sheriff said he was incarcerated 3 times) and Carol Stream (not complete due to the pending criminal investigation that is currently taking place).

I am sharing this with you because I want you to see the reality of what is behind the curtain of providing for the cause without considering the facts.

I am also sending you the aesthetic comparison of FC building if built on AH rd next to its current buildings (my neighbors did their due diligence by taking photos)

Tom, I have already told you before that I am a daughter of two veterans, they were also former police officers. I understand both sides and I am very protective of both. I also see the reality of what a disability really is not just because of the factual evidence from the Foia but also because my father was fatally shot by a veteran who had ptsd when he was 29 years old and I was 2 years old. I grew up with a father because of that incident. However, I, too, want to help them but I am not blindly doing so just for the cause.

I know at this point, I can only provide you facts from the Foia and they don't lie. I hope this time, you will see it for what it really is.

We all have a bleeding heart Tom, some more than others but whatever we do to help someone, we should make sure we do not ignore the facts by doing so at the expense of another.

Have a wonderful day!

Michella

Dr Kakos & Hawk Eye (Existing 1 Story)

GI Alliance (Existing 1 Story)

Grace Terrace (Proposed 3 Story)

Gardens (Existing 1 Story)

Sent from my iPhone

Carol Stream Police Department

FREEDOM OF INFORMATION REQUEST RESPONSE

DATE REQUEST: 03/25/2024

REQUESTER: Michella Schoot

DOCUMENTS/INFORMATION REQUESTED: Reports for Isaac Goodlow

DATE COMPLETED: 03/25/2024

FOIA CITATIONS:

OFFICER SAFETY
FOIA 5ILCS 140/7:Sec.7 (1) (d) (vi) Disclosure would endanger the life or physical safety of law enforcement personnel, or any other person.
PERSONAL INFORMATION
Section 7 (1) (c) (includes Dates of Birth) Personal information contained within public records, the disclosure of which would constitute a clearly unwarranted invasion of personal privacy, unless the disclosure is consented to in writing by the individual subjects of the information. .

Concerning CSPC 2400238 on 02/03/2204 it is denied for the following reason

OPEN CASE UNDER INVESTIGATION DENIAL

Case in question is currently under investigation. Request denied per FOIA 5ILCS 140/7:Sec.7 (1) (d (vii) obstruct an ongoing criminal investigati

Reviewed completed by: Mark Brines Records Supervisor

You have a right to have the denial of your request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You can file your Request for Review with the PAC by writing to:

Public Access Counselor
Office of the Illinois Attorney General
500 South 2nd Street
Springfield, Illinois 62701
Fax: 217-782-1396
E-mail: public.access@ilag.gov

You also have the right to seek judicial review of your denial by filing a lawsuit in the State circuit court. 5 ILCS 140/11.
If you choose to file a Request for Review with the PAC, you must do so within 60 calendar days of the date of this denial letter. 5 ILCS 140/9.5(a). Please note that you must include a copy of your original FOIA request and this FOIA response when filing a Request for Review with the PAC.

Carol Stream Police Department
Incident Summary Report

ORI : IL0220400
Print Date : 03/25/2024

Incident #: CSPC2101074

Incident Information

Incident #: CSPC2101074 **Reported Date :** 05/30/2021 **Cleared By:** **Case Status:** REFERRED TO OTHER JURISDICTI

Location: PRESIDENT CT / FLAME DR, CAROL STREAM, IL **Disposition:** CLEARED (BY ARREST)

Occured From: 05/30/2021 **Occured To:** **Reporting Officer :** [redacted]

Offense Codes

Offense Code : <5081> IN-JURISDICTION WARRANT **Reported On** May 30, 2021 23:33 **Primary Offense :** ☑

Associated Names

Involvement : ARRESTEE **Last Name :** GOODLOW **First Name :** ISAAC

Known As : **Gender :** MALE **Age :** 30 **Juvenile At Time :** ☐

Related Offenses: <5081> IN-JURISDICTION WARRANT

Narratives For Incident

Title: **Narrative Type:** INCIDENT **Entered On:**06/03/2021 19:50

Narrative: On 5/30/21 at 2333 hrs, I responded to the intersection of President St and Flame Ct for a Citizen Assist which later became a Warrant Service.

Upon arrival, I met with Isaac Goodlow III who reported the following in summary, not verbatim:

Isaac was walking from Glendale Heights to Wheaton and wanted me to give him a ride.

I advised Isaac I would be unable to give him a ride to Wheaton. While I was speaking with Isaac, I requested DuComm run a LEADS inquiry on Isaac using his name and date of birth. DuComm advised Isaac had two warrants for his arrest. I requested DuComm confirm the warrants and both were confirmed. See warrant information below:

Offense: FTA Robbery
LEADS #: W21G2283
Bond: $5,000/10% + $75
ORA: DCSO

Offense: FTA Domestic Battery
LEADS Add on #: 21I7796
Bond: $10,000/10% + $75
ORA: DCSO

At 2351 hrs, I took Isaac into custody due to his two valid and confirmed warrants. I handcuffed Isaac behind his back, checked his cuffs for proper fit, double locked his cuffs, and confirmed proper fit.

I searched Isaac incident to arrest and no contraband was found. I placed Isaac into the rear of my squad #691 and secured his seat belt.

At 2359 hrs, I transported Isaac to the DuPage County Jail and arrived at 0009 hrs (5/31/21)

This case is closed.

Involved Officers

Officer: [redacted] **Involvement:** RPTR

Officer: [redacted] **Involvement:** SUPERVISOR

Incident #: CSPC2101074

Officer: [redacted] **Involvement:** PRIMARY REPORTING OFFICER

Officer: [redacted] **Involvement:** ASSISTED BY

Incident Related Arrests

Arrest Number	Multiple Clear	Linked On	Linked History
CSAR21000277	NOT APPLICABLE	06/03/2021 19:50	[06/03/2021 19:50] Added via Incident by CSPCS547

Incident Related Calls For Service

CFS:CSP21015271 **Call Type:**ASSIST **Disp:**ARREST MADE **Date:** 05/30/2021 23:33

Carol Stream Police Department
Incident Summary Report

ORI : IL0220400
Print Date : 03/25/2024

Incident #: CSPC2302713

Incident Information

Incident #: CSPC2302713 **Reported Date :** 10/21/2023 **Cleared By:** **Case Status:** CLOSED-LEADS EXHAUSTED

Location: 260 E SAINT CHARLES RD #GA, CAROL STREAM, IL 60188 **Disposition:** CLOSED

Occured From: 10/21/2023 **Occured To:** **Reporting Officer :** [redacted]

Incident Supplements

Supplement # : CSPC2302713-0001 **Type :** FOLLOW-UP / OTHER

Officer : [redacted] (110075) **Date/Time :** 10/26/2023 19:39

Offense Codes

Offense Code : <625> RESIDENTIAL BURGLARY **Reported On** October 21, 2023 18:40 **Primary Offense :** ☑

Associated Names

Involvement : SUSPECT **Last Name :** **First Name :**

Known As : **Gender :** UNKNOWN **Age :** **Juvenile At Time :** ☐

Related Offenses: <625> RESIDENTIAL BURGLARY

Involvement : VICTIM **Last Name :** GOODLOW **First Name :** ISAAC

Known As : **Gender :** MALE **Age :** 30 **Juvenile At Time :** ☐

Related Offenses: <625> RESIDENTIAL BURGLARY

Involvement : OTHER RELATIVE **Last Name :** PIGRAM **First Name :** BONNIE

Known As : **Gender :** FEMALE **Age :** 57 **Juvenile At Time :** ☐

Related Offenses:

Narratives For Incident

Title: **Narrative Type:** INCIDENT **Entered On:**10/22/2023 00:02

Narrative: On 10/21/23 at 1853 hours, I responded to 260 E St Charles Rd, Apt GA, for a delayed residential burglary report. DuComm advised the complaint came home and observed his front door wide open, and his apartment had been gone through.

Upon arrival, I met with the complainant, Isaac Goodlow, who related the following in summary, not verbatim:

Isaac's mother, Bonnie Pigram, lost the keys to his apartment approximately three days ago in the Villagebrook apartment complex. Today, Isaac left the apartment at 1520 hours and returned home at 1840 hours. Isaac observed his front door wide open, and his apartment had been gone through. The closets were all open, clothes were scattered throughout the apartment, and his black PlayStation Four and controller were missing from his bedroom. Isaac had already gone through the apartment prior to our arrival and touched all the door handles. Isaac did not have any offender information.

Isaac advised his PlayStation Four and controller were valued at $200.00 USC, and he did not have the serial number for them. The PlayStation Four was located in the only bedroom under the TV stand. Isaac did not believe that anything else was taken. Isaac advised he wished to sign complaints if the offenders could be identified.

I observed marks on the west side of the door frame, and the door handle was intact. Isaac advised he was unsure if the marks on the door frame were old or new.

Isaac contacted Villagebrook management, who advised they would respond to his apartment and change the locks tonight.

Incident #: CSPC2302713

[redacted] took evidentiary photos of the scene. See his supplemental report for additional information.

This was a body-worn camera (BWC) event.

I created a BEAST label to have the photographs and BWC video placed onto a DVD and later placed into evidence.

This case was forwarded to investigations.

Title: **Narrative Type:** SUPPLEMENTAL NARRATIVE **Entered On:** 10/29/2023 01:08

Narrative: As of 10/26/23, there have been no new leads on this case. Due to a lack of offender information, I am closing this case unless new evidence becomes available.

I contacted Isaac Goodlow and informed him the case was being closed. He advised that he would contact me if he obtained any further information.

Case closed.

Involved Officers

Officer:	[redacted]	**Involvement:**	RPTR
Officer:	[redacted]	**Involvement:**	SUPERVISOR
Officer:	[redacted]	**Involvement:**	PRIMARY REPORTING OFFICER
Officer:	[redacted]	**Involvement:**	ASSISTED BY

Incident Related Calls For Service

CFS: CSP23035270 **Call Type:** BURGLARY **Disp:** INCIDENT REPORT **Date:** 10/21/2023 18:53

Incident Related Property Items

Item #	Occurred On	Action	Type	Category
CSPR23002776		OTHER	RECORDINGS-AUDIO/VIDEO(27)	

Location: 500 N GARY AV,CAROL STREAM,IL,60188,10000339,null,10001717,10002178,null **Transferred to Evidence** x

CSPR23002775	STOLEN(7)	OTHER(77)	PROPERTY

Location: **Transferred to Evidence** x

Wheaton Police Department
Incident Summary Report

ORI : IL0222100
Print Date : 03/22/2024

Incident #: WHPC2100386

Incident Information

Incident #: WHPC2100386 Reported Date : 01/14/2021 Cleared By: Case Status: INACTIVE

Location: E ROOSEVELT RD / S LORRAINE RD, WHEATON, IL Disposition: CLEARED EXCEPTIONALLY-VICTIM REFUSED TO

Occured From: 01/14/2021 Occured To: Reporting Officer : SHEAHAN, MICHAEL

Offense Codes

Offense Code : <410> AGGRAVATED BATTERY Reported On January 14, 2021 14:43 Primary Offense : ☑

Narratives For Incident

Title: Narrative Type: INCIDENT Entered On:01/29/2021 18:51

Narrative: On Thursday January 14, 2021 at approximately 1443 hours, Officer in Charge (OIC) D. Smith, Officer P. Gapastione and I were dispatched to the Marian Joy Rehabilitation Hospital (26w171 Roosevelt Road) for an assist to the DuPage County Sheriff's Department (DCSO). DuComm further related a domestic occurred at an unknown address on Loraine Road and DCSO Deputies will provide information upon arrival.

OIC Smith, Officer Gapastione and I met with DCSO Deputies who apprised us of their investigation. DCSO Deputies were dispatched to the Marian Joy Hospital for a crash involving a pedestrian with injuries. Deputies and Wheaton Fire Department (WFD) medics located Isaac Goodlow III in front of the Main Joy Rehabilitation hospital who related he was struck by a vehicle on Lorraine Rd. approximately an hour and a half prior to the call for service. Goodlow advised he walked from Lorraine Rd. and Roosevelt Rd. to Marian Joy, with two broken legs (According to Google maps, it is approximately 3 miles from the intersection of Roosevelt and Lorraine to the Marian Joy complex). Goodlow also continuously demanded his Playstation 4 and cell phone back from Goodlow was transported by the WFD to Central DuPage Hospital (CDH) for a further medical evaluation.

On January 14, 2021 at approximately 1530 hours, I contacted Goodlow via telephone reference this case. I inquired about the events that took place. Goodlow was belligerent and refused to recollect the events that occurred and demanded his Playstation 4 and his cellphone. I attempted several times to obtain information from Goodlow as he continued to yell vulgarities about Erica Smith and never mentioned about being a victim in a crash. I attempted to have Goodlow pass his phone to CDH medical staff, to inquire about his injuries, but he refused. I directed Goodlow to contact the Wheaton Police Department if he wished to report the crash he was involved in. OIC Smith was apprised of my findings and Goodlow's unwillingness to cooperate with the investigation.

Case suspended, due to reluctance of cooperation from the complainant.

Wheaton Police Department
Incident Summary Report

ORI : IL0222100
Print Date : 03/22/2024

Incident #: WHPC2101020

Incident Information

Incident #: WHPC2101020 Reported Date : 03/30/2021 Cleared By: Case Status: FURTHER INVESTIGATION BY PATI

Location: Disposition: PENDING

Occured From: 03/30/2021 Occured To: Reporting Officer : LICHVAN, IVAN

Offense Codes

Offense Code : <825> THEFT $500 AND UNDER Reported On March 30, 2021 23:43 Primary Offense : ☑

Narratives For Incident

Title: Narrative Type: INCIDENT Entered On:03/31/2021 09:55

Narrative: On 3/30/21 at 2209 hours, OIC D. Smith, Ofc. Berlin, Ofc. Niedbala, and I were dispatched to 1304 S Lorraine Rd. #1 reference a domestic disturbance. The complainant advised a female was heard screaming about wanting the door opened to her apartment.

It should be noted that Wheaton officers were dispatched to the area at 1924 hours (WHP21015033) and again at 2052 hours (WHP21015055). During the first incident, I met with who alleged her ex-boyfriend, Isaac Goodlow, stole her keys when they were arguing on the street. She believed he then locked himself in their apartment at 1304 S. Lorraine Rd. #1. At the time, there was no response from anyone in the unit and no indication that Isaac was in the apartment. advised she did not want to press charges for the theft and only wanted the keys back so that she could re-enter the unit. During the second incident, Smith requested we force entry to her door. Goodlow was observed and heard wandering around the unit but refused to open the door. WFD was dispatched to our location and upon their arrival, withdrew her consent to force entry, for she did not want to pay for the damage that might occur to her door, and Wheaton officers and WFD subsequently left the scene. Smith was advised several times to contact her landlord to be let back into her apartment, but she did not want them involved.

Upon arrival, I observed the front door to the unit as being open and and Goodlow arguing in the hallway of the unit. Smith and Goodlow were separated and questioned regarding the incident. Both Goodlow and advised the incident never became physical.

Goodlow related the following in summary:

He has been living in the unit since December 2020 and has his own separate set of keys but was not able to provide them. He provided me with several personal possessions and a bank account linked to the current address. When questioned about the keys, Goodlow led me to a bedroom and pointed towards the bottom drawer of a cabinet. I opened the cabinet and observed the keys which identified as being hers. He further advised he was currently out on probation and attempted to call his DCSO probation officer, Josephine

Smith related the following in summary:

Goodlow has never lived in her apartment and she requested he leave. I advised that forcing Goodlow out of the apartment was not an option as it appeared he was a resident.

After numerous attempts at restoring peace, both Goodlow and declined the offer to leave the scene or be driven away from the apartment and continued to argue with each other. Goodlow and Smith agreed to keep the peace but the situation verbally escalated again upon officers attempt to leave the scene. At that point, Smith changed her mind when asked about pressing charges against Goodlow for theft of the keys, she said yes. I subsequently placed Goodlow into custody at 2324 hours. Ofc. Lord was dispatched to the scene to assist. Upon escorting Goodlow to my squad car, he became enraged and refused to place his legs into the car.

Goodlow then made several homicidal statements repeating, "shoot this bitch up, I'm gonna shoot this bitch up, watch, bet I'll shoot this bitch." Goodlow's behavior continued to fluctuate between being extremely agitated and cooperative. During our conversation with Goodlow, he continually appeared to foam at the mouth.

. Goodlow was issued a citation for theft under 42-1 local ordinance and released from custody .

R/O to follow up with Josephine, Goodlow's probation officer, for possible probation violation.

Ongoing investigation.

Title: **Narrative Type:** SUPPLEMENTAL NARRATIVE **Entered On:**04/14/2021 08:48

Narrative: On 3/31/21 at 0641 hours, I left a voicemail for DCSO probation officer Josephine requesting a call back in regards to the terms of Goodlow's probation sentencing.

On 3/31/21 at 1600 hours, I received a call from Josephine and we spoke about the details of the case. Josephine advised there would be no issues in pursuing probation violation charges against Goodlow.

On 4/7/21, I further spoke with Josephine over the phone regarding the case and she advised she would pursue probation violation charges against Goodlow. Josephine was sent a copy of the incident report.

Case closed.

Wheaton Police Department
Incident Summary Report

ORI : IL0222100
Print Date : 03/22/2024

Incident #: WHPC2101274

Incident Information

Incident #: WHPC2101274 Reported Date : 05/03/2021 Cleared By: Case Status: CLOSED-ADMINISTRATIVELY

Location: Disposition: NOT A CRIME/OTHER SERVICES

Occured From: 05/03/2021 Occured To: Reporting Officer : DUARTE, NADIA

Offense Codes

Offense Code : <8417> CRISIS INTERVENTION - OTHER Reported On May 3, 2021 22:05 Primary Offense : ☑

Narratives For Incident

Title: Narrative Type: INCIDENT Entered On:05/05/2021 14:38

Narrative: On 5/3/2021 at approximately 2142 hours, Ofc. Shanks, Ofc. Jackson, and I responded to The Coin laundry, 720 S Lorraine Rd, for a report of a subject making homicidal statements. Upon arrival, I recognized Isaac Goodlow III to be standing behind the building talking on the phone.

As I approached Goodlow, he told me he wanted to go to the hospital so they could keep him from hurting or killing people. Goodlow was vague at first saying he wanted to hurt friends and family, explaining he knew people in Carol Stream, Downer's Grove, and Addison. Goodlow later got specific indicating he had a disagreement with friend, , in Carol Stream, over money. Goodlow stated he wanted to kill and her husband. When asked, Goodlow stated he did not have a means but relayed "when I do it, I'll do it".

Goodlow explained to Officer Shanks and I he had nowhere to stay and was constantly walking on Roosevelt Rd to different businesses and he was tired of it.

Wheaton FD Paramedics arrived on scene.

Goodlow agreed to have Ofc. Shanks check him and his belongings before getting into the ambulance; negative results.

Goodlow was transported to Central DuPage Hospital without incident.

Case Closed.

5350

MISDEMEANOR COMPLAINT | Wheaton Police | 1036 (Rev 3/12)

STATE OF ILLINOIS | UNITED STATES OF AMERICA | COUNTY OF DUPAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

PEOPLE OF THE STATE OF ILLINOIS
OR
A MUNICIPAL CORPORATION
–VS–
Isaac Goodlow III
Defendant

20CM178
CASE NUMBER

MISDEMEANOR COMPLAINT

Page 1 of 2 Pages

e-FILED
JAN 28, 2020 03:01 PM
Chris Kachiroubas
CLERK OF THE
18TH JUDICIAL CIRCUIT
DUPAGE COUNTY, ILLINOIS
File Stamp Here

COUNT 1 In the name and by the authority of the People of the State of Illinois

Officer Wagner #80 hereinafter called the complainant, on oath charges that at or about the hour of 9:48 P.M. on or about the 24th day of December, 2019 in said County and State Isaac Goodlow III hereinafter called the defendant committed the offense of Battery in violation of Chapter 720 Paragraph 5 / 12-3(a)(1) of the Illinois Compiled Statutes, in this, to wit, that the said Defendant

Knowingly caused bodily harm to in that he struck in the face and torso with his foot after Bonnie Pigram shoved and held on the ground, causing forehead to be lacerated.

Contrary to the form of the statute in such case made and provided and against the peace and dignity of the people of the State of Illinois.

COUNT 2 In the name and by the authority of the People of the State of Illinois

Officer Wagner #80 hereinafter called the complainant, on oath charges that at or about the hour of 9:48 P.M. on or about the 25th day of January, 2020 in said County and State Isaac Goodlow III hereinafter called the defendant committed the offense of Battery in violation of Chapter 720 Paragraph 5 / 12-3(a)(2) of the Illinois Compiled Statutes, in this, to wit, that the said Defendant

Knowingly made physical contact of an insulting nature with in that he struck in the face and torso with his foot afte shoved and held n the ground, causing forehead to be lacerated.

Contrary to the form of the statute in such case made and provided and against the peace and dignity of the people of the State of Illinois.

VERIFICATION ON LAST PAGE

CHRIS KACHIROUBAS, CLERK OF THE 18TH JUDICIAL CIRCUIT COURT
WHEATON, ILLINOIS 60189-0707
CIRCUIT CLERK COPY JAN 29 2020

VERIFICATION | Wheaton Police | 1104 (Rev. 6/16)

STATE OF ILLINOIS | UNITED STATES OF AMERICA | COUNTY OF DUPAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

2004178
CASE NUMBER

Isaac Goodlow III
DEFENDANT NAME

CITY, VILLAGE, TOWNSHIP OF
Wheaton

WHPC1901965
Originating Agency No.

Document Control No.
arresting agency must enter

VERIFICATION

Form #
3920202523940

File Stamp Here

I have read this complaint containing Two counts, and all allegations herein are true and correct.

COMPLAINANT Officer Wagner #80 [signature] #80

Subscribed and sworn before me this 28. day of January 2020

NOTARY PUBLIC - JUDGE [signature]

Copy of Complaint delivered to said Defendant this [illegible] day of [illegible]

JUDGE / PEACE OFFICER

DEFENDANT INFORMATION

Initialed Approval of S.A. _____ ☒ Male ☐ Female On View Arrest ☐ Yes ☒ No

Address		City	State	Zip Code
None				
Telephone	Date of Birth		Drivers License / State	
6'00"	225	Brown		Black
Height	Weight	Eyes	Hair Color	

COMPLAINING WITNESS INFORMATION **WITNESS INFORMATION**

Name	Address	City	State	Zip Code	Telephone
Officer Wagner #80	900 W. Liberty Drive	Wheaton	IL	60187	630-260-2161

ADDITIONAL WITNESS INFORMATION

Name	Address	City	State	Zip Code	Telephone
(See Report)					

DISTRIBUTION: Original - Circuit Clerk **Copies** - Police Department - States Attorney / Prosecutor - Defendant

CHRIS KACHIROUBAS, CLERK OF THE 18TH JUDICIAL CIRCUIT COURT
WHEATON, ILLINOIS 60189-0707 JAN 29 2019

CIRCUIT CLERK COPY

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

PEOPLE OF THE STATE OF ILLINOIS

vs

ISAAC GOODLOW III

DEFENDANT

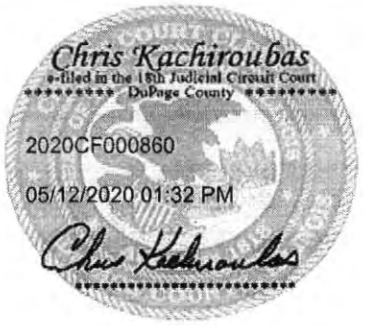
2020CF000860

CASE NUMBER

OW202000002057

COMPLAINT NUMBER

FELONY COMPLAINT



File Stamp Here

COUNT 1 In the name and by the authority of THE PEOPLE OF THE STATE OF ILLINOIS, T KOLZOW hereinafter called the Complainant, on oath charges that at or about the hour of 09:00 PM on or about the 24th of DECEMBER, 2019 in the County of DUPAGE, State of Illinois, ISAAC GOODLOW III hereinafter called the Defendant committed the offense of ROBBERY in violation of 720 ILCS 5/18-1(a), in this, to wit, that the said Defendant knowingly took property, being one Samsung Galaxy J2 Pure cell phone, from the presence of Jose Chavez by the use of force. Goodlow shoved to the floor and held him there before picking up said property and fleeing the area., contrary to the form of the statute in such case made and provided and against the peace and dignity of the People of THE STATE OF ILLINOIS.

VERIFICATION ON LAST PAGE

DISTRIBUTION: Original - Circuit Clerk **Copies -** Police Department - State's Attorney/Prosecutor - Defendant

VERIFICATION

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

ISAAC GOODLOW III

DEFENDANT NAME

CITY, VILLAGE TOWNSHIP OF

WHEATON

WHPC1901965

Originating Agency No.

Document Control No.

VERIFICATION

2020CF000860

CASE NUMBER

OW202000002057

COMPLAINT NUMBER

Chris Kachiroubas
e-filed in the 18th Judicial Circuit Court
DuPage County
2020CF000860
05/12/2020 01:32 PM
Chris Kachiroubas

I have read this complaint containing 1 count(s) and under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

COMPLAINANT

TIM KOLZOW, 21

DATE 05/12/2020

JUDGE

File Date: 05/12/2020

KAVITA ATHANIKAR

Validation ID : ICS-05122020-0132-35363

Initialed Approval of S.A. : A.P.

Copy of Complaint delivered to said defendant this ____ day of _____

Delivered By: _____

DEFENDANT INFORMATION **On View Arrest** ☐ YES ☒ NO

ISAAC GOODLOW III

DL : SID :

STATE : FBI :

☒ MALE DOB : HAIR : BLACK HEIGHT : 600 Telephone :

☐ FEMALE RACE : BLACK EYES : BROWN WEIGHT : 200 Email : 1

WITNESS INFORMATION

COMPLAINING WITNESS INFORMATION

Name: T KOLZOW, 21 Address: 900 W LIBERTY DR WHEATON IL 60187 Phone #: 630-260-2161

Email: _____

ADDITIONAL WITNESS INFORMATION

Name: _____ Address: _____ Phone #: _____

Email: _____

MISDEMEANOR COMPLAINT

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

PEOPLE OF THE STATE OF ILLINOIS

vs

ISAAC GOODLOW III

DEFENDANT

2021DV000095

CASE NUMBER

OW202100000501

COMPLAINT NUMBER

MISDEMEANOR COMPLAINT

Candice Adams
e-filed in the 18th Judicial Circuit Court
DuPage County
2021DV000095
01/24/2021 09:59 AM

File Stamp Here

COUNT 1 In the name and by the authority of THE PEOPLE OF THE STATE OF ILLINOIS, M SHEAHAN hereinafter called the Complainant, on oath charges that at or about the hour of 07:27 AM on or about the 24th of JANUARY, 2021 in the County of DUPAGE, State of Illinois, ISAAC GOODLOW III hereinafter called the Defendant committed the offense of DOMESTIC BATTERY WHICH CAUSES BODILY HARM in violation of 720 ILCS 5/12-3.2(a)(1), in this, to wit, that the said Defendant knowingly without legal justification by any means, caused bodily harm to , a family or household member, in that he struck her in the right eye with a closed fist, causing swelling and an abrasion , contrary to the form of the statute in such case made and provided and against the peace and dignity of the People of THE STATE OF ILLINOIS.

COUNT 2 In the name and by the authority of THE PEOPLE OF THE STATE OF ILLINOIS, M SHEAHAN hereinafter called the Complainant, on oath charges that at or about the hour of 07:27 AM on or about the 24th of JANUARY, 2021 in the County of DUPAGE, State of Illinois, ISAAC GOODLOW III hereinafter called the Defendant committed the offense of DOMESTIC BATTERY - MAKE PHYSICAL CONTACT in violation of 720 ILCS 5/12-3.2(a)(2), in this, to wit, that the said Defendant knowingly without legal justification by any means, caused bodily harm to , a family or household member, in that he struck her in the right eye with a closed fist. , contrary to the form of the statute in such case made and provided and against the peace and dignity of the People of THE STATE OF ILLINOIS.

VERIFICATION ON LAST PAGE

Distribution: Original - Circuit Clerk Copies - Prosecutor - Police Department - Defendant

VERIFICATION

UNITED STATES OF AMERICA

STATE OF ILLINOIS | COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

ISAAC GOODLOW III
DEFENDANT NAME

CITY, VILLAGE TOWNSHIP OF
WHEATON

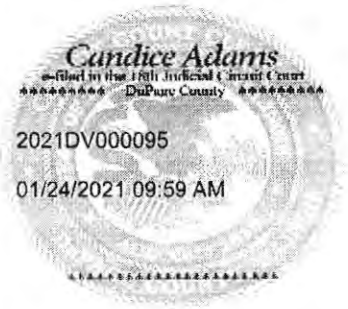
WHPC212100350
Originating Agency No.

Document Control No.

VERIFICATION

2021DV000095
CASE NUMBER

OW202100000501
COMPLAINT NUMBER



I have read this complaint containing 2 count(s) and under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

COMPLAINANT

MICHAEL SHEAHAN, 44

DATE 01/24/2021

S.A. Approval:

Copy of Complaint delivered to said defendant this ____ day of _____

Delivered By: _____

DEFENDANT INFORMATION **On View Arrest** ☒ YES ☐ NO

ISAAC GOODLOW III

DL : SID :

STATE : FBI :

☒ MALE DOB : HAIR : BLACK HEIGHT : 6' 00" Telephone :

☐ FEMALE RACE : BLACK EYES : BROWN WEIGHT : 180 Email :

WITNESS INFORMATION

COMPLAINING WITNESS INFORMATION

Name: M SHEAHAN, 44 Address: 900 W LIBERTY DR WHEATON IL 60187 Phone #: 630-260-2161

Email: _____

ADDITIONAL WITNESS INFORMATION

Name: ERICA N. SMITH Address: 1304 S. LORRAINE RD. #1 WHEATON IL 60189 Phone #: 224-239-9699

Email: _____

Distribution: Original - Circuit Clerk Copies - Prosecutor - Police Department - Defendant

Visit http://www.i2file.net/dvfo validate this document. Validation ID: ICS-01242021-0959-49974

MISDEMEANOR COMPLAINT

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

PEOPLE OF THE STATE OF ILLINOIS

vs

GOODLOW ISAAC III

DEFENDANT

2021DV000094

CASE NUMBER

OW202100000500

COMPLAINT NUMBER

MISDEMEANOR COMPLAINT

Candice Adams
e-filed in the 18th Judicial Circuit Court
DuPage County
2021DV000094
01/24/2021 09:47 AM

File Stamp Here

COUNT 1 In the name and by the authority of THE PEOPLE OF THE STATE OF ILLINOIS, ERICA N SMITH hereinafter called the Complainant, on oath charges that at or about the hour of 07:27 AM on or about the 24th of JANUARY, 2021 in the County of DUPAGE, State of Illinois, GOODLOW ISAAC III hereinafter called the Defendant committed the offense of DOMESTIC BATTERY WHICH CAUSES BODILY HARM in violation of 720 ILCS 5/12-3.2(a)(1), in this, to wit, that the said Defendant knowingly without legal justification by any means, caused bodily harm to a family or household member, in that he struck her in the right eye with a closed fist, causing swelling and an abrasion , contrary to the form of the statute in such case made and provided and against the peace and dignity of the People of THE STATE OF ILLINOIS.

COUNT 2 In the name and by the authority of THE PEOPLE OF THE STATE OF ILLINOIS, ERICA N SMITH hereinafter called the Complainant, on oath charges that at or about the hour of 07:27 AM on or about the 24th of JANUARY, 2021 in the County of DUPAGE, State of Illinois, GOODLOW ISAAC III hereinafter called the Defendant committed the offense of DOMESTIC BATTERY - MAKE PHYSICAL CONTACT in violation of 720 ILCS 5/12-3.2(a)(2), in this, to wit, that the said Defendant knowingly without legal justification by any means made physical contact of an insulting or provoking nature with a family or household member, in that struck her in the right eye with a closed fist. , contrary to the form of the statute in such case made and provided and against the peace and dignity of the People of THE STATE OF ILLINOIS.

VERIFICATION ON LAST PAGE

VERIFICATION

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

GOODLOW ISAAC III

DEFENDANT NAME

CITY, VILLAGE TOWNSHIP

OF

WHEATON

VERIFICATION

Candice Adams
e-filed in the 18th Judicial Circuit Court
DuPage County
2021DV000094
01/24/2021 09:47 AM

WHPC2100350

Originating Agency No.

2021DV000094

CASE NUMBER

Document Control No.

OW202100000500

COMPLAINT NUMBER

I have read this complaint containing 2 count(s) and under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

COMPLAINANT

ERICA N SMITH

DATE 01/24/2021

S.A. Approval:

Officer Assisting Witness with Complaint: MICHAEL SHEAHAN, 44

Copy of Complaint delivered to said defendant this ____ day of _____

Delivered By: _____

DEFENDANT INFORMATION **On View Arrest** ☒ YES ☐ NO

GOODLOW ISAAC III

DL :

SID :

STATE : IJ

FBI :

☒ MALE DOB :

HAIR : BLACK

HEIGHT : 6' 00" Telephone :

☐ FEMALE RACE : BLACK

EYES : BROWN

WEIGHT : 180 Email : NONE

WITNESS INFORMATION

COMPLAINING WITNESS INFORMATION

Name: ERICA N SMITH Address: 1304 S. LORRAINE RD. #1 WHEATON IA 60189 Phone #: 224-239-9699

Email: _____

ADDITIONAL WITNESS INFORMATION

Name: _____ Address: _____ Phone #: _____

Email: _____

Distribution: Original - Circuit Clerk Copies - Prosecutor - Police Department - Defendant

Visit http://www.i2file.net/dvfo validate this document. Validation ID: ICS-01242021-0947-39388

From:	Recklaus, Randall
To:	Perkins, Charles; Hubbard, Sam; Pecora, Nicholas
Subject:	FW: Additional Factual information
Date:	Friday, April 5, 2024 11:11:35 AM
Attachments:	5150 Northwest Highway.pdf

From: Mich Ella <[redacted]
Sent: Friday, April 5, 2024 10:43 AM
To: Hayes, Thomas <thayes@vah.com>
Cc: Recklaus, Randall <rrecklaus@vah.com>
Subject: Additional Factual information

> Some people who received this message don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning Tom,

I hope this email finds you well.

During our meeting and the last 12/4 board meeting, hearts place have been referenced a lot. To a point where it has been made into a good example for the cause.

I bring that up because, as I have mentioned to you during our meeting, we have requested FOIA of police activity in different affordable/supportive housing in AH including Hearts Place. With that said, included in that FOIA is the surveillance video of the shooting incident during a drug deal gone bad at hearts place in '21.

As I have already mentioned before, I want us to focus on facts and not just rely on emotion. We cannot deny the fact that these events have been happening a lot at these facilities because that is just the nature of it. Saying it doesn't is just simply denying reality. It has been proven and shown by all the FOIAs we have received as well as the incidents that have happened at the facilities. I am referring to the "Isaac Goodlow III" incident and this shooting incident at hearts place. These, however, are just a few of the incidents that came to light.

I do want you to watch this video from hearts place, especially the last 30 seconds because if you do pass FC project in the middle of all these single family homes, we are then subjected to this situation. Fortunately this incident did not have a fatal ending like carol stream's. On a really bad day, someone could've been hit by a stray bullet or this could've escalated. Tom, this happened at night, which means, there are no property managers. So the neighborhood, your constituents, will be left to deal with the aftermath of such a decision.

I have also included here the actual FOIA from 5150 Northwest Highway, Chicago, IL, a FC facility, not summarized so you can see it for yourself, it's raw. They have mentioned they received an award for this specific location on Northwest Highway? Well, here's the FOIA for that said location. By the

way, this is also located right across a police station. Therefore, if they have this much police and criminal activity with a police station nearby, what do you think will happen when it isn't? Well, that's already proven by the carol stream incident and FOIA records.

I really do hope you understand and see the reality of this situation and not base it on emotionality and just focusing on the "need". We also have a need Tom, we need our public servants to stand up for us and represent our neighborhood.

As I said before, I will choose to have faith in you, given that you are seeing these facts.

Have a wonderful day!

Michella

ACC Export - 2021-07-02 parking lot.avi

The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 4/6/24 and 4/30/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/ documents may not represent all feedback provided to the Village relative to this project.

From: Perkins, Charles
To: Hubbard, Sam
Cc: Osoba, Daniel
Subject: FW: Full Circle Project - VERY concerned resident
Date: Wednesday, April 17, 2024 10:53:32 AM

From: Gabe Bodnar [redacted]
Sent: Tuesday, April 16, 2024 10:06 PM
To: Brittany Page <[redacted]
Cc: Bertucci, James <jbertucci@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Hayes, Thomas <thayes@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Dunnington, Wendy <wdunnington@vah.com>
Subject: Re: Full Circle Project - VERY concerned resident

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello VAH Board Members,

I wanted to share the extreme disappointment I felt after leaving the Full Circle meeting tonight. A sentiment I know was also shared by the rest of the members of the Carefree Park community that attended (it was a full house). It was clear from the get-go, the intention was not to try and better understand community concerns but to be able to tell all of you that they checked the box off the list of meetings with residents. Half of the 2-hour meeting was spent rehashing everything they had already shared at the December Village Board Meeting, with maybe 5-10minutes dedicated to the updates to the designs that were made; the fact that this building is still 3-stories is still very concerning given its the only 3 story building on the area and was a direct concern called out by members of the board.

Sadly, this is besides the point; the next hour was dedicated to "Q&A." This felt like a ruse - they had us write questions in, and then chose which notecards they wanted to answer. Much of the Q&A time was spent answering questions that were already answered in their presentation or included in the info packets they had already shared. This was a pathetically obvious attempt to control narrative and only answer softball questions to avoid any type of responsibility for serious issues uncovered by the Carefree Park Community through FOIA data requests at their other properties.

When they finally got around to addressing the burning questions the community members had, the go-to answer was "idk we will follow-up on that." We have been waiting for answers to some of these questions for months; this meeting had been positioned to our large contingent as a way for Full Circle to address our concerns

and once again they have punted on the hard questions. The fact that they are still not prepared to address the hard questions is HIGHLY concerning; do they truly care about the immediate community they are trying to join? It sure does not feel like it.

When pressed on their screening criteria in light of the issues seen with Issac Goodlow and other problem residents that have passed their screening at other properties, the response essentially boiled down to that's a problem we will need to look into. My concern is why have they not been looking into this already? What impetus is needed for these people to actually ensure the people they bring into their building, into our community, are indeed properly screened and vetted? The laxidasical response of its something we will need to/may need to look into shows a lack of concern for their screening process.

To add to this, the impact on housing they have provided is HIGHLY misleading. Looking at a full mile radius for property value is far too broad; its not going to affect houses far out but will affect houses within a quarter mile or less. Since they openly admitted to not being data savvy or good with numbers in the meeting (also a scary admission from someone running a business this large), it feels as though it falls on me or my fellow residents to try and find this data and do the due diligence required as opposed to the lackadaisical approach take by Full Circle to check a box to appease the Board, but once again showing no care for residents.

I will be the first to admit it got a bit rambunctious tonight, but frustration is building over. Full Circle allowed and built in time to the meeting for people in support of the project to speak, but refused to let people against the project to speak. This was not a community informational meeting, this was an infomercial to sell a product regardless of concerns over its quality. Throughout this process, there has been no opportunity for those against the project to address their concerns in a fair public forum; this has proven to be a one-sided affair and its extremely disheartening as a resident as I do not feel like my needs or concerns are being address but that they are being passed over time and time again.

I sincerely hope the board will not blindly trust Full Circle at their word; they do not deserve it and are not the type of partners Arlington Heights needs. The people need to feel heard and supported which is clearly not something of value to Full Circle.

Sincerely,
Gabe

On Tue, Feb 6, 2024 at 9:44 AM Brittany Page [redacted] > wrote:

Hello Village Board Members,

I do want to follow up with you all again on my concerns for the full circle development at 1519 S Arlington Heights Rd. I understand everyone is busy as we all are, but **I really hope that you hear me out and seriously consider the concerns of me and my other neighbors**. I saw that there was a very disturbing incident at Full circle's other development this weekend - Village Brook Apts (Article here). One incident like this is one too many in my mind. I decided to request FOIA data for one of the 12 complexes at that location. **The results were overwhelming, including chokings, theft, overdoses etc all within 1 year.** Has this been considered? What are you planning to do to keep our community safe when incidents like this will be happening in my backyard?

Again, I moved here from the city. I'm used to crime there so I have a much different perspective than most here, but this is disturbing for Arlington Heights where you move and expect a higher level of safety. Is this not the expectation the board members are looking for anymore?

Further, I would like to note that a large group of neighbors and I are planning to collectively present our opposition to this at the next board meeting. I will be there with my family, in person, to voice our gross concerns.

Regards,
Brittany

On Fri, Dec 1, 2023 at 6:34 AM Brittany Page <[redacted]> wrote:

> Hello Village Board Members,
>
> I'm writing you in regards to the proposed full circle project at 1519 S Arlington Heights Rd. I live directly behind this area at 313 E Haven St. My husband and I are young professionals that moved here from downtown Chicago a couple years ago and welcomed our first baby in April. I love the community where I live, including the people and beautiful parks. With this proposed project, now I'm not so sure. Safety is my number one priority, hence why we left the city.
>
> If you are to approve this, our sense of safety will diminish especially with a new child, my property value will most definitely decline, and I can guarantee young professionals like myself will avoid this area (who would want to raise their children around a development like this?). I've already had many friends ask how I like Arlington Heights to move here and has always been positive, but that would change and I myself will likely look for a new place to live. Further, this development is very close to 2 parks constantly with lots of children…what about their safety?
>
> I'm grossly disappointed and quite honestly disturbed that there is no public vote.

To be candid if this were to pass, I unfortunately will lose much faith in how Arlington Heights is currently run under this leadership. I will be at the meeting on Monday but happy to answer further questions if you are willing to take opinions. Appreciate it.

Brittany

From: Perkins, Charles
To: Hubbard, Sam; DiMatteo, Pat
Subject: Fwd: New Video - Drugs/ Shooting At Heart"s Place That Is Managed By FCC
Date: Thursday, April 18, 2024 9:00:49 AM

From: Jimmy Kokosoulis <[redacted]
Date: April 18, 2024 at 1:17:18 AM CDT
To: "Recklaus, Randall" <rrecklaus@vah.com>
Subject: New Video - Drugs/ Shooting At Heart's Place That Is Managed By FCC

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Randy,

We met at the last board meeting. I wanted to let you know that I live right next to the proposed FCC apartment building. I am concerned for my famlies safety, especially when we walk to our back yard, due to the proposed FCC building which would be towering over our back yard.

Please see the following video that just surfaced at Heart's Place. (The video is at the end of this email.) It shows people walking to a car, making some kind of exchange, most likely drugs, and shooting a gun in the car. This video along with the other police reports that we hope to share with you at the next board meeting, are things we are now recently learning of and concerning us. The people in this video live at Heart's Place according to news paper article.

As you may know, Hearts Place is located approximately 2000 feet away from the nearest residential home. However, this proposed building, would be located very very close to our homes, less than 150 feet and in some cases less than 50 feet away. A stray bullet would be dangerous.

At the very least, we ask that the Village not change zoning to add a 3rd floor and accommodate this builder, because a zoning change would make it much worse for us living feet away.

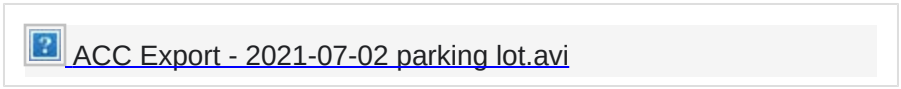
Thank you,

James Kokosoulis

---------- Forwarded message ---------
Neighbors,

Here's the hearts place drug deal-discharged firearm incident in '21. They have been using this facility as the golden child of affordable housing in AH. This shows why this type of facility shouldn't be in the vicinity of single family homes with children.

Last 30 seconds is epic.


ACC Export - 2021-07-02 parking lot.avi

From:	Perkins, Charles
To:	DiMatteo, Pat
Cc:	Hubbard, Sam
Subject:	FW: Grace Terrace Development and Overall concerns on what is occurring in South AH
Date:	Monday, April 22, 2024 2:14:26 PM

From: Kendall Schafer <[redacted]
Sent: Monday, April 22, 2024 11:23 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Grace Terrace Development and Overall concerns on what is occurring in South AH

Some people who received this message don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Village Board, was

I am distraught as to what is occurring in South AH. I am one of the residents in the Carefree Park Neighborhood that is extremely opposed to the Grace Terrace Development proposal an AH Rd 2 blocks from my house. I am 1 of 3 residents that has been requesting the disturbing FOIA data from FCC properties. I know you have all seen this from us. I find it even more disturbing that FCC continues to hide behind this information and even exposing their employees that work on sight to this type of crime

Why I am writing about overall concerns in South AH is now impacting even more my quality of life where I work, live, and play. I now longer go to the Dunkin Donuts that is a few businesses from the Red Roof Inn due to a recent hold up and now I am faced with concerns where I work. I work as an attendant in the Wine Room at Cooper's Hawk at Algonquin and Golf Rod in AH. On Friday night I had 2 lovely ladies as guests and upon leaving the restaurant they were faced with a break-in with their car where they lost a laptop and other items. 911 was called so there is a report. Now when I leave the restaurant I ask someone to watch me get into my car and I have mace in hand. I am carrying cash from my shift and my other belongings. I will gladly give those up to protect myself and to ensure that I am able to be at my daughter's wedding some day!!!

Please, I ask you to vote NO to this development and help stop what is occurring in South AH at Red Roof Inn, Motel 6 (recent hold up for $1,500 in cash) and other hotels off of AH and Algonquin Roads. The Motel 6 is 2 blocks from Cooper's Hawk. Grace Terrace will further put a burden on us as Residents and their quality of life, First Responders and so much more. Our well being is one of your obligations so I expect it to be upheld. I want to go to work at an upscale restaurant and in an upscale neighborhood and not be afraid when I leave at 9:30pm.

Sincerely a resident of AH on and off for 30 years!!
Kendall and Ed Schafer
1536 S. Douglas Ave

Inn the Village of Arlington Heights, trustees serve as elected officials responsible for several key obligations:

1. **Legislative Duties**: Trustees participate in the enactment of local laws, ordinances, and policies that govern various aspects of village life. They review proposed measures, debate their merits, and vote on their adoption.
2. **Fiscal Oversight**: Trustees are tasked with overseeing the village's budget and financial management. This includes approving annual budgets, monitoring revenue and expenditure patterns, and ensuring that taxpayer funds are used responsibly.
3. **Community Representation**: Trustees serve as representatives of Arlington Heights residents. They listen to constituents' concerns, advocate for their interests, and work to address issues affecting the community.
4. **Decision-Making**: Trustees are involved in decision-making processes concerning matters such as land use, zoning, development projects, public services, and infrastructure improvements. They weigh the needs of residents against the broader goals of the village.
5. **Collaboration and Communication**: Trustees collaborate with village staff, other elected officials, advisory boards, and community groups to address challenges and pursue opportunities for the village's growth and improvement. Effective communication with stakeholders is crucial in this regard.
6. **Ethical Conduct**: Trustees are expected to adhere to high ethical standards and act in the best interests of the community. This includes avoiding conflicts of interest, maintaining transparency, and upholding the trust placed in them by residents.
7. **Long-Term Planning**: Trustees participate in strategic planning processes to guide the village's future development. This involves setting goals, establishing priorities, and considering factors such as economic development, sustainability, and quality of life.
8. **Engagement and Outreach**: Trustees engage with residents through various channels, including public meetings, forums, and outreach events. They seek input from the community, keep residents informed about village initiatives, and encourage civic participation.

By fulfilling these obligations, trustees contribute to the effective governance, prosperity, and well-being of the Village of Arlington Heights, ensuring that it remains a vibrant and desirable place to live, work, and visit.

From: Perkins, Charles
To: DiMatteo, Pat
Cc: Hubbard, Sam
Subject: FW: Grace Terrace / Follow Up Meeting
Date: Monday, April 22, 2024 2:14:52 PM

From: Patrick Keavy [redacted]
Sent: Sunday, April 21, 2024 4:26 PM
To: Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Cc: Mayur Shah <[redacted]>; Kendall Schafer [redacted]
Michella Schoot <[redacted]>; Eric Mueller <[redacted]; Brittany Page
[redacted]; Celina Micko <[redacted]
Subject: Grace Terrace / Follow Up Meeting

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Randy - We have heard a vote may be coming up for Grace Terrace in May. I cannot understand how this can be as the most critical questions - those that impact crime, neighborhood safety, housing prices - have been left unanswered. That said, we would like to meet with you again to review the data we have provided and more fully understand what diligence you're conducting as well.

I think we all realize how nefarious Full Circle and the Grace Terrace project is based on the information we've been able to collect and I would strongly suspect more will come out as we continue to dig.

Please advise on dates / times. Thank you.

--
Patrick Keavy
[redacted]

From: Perkins, Charles
To: DiMatteo, Pat
Cc: Hubbard, Sam
Subject: FW: Continued concerns on Full Circle Location post April 16th meeting
Date: Wednesday, April 24, 2024 8:42:49 AM

-----Original Message-----
From: Colleen Heraty [redacted]>
Sent: Tuesday, April 23, 2024 6:44 PM
To: Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>; Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>
Subject: Continued concerns on Full Circle Location post April 16th meeting

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Good afternoon,
As continued research and information has been published on the proposed S AHR Full Circle Development project, we and many of our neighbors are still not finding the positives in the placement of this building directly on top of a single family home section of town.

While the orientation of the building has been possibly corrected to face AHR, this developer will not consider meeting existing, important zoning laws changing to a two story structure as it cuts into profits. The parking does not meet zoning, but there is an unwillingness to change this due again to utilizing a one size fits all design (or it would cost Full Circle more money.) They are looking to sell a portion of the land which they just bought that could be used if they elongated the structure as a two story building or for parking. Yet, that is not a workable financial consideration for them. Profits are being considered before all else at this site and that attitude will be how things are run from day one. That does not bode well for the future.

While attending the disastrous information session at the library on April 16th, the words “I’m just an entrepreneur” were stated by Joshua Wilmoth, CEO and president. He stated he makes a half million in profit with each of these buildings he constructs. Oh, he was quick to mention $100k goes back into the next project. The key take away there is that he takes his profits and moves on to the next project - leaving the running of these buildings to others. Again, a loss of focus to the mission statement is obvious as you look into the long criminal records of the residents allowed to stay in his other buildings. (That information is available online or contact Patrick Keavy pkeavy@gmail.com who has an extensive list collected.) Wilmoth only gets the money from the federal and state levels once a person is placed in the building - any person meeting the ADA guideline. He does not care about what crimes that person has committed. He cannot promise these units will go to “locals” in need. The promise of a full time staff member on site is only a promise if they are unable to retain staff.

They published statements that claim that studies show the crime in a building such as this will be similar to that of any other apartment building in town. As there is no apartment building currently in this single family home location, that represents a 30 percent increase in crime to our quiet neighborhood.

The property value analysis is not an accurate measure for our property values either. You will note that Heart’s Place and Linden Place do not come close to the actual values of the homes in our neighborhood. The increases they are boasting about are state wide due to economy. However, ask anyone if they would buy a home next to this building feet away from their $600k, $700k, $800k, $900k or higher investment? The answer is no. These homes, for most of us in the neighborhood, are the largest investments we have made towards our happily ever after. Please

don’t demean this community or our residents by not hearing our pleas to not allow this building in this location. There are many other plots of land available better suited. The South side of town will be quite busy once the International Plaza project happens too.

We believe in the town’s motto of being good neighbors. We pray you will be our good neighbor and put your current tax paying resident’s desires first.

With respect,
Mike and Colleen Heraty

From: Perkins, Charles
To: Hubbard, Sam; DiMatteo, Pat
Subject: FW: Grace Terrace
Date: Wednesday, April 24, 2024 10:58:18 AM

From: Lorri Grainawi <[redacted]>
Sent: Wednesday, April 24, 2024 9:03 AM
To: Recklaus, Randall <rrecklaus@vah.com>
Subject: Grace Terrace

> You don't often get email from [redacted]. Learn why this is important

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At the neighborhood meeting last week, one of the focuses I heard from the neighbors was concerns about safety. In listening to residents, some were specifically concerned about living next door to individuals living with mental health issues.

Because of this, I decided to do a little research. Using Google Earth, in about a 1/4 mile area on the east side of Arlington Hts road, there are over 150 homes. I used Douglas Ave, White Oak and Golf Terrace/ Windgate Court as the boundary streets. With the average US household having 2.5 people, that means there are roughly 375 people living in close proximity to Grace Terrace.

Based on NAMI statistics, there are likely over 20 individuals in that area that are living with, or will develop, a serious enough mental health condition that would qualify them to live at Grace Terrace. Mental illness is truly non-discriminatory. It doesn't care where you live or how much money you have. So for those that are worried about individuals with a mental condition getting into their neighborhoods, I would say they are already there. Because of the stigma associated with mental illness, individuals are often hesitant to share their own, or family members' diagnoses.

A popular belief is that people with mental illness are more prone to commit acts of violence and aggression. The public perception of psychiatric patients as dangerous individuals is often rooted in the portrayal of criminals in the media as "crazy" individuals. A large body of data suggests otherwise. People with mental illness are more likely to be a victim of violent crime than the perpetrator. This bias extends all the way to the criminal justice system, where persons with mental illness get treated as criminals, arrested, charged, and jailed for a longer time in jail compared to the general population. (Psychiatric Illness and Criminality Noman Ghiasi 1, Yusra Azhar 2, Jasbir Singh 3In: StatPearls [Internet]. Treasure Island (FL): StatPearls Publishing; 2024 Jan. 2023 Mar 30.

Thank you for listening. I can only imagine how difficult it is to be on the receiving end of a barrage of emails from both sides of this issue.

Lorri Grainawi
227 S Vail Ave, Arlington Heights

From:	Perkins, Charles
To:	Hubbard, Sam; Boyer, Nora
Subject:	FW: Grace Terrace Project: Our Timeline - Apr 16 Meeting Summary - Responses to FCC Q&A
Date:	Monday, April 29, 2024 10:30:05 AM
Attachments:	RESPONSES to FCC Q&A with Additional Qs.pdf LIST OF UNANSWERED Questions for the Village Board.pdf Creekview Apartments FOIA.zip

---

From: Mayur Shah [redacted]>
Sent: Sunday, April 28, 2024 10:40 PM
To: Hayes, Thomas <thayes@vah.com>; Recklaus, Randall <rrecklaus@vah.com>
Cc: Patrick Keavy [redacted]>; Michella Schoot [redacted]>; Kendall Schafer [redacted]>; Eric Mueller [redacted]>; Celina Micko [redacted]>; Bill Micko <[redacted]>; David Divito [redacted]>; Jimmy Kokosoulis [redacted]>; Gabe Bodnar <[redacted]>; Brittany Page [redacted]>; Mayur Shah <[redacted]>
Subject: Re: Grace Terrace Project: Our Timeline - Apr 16 Meeting Summary - Responses to FCC Q&A

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Dear Mayor Hayes, & Randy,

We have received a new FOIA from Richmond Facility (Creekview Apartments, 5615 Liberty St, Richmond). Passing the same to you along with addendum to our questions for the Full Circle & the board, previously communicated to you. We request that this communication and data gets forwarded to the board of trustees.

As we continue to do our due diligence by acquiring all these fact based data, we hope you review these objectively in your decisions and also recognize the following:

1. Our neighborhood concern is NOT the "Fear of ***unknown***, but rather concern of the ***known***".
2. In the aftermath of the recent Villagebrook incident at Carol Stream, leaving the results of the investigation to the authorities & lawyers on both sides, we all can imagine how the Village of Carol Stream, their Police department and the community at large must be wishing that they can turn the clocks back and prevent a loss of life let alone the consequences of this incident. Unfortunately ***today - after the fact***, the Village of Carol Stream does NOT have that option.
3. In the future, God Forbid, but if something terrible were to happen to either a tenant of Grace Terrace, or an innocent bystander, how would we all regret and remember ***the option we had TODAY!*** We would like to remind again, ***that this is Neither our "Fear of unknown" nor our "phobia" but it is the "Concern over the known"*** based on actual

incidents of a stray bullet / shots fired

1. Heart's place - a bullet hole on 2nd floor window originating from inside out in Mar 2020 (Refer to our response to FCC Q#5)
2. Heart's place - shots fired in parking lot in Jul 2021 (Video publicly available)
3. Heart's place - residents frequently seen unknown people at the front of building with guns tucked at the front of their pants
4. Creekview Apartments - shots fired on May 26 2023 (refer to FOIA attached)

Please find attached:
(A) Our prior response to FCC's original Q&A with additional questions at the end
(B) Our prior questions to the board with additional questions at the end
(C) New FOIA from Creekview Apartments - Richmond (***An award winning facility showcased by Full Circle***).

Summary:

1. Domestic on May 17 2023
2. Shots Fired on May 26 2023
3. Noise Complaint (Car Alarm) going on/off from 8pm CST to 11: 52PM CST Sep 14 2023
4. Noise Complaint (working on Car) at 5:05AM Sep 15 2023
5. Citizen Assist (Intoxicated Caller - someone breaking into Car in parking lot) Oct 14 2023
6. Theft (Resident's package taken by another resident - multiple witnesses saw the theft) - Nov 16 2023
7. Intoxicated subject - Jan 2024
8. Theft from Motor Vehicle - Feb 2024

Best,
Carefree Park Neighborhood

On Thu, Apr 18, 2024 at 5:05 PM Mayur Shah [redacted] wrote:

> Randy,
>
> Appreciate it.
> We are continuing to receive more data to our FOIA requests.
>
> We will pass those along with addendum to our questions, as those are available.
>
> Best,
> Mayur.
>
> On Thu, Apr 18, 2024, 4:49 PM Recklaus, Randall <rrecklaus@vah.com> wrote:

Mayur,

I have passed the information you provided to the Village Board for their information.

Thank you,

Randy

Randall R. Recklaus
Village Manager
Village of Arlington Heights, IL

O: 847-368-5100
D: 847-368-5122
www.vah.com

From: Mayur Shah [redacted]>
Sent: Wednesday, April 17, 2024 10:44 PM
To: Hayes, Thomas <thayes@vah.com>; Recklaus, Randall <rrecklaus@vah.com>
Cc: Patrick Keavy <[redacted]; Michella Schoot <[redacted]>; Kendall Schafer <[redacted]>; Eric Mueller [redacted]>; Celina Micko <[redacted]>; Bill Micko <[redacted]>; David Divito <[redacted]>; Jimmy Kokosoulis [redacted]>; Gabe Bodnar <[redacted]; Brittany Page <[redacted]>; Mayur Shah [redacted]
Subject: Re: Grace Terrace Project: Our Timeline - Apr 16 Meeting Summary - Responses to FCC Q&A

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Please pass this along to all the trustees.

Best regards,
Carefree Park Neighborhood

On Wed, Apr 17, 2024, 10:32 PM Mayur Shah <[redacted]> wrote:

> **Dear Mayor Hayes, & Randy,**
>
> Since Dec 2023, our Carefree Park Neighborhood has been eagerly waiting to get answers to our questions that you had

forwarded to Full Circle.

Over the last 4 months, in respect of your time, rather than inundating your inbox with a number of emails from EACH homeowner against this project, we have attempted to consolidate the views of each resident in the entire community via a representative panel. Majority of our meetings/communications with you so far have followed that approach.

Here is a quick timeline of how our Carefree Park Neighborhood has patiently waited to get complete & full answers to our questions:

- **December 6th** – We emailed a list of aggregated questions from the neighborhood
- **December 8th** – You indicate the answer have been sent to Full Circle and "They will provide answers to your unaddressed questions they are able to do so"
- **December 9th** – We include three more questions, no response to any of our questions / diligence requests
- **January 10th** (over one month after questions sent) – We check in with you, you indicate "It is up to them to provide a response on those matters"
- **January 22nd** (nearly two months after initial questions) – We emailed you yet again asking for any update, you indicate there is none
- **January 28th** (~2 months after initial questions) – We emailed you once again asking for an update on the matter
- **March 6th -** A small representative panel met with Randy & Charles at Hanson room, to voice our concerns overall, and to again emphasize pending answers to our questions. We appreciated Randy passing along our sentiments to the board on Mar 8th.
- **March 20th** (3 months after initial questions) - We emailed you TWO separate lists of Qs (for Full Circle, & for the Board), and specifically requested to suggest to Full Circle that they come prepared to answer these questions completely & fully. "We will look into that" or "We are not sure" will not be productive - and you told us you will pass along our Qs and also review those within the board.
- <**~ early April**> Full Circle posted answers on the web page.
- <**April**> We saw Full Circle's FAQ posted on their website, and were thoroughly frustrated & shocked to see how they dodged our questions, did not answer some of these completely & fully, made false claims, and had invalid analysis on property value!!
- **April 16th** (more than 4 months after initial questions) Full Circle held a Community meeting

Short Summary of Last Night - Tue Apr 16th Community Meeting Hosted by Full Circle:

Full Circle spent the first 55 minutes on their presentation (much of what we had already seen before) that included about 5~10 mins on the new design. They did NOT come prepared to answer our long awaited questions, refused to have an open Q&A, Forced us to write our questions on a note card, filtered those cards thru their staff to control which questions they would answer, reworded our original questions when reading those out prior to answering.
Needless to say, this was emotionally heart breaking for a lot of us who had been patiently waiting over 4 months to this community engagement meeting hoping it to be a 2-way communication. Even when we pointed out to them that our original questions on notecards were revised by their staff, they did not care.

- We even suggested that they should let one of the members of the community read out the questions from the notecards they had collected, and Josh said, "I can not allow that".
- Since Full Circle stated that they do extensive vetting, during the meeting Josh was asked if he can attest that there is no production, distribution or using of drugs among Full Circle properties residents! Josh said he couldn't attest but he can imagine they do.
- On responding to a question on data, Josh had no clue and responded, "I am not a data guy, I am an entrepreneur" - this we think represents his true intention, which is to make money and not concern himself with the facts and reality of the impact to neighborhoods.

At that point, Some of us chose to be assertive enough to stand up and ask the questions that were written on the note cards, but shoved aside or filtered out. And Josh did not answer those as well as he and his staff did not come prepared after 4 months!!

Finally, we are now making our gathered fact based data public as it has become clear to us that full and accurate information is not being voluntarily disclosed. Please find attached,

1. A list of FCC's original Q&A posted on their website, and Carefree Park neighborhood's responses.
2. FOIA data on Goodlaw - the village brook Tenant
3. FOIA data on Hedlin, Peterson, Hanke - 3 Tenants from pearl Street commons
4. FOIA data on Hearts' Place
5. FOIA data on Lae Zurich, Carol Stream, 5150 NW Hwy, Pearl Street.

In spite of our fact based concerns (as evident from FOIA data), we are being told that this project has no impact on crime rates!!
Our FOIA data clearly shows serious incidents with

relatively high rates at Full Circle and other affordable housing facilities. We will continue to do our due diligence to find additional information, and we hope the Board steps up their efforts and does their own homework too. As your constituents, we would ask the board to request Randy & Charles (as part of the fiduciary duty) to conduct a simple analysis as follows that can make everyone comfortable with this development and future low income housing:

- crime incidence rate and police response 2020 - YTD 2024
- incidence at designated low income housing by low income developments
- per capita incidence rate at low income housing
- per capita incidence rate at multi unit mix low income and non subsidized
- per capita at condos and single family homes
- summarize data and open source raw data and summary methodology for public consumption

With Regards,
Carefree Park Neighborhood

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Full Circle Project on Arlington Hts. Road
Date:	Monday, April 29, 2024 8:43:43 AM

From: Linda Dustin <[redacted]>
Sent: Friday, April 26, 2024 5:14 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Full Circle Project on Arlington Hts. Road

Some people who received this message don't often get email from [redacted] Learn why this is important

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Linda Dustin
404 E. Parkview Court
Arlington Hts., IL 60005
April 26, 2024

Board of Trustees
33 S. Arlington Hts. Road
Arlington Hts, IL

Good Afternoon,

I am writing this email to IMPLORE you to vote NO when considering the Full Circle project on Arlington Hts. Road.

This project just needs a different location. Period. This is not the place for it. It upsets me terribly to even imagine driving past what would be an eyesore amongst our established beautiful homes. I'm baffled as to how this has even come this far, when the very first committee recommended not to grant a zone change for the project. Kudos to them! Boards before this one never voted in favor of zoning changes like this either, most likely for a good reason…to uphold the standards of the neighborhood.

I attended the recent Full Circle presentation at the library and am not convinced the changes are any better. It's still a three story monstrosity that will affect the closest neighbors, as well as the neighborhood. Seriously, the first floor windows of the building are higher in elevation than the 6 foot fence that the plans show will be built. All the back apartment windows will be visible to look into or easily have light shining out of.

You have knowledge of a large list of reasons why this project should be blocked on this sight. I don't need to reiterate them here again. There are more than enough affordable housing areas surrounding our homes in close radius presently under construction.

This decision is so very important to our lives and is in your hands. Please respect us and stop Full Circle.

Sincerely,
Linda Dustin

The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 5/1/24 and 7/10/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/documents may not represent all feedback provided to the Village relative to this project.

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Grace Terrace Project
Date: Monday, May 13, 2024 3:24:29 PM

From: Kristine Wesner [redacted]>
Sent: Monday, May 13, 2024 2:46 PM
To: Communications <Communications@vah.com>
Subject: Grace Terrace Project

> You don't often get email from [redacted]. Learn why this is important

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To Esteemed Mayor Hayes and Village Trustees:

My husband and I want to voice our **support** of the Grace Terrace project at 1519 S. Arlington Heights Rd. We live at 14 W. Emerson St. and are in close proximity to the project. While we can appreciate our neighbors' concerns, we know that this will be beneficial for those less fortunate in our town. We have to keep in mind those forgotten neighbors as we continue to grow our community. We welcome the Grace Terrace project happily to accomplish that. Thank you.

Sincerely,
Kristine and Stefan Wesner

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	Boyer, Nora
Subject:	FW: Full Circle Questions List / Requesting Update
Date:	Wednesday, May 8, 2024 10:24:45 AM
Attachments:	Questions for Full Circle_May 2024.pdf LIST_OF_UNANSWERED_Questions for the Village Board_May 2024.pdf

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From: Patrick Keavy [redacted]>
Sent: Wednesday, May 8, 2024 9:38 AM
To: Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Hayes, Thomas <thayes@vah.com>; Jim Tinaglia <jjtinaglia@tinaglia.com>; Bertucci, James <jbertucci@vah.com>; Shirley, Scott <stshirley@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; Baldino, Richard <rbaldino@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>
Cc: Michella Schoot <[redacted]>; Kendall Schafer [redacted]>; Eric Mueller [redacted]>; Mayur Shah [redacted]>; Brittany Page [redacted]>; Celina Micko [redacted]>
Subject: Full Circle Questions List / Requesting Update

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Randy - Would you please provide us with an update on the status of the Full Circle information requests? We have condensed the questions into a much shorter list which I've attached for reference here. These requests should not take more than a week for Full Circle to compile, aggregate/summarize and post to their Q&A in its entirety. We have not seen any additional information over the past month since the "community meeting" where we were promised responses and information. This now marks nearly 5 months where they have been largely unresponsive to our most basic requests centered around crime and community safety. Our community of over 200 households and business owners (and growing) who have signed our opposition is anxiously awaiting the data, as I'm sure the Board is as well.

I have also attached a list of questions / requests the community has for the Board. As taxpayers and homeowners of Arlington Heights, we expect full and complete answers to both sets of requests and we also expect the information to be made public prior to any decisions. I assume everyone is in agreement that extremely important decisions like this that have a material impact on property values, crime and the safety of families are only made with full, complete and transparent information.

Please let me know if you have any questions or would like to walk through the requests over zoom or in person.

Thanks,

Patrick

--

Patrick Keavy
[redacted]

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Opposition to Full Circle
Date:	Tuesday, May 14, 2024 8:47:01 AM

From: jonathan novak [redacted]>
Sent: Monday, May 13, 2024 9:35 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Shirley, Scott <stshirley@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>
Subject: Opposition to Full Circle

You don't often get email from [redacted]. Learn why this is important

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Hello. My name is Jonathan Novak and I was recently made aware of a proposal by an organization named Full Circle to build low income housing just a couple of blocks from my new home. Myself and many of my new neighbors are vehemently opposed to this project.

My wife, myself and two small children will be moving into our new home this summer. We have lived in the city for the last 15 years. However, now that we have our kids and with the increase in crime in our once very quiet neighborhood we decided it was time to move our family to a safer location.

I am from Mt. Prospect and went to St. Viator high school in AH. I grew up just a couple of minutes away from where this proposed project is to be built. As someone who works in the real estate industry, specifically working with low income housing at times, I am extremely concerned about this proposal and the inevitable effects it will have on the safety and value of the neighborhood. I have seen the data from Full Circle developments and it is right in line with what I would expect from my own personal experience. While this may be very well intentioned, the reality is that it will go nothing like Full Circle is selling. Please keep in mind they are selling this. They are not giving everyone the full picture of what these developments eventually become. If they did, nothing would ever get approved.

As a father of two small children I am even more concerned. We are moving from the city to get away from the dangers that are very much a reality on a daily basis in Chicago. Now, I have learned that some of those dangers which we spent a lot of money to get away from may very well follow us to our new location. We would never have built our home in this location if we knew this Full Circle project existed.

I hope that this project is terminated and that Full Circle finds another location.

Thank you for your time and service to Arlington Heights. My family and I are extremely excited to be residents of Arlington Heights and we look forward to a safe, quiet and wonderful place to raise our family.

Best regards,

Jonathan Novak

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Full Circle Villagebrook / Additional Highly Concerning FOIA Data (Has Been Vetted)
Date:	Wednesday, May 15, 2024 10:31:37 AM
Attachments:	FOIA Response_Villagebrook (Full Circle)_5.14.24.pdf FOIA Response_Villagebrook (Full Circle)_5.14.24_Summerized.pdf

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From: Patrick Keavy [redacted]>
Sent: Wednesday, May 15, 2024 9:54 AM
To: Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Hayes, Thomas <thayes@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Bertucci, James <jbertucci@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Baldino, Richard <rbaldino@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; Shirley, Scott <stshirley@vah.com>
Cc: Mayur Shah <[redacted]>; Michella Schoot <[redacted]>; Kendall Schafer <[redacted]>; Eric Mueller [redacted]>; Celina Micko [redacted]>; Brittany Page <[redacted]>
Subject: Full Circle Villagebrook / Additional Highly Concerning FOIA Data (Has Been Vetted)

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Randy, Charles, Mayor Hayes and Board of Trustees,

The Carefree Park Community has continued to do our due diligence on the prospective Grace Terrace development, and we continue to find highly concerning information that (i) provides additional evidence that the project would result in a material increase in crime, serious emergency responses, property value degradation, reduction in new home development and present a clear risk to young children in the area; (ii) Full Circle seriously and materially misrepresented the data provided to the Board and public and (iii) Full Circle is not acting in good faith to provide the Board and the community full and complete information to make an informed decision. Please see the attached full FOIA report along with a summarized version for your convenience. I have also provided a brief synopsis below. Please note this information ***has been vetted*** and you are welcomed and encouraged to check our sources. We will share this information with the public in the spirit of full disclosure and transparency.

- Source - Carol Stream Police Department
- Requests - Incident Reports from Village Brook Apartments - A Full Circle Property
- January 22, 2024 - Domestic Battery
- ***January 1, 2024 - Discharged Firearm***
- ***September 23rd, 2023 - Shots Fired***
- September 8th, 2023 - Criminal Damage to Property - ***Police tried to contact the property manager (Full Circle) asking to sign a complaint for criminal but due to lack of any response they closed the case***
- July 16, 2023 - Disorderly Conduct ***(Group of people with baseball bats)***

I hope you now understand why we have requested the detail behind the police responses at Full Circle properties. Shots fired on a regular basis, groups of people with baseball bats, domestic violence, and criminal damage to property are far cries from the "wellness checks" and "lockouts" Full Circle represented to the Board and public. Further, the fact the police tried to engage with Full Circle and they ignored the police should give the Board serious concerns as to what type of partner Full Circle would be for our neighborhood and the broader Arlington Heights community.

Please let us know if you have any questions or would like to discuss further. Please also note we have continued to reach out to Josh Wilmoth to discuss our concerns but have yet to hear back from him.

We would ask that you continue to push Full Circle to provide the requested information and we would also ask the Village to conduct their own supplemental due diligence.

-The Taxpayers and Homeowners of the Carefree Park Neighborhood

--
Patrick Keavy
[redacted]

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Fiduciary Duties
Date: Thursday, May 16, 2024 8:37:45 AM

From: Kendall Schafer [redacted]>
Date: May 15, 2024 at 7:56:16 PM CDT
To: "Hayes, Thomas" <thayes@vah.com>, "Baldino, Richard" <rbaldino@vah.com>, "Bertucci, James" <jbertucci@vah.com>, "Dunnington, Wendy" <wdunnington@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Shirley, Scott" <stshirley@vah.com>, "Grasse, Nicolle" <ngrasse@vah.com>, "Schwingbeck, Tom" <tschwingbeck@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>, "Recklaus, Randall" <rrecklaus@vah.com>, "Perkins, Charles" <cperkins@vah.com>, Administration <Administration@vah.com>
Cc: Eric Mueller [redacted]>, Mayur Shah <[redacted]>, Patrick Keavy [redacted]>, Gabe Bodnar <[redacted], Michella Schoot [redacted]>, Brittany Page [redacted]>, Celina Micko <[redacted]>, Ed [redacted]>
Subject: Fiduciary Duties

[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Village Board Members,

The purpose of this email is to share who I am and why I am asking that the Fiduciary Duties be upheld. My Father (deceased) was an Administrative Law Judge for the Social Security Administration as well as having responsibilities around Medicare Laws. My Father was highly regarded and instilled many values and the ethics I live by everyday. My Dad was my hero!!

Below I found on the internet regarding our Trustees fiduciary duties. I ask you to please review these and reflect if they are being upheld. I can point out one such that is not being upheld which is the Duty of Care. At one meeting with the various Trustees one Trustee admitted that they had not reviewed any materials from Full Circle nor the Village Staff before the vote on 12/4/2023. I ask how you can vote on something you know nothing about while meeting your legal obligations that must be upheld for the benefit of the community and its residents??? We have shared so many facts with you that CANNOT be

ignored. If these are ignored in any future decisions on Grace Terrace I will have personally lost all faith in Arlington Heights Local Government. We bought our home 8 years ago being very aware of this community and how it has flourished over the years. Real Estate is all about Location and dropping this development 2 blocks from my home has dire consequences that have been very well laid out through fact finding, meetings, emails, letters, calls, etc...

Your Constituents,
Kendall (and Ed) Schafer

As a trustee in Arlington Heights or any other municipality, fiduciary duties are legal obligations that must be upheld for the benefit of the community and its residents. While specific duties may vary based on local laws and regulations, common fiduciary duties for trustees typically include:

Duty of Loyalty: Trustees are required to act in the best interests of the municipality and its residents. This duty prohibits trustees from using their position for personal gain or engaging in activities that could create conflicts of interest.
Duty of Care: Trustees must exercise reasonable care, skill, and diligence in carrying out their duties. This includes being informed about relevant issues, attending meetings prepared, and making well-informed decisions based on available information.
Duty of Obedience: Trustees are obligated to adhere to applicable laws, regulations, and the municipality's governing documents, such as its charter or ordinances. They must also follow any directives or decisions made by the governing body within the bounds of the law.
Duty of Prudence: Trustees have a duty to make decisions and investments prudently, considering the long-term interests of the municipality and its residents. This includes managing financial resources responsibly and avoiding unnecessary risks.
Duty of Transparency: Trustees should operate with transparency and openness, providing access to information and opportunities for public participation in decision-making processes. This fosters accountability and trust between the trustees and the community.
Duty to Uphold the Public Trust: Trustees hold a position of public trust and must act with integrity, honesty, and fairness in all their dealings on behalf of the municipality and its residents.

These fiduciary duties are essential for maintaining public confidence in the governance of the municipality and ensuring that trustees fulfill their responsibilities ethically and effectively. Violations

of fiduciary duties can have legal and reputational consequences for trustees and may undermine the integrity of the local government. Therefore, trustees must always strive to uphold these duties in their decision-making and actions.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fsig-email%3Futm_medium%3Demail%26utm_source%3Dlink%26utm_campaign%3Dsig-email%26utm_content%3Dwebmail&data=05%7C02%7Crrecklaus%40vah.com%7C945da08eaa4c44223c1b08dc7542e81f%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C638514177765051375%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C60000%7C%7C%7C&sdata=iOfUHmphmpZ39FFJPZrOcraHHGuZ3stWe8Af29jGs94%3D&reserved=0>
Virus-free.https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avast.com%2F&data=05%7C02%7Crrecklaus%40vah.com%7C945da08eaa4c44223c1b08dc7542e81f%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C638514177765061209%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C60000%7C%7C%7C&sdata=KoxQTW9x9jfqj3UsQ%2BBZFGw%2Bu%2F6B0umT4%2B9DCpiVTUg%3D&reserved=0
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fsig-email%3Futm_medium%3Demail%26utm_source%3Dlink%26utm_campaign%3Dsig-email%26utm_content%3Dwebmail&data=05%7C02%7Crrecklaus%40vah.com%7C945da08eaa4c44223c1b08dc7542e81f%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C638514177765067526%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C60000%7C%7C%7C&sdata=%2FxnSEIQCTBZLt8twa1KooNDRkdjmTtftOcCUwUSt3cI%3D&reserved=0>
<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Opposition to Fully Circle Proposed Development
Date: Friday, May 17, 2024 12:50:08 PM

From: Mark Phillips [redacted]>
Sent: Friday, May 17, 2024 12:45 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Subject: Opposition to Fully Circle Proposed Development

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Dear Village Planning Members and Trustees,

I am writing to express my strong opposition to the proposed development targeting veterans and disabled persons in our community. While the intention behind the project may appear commendable, I am deeply concerned about several aspects of the plan that do not align with its stated goals.

First and foremost, the primary requirement for tenancy is that individuals make no more than 30 percent of the Area Median Income (AMI), which equates to approximately $22,000 per year. This income criterion does not guarantee that the housing will indeed be allocated to veterans or disabled persons, despite the development being marketed as such. Without a concrete mandate or specific provisions ensuring that veterans and disabled individuals are given priority, there is no assurance that these vulnerable groups will benefit from the project.

Additionally, it is important to clarify that Full Circle's proposed development is NOT “assisted living.” Permanent Supportive Housing (PSH) is a housing project subsidizing rent costs with nearly 100% federal and state tax dollars. It is not an assisted living facility. The proposed three-member staff is administrative only and does not provide any physical assistance to residents. PSH is a state-sponsored program to provide housing for low-income participants, not to offer the comprehensive care associated with assisted living.

Furthermore, there are significant concerns regarding the lack of requirements for citizenship or legal immigration status for participation in this program. Subsidized housing could be allocated to individuals without legal status. While many units are reserved for individuals earning no more than 30 percent of the AMI, there is no income requirement whatsoever, meaning prospective tenants may have no reportable income. Full Circle provides 100% rental assistance through government funding, including emergency funds from CARES or the American Rescue Plan Act (ARPA). However, there is no assurance of ongoing or additional funding.

The project is also misleading in its claims about accommodating disabled individuals. The term "disability-neutral" is a disingenuous way of saying there are no specific requirements to

accommodate the physically disabled. Only a minority of units have showers that accommodate wheelchair-bound persons. Full Circle claims that units can be modified to accommodate the disabled, but this is true of any housing with additional construction and increased costs.

Another critical issue is the impact on property values. Studies have shown that subsidized housing built in poorer neighborhoods can increase nearby property values and reduce crime. However, when such projects are built in high-income neighborhoods, they tend to decrease property values. This is a significant concern for our community, which prides itself on its high property values and diverse population. This also presents a downstream impact on future tax revenues.

FOIA requests have exposed many unfortunate criminal events at other similar properties developed by the same developer. This track record raises serious concerns about the safety and management of the proposed development.

I urge the village planning board to reconsider the current proposal and to work towards a more inclusive and guaranteed approach that truly serves the intended populations. This could include specific quotas for veterans and disabled tenants, partnerships with veterans' organizations and disability advocacy groups, and rigorous monitoring to ensure compliance with these commitments.

Our community deserves a development that genuinely supports our veterans and disabled persons. Unfortunately, this project does not represent that support. Thank you for your attention to this critical matter.

Sincerely,

Mark Phillips
512 Lois Court
Mount Prospect, IL 60056
[redacted]

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Personal Note Related to Mayur"s Message
Date:	Thursday, May 23, 2024 12:10:21 PM

From: David Divito <[redacted]>
Sent: Wednesday, May 22, 2024 12:14 PM
To: Dunnington, Wendy <wdunnington@vah.com>; Bertucci, James <jbertucci@vah.com>; Baldino, Richard <rbaldino@vah.com>; Shirley, Scott <stshirley@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>
Cc: Administration <Administration@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Subject: Personal Note Related to Mayur's Message

> Some people who received this message don't often get email from [redacted]. Learn why this is important

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Good afternoon VAH Board,

Mayur and the team have done a great job of rallying neighbors and bringing to light many items that have been either downplayed or flat-out not presented/hidden from our view. They have tried to compile and distill the sentiments of hundreds of AH residents and share the many reasons why this project should not pass.

I do hope that our voices are not muted because of this consolidation effort and that you read the names of the individuals who are behind the message. Some don't like the spotlight and have difficulties separating the emotional side of their appeal, letting fear and frustration choose their words and actions.

As representatives of our village, I expect that you weigh the messages of those residents already committed to this neighborhood and those who are looking to leverage our good nature to accomplish their goals. If anyone is interested in my thoughts/opinions, or if you are in the belief that this is a good thing for our village, this is the right location, and these are the right people to lead the project I am happy to connect.

I appreciate the service you all are providing to our great community.

Cheers,

Dave

On Wed, May 22, 2024 at 11:07 AM Mayur Shah <[redacted]> wrote:

Dear AH Village Board,

I will keep it short. This is to let you know that as part of our attempt to keep everyone informed of the Well-Founded Fact based reasons (*see list below*) against the Grace Terrace project at its proposed location, we have reached out to the state & local representatives as well. They have been sent all the FOIA that has already been shared with you all.

1. FOIA based safety concerns,
2. Fact based developer integrity concerns,
3. Fact based loss of revenues concerns for the home owners & Village
4. Fact based zoning change impact concerns

Representatives Informed with FOIA & Facts:

1. Mark Walker
2. Thomas Morrison
3. Michelle Mussman
4. Mary Beth Canty
5. Nabeela Syed

Again, our intention is to ensure the FOIA based facts & other concerns over the known, have been forwarded to all the leaders in and around our Village so that WHEN (not IF) something unfortunate does happen in future, everyone has been informed and are able to take full ownership of their decisions.

Best,
Carefree Park Neighborhood.

--
David DiVito
[redacted]

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Follow up
Date: Thursday, May 23, 2024 12:10:39 PM

-----Original Message-----
From: Colleen Heraty [redacted]>
Sent: Wednesday, May 22, 2024 11:50 AM
To: Grasse, Nicolle <ngrasse@vah.com>
Cc: Administration <Administration@vah.com>; Perkins, Charles <cperkins@vah.com>; Recklaus, Randall <rrecklaus@vah.com>
Subject: Follow up

Good day.

Thanks again for taking an active role in meeting with and listening to the neighbors opposing Grace Terrace. (Our numbers continue growing as we find out more about this developer and his lack of oversight.)

I was wondering if you were able to follow up with the planners or administrators concerning the issues we discussed after your visit to my home?

Again, could this Grace Terrace developer move down the road a quarter of a mile and partner with Urban Developers at International Plaza who needs a low income/no income partner to meet their building needs?

Why is the developer refusing to follow zoning regulations and going two story?

Why would they have purchased the land without planning commission approval or zoning approval? Who said it would pass both prior to the meetings and his buying the land?

Why is the developer trying to sell part of that land he just bought? (Especially as it could be used to meet at least the parking zoning laws or could work with 2 story?)

What special interest group might be lobbying in favor of this group?
Clearly it is no one that lives in this neighborhood as we would be feet not miles from this transitory building in a single family home neighborhood that we would NEVER have expected to be fighting the addition of an apartment building in.

Awaiting some feedback.

Thank you,
Colleen Heraty

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Grace Terrace Project: Keeping You Informed on Reach out to State & Local Reps
Date: Thursday, May 23, 2024 12:11:03 PM

From: Mayur Shah <[redacted]>
Sent: Wednesday, May 22, 2024 11:07 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Cc: Patrick Keavy [redacted]>; Michella Schoot <[redacted]>; Eric Mueller <[redacted]>; Kendall Schafer [redacted]>; Brittany Page [redacted]>; Gabe Bodnar <[redacted]>; Celina Micko [redacted]>; Bill Micko [redacted]>; Jimmy Kokosoulis [redacted]>; David Divito <[redacted]; Mayur Shah [redacted]>
Subject: Grace Terrace Project: Keeping You Informed on Reach out to State & Local Reps

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Dear AH Village Board,

I will keep it short. This is to let you know that as part of our attempt to keep everyone informed of the Well-Founded Fact based reasons (*see list below*) against the Grace Terrace project at its proposed location, we have reached out to the state & local representatives as well. They have been sent all the FOIA that has already been shared with you all.

1. FOIA based safety concerns,
2. Fact based developer integrity concerns,
3. Fact based loss of revenues concerns for the home owners & Village
4. Fact based zoning change impact concerns

Representatives Informed with FOIA & Facts:

1. Mark Walker
2. Thomas Morrison
3. Michelle Mussman
4. Mary Beth Canty
5. Nabeela Syed

Again, our intention is to ensure the FOIA based facts & other concerns over the known, have been forwarded to all the leaders

in and around our Village so that WHEN (not IF) something unfortunate does happen in future, everyone has been informed and are able to take full ownership of their decisions.

Best,
Carefree Park Neighborhood.

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Issues re: Full Circle "Property Values Addendum"
Date:	Thursday, May 23, 2024 12:12:54 PM

From: Sal [redacted]>
Sent: Tuesday, May 21, 2024 2:54 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Re: Issues re: Full Circle "Property Values Addendum"

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Dear BOARD of TRUSTEES:

The coalition of concerned neighbors from South Corridor would like to commission a more appropriate and good faith property value analysis from Full Circle Developments.

The analysis should provide average home sale prices in a "bulls-eye", concentric circle pattern. In the calculation of the analysis, the previous circle (or previous concentric ring) should be EXCLUDED from the calculation of a given ring.

Again, without excluding home sale prices from a PREVIOUS region, the effect of any project on NEAREST-BY HOMES will be "diluted". In other words, the true effect of any development on homes nearest the site can be obscured by including in the analysis sale prices from homes furthest away (i.e., using "1-mile radius" rather than the incremented approach, described in the quoted email below).

This creates a "blended" average home sale price which is not technically false but which may obscure the actual effects of these developments.

Thank you for your consideration.

On Wed, May 15, 2024 at 4:07 PM Sal <[redacted]> wrote:

> Dear Board of Trustees.
>
> I would like to point out that the Full Circle Property Value analysis is appreciated but almost

entirely nonsensical.

Arlington Heights is not concerned with its appreciation rate relative to the entire State of Illinois. The state average is an almost meaningless benchmark. Any valid property analysis should include base references to other villages or municipalities with COMPARABLE household (HH) income. McHenry and Elgin do not represent such references.

Moreover, to determine the true effects of lower-income housing on home prices, one cannot simply use "1-mile radius", as Full Circle has done.

A 1-mile radius is large enough to dilute the proximate effects of any low-income housing on the homes closest to it (because the majority of homes in a 1-mile radius ARE NOT near the development itself).

The analysis should include a GRADUATED study of the effect of low-income housing at increments of ~0.1 miles:

- average sale price of homes within 0.1 miles of site
- average sale price between 0.1 miles and 0.2 miles
- average sale price between 0.2 miles and 0.3 miles
- and so on ...

This would answer the question, "Do low-income developments impair housing appreciation relative to distance?"

As it stands, Full Circle has not answered this question.

(Let us remind ourselves that every increase in radius results not in 2x the surface area but in x^2 the surface area: a 1-mile radius has FOUR-TIMES the surface area [and thus 4x more homes] than a 0.5-mile radius.)

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Full Circle Development
Date:	Friday, May 24, 2024 4:39:22 PM

From: david kostich <[redacted]>
Sent: Friday, May 24, 2024 1:43 PM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
Subject: Full Circle Development

You don't often get email from [redacted]. Learn why this is important

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What nonsense. After reading the Village's response and passing on the information from full circle development you all should be embarrassed.
3 zoning changes because they bought the property and asked. They need to conform to current building and zoning standards. I built in Arlington Heights and I could not change zoning!
They are lying about how they vet residents and you all have the foia data to understand why. You don't want to take the time or don't care? To pass the blatantly wrong information along is disturbing. Your answers to the questions are disappointing with the lack of knowledge and understanding with your responses. When one of your first responders gets killed or injured it will be on all of you.
David Kostich , resident

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Grace Terrace Project: A Potential Peek into the Unfortunate Future
Date: Thursday, May 30, 2024 10:47:01 AM

From: Mayur Shah <[redacted]>
Sent: Thursday, May 30, 2024 10:06 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>; Policemail <policemail@vah.com>
Cc: Patrick Keavy <[redacted]>; Michella Schoot <[redacted]>; Eric Mueller <[redacted]>; Kendall Schafer <[redacted]>; Brittany Page <[redacted]>; Gabe Bodnar <[redacted]>; Celina Micko <[redacted]>; Bill Micko [redacted]>; Jimmy Kokosoulis [redacted]>; David Divito <[redacted]>; Mayur Shah [redacted]>
Subject: Grace Terrace Project: A Potential Peek into the Unfortunate Future

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Dear AH Village Board,

> "***Smart People learn from their mistakes. But the real sharp ones learn from the mistakes of others***". - Brandon Mull.

In case you have not already seen this, we would like to share a ***video from the Village of Carol Stream Board meeting*** dated May 6 2024, where the community is expressing their frustrations (saying things like "Racism", "Abolish Police", etc.); and asking for transparency from the village board & chief of police in the aftermath of a loss of Mr Goodlow's life during the police response to a domestic violence case at their affordable housing building.

As we have said earlier, with the proposed Grace terrace multifamily building being in so much close proximity to the surrounding Single Family Homes, and the already shared FOIA based facts from other similar properties (including emergency calls for shot fired, stray bullet shot, drug deal, domestic violence, thefts, neighbors witnessing people walking in with guns tucked to the front of their pockets), it is just a matter of WHEN (not IF) the unfortunate (GOD forbid) happens in OUR Village - to either a tenant and/or a surrounding Single Family Home resident.

The FIRST 50 minutes of this video gives you a glimpse of potentially WHAT the community (even those who might be the "Yes" sayers to the Grace Terrace proiect now) could be asking from you & AH Police in future. It is beyond us WHY you would choose to put yourselves & our hard working AH Police through this in future!

Nevertheless, as the quote at the beginning of this email says, the choice to learn from your own mistakes versus mistakes of others, is clearly yours.

Video Link: https://youtu.be/lLEH2UO0OMI?si=GFXNiRfkys1ILuMC

Best,
Carefree Park Neighborhood.

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Grace Terrace Housing Project Concerns
Date:	Tuesday, June 4, 2024 11:25:35 AM
Attachments:	image.png image.png image.png

From: Alex Carlson [redacted]
Sent: Tuesday, June 4, 2024 11:17 AM
To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>
Subject: Re: Grace Terrace Housing Project Concerns

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Also it appears that Wendy is a member as well, however not on the board.

Trustee Wendy Dunnington

Philosophy as an elected official: To collaborate with the residents and businesses of Arlington Heights to make the Village a more affordable, environmentally sustainable and welcoming community.

Address: [redacted]
Phone Number: [redacted]
Email: wdunnington@vah.com
Length of Residency: Arlington Heights resident since 2004.
Elected to the Village Board: 2023
Occupation: Special Education Teaching Assistant for School District 25 and former Financial Analyst for a non-profit
Family: Husband Josh, and two children

Other:

- First United Methodist Church of Arlington Heights
- League of Women Voters of Arlington Heights - Mt Prospect - Buffalo Grove
- Metropolis Performing Arts Centre Subscriber
- Moms Demand Action NW Chicago Suburbs
- PADS Volunteer for Journeys The Road Home
- School District 25 PTA and School District 214 PTO
- Sierra Club
- United Women in Faith

On Tue, Jun 4, 2024 at 10:28 AM Alex Carlson [redacted] > wrote:

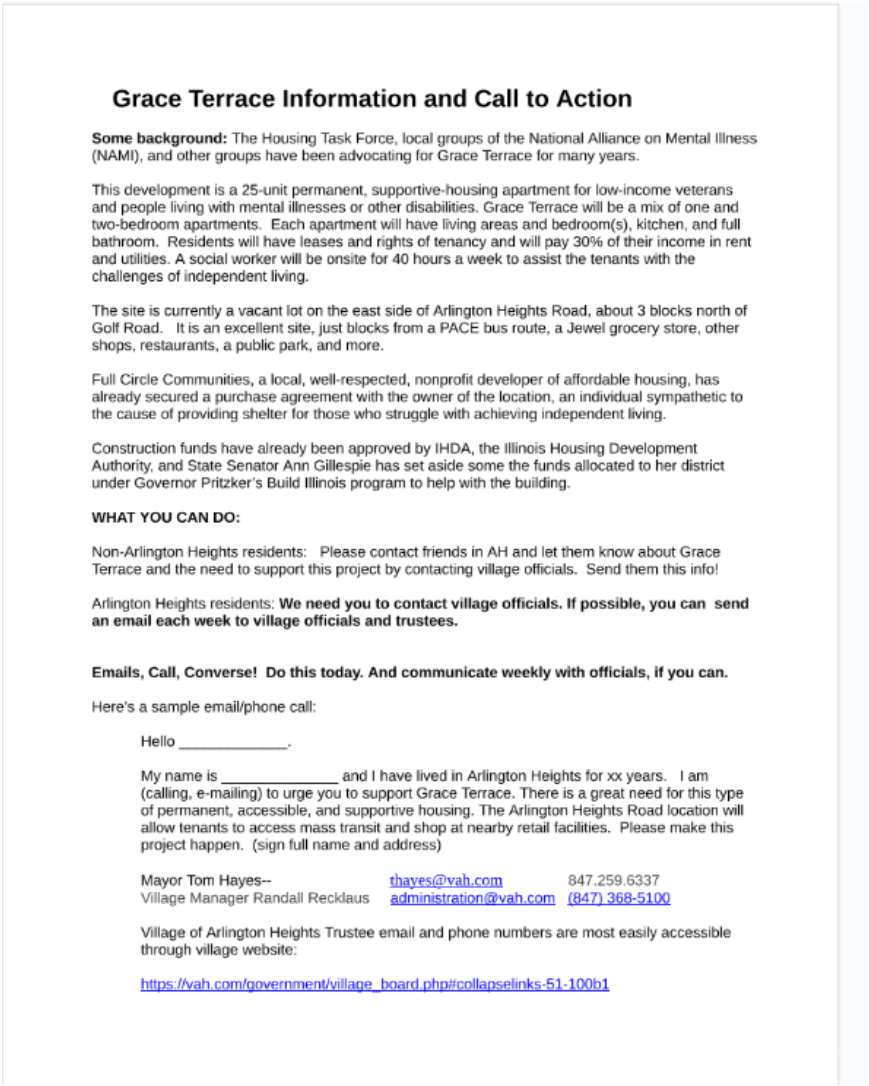
> This seems like a conflict of interest. The First United Methodist Church of Arlington Heights that

is calling their members to flood the village board members weekly in support of the project is the same church that Trustee Richard Baldino belongs to and is also on their board of trustees. They even provide the members with a template email telling them what to say to the board in their communications. So you have a church member on the board of trustees at First United Methodist Church encouraging his members to write to his fellow village board members and even telling them what to say and to say it weekly in support of this project. How is this okay?

Link to the church page calling members to support Grace Terrace:

https://www.fumcah.com/events/faith-in-action-grace-terrace

Sample Email provided by Church



Grace Terrace Information and Call to Action

Some background: The Housing Task Force, local groups of the National Alliance on Mental Illness (NAMI), and other groups have been advocating for Grace Terrace for many years.

This development is a 25-unit permanent, supportive-housing apartment for low-income veterans and people living with mental illnesses or other disabilities. Grace Terrace will be a mix of one and two-bedroom apartments. Each apartment will have living areas and bedroom(s), kitchen, and full bathroom. Residents will have leases and rights of tenancy and will pay 30% of their income in rent and utilities. A social worker will be onsite for 40 hours a week to assist the tenants with the challenges of independent living.

The site is currently a vacant lot on the east side of Arlington Heights Road, about 3 blocks north of Golf Road. It is an excellent site, just blocks from a PACE bus route, a Jewel grocery store, other shops, restaurants, a public park, and more.

Full Circle Communities, a local, well-respected, nonprofit developer of affordable housing, has already secured a purchase agreement with the owner of the location, an individual sympathetic to the cause of providing shelter for those who struggle with achieving independent living.

Construction funds have already been approved by IHDA, the Illinois Housing Development Authority, and State Senator Ann Gillespie has set aside some the funds allocated to her district under Governor Pritzker's Build Illinois program to help with the building.

WHAT YOU CAN DO:

Non-Arlington Heights residents: Please contact friends in AH and let them know about Grace Terrace and the need to support this project by contacting village officials. Send them this info!

Arlington Heights residents: **We need you to contact village officials. If possible, you can send an email each week to village officials and trustees.**

Emails, Call, Converse! Do this today. And communicate weekly with officials, if you can.

Here's a sample email/phone call:

Hello _____.

My name is _____ and I have lived in Arlington Heights for xx years. I am (calling, e-mailing) to urge you to support Grace Terrace. There is a great need for this type of permanent, accessible, and supportive housing. The Arlington Heights Road location will allow tenants to access mass transit and shop at nearby retail facilities. Please make this project happen. (sign full name and address)

Mayor Tom Hayes--	thayes@vah.com	847.259.6337
Village Manager Randall Recklaus	administration@vah.com	(847) 368-5100

Village of Arlington Heights Trustee email and phone numbers are most easily accessible through village website:

https://vah.com/government/village_board.php#collapselinks-51-100b1

Trustee Richard Baldino

Philosophy as an elected official: To maintain Arlington Heights as a great place to be a neighbor, employee and business owner by listening respectfully, and objectively searching for sustainable long term solutions by engaging with community members.

Phone: [redacted]
Email: rbaldino@vah.com
Address: [redacted]
Length of Residency: Resident since 2000
Elected to the Village Board: Elected as Village Trustee in April, 2017.
Occupation: Consulting Environmental Chemist
Family: Wife, Mary, son Robert, and daughter Grace
Other: American Chemical Society, Arlington Heights Historical Society, First United Methodist Church of Arlington Heights | Board of Trustees.

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW:
Date:	Friday, June 7, 2024 1:38:57 PM
Attachments:	image(1).png

From: Kendall Schafer [redacted]
Sent: Friday, June 7, 2024 1:37 PM
To: Hayes, Thomas <thayes@vah.com>; Recklaus, Randall <rrecklaus@vah.com>
Cc: Baldino, Richard <rbaldino@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; Bertucci, James <jbertucci@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Shirley, Scott <stshirley@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Perkins, Charles <cperkins@vah.com>; Administration <Administration@vah.com>; Mayur Shah <[redacted]; Eric Mueller [redacted]>; Jimmy Kokosoulis <[redacted]>; Alex Carlson [redacted]>; Michella Schoot <[redacted]>; Celina Micko [redacted]>; Brittany Page [redacted]>; Patrick Keavy [redacted]>; Gabe Bodnar <[redacted]>
Subject:

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Mayor Hayes and Village Manager Recklaus,

I would like to bring something to your attention if it has not been already. First United Methodist Church in Arlington Heights is encouraging parishioners to vote in favor of Grace Terrace and send to contact Village Officials. www.fumcah.com/events/primary-election-remindergrace-terrace-update

There are 2 Trustees (Baldino and Dunnington) that are members of the church and it also appears per Trustee Baldino's bio on vah.com that he is a Board Trustee at the church. The promotion of this is very upsetting to us that are greatly impacted by this development. Those copied on this email are all within 3 blocks of the proposed development. Some are next door.

What is even more upsetting is that the Housing Task Force, groups of the National Alliance on Mental Illness, that is partnering with Full Circle is sending these types of emails (attached) and asking people to send this type of email/calls, etc..to you. To who the Housing Task Force is sending to I don't know but they are definitely not residents that are greatly impacted by Safety, Privacy and Property Values. I would like to point out that want is also very alarming is that they have said that a Social Worker is onsite 40 hrs a week. A Social Worker is someone with a 4 year degree. I am referencing a job posting from FCC website for a Community Manager at some of their current locations. No where does it say you need a degree in Social Work in this posting. As well in all the

meetings I have attended I have never heard FCC represent that a Social Worker is onsite. Misrepresentation is unethical to say the least.
https://workforcenow.adp.com/mascsr/default/mdf/recruitment/recruitment.html?cid=ba7159d7-5d05-4d16-9835-6a0fb52f2192&ccId=9200748530007_3&jobId=511511&jwId=9200748530007_1&lang=en_US

I kindly ask you review and consider this information at the next vote and whom may have a conflict of interest in such voting.

Thank you,
Kendall Schafer
1536 S. Douglas Ave

From: Perkins, Charles
To: Hubbard, Sam
Cc: DiMatteo, Pat
Subject: FW: Additional Home for Sale
Date: Tuesday, June 18, 2024 11:12:38 AM

From: Kendall Schafer <[redacted]>
Sent: Monday, June 17, 2024 1:35 PM
To: Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Dunnington, Wendy <wdunnington@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Shirley, Scott <stshirley@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>; Hayes, Thomas <thayes@vah.com>
Subject: Additional Home for Sale

Some people who received this message don't often get email from [redacted] Learn why this is important

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Wanted to bring to your attention another house will soon be on the market that is selling in part due to the proposed Grace Terrace development. Sign is already in the front yard. When we tell you we will be selling for factual valid reasons if this development happens in a SFH neighborhood we are not lying. This house would be 3 houses from the proposed development on AH Rd. Most likely more are coming.

From:	Perkins, Charles
To:	Hubbard, Sam
Cc:	DiMatteo, Pat
Subject:	FW: Grace Terrace is compatible to the site at 1519 S. Arlington Heights Rd
Date:	Wednesday, June 26, 2024 2:32:31 PM

From: Laura Liston <[redacted]
Sent: Monday, June 24, 2024 7:51 PM
To: Hayes, Thomas <thayes@vah.com>; Administration <Administration@vah.com>
Subject: Grace Terrace is compatible to the site at 1519 S. Arlington Heights Rd

> Some people who received this message don't often get email from [redacted] Learn why this is important

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Mayor Hayes
Village Manager Randall Recklaus

Hi my name is_Laura Liston._____I live in Arlington Heights. I support Grace Terrace. The Inclusionary Housing Regulations Article XVII August 2020 supports permanent affordable units in the village. The Strategic Priorities Priority #6 embraces diversity, equity and inclusion efforts so all feel a sense of belonging. Priority #9 reads, “Seek, maintain and expand attainable housing within the community.” Though AH Road Corridor Plan recommends structures up to 2 floors, the plan is a guideline and not a requirement, according to village staff. With case management offices, manager’s office, community room, laundry, etc on the first floor, it is necessary to have the next 2 floors living space for residents. Staff support this project because it fulfills many of the compatibility components. Vote YES for Grace Terrace.

Thank you, Laura Liston

The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 7/11/24 and 7/18/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/documents may not represent all feedback provided to the Village relative to this project.

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Impacted Homeowner Opposition to Grace Terrace Development
Date: Thursday, July 11, 2024 10:53:17 PM
Attachments: 5 - Project Emerson_Signatory List.pdf
4 - GraceTerrace-3-Story-Misfit.pdf
1 - Q&A.zip
2 - FOIA Data.zip
3 - Richmond Police Chief Emails.zip

You don't often get email from [redacted]. Learn why this is important

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Dear Village of Arlington Heights Plan Commission Board Members:

In anticipation of Full Circle Communities' ("FCC") resubmission of an amended application the 200+ homeowners and taxpayers of the Carefree Park and Surrey Ridge Neighborhoods (collectively, the "Impacted Homeowners") would like to call to your attention the following:

- Timeline of events that shows lack of responsiveness & lack of thoroughness from FCC
- Zoning & disparate treatment of zoning changes
- Crime and Ineffective Tenant Screening
- Lack of Transparency and Providing Additional Information
- Impact on Neighborhood and Property Values
- Full Circle as the Wrong Partner for Arlington Heights
- Detailed Support for our Opposition

- Timeline of Interaction with FCC
    1) December 4th
        - Village Board meeting
        - Failed on a 5 – 3
        - Members of the neighborhood suspected we were not being provided full and complete information and began gathering factual information to inform the public and the Village Board
    2) December 6th
        - Submitted a detailed list of questions the Village Board requesting FCC provide full and complete answers
    3) January – April
        - Carefree Park and Surrey Ridge homeowners / taxpayers begin gathering information on comparable FCC properties primarily through FOIA request
        - Carefree Park residents meet with Village Board members and Village Managers to provide factual information gathered on FCC properties

4) March 20th
    - More than 3 months AFTER our initial list of unanswered questions, we sent another shortened list of top 8 critical questions to FCC thru the village board
5) Early April
    - Nearly 4 months AFTER our initial list of questions, and several reminders thru village board, FCC posts answers on their portal that represent false claims, incomplete answers, and even no answers to our questions
6) April 16th
    - FCC hosts two hour "townhall" to meet with residents of the community
    - Approximately 2/3 of the meeting simply repeated what was previously disclosed along with a "pitch" by an Arlington Heights resident that lives several miles from the proposed development
    - Members of community were only allowed to submit questions via notecard where FCC selected questions that were already addressed or provided limited additional information
    - Important questions regarding crime, tenant screening, tenant composition, eviction information, etc. were ignored outright
    - When we saw them even rewording our submitted questions on the notecards, we suggested that a member of the neighborhood should be allowed to read the questions AS IS from the notecards, and Josh (FCC) refused to allow that
    - When confronted with FOIA data, FCC feigned ignorance of what transpired on their properties; In fact Josh said, "I am NOT a data guy, I am just an entrepreneur"
    - No material new information was provided
7) June
    - FCC submits a series of questions and answers that purports to answer community concerns but fails to answer in all material respects key concerns and data requested by community

Below we will briefly summarize our opposition to the FCC development based on several key, factually supported concerns, including references appended to the body of this email

1) Zoning and Disparate Treatment of Zoning Changes
    a. Nearly all residents of the Carefree Park neighborhood bought or built their houses understanding the vacant property was designated for office transition use and not transitory multi-family housing
        i. Office-Transitional Versus Multi-Family
        ii. 1 to 2-storey Versus 3-story (Pictorial attached in reference).
        iii. 9 to 5 Versus 24/7 Occupancy
        iv. 9 to 5 Noise / Light Versus 24/7 Noise / light
        v. Quiet Weekends/evenings Versus Potential loud partying / activities on Weekends/evenings expected from any multi-family occupancy
    b. Several nearby businesses requested significantly smaller exemptions and were denied

c. Lack of autonomy for the Village of Arlington Heights, abdicating control to HUD and other outside organizations in perpetuity
d. Not meeting zoning requirements for parking based on residential size
e. Attempts to resell part of lot 2 in irregular size that would not allow other building
f. Three story height versus neighboring one story
g. Apartment living in business zoned corridor
h. Business hours (8 am - 5 pm) versus 24/7
i. Nighttime activity
j. Proposed patio in the back brings drinking and smoking; Noise and smoke can travel very easily to houses next door
k. Weekend activity
l. Noise, lights, nighttime visitors
m. Restrictions enforced in other submissions

2) Crime and Ineffective Tenant Screening
   a. FOIA data revealed a significant incidence rate of serious crime (shootings, drug over doses, assaults, theft, drug distribution, harboring fugitives, domestic violence, etc) [reference] when it was represented to the Village Board by FCC that emergency response calls would largely be "wellness check and lockouts"
   b. Arlington Heights used to be graded A+ along with its neighbors Barrington at A+ (97th percentile in safety) and Inverness at A+(99th percentile in safety) by crimegrade. Currently, Arlington Heights has been downgraded to A- (84th percentile in safety). The area south of central, where FCC is planning to build the project, using the 60005 zip code, currently has a B crime grade rating which translates to 65th percentile in safety. The density of criminal activities, currently with Red Roof Inn and other nearby sources of such activities is focused in this area. Here are the links to the those data sets: https://crimegrade.org/safest-places-in-arlington-heights-il/; https://crimegrade.org/safest-places-in-60005/
   c. FOIA data revealed several examples of convicted felons with long, violent criminal backgrounds taking and maintaining residency at FCC properties
   d. FCC would materially increase the emergency response rate and serious crime rate in a predominantly single family home neighborhood with many young children
3) Lack of Transparency and Providing Additional Information
   a. All additional information was complied through FOIA requests
   b. FCC has not voluntarily disclosed any new material information and when confronted with data refuse to answer / provide additional information or obfuscate
   c. Several times we have proven FCC has materially misrepresented facts presented to the Village Board:
      i. FCC committed a fraudulent act by using the Richmond police chief's "thank you for coffee" letter to misrepresent it as a recommendation or support. They even took an excerpt from the letter and twisted it into a false statement. (Attach a copy of the letter, the Richmond police chief's email and a highlighted section of FCC's claims in their Q&A regarding the matter)
      ii. Marketing materials claim local residents

would get preferential
iii. placement
iv. ii. Claims that social worker/manager employees would be on site 9-5 to assist
v. resident needs - Indeed listing for those positions prove it is not the case
vi. iii. Provided property tax valuations not consistent
vii. iv. Statement from other village supervisor misquoting his "support" of FCC

d. Data we requested and rationale why:
i. Blinded Disability Information: our assumption is preponderance of disabilities would be “serious mental health” issues
ii. Tenant eviction data: based on the data we’ve compiled our understanding is many tenants should never have taken residencies and those that should be removed take significant periods of time to remove
iii. Explanation how certain violent criminals were able to take and maintain residency

4) Impact on Neighborhood and Property Values
   a. Introduction of transitory residents in what is now a ~100% single family home neighborhood
   b. Numerous home owners have indicated that would have never built or purchased their home had they know of the potential development
   c. Several home owners have sold or are in process of selling citing FCC as the leading cause
   d. FCC would reduce home values and new home development, significantly lowering tax revenue for the Village of Arlington Heights
   e. Nearly 200 households in the impacted neighborhood are strong opposed and have signed our opposition statement
5) Full Circle as the Wrong Partner for Arlington Heights
   a. No control over type of tenant selection since they are a HUD funded facility funneled through CCHA and IHDA who has primary control of tenancy as mentioned by FCC when asked the question regarding tenancy vetting, they answered, “a third party performs criminal and drug vetting”. When followed up with the question of, who is the third party? They answered, “HUD”
   b. Misrepresented material facts to Village Board
   c. Lack of transparency and forthright answers
   d. Misrepresented the endorsement of the Richmond Chief’s “thank you for coffee” letter
   e. Poor Employer rating as per their past employee reviews
   f. Negative reputation (FFC is directly and very publicly linked to Goodlow incident, why would a family with children want to live next to an FCC property)

- Detailed Support For Our Opposition (See attached Zip folder)
  1) A list of FCC's original Q&A posted on their website, and Carefree Park

neighborhood's responses.

- Our revised TOP 8 questions for Full Circle - that we have appealed the board to help acquire PRIOR to voting on this project

2) FOIA data
   - Goodlaw - the village brook Tenant
   - FOIA data on Hedlin, Peterson, Hanke - 3 Tenants from pearl Street commons
   - FOIA data on Hearts' Place (Not FCC property but FCC specifically said this was a model facility so relevant to this situation)
   - FOIA data on Lake Zurich, Carol Stream, 5150 NW Hwy, Pearl Street.
   - FOIA data on Creekview Apartments - Richmond
3) Misrepresentation of Endorsement by Richmond Police Chief
4) A Visual showing a mis-fit of the proposed 3-story multi-family unit with its existing 1-story surroundings
5) Signatory List of Houses in Opposition

The accompanying information supports our opposition rationale listed above. We look forward to voicing our concerns in person at the next FCC / Commission Board Meeting

In conclusion, what we have presented here is NOT a fear of the unknown, but genuine fact-based concerns over the known. And we hope that you objectively consider our points above showing (a) FCC as a wrong partner for Arlington Heights (their unresponsiveness, purposeful misrepresentation of facts, lack of integrity & repeated false claims, purposeful twisting of information out-of-context, horrible track record of screening tenants at their other comparable properties, and an employer with poor rating), (b) the disparate treatment of zoning changes, (c) the potential crime & safety impact to the neighborhood, (d) the impact on property values & the overall disruption to this single family neighborhood; in your future decision/vote in this very critical matter for our nearly 200 homes based neighborhood PLUS Arlington Heights in general

-The Impacted Taxpayers and Homeowners

--
Patrick Keavy
[redacted]

From: [redacted]
To: Hubbard, Sam
Subject: Grace terrace project
Date: Saturday, July 13, 2024 9:49:30 AM

> You don't often get email from [redacted] Learn why this is important

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Hello

I wanted to reach out to you so that you may note we are opposed to the construction of the proposed housing unit in Arlington heights on Arlington heights Rd.

I appreciate you not moving this forward.

Thanks

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Grace Terrace
Date: Saturday, July 13, 2024 7:41:51 PM

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Arlington Heights Planning Commission,

My #1 concern with the development of Grace Terrace is the proposed zoning change.

After the Eastman apartment fiasco, the Village Board made a promise that the village will look at all areas that are next to single family housing and make sure there is “Transitional Zoning” to avoid the building of unintended large commercial or apartment buildings next to single family housing.

What we have at the Grace Terrace site currently is “Transitional Zoning” to prevent large, unintended types of buildings next to single family housing. How can the residents of Arlington Heights trust the Village if it ignores the existing transitional zoning and allows a significant zoning variance? What good is transitional zoning if is going to be ignored?

Dave Dupree
490 East Haven Street
Arlington Heights

From: Barb Taylor <[redacted]>
Sent: Sunday, July 14, 2024 9:02 AM
To: Planning <Planningmail@vah.com>
Subject: Why I appreciate your yes vote for Grace Terrace

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Hello Charles,
I understand you are directing email to members of the Arlington Heights Planning Commission. Please convey to George Dross, Lynn Jensen, and Joe Lorenzini that I wholeheartedly appreciate their yes votes for Grace Terrace. I would also ask that you convey to Mary Jo Warskow and Susan Dawn, who were not present at the last vote, but are considering how to vote for Grace Terrace, the following information:

Housing affordability is vital to other priorities, like health care, food security, education, and more. There is no state or county in Illinois where a renter working full-time at minimum wage can afford a two-bedroom apartment. Seventy-five percent of all extremely low-income families are severely cost-burdened, paying more than half of their income on rent.

This is a problem! Housing is the key to reducing intergenerational poverty and increasing economic mobility. Increasing access to affordable housing bolsters economic growth. Without affordable housing, families have constrained opportunities to increase earnings. Each dollar invested in affordable housing boosts the local economy and supports job creation.

Although I am not a resident of Arlington Heights, I have devoted forty years to teaching Arlington Heights District #25 children, and I am an active member at Southminster Presbyterian Church.

Thank you for your consideration.
Sincerely,
Barbara L.Taylor

From: Linda Waycie [redacted]>
Sent: Saturday, July 13, 2024 5:05 PM
To: Planning <Planningmail@vah.com>
Subject: Vote YES for Grace Terrace

You don't often get email from [redacted]. Learn why this is important

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Dear Mr. Drost, Mr. Lorenzini, Ms. Jensen, Ms. Warskow and Ms. Dawson,
On July 24 you will be asked at the Planning Commision to agree to remove the two variances Full Circle Communities, the developer for Grace Terrace, had originally asked for. They are currently asking for no variances.

Grace Terrace, a permanent supportive housing project being proposed 1519 S. Arlington Heights Rd. will be a much needed facility for people with physical and mental disabilities with a **preference for veterans. I am asking you for a YES vote for Grace Terrace.**

A support letter from Katie Eighan, Continuum of Care Planning Director for The Alliance to End Homelessness in Suburban Cook County writes:
"In addition to providing 25 units of much needed permanent supportive housing in our region, Grace Terrace also aligns with local Arlington Heights priorities:

- Grace Terrace aligns with the Village's 2020-2024 Consolidated Plan, the #1 priority being affordable housing. Grace Terrace will provide affordable, stable housing for Veterans and people with disabilities.[1]
- Grace Terrace aligns with the Village Board's 2024-2025 nine Strategic Priorities, specifically priority #6: continuing to embrace diversity, equity, and inclusion by building housing for people with disabilities, and #9: seeking, maintaining, and expanding attainable housing.[2]
- Grace Terrace aligns with the Village's sustainability goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.[3]
- Grace Terrace will be developing long-standing vacant land.
- The proposed site is an amenity-rich area with pedestrian friendly sidewalks that make it accessible to grocery stores, pharmacies, parks and restaurants along with public transit (Pace Bus Line 208)."

James Doelling, Hospital Director at Edward Hines Jr. VA Hospital writes in his support letter:
"Full Circle Communities proposed 25 unit permanent supportive housing development, Grace Terrace, will be a welcome resource. With the facility 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."

Linda Waycie

Member Southminster Presbyterian Church Arlington Heights
Chair of Faith in Action Supportive Housing Team

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[1] Village of Arlington Heights 2020 – 2024 Consolidated Plan. SP-25 Priority Needs - 91.415, 91.215(a)(2) Priority Needs Table 13 – Priority Needs Summary, page 47. https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Housing/Cdbg/2020%20-%202024%20Consolidated%20Plan%20(1).pdf

[2] Village of Arlington Heights, Illinois DRAFT 2024-2025 ANNUAL ACTION PLAN https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Housing/Draft%202024%20Annual%20Action%20Plan%20for%20Public%20Comment.pdf

[3] Grace Terrace Village Board Meeting Presentation 12.4.23. https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/FCC%20Full%20Circle%20Communities/Petitioner%20VB%20Presentation%20-%20Full%20Circle.pdf

From: Donald Kauffold [redacted]>
Sent: Sunday, July 14, 2024 2:44 PM
To: Planning <Planningmail@vah.com>
Subject: Please vote Yes on Grace Terrace

You don't often get email from [redacted]. Learn why this is important

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To the members of the Arlington Heights Planning Commission:

My name is Don Kauffold, and I live with my family at 7 N Lincoln Lane in Arlington Heights. We moved to Arlington Heights from Elk Grove nearly nine years ago. I

am writing you to seek your support for Grace Terrace, the permanent supportive housing apartment proposed for south Arlington Heights Road.

Grace Terrace will provide high quality affordable housing for adults with disabilities. Our oldest son, Vance, is an adult with disabilities who lives at home with his mother and me. The nature of his disabilities does not allow him to live independently. He has many friends in the area with physical disabilities who are capable of living on their own and are able to do so thanks to affordable supportive living facilities like Grace Terrace. We have seen firsthand how such housing allows his friends to live independently and have access to services that enable productive, fulfilling lives.

The proposed location for Grace Terrace is ideal because it is close to public transportation, stores, and jobs. Please support Grace Terrace and help improve the lives of individuals who will make you proud you offered them a helping hand.

Thank you.

Don Kauffold

[redacted]

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace Project
Date: Monday, July 15, 2024 1:47:14 PM

You don't often get email from [redacted]. Learn why this is important

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Good afternoon,
I'm writing to you in regards to the proposed Grace Terrace project. My family and I live on Emerson Street, and this new facility proposal is greatly concerning to me and my husband. We did not move away from the city to this home to now find ourselves with this type of neighbor. I would not feel that my child is safe to play outside or ride her bike like we do today. I'm also greatly concerned that my property value would decrease and lose great interest from potential buyers. Who would want to buy a home this close to such a facility? While I am all about supporting our veterans, we know this facility would not only house veterans. In fact a very,very small percentage of veterans would even benefit from this proposal. Please consider the families in this neighborhood when you vote!

Tami DiTomasso
106 W Emerson St.
Arlington Heights

From: [redacted]
To: Hubbard, Sam
Subject: Fwd: Please add us to signatory list
Date: Wednesday, July 17, 2024 10:06:47 AM

> You don't often get email from [redacted] Learn why this is important

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Hello on this email are my wife, my sister and my mother and we all live in Arlington Heights and want to maintain the culture and property values and quality education for our schools. Therefore, we support stop full circle. Please add us to the petition against this potential disaster and give us regular updates. Thank you.

From: [redacted]
To: Hubbard, Sam
Subject: Opposition to Grace Terrace Project in Arlington Heights
Date: Wednesday, July 17, 2024 10:18:56 AM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Good morning Planning Commision,

I hope this message finds you well. I am writing to express my strong opposition to the proposed Grace Terrace Project in Arlington Heights. As a resident deeply invested in the community, I believe this affordable building complex would have significant negative impacts on our neighborhood.

Historical data from similar projects in other areas suggests that such developments can lead to heightened crime rates.

Additionally, I am concerned about the potential impact on property values. The perception of increased crime can deter prospective homebuyers and diminish property values in our community, affecting the livelihoods of current homeowners like myself.

I urge you to reconsider this project and its potential ramifications for our community. If there are alternative proposals or adjustments that could address these concerns, I would be eager to discuss them further.

Thank you for considering my perspective on this important matter. I look forward to hearing from you soon.

Sincerely,

Jorge Rodriguez
1314 S. Arlington Heights Rd
Arlington Heights, IL, 60005
[redacted]

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace Project
Date: Wednesday, July 17, 2024 10:30:34 AM

You don't often get email from [redacted] Learn why this is important

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Dear Sir or Madam,

I live two streets away from the planned development as a single mom with two younger boys. I specifically moved to this neighborhood for its safety and quietness. I have heard about this project and being a real estate attorney I know how these types of projects end up badly for a neighborhood not only financially impacting houses but also crime-wise.

My next door neighbor is a 90 year old Veteran and he has lived in this neighborhood for over 40 years. He is not happy about this development either as we all know it will not be only vets moving in but other people who can harm our safe and quiet neighborhoods. My other next door neighbor and his wife are in their 50s and have lived here for over 20 years and they are opposed to this development as well as it degrades the integrity of the community and neighborhood they have come to know.

Our group of residents headed by Patrick Keavy that are opposed to this development have emailed and sent numerous amounts of documentation and evidence of other projects by this developer and expressed our concerns to you. The evidence shows the negative outcomes (crime etc) of other housing created by this developer in other neighborhoods. The facts speak for themselves and therefore I am against this project and believe the property should remain zoned as it is and the variance should be denied.

Regards,
Helen Barcham

07/17/2024

We oppose (The Neighbors who are against the Grace Terrace Project) we live 2 E Pickwick Rd 3 house west of your proped build.

When we moved in back in 2000 we were shocked that the village allowed a house to rom at least 6 criminals released from prison as a 1/2 house. 1/4 of a block away from a Grammer school eventually it was changed.

Now you want to allow a build that would hurt Real Estae value.

Our house was our future retirement bought for $272,000 now value at $475,000.

Our Tax's as a result has went from $3,900 to $9,000.

With this are value and ease of selling will be affetced.

Will that affect Real Estate tax's for the village?

If you approve we will be forced to moved in the next year.

We have notice some of the people on board voting Y/N EITHER DONT LIVE IN THE VILLAGE OR NOT REMOTLY IN THE AREA.

Gary Harrell

Mary Lou Harrell

2 E Pickwick Road

Arlington Heights Il 60005

From: [redacted]
To: Hubbard, Sam
Subject: Opposition to Grace Terrace Project
Date: Wednesday, July 17, 2024 11:15:05 AM

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Dear Mr. Hubbard:

As a resident of Arlington Heights, I am reaching out to express my strong opposition to Full Circle Community's housing project being developed near my home.

The project's structure, a three-story building, brings forth significant privacy issues. The design allows for residents on the upper floors to have direct visibility into my home and those of my neighbors, posing an invasive threat to our privacy. The mere thought of being constantly overlooked is unsettling and feels like an intrusion into the personal space that my family and I value.

Adding to the privacy issue is a concern about safety, amplified by **the multiple shootings that have occurred at other nearby FCC facilities recently,** including the aggravated firearm discharge at FCC's Hearts Place facility (https://www.arlingtoncardinal.com/2021/07/shots-fired-then-arrest-for-unlawful-discharge-of-a-firearm-on-boeger-dr-arlington-heights/) and the domestic assault by **a violent criminal (and FCC duly approved tenant)** and the resulting police shooting at FCC's Villagebrook Apartments (https://www.fox32chicago.com/news/isaac-goodlow-carol-stream-police).

The similarity in the nature of these projects brings to light potential safety risks that might be introduced into our neighborhood. The thought of increased crime or safety risks associated with new housing developments is worrying.

Another point of concern is the potential impact on property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment many of us have made in our homes. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

The fact that most board members live far from the project site could also influence their perception of the development's impact. It is crucial for decision-makers to consider the full spectrum of effects such a project could have on different parts of the community.

To address these issues, I propose considering alternatives such as (i) reducing the number of units to zero, (ii) ensuring that a significant portion of residents have documented physical disabilities and prohibiting any residents that have felony convictions, and (iii) 24/7 armed police presence at the premises. Such measures might help align the project more closely with the community's needs and values.

In closing, I urge you to consider these concerns in the spirit of fostering a community that

values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Joe Keavy
208 W. Noyes St., Arlington Heights, IL

From: [redacted]
To: Hubbard, Sam
Subject: Stop full circle
Date: Wednesday, July 17, 2024 12:04:28 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello to whom it may concern I would like to voice my concern as an Arlington heights resident with a family near the full circle property. I do not understand how this is good for Arlington heights when you look at the acceptance criteria for people to live in this complex we are inviting criminals to live with us. The policy of full circle to allow convicted felons to live next to our family's. Also the notes that only 1% of there properties includes veterans. Please do not allow this development to continue in our community.

Thank you
Jeff Bohn
1304 S evergreen ave
Arlington Heights IL 60005

Sent from my iPhone.

From: [redacted]
To: Hubbard, Sam
Subject: Vote NO - Full Circle Communities
Date: Wednesday, July 17, 2024 1:44:30 PM

You don't often get email from [redacted]. Learn why this is important

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Dear Village of Arlington Heights Plan Commission Board Members:

Please vote NO on the Full Circle Communities development in our neighborhood.

I am actually an Arlington Heights resident who lives in the neighborhood and not part of some housing group.

This development is wrong for this location. This is a single family housing neighborhood. This is not appropriate for our area.

The commercial buildings that align along Arlington Heights road are single story, and medical. There are no people coming and going at all hours.

Please look out and consider your neighbors who have families and not some organization.

Regards,

Jim Thompson

From: [redacted]
To: Hubbard, Sam
Subject: Expressing Concerns about Grace Terrace Project
Date: Wednesday, July 17, 2024 2:41:04 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Mr. Hubbard,

I hope this email finds you well!

As a resident of Surrey Ridge community, my family and I wanted to raise concerns about the Grace Terrace Project. We want to provide our votes: “No” considering the crime it’s gonna bring to the neighborhood and crashing values of our properties.

Thank you,
Shah family

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace Project "NO VOTE"
Date: Wednesday, July 17, 2024 3:37:07 PM

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Please vote no for this project. It's an apartment building in a single family neighborhood. It doesn't conform to current zoning regulations.

They want many changes to current zoning :

1) medical to institutional
2) 1 story to 3 story (there are no 3 story buildings from Golf Rd. to Village Hall)
3) parking is inadequate 25 spaces for 25 units? (if they need more parking they want to use the parking lot of another property to the south)
4) they're creating a vacant parcel of 80 feet after building when 100 feet is the current law. What happens to this remainder of a parcel?

This is a single family residential area, not multi dwelling units.

Full Circle has not been a good neighbor as they state. They ignore request for answers from residents. They are horrible in their vetting of residents for their other properties as FOIA data proves. They are the wrong partners for any project in Arlington Heights. They haven't notified residents of meetings or plans. They representatives from Full Circle are very Arrogant, Disrespectful and Unsympathetic to the current residents of the area.

Please vote NO, David Kostich
1500 Block S. Douglas
Arlington Heights, IL

From: [redacted]
To: Hubbard, Sam
Subject: Full Circle Communities
Date: Wednesday, July 17, 2024 4:19:04 PM

You don't often get email from [redacted]. Learn why this is important

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I'm a concerned resident living in the vicinity of this project on Arlington Heights RD. I have lived here for forty years and never had a problem with the area. I have been doing my walks around the neighborhood with any fears of my surroundings. I know that you don't understand our concerns that we have because this is not your back yard. The south end of this town is going to be bombarded by large apartment buildings housing so many people in one area including many low income and section 8 residents. There any apartments and hotel areas that house section 8 persons who have many problems with addictions and alcohol addictions with domestic problems. You see them all over those areas walking around and at times intaganizing motorist. We don't need this project in our residential area where you have children and older people walking around have to worry if it will be safe to go out and walk. I hope and pray that you would consider to place this project where other apartment buildings are and try to sell this land to builders for single homes or one story medical buildings. I'm sure the village would get a lot more taxes from single family homes that this one building. It would keeps us safer away from the madness that we see around Algonquin rd and Dempster and Goebert rd and Lindenhurst has and Red Roof Inn.
Please do think about the residents that live here and will be living here for a long time to come. Please give us this peace of mind and that you looked out for our interest. I don't believe this is the best place for it. It should be with other apartment building areas. I hope you will consider this and vote
NO for this project. Remember how many people live in this area and would appreciate and vote No. If I'm directing this email to the wrong person, please let me know whom I should send this email to.

Thank You
Josephine Fiorita
(I have been an employee of the Village of Arlington Hts for 37 + years)

Sent from Mail for Windows

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace project --- OPPOSITION
Date: Wednesday, July 17, 2024 9:22:55 PM

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

As a commercial property owner in Arlington Heights, I am reaching out to express my deep concerns and my **strong opposition** regarding the Full Circle - Grace Terrace housing project being developed next to my office building. This letter is borne out of a need for a dialogue, aiming to address several issues that not only affect my business but potentially the entire community.

The project's structure, a three-story building, brings forth significant safety concerns and poor aesthetics to the local businesses.

My office is located at 1415 S. Arlington Heights Rd. We have been located there for over 30 years. We had originally wanted a 2-story building and after the local residence voiced concerns about privacy and aesthetics, my group decided to keep the original structure and to maintain being good neighbors. Now the proposed building next to my property is going to be a 3 story building which will over-power my building right next to it. The VAH also restricts heights of signage, and we comply with that but how can you allow a 3-story building to be erected without allowing me a higher larger sign. Furthermore, the architectural design of the proposed building seems inconsistent with the aesthetic character of the neighborhood. It is essential for any new construction to complement the existing homes and local business and not detract from the overall look and feel of the community. The distinct architectural charm of the neighborhood is something we are all proud of and wish to preserve. I am also concerned that a 3-story building would allow those residents to look directly into my patient exam rooms. This would require me to now block all those privacy windows to keep my patients exams private. As of right now the windows are high on the exam walls so no-one can see in and allow natural light into the room but with a tall building next door they will be able to see right in. My patients will have great privacy concerns and I'm afraid I will lose business.

*** I would propose a single-story building that would be the only acceptable alternative.

I am also very concerned about the traffic safety. The proposed parking lot exit and entrances will abut my property causing significant congestion and a danger for traffic trying to enter/leave both properties. Arlington Heights rd is very busy and already hard to exit/enter onto without adding 2 more drive ways.

*** I propose a single enter/exit in the middle of that property, so it won't impinge on my exit/entrance ramp.

Adding to the above safety concerns are of high importance. There are multiple incidents of

crime and aggravated firearm discharge at the Hearts Place facility. The similarity in the nature of these projects bring to light potential safety risks that might be introduced next to my building. The thought of increased crime or safety risks associated with new housing developments is worrying. I have over 40 staff members that all have voiced great concerns about their safety when they arrive early in morning or late in evening when its still dark outside. Some have even voiced leaving my practice due to safety concerns if this project goes through. They take lunch outside and walk the neighborhood and are now concerned for their safety. The new development did say they would set up a privacy fence but they did not make it around the entire property and if this does go through I would hope that fence would surround the entire property.

Another point of concern is the potential impact on commercial property values. Studies, including ones referenced in your materials, have shown that subsidized housing might decrease property values in high-income neighborhoods. This finding is particularly troubling, considering the investment I have made to my property. The economic implications of this project could be far-reaching and need to be evaluated with utmost seriousness.

There are also questions about the project's labeling as "Permanent Supportive Housing" without offering assisted living services. This discrepancy raises questions about the project's objectives and the services it purports to provide. Clarity and transparency in this aspect are crucial to maintain trust and understanding among the residents.

Regarding the project's funding and cost efficiency, the use of significant federal and state funds, coupled with concerns about administrative overhead, is another point that needs careful consideration. Ensuring that public funds are utilized efficiently and effectively is imperative, and any perceived misuse or lack of transparency could lead to broader community mistrust.

The issue of equitable distribution of such housing projects is also a point of contention. It seems that there is a disproportionate concentration of subsidized housing in specific areas, including ours. A more equitable distribution across the Village would not only be fairer but might also lead to better integration and community cohesion.

In closing, I urge you to consider these concerns in the spirit of fostering a community that values the well-being and harmony of all its residents. I appreciate your time and attention to these matters and look forward to a constructive response and ongoing dialogue.

Sincerely,

Mitchell

Mitchell Bernsen, MD

[redacted]

From:
To: Hubbard, Sam
Cc: Bill Micko
Subject: 125 E. Emerson bordering Full Circle Project and Hearing
Date: Thursday, July 18, 2024 10:11:06 AM

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To the Arlington Heights Planning Commission,

My name is Celina Micko, living at 125 E. Emerson. My property backs directly into the Full Circle property at 1519-1531 S. Arlington Heights Rd that is going to be before you at the public hearing on July 24th. We are the closest house to this project and will be influenced by this more than anyone else.

We have written many letters and attended many meetings at city hall in hope of stopping the proposed project, which completely does not fit the community at large. We would like to remind you one more time that accepting this project is not a good idea for this neighborhood. By accepting any zoning changes in this location you might be helping around 25 people, but it will influence negatively hundreds of people in the surrounding area. This neighborhood has many types of families, including many elderly like me and my husband, who have safely lived here for many decades, and who's lives will be affected by the increase in noise, crime and traffic.

Many people in the neighborhood investigated similar projects in other areas and presented lots of data and arguments showing how this type of property does not fit the neighborhood and how it can have a negative effect due to increased crime and other factors. We feel helpless that either the presented materials are not reaching the decision makers, or they are not being considered at all, and outside forces are using their influence to push this project through.

We know you are getting many letters from individuals that are for this project as well, but we have also found out that many of these people do not live in the affected neighborhood or even in Arlington Heights itself and were asked to write those letters on behalf of Full Circle.

Please take our concerns seriously and read the provided materials sent out by other neighbors. I would be grateful for someone to reply to me by phone or email and let me know that you have read my message.

Thank you,

Celina and Bill Micko

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace
Date: Thursday, July 18, 2024 11:16:43 AM

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Hello,

I'm writing about the subject project in light of the vote that will be taken at tomorrow's meeting.

I live near North School Park but have followed this project and have attended a couple of the meetings.

I don't want to reiterate what I'm sure many others have said so I'll keep it short. I have no confidence in Full Circle after having read about how some of their other projects have gone. I'm very concerned with the potential residents at FCC buildings and find it ridiculous that they only go back 3 years into criminal activity. They can spin it all they want and say it's the law but don't we as citizens paying very high property taxes here have any rights in our community? I live a couple blocks away from the Park View building and am friendly with one of the residents of the building. She's told me how the building has basically been trashed in many interior areas and how there are many people living there who cause a lot of trouble. I see police cars there often and have been toldby the police that it's problematic. At one of the planning meetings, one of the commissioners even asked how we could prevent future buildings from becoming a 'fiasco' like the Park View building.

I live just down the street from North School Park and yesterday at 4 p.m. witnessed a very disturbing incident. There was what I would call a gang of about 9 people who pulled into the parking lot yelling vulgarities at each other. They all went over to huddle by the building. I went home (was walking my dog) and called 911. I never saw the police come and the individuals dispersed after maybe 15 minutes. I'm assuming it was some type of drug deal. This shocked me and I direcly attribute it to gangs gaining a foothold here due to the proliferating low income housing.

I've lived in Arlington Heights for many years and always enjoyed it as a nice community. By introducing this type of housing you're changing the entire character of the village to one where we have to be afraid in our own town. I'm all for 'supportive' housing (the terms keep changing to fool people) but I don't believe for one second that veterans will be occupying any FCC building. It's the wool they pull over our eyes. There may be deserving and well intentioned people residing in the buildings but unfortunately the bad types destroy it for all. It's a ruse and Arlington Heights should not buy into it.

Please do not allow this building nor future ones like it in our village.

Sincerely,
Anne Cacault

From: [redacted]
To: Hubbard, Sam
Subject: FCC Grace Terrace Project
Date: Thursday, July 18, 2024 1:08:04 PM

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Dear Mr Hubbard,

I'm reaching out to you to let you know, that I am opposed to the Grace Terrace project.
I have lived in my current home with my husband for the past 39 years and in Arlington Heights for 48 years. During our time in our current home, we have seen many changes.

Originally what is now the Gastroenterology office was La Gondola restaurant. Both the restaurant and doctor's office closed after business hours and caused no problems and still don't. Then there were proposed townhomes slated for the area at Arlington Heights Rd and White Oak (southeast corner). The neighborhood fought that plan as it did not fit in with the single family homes that surrounded that project. It was replaced with single family homes which have just enhanced this area. The Gardens Memory care facility is a quiet single story facility, which does not affect the neighborhood. At this time, International Plaza is being demolished and we excepts that to be developed with about 300 apartments. This will definitely affect the main arteries with additional congestion as will the first phase of the Algonquin/Arlington Hts Rd development (which will be followed by phase 2&3 for a total of about 900 residential units.).

At this time the only 3 story building between Golf Rd and Sigwalt on Arlington Heights Rd are the condos adjacent to the Jewel an Arlington Heights and Golf Rd.

The Grace Terrace project, is a 3 story building on a site that originally had single family homes on the site. This project has a 38 page rule books for residents. Most of these rules are basically unenforceable since these are no inspections of units once a resident moves in.

Please, we beg you to think of the long term residents that live in this area and not voices from non residents and those not in close proximity to the project, as we are the ones who will be affected. Please do not allow the variance for zoning for this project.

Sincerely,
Anna Schmitz
406 E Noyes St.
Sent from my iPad

From: [redacted]
To: Hubbard, Sam
Subject: Grace Terrace
Date: Thursday, July 18, 2024 3:52:23 PM

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sam Hubbard and the Village of Arlington Height's planning commission,

My name is Ella konopka and I have been apart of the Arlington Height's community along with my husband, Pete, for almost 24 years and 20 of those years have been at 12 W. Emerson Street, a place we call home. It is a place we feel happy, a place where we feel safe, a place where we feel comfortable, it is a place where we and so many others call home.

Over the years, we have made some incredible friends, wonderful neighbors and have many great memories to share. Most importantly, it is where we have raised our 3 beautiful children. We are a family with good values, morals and beliefs. We are a family who works hard everyday and we're a family who loves living in Arlington Height's on 12 W. Emerson Street. We are so grateful and blessed to be apart of this wonderful community in Arlington Height's.

As a hard working nurse at NCH Endeavor Health, safety is always a top priority. Safety is extremely important in the healthcare setting and in our everyday lives. As members of the Heritage Park/Surrey Ridge community for almost 20 years, as law abiding citizens with values, beliefs and strong morals, as people who value family and safety, as individuals who have given back and are currently giving back to our community and as a health care professional, Registered Nurse, at NCH Endeavor Health, my husband and I, both, strongly oppose this project of Grace Terrace. We oppose this project on many levels and are bothered that this project is even being considered.

The biggest issue we have involves safety. We want to feel safe in our community. We want to protect our family, our children, our friends and our neighbors. We have a beautiful community and this project could disrupt that.

We don't understand why the committee and Arlington Height's would consider Grace Terrace due to the potential harm it could bring into our community in regards to safety, crime, tenants, noise, increased activity and decreased property value.

We always thought this would be our forever home, however, due to the potential Grace Terrace project, we are now considering moving due to our expressed concerns above, we have a right to feel safe. We never would have chosen to live in this community if Grace Terrace was, originally, already there.

We see time and time again, how at the end of the day, it's all about business, but what about the people? What about the people and the kids who will be affected by the Grace Terrace project. What about the people that live in Carefree Park/Heritage/Surrey Ridge, what about us? Why must we potentially add these issues into our neighborhoods and community. Please hear our voices, and please be empathetic to the people in these Arlington Height's Communities.

If this project would be such a great idea then why did so many current Arlington Height's community members sign the petition opposing this project and why would so many of us bother to email the commiteee in opposition of this project?

Let me ask each one of you on the planning commission, if this project would be happening a block away from where you live, how would u feel? Would u feel safe, would u comfortablly allow your kids or grandkids to walk by or ride their bike unsupervised by this development? If you would like my input, I would not feel safe and

comfortable.

As residents of the south side of town, we already know which areas to be careful by, as do my kids. However, I do not believe this is the place for the Grace Terrace project, it should not be placed right in our existing community where there are established homes, neighborhoods, communities and families. We do not want to fear living in our own neighborhood.

We kindly ask you to Please hear our voices, consider the people who would be affected by this project and our safety and please be understanding to the people in your current community.

Thank you for your time and consideration. We ask that you please support us in opposing the Grace Terrace project.

Kindly,
The Konopka Family
12 W. Emerson Street
Arlington Height's 60005

Ella Konopka

From: [redacted]
To: Hubbard, Sam
Subject: NO to Grace Terrace projecy
Date: Thursday, July 18, 2024 8:41:00 PM

You don't often get email from [redacted]. Learn why this is important

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I say, "NO!" do not allow Full Circle to build a 3 story low income housing property in my neighborhood.

First of all, let me agree with all that is contained in the letter sent to you by Patrick Keavy. He has done an excellent job representing our neighborhood, and he continues to do so. I have been an Arlington Heights resident for 16 years. My husband and I utilized our life savings to build this house of our dreams. We live adjacent to Prairie Park, which is adjacent to Linden Place, a low income housing complex. I am opposed to the city allowing the building of yet another low income project so close to my home. Contrary to what Full Circle wants us to believe, property values will decline. As a senior, I cannot afford for this to happen. Property values in communities such as Palatine, Schaumburg, and Elk Grove are rising steadily.

There should be no change in zoning to allow Full Circle to build its Grace Terrace Building. It is disturbing to think the Plan Commission would allow this. The property is zoned for one story medical buildings. Our neighborhood is quiet. Most evenings and weekends, the existing medical properties are empty. That would not be the case if Full Circle is allowed to build when residents have no supervision evenings or weekends.

Full Circle's property is rental. Almost every other property in this area is owned by the inhabitants. People who own their property are most likely to take care of their investment. Renters typically leave it to the "owner" to take care of the property. Since the Full Circle property is government sponsored, as a taxpayer, I am losing if the property is neglected.

Plan Commission members, please show that you represent and respect the tax

paying property owners of Arlington Heights. Vote NO to Full Circle's Grace Terrace project.

Thank you for your consideration of my views.

Joanna Kostich
1500 Block of South Douglas Avenue

The following attachment includes all public comments received by the Planning Department or forwarded to the Planning Department between 7/19/24 and the end of the day on 7/22/24 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH

DISCLAIMER: The Planning Department has done our best effort to compile all public comments that we have received on this project, however, please be aware that the following comments/documents may not represent all feedback provided to the Village relative to this project.

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Arlington Heights Residents" Opposition to Grace Terrace Development
Date: Friday, July 19, 2024 1:10:36 AM

You don't often get email from [redacted] Learn why this is important

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Village of Arlington Heights Planning Commission Board Members,

I hope this correspondence finds you all well. My name is Jeffrey Behrens, and my wife Melonie and I have been Arlington Heights residents for six years. A few days ago, we were made aware that Full Circle Communities ("FCC") will be seeking approval from the Planning Commission for the proposed Grace Terrace development in the coming days. Thus, we wanted to reach out and express our concerns regarding this proposed development based on the information that we have reviewed.

We live on East Council Trail just a few blocks from the site of the proposed development, and we have two young children (ages 6 and 4). After reviewing FOIA data related to violent and drug-related crime involving residents of existing FCC properties, we have become very concerned regarding the ongoing safety of our children in the event that this development were to move forward as proposed. We have loved being Arlington Heights residents for the last six years, and we are very much looking forward to being lifelong residents here and watching our children grow up in this wonderful community. But we have significant concerns about how this proposed FCC development could adversely impact our children's safety based on observed incidence rates of serious crime involving other FCC properties. We love the parks and other amenities in close proximity to our home, and we very much want our kids to grow up enjoying all that this great community has to offer, without ongoing concerns related to safety and risk of violent crime. For these reasons, we would ask that you please not grant approval for the proposed Grace Terrace development. Thanks so much for your time and diligence on this matter.

Jeffrey and Melonie Behrens

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Planning Meeting on July 24th
Date: Sunday, July 21, 2024 9:34:34 AM

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Hello Sam,

I am a resident that lives 2 blocks from the proposed Grace Development by FCC. I am greatly opposed to this development along with many neighbors. There will be a large turnout on Wednesday. Please consider arrangements that can hold in excess of 100 people. We will have stickers that indicate we are a NO to the development along with how close in proximity we live and the number of years we have owned our homes.

I am looking for materials that FCC was to provide on 7/19 (Friday). When will those be available and also my understanding is that something from you in a consolidated format?

Also, I would encourage the Planning Committee to ask the YES sayers how far they live from the development. You will clearly see they are not immediately impacted as us in the Carefree Park and Surrey Ridge Communities.

Thank you,
Kendall Schafer
South Douglas Ave.

From: [redacted]
To: Hubbard, Sam
Cc: [redacted]
Subject: Very Concerned Resident- Email for Planning Committees
Date: Monday, July 22, 2024 8:54:23 AM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Sam - Can you please pass this along to the planning committee prior to Wednesday's meeting regarding the full circle development? Appreciate it.

Hello VAH Planning Committee,

My name is Brittany Bodnar, and I live on Haven street which is two blocks from the proposed full circle development. My husband and I moved here from the city (Lakeview neighborhood) in 2021. After the increase in crime and my neighbor was mugged at gunpoint in our alley maybe 40 feet from my front door at 8pm on a Monday, we decided it was time to go. I grew up in Arlington Heights previously where my mom was a business owner as well and we all loved it. My husband and I decided to move here to raise our family and we recently welcomed our baby girl last April.

I always do my homework before making big decisions. Before we bought our home, I checked the surrounding zoning. There is absolutely no way (especially with a young child) that I would've bought here had I known a zoning change like this was in question. I'm now questioning this as being my "forever home" given the direction of this project. My fellow neighbors and I pulled FOIA data on the other full circle properties. To no surprise, shootings, stabbings, overdoses etc…this is not what I planned on raising my daughter next too and I'm willing to bet prospective AH residents wouldn't choose to live right next to this either.

As you receive support emails, I urge you to strongly consider the sender's proximity to this property. Please treat this seriously and as if it was 2 blocks from your home or from a prospective buyer's eyes. Due diligence is key especially when rezoning as you know. This will have a large impact on the surrounding community. When I met with one of the board members upon hearing about this project in December, they assured me due diligence was occurring. I came to find most of the statistics provided were misleading in FCC favor and were never questioned by the board/staff, leaving this to the residents arms to uncover. Further, it has taken FCC 6+ months to provide unacceptable and laxidasical responses to our pressing questions. During this waiting period, current residents have been left in the dark feeling much frustration. Once FCC did decide to finally communicate with us they choose to either spin the few facts they could to misrepresent the truth or just ignore the questions they know they can't spin into a farce.

I'd describe myself as a fairly reasonable person, and I have to say the past year's debacle with Full Circle has not only baffled me but has added an undue burden of stress to the lives of me and my family. While I do believe affordable housing is a need in our country, this is not the right location for it and most definitely not the right partner. Aside from the alarming FOIA incidents, I have other concerns that I believe would cause material negative

effects on current residents:

- Building Height: By switching this from 2 to 3 stories, this building will look quite odd next to surrounding buildings and will allow residents to peer directly into my neighbor's yards. Yes, I know we all have neighbors that can look wherever they like but this is now 25 units (with 2-3 residents ie 60 people) vs 1 home on each side. A few trees will take many years to block this.
- Building Hours: This would be a 24/7 facility, unattended at the crucial times at night. I'm not worried about 9-5, but I am concerned with what is happening at night.
- Building Response Calls: Based on their projections, they expect about 2 response calls/ unit/ year...that's 50 visits to my neighborhood vs maybe a couple we currently have.
- A point of confusion: Personally via my Mom’s prior business in Arlington heights, she noted Arlington is historically pretty strict on zoning and enforcing village requirements which I am happy about. Should this go though it appears to be a bit hypocritical to laxadasically allow this for one business but not other small business requests in the past.

I trust that you will take the time to do your diligence and not accept statements from FCC at their face value. Upon review of our information, if you truly believe rezoning here would be a non issue for the residents I do desire a thoughtful, fact based response as to why. That is the least that can be done for the residents, especially those that have put much time, effort, and mental energy into this.

Respectfully,
Brittany Bodnar

From: [redacted]
To: Hubbard, Sam
Subject: Vote YES: Full Circle at PC, 7/24/24
Date: Monday, July 22, 2024 9:50:39 AM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To: Mr. Sam Hubbard
Staff liaison Planning & Community Development Dept.
Village of Arlington Heights, Il.

Please forward the trailing email to Plan Commission (PC) Commissioners Mary Jo Warskow and Susan Dawson
Thank you in advance.

Dear PC Commissioners Warskow and Dawson,

Re Full Circle Communities/Grace Terrace 1519-1625 S. Arlington Heights Rd. PC #23-007
Plan Commission (PC) Public Hearing, on July 24, 2024, 7:30 pm.

Please vote YES on the above captioned Permanent Supportive Housing (PSH) project.

PSH is desperately needed in our community. *Full Circle Communities* (FCC) is well respected and experienced in providing this type of housing. This FCC project would provide the foundation for health, education, family, social relationships, and employment to our new neighbors to live independently.

Thank you for your attention to this matter.

Sincerely,

Keith Moens
636 S. Cleveland Ave.
Arlington Heights, Illinois 60005

[redacted])

From: [redacted]t
To: Hubbard, Sam
Subject: Grace Terrace
Date: Monday, July 22, 2024 2:01:54 PM

> You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Sigalos, Mr. Green, Mr. Ennes, Mr. Cherwin,
I am writing to ask you to support the building of Grace Terrace. We need more diversity of housing options in the Northwest suburbs, especially housing available for our vets, and for other people with disabilities. Please thoughtfully consider changing your vote and supporting Grace Terrace. Thank you.
Patricia Rich

From: Martin Klos [redacted]>
Sent: Monday, July 22, 2024 3:11 PM
To: Planning <Planningmail@vah.com>
Subject: Grace Terrace

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

My name is Martin Klos. I wholeheartedly support the development of Grace Terrace. I have been a resident of Heart's Place for the last 4.5 years. Living at Heart's place is the best thing that has ever happened to me! My building is safe and quiet. I live within 10 minutes of my parents house and my workplace. I care a great deal about my neighbors and the staff in my building. I love having things like stores, restaurants, doctor's offices and parks within walking distance!

I hope many see the possibilities and similarities between Heart's Place and the approval of Grace Terrace.

Thank you,

Martin Klos

ILLINOIS HOUSE OF REPRESENTATIVES

CAPITOL OFFICE:
200-8S STRATTON OFFICE BUILDING
SPRINGFIELD, IL 62706
(217) 782-3739

DISTRICT OFFICE:
171 W. WING STREET
SUITE 202
ARLINGTON HEIGHTS, IL 60005
(847) 749-1137

COMMITTEES:
STATE GOVERNMENT
ADMINISTRATION - CHAIRPERSON
FINANCIAL INSTITUTIONS & LICENSING
REVENUE & FINANCE
VETERANS' AFFAIRS - VICE CHAIRPERSON

MARK L. WALKER

STATE REPRESENTATIVE · 53RD DISTRICT

May 2, 2024

Mayor Hayes and Trustees,

I am writing to express my full support for Full Circle's Grace Terrace affordable housing project in our Village. When I talk with many of our shared constituents, one of the most important issues to them I hear is the need for more affordable housing of all kinds in Arlington Heights. I understand that increasing the Village's affordable housing stock is a goal in the Village's Comprehensive Plan and one I fully support.

This development is critical for Arlington Heights as Full Circle gives preference for housing to individuals with disabilities and/or veterans. As a veteran myself, I have dedicated much of my time in both public and private life assisting our veterans, especially those who are homeless. Additionally, neighborhood-based housing for those with disabilities is an important way to promote the inclusion of everyone in our Village while also being incredibly beneficial for those with disabilities.

I understand that neighbors of the proposed site have concerns about this proposal. However, I believe that the proposals from Full Circle – and subsequent revisions to their plans – address the concerns about privacy, safety, and a new housing development on the property.

As we all know, this property has remained vacant for decades. I support the Village's redevelopment plans for the Southern Corridor. Those redevelopment plans naturally require increased density to be successful. Full Circle's development would accomplish many priorities for the Village – increasing affordable housing, contributing to ongoing redevelopment goals, and continuing the Village's growth. I know that Village staff and the Board of Trustees are doing their due diligence on this project, and I advocate for its ultimate approval.

Sincerely,

Mark L. Walker
State Representative
53rd District

SOYBEAN INKS

FULL CIRCLE
communities

July 19, 2024

Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights, IL

Re: Grace Terrace – Letters of Recommendation and Support

Sam,

Please find enclosed letters of recommendation for Full Circle Communities (FCC) and letters of support for Grace Terrace from various governmental jurisdictions and non-governmental agencies. A summary of the letters is below. We appreciate the opportunity to submit supportive documentation to Arlington Heights staff and elected and appointed officials regarding our organization and the proposed Grace Terrace development.

Included:

1. Letter of recommendation for FCC from the Mayor of Lansing, IL concerning our work to develop Torrence Place located in Lansing.
2. Letter of recommendation for FCC from the Chief of Police of Lansing, IL concerning our management of Torrence Place located in Lansing.
3. Letter of recommendation for FCC from the Mayor of Elgin, IL concerning our work to develop 1212 Larkin located in Elgin.
4. Letter of recommendation for FCC from the Director of Economic Development of McHenry, IL concerning our work to develop Pearl Street Commons located in McHenry.
5. Letter of recommendation for FCC from the Chief Housing Development & Investment Officer of Detroit, MI concerning our work to develop Clairmount Center and Dr. Maya Angelou Village located in Detroit.
6. Letter of support from the Supervisor of Elk Grove Township concerning Grace Terrace and the need for more permanent supportive housing.
7. Letter of support from the Alliance to End Homelessness in Suburban Cook County on Grace Terrace and the need for more permanent supportive housing to increase housing stability and prevent homelessness.
8. Letter from the Hospital Director of the Hines VA Hospital stating that Grace Terrace will be a welcome housing resource and option for veterans.

Sincerely,

Jordan Barrie
Vice President, Real Estate Development

VILLAGE OF LANSING

Patricia L. Eidam
Mayor

Office of the Mayor

May 24, 2024

Mr. Joshua Wilmoth
President & CEO
Full Circle Communities, Inc.
310 S. Peoria, Suite 500
Chicago, IL 60607

Re: Full Circle Recommendation Letter

Dear Mr. Wilmoth,

Please accept this letter of recommendation for Full Circle Communities, Inc ("Full Circle").

I have had the pleasure of working with Full Circle on Torrence Place located at 2320 Thornton-Lansing Road in Lansing, IL. Torrence place is an award winning 48-unit development targeted to veterans and persons with disabilities that not only operates as a housing facility, but as a clinic for our community. Full Circle has not only been a great developer, but a reliable property manager in our community. The Village of Lansing is grateful to Full Circle for bringing such an outstanding development to our community.

Best Regards,

Patricia L Eidam

VILLAGE OF LANSING

Police Department

Patricia L. Eidam
Mayor

Alfred Phillips
Chief of Police

May 24, 2024

Mr. Joshua Wilmoth
President & CEO
Full Circle Communities, Inc.
310 S. Peoria, Suite 500
Chicago, IL 60607

Re: Full Circle Recommendation Letter

Dear Mr. Wilmoth,

I am writing to let you know that the Lansing Police Department is very pleased with your development Torrence Place, located at 2320 Thornton-Lansing Road in Lansing, IL. Our police department has seen firsthand the positive impact of stable and affordable housing on community safety and well-being. Full Circle's proactive property management and services model has made the project a benefit to the community from a safety perspective as well. Full Circle has our continued support as a great owner and operator of affordable housing in our community.

Sincerely,

A Phillips

Office of the Mayor

David J. Kaptain
MAYOR

150 DEXTER COURT
ELGIN, ILLINOIS 60120

847/931-5595
mayor@cityofelgin.org

June 5, 2024

Mr. Joshua Wilmoth
President & CEO
Full Circle Communities, Inc.
310 S. Peoria, Suite500
Chicago, IL 60607

Re: Full Circle Recommendation Letter

Dear Mr. Wilmoth,

Please accept this letter of recommendation for Full Circle Communities, Inc ("Full Circle").

I have had the pleasure of working with Full Circle on 1212 Larkin in Elgin, Illinois, an affordable multifamily construction of 48 units. Full Circle worked closely with the City of Elgin during our approval process, the construction period and has also been a great and responsive property manager. They built an outstanding development that now serves as an example of what adaptive reuse can do for a community. We commend Full Circle Communities for their commitment to quality affordable housing.

Sincerely,

David Kaptain
Mayor, City of Elgin

Department of Economic Development
Douglas Martin, Director of Economic Development
McHenry Municipal Center
333 Green Street
McHenry, Illinois 60050
Phone: (815) 363-2110
Fax: (815) 363-2128
dmartin@cityofmchenry.org

April 12, 2024

Joshua Wilmoth
President & CEO
Full Circle Communities, Inc.
310 S Peoria #500
Chicago, IL 60607

Re: Grace Terrace

To whom it may concern:

Please accept this letter of recommendation for Full Circle Communities (FCC). I had the privilege of collaborating with FCC on the development of Pearl Street Commons, a 25-unit housing project located at 3512 Pearl Street in McHenry, IL designed for individuals with disabilities and veterans. FCC worked closely with the City of McHenry through rezoning, permit development, inspection of the development and throughout the construction. This property is now an asset to our community, and throughout the process, Full Circle was a reliable and responsive partner.

Sincerely,

Douglas P. Martin
Director of Economic Development
City of McHenry

DocuSign Envelope ID: 8BEA60AD-AE1C-4D8E-A2A5-8F091503E447

Housing and Revitalization Department

Coleman A. Young Municipal Center
2 Woodward Avenue. Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

June 17, 2024

Mr. Joshua Wilmoth
President & CEO
Full Circle Communities, Inc.
310 S. Peoria, Suite 500
Chicago, IL 60607

Re: Full Circle Recommendation Letter

Dear Mr. Wilmoth,

Please accept this letter of recommendation for Full Circle Communities, Inc.

The City of Detroit's Housing and Revitalization Department has had the pleasure of working with Full Circle on the Clairmount Center, a 43-unit mixed-used development for LGBTQIA+ youth, that also includes a health center, pharmacy and community cafe. Full Circle worked closely with the City of Detroit to obtain site plan and zoning approvals and was successful in receiving City Detroit HOME and CDBG funds, and a payment in lieu of taxes (PILOT). We are currently working with Full Circle on the 45-unit mixed-use Dr. Maya Angelou Village development that includes housing for youth and an Early Childhood Education Center. The project received City assistance through our CDBG and HOME-ARPA programs and received a PILOT. That project is nearing completion, and we are excited to welcome its first residents with Full Circle over the summer. Both developments are an asset to our city, and we are grateful that throughout the process Full Circle and their proved to be reliable and responsive partners.

Sincerely,

DocuSigned by:
Rebecca Labov
927E06ED6B004F9...

Rebecca Labov
Chief Housing Development & Investment Officer
Housing and Revitalization Department

May 6, 2024

Arlington Heights Village Board
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Arlington Heights Village Board,

Elk Grove Township strongly supports the proposal for a 25-unit permanent supportive housing facility in Arlington Heights, Grace Terrace. This initiative will provide much-needed housing and support services for veterans and individuals with disabilities, fostering a more inclusive and equitable community.

Veterans have bravely served our country, and it is our duty to ensure their well-being upon returning home. Many veterans face challenges reintegrating into society, including housing insecurity. Permanent supportive housing offers a stable environment where veterans can receive the support they need to thrive. At the Elk Grove Township offices, we see numerous veterans who struggle to afford market-value rent but would like to stay in this area. Similarly, individuals with disabilities often face barriers to finding affordable and accessible housing. Permanent supportive housing removes these barriers, allowing them to live independently with dignity.

The Village of Arlington Heights and Elk Grove Township have a proud history of supporting its residents. By providing permanent supportive housing, Arlington Heights can further solidify its commitment to inclusivity and ensure that all residents have the opportunity to live safe and fulfilling lives. Elk Grove Township urges the Village Board to approve this proposal and looks forward to collaborating on this important initiative.

Respectfully,

George K. Busse
Supervisor, Elk Grove Township

ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY

KERRY THOMAS ▪ CHAIR
JESSICA LUCAS ▪ VICE CHAIR
CHRISTOPHER O'HARA ▪ PAST CHAIR
DAVID YOUNG ▪ SECRETARY
LUTICIA FIORITO ▪ TREASURER

JENNIFER C. HILL ▪ EXECUTIVE DIRECTOR

June 20, 2024

Village of Arlington Heights Board of Trustees
33 S Arlington Heights Rd
Arlington Heights, IL 60005

RE: Letter of Support for Grace Terrace

Dear Village of Arlington Heights Board of Trustees:

The Alliance to End Homelessness in Suburban Cook County leads the Cook County Continuum of Care (IL-511) and is responsible for the planning and coordination of homeless services and housing options for all of Cook County outside the city of Chicago. This large region includes 130 suburbs, 30 townships, 573 square miles, and is home to approximately 2.5 million people. The Suburban Cook County Continuum of Care (CoC) encompasses a diverse network of more than 40 member agencies including local and state government, housing advocates, and community-based organizations that serve Veterans, people with disabilities, individuals, and families experiencing housing instability. As a CoC, we are dedicated to preventing and ending homelessness in suburban Cook County. This includes advocating for the housing stability that is made possible through affordable housing developments.

The Alliance is submitting this letter of support to advocate for the full approval of the Grace Terrace permanent supportive housing development located at 1519 S Arlington Heights Road. There is a tremendous need for affordable housing of this type. In Illinois, there is an estimated 289,419 unit shortage of rental homes available for extremely low-income renters. This means 74% of extremely low-income renter households are experiencing a severe cost burden when trying to cover housing prices, placing them at risk of experiencing homelessness.[1]

Grace Terrace is a proposed permanent supportive housing (PSH) building for Veterans and individuals with disabilities. The PSH model is a thoroughly researched best practice for providing individuals and families with on-going housing stability. The PSH model combines rental assistance with supportive services, usually provided by a partner non-profit organization, to keep a tenant successfully housed. Case management is provided to all tenants for the duration

[1] National Low Income Housing Coalition's 2024 Illinois Housing Profile. https://www.nlihc.org/sites/default/files/SHP_IL.pdf

4415 HARRISON STREET, SUITE 228 ▪ HILLSIDE, IL 60162
telephone 708.236.3261 ▪ fax 708.236.3299 ▪ web www.suburbancook.org

of their residency to ensure they are receiving the supports needed to thrive. Investments in permanent supportive housing have helped decrease the number of individuals experiencing chronic homelessness as evidenced by 32 reputable studies (10 of which are Randomized Control Trials considered the gold standard of research) conducted between 2002-2016 across the United States.[2]

In addition to providing 25 units of much needed permanent supportive housing in our region, Grace Terrace also aligns with local Arlington Heights priorities:

- Grace Terrace aligns with the Village's 2020-2024 Consolidated Plan, the #1 priority being affordable housing. Grace Terrace will provide affordable, stable housing for Veterans and people with disabilities.[3]
- Grace Terrace aligns with the Village Board's 2024-2025 nine Strategic Priorities, specifically priority #6: continuing to embrace diversity, equity, and inclusion by building housing for people with disabilities, and #9: seeking, maintaining, and expanding attainable housing.[4]
- Grace Terrace aligns with the Village's sustainability goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.[5]
- Grace Terrace will be developing long-standing vacant land.
- The proposed site is an amenity-rich area with pedestrian friendly sidewalks that make it accessible to grocery stores, pharmacies, parks and restaurants along with public transit (Pace Bus Line 208).

The Cook County Community Dashboard indicates that since the 211 Metro Chicago help line began operating in January 2023, there have been 130 calls from Arlington Heights residents requesting assistance due to a housing crisis. This includes eviction prevention, utility and rent assistance, and emergency shelter. Requests for housing assistance reflect 67% of total requests for services from Arlington Heights residents.[6] The residents of Arlington Heights who are struggling with affording their housing are at risk of becoming homeless. This development is one way to bolster the safety net allowing people to live in dignity no matter their circumstances.

As is often the case when housing developments are proposed, you are likely to hear from people who have concerns about affordable housing being developed in their community. We encourage the Village of Arlington Heights Board of Trustees to consider Grace Terrace's fulfillment of

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[2] CSH Literature Review of Supportive Housing: By Study. https://www.csh.org/wp-content/uploads/2020/08/CSH-Lit-Review-All-Papers.pdf

[3] Village of Arlington Heights 2020 – 2024 Consolidated Plan. SP-25 Priority Needs - 91.415, 91.215(a)(2) Priority Needs Table 13 – Priority Needs Summary, page 47. https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Housing/Cdbg/2020%20-%202024%20Consolidated%20Plan%20(1).pdf

[4] Village of Arlington Heights, Illinois DRAFT 2024-2025 ANNUAL ACTION PLAN https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Housing/Draft%202024%20Annual%20Action%20Plan%20for%20Public%20Comment.pdf

[5] Grace Terrace Village Board Meeting Presentation 12.4.23. https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Developments%20&%20Projects/FCC%20Full%20Circle%20Communities/Petitioner%20VB%20Presentation%20-%20Full%20Circle.pdf

[6] 211 Metro Chicago Community Data Dashboard https://211metrochicago.org/community-dashboard/

stated Arlington Heights priorities and its impact on creating abundant housing opportunities for our neighbors in need of housing that they can afford and where they can thrive.

The Alliance to End Homelessness in Suburban Cook County enthusiastically endorses the development of Grace Terrace. We stand with the Housing Task Force, Arlington Heights Faith in Action, NAMI Northwest Suburbs Chicago, and numerous other organizations and community members to advocate for the full approval of the Grace Terrace development.

Thank you for your consideration and please feel free to contact me at katie@suburbancook.org with any questions or concerns.

Sincerely,

Katie Eighan
Continuum of Care Planning Director

DEPARTMENT OF VETERANS AFFAIRS
Edward Hines, Jr. VA Hospital
5000 S. Fifth Avenue
Hines, IL 60141

May 10, 2024

Joshua Wilmoth
President and CEO
Full Circle Communities, Inc.
310 S. Peoria #500
Chicago, IL 60607

RE: Grace Terrace

Dear Mr. Wilmoth,

Ending Veteran homelessness is a top concern of the Edward Hines Jr VA Hospital. We work closely to coordinate services with community-based organizations, other Federal, and state agencies to end homelessness. Increasing capacity in housing and service delivery systems is vital to this mission.

The community needs affordable housing for Veterans who are exiting our "VA Grant and Per Diem," "Per Diem Only," "Transition in Place," and other programs. Such housing reduces homelessness through the availability of an affordable place to live. Full Circle Communities proposed 25 unit permanent supportive housing development, Grace Terrace, will be welcome resource. With the facility 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 new resources materialize, Edward Hines Jr VA Hospital intends to work collaboratively with state, local, Federal, and nongovernmental organizations to coordinate healthcare and other critical services that Edward Hines Jr VA Hospital offers to Veterans. When appropriate, Edward Hines Jr VA Hospital is ready to collaborate with community housing developments to end Veteran homelessness.

Edward Hines Jr VA Hospital may not provide any actual or implied endorsement to a particular entity or enterprise; however, we appreciate your informing us of your plans to expand housing resources.

Sincerely,

James Doelling
Hospital Director
Edward Hines Jr VA Hospital

"To care for him who shall have borne the battle and for his widow and his orphan…"

Abraham Lincoln

Dear Mr. Mayor and Village Board:

Please be advised that I represent hundreds of your constituents that live in or around the proposed development of 1519-1625 S. Arlington Heights Road by Full Circle Communities. While I appreciated the opportunity to speak during the public forum, my clients and myself believed that it may be better to put our position in writing to make sure that all of our points are clearly laid out.

As you probably know, Arlington Heights' population was 75,101 at the 2010 census. It is the most populous community in the United States that is incorporated as a "village", and is the 13th most populous municipality in Illinois. While the proposal from Full Circle has provided many compelling reasons for this development, upon review of the actual documents and data that is available, we believe that the information in the proposal to be false or at best misleading. Below I will explain the many reasons that my clients oppose this development.

The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened households as those "who pay more than 30 percent of their income for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care." Severe cost burden is defined as paying more than 50 percent of one's income on housing. The 30-percent threshold is a benchmark used by many federal, state, and local entities for measuring housing affordability. This standard can be traced back to the Fair Housing Act of 1968 and the Brooke Amendment of 1969.1 "Housing affordability" in broad terms measures how much housing, both owner- and renter-occupied, is affordable to all income levels. According to the IHDA, 21.61% of property owners are cost burdened in the specific development area and only 22.43% are cost burdened renters.

As a preliminary matter, I believe it is important to establish some baseline data related to the area where the proposed development is to be built. Attached as Exhibit A is a map with the highlighted area being where data was pulled for from the Illinois Housing Development Authority's Market Analysis Application. Every five years, IHDA estimates the proportion of housing units in each municipality in Illinois that are affordable to homebuyers at 80 percent of the Area Median Income (AMI) and renters at 60 percent of the AMI. The most recent data available are from the 2019 Report on Statewide Local Government Affordability.

When discussing housing affordability, households (all the people who occupy a housing unit, regardless of their relation to one another) are generally grouped into income tiers by comparing their household income to the "Area Median Income" (AMI). If the median annual household income is $50,000, a household at 50 percent AMI is earning $25,000 per year. HUD income tiers are as follows:

- Middle Income = 100 – 120% AMI
- Moderate Income = 80 – 100% AMI
- Low income = 60 – 80% AMI
- Very low income = 30 – 60% AMI
- Extremely low income = < 30% AMI

For an Arlington Heights household earning 100 percent of AMI ($113,502 per year) an affordable housing unit (rented or owned) would cost no more than $2,838 per month. For a household earning 60 percent of AMI ($68,101 per year), an affordable unit would cost no more than $1,703 per month. For households earning 30 percent of AMI, affordable housing would cost no more than $851 per month.

In order to better understand how the above relates to the current situation, we encourage the Board to consider how these number compare to other parts of Cook County. IHDA publishes annual affordability charts for the Chicago MSA, with income limits adjusted for household size and rent limits adjusted for unit size. These charts are used for determining eligibility for IHDA programs as well as a "rule of thumb" for what constitutes an affordable unit in the Chicago MSA. The 2021 income limits at various income tiers. The next chart shows the 2021 affordable rent limits at various income tiers. Comparing the tables from Chicago to the rates applicable to Arlington Heights residents, no resident would ever qualify to live in the development as proposed.

		Household Size					
		1 Person	2 People	3 People	4 People	5 People	6 People
Household Income as % of AMI	120%	$78,360	$89,520	$100,680	$111,840	$120,840	$129,840
	80%	$52,200	$59,650	$67,100	$74,550	$80,550	$86,500
	60%	$39,180	$44,760	$50,340	$55,920	$60,420	$64,920
	40%	$26,120	$29,840	$33,560	$37,280	$40,280	$43,280
	20%	$13,060	$14,920	$16,780	$18,640	$20,140	$21,640

		Housing Unit Size				
		Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max Rents for Households by % AMI	120%	$1,959	$2,098	$2,517	$2,908	$3,246
	80%	$1,305	$1,398	$1,677	$1,938	$2,162
	60%	$979	$1,049	$1,258	$1,454	$1,623
	40%	$653	$699	$839	$969	$1,082
	20%	$326	$349	$419	$484	$541

Looking to Section II(A)(2) of Developer's Tenant Selection Plan we see that due to obligations to the Illinois Housing and Development Authority as a condition of financing, Developer is required to give State Mandated Preference to anyone in Cook County that is either: 1)Displaced from an urban renewal area; 2)Displaced as a result of government action; or 3)Displaced as a result of a major disaster. As shown in the following paragraph 3 of the same section, Preferences based upon disabilities and status as a veteran are "subordinate to State Mandated Preferences." These conditions are of greater relevance based upon recent events.

In December of 2023, Heartland Alliance, which was established in 1888 shut down its affordable housing division. In May and June of 2023 approximately 1200 of Heartland's properties were transferred to receivers. The organization's recent tax filing revealed a significant drop in program service revenue over the past several years. Receivers have in turn reported significant issues with maintenance in the Heartland Buildings which has necessitated the relocation of those residents.

Taking the above with data collected by the Institute for Housing Studies at Depaul University from 2023, household income for Arlington Heights shows 20% of residents earning up to $50,000 per year income accounting for 20% of residents; 23.6% of households earning between $50,000 to $100,000; and 56.3% of households earning $100,000 or more. Utilizing the IHDA Market Analysis Application, we found that in the subject area shown highlighted in the map, 22.52% of the housing in the select area was affordable to those at 30% AMI; 36.26 affordable to households at 60% AMI; and 55.48% affordable to those households at 80% AMI. In comparison many if not all other areas show less affordable housing, many with 0% at the 30% AMI threshold. These statistics show that allowing this development to proceed will put the burden of affordable housing on one neighborhood as opposed to being carried by the entire Village.

This issue was recently addressed in Mount Prospect where it was shown that the property values of homes where multi-family developments were constructed lost value the closer the properties were located to the development. In some cases, the properties decreased by hundreds of thousands of dollars. In the properties within one block of the development property values ranged averaged $344k whereas the properties three or more blocks away values were averaged at $432k for comparable styles and square footage of properties. Applying these numbers to the current neighborhood, property value losses would total anywhere from $15,000,000 to $30,000,000.

While the law in Illinois is far from clear on the issue, other Courts have ruled the zoning changes can constitute a compensable regulatory taking. In DeCook v. Rochester Intern. Airpoirt Joint Zoning Bd. 796 N.W.2d 299 (Minn. 2011), the DeCooks alleged that a zoning variance was designed to specifically benefit a public or governmental enterprise and caused a substantial and measurable decline in the market value of their property, as such, the Court ruled the zoning amendment constituted a constitutional taking and compensated the DeCooks for their loss.

In all ordinances passed under the authority of this Division 13, due allowance shall be made for existing conditions, the conservation of property values, the direction of building development to the best advantage of the entire municipality and the uses to which the property is devoted at the time of the enactment of such an ordinance. Further, Arlington Heights Code requires that any zoning variance not be "detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity." The above evidence shows that this development would be detrimental to everyone involved.

I would like to next point out that the zoning variance requested is for several reasons including that the Corridor is zoned for no higher than two stories. All of my clients purchased their properties because there were no tall buildings located near their homes. My clients had a right

to rely on the zoning and planning of the Village when they purchased their homes. I would also like to remind the Board that the Arlington Heights Planning Commission did not approve this development and no effort was made by the developer to obtain further approval or to modify their submission to obtain the same. Full Circle has been asked to amend its proposal to address community concerns and appears to have ignored most of the issues that were presented. In their new rendering, they reoriented the building and moved the parking lot to the front, but also added a patio to the back. The Amended proposal further seeks a greater variance than before by providing 25 parking spots compared to the 51 that would otherwise be required. The approval of these variances is improper because Full Circle has no unique circumstances and this development will materially alter the essential character of this neighborhood and is completely incompatible with the existing uses of the nearby properties.

The Board must also take into account the drain on resources based on additional police monitoring in this area. As shown above, this neighborhood already bears the largest portions of low-income housing in Arlington Heights. At hearing it was shared that in multi-family developments, crime has been shown to increase by an average of two calls per unit per year. In this situation, there is a proposed 25 units which would equate to roughly 50 calls per year or almost weekly calls. Evidence presented at the hearing also demonstrated that of those 50 calls per year, 19% were related to criminal activity. What was not fully laid out is that calculating those numbers means that there is an extra criminally related call on average every month in similar developments. This increase cannot be acceptable to the neighborhood or the Board.

When faced with these numbers, the Board must then consider what steps the development company is putting in place to deter crime in this building. The Grace Terrace House Rules specifically provides on page 10 under "Building Entries," "The Owner/Agent cannot and does not provide for security of the residents nor the premises." Further, involvement in criminal activity or other illegal behavior will be "consider a material lease violation." Looking further in the rules we also see that smoking in the building is also a material lease violation and is to be dealt with in the same manor as criminal activity. Under the Rules, the same is true for possession of weapons or firearms.

The deficiencies of the above rules are further exacerbated by the contractual obligations accepted by the Developer in order to obtain financing. Based on the Tenant Selection Plan, the Owner **MAY,** but are not obligated to reject applicants with, "criminal convictions that involved physical violence to person or property or endangered the health and safety of other person within the last 10 years; and criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 years." See Pg. 28 ¶2. This section further makes clear that they can only consider these types of violations for the relevant time periods meaning that anything past ten years is not a basis for rejection, no matter the crime.

What happens when this is allowed? We need look no further than Full Circle's property in Carol Stream to see the answer. On February 3, 2024, police were called to the Carol Stream building for a domestic disturbance. At that time, they encountered resident Isaac Goodlow who was subsequently shot and killed by Carol Stream Police. According to news stories and statements by the family, Goodlow suffered from bipolar disorder. Cook County Court records show that Goodlow was convicted in 2018 for cruelty to animals after he was found kicking,

choking, and whipping a dog while dragging it down the street by an electrical cord tied around the dog's neck. Records also show previous charges that include domestic abuse, resisting arrest, criminal trespass to vehicles, and trespassing. If Full Circle investigates the backgrounds of the tenants that they house, how is it possible that such a violent criminal offender was leased a unit? Based upon our FOIA request, it was learned that the Carol Stream property had police calls for criminal activity including: Gunshots; assault; burglary; overdose; and theft. Is this really what we want?
Full Circle also avoids the issue of crime by asserting in their Response to Community Concerns that, Properties they "have acquired have seen a reduction in emergency response activity," but fails to address how development of their properties affect crime rates. They continue by saying that "Heart's Place has not generated any additional demand on law enforcement services when compared to *standard multi-family developments*." This in no way addresses how their developments affect crime compared to single family residential neighborhoods as is the case here. Full Circle then completely ignores the fact that in 2021 there was a shooting related to drug dealing between two residents at Heart's Place. As a result of the shooting, stray bullets went through a neighbor's window. What would the result be if the same thing happened at this development where the homes are in closer proximity? Can we risk that?

It must also be noted that this type of crime can also breed gangs. As early as 2010, NBC News reported on the increasing gang presence in the suburbs. According to the Cook County Sheriff, the increase was directly related to the Chicago Housing Authority and their demolition of high-rise public housing pushing gang members into the suburbs. Investigators described a child shot in Mount Prospect; nearly two dozen gang members arrented by federal agents in suburbs from Streamwood to Wheeling; and tensions between rival gangs at Palatine High School. Police noted gangs already present, including: Latin Kings; Surenos; Vice Lords; GD's; Four Corner Hustlers; and Black P Stones. This development and the lax security will serve as a beacon that gangs are welcome in Arlington Heights.

Based on the documents shown, Full Circle is not required to build in Arlington Heights, or even Cook County, so the question begs to ask, why here? As shown above, none of the units will be used for Arlington Heights residents and this development only serves to funnel low-income tenants from Chicago into the suburbs. In other communities where Full Circle has developed, not only was the AMI lower, but the land costs were lower. Based on the numbers presented by Full Circle, this development will cost approximately $13M or roughly $520k per 660-800 sq. ft. unit. According to Redfin, the median sales price of a home in Arlington Heights was $370k and the median sales prices per square foot was $240. Why does Full Circle need $650 per square foot to build studio apartments? Why isn't Full Circle developing where land and building costs are more affordable? Why isn't Full Circle developing where cost of living is more affordable. While it is unknown exactly why Full Circle is behaving in this way, it would appear on the surface that they have found a way to earn exponential development fees by receiving State funding which will then allow them to own extremely valuable properties in 30 years without liability. In my experience, I have worked with developers who have spent less money on luxury apartments more than twice the size with twice the units in comparable areas.

At the last hearing, it was asked, "If not here, where? If not now, when?" To that I respond this development would be more cost effective and more supportive of the residents if built in

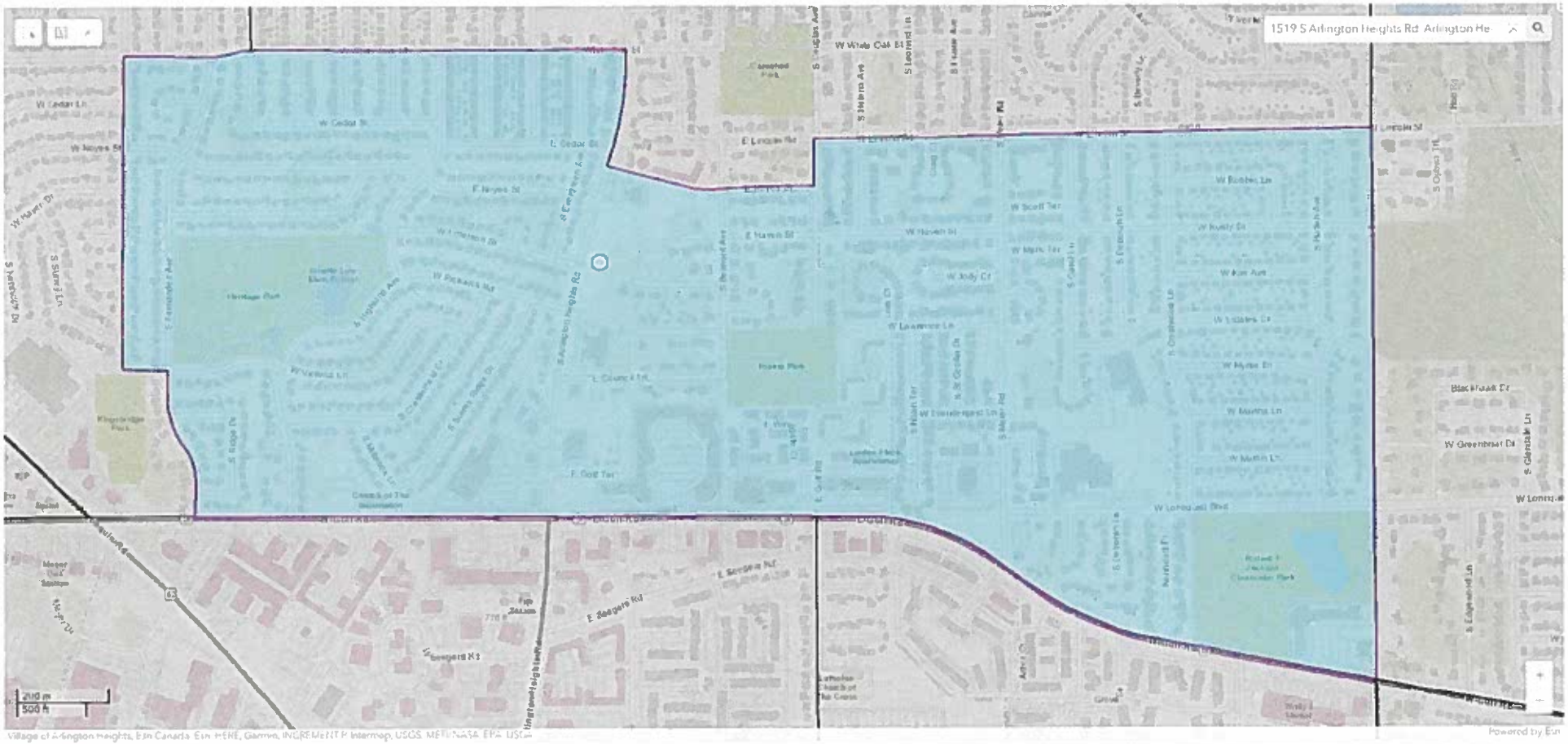
McHenry, Lake, DuPage, or Kane Counties. All of these counties are less densely populated and have a lower cost of living. These communities also severely need to strengthen their local economies and are better suits to provide the services these tenants would require. In response to when, I think the answer is clear. This type of housing should be built when reasonable accommodations can be put into place for community safety. This type of housing should be built when a developer comes in with concrete solutions to the problems inherent in this type of project. This type of housing should be built when it can actually aid the residents of Arlington Heights. That time is yet to come.

Proponents of this development point out the lack of affordable housing and the need for the same for the disabled and veterans. My clients do not disagree and want only what's best for the same. Unfortunately, this proposal neither protects or even insures residency of these groups. Based on the Developer's Response to Community Concerns, Full Circle disclosed that they are not even able to collect information to verify that a tenant has a disability pursuant to fair housing, ADA, and HIPAA regulations. This proposal only serves as a means of removing problems from Chicago and depositing them in Arlington Heights. The residents deserve better. I encourage the Board to deny and variance. We should not be shamed into doing the wrong thing for the right reasons. The people that need this type of housing need our protection as well. It is incumbent on the Board to consider how this development will affect all residents. In order to alleviate the problems for the City of Chicago, is Arlington Heights really better in any way? This development helps no Arlington Heights residents and puts those that are here at greater risk of violence while lowering property values and ultimately tax revenue. While the goal of increasing low income housing is important, we must not make one neighborhood bear the burden alone.

Thank you for your consideration.

Respectfully submitted,

/s/ Matthew M. Saffar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W Martha Ln
W Martin Ln
W Greenbriar Dr
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S Highland Ave
S Fernandez Ave
S Sunset Ln
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Village of Arlington Heights, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA
Powered by Esri

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, Building & Life Safety**
Project:	**1519-1625 S Arlington Heights Rd – Grace Terrace Proposal**
PC:	**23-007**
Review Round:	**Grace Terrace - Round 8 Submission**
Date:	**June 18, 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:

The Building & Life Safety Department has reviewed the above referenced Plan Commission application comprised of the project's architectural plans, fire truck turning exhibits, building elevations, and petitioner's round 7th response. Since the BLS prior comments have been resolved by the petitioner's round 6th response, the BLS have no further objections to the new design being shifted slightly closer to the street (approx. 1'), the modified parking, the expanded detention area, the altered the site utilities, and the consolidation of the development onto one lot.

_____
Supervisor

PLAN COMMISSION PC #23-007
Full Circle Communities Grace Terrace
1519-1625 S Arlington Heights Road
Preliminary Plat Round 8

12. The petitioner's response to the Revised Site comments 8-11 is acceptable.

ADDITIONAL COMMENTS:

13. The access easement to benefit the property to the north will need to be adjusted. This can be addressed as part of the Final Plat.

14. The detention basin requires a 1-foot freeboard and a 5' flat zone around the perimeter before the top of slope begins. This can be addressed at final engineering.

15. Per communication with the Cage Civil Engineering, the two drainage swales along the east property line are separated by a ridge line. The west drainage swale will drain to the basin, the east swale drains offsite. The ridge line is incorrectly shown on the Site Grading Plan as a third drainage swale. This can be addressed at final engineering.

16. The Public Works Department and Engineering Division have no further comments on the Preliminary Plat.

06-19-24

_____

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 Department**
File Number:	**23-007**
Project:	**Grace Terrace**
Review Round:	**Round 8**
Date:	**June 12th, 2024**

GENERAL COMMENTS:

1. The FD has no comments current proposal.

Planning & Community Development Dept. Review

June 20, 2024

REVIEW ROUND 8

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

1. Based on a review of the revised plans, the required zoning approvals for this project have changed. The following zoning entitlements must be approved:
   a. Preliminary Plat of Subdivision approval to consolidate the property into one lot.
   b. Amendment to the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional.
   c. Rezoning of the subject property from the O-T, Office Transitional District to the I, Institutional District.
   d. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

   Given that additional land is now required to be rezoned into the I District and reclassified as "Institutional" in the Comprehensive Plan, which had not previously been contemplated or accommodated within the previous legal notice for this project, a new public hearing shall be required. Alternatively, the development proposal could be revised to be substantially compliant with the original legal notice, which would negate the need for a new public hearing.

2. There is concern over the increase in impervious surface, which has increased primarily through the increase of onsite parking to 51 stalls when demand for parking had been demonstrated to be accommodated through the provision of 25 parking stalls.

3. There is concern regarding the underutilization of the northern portion of the property, which was a concern raised during preliminary review of this project.

4. Please re-evaluate the newly proposed parking areas at the northern side of the site, which results in two dead-end parking rows.

Prepared by: Sam Hubbard

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
June 20, 2024

Landscape Comments

1. Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.

   Please note that the shrubs between the right of way and the parking area must be a minimum of three feet tall at time of installation (Chapter 28, Section 6.15).

2. In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading changes? Please evaluate and explore options.

   Response noted.

3. It is recommended that additional height be provided adjacent to the patio area. In addition to the shrubs, consider incorporating evergreens such as six foot tall Arborvitae.

   Response noted.

4. Some of the deciduous trees on the ‘Site Sections’ appear slightly larger than the actual size at 'me of planting. Please revise to depict accurate tree sizes at 'me of planting. Additionally, please verify that the tree’s shown on the ‘East View’ rendering accurately depict the size at planting and revise accordingly.

   Response noted.

5. **Please add an additional four inch caliper shade tree at the end of the parking row in the northeast corner where the code required tree is absent (Chapter 28, Section 6.15).**

June 27, 2024

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Building and Life Safety Department – Response to Round 8 Comments & Questions

6. *Comment: GENERAL COMMENTS: The Building & Life Safety Department has reviewed the above referenced Plan Commission application comprised of the project's architectural plans, fire truck turning exhibits, building elevations, and petitioner's round 7th response. Since the BLS prior comments have been resolved by the petitioner's round 6th response, the BLS have no further objections to the new design being shifted slightly closer to the street (approx. 1'), the modified parking, the expanded detention area, the altered site utilities, and the consolidation of the development onto one lot.*

   Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Development – Response to Round 8 Comments & Questions

12. *Comment: The petitioner's response to the Revised Site comments 8-11 is acceptable.*

    Response: Acknowledged.

13. *Comment: The access easement to benefit the property to the north will need to be adjusted. This can be addressed as part of the Final Plat.*

    Response: Acknowledged. This will be addressed as part of the Final Plat.

14. *Comment: The detention basin requires a 1-foot freeboard and a 5' flat zone around the perimeter before the top of slope begins. This can be addressed at final engineering.*

    Response: Acknowledged. This will be addressed at final engineering.

15. *Comment: Per communication with the Cage Civil Engineering, the two drainage swales along the east property line are separated by a ridge line. The west drainage swale will drain to the basin, the east swale drains offsite. The ridge line is incorrectly shown on the Site Grading Plan as a third drainage swale. This can be addressed at final engineering.*

    Response: Acknowledged. This will be addressed at final engineering.

16. *Comment: The Public Works Department and Engineering Division have no further comments on the Preliminary Plat.*

    Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Fire Dept. – Response to Round 8 Comments & Questions

12. *Comment: The FD has no comments [on the] current proposal.*

Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Planning & Community Development Dept. – Response to Round 8 Comments & Questions

1. *Comment: Based on a review of the revised plans, the required zoning approvals for this project have changed. The following zoning entitlements must be approved:*
    a. *Preliminary Plat of Subdivision approval to consolidate the property into one lot.*
    b. *Amendment to the Comprehensive Plan to reclassify the subject property from Office Only to Institutional.*
    c. *Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.*

   Given that additional land is now required to be rezoned into the I District and reclassified as "Institutional" in the Comprehensive Plan, which had not previously been contemplated or accommodated within the previous legal notice for this project, a new public hearing shall be required. Alternatively, the development proposal could be revised to be substantially compliant with the original legal notice, which would negate the need for a new public hearing.

   Response: Acknowledged. The developer will plan to participate in another Plan Commission and distribute the proper notices/signage two weeks prior to the commission being scheduled.

2. *Comment: There is concern over the increase in impervious surface, which has increased primarily through the increase of onsite parking to 51 stalls when demand for parking had been demonstrated to be accommodated through the provision of 25 parking stalls.*

   Response: Noted. We decided to eliminate the variance request to reduce the number of parking spaces and the parking count is now in compliance with Village code requirements. We sited parking on the north side of our property to leave open the possibility of a shared parking agreement with the future development to the north. Our civil engineer is also ensuring that any additional impervious surface is accounted for in our stormwater management plan.

3. *Comment: There is concern regarding the underutilization of the northern portion of the property, which was a concern raised during preliminary review of this project.*

   Response: Noted. We believe it would be a benefit for our residents to have additional landscaped greenspace to enjoy. It is also a benefit to the neighbors and helps allay their concerns about future development in close proximity to their property.

4. *Comment: Please re-evaluate the newly proposed parking areas at the northern side of the site, which results in two dead-end parking rows.*

   Response: The current proposed parking layout is the most efficient in minimizing impervious surface. The current dead-end condition at the northern end of the site will eventually become an access drive for the development to the north (as mentioned in comment #3, we are open to a shared parking agreement with that future development). The additional six stalls at the north end of the site along with the drive aisle are both included in the access easement, as seen in the preliminary plat. The other dead-end condition has sufficient space for a car to turnaround as the drive aisle is wider to accommodate the loading berth. Our design team does not anticipate these dead-ends to be an issue.

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Landscape & Tree Preservation – Response to Round 7 Comments & Questions

1. *Comment: Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.*

   New Round 8 Comment: Please note that the shrubs between the right of way and the parking area must be a minimum of three feet tall at time of installation (Chapter 28, Section 6.15).

   Response: The Green Gem Boxwood shown as screening has been changed to Green Mountain Boxwood that will be 3' height at the time of planting. Please reference the updated landscape plan (A1.1).

2. *Comment: In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading changes? Please evaluate and explore options.*

   New Round 8 Comment: Response noted.

   Response: Acknowledged.

3. *Comment: It is recommended that additional height be provided adjacent to the patio area. In addition to the shrubs, consider incorporating evergreens such as six foot tall Arborvitae.*

   New Round 8 Comment: Response noted.

   Response: Acknowledged.

4. *Comment: Some of the deciduous trees on the 'Site Sections' appear slightly larger than the actual size at time of planting. Please revise to depict accurate tree sizes at time of planting. Additionally, please verify that the tree's shown on the 'East View' rendering accurately depict the size at planting and revise accordingly.*

   New Round 8 Comment: Response noted.

   Response: Acknowledged.

5. *Comment: Please add an additional four inch caliper shade tree at the end of the parking row in the northeast corner where the code required tree is absent (Chapter 28, Section 6.15).*

   Response: An additional four inch caliper shade tree has been added at the end of the parking row in the northeast corner of the site. Please reference the updated landscape plan (A1.1).

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, Building & Life Safety**
Project:	**1519-1625 S Arlington Heights Rd – Grace Terrace Proposal**
PC:	**23-007**
Review Round:	**7th Review Round**
Date:	**May 6, 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:

The Building & Life Safety Department has reviewed the above referenced Plan Commission application comprised of the project's site plan, fire truck turning exhibits, building elevations, and petitioner's round 6th response. Since the BLS prior comments have been resolved by the petitioner's round 6th response, the BLS have no further objections.

_____
Supervisor

PLAN COMMISSION PC #23-007
Full Circle Communities Grace Terrace
1519-1625 S Arlington Heights Road
Revised Site Plan Round 2 Preliminary Plat (Overall Round 7)

8. The petitioner's response to the Revised Site Plan Round 2 comments 1, 4, 5 and 7 are acceptable.

9. The petitioner's response to comment no. 2 & 3 is acceptable. The updated stormwater report, detention calculations, MWRD exhibit, and analysis of the unrestricted area shall be updated at final engineering.

10. The petitioner's response to comment no. 6 is acceptable. The petitioner shall evaluate adjusting the elevation of the building to lower the elevation of the patio and the grading to capture as much of the unrestricted area as feasibly possible at final engineering.

11. The Public Works Department and Engineering Division have no further comments on the Preliminary Plat.

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

Planning & Community Development Dept. Review

May 7, 2024

REVIEW ROUND 7

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

13. The response to the following comments is acceptable: 1, 3, 4, 5, 6, 7, 9, 10, and 12.
14. The response to comment #2 is noted. The need for controlled movements at this intersection will be finalized as part of the Final Plat of Subdivision process.
15. The response to comment #8 is noted. As a condition of approval, implementation of the land-banked parking will be required at the discretion of the Village, within 90-days of a request by the Village.
16. The response is to comment #11 is noted.

Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
May 8, 2024

Landscape Comments

1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.

   Please note that the plan indicates 24 inch high plant material adjacent to the parking area. The plant material must be three feet high at time of installation.

2) In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading changes? Please evaluate and explore options.

   Comment noted.

3) It is recommended that additional height be provided adjacent to the patio area. In addition to the shrubs, consider incorporating evergreens such as six foot tall Arborvitae.

4) Some of the deciduous trees on the 'Site Sections' appear slightly larger than the actual size at time of planting. Please revise to depict accurate tree sizes at time of planting. Additionally, please verify that the tree's shown on the 'East View' rendering accurately depict the size at planting and revise accordingly.

June 7, 2024

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Building and Life Safety Department – Response to Round 7 Comments & Questions

6. *Comment: GENERAL COMMENTS: The Building & Life Safety Department has reviewed the above referenced Plan Commission application comprised of the project's site plan, fire truck turning exhibits, building elevations, and petitioner's 6th response. Since the BLS prior comments have been resolved by the petitioner's 6th round response, the BLS have no further objections.*

   Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Engineering Development – Response to Round 7 Comments & Questions

8. *Comment: The petitioner's response to the Revised Sie Plan Round 2 comments 1, 4, 5 and 7 are acceptable.*

   Response: Acknowledged.

9. *Comment: The petitioner's response to comments no. 2 & 3 is acceptable. The updated stormwater report, detention calculations, MWRD exhibit, and analysis of the unrestricted area shall be updated at final engineering.*

   Response: Acknowledged. The updated stormwater report, detention calculations, MWRD exhibit, and analysis of the unrestricted areas shall be updated at final engineering.

10. *Comment: The petitioner's response to comment no. 6 is acceptable. The petitioner shall evaluate adjusting the elevation of the building to lower the elevation of the patio and the grading to capture as much of the unrestricted area as feasible possible at final engineering.*

    Response: Acknowledged. We will evaluate grade adjustments at time of final engineering.

11. *Comment: The Public Works Department and Engineering Division have no further comments on the Preliminary Plat.*

    Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Planning & Community Development Dept. – Response to Round 7 Comments & Questions

13) *Comment: The response to the following comments is acceptable: 1, 3, 4, 5, 6, 7, 9, 10, and 12.*

Response: The site is now providing for 51 parking stalls (as required by code), which should eliminate the need for potential land banked parking.

14) *Comment: The response to comment #2 is noted. The need for controlled movements at this intersection will be finalized as part of the Final Plat of Subdivision process.*

Response: Acknowledged. The need for controlled movements at this intersection will be finalized as part of the Final Plat of Subdivision process.

15) *Comment: The response to #8 is noted. As a condition of approval, implementation of the land-banked parking will be required at the discretion of the Village, within 90-day of a request by the Village.*

Response: The site is now providing for 51 parking stalls (as required by code), which should eliminate the need for potential land banked parking.

16) *Comment: The response to comment #11 is noted.*

Response: Acknowledged.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Landscape & Tree Preservation – Response to Round 7 Comments & Questions

1. *Comment: Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.*

   New Round 7 Comment: Please note that the plan indicates 24 inch high plant material adjacent to the parking area. The plant material must be three feet high at time of installation.

   Response: All shrubs used to screen the parking lot are specified at 3' minimum height- Green Mountain Boxwood at 3' and Spartan Juniper at 6'. There are Spirea at 24" and Sumac at 18" proposed in front of the taller evergreens.

2. *Comment: In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading changes? Please evaluate and explore options.*

   New Round 7 Comment: Comment [response from FCC] noted.

   Response: Acknowledged. For reference, the response from Round 6 to this comment was as follows, "All of the existing trees that can be retained, have been retained. The proposed change in grading required eliminating an additional two existing trees."

3. *Comment: It is recommended that additional height be provided adjacent to the patio area. In addition to the shrubs, consider incorporating evergreens such as six foot tall Arborvitae.*

   Response: We're concerned that creating a wall around the patio will make residents feel less secure as they can't see what's happening beyond the patio and potentially create a safety issue. We would also like our residents to be able to enjoy the views of the abundant landscaping at the rear of the property.

4. *Comment: Some of the deciduous trees on the 'Site Sections' appear slightly larger than the actual size at time of planting. Please revise to depict accurate tree sizes at time of planting. Additionally, please verify that the tree's shown on the 'East View' rendering accurately depict the size at planting and revise accordingly.*

   Response: Following is a picture of a man standing next to a 3" Caliper Maple.

Our trees are spec'd at 4" Caliper, so they'll be at least a couple of feet taller. Below is a site section showing 6' tall silhouettes next to the new trees that are most in the foreground of the site sections. As you can see, they're close in height, relative to the photo. We can make the trees a little shorter, but they'll be less accurate.

As for the East rendering, there is one tree that does appear too tall that has been corrected in the rendering.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

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

Subject: **1519-1625 S Arlington Heights Rd – Grace Terrace Revised Proposal**

PC: **23-007**

Date: **March 13, 2024**

General Comments:

The Building & Life Safety Department has reviewed the 23-007 Plan Commission application of Grace Terrace's original site plan, revised site plan, the applicant's response letter dated 10/23/23 and since the design has changed from 2 stories to 3 stories, the BLS offer the following addition comments:

1. Provide over all height dimension of the building. Per IFC 2018 D105.1, 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 eaves of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Submittal is missing this information.
2. Provide the dimensions of the building from access routes. Per IFC 2018 D105.3, concerning 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. Submittal is missing this information.

PLAN COMMISSION PC #23-007
Full Circle Communities Grace Terrace
1519-1625 S Arlington Heights Road
Revised Site Plan Round 1 (Overall Round 7)

1. The following comments pertain to the revised site plan eliminating the rear parking area. The petitioner did not provide response to the comments from Round 4, the outstanding comments on the engineering plans will be summarized with this review as these comments still apply to the revised site plan. The petitioner shall accept this understanding.

2. The stormwater report methodology for the previous site plan was acceptable. An updated report was not provided.

    a) Update the stormwater report, detention calculations, and the MWRD exhibit.
    b) The site contains two unrestricted areas that are not captured in the detention system. Calculate the release rate for the unrestricted area and deduct from the total allowable release rate for the site. This will be the release rate used to calculate the required detention volume. The area that is unrestricted appears to have increased with the revised layout. Update the report and calculations accordingly.

3. The detention basin requires a 1-foot free board and a 5' flat zone around the perimeter before the top of slope begins. This can be addressed at final engineering. The petitioner shall accept this understanding.

4. The sidewalk shall carry through the entrances with the curb stopping on either side of the sidewalk. This can be addressed at final engineering.

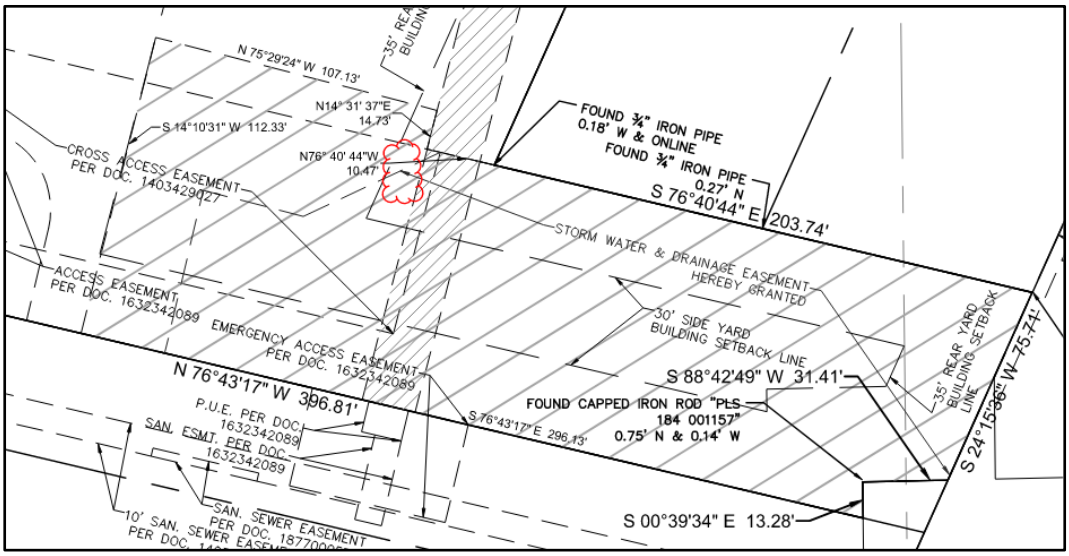
5. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. This can be addressed at final engineering.

6. The proposed T/F on the west side of the building and the grading of the front parking lot is acceptable; however, the grading in the rear yard from the patio to the property line is proposed to fill in the area by approximately 2 to 3 ft. This is not acceptable.

    a) Step down the foundation or drop the exterior of the building on the east side to lower the elevation of the patio; or terrace the rear yard with retaining walls or landscaping to lower the amount of fill required.
    b) The proposed grading appears to significantly increase the area that will not be routed through the detention basin. Lower the grading in the rear yard to allow for more of the drainage to be captured.
    c) The renderings do not capture how the adjacent property to the east will be impacted. Provide additional renderings and a cross section from the property to the existing home.
    d) Provide additional spot elevations for the neighboring property, including the T/F and the grading adjacent to the home.

Preliminary Plat of Subdivision:

7. Update the legend with the proposed storm water and drainage easement, and clarify the limits.



04-15-24

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Full Circle Communities - Supportive Housing Development
1519 S Arlington Heights Rd

Revised Proposal Comments: **03/19/2024**

- The Police Department does not have any comments to the revised proposal at this time.

#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

April 15, 2024

REVIEW ROUND 6

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

1. Please provide a dimensioned site cross section showing the rear of the buildings, rear landscaped area, property line, and homes to the east similar to what had been previously provided.
2. Please evaluate whether the internal intersection of the southern site entrance/The Gardens driveway entrance/Grace Terrace driveway entrance needs stop signs at the north and south legs.
3. The architectural plan/landscape plan are not fully coordinated with regards to the rear patio area: there is a small bump-out that is not shown on the engineering plans. What is the element and what material will it be constructed of?
4. Please provide specificity on what amenities will be provided on the rear patio (tables/chairs, barbeque pits, fire pits, etc.)
5. The Front Yard Setback line shown on the plat should be the minimum code required setback along Arlington Heights Road (30'). Please revise the Preliminary Plat accordingly or confirm that this will be addressed as part of the Final Plat submission.
6. Further refinement to the boundaries of the access easement along the northern side of the site will be needed. Please acknowledge that this will be addressed as part of Final Plat approval.
7. The Village is transitioning away from Estoppel Agreements in favor of Reimbursement Agreements to secure payment for a proportional share of future improvements. A Reimbursement Agreement will be required for the cul-du-sac at the rear of the site. Please acknowledge.
8. Provide a plan for landbanked parking showing how many and where additional parking stalls could be constructed should a parking problem occur on the site.
9. What is the square shown at the front of the site to the south of the northern curb cut? Please label this on the plans. Any above ground utility infrastructure must be appropriately located and screened.
10. Give that there are no longer parking areas proposed at the rear of the building, please explore further reductions to the building mounted area lighting proposed at the rear of the site in favor of low-lying bollard style lighting that faces inwards towards the servicewalk/patio.
11. The two similar developments in the KLOA study show observed parking demand of 1.12 spaces per unit and .094 parking spaces per unit. Given that one of these ratios exceeds the proposed 1 space per unit supply for Grace Terrace, please revise the study to compare these developments on a parking space per bedroom ratio. Additionally, the KLOA study should clarify whether the two developments studied were PSH developments for individuals with disabilities or some other type of affordable multi-family housing.
12. Please revise the Justification for Variations document to eliminate the loading zone variation request and correct the details of the parking variation request. If details are known regarding the days/times that the parking surveys of other developments occurred, along with occupancy of each development at time of survey, please provide those within the Justification for Variations document. Please provide justification for the lot width variation.

Prepared by: SAM HUBBARD

Village of Arlington Heights

To:	**Sam Hubbard, Development Planner**
From:	**Derek Mach, Landscape Planner**
Department:	**Planning and Community Development**
File Number:	**PC 23-007**
Project:	**Full Circle Communities - Revised Submission**
Review Round:	**Review Round 6**
Date:	**April 11, 2024**

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance:	X	
2. Complies with Landscape Plan Ordinance:		X
3. Parkway Tree Fee Required:	X	

General Comments:

1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.

2) In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading changes? Please evaluate and explore options.

April 29, 2024

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Building and Life Safety Department – Response to Comments & Questions

1. *Comment: Provide overall height dimension of the building. Per IFC 2018 D105.1, 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 eaves of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Submittal is missing this information.*

   Response: The highest roof exceeds 30' and thus a fire lane along the entire west side of the property has been provided within the required distance parameters. See provided architectural site plan and fire exhibit which gives the dimensions requested.

2. *Comment: Provide the dimensions of the building from access routes. Per IFC 2018 D105.3, concerning proximity to building, one or more of the required access routes meeting this condition shall be located not less than 15 feet (2572 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. Submittal is missing this information.*

   Response: The highest roof exceeds 30' and thus a fire lane along the entire west side of the property has been provided within the required distance parameters. See provided architectural site plan and fire exhibit which gives the dimensions requested.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Development – Response to Comments & Questions

1. *Comment: The following comments pertain to the revised site plan eliminating the rear parking area. The petitioner did not provide response to the comments from Round 4, the outstanding comments on the engineering plans will be summarized with this review as these comments still apply to the revised site plan. The petitioner shall accept this understanding.*

   Response: Understood. All comments from Round 4 will be provided in Final Engineering.

2. *Comment: The stormwater methodology for the previous site plan was acceptable. An updated report was not provided.*
   a. *Update the stormwater report, detention calculations, and the MWRD exhibit.*

   Response: Understood. A full updated stormwater report, calculations and MWRD and Village required documents will be provided in final engineering.

   b. *The site contains two unrestricted areas that are not captured in the detention system. Calculate the release rate for the unrestricted area and deduct from the total allowable release rate for the site. This will be the release rate used to calculate the required detention volume. The area that is unrestricted appears to have increased with the revised layout. Update the report and calculations accordingly.*

   Response: Understood. Unrestricted areas will not increase from previous design and will be accounted for in the calculations as part of the final engineering submittal. No drainage will flow offsite into the neighbor directly east of the development.

3. *Comment: The detention basin requires a 1-foot free board and a 5' flat zone around the perimeter before the top of slope begins. This can be addressed at final engineering. The petitioner shall accept this understanding.*

   Response: Understood. The required free board and flat zone will be provided in final engineering.

4. *Comment: The sidewalk shall carry through the entrances with the curb stopping on either side of the sidewalk. This can be addressed at final engineering.*

   Response: Understood. Sidewalk will be revised as part of final engineering.

5. *Comment: 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. This can be addressed at final engineering.*

   Response: Understood. Fire lanes will be heavy duty pavement section. Driveways will be concrete and will be per the above required sections. These items will be provided as part of final engineering.

6. *Comment: The proposed T/F on the west side of the building and the grading of the front parking lot is acceptable; however, the grading in the rear yard from the patio to the property line is proposed to fill in the are by approximately 2 to 3 ft. This is not acceptable.*
   a. *Step down the foundation or drop the exterior of the building on the east side to lower the elevation of the patio; or terrace the rear yard with retaining walls or landscaping to lower the amount of fill required.*

      Response: Understood. The elevation of the building can be adjusted to accommodate this requirement. Elevations will be revised as part of final engineering.

   b. *The proposed grading appears to significantly increase the area that will not be routed through the detention basin. Lower the grading in the rear yard to allow for more of the drainage to be captured.*

      Response: Understood. The grading will be revised to account for as much area as possible to be routed to the detention basin.

   c. *The renderings do not capture how the adjacent property to the east will be impacted. Provide additional renderings and a cross section from the property to the existing home.*

      Response: Please see rendering of rear neighbor included in the resubmittal.

   d. *Provide additional spot elevations for the neighboring property, including T/F and the grading adjacent to the home.*

      Response: Understood. The T/F and adjacent grading to the neighboring property will be provided in final engineering.

7. *Comment: Update the legend with the proposed stormwater and drainage easement, and clarify the limits.*

   Response: The plat has been revised to accurately reflect the stormwater and drainage easements. Hatches have been added to the legend for additional clarity.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Planning & Community Development Dept. – Response to Comments & Questions

1) *Comment: Please provide a dimensioned site cross section showing the rear of the buildings, rear landscaped area, property line, and homes to the east similar to what had been previously provided.*

Response: Site cross-sections have been added to the submittal.

2) *Comment: Please evaluate whether the internal intersection of the southern site entrance/The Gardens driveway entrance/Grace Terrace driveway entrance needs stop signs at the north and south legs.*

Response: Per the Traffic Study, a 'Do Not Block Intersection' sign has been added to the plans on the north leg. Stop signs were not suggested by the traffic engineer due to the lack of traffic from the development. If the Village feels like stop signs are needed, we can add them in final engineering.

3) *Comment: The architectural plan/landscape plan are not fully coordinated with regards to the rear patio area: there is a small bump-out that is not shown on the engineering plans. What is the element and what material will it be constructed of?*

Response: The small bump out along the patio has been added to the engineering plans. This pad is intended for barbecue grills. The material is concrete, the same as the patio.

4) *Comment: Please provide specificity on what amenities will be provided on the rear patio (barbeque pits, fire pits, etc.).*

Response: Tables, chairs and benches will be provided on the patio, along with two (2) barbecues grills.

5) *Comment: The Front Yard Setback line shown on the plat should be the minimum code required along Arlington Heights Road (30'). Please revised the Preliminary Plat accordingly or confirm that this will be address as part of the Final Plat submission.*

Response: The front yard setback on the plat has been revised to the minimum code requirements of 30'.

6) *Comment: Further refinement to the boundaries of the access easement along the northern side of the site will be needed. Please acknowledge that this will be addressed as part of Final Plat approval.*

Response: Acknowledged. This will be addressed as part of the Final Plat approval.

7) *Comment: The Village is transitioning away from the Estoppel Agreements in favor of Agreements to secure payment for a proportional share of future improvements. Reimbursement Agreement will be required for the cul-du-sac at the rear of the site. Please acknowledge.*

Response: Acknowledged.

8) Comment: Provide a plan for landbanked parking showing how many and where additional parking could be constructed should a parking problem occur on the site.

Response: Five (5) land-banked parking spaces have been included in the Site Plan.

9) Comment: What is the square shown at the front of the site to the south of the northern curb cut? Please label this on the plans. Any above ground utility infrastructure must be appropriately located and screened.

Response: The square of the west side of the building is a handhole for the electrical routing. It has been labeled on the civil drawings, see sheet C4.0.

10) Comment: Given that there are no longer parking areas proposed at the rear of the building, please explore further reductions to the building mounted area lighting proposed at the rear of the site in favor of low-lying bollard style lighting that faces inwards towards the service walk/patio.

Response: Two (2) OL4 wall-mounted fixtures on the East side of the building have been replaced with six (6) OL5 bollard-type fixtures. The remaining OL4 is necessary to adequately light the patio.

11) Comment: The two similar developments in the KLOA study show observed parking demand of 1.12 spaces per unit and .094 parking spaces per unit. Given that one of these ratios exceeds the proposed 1 space per unit supply for Grace Terrace, please revise the study to compare these developments on a parking space per bedroom ratio. Additionally, the KLOA study should clarify whether the two developments studies were PSH developments for individuals with disabilities or some other type of affordable multi-family housing.

Response: The inclusion of the two referenced developments was to provide additional data points for reference and to confirm that these types of developments do not generally require a high parking ratio. These findings supplement data published by ITE which as shown in the study supports the proposed parking supply. Note that information regarding the number of bedrooms was not provided at the time of surveys.

12) *Comment: Please revise the Justification for Variations document to eliminate the loading zone variation request and correct the details of the parking variation request. If details are known regarding the days/times that the parking surveys of other developments occurred, along with occupancy of each development at time of survey, please provide those within the Justification for Variations document. Please provide justification for the lot width variation.*

Response: The parking variation justification has been revised to reflect our new proposed 25 parking stalls. The amount of information known about the parking surveys has been provided. We have eliminated the loading berth variation request and added a request for the 80' lot width variation.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Landscape & Tree Preservation – Response to Comments & Questions

1. *Comment: Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen adjacent to the parking area along Arlington Heights Road.*

   Response: A continuous evergreen hedge that will be 3' high at the time of planting, has been added to the Landscape Plan.

2. *Comment: In the rear of the site, between the proposed building and the rear property line, is it feasible to preserve any additional trees that are in good condition with the grading chances? Please evaluate and explore options.*

   Response: All of the existing trees that can be retained, have been retained. The proposed change in grading required eliminating an additional two existing trees.

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 4, 2023
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

A. Village Board 11/06/2023 Approved

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

B. Committee of the Whole 11/13/2023 Approved

Trustee Richard Baldino moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,

Schwingbeck, Shirley

Abstain: Tinaglia

C. Committee of the Whole Minutes 11/20/2023 Approved

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

Abstain: Bertucci

D. Village Board 11/20/2023 Approved

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

Abstain: Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 11/30/2023 Approved

Melissa Cayer asked what was the purpose of the purchased vehicle. Staff will get back to her.

Trustee James Bertucci moved to approve in the amount of $1,621,040.67. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

Trustee Jim Tinaglia moved to open the Public Hearing. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,

Schwingbeck, Shirley, Tinaglia

A. Proposed 2024 Budget — Approved

Mr. Kuehne presented the 2024 Budget which for the 5th year in a row has a zero percent tax levy. It takes a lot of financial planning and deliberate actions to achieve this. The Village planned for higher pension funding requirements by keeping pension levies at a consistent rate during high interest earning years. The overall levy is still stable after the 2022 market down turn. We established a long-range bond and debt schedule which keeps the debt levy consistent. Recently, we have experienced solid sales and income tax receipts. The combination of these factors allows us to keep the taxes down. We were able to eliminate vehicle stickers and dog tags for 2024 and future years.

Mr. Recklaus added that staff has kept expenditures flat for the past several years. The Village has also invested dramatically in infrastructure; roads, water mains and sewers. Most of our budget goes to support public safety personnel in the Police and Fire Departments. The next greatest receiver of funds is Public Works at just under 20%.

President Hayes said it is unprecedented to achieve 5 years in a row of no tax increases. He credited the leadership of staff and all employees who do everything they can to keep the tax bill low.

Martin Bauer thanked the Board for a solid budget with a flat tax.

Keith Moens thanked Board and staff for their hard work, this is a tremendous support for taxpayers. It puts money back in resident's pockets, which he believes will be spent locally. He said let's go for a sixth year.

Trustee Jim Tinaglia moved to close the Public Hearing. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

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

Ms. Mikula explained the proposed new classification would allow package liquor stores to sell liquor on premises by the glass as part of class offerings. This will address the request of a local entrepreneur who would like to offer cocktail making classes while selling the liquors for the cocktails. Also, a local wine merchant would like to hold tastings that would allow glasses of champagne or wine to be served in his shop. This classification would allow for an educational class of liquor classification for a package liquor store.

President Hayes said the draft ordinance is consistent with what the Board discussed earlier in the year.

Trustee Tinaglia asked if there was any provision to how often these classes can occur. Ms. Mikula said no, but a patron can only attend one class per day during the 9 a.m. and 10 p.m. business hours. A person can receive up to three drinks in a class. The classes will have costs to enroll.

Trustee Nicolle Grasse moved to approve Ordinance 2023-78. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

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

A. Arlington Heights Memorial Library Budget Review

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

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

C. Report of the Committee of the Whole Meeting — Approved

of November 15, 2023

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

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

Trustee Tinaglia said it is unprecedented that there has been a zero percent tax increase for 5 years.

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

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

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

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

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

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

Trustee James Bertucci moved to to move the Tax Levy, Tax Abatement and Budget Ordinances to this point in the agenda. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Trustee James Bertucci moved to approve 2023-79. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

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

Trustee Richard Baldino moved to approve 2023-80. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

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

Trustee Nicolle Grasse moved to approve 2023-81. Trustee Jim Tinaglia Seconded the Motion.

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

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

Katie Lambert said their team focused on the recommendations made at the Board Meeting of November 6th and made changes to incorporate some screening for the pool deck and stepping the St. James façade. They pealed back the 5th floor opposite St. James so that it is lower. Parking is partially submerged and the setbacks were increased. The pool deck was moved further in from Highland.

Mr. Perkins said the building lost an interior fitness room and three 5th floor units. The bedroom count went from 159-155. The parking count remains the same, and the ratios for parking increased so the building exceeds code by 2 spaces. The request for tandem stalls reduced from 23 to 21.

The streetscape on St. James is not aesthetically pleasing, and while it is not in front of their property, the developer has agreed to remove that asphalt and install grass if possible. There are utilities there, so it may not be possible.

The neighborhood immediately to the north is zoned R- 3. There are concerns that the neighboring properties are also zoned B-5 meaning more density is possible in the neighborhood. The neighbors and the Board expressed concern on this, so the Board could consider drafting a Red Flag Ordinance for properties on either side of the project. Such an ordinance would identify that further study and evaluation could occur.

Staff recommends approval of the project with the modifications presented this evening. The Plan Commission also voted in favor of the approval. Mr. Perkins itemized the changes made since the November 6th review which were highlighted in the staff report.

Mr. Recklaus explained from a legal perspective, the applicant purchased the property under the existing Zoning Code. The applicant has a right to build on their property within the existing code. So tonight, there are three items the Board is voting on. Those are the only items that deviate from Village regulations. The matter of whether or not the parcel should be zoned B-5 is not being voted upon. If one doesn't agree on the zoning, it is not a legally defensible reason to vote against the project. You can direct staff to evaluate the zoning on the other lots in the area but that would not affect this vote.

President Hayes said this process has been really constructive and resulted in a high-quality project. It will be a great addition to the neighborhood and the community. He is in support of the proposal as modified. He would like to see condition 15 (the removal of asphalt) occur and a Red Flag Ordinance move forward.

Trustee Grasse said the petitioner bought the property with the current zoning and was willing to listen and change the project based on feedback from the Board and neighbors. She noted this process highlighted that if we work together, we can come to better conclusions. She supports looking at a Red Flag Ordinance.

Trustee LaBedz asked if they studied going down one more level. Joe Taylor said they did, but from a financial perspective, it was not reasonable. Trustee LaBedz noted the cabanas at the pool will help shade the tenants in addition to providing screening. She said the nearby bank property may not be a bank forever. She is very much in favor of a Red Flag Ordinance, and asked that the area from Walnut to Vail on Northwest Highway be evaluated, not just the neighboring lots.

Trustee LaBedz said it was unfair to say the residents have not been heard. They have been heard very well and their concerns resulted in a high-quality project. The Board is not choosing between the developer and the residents. She said she hoped it was a win-win, no one got everything they wanted.

Resident Comments

Greg Menzies said the building is too dense and too high. B-5 to residential is not a small change. He was in favor of a Red Flag ordinance.

Vivian Menzies also liked the Red Flag Ordinance suggestion and said the area should encompass any area where single family homes are next to the downtown area. The building in question has only been a commercial building, this is a huge change.

Tom Gaynor said he would like to see a more collaborative approach rather than a serial process. Visioning would help. He is proud of the improvements that were made.

Scott McKinney said he was surprised by the lack of change in the project based on how adamant the Board was at the last meeting.

Eileen Devine said the neighbors' passion is equal to the developers. Residents need to be involved earlier in the process to better communication rather than it turning defensive, contentious and unfriendly. She disagreed that the building should be multi use, saying it could be 3 stories of residential instead. The changes made were minimal and the building is still too large.

Jon Lewis said said the Board should consider precedent, and just because it can be built doesn't mean it should be. He said three story buildings next to single family is not appropriate, and he is not sure he can trust the will of the Board.

Jacob Starr said he lives directly across the street. Everything that has been asked of the developer, they have done, and people keep asking for more. He said they have done a good job in being responsive. He expressed concern that the exit from the garage is 90 degrees, he suggested it might be better angled. Mr. Perkins explained traffic would be directed to the south with signs.

Martin Bauer said he was in favor of the building. Most of the concerns expressed will dissipate. The Village benefits from the businesses and the higher density. Being business friendly helps the town and predictability is important for development. Including the neighbors and HANA benefitted the development. The petitioner has gone out of its way toe work with the Village and residents.

Eric Cecci said he was originally not on board with the project. He always hoped something would be done though. There has been a lot of compromise and he wished there would not be headlights coming directly into his home, but he appreciated all the efforts of the neighbors and the developer.

Board Comments

President Hayes said the resident's concerns were heard and incorporated into the plans. No one got everything they wanted, but the result is a great project for the neighborhood and the Village.

Trustee Schwingbeck said the project looks nicer than it did than before.

Trustee Grasse explained that the Board has to look at the economic needs of the Village too. It also has to make decisions that do not put the Village in legal jeopardy. This decision ensures developers know that the zoning laws can be trusted. She is in favor of the project.

Trustee Dunnington said because of the zoning, not all the changes suggested could be made. She would like to consider a Red Flag Ordinance. This project will help everyone looking for apartments in the Village, these new residents will add to our local economy.

Trustee Baldino agreed that the Red Flag Ordinance will allow for more open discussions on properties in the area, we can have more productive conversations on the next properties to come forward. He said enough changes have been made that he will vote in favor.

Trustee Schwingbeck questioned the 90 degrees egress. It was explained

for safety reasons, the traffic review team worried that vehicles might be directed into the wrong lane. Visibility was also a concern. Highland is a 2-way street. The developer said they will sign, stripe and have cameras there. If there are repeat offenders, they will take action.

Trustee Bertucci asked if the Village would consider making Highland one way south. Mr. Perkins explained that change would push more traffic onto St. James.

Trustee LaBedz inquired as to the staging plans for materials, and worker parking. Mr. Taylor said parking and staging will be coordinated and there is a lot of open space on Eastman. Mr. Perkins said prior to issuance of a permit, a detailed staging plan must be submitted with parking and timing specified. Private parking may be sought too. It has to be monitored and signed.

Trustee Tinaglia asked how tall would a building be in this zoning category if all the other criteria were followed. Mr. Perkins said it could be 90 feet, or 8-plus stories. It's also possible it could be up to 140 feet if the building had a density bonus. A zero lot-line is also allowed. This project exceeds all the setback requirements in a B-5 district. Trustee Tinaglia said the building could be taller and larger than what they are proposing. The current building is horrible and has been that way for quite a while, this architect and owner have put together a really attractive building. With the recent changes, the building is sensitive to the neighborhood and a nice building. The South side wins all the great developments, it is time for the North side to get a nice project. He is in support.

Trustee Bertucci said the developer has addressed the Northwest corner setbacks. This development will have 3 sides of business and only ½ of one side being subjected to the residents. It's going to look much better than what is there now. He is in favor.

(Author's note: the two motions were made at this point in the meeting, they are recorded at the end of the discussion.)

Trustee Tinaglia said he was concerned about the Red Flag Ordinance. For property owners, you are changing what they can do. We ought to be really careful, if we create a Red Flag Ordinance, it should be for any B-5 property directly across from R-2. The current scope is too narrow.

Mr. Passman said the motion, as was stated, means the Ordinance would come back and on a future agenda for adoption. That does not change the zoning, it would formally set in motion the process for possible amendments to the zoning map.

Trustee Wendy Dunnington moved to direct staff to draft an ordinance based on the Plan Commission's recommendations for 116-120 Eastman to include the proposed staff revisions. Trustee Tom Schwingbeck Seconded the Motion.

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

Trustee Robin LaBedz moved to direct staff to prepare a "Red Flag" Ordinance for consideration at a future meeting directing the Plan Commission to hold a public hearing concerning properties fronting St. James Street immediately adjacent to the proposed 116-120 Eastman Redevelopment site and along Northwest Highway to Walnut/Ridge. Such ordinance would identify that further study and evaluation of possible zoning, rezoning, overlay zoning and/or comprehensive plan changes may be considered for their properties. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley
Nays: Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

A. New Rescue Squad

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

C. Ambulance Billing Contract - EMS|MC

D. Superion/CentralSquare Agreement for Q1 2024

CONSENT NEW BUSINESS

A. Cash Paid by Developers in Lieu of Land Approved

Dedication

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

CONSENT LEGAL

A. Resolution - Employment Agreement Adjustment Approved - Village Manager

Trustee Richard Baldino moved to approve R2023-37. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

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

Emma O'Connor-Brooks and Denise Reyes, project managers with Full Circle communities, presented the proposal for a 25 unit supportive housing development for veterans and those with disabilities. Full circle is a nonprofit affordable housing developer. Their units are 95% occupied they own 1628 units in three states. Their mission is to expand access to affordable housing. They are the owners as well as the developers.

The Housing Task Force approached them to look for a project in the Village for persons with disabilities. Heart's Place is fully leased with a waitlist. They mailed notification letters to homes within 1000 feet of the project, exceeding the requirement by 750 ft. The location is on South Arlington Heights Road near many amenities and sidewalks. Transit is

nearby with a Pace bus stop within walking distance. Pace also offers on demand rides for those with disabilities, with a pick-up location across the street. There will be landscaping to buffer the site lines of the lot. The setbacks are generous to allow for screening and privacy. The total distance from their building to the rear neighbor's home is 128 feet. The entrance is at the rear. Their funding is through the IHDA and grants. This is independent living for veterans and people with disabilities. They offer 100% rental assistance through Cook County.

An interest list for potential residents will be opened and marketed locally. A site based resident list will be developed by HACC. Property managers do rigorous background checks. Veterans will have preference. Credit and criminal background checks are performed. Residents in their existing properties typically have a connection the community prior to residency. They abide by the ADA definition of disability and cannot discriminate against a specific disability.

Their staff plan includes 3 staff on site: a 9-5/Monday-Friday manager, a flexible service provider and a part time maintenance person. Ms. O'Conner-Brooks summarized the house rules which include: no sex offenders, zero drug use or possession, zero weapons & firearms, and no public consumption of alcohol. There is a strict visitor and guest policy. They also have security cameras which are monitored, key fob access and a 24/7 tenant hotline to reach management.

There was a traffic study, and it was confirmed it will be a low traffic generator. They are requesting a parking variance for less parking as they believe there will be low demand for parking on site. The building would be similar to Heart's Place which has not had trouble with their parking. They moved the parking lot to the rear to add a deep landscape buffer, account for concerns of being unsightly, and to minimize water runoff. Pedestrian traffic will most likely use the Arlington Heights Road sidewalks. Ms. O'Connor-Brooks said they will have the correct exterior lighting levels. They will have a dry bottom water detention and will ensure no water will flow onto other properties. They do not expect to have children living in the development and will pay $50,000 in property taxes. Based on studies, they do not believe their project will negatively impact property values.

Mr. Perkins reviewed the zoning actions requested: a Preliminary Plat of Subdivision to subdivide the property into two lots, amending the Comprehensive Plan to reclassify lot 1 from Offices Only to Institutional, rezone lot 1 from O-T to Institutional, and PUD approval to allow a 25-unit permanent supportive housing facility. Variations are required for width, parking, and to omit a loading zone.

To the south is a memory care facility. The property to the north, is Office Transitional. Four projects have been approved for this property since 1987, two of them were not built. In 2013 the memory care facility was built next door. In 2016 a medical office came forward, but it was not built either. It is unlikely that the lot will be developed as an office use, as that

market is flat. It could be residential R-6 or R-5, but those are denser zoning classifications than this project.

There will be 67 evergreen trees planted along the rear property line, they will be 8 feet tall. It is 5.9' taller than the Comprehensive Plan recommends. There will be a 6-foot fence on the east.

Pearl Street Commons, the developer's 'like property' in McHenry has had 2.18 calls for service per unit, per year. Heart's Place, the most recent affordable housing building in the Village, has had 1.81 calls per service per unit, per year.

The Staff Development Committee recommended approval; the Plan Commission vote failed. Staff recommended more flexibility in the staffing hours than proposed. The petitioner must provide estimates for the minimum hours for review and approval by the Village. Staff also recommends that they be required to meet the Code parking requirements if it becomes necessary.

Mr. Passman explained that under state law, when a variation does not receive a positive vote from the Village's Plan Commission (the recommending body), the Board vote requires a 2/3 vote in the affirmative by the Trustees. This item requires a 6 of 8 Trustees to vote in the affirmative. The Mayor is not allowed to vote on the variations, but is allowed to participate in the conversation. This is a vote on the variations requested, not the ordinance.

President Hayes read all the emails he received and knows that all the Trustees prepared to consider this proposal. A question as to the Board's motive was made. It is clear to him, there is a dire need for supportive housing for individuals with disabilities and veterans. This kind of housing is consistent with the Board's strategic priorities. It would help solve the critical need for housing. The Village works hard to have affordable housing, not all communities do. Heart's Place just opened on Rand Road. The question today is if this is an appropriate location.

President Hayes was concerned that veteran's statuses were not being verified. People who receive dishonorable discharges no longer qualify as veterans. Joshua Wilmoth, President of Full Circle, said they follow the law, a dishonorably discharged person is not considered a veteran, and not qualified to live in this development.

Trustee Schwingbeck asked the role of the onsite property manager. Mr. Wilmoth said they are there to enforce the lease, build relationships, ensure rent payment and keep the building up to their standards. There are 2 people allowed per bedroom. In a two bedroom, they will allow up to 4, but typically there are 2-3 people. Residents are allowed to have guests, but they are held to the same standards. On the weekends, tenants police themselves. Residents can have weekend visitors, that does not violate the house rules. They may have alcohol in their rooms, but not in the public

spaces. Trustee Schwingbeck observed the proposed the landscaping will be much better than what is there now. Ms. O'Conner-Brooks said the fence is a PVC wood appearing material. The trees will be higher than the fence.

Trustee Schwingbeck expressed disappointment that we can't earmark the units for Arlington Heights residents, but he understands the law. He heard from neighbors that close proximity of the building to their homes will allow residents of the new units to be able to look out their windows into their houses. After walking the property, he believed his neighbors have a better chance of seeing into his house than this situation where the homes will be 100 feet away and have a landscape buffer.

Ms. O'Conner-Brooks said by marketing locally they can identify local residents who need this housing, and that is their intent.

Trustee Schwingbeck asked about the cul-de-sac at the end of Emerson Street. Mr. Perkins said the right of way is being dedicated, it will not be a full standard cul-de-sac. It will be offset to the north and constructed at a future date.

Trustee Dunnington said the house rules are much stricter than living in any other apartment complex as marijuana or other drugs are not allowed. The location has good access to transportation, shopping and parks. It makes sense to rezone it as office space is not in demand, whereas this housing is desperately needed.

Trustee Baldino said the need is well demonstrated. He noted the parking lot was moved to the back because of staff recommendations and requirements of the Fire Department. Seeing the calls for service was helpful, how do these facilities compare to regular apartment complexes? Mr. Recklaus said we don't have good comparative data. This type of use generates more calls for service than an office or a vacant piece of property.

Trustee Baldino said the facility is obligated to provide affordable housing for 30 years, but we still have as much control as we do any other property for safety and zoning. Regardless of who owns this, they would have to adhere to the residency requirement. He asked about their ratings online. There seems to be a disconnect from what was presented to what the residents have reported. Mr. Wilmoth said they are Gold rated in Guidestar and 4 out of 4 on Charity Navigator.

Trustee Bertucci asked why we cannot have parking and entry at the front. Mr. Perkins said you can, but you would have to add a drive aisle in the back for fire truck access, so there would be less green space and the building would shift further east. Trustee Bertucci said he would be interested in hearing what the lesser of two evils was for residents, would they rather have the entrance and parking moved, and have the building move closer to their homes? Mr. Recklaus said staff believed if the building moved to the east it would infringe on the landscape buffer to the homes.

Mr. Perkins said the other challenge is for turning onto AH Road, there is not enough room for stacking. Trustee Bertucci said if the orientation of the building is the real issue, it could be reversed. Mr. Perkins explained they would have to redesign the building. They are trying to have the office at the entrance for security reasons and an area to walk out from the community room. It doesn't make sense to have those on the AH Road side. Mr. Wilmoth said the setback would then be 50 feet, with a drive aisle, so reorienting the building might conflict with the landscaping. Mr. Recklaus said if that is something the Board wanted to pursue, it should withhold approval as they would need to redesign the building. Ms. O'Conner-Brooks said there is really a limited use of cars, they are anticipating 9 residents with cars.

Trustee Shirley said he thinks it's backwards; the entrance should be on the front. Putting activity in the back of the building doesn't make sense as that's where the homes are. The smokers will be at the entrance. Arlington Heights Road is a less sensitive neighbor. He doesn't understand how we have the back of the building facing the street. He asked if the restriction on the vacant office land is 2 floors. Mr. Perkins said yes, as it is currently Office Transitional zoning. Trustee Shirley said residents had a right to expect that nothing over 2 stories would be built there.

The issue of calls for service was raised. The calls for service at Heart's Place noted in the report were police calls, but some are Fire Department adjacent. There were 1.8 calls per unit at Hearts Place: 16 % were non crime related for things like wellbeing checks and lost wallets, 49% were for Fire Department/EMS calls, 19% were responsive potential criminal activity and 16% were for reporting of vehicles that did not belong.

Trustee LaBedz inquired about the home furnishings. Ms. O'Conner-Brooks said they are not furnished apartments, but staff might help residents identify resources for furniture through the Housing Task Force. Trustee LaBedz asked if the residents are walked through the house rules Mr. Wilmoth said yes, there is a pre application and post application review. They only have to re-sign the house rules if they change. Trustee LaBedz said having the back face AH Road provides an additional buffer for those homes to the east. She is supportive of the zoning change.

Trustee Tinaglia said 25 units is not super impactful. The third story is a little concerning. He concurred that there would be minimal traffic in the back, but if there were no traffic it would be better. If he could keep that really dense landscape intact and a slightly closer building and the fire lane, all the activity happens away from the homes, that might be more attractive. Getting rid of 36 feet of asphalt is worth looking at. For zoning variations, there can't be self-created hardship, it can't be financially motivated, and it can't negatively impact the area. There is fear of the unknown. How do we make it less scary for the neighbors? Mr. Wilmoth said the variations don't touch where the parking lot and entrance is. He said he was willing to work with staff on resetting the building.

Trustee Grasse asked if the 6-foot fence was standard and if the trees are only 8'. It was explained by architect Therese Thompson that the trees will mature at different rates based on the variety. Many of the plantings are expected to grow to 45'-60'. The trees will provide screening and privacy. Trustee Grasse noted residents were concerned about the third story, but there are many homes in neighborhoods that are 3 stories in the midst of ranch homes. Because of the position and the landscaped privacy, that is less of a concern. The service calls don't concern her as those with disabilities have different needs. She appreciates that alcohol is not allowed in public places. Smoking is always outside these days. If we move the parking, the building will be closer to the homes. If there are issues with lights and privacy, how can it be addressed? Mr. Wilmoth said they are a long term owner operator, they will be here for 30 years at a minimum. He said they would work with the neighbors to find a way to cover or lens the light, they will seek resolutions. Trustee Grasse quoted Willie Nelson, "The world is getting smaller, and everyone in it belongs."

President Hayes said he liked the design the way it is, it is consistent with the memory care facility which rarely has cars there. He would not want the building closer to the residents and didn't anticipate many disruptions from lights and doors.

President Hayes asked the Board if they wished to continue as it was 11:00 p.m., the consensus was to move forward.

Public Comment

The following residents spoke in support of the project: Kim Lawson, Hugh Brady, Dan Wertz, Carina Santa Maria, Keith Moens, Susie Piasecki, Linda Waycie, Kim Hogan, Briain Harrison, Lori Grainawi, Arlen Gould, Janice Phares, and Christina Crusius.

They cited the desperate need for affordable housing, the good reputation of the developer, the difficulty in finding available lots the village, the Board's goals, the success of other like projects, and the community support.

The following resident spoke against the project: Dave Dupree, David Kostich, Joe Giolli, Phyllis Giolli, Kendall Schafer, Matthew Saffad, Michella Schoot, Dom Buccini, Sarah Kokosoulis, Linda Dustin, Jim Thompson, Mayur Shah, Zdravko Gavranovic, Smilyka Gavranovic, Celina Micko, Mark Marshall, Rudy Jacques, Josh Schoot, James Kokosoulis, Wendy Kelly, Peter Gayed, Andreas Papdakis, Gabe Bodnar, Anjil Yousif, and David DiVito.

Their reasons were: lack of notice, zoning change is not appropriate, building is too tall/too many stories, access for residents of the project is not close enough to services-stores-transportation, light pollution, traffic, lack of careful selection of residents, concern about drug dealers, safety, will reduce property values, ugly design, increased crime, backwards siting

of building, percentage of veterans served will be low, too close to high value homes, the neighborhood is/will be surrounded by large developments, could turn into no income housing, exclusion for criminal convictions "may" be enforced-but not required. Some residents asked for the Board to take more time to study the project to make sure it was fully vetted. One noted that there is a lot of development in the area planned, and it seemed too much for one part of town to take all at once.

Mr. Recklaus said residents can sign up for email blasts regarding this project at communications@vah.com. Details, meeting minutes and agendas are currently on the Planning Department's page on the website. He will also move the project to the front page.

Trustee Grasse said she was willing to see if staff could increase the notification reach to ensure the public is properly notified as it does not seem Public Notices are working.

Trustee Grasse moved to concur with the staff development report. Trustee Dunnington seconded the motion.
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck
Nayes: Bertucci, Shirley, Tinaglia

After the vote, Mr. Recklaus said there were not enough votes for the variations to be approved by Ordinance.

Trustee Tinaglia said he voted no because the project hasn't been vetted properly to convince him it is the right place and the right building. It is different than Heart's Place which isn't in a residential neighborhood all the way around. He also was skeptical of the building's orientation with the front facing the neighbors.

Trustee Bertucci agreed saying he had concerns about the orientation of building. He thought 2 floors might work better. His no vote had nothing to do with the nature of the building

Trustee Shirley said he would not vote for anything over 2 stories and didn't like that the building was flipped.

Mr. Passman said the motion was a direction to staff to draft the documents. The sum of those documents would not be approved unless one or more members changed their mind. Therefore, no ordinance will be brought forward for a vote based on this proposal.

Trustee Nicolle Grasse moved to direct staff to discern if a two story building is feasible, if the building's orientation could be moved so it faces Arlington Heights Road and bring the project back at a future date. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 12:50 a.m.. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

APPROVED

PLAN
_____
_____
_____

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

COMMISSION

RE: FULL CIRCLE COMMUNITIES/GRACE TERRACE -
1519 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-007
REZONING, PLANNED UNIT DEVELOPMENT,
COMPREHENSIVE PLAN AMENDMENT, PLAT OF SUBDIVISION, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village

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

Illinois on the 8th day of November, 2023 at the hour of 8:05 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

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

ACTING CHAIRPERSON DROST: Our next agenda item is the Full Circle Communities/Grace Terrace.

Is the Petitioner here?

MS. O'CONNOR-BROOKS: Yes.

ACTING CHAIRPERSON DROST: All right, welcome to our hearing. I'm going to ask you to identify yourself. Are there going to be any other individuals on this project, this petition that will be testifying?

MS. O'CONNOR-BROOKS: Yes.

ACTING CHAIRPERSON DROST: Okay, would you bring them up and I'll swear you guys in? All right, please hold up your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON DROST: You're all sworn in, so you can take your seat, and then the Petitioners, after you identify yourself, please identify yourself, spellings, and if you wish to give your addresses.

MS. O'CONNOR-BROOKS: Sure. Thank you so much for having us tonight. My name is Emma O'Connor-Brooks. That's E-m-m-a O'-C-o-n-n-o-r - B-r-o-o-k-s.

MS. REYES: My name is Denise Reyes, that's D-e-n-i-s-e R-e-y-e-s, and we are here today on behalf of Full Circle Communities to present to you Grace Terrace, a 25-unit permanent supportive housing development here in Arlington Heights.

ACTING CHAIRPERSON DROST: Good.

Before you start, I just want to make sure, all notices have been given, Sam?

MR. HUBBARD: They have.

ACTING CHAIRPERSON DROST: We're legal, so we can continue in that regard. Then, have you read the blue sheet that we have that is the list of the conditions?

MS. REYES: We do have the copies.

ACTING CHAIRPERSON DROST: Okay, and do you have issues with those conditions?

MS. O'CONNOR-BROOKS: We spoke with Staff. There are some minor modifications that I assume Staff will go through.

MR. HUBBARD: Yes.

ACTING CHAIRPERSON DROST: Yes, and we do have some markups on one of the latest versions of it.

MS. O'CONNOR-BROOKS: Okay, great. Thank you.

ACTING CHAIRPERSON DROST: All right, so please proceed, Ms. Reyes.

MS. O'CONNOR-BROOKS: So, we are here to present Grace Terrace. This is a 25-unit permanent supportive housing facility for persons with disabilities and veterans. I wanted to go over our agenda really quick, introduce ourselves as the developer, how we are responding to community need, and then we'll go into the site itself, its amenities, the plan for our development, the design details, and then introduce our development team, the majority of whom are here with us today, what services we'll be including in the development, our experience overall as affordable housing developers, and the overall community benefit to Arlington Heights.

So, we are Full Circle Communities. We are a non-profit housing developer. We were established in 1999 and we own and manage over 1,500 units across three states, in Iowa, Michigan and Illinois, with an additional 250 approved or under construction. Our mission is to expand access to affordable housing through preservation and development,

thoughtful design, and the provision of targeted supportive services to our residents. We achieve this by dedicating 75 percent of the economics of our portfolio projects to services for our clients.

Full Circle is not just the developer, we are the owner/operator and will be a long-term member of the Village of Arlington Heights. As such, we are committed to the success of this development and committed to being good neighbors here.

So, we're here today after being approached by the Housing Task Force. This is an organization committed to bringing housing opportunities to persons with disabilities in the northwest suburbs. A lot of the members are here with us today as well for support. The task force approached us to build a new construction for permanent supportive housing after successfully helping create Heart's Place which is Arlington Heights' first permanent supportive housing facility that opened in 2019.

Heart's Place currently is fully leased and has an extensive wait list which is over 100 people, and we find this to be true in neighboring areas as well for any facility that services persons with disabilities for permanent supportive housing or similarly established developments. Those include Myers Place in Mount Prospect which opened in 2013, Philhaven in Wheeling in 2017, Midtown Crossing in Des Plaines in 2018. Through working with the task force, we believe that we will help Arlington Heights respond to the ongoing need for this type of housing in the northwestern suburbs. This project also responds to Arlington Heights' consolidated plan for 2020-2024 in response to one of its highest priority needs for affordable housing.

So, our site is located at 1519-1625 South Arlington Heights Road. We consider this site to be in a very high opportunity area as it's within a half mile of local parks, grocery stores, restaurants, health clinics and pharmacies. The streets are also outfitted with sidewalks, so it's very pedestrian-friendly. We also have transit close by.

The Pace bus route 208 is located at Golf and Arlington Heights Road just south of our project, and it's about an eight-minute walk. This bus also connects passengers to Metra Stations as well as CTA stops. Pace also offers an on-demand service for people with disabilities, and one of Pace's on-demand sites is located right across the street and this provides reservation-based, shared-ride service within Arlington Heights and Rolling Meadows.

So, just to put in context where our site is and what's around it, we have a vacant lot to the north of us, and then to the south of us is an existing memory care facility, and then to the east and west sides of our project are single-family homes. The building is strategically positioned between our two site access points. The southern site access point is an existing access that the memory care facility currently uses, and so we'll be using a shared access agreement for that. Then the northern access point, per Staff's guidelines, is aligned with Emerson Street. Then, also just to note, the parking is located to the south and east of the project, and that's for aesthetic concerns to keep it off of the front of the property.

So, just to walk through some of the site data, we are located on 3.93 acres and we have 25 units and 41 parking stalls including eight accessible stalls. Just to note, this is 10 parking stalls under what is required per code, but through our work with the task force as well as our own traffic study, we found that the amount that we're providing on the site will be sufficient for this project use.

Since parking is at the rear, the lobby and outdoor recreation spaces are also located at the rear of the property. This image on the right side is just showing our landscape plan, and I just want to point out that we are providing an extensive landscape buffer

along the east property line, and that's out of concern for the privacy of our neighbors to the east.

So, here is a site section, this is showing our building and it's cutting through our back parking lot and that back landscape buffer that I just mentioned, and it's also showing our existing rear neighbor. So, we are providing generous setbacks along both the west and the east sides. Along the east, it's between 95 feet and 123 feet, and that varies because that east lot line is diagonal. Then at the front of the project on the west side, we're providing 90 feet for setback.

So, here's an image showing the proposed project from the northwest. So, if you are driving south down Arlington Heights Road, this is what you would see.

Just to point out a few of our property features, this is an elevator-served building with doors and hallways that accommodate a wider turning radius. It will be universally designed going above and beyond code requirements for accessibility. It is also Enterprise Green Communities certified and will include energy efficient features.

Some of the building and on-site amenities include a community room, a computer lab, laundry, tenant storage space, community gardens, and on-site property management and services. There will be an on-site property manager as well as one to two service providers on site, and there will also be a part-time maintenance staff as needed.

Some of the security features of the building are that we'll have interior and exterior cameras that can be accessed remotely by property management 24-7. There is also an emergency hotline if tenants ever need to reach property management. All tenants and visitors will need to go through the main entry door which will be key fob accessed.

So, this is our southeast rendering. This is a view from the parking lot on the eastern side of the property, and this is just showing that entryway along with our community patio.

So, to take you through our unit mix, we are proposing 20 one-bedrooms and five two-bedrooms. Our one-bedrooms are about 660 square feet, and our two-bedrooms are about 800 square feet. These both meet or exceed Village Code requirements.

There will also be accessible features in the ADA units above and beyond code, with lower counter height shower shelves, lower under-sinks and prep spaces and rocker switches and outlets. Some bathrooms will also feature roll-in showers.

To take you through our targeted population, as Denise mentioned, this is 100 percent permanent supportive housing. What that means is just, the permanent indicates that all tenants will have a lease, so it's not meant to be transitional housing. The supportive element is that there are supportive services offered on site but those are not required as part of tenancy. Just to note that this is independent living, so as I mentioned, services are optional and all tenants will be able to live independently to live on this site.

We also are getting 100 percent rental assistance covered by the Housing Authority of Cook County through project-based vouchers. The target populations are people with disabilities and veterans. Our area median income levels that we're targeting are 30 percent area median income and 50 percent. Just to give you kind of a grounding of what that means in numbers, a 30 percent area median income is $23,000 as an individual and $26,000 as a couple, and a 50 percent area median income is $38,000 as an individual and $44,000 as a couple per year.

So, with that, I will turn it back over to Denise to walk through our project financing.

MS. REYES: So, this project is being financed by the Illinois Housing

Development Authority through their permanent supportive housing program. They are providing the lion's share of the funding. Other finances include state and private grants, private loan, and all of these funding sources have been committed and secured.

To walk you through our timeline, to date we've been working on finalizing and securing all of our funding sources. Now that those are all lined up, we're working through our zoning phase and working toward permitting and having our financial closing with all of our funding sources by Q-1 next year, at which point we will transition over to construction. We expect a 12-month construction phase, at which point we will transition over to Full Circle Management which is our in-house property management to lease up the properties in 2025.

So, our partners in this project include: Cordogan Clark Architects who are here today; our general contractor are Weis Builders; and our civil engineer is CAGE Civil Engineering. All of these partners have experience in building affordable housing, and we've worked with all of them individually in the past. This exact team is also working on completing an affordable housing project in Carol Stream at the moment.

So, in regards to our development experience, we wanted to demonstrate that by highlighting another permanent supportive housing development that we have in our portfolio that is currently in operation. This is Pearl Street Commons, it is located in McHenry, Illinois and opened in late 2018. It's very similar to Grace Terrace, it's a 25-unit permanent supportive housing development for veterans and persons with disabilities. It has universally designed one and two-bedroom apartments and has service provision offering on-site management and case management and advocacy. As I mentioned, it is financed by IHDA's permanent supportive housing program similar to the funding source that we're using for Grace Terrace. Similar to the other projects that I had mentioned earlier, Pearl Street Commons is fully leased and has an extensive wait list. This project was so successful that McHenry County is very happy and has invited us to return to do more affordable housing at an adjacent lot.

These are just some of the interior photos for Pearl Street Commons. The amenities are very similar to what we'll be doing at Grace Terrace as well as similar finishes. The amenities include a computer room, community garden, laundry, a library and a community room.

So, Full Circle partners with service providers to deliver on-site services to all of our developments. At Grace Terrace, we'll have a case manager that will work with the residents to identify the service needs of those residents. An example of those would be: asset management such as job training for employment or financial literacy; case management to help residents retain housing, access benefits and any other entitlement assistance that they may need; socializing and community building among the residents such as planning holiday parties, other events, or maybe starting a community garden; as well as health and wellness such as connecting residents to any healthcare services they may need, or activities of daily life, daily living services.

As I mentioned earlier, Full Circle invests 75 percent of its economics back into the building service provision. That includes our developer fee and ongoing cash flow through operations. We also conduct annual resident services to ensure that the services reflect the residents' needs and their goals.

So, we believe that Grace Terrace responds to the community benefits. Full Circle being the owner/manager, we're going to be a long-standing member of this community and want to be a positive force and a good neighbor. This project creates long-term stability for persons with disability and for veterans. This project aligns with the Village's 2024

consolidated plan, the first priority being affordable housing. We believe that responding to that provides housing stability for persons with disabilities and veterans. It also aligns with the Village's recent 2024-2025 strategic priorities, specifically priority number six, to continue to embrace DEI efforts to create a sense of belonging in the community and within the Village governance, and priority number nine, to seek and maintain and expand attainable affordable housing.

This project also responds to some of the Village's sustainability goals. We will be Enterprise Green Communities certified at the completion of the project and will be utilizing Energy Star efficient appliances.

In regards to the economic investment, we're going to be developing a long-standing vacant lot which will generate more of a tax base. We do pay into property taxes for all of our developments. We're estimating about a $50,000 tax base contribution per year, and we'll be investing $13 million into this project and it will create three permanent jobs in a case manager, a service provider, and maintenance staff.

With that, thank you very much for your time.

ACTING CHAIRPERSON DROST: Thank you, and just a couple of questions on the acronyms that you used. DEI and PSH, can you expand on those so that we have it in the record?

MS. O'CONNOR-BROOKS: Yes. PSH is Permanent Supportive Housing. DEI is Diversity, Equity and Inclusion.

ACTING CHAIRPERSON DROST: Okay, just for the record. Thank you.

MS. O'CONNOR-BROOKS: Thank you.

ACTING CHAIRPERSON DROST: I'm going to ask for the Staff report now. Sam Hubbard is on. Thank you.

MR. HUBBARD: Thank you, Chair Drost.

Okay, so as you've heard, the subject property is at 1519-1625 South Arlington Heights Road that is currently O-T district which is an Office-Transitional Zoning District. The O-T District is primarily intended for low intensity uses, mostly business and professional offices, along with medical offices, and then some additional low intensity uses such as a photography studio or a travel agency. Currently, it is designated as appropriate for offices only in the Comprehensive Plan which aligns to the current zoning of O-T.

The specific zoning actions that the Petitioner is requesting would be a preliminary plat of subdivision approval to subdivide the property into two lots. Final plat of subdivision approval would need to be reviewed by the Plan Commission at a future date once the final plat and final engineering plans have been submitted. Additionally, the Comprehensive Plan clearly designates the site again as offices only, and so in order to align with the proposed zoning into the I District, Lot 1, the southern lot which is the lot that would contain the permanent supportive housing facility, would be reclassified in the Comprehensive Plan from offices only to institutional. Again, that southern Lot 1 would need to be rezoned from the O-T District into the I Institutional District, and all developments within the I District have to obtain PUD approval, and so that would be another part of the request this evening. Additionally, there are three variations that are being requested as part of this project, and I'll get into those further on in the report.

So, here are two aerials of the site, one perspective and one overhead aerial. You can see the subject property is bounded by the red line, and to the south is the existing Gardens of Arlington Heights facility, that's a memory care facility. That site is zoned I, that's in the Institutional Zoning District, and that's also classified as suitable for institutional

uses on the Comprehensive Plan. To the east of the site, there are two single-family homes, and then farther east is a predominantly single-family neighborhood within the R-1 Zoning District. Directly north of the property is a vacant piece of land in the R-1 Single-Family Zoning District. To the west across Arlington Heights Road are single-family homes in the R-3 Zoning District.

We believe the requested rezoning is compatible with the zoning to the south which is also in the I District, again, there's a memory care facility that's an institutional use currently. The proposed use is a permanent supportive housing facility which is classified as an interim care facility per code, which is allowed in the I District. It really has a strong residential component to it although it does couple that residential component to the services provided and supports for those residents. We believe that that would be a good transition between the institutional use to the south and then the vacant land to the north which is currently in the R-1 District but probably not suitable for single-family uses. That property most likely would be developed with an office type use or potentially some moderate density multi-family. So, we view the rezoning as appropriate as a transition between the two.

Relative to the single-family to the east and to the west, given the characteristics of the proposed development, the generous setbacks, good site access, a low traffic generating use, and strong landscape buffers, we believe that the proposed land use could be compatible with the surrounding single-family uses as well.

Some of the general characteristics of the development: again, it's a 25-unit permanent support housing development for individuals with disabilities, there will be an affordable component for all units, it will be disability neutral, and preference would be given to potential tenants that are veterans.

Relative to landscaping and tree preservation, there are 116 trees on the site that will be removed, but that doesn't include any buckthorn trees which are an invasive species and probably not appropriate for the site anyways. Approximately 255 new trees will be planted as part of this development, and 22 of the existing trees that are in good condition and appropriately sited will be preserved. On the east side of the site adjacent to single-family homes, there will be a six-foot tall privacy fence, and to provide for year-round screening, 67 evergreen trees will be planted along that eastern property line. Many of those trees will be planted at eight feet in height which is above and beyond code requirements which require a minimum of six-foot tall at time of installation.

The landscape plan does comply with all code requirements subject to two modifications both of which the Petitioner has agreed to make. One is relative to increasing the height of some of the junipers that are proposed up to six feet in height. Additionally, they will need to substitute some of the deciduous trees proposed on the north property line with evergreen trees.

Overall, this development conforms to the height, density, building lot coverage, minimum unit size and floor area regulations of the I District; however, there are three variations requested. There are also some infrastructure obligations that the developers will need to implement. They will be extending a water main through the site. The dry bottom detention basin at the southeast of the site will be expanded. They will install one underground detention vault and they will be re-striping part of the median in Arlington Heights Road to allow for a dedicated left-hand turn lane into the newly proposed entrance on the northern side of the site, and that will be for southbound traffic on Arlington Heights Road to make a left into the development.

So, we really tried to focus our analysis on this proposal relative to

the land use, and we found that it was compatible to a lot of the existing policies and plans within the Village. It is compliant with our Inclusionary Housing Regulations. Additionally, it is compatible with many of the aspects of the South Arlington Heights Road Corridor Plan, specifically in relation to landscaping. The plan called for, on this particular site, a dense landscape screen on the east side adjacent to those single-family residential homes, which the Petitioner has worked with us to provide. One of the other components of the corridor plan was the establishment of cross access agreements between the properties to the south and the properties to the north. The Petitioner is working to provide those; they will be refined and finalized as part of final plat of subdivision approval should this project move forward with the Village Board.

Additionally, relative to the land use, the South Arlington Heights Road Corridor Plan designated this property as suitable for medical or professional offices as well as institutional uses such as care facilities. As this facility is classified as an intermediate care facility per code, it is compatible with that recommendation within the plan. Then the proposal is also compatible to some of the 2024-2025 strategic priorities established by the Village Board. The Petitioner went through both of those relative to opportunities for embracing diversity, equity and inclusion, as well as priority nine, seeking, maintaining and expanding attainable housing within the community.

We did take a look at some of the public safety implications of this development. As you've heard, Arlington Heights does have one permanent supportive housing development called Heart's Place. We reached out to the Police Department to inquire into the number of calls for service that have come from that facility, and with exception to one isolated incident, the police have documented that this facility, the one in Arlington Heights, the Heart's Place facility generates a similar number of calls for service as would be in a standard multi-family residential development.

Additionally, the Petitioner has provided a tenant selection plan which outlines some of their screening criteria for potential tenants, so all tenants would be subject to that plan. Background checks on tenants would be required. Certain background histories will prohibit those tenants from being selected for lease of these units, and per their tenant selection plan, I should note that sex offenders would be prohibited from occupying or leasing any unit within this facility.

This graphic shows the proposed plat of subdivision. The larger lot to the south which makes up about three-quarters of the site, this is where the permanent supportive housing facility would be located. Lot 2 to the north would be left vacant at this time, and a portion of that land would need to be dedicated for a right-of-way for a potential cul-de-sac in the future.

There is one variation that is required, and that's relative to the width of Lot 2. The O-T District, which is the current zoning of Lot 2 and that will not be changed, it requires a 100-foot wide lot. Lot 2 is proposed at approximately 80 feet in width, so it needs a variation. We are supportive of this variation request. The lot size exceeds the minimum lot size requirements for an O-T lot by about 260%, so while it does not have the necessary width, it is quite a bit larger than what would be required by code. Additionally, given that the land to the north of this property is undeveloped, the creation of this lot and leaving it vacant will allow for a potential opportunity for this lot to be incorporated into whatever future development will occur to the north. As part of that, if it is incorporated into that development, that would negate the small lot width here as it would be part of a larger overall development. So, we are supportive of that

variation request as well.

Here's a colored rendering of the front of the building as viewed from Arlington Heights Road. I would mention that the Design Commission did initially review this project for architecture back in October. That discussion was continued until a future meeting which is likely to occur on November 28th. This was to give the Petitioner some additional time to refine some of the colors, materials and architectural components of the building. I would point out that they are proposing a hipped roof here which we do feel is respective of the residential character of the neighborhood to the east and west. The former Autumn Leaves facility/current Gardens of Arlington Heights Memory Care facility to the south also has a hipped roof in many areas and does not have a flat roof, so we feel that from an architectural standpoint, this will be complementary to the existing structures in the vicinity.

Here's the proposed site plan. A few things I want to point out, and the Petitioner mentioned this as well, but the building is sited central to the site which preserves a 90-foot setback on the front and to the west adjacent to Arlington Heights Road. The I District would require a minimum setback here of 30 feet, so it does exceed code requirements there. To the east, it provides about a 93-foot setback on the southeast, and on the northeast about 120-foot setback. So, that does provide a generous area of setback from the single-family homes to the east in this location.

They are requesting a variation to waive the code required loading berth. We are supportive of this request. I would note that a vehicle could park here adjacent to the small loading area on the side of the building. That would allow at least 9.5 feet on both sides, or on the north side of this vehicle to allow for a two-way traffic to occur or pass. So, we are supportive of this variation. This drive aisle here is 28 feet in width which exceeds code requirements and allows for that 9.5 feet dual travel lanes to the north of any vehicle parked adjacent to the side of the building. Additionally, there are multiple exits into and out of the site, so if for some reason access through that side was hampered, they could proceed to the southern route for ingress and egress to and from the site.

Here is the engineering site and grading plan. Per the request from Staff, the Petitioner did incorporate a second entrance into the site which aligns directly with Emerson Street across Arlington Heights Road. On the north side of Arlington Heights Road, here is where the additional left turn lane will be striped into the median to provide dedicated access into the site. Again, they are utilizing the existing site access to the south and that is benefiting the memory care facility to allow that access as well, so it does comply with those shared access provisions of the South Arlington Heights Road Corridor Plan. They will provide, again, as I mentioned, future access to the north, and that will be refined as part of final plat of subdivision approval, but the eventual goal is to have a future connection to the north which will provide better connectivity between all of these development sites on the east side of Arlington Heights Road.

I'll just touch on some of the infrastructure that's going to be put in. I mentioned the water main which will be extended in this location. They are constructing an underground detention vault which will be located here, and then they are going to be expanding the existing dry bottom detention area at the southeast of the site. There will be storm sewers with inlets on the rear of the property and along the east side of the property that will lead to the underground detention vault or to the dry bottom detention basin. So, it will capture runoff from the parking lot, the runoff from the rear of the site and on the front, and divert most of it to this dry bottom detention basin which eventually drains to the southeast.

Again, here's the landscape plan. It does show the generous area of landscaping at the east of the site. I already talked about some of the preservation and conditions on landscaping, so I'll move on traffic and parking.

This is the final variation requested by the Petitioner this evening. It is to provide 41 parking spaces on the site where code requires 51 parking spaces. We did do a comparison to the Heart's Place development which also received a variation to reduce the parking requirements per code. Code would require two parking spaces per unit; Heart's Place provided 1.83 parking spaces per unit which translates to 1.27 parking spaces per bedroom. Relative to the Grace Terrace proposal, that would equate to 1.36 parking spaces per bedroom and 1.64 parking spaces per unit. So, we feel this is generally in line with what was provided at Heart's Place. We are not aware of any parking problems that have occurred at Heart's Place, so we do believe that the parking here will be acceptable.

Relative to traffic, generally speaking, this use is going to be a low expected traffic generator. In 2016, there was a medical office development approved for this site, and that was going to provide almost twice as much expected traffic during peak hours compared to the Grace Terrace expected traffic volumes. So, again, with great site access, with shared access between this site and some of the neighbors, we don't believe that there will be any undue traffic burden from this development.

That being said, we are supportive of the application subject to, I think 14 or 15 conditions as outlined in the Staff report. I'm happy to go through any of these in detail. I will note there were some changes that we were requested by the Petitioner, and the Staff Development Committee is comfortable with those changes. The first one relates to condition number 3, removing the word 'deed', so the original condition would have required this development to be deed restricted to remain in perpetuity as an affordable housing development for individuals with disabilities, meeting all HUD defined income levels. We're taking out the word 'deed', so rather than have it, you know, have a specific document on the deed and a deed restriction, it will be restricted via the PUD. Additionally, some of the Petitioner's lenders will also be requiring this restriction as well, so we feel comfortable with eliminating that single word.

Relative to condition 6(c), that had required one on-site service staff member between standard business hours, 9:00 to 5:00, Monday through Friday. These services are going to be provided by a separate agency that Full Circle will be partnering with, so they don't really have direct control over the staffing hours and when those staff will need to be there. Additionally, there will be times where the staff may need to work evenings or weekends, and in those instances they won't be there during the normal business hours. So, they did request that we modify the condition to state that case workers and service providers will be on site as needed and they will need to provide estimates for these minimum hours that will need to be reviewed and approved by the Village.

Finally, relative to condition 14, should a parking problem on the property exist, as determined by the Village, the Petitioner shall provide additional on-site parking to meet code requirements as needed. “To meet code requirements as needed” is the additional language added, and we are comfortable with that additional language. So, again, we are supportive of the application and recommending approval subject to these 15 conditions.

ACTING CHAIRPERSON DROST: Yes. So, green is in, red it out.

MR. HUBBARD: Correct.

ACTING CHAIRPERSON DROST: Thank you. Thank you, Sam.

Is there a motion to approve the Staff Committee report or Staff

report?

COMMISSIONER LORENZINI: So moved.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON DROST: Okay, second.

Those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed, same sign.

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, the Staff report is added to the record, thank you. So, now we're going to get to the Commissioners.

Any initial comments, Commissioners, on this project? I'll start with Commissioner Cherwin.

COMMISSIONER CHERWIN: I think I'll reserve until we hear from the public.

ACTING CHAIRPERSON DROST: Good, thank you.

Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't have any yet. I'd like to hear the public comments.

ACTING CHAIRPERSON DROST: Commissioner Ennes?

COMMISSIONER ENNES: I have a couple that I would like to address prior to comment. Ms. Reyes and Ms. Brooks, if you could come back up, I'd appreciate it. I have a couple of questions I'd like you to clarify. Can you define disabilities and veterans? Are veterans military veterans?

MS. O'CONNOR-BROOKS: That's correct, yes.

COMMISSIONER ENNES: And when you use the term disabilities, what does that mean?

MS. O'CONNOR-BROOKS: Yes, so it's defined by the Americans with Disabilities Act, and I can read you the actual definition. Let me pull it up here.

COMMISSIONER ENNES: Okay.

MS. O'CONNOR-BROOKS: I apologize, I just don't want to mis-speak for you.

I'm so sorry, I know it's in here. I can summarize it. So, it's any individual that is perceived to have a physical disability or mental disability and also individuals that have had long-standing disability. So, for example, somebody who is in remission from, you know, a long-standing disease.

COMMISSIONER ENNES: I don't understand, though.

MS. O'CONNOR-BROOKS: So, I apologize, I wish I have the definition in front of me.

MR. HUBBARD: I have it here if you want. I can read it out.

MS. O'CONNOR-BROOKS: Oh, great. Thank you, Sam, yes.

COMMISSIONER ENNES: Thank you, Sam.

MR. HUBBARD: A person with a disability is someone who has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such impairment, or is perceived by others as having such an impairment.

COMMISSIONER ENNES: Thank you.

MS. O'CONNOR-BROOKS: Thanks, Sam.

COMMISSIONER ENNES: In the documentation information we originally received, I noted that there was a provision that said preference would be given to Arlington Heights residents and/or employees of Arlington Heights businesses. Yet in both the Staff report and in your comments, I didn't hear anything about that mentioned. Is that still a condition?

MS. O'CONNOR-BROOKS: No. So, we went through this at the Housing Commission and they did grant us an exception to that ordinance as our funding sources do not allow for local preferences. It's a Fair Housing Act violation.

COMMISSIONER ENNES: Okay, that's disappointing to hear because we've been told at other hearings that Arlington Heights residents would be given preference, and I subsequently hear they don't have any preference.

MS. O'CONNOR-BROOKS: Yes, just to be clear, we have, it was never part of our plan to give priority to a specific zip code. We will be marketing the site base list which is how people will become tenants at the property, through a site base list. That gets approved through the Housing Authority of Cook County, and we'll be marketing that locally with local groups in Arlington Heights. We do find at most of our properties that most tenants are from the community. They have grown up there or have family in the area.

COMMISSIONER ENNES: That's interesting. I think you mentioned that the project will be green certified?

MS. O'CONNOR-BROOKS: Yes, Enterprise Green certified.

COMMISSIONER ENNES: Is that the same as LEED certified?

MS. O'CONNOR-BROOKS: No, it's a different organization, but similar concept.

COMMISSIONER ENNES: Okay, let's see, I think I had one other question. What is the housing task force that recommended to you that you provide additional housing here in Arlington Heights?

MS. O'CONNOR-BROOKS: They're an advocacy organization that advocates for adults with disabilities for housing for them.

COMMISSIONER ENNES: Who does that consist of? Is that like a local political group? Is that a not-for-profit organization? What is that?

MS. O'CONNOR-BROOKS: Some of them are here tonight so I'm sure they'd be happy to speak to you during the public comment, but it's an advocacy organization, so it's a not-for-profit organization.

COMMISSIONER ENNES: Okay, thank you, that's what I had for you.

Sam, I do have a couple of Staff questions. One, with the landscaping, you mentioned 116 trees would be removed excluding buckthorn? Does that mean all buckthorn are gone or they're going to be left?

MR. HUBBARD: Yes, I believe they'll all be taken out, yes.

COMMISSIONER ENNES: Okay. Okay, let's see.

ACTING CHAIRPERSON DROST: Yes, on that point, the number and including the buckthorn which you didn't count?

MR. HUBBARD: Right, 116 plus the buckthorn, yes.

ACTING CHAIRPERSON DROST: So, it's a little confusing, but yes, so it's buckthorn and the 116.

MR. HUBBARD: Yes.

ACTING CHAIRPERSON DROST: Good.

COMMISSIONER ENNES: And then with this Lot 2, why would we approve

a variance to cut off 20 feet to make Lot 2 deficient for a future Office-Transitional development?

MR. HUBBARD: I think the hope is that that lot is going to be incorporated into whatever development takes place to the north. As a standalone site, it's probably not ideal for just a single office tenant. It's possible, we do have office developments on lots that are less wide than that.

COMMISSIONER ENNES: It's pretty long and narrow for an office development.

MR. HUBBARD: Right, I mean, it's not ideal, it isn't, but again, I think the hope is that at some point this will be incorporated into the redevelopment of those properties to the left.

COMMISSIONER ENNES: But certainly you're left with one mark against it by having it deficient.

MR. HUBBARD: As a standalone lot, yes, it's not ideal, but combined with the other ones, then it shouldn't present any problem.

COMMISSIONER ENNES: Okay, is a representative from your developer/owner/operator here?

MS. O'CONNOR-BROOKS: We are the developer/owners and operators.

COMMISSIONER ENNES: You are, okay.

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER ENNES: So, you mentioned you have 1,500 units. That's quite an impressive number in three states. The last time you came before us, you mentioned, one of the gentlemen mentioned that you pay property taxes, and my area of expertise is in property taxation. I have a question about the property taxes, because again, you've stated in this project that you will pay property taxes.

MS. O'CONNOR-BROOKS: Correct.

COMMISSIONER ENNES: So, with all these properties that you've been operating and managing, do you not go on and appeal them based on your subsidized income, not based on market rents?

MS. O'CONNOR-BROOKS: Actually, we're going to have our President and CEO answer this question.

MR. WILMOTH: Hi, Joshua Wilmoth, J-o-s-h-u-a W-i-l-m-o-t-h.

COMMISSIONER ENNES: And were you sworn in originally?

MR. WILMOTH: I was, sir.

COMMISSIONER ENNES: Okay.

MR. WILMOTH: President and CEO of Full Circle Communities. Thank you for the opportunity.

Under Illinois law, I mean, you sound like you wanted technical data, so under Illinois law, affordable housing is to be valued based upon the income approach. That is the way that assessors are to identify the value. So, every year we go to the assessor and we show them what our operations were, and then the assessor determines the value. We don't appeal them, we just have a conversation with the assessor about what the operating expenses are, and then they determine the fair market value or ultimately the equalized assessed value based upon that conversation.

COMMISSIONER ENNES: And you have other the properties right in the immediate area now?

MR. WILMOTH: We have several properties that are in Cook County, and

then we have properties that are more akin to what we're proposing here. Again, the example was given in Downtown McHenry for Pearl Street Commons, and we do have some properties in the western suburbs as well.

COMMISSIONER ENNES: I just wanted to mention to you, in 2022, the Elk Grove-Arlington Heights surrounding area real estate assessments went up 30 to 40 percent. That's probably not a surprise to you. But for the taxpayers in this area, if you're going to be coming in with kids who are going to go to the schools in these units and they're going to be appealed, they're not going to be appealed or adjusted? Is this a newer law in Illinois that allows for a special assessment or classification for affordable housing?

MR. WILMOTH: Yes, and the numbers that we've been providing to you already take into account the Cook County requirements for the special assessment program and the LIHTC valuation program. So, that $50,000 per year and trending up is our best estimate and our tax attorney's best estimate at what this property will look like when put back on to the tax rolls.

To your earlier point about children living in this property, that is certainly something that will be allowed. It is also true that at again the similar property in McHenry, we have two I believe, two children living in that 25-unit building. So, we don't anticipate that this will be a substantial drain on the school's resources.

COMMISSIONER ENNES: So, okay, that's something I wasn't aware of.

MR. WILMOTH: Thank you.

COMMISSIONER ENNES: Okay, because my concern being the impact to the surrounding properties. Those people who are already getting large tax increases, if you're valued at or below market value rate compared to other apartment buildings in the area, not as much of their educational tax expense would be getting paid, but thank you.

MR. WILMOTH: No, I absolutely appreciate that. Again, as my colleagues had pointed out, we are a longstanding member of the communities in which we develop. We intend to own in perpetuity. We want the Village to succeed, we want this property to succeed, we want the residents and the neighbors to succeed. That is why as a non-profit, we are so invested in not just the development work that we do but the services that we bring to our residents to connect them to the rest of the community and ensure that we truly are a part of the fabric of the community. So, thank you for the opportunity.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON DROST: Yes, thank you, that's helpful.

Commissioner Jensen?

COMMISSIONER JENSEN: Not yet.

ACTING CHAIRPERSON DROST: No?

How about Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, George, I do, thank you. A couple of questions. So, the question I'm interested in and I'm sure a lot of people here are also, so you have a tenant selection program?

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER LORENZINI: So, obviously, the first thing, or one thing you look at is the income of the tenant. Then the next thing would be if they qualify under the ADA act for disabilities, but also you said if they're ADA labeled, you also rent to veterans, but there again, there's an income limit on that, okay. So, but if you have a two-bedroom and you're renting to a disabled person and one other person could be living there, right? It's not the same?

MS. O'CONNOR-BROOKS: That's correct, yes.

COMMISSIONER LORENZINI: Okay, and this is very negative to say, but how do you know, how do you ensure that the person you rent to is the one that is living there?

MS. O'CONNOR-BROOKS: We have proactive on-site property management, and so they're aware of all tenants that are living in the property at the time. There is a limit on overnight guests which is also outlined in the tenant selection plan.

COMMISSIONER LORENZINI: Okay, and the setback, why is the building so set back so far from Arlington Heights Road? Because if you moved it a little further to the west, you'd be farther away from the homes in back of it or to the east of it.

MS. O'CONNOR-BROOKS: Yes, that was in coordination with Staff. I know that there's also some utility easements that apply, so I can't speak to the technical aspects. We do have our civil engineers here if you would like them to speak on that, but it was in coordination with Staff.

COMMISSIONER LORENZINI: That's all right; it's good enough. I understand also that you can't give preference to Arlington Heights residents, that's pretty typical of government programming, but when the place is built and you start renting it out, do you advertise to people or how do you get your tenants?

MS. O'CONNOR-BROOKS: Yes, so we market it locally. So, we'll work with local organizations such as the task force group to reference people to what's known as a site base list. That's site base list is what we provide to the Housing Authority of Cook County who then verifies incomes and that they meet all qualifications such as having a disability. Then that list then comes back to our property management and we vet who goes into the building ultimately, but all of it gets marketed locally.

COMMISSIONER LORENZINI: Also during the presentation, it was mentioned that some of the units are ADA equipped?

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER LORENZINI: All of them are or just some?

MS. O'CONNOR-BROOKS: Yes. So, our property is disability neutral, meaning it's not targeting any type of disability. So, there is not really a one-size-fits-all for apartment features, so we try to provide a wide range of accessibility features. Some of those are what's known as Type A or ADA units, and those have, you know, more physical, universally designed features. But other units are adaptable.

COMMISSIONER LORENZINI: Okay, and also a service provider was mentioned. Could you, what's that --

MS. O'CONNOR-BROOKS: Yes, it's Anixter is the service provider. So, we partner with another, a third-party service provider.

COMMISSIONER LORENZINI: And what is their role?

MS. O'CONNOR-BROOKS: Sorry?

COMMISSIONER LORENZINI: What is their role?

MS. O'CONNOR-BROOKS: So, their role is to provide services to tenants. So, I'll pass this back to Denise. Actually she talked through some of this.

MS. REYES: So, they'll provide case management and other services to connect the residents to the community or other resources that they may need, and we'll coordinate those services based on the residents' needs and goals overall.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Commissioner Green?

COMMISSIONER GREEN: I'll wait for the public.

ACTING CHAIRPERSON DROST: Good, and I'll wait for the public, too.

We are going to open the meeting to the public now. I notice we have pretty much of a full house.

How many of you expect to be commenting on this project? Okay, so there's about 10 or so, which is good.

So, what I'm going to do is this. We'll maybe start with, I see people that have badges on there, yes, is that sort of an infinity group here that would be in support of the project, and others that might have concerns about the project. So, we can basically start to my right and we'll work on those that want to speak row by row, and we'll just keep tabs on who's concerned about the project or who might be in favor of the project. We'll mix it up that way.

So, if I could start over on the right, is there anybody in the first row that would like to speak? For those of you that are subsequent speakers, we're going to go through the same drill. So, your name, and address if you want to provide the address, and spell your name to the court reporter, okay? Thank you.

PUBLIC COMMENTARY FOR PC #23-007

MR. BRADY: Well, good evening. My name is Hugh Brady, H-u-g-h, B-r-a-d-y. I live at 272 Jules Road in Inverness, and I am the co-President of the Housing Task Force that's been previously mentioned. I'll tell you a little bit about the task force.

We're an all-volunteer non-profit that works to be the catalyst to create permanent supportive housing for people with mental illness and other disabilities. We don't seek to own or operate a project; instead, we want to bring together developers, municipal officials, community groups, legal men and woman voters. We've worked with a group called Arlington Heights Faith in Action to create a critical mass to create a project such as this, and then we step back and let things roll.

We've so far worked to build five buildings, permanent supportive housing apartment buildings for people with disabilities. This would be our sixth. When we first got started, 11-12 years ago now, we had a project that never happened up on the north side of Arlington Heights where Heart's Place is right now. The Village at that time required the developer to do a market survey to see if there was a need for this type of housing. All the task force folks were initially part of NAMI, the National Alliance on Mental Illness with the local chapter here and in Barrington and in Skokie and Schaumburg. We all knew there was a need for this type of housing, but the Village wanted a formal study. They came to the conclusion within a five-mile radius of this site which is approximately where Buffalo Grove High School is now, there was a need for 973 apartments of this type.

So, our task force so far has worked to create 187 which is 19 percent of the need, and if these 25 are built, then that would bring us up to 22 percent of the need. So, we're going to stick around and work to create more housing of this type because there is a tremendous need. Thank you.

ACTING CHAIRPERSON DROST: Good, thank you. So, summarizing that, there's agency representatives that are in support of facilities to create some inclusivity; is that fair? And this is, the membership, how many members do you have in your organization?

MR. BRADY: Well, we don't --

ACTING CHAIRPERSON DROST: Tell us a little bit about it.

MR. BRADY: I mean, we're an all-volunteer organization so we don't have an official membership list. We don't collect dues and anybody who wants to show up and help out is a member. So, I think there's about, what, about 40 people on our list maybe.

ACTING CHAIRPERSON DROST: All right, so there is a representative number.

MR. BRADY: So, it's not a huge group. Again, you know, with most volunteer groups, there's about 10 or 12 of us that do most of the work.

ACTING CHAIRPERSON DROST: Army of one.

MR. BRADY: And the rest of us show up from time to time to, you know, encourage.

ACTING CHAIRPERSON DROST: Good. We just want to get sort of a sense, we want to get a sense of who you represent, what's your constituency and how that interacts with our community.

MR. BRADY: Yes, and so in terms of our officers, we're a 501(c)3 non-profit incorporated and all that. So, we have a board of directors of 12 people, and officers, two of our officers live in Arlington Heights.

ACTING CHAIRPERSON DROST: Okay, that's helpful.

MR. BRADY: I live in Inverness. One of our board members lives in Inverness. One lives in Skokie, one lives in Bannockburn, one lives in Park Ridge. Did I miss anybody?

ACTING CHAIRPERSON DROST: Yes, no, we just want to get a texture, you know, but the important thing that we want to hear is that there are people in our community, our specific community that are active in your organization.

MR. BRADY: Right.

ACTING CHAIRPERSON DROST: Thank you, all right.

MR. BRADY: Oh, another one lives in Palatine.

ACTING CHAIRPERSON DROST: All right. Well, I'm sure you'll find -- good. Good, good, good, thanks.

Anybody else in that front row? Please come forward, state your name.

MS. SALLY MODELLE: Hi, good evening. I'm Sally Modelle. My daughter Emily is here, Emily is a resident of Arlington Heights. We have long ties to Arlington Heights. She went to Miner School, she worked at that nice Goodwill down the street for 10 years. She will be on the list.

Those of us who have family with needs for housing in the future, we know about these things. We pay attention, we are on the list. The people from Arlington Heights that need it, you know, we're fine, too. If you build it, they will come.

We wanted to express our gratitude to you for considering this. It's a much needed project and to partner with a very responsible organization like Full Circle here. Thank you for giving us an opportunity to meet some prospective neighbors. We chatted with them, with the people coming up on the elevator. We'd love to chat with you later, those of you who live near the building.

Emily, do you have anything to say? Just say hi. Just say you'd like to live in one of the housing.

MS. EMILY MODELLE: I'd like to live in the housing.

MS. SALLY MODELLE: Okay, thank you.

ACTING CHAIRPERSON DROST: Yes, thank you, that's great.

Anyone else from the second row? Yes, come forward.

MR. GEIER: Hello, my name is Philip Geier, G-e-i-e-r. I live at 226 South Vail in Arlington Heights. I am the Vice President of the Housing Task Force. I am retired now, but I have 30 years of service into mentally ill people, in case management, counseling and substance abuse services. I have seen over the years there's a great need for this kind of housing to make these people have a chance to live their best lives.

ACTING CHAIRPERSON DROST: Yes, thank you.

Anyone else in the second row? Yes, please come forward, and you can queue up if you want in the second row. That will save a little time. Yes?

MS. GRAINAWI: Hi, Lorri Grainawi. Do you want me to spell it?

ACTING CHAIRPERSON DROST: Yes.

MS. GRAINAWI: L-o-r-r-I, G-r-a-i-n-a-w-i.

ACTING CHAIRPERSON DROST: Thank you.

MS. GRAINAWI: Yes, I'm the co-President. Oh, I live in 227 South Vail Avenue in Arlington Heights. I'm the other co-President of the Housing Task Force, and I've been working on this for about 11 years.

One of the things that we do as the Housing Task Force is we create welcome baskets for all the new residents, and it's all the essentials. So, we provide dishes and dish towels and sheets and all kinds of things. So, as part of that, I've had the opportunity to meet some of the residents as they're moving in.

Also, at Heart's Place, this past year they created a mural in their front hallway that all the residents participated in. It's really beautiful. I was invited along with anybody else that wanted to work on it to come and help, so again, I had the opportunity to meet with people and, you know, just emphasize that while this housing is open to everybody, people want to live in their own neighborhoods. I mean, that's why we wanted to do this.

Those of us that have loved ones that need housing, they need some type of supportive housing, you know, we want our family members to be close to us, and other people feel the same way. So, you can't choose but people choose for themselves. Thank you.

ACTING CHAIRPERSON DROST: Yes, thank you.

Our next commenter?

MR. HELLNER: Good evening. How are you, Mr. Drost?

ACTING CHAIRPERSON DROST: Good, fine.

MR. HELLNER: My name is Mark Hellner, M-a-r-k, H-e-l-l-n-e-r. I live at 357 South Belmont. My wife and I have lived here in Arlington Heights for over 27 years. I have three connections in one sense to the subject matter. I have no connections to this particular project and developer.

The three connections are these. For several years, I was a member of the Arlington Heights Housing Commission and chaired the Housing Commission for a few years. So, we dealt with affordable housing a lot, as you guys know, and the need is incredibly large. I was around when we approved, the Housing Commission approved Heart's Place to my great pleasure. It's a beautiful facility if you haven't been there.

Secondly, we're parents to a disabled adult son. He would not qualify to live in this place because his disabilities are too significant to permit him to live on his own, but I'm in support of this project because, as I've mentioned, the need is very profound. With respect

to our son, for example, we've been looking for several years for an appropriate place for him to live, and most of them are multi-year waiting lists. So, anybody in this situation or facing this situation, 25 housing units is not a lot. I think all of us would agree that it's a small facility. It's going to wait a long time most of the time to get an appropriate spot for our child.

The third connection that I have is that I've been a lawyer, this is my 47th year as a lawyer. For the last 35 or 36 years, I have worked in some capacity with the Center for Disability and Elder Law. I think from 1986 to 2012 if my memory serves me, I was a volunteer attorney for them and virtually all the work back then was in housing and mostly for people who have disabilities. I ultimately was the Executive Director of the Center for Disability and Elder Law. I retired. All of the clients were low income, all of the clients were either senior citizens or people with disabilities. So, for seven or eight years, basically, I full time helped people trying to find housing who face this situation. Initially, it was from a grant from the Illinois Attorney General's Office which was full time housing issue because the grant was restricted, and I will tell you that the problems are profound in finding houses of this kind.

Ironically, this afternoon a man showed up at my house, I don't know how he knew where I lived but he did, 84 years old, he's being evicted from his apartment for 18 years. He's of low income, Social Security income only. His present rent is 75 percent of his Social Security income and he may be homeless next month. I told him I'd try to help him. I don't know what I can do, but I'm going to try, and that's not atypical of the clients that the Center for Disability and Elder Law represents.

So, for all those reasons, I think it's just incumbent upon you guys to support this project enthusiastically and unanimously. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

All right, next? Anybody else in row two? Three? Raise your hand and then queue up. Okay, in row three?

MS. NABORS: My name is Beth Nabors, B-e-t-h, N-a-b-o-r-s. I've been a resident of Arlington Heights since 1967. I challenge anybody in the room to have more residency than I. I went to school at St. James Grade School, I went to St. James Junior High, and I went to St. Viator's High School.

I have watched Arlington Heights grow and transition over all of the years. I remember when this building was a tiny building, and now it's the Taj Mahal. I have watched all of the wealth in Arlington Heights expand and expand and expand, and I have watched all of the middle income individuals and low income individuals disappear.

I run an agency that serves the homeless population, one of the largest non-profits here. I do it with relationships with faith-based locations, 23 of them, and we have 70 sister churches that feed into our organization. I have 2,500 volunteers. I support this program wholeheartedly.

I am the agency that serves the adult mental health population that have nowhere to live after their parents passed away. I am the organization that serves people that do not have medical insurance, do not have an ability to pay. This is needed in tenfold. In tenfold. I know that you see the people that I serve walking all over Arlington Heights. All of my residents are from the northwest suburbs of Cook County. I don't serve anybody from outside of the northwest suburbs of Cook County. I serve over 1,000 individuals a year.

I used to serve all homeless individuals. Now I'm at 62 percent of prevention. 62 percent of who I serve are prevention, keeping people in their homes. So, I implore you to support this one hundred percent, this and many future projects. Thank you.

ACTING CHAIRPERSON DROST: Thank you. Yes, what's your current title right now?

MS. NABORS: I'm the Executive Director of JOURNEYS, The Road Home, and I live at 815 East Olive Street, Arlington Heights.

ACTING CHAIRPERSON DROST: Just want to get that in the record.

MS. NABORS: I'm the big boss.

ACTING CHAIRPERSON DROST: Yes, we know the Nabors. You're a good neighbor, too. All right, so anybody else in number three row?

MS. MICKO: Hi, my name is Morta Micko, M-i-c-k-o. This is my mother Selena.

MRS. MICKO: Selena Micko, M-i-c-k-o.

MS. MICKO: We live at 125 East Emerson Street in Arlington Heights. It's that house that's the first one, the first residential home.

MRS. MICKO: If you can put that map here; we can definitely show you where we live.

ACTING CHAIRPERSON DROST: Yes.

Do you want to put that slide up if you can, Sam?

MRS. MICKO: It's going to be easier.

MS. MICKO: Perfect, so that's our house, yes. That first one.

ACTING CHAIRPERSON DROST: Right.

MS. MICKO: We've lived here for 34 years. This is also our community. We just want to also share our support for this project, like it's a great project. We understand the necessity for it.

We do have some concerns. My parents have groundwater, so it's a private well water. So, we wanted also to express our concern about that and ask, you know, what will be done to protect our well water, our groundwater during construction and, you know, of course kind of after. We do appreciate also the parking, you know, the proposed plan for the parking runoff as well. So, that was one thing that we wanted to say.

We also want to express a concern about the parking lot and the light interference, so the light pollution, you know, kind of how, we understand that there will be a privacy fence that will be built but there is not much that we can do about light interference. So, we wanted to kind of also express that as well, so what we can do to kind of prevent light pollution or limit it.

Let's see here. We also wanted to ask about the potential effects that this will have on our property value as well. Then we did have some concerns about, you know, kind of the retaining pond as well and how that's going to be insured and what's going to be done to kind of prevent like kids drowning, things like that.

MRS. MICKO: I don't know how those, the stuff there putting the water against the mosquitoes, I know this, and how it's going to, you know, have influence on the water we are using from the well --

MS. MICKO: True, yes. That's a good --

MRS. MICKO: -- because it's very close.

MS. MICKO: We also wanted to, you know, kind of express the same concern actually that you had expressed before, why the building is so far back. My dad had a really, you know, great question as well, why isn't it turned the other way, you know, which, you know, that's the plan. But, you know, why kind of go so far back on the lot, you know, and what

the reasoning is for that. I think the answer was something about staffing. We just want that kind of clarified a little bit more.

So, let's see here. Anything else? I think that's all we have.

ACTING CHAIRPERSON DROST: Good.

MRS. MICKO: One more question, I'm sorry.

ACTING CHAIRPERSON DROST: Yes, certainly.

MRS. MICKO: If the fence is going to be, because, you know, you can see so clearly where we are living, and we are a neighbor with this facility from memory care, the people living there, it's so quiet, and it's a fence and they didn't put enough trees which was in the plan. Even if we were complaining in City Hall, they never put more trees bordering with us. So, if we can see how many trees, if 200 something trees is going to be planted, how it's going to look on our side. That is important because they promised before and they didn't do it right.

ACTING CHAIRPERSON DROST: Yes, so we've got some questions here on engineering, the water detention, runoff water settling, the issue of landscaping and then the setback. I think the setback was discussed in the Staff report.

MR. HUBBARD: I can certainly touch on that.

ACTING CHAIRPERSON DROST: Why it was set back from Arlington Heights Road. If we can address those while we still have them in our memory, you know?

MR. HUBBARD: If you look at the aerial here, you'll see this is the memory care facility. That's approximately 90 to 100 feet set back from Arlington Heights Road. So, to keep this development consistent with that rather than to put it, you know, much closer to the street which would not be quite as compatible with the neighboring structures, we asked that it be set back a little bit farther to be more compatible with the building alignment already in place here.

MRS. MICKO: Yes, but this property, the memory care, they have a much bigger area and they still have a lot of green in the back. So, they could put --

ACTING CHAIRPERSON DROST: Yes, screening.

MRS. MICKO: -- whatever it is in the center.

ACTING CHAIRPERSON DROST: The ambient light --

MR. HUBBARD: Yes. So, relative to the landscape plan, we can certainly touch on that. I mean, it's a little bit hard to see here but, you know, you can zoom a little bit. So, this is the area where a lot of these evergreen trees are going to be planted. They're going to save some trees up at the northeast corner that are in good condition, and then the evergreen trees, they've worked with us to kind of plant kind of a dense line and row of these trees along this property line to provide for that year-round screening.

Relative to photometrics and light levels, there are restrictions in the code relative to the level of illumination that each property can generate and produce at a neighboring property line. The development here did conform to those requirements, above and beyond those requirements. We did take into consideration, you know, the lights on this site, and they had been proposed, I think maybe around 28 feet on the building and the Petitioner has worked with us to lower the heights on the building slightly which should help to decrease any, you know, spillover onto the neighboring properties.

ACTING CHAIRPERSON DROST: What's that? Oh, groundwater? This is their engineer.

MR. HUBBARD: Sure. Yes, I don't know if your engineer wants to tackle that one.

MS. WELP: Hello, Claudia Welp with CAGE Engineering at 2200 Cabot

Drive in Lisle.

Yes, so we have an extensive stormwater plan where we are collecting all of the stormwater that's run off from the site into the storm system which will go into the ponds.

MRS. MICKO: What I'm afraid, when it's going to be concrete all around and then we are not going to have water at all.

MR. MICKO: Your property is going higher, the property --

MS. WELP: Yes, so the property is much higher, you're right, than the adjacent site.

MR. MICKO: -- all water --

COMMISSIONER ENNES: Discussion comes from up here.

ACTING CHAIRPERSON DROST: Yes. Why don't you come forward? You're part of the family, the Micko family?

MRS. MICKO: Yes.

ACTING CHAIRPERSON DROST: So, and what we're going to do is if we can kind of, you know, keep it concise because there's generally the approach in the Engineering Department and in our Planning Department, the idea is not to invade other adjoining properties. Nothing is going to be worse off than what it is now, so that's our cardinal rule here.

MS. WELP: Yes, so we have to follow not only the Village of Arlington Heights stormwater code, we also follow, I apologize, the Metropolitan, the MWRD. So, we have multiple codes that we have to follow to ensure that we are not draining any of our site onto your site. We're not allowed to drain off onto your sites. So, we collect all the water from our site, the additional runoff that you're talking about from the pavement will be collected.

MR. MICKO: It --

ACTING CHAIRPERSON DROST: Yes.

MS. WELP: Yes.

MR. MICKO: It will --

MS. WELP: Yes, see all of our --

ACTING CHAIRPERSON DROST: If you could speak into the microphone?

COMMISSIONER GREEN: Speak into the microphone.

MS. WELP: All of the green lines in there is storm sewer, and all the circles are inlets. So, all of those will collect all of the stormwater from our site, every bit of it, into those storm sewers which then lead to the stormwater detention pond. The stormwater detention pond is not going to be wet all the time, it's dry bottom which means it's not going to fill and stay with water. It has to drain down within, I think it's 92 hours max, so it's not going to have standing water in it. It is meant to filter out.

MR. MICKO: Right now, example, if no any concrete there, okay?

MS. WELP: Correct.

MR. MICKO: We have a lot of water under our building already.

MS. WELP: Correct.

MR. MICKO: If this whole thing, all area will be concrete --

MS. WELP: Correct.

MR. MICKO: -- how will you collect all the water from our side which is the most --

MS. WELP: Yes, so we put together an entire stormwater report that calculates all the additional pavement that we're adding in. That is all calculated and collected, all

of that storm sewer size with calculations and programs to make sure that it can collect a hundred-year storm from that property which is not an everyday storm that you're going to see. It's going to have more stormwater than what's out there now. If you see water running on your site, it's because there's no stormwater out there. So, now we're going to have a storm sewer out there now that's going to collect all this water --

MR. MICKO: Everywhere --

MS. WELP: -- everywhere in that property is going to be collected and will come into that detention pond.

ACTING CHAIRPERSON DROST: And to assure you, our Engineering Department has those records that you can then study rather than, you know, having the discussion here. The general rule, you know, is that you're not going to be worse off, and you can access those through our Planning Department. So, if you have more questions, those can come up at subsequent hearings. So, I want to be respectful of the time, you know, I know you've got specific questions and you're basically, you know, on the front line, but notwithstanding, let's not do our homework here.

MRS. MICKO: Thank you.

MR. LYSICATOS: To the Chair?

ACTING CHAIRPERSON DROST: Yes?

MR. LYSICATOS: If we want to just keep the pace going, we'll mark down any of the questions.

ACTING CHAIRPERSON DROST: Yes, that's fine.

MR. LYSICATOS: We'll let the public kind of run through, make their comments and then we will provide answers, us or pull up their professionals for testimony, just to keep it moving along in that direction.

ACTING CHAIRPERSON DROST: Yes, exactly, thank you.

MR. LYSICATOS: Thank you.

ACTING CHAIRPERSON DROST: Commissioner Lysicatos. So, yes, we practice it a lot, but put that in the record to Commissioner, not Commissioner, but the Assistant Planning Director. Thank you.

All right, anybody else on that side? Yes, sir. Come forward.

MR. BENTLEY: Hello, my name is Thomas Bentley, B-e-n-t-l-e-y.

ACTING CHAIRPERSON DROST: Pull up the mic a little bit. You're so tall.

MR. BENTLEY: Yes, that's --

ACTING CHAIRPERSON DROST: Yes, you need to --

MR. BENTLEY: It can work for you or against you.

ACTING CHAIRPERSON DROST: Yes.

MR. BENTLEY: You know, one of the things that I was concerned about was, Commissioner Ennes, you brought up about the taxation. I, you know, that was one of the things I was going to ask about and I actually was surprised that they were paying taxes on it which is a good thing. So, I would still ask the Commission to dig a little deeper and just, you know, because you're going from, you're taking a property that's going to be, you know, an income-producing property to, you know, other use that's not going to, you know, pay taxes. But they are going to pay some taxes, I would ask that you look a little deeper into that.

To your point of the taxes, I'm up 63 percent, 63 percent. So, I'm wondering if at some point you're going to build a facility for me so I can still live in Arlington Heights, you know. So, I want to, you know, I'm sympathetic to all this stuff but I'm also, I want to

keep living here in Arlington Heights. I've been here 40 years, I always wanted to live in Arlington Heights when I was younger. I finally made it out of 37th Place and Pine and I just couldn't wait to get out and come out here. Anyway, so I love Arlington Heights, been here 40 years, love to be here the rest of my days, but at 63 percent, if you keep doing that to me, I'm gone. So, I'm not happy about that.

Anyway, I will say that this development group is organized and they answered a lot of the questions for sure. There's still other ones that I would like the Commission to take another closer look at. For example, it essentially favors veterans. Perfect, love it, I'm in line with veterans, good.

Then, you know, people with disabilities, you know, my concern is, you know, not my concern but I would question just what, they had actually, they kind of answered that with their tenant selection which is a good idea. I would ask the Commission to look deeper into that, just what the threshold is going to be, you know, because people with disabilities, I looked that up, you know, from Social Security and the definition was, what was it, you had to prove you cannot do or engage in any gainful activity due to medical condition. So, that's considered disability to be eligible as far as Social Security is concerned. So, I'd like, you know, I'd like that to be something that's considered, you know, by the Commission.

That was it. I think that, I would like to, you know, if this is going to be permanent which that's what they're asking for, it's permanent, so I'd like to have some permanent rules in place, too. Wouldn't that be fair to ask? I don't know, I'm just, I'm asking you to take a look at that. That's it. I just, I'll say that and no beefs, okay. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Ms. Brooks, do you have comments, because we're not subject to the definition for Social Security, it's ADA, right?

MS. O'CONNOR-BROOKS: That's correct.

ACTING CHAIRPERSON DROST: Come to the --

MR. BENTLEY: I didn't say we were, I just --

ACTING CHAIRPERSON DROST: No, I'm just kind of clarifying this because I want to get some, you know, focus here.

Okay, yes, sir?

MR. BURNTON: Hello, my name is Carl Burnton. I live at 416 South Belmont in Arlington Heights. It's Burnton, B-u-r-n-t-o-n. I've lived in this town for 40 years. My kids have grown up and I now have 12 grandchildren who live in this area.

The area you're talking about, my grandkids go to the parks, they play soccer games, they ride their bikes. It's a residential neighborhood immediately to the east of this facility. I heard someone say the crime rate is similar to multi-residential complexes or something, words to that effect. I guarantee you the crime rate is a lot more than it would be two blocks over on Belmont Street and Pine Street residential areas.

This complex is not consistent with the pattern of the people who live to the east of there. We've got individual residential family housing and you're putting in something that is not going to be kids, you said there's only going to be like two children. So, the people are going to not have the same demographics as the people who live in the neighborhoods. So, the crime rate is something I'm concerned about.

Today, just walking to mail a letter over here in front of City Hall, in front of the Police Department, there was a person with a mental disability standing in front of the police station screaming and they wouldn't let him into the building. My wife and I knew to go to

the other side of the road and avoid this individual. Would my grandkids going downtown to get an ice cream cone know that? I don't know.

So, you go to the train station, you see so much people with disability. There is no doubt there's a need for help with people with disabilities. We've got more now in our world than ever before. But I question whether this is the right place for something like this, and I just call upon your Committee in this and in the future, don't let a desire to do some good and do something that ultimately takes us down.

I don't want to bring the problems of Chicago to Arlington Heights. I don't want, because of do-gooderism, to make us San Francisco or Chicago and have their problems. I've seen a deterioration in our downtown in the last couple of years, and I want you to make sure that you're doing your jobs to make sure that that doesn't happen. When I hear, well, it's crime consistent with multi-residential complexes, I don't want crime that's not going to be consistent with my neighborhood. I know there's crime in multi-residential complexes, I don't want that.

So, if that's what this is going to bring, I don't want it. I appreciate the need for this, but put it somewhere where it's not in a residential neighborhood. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Next? Yes, oh, I think the lady in the back. You can queue up, just so I get a sense of who's coming up, and then we want to try to keep it brief. If there's some repetitive things, you can refer to another, any of the individuals that preceded you to support that position.

Go ahead. Please, name?

MS. SCHOOT: Okay, hello, my name is Michella Schoot, M-i-c-h-e-l-l-a, S-c-h-o-o-t, and I'm a resident of 7 East Pickwick Road, Arlington Heights which is exactly right across from the proposed location. So, I am going to read something and I'm going to share my experience.

So, the ADA ensures that people with disabilities including people with addiction to alcohol have the same rights and opportunities as everyone else. These protections also apply to people who experience prescription drug use disorder and opioid use disorder. There's a reason why I read that, because I have experienced that, helping a family member find a home and finally was so happy because he got approved at an apartment building that accepts people with disabilities. From the outside, you would never really, I was shocked at what I had discovered.

The building was beautiful, landscape was perfectly manicured. The one thing that surprised me was the property manager, which was mentioned earlier, there's not going to be any property manager that is 9:00 to 5:00 and it's going to be a contracted company, so it's not going to be from Full Circle. So, that was my experience. So, to get there, I had to make an appointment with that person at a specific time to see the apartment for a disabled family member. I went inside and I was surprised that the property manager wouldn't even take the elevator. So, we took the stairs to the third floor, he showed me the apartment and, you know, we chatted for a bit and he seemed so uneasy and he was in a rush. So, I didn't read anything of it, I mean, these are people with disabilities, right?

So, we came out and then he saw a gentleman outside waiting for the elevator. He said hello, and then he said Michella, let's take the stairs. The guy was waiting for the elevator. Before, I accidentally said thank you so much for showing me the property, it's clean, I think my family member would be so happy here, he stopped me and he said, Michella,

I'm going to ask you to have your family member live somewhere else. I like you, I've only met you, I like you, you seem to be nice people, but the floor where I looked at the property, the person that was waiting for the elevator was on drugs. The other apartment on the same floor, there was another person that was also on drugs and they had people coming in visiting them and actually buying drugs from them. There were fights, police were called multiple times.

So, I had already experienced that and I am very supportive of giving support to families or people with disabilities, people with actual disabilities. Unfortunately, there's no way to vet or say who is disabled or not because, like I said, the ADA described that people who are addicted to alcohol or drugs are also on disability. So, with that being said, I'm going to also share my sentiment and my concern because we will be the ones that are affected. We live right across the street from it.

The crime, it's so easy to say we can't really predict what's going to happen when the building is up, right? We can just say, well, we contacted the police and the crime rate is similar to a regular apartment building, but can we really say that that will be the crime rate when that building is finished? I mean, that is very, very important. I mean, we've lived here for over 15 years. We're from Chicago. I came from the Philippines and so happy to be living in Arlington Heights, and now after discovering that, I do not only feel unsafe for me and my family, but also at the same time I feel for the actual people with disabilities like them who are actually going to be living in that building.

One thing that I also, and they can address this later on, that I wanted to, I also did some research on Full Circle, and Full Circle as a charitable organization was rated one star, poorly rated by Charity Navigator. So, one big effect on that was their accountability finance, so anybody can research that. So, that's one thing on that.

I mean, I have a long list of concerns, but my main concern is really safety and crime. That is something that we already, because I don't know if, I mean, you guys are long residing individuals of Arlington Heights, you're probably familiar of Surrey Ridge neighborhood which is a nice neighborhood. The other side which is Wilke is already experiencing that, there are a lot of apartment buildings there and I have a family friend who had two children sleeping, they now moved to Wheaton because they were sleeping and they heard what would have been a sound of just someone like dropping something heavy. It turned out to be a gunshot that went through their window and they found the bullet shells on their floor. That prompted them to move. They lived in Arlington Heights on the Wilke side. We will be now closed in from Wilke and then Arlington Heights.

I'm going to echo; I would like to really continue to live in Arlington Heights, but --

ACTING CHAIRPERSON DROST: I think we all would.

MS. SCHOOT: Yes.

ACTING CHAIRPERSON DROST: Just, I don't want to, for time purposes, I think we're getting the message that your anecdotal information is on public safety and issues that --

MS. SCHOOT: Correct.

ACTING CHAIRPERSON DROST: -- I think have been addressed in some respects in the presentation. But those are noted.

MS. SCHOOT: Yes, I mean, it has been addressed, but it hasn't really been addressed directly.

ACTING CHAIRPERSON DROST: Well, you can't predict the future.

MS. SCHOOT: Exactly, thank you. Thank you for stating that.

ACTING CHAIRPERSON DROST: Okay, thank you. Okay, anybody else out on the right side? Let's go to the left side, my left side. Who in the front row is, anybody else? I see a hand, okay. Come forward, the lady in the, what do they call it, the pumpkin --

MS. GIOLLI: Hi, my name is Phyllis Giolli, G-i-o-l-l-i. I'm at 216 East Council Trail, so I am directly behind the property. I'm actually by the, what is that, I don't know, community --

MR. HUBBARD: The memory care facility.

MS. GIOLLI: The memory.

ACTING CHAIRPERSON DROST: Memory care.

MS. GIOLLI: Yes, because they change names.

ACTING CHAIRPERSON DROST: They do. Autumn Leaves now.

MS. GIOLLI: I am directly behind the memory care. I had no problem having that memory care there, that was one-story high. If you go down Arlington Heights Road, there is office building, medical building, it's all one-story high which blends in with our community. That's my point on that part.

The second, if it's three stories high, do not tell me the light is not going to shine on my property. I'm going to be looking up, and I don't care how tall these bushes are, the building is taller than the trees. It doesn't blend with our property. I've been living there for 20 years, my kids grew up there, and it doesn't blend in at all.

In that community, we pay between $10,000 to $20,000 in taxes for a small home. I'm at 216 East Council Trail, my square footage is maybe 1,800. My taxes are about $10,000. I don't fathom that they pay $50,000 for a huge building like that in front of me, that doesn't even make sense. That property is worth a lot of money in Arlington Heights, why are we using it?

I'm not saying that this organization is not a good organization. I believe in it, I have family members that are handicapped, but it doesn't belong there. You're going straight and then up and straight. It doesn't look right. So, that's my point, and I'm really concerned about the lighting.

ACTING CHAIRPERSON DROST: Yes, thank you.

The lighting, any comment there, Sam?

MS. GIOLLI: It's a three-story building.

MR. HUBBARD: Yes, I mean, again, they meet the standards of the code relative to foot candle readings. You know, we've considered light spillover, that's why we've asked for again evergreen screening on the east side of the property. We've asked that they lower the lights that are mounted to the building.

MS. GIOLLI: The evergreens are not going to be as tall as the building.

MR. HUBBARD: For sure. At time of planting, they will, you know, they'll be six to eight feet in height, so you know, it will take some time.

MS. GIOLLI: Do you think it looks proper from low medical buildings, eye doctor, everything is low and that one is high? Does that even look proportioned to the neighborhood?

MR. HUBBARD: I think that it's complying with code. I think the Design Commission in reviewing it considers the --

MS. GIOLLI: You're not making any profit off of that property, anything. That's Arlington Heights property. That makes no sense at all. That's all I have to say. Thank

you.

ACTING CHAIRPERSON DROST: Thank you.

Yes, come forward.

MR. MOENS: Thank you, Chair Drost. My name is Keith Moens, M-o-e-n-s. I'm a resident of Arlington Heights.

I would highly encourage the Plan Commission to recommend approval of this project as stated to the Board of Trustees. This project would just begin to address the chronic shortage and need for supportive housing in our community. Once again, please approve this project or recommend approval to the Board of Trustees. Thank you, Chair Drost.

ACTING CHAIRPERSON DROST: Thank you.

Anybody else who has a comment? Yes. Yes, that's okay, you could stand up and get ready to --

MS. WACY: Hi, I'm Linda Wacy, 603 Winter Drive, Mount Prospect, Illinois.

I am Chair of the Faith in Action team. We have a member of, a group of seven churches, Arlington Heights churches, and we represent this faith community that supports this project.

I was talking recently to a member of First United Methodist Church on Euclid, and she was telling me, asking me a number of questions about this project. She said, well, you know, the reason why I'm asking these questions is because I have a family member who lives with the parents, and she talked about how concerned she was that when the parents get too old and it's not that far away, what's going to happen to this disabled child. That's a real concern for a lot of people. Where do they go when mom and dad die?

So, this is a wonderful solution, this independent living, and the care and support of the case management and stuff is available to them. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

The lady in the front.

MS. LEVIN: Hi, my name is Jan Levin, L-e-v-i-n, and I live at 1483 Chippewa Trail in Wheeling, Illinois. I have a daughter that's 32 years old and she lives in Philhaven which is right around the corner from us since it's been built and she is far from a criminal. I know there have been some undesirables there as there is in any kind of place you live, you're always going to find someone, but the advantage of being in an apartment complex if there's a person like that, they can evict them, and that has happened to people that have been there.

I also want people to realize not everyone with a disability is going to be a criminal. There are plenty of people out there that don't have disabilities that are criminals. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Anybody else? Yes, the lady in the midsection there, the middle row.

MS. BOURSEAU: My name is Sandy Bourseau, B-o-u-r-s-e-a-u. My claim to fame is I'm a fifth generation resident of Arlington Heights. But the reason I wanted to say something, I've had the pleasure of being at Heart's Place a couple of times, helping with the mural painting one of the times I was there. I would strongly encourage all of you to take a few minutes and visit there, go out to the place, you'll see the atmosphere there.

I think Arlington and the other towns have done this the right way. By doing these small 25-unit buildings, it's a community and it becomes part of the surrounding

community. So, I encourage you to think of it that way. I know, I have seen all the changes in Arlington which many of you have, and it's difficult for people. We called the first high rise a monstrosity, and I think there was a name for City Hall, too. Now, I live at 151 West Wing Street in one of the high rises. So, thank you for your time.

ACTING CHAIRPERSON DROST: Yes, well, thank you.

Is there anybody else?

(No response.)

ACTING CHAIRPERSON DROST: All right. Well, what I'm going to do is close the public portion of the meeting and then reserve the rest of the comment to our Commissioners. I'd like to make a statement, too. Everybody loves Arlington Heights. We as Commissioners, we do have lives and we do participate in the community. We're not oblivious to issues that have been brought up, both from the standpoint of the need for affordable housing and for public safety just as examples. So, we do, and we do this voluntarily, and so we're strongly connected with the community.

So, I just want to set that as sort of a floor that we're not against anything or for anything specifically. We want to be reasonable and open-minded about our deliberation.

So, Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a few areas to touch on. I think that, I'm fairly confident that most of the technical issues on water runoff, lighting, and positioning the building and so forth will be handled adequately by the Village Staff and the various departments, the Building Department and so forth. So, I'm not too concerned about that.

But I would like someone to address the issue, two issues, one that was raised on crime rates. With Heart's Place and other facilities, what does the crime rate profile look like compared to the general population and so forth? Are you having a lot of criminal activity at Heart's Place, for example?

MR. HUBBARD: Are you asking the Staff?

COMMISSIONER JENSEN: No, I'm asking the Petitioners, whoever would speak for the Petitioners. Because that was an issue, we're worried about the crime rate. So, what is your experience with crime rate with the facilities you have? You have 1,500 of these units, right, across the country.

MS. O'CONNOR-BROOKS: Yes, I just want to clarify that we do not own or operate Heart's Place. So, but we do have data on our own crime rates within our facilities.

COMMISSIONER JENSEN: That would be fine, yes.

MS. O'CONNOR-BROOKS: Yes, and Denise will speak to that. I think she's just pulling up her notes here.

MS. REYES: Well, first, I'd like to say that for this property, we're going to have cameras in the interior and exterior of the property. There's going to be, to access the property, all persons that live there will have a key fob access, and all visitors will need to go through the front entry which is visible to property management. So, all of that will be monitored, and we do have a 24-hour security phone line for residents to be able to reach property management staff after hours.

I think there was a bit of a mis-communication I think for one of the previous comments that we didn't have someone on site. We would have a property manager on site during regular business hours. We will be partnering with a service provider to provide advocacy and service provision to the residents. That will be separate from our in-house property

management.

So, properties that we've acquired have seen like a significant drop in emergency response activity due to our proactive property management which includes frequent visits that we host to the community. We have local police departments that interact in positive ways, and we maintain positive relationships with our elected officials and encourage our residents and surrounding community to join us in forming block clubs, watch groups, and reaching out to any proper channel when suspicious activity is observed or reported. Our property management staff will follow our tenant selection plan and will appropriately respond to any activity that is not allowed.

COMMISSIONER JENSEN: Okay, the other area I'd like to have you touch on is there was at least some comments that sort of equate addiction and people who are still addicted with being disabled. So, what is your screening with respect to the issue of addiction?

MR. WILMOTH: Thank you again for the opportunity. So, our tenant selection criteria not only has to adhere to federal guidelines, I'm sorry I seem to be too loud, so they not only have to adhere to federal guidelines, and in subsidized housing or housing with project-based federal assistance like we're contemplating here, that means that anybody who has a history of production or distribution of controlled substances is federally prohibited from receiving a rental subsidy. So, those would be people who would not be eligible to move on site. If that happened while they were on site, they would be evicted and would not be eligible to move into any future federally assisted housing.

In addition, we are subject to the local ordinances including Cook County's Just Housing Act, so we do provide a three-year criminal history. Pursuant to that requirement, we pair up any criminal background that we identify with the applicant who is making that application. So, if somebody is coming to us with a background, with a case manager who's referring them into this property because they have suffered from substance abuse in the past or are currently dealing with substance abuse but are seeking rehabilitation, then that might be a qualifying factor in allowing them to find a place to live stably and avoid their prior substance abuses if that was of concern.

The last thing I will point out is that because this is federally assisted, even though recreational marijuana is legal in the State of Illinois, we cannot allow the use of marijuana on our property because of our federal subsidies. So, there cannot be, you know, possession or use of any controlled substances on our properties, and our tenant selection plan encourages that, and our financing partners mandate that.

COMMISSIONER JENSEN: Great. Well, that helps clarify that. Before you sit down, you're the one I want to ask and for the other thing --

MR. WILMOTH: Okay.

COMMISSIONER JENSEN: -- because I did look up on Charity Navigator and you are rated at 58 percent which is quite low. I thought you might want to elaborate on why it's such a low rating, and the primary component of that has to do with financial accountability.

MR. WILMOTH: I appreciate that. So, unlike, this is nuanced, but unlike many non-profit organizations, we do not fund raise or grant write for our day-to-day operations. The 25 percent of the economics that we generate on building and operating and managing these properties is what keeps our organization overhead going. The rest of that, the 75 percent is what we contribute to provide services for our residents at our properties.

What that means is we don't go to McArthur Foundation or other organizations like that. We don't host annual galas. We don't solicit mailing lists or do those

types of calls, which means that I'm, as an Executive Director or President or CEO, incredibly bad at looking at what our rating scores are where people would want to give us money. Because we're going to the state; we're going to the federal government; we're going to other community development organizations and saying we need these resources to put these together; we are not fund raising or grant writing.

That being said, Guide Star does allow for folks to present their financial information, and all of that information is publicly available on Guide Star. Guide Star is a place where I do post our information. I wasn't familiar with Charity Navigator. So, I don't know where we are at Guide Star right now, but I do know that you can find our financial information publicly available.

COMMISSIONER JENSEN: I think Charity Navigator basically wants to make sure that the preponderance of money that you have, that comes into you goes into the facility. You've already indicated that 75 percent goes into the facility. It sounds like the way they would rate things probably isn't adequate for the kind of organization you have, but I did want to get that in the record because the issue was raised.

MR. WILMOTH: I appreciate that. Thank you, sir.

COMMISSIONER JENSEN: That's all I have.

ACTING CHAIRPERSON DROST: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you, Chairman.

So, my question is if there is a key fob, they live there, if a guest is coming over, how do they get in? What's the process for them getting in?

MS. O'CONNOR-BROOKS: They would have to be let in by one of the tenants that lives at the property. As I mentioned, as part of our tenant selection plan and house rules, guests are limited to, I believe it's one guest per bedroom. So, if you have the two-bedroom, you'd have a maximum of two guests. So, guests are very limited and controlled on site, and our property management is very proactive in knowing who lives on site and who doesn't.

COMMISSIONER LORENZINI: Okay, so before I ask this next question, I'm going to tell you I had a sister who had serious disabilities, so I appreciate what you're doing. It's a great thing, but let's say a scenario evolves where a person who doesn't have a record for dealing drugs decided to start doing it, under that scenario, how will that person be identified or caught so they could be evicted?

MR. WILMOTH: In that hypothetical, there are any number of ways that could be identified. So, one of the first ways that it might be observed is through the property manager who is again seeing the residents in this building day in and day out, who might notice some behavioral changes. That might spark them to having a conversation directly with the resident, or it might have them going to our service provider partner and saying, you know, I noticed something a little off in my last interaction, didn't seem like the way it normally is. Would you mind doing a check-in just to see how they're doing? Have you seen anything different? That gets them talking amongst the staff who are engaged in keeping these people safely and stably housed. So, that's one way it might be observed.

Another way it might be observed is that if there is something happening on the property, we see it on the cameras or we would get reports of it from another resident. If that is the case, then we would do our investigation. If there were any legal entanglements, then of course we would involve the local investigators and police.

Then that is the last way that we might find something out is that one

of our residents turns out to have an involvement with the legal system, at which point because we are listed as an address, we generally ask all of the police departments that we work with to keep us notified of any incidents that either occur on or near our property, or with people who give our property as their address. Sometimes we find that that is a false address, sometimes we find that that is true, but we can then either help with the investigation or we can help ensure that the resident is stabilized and well managed while the investigation continues. So, those are any number of ways that we could identify that.

COMMISSIONER LORENZINI: All right, thank you for that. That's all I had. Thank you, Chairman.

ACTING CHAIRPERSON DROST: Commissioner Green?

COMMISSIONER GREEN: I have an easy question for you, Sam. On the corridor plan, what was the Village proposing for the heights of the building along this stretch of Arlington Heights Road?

MR. HUBBARD: The recommendation in the corridor plan was for two-story buildings which aligned with the recommendation for office uses, potential in the O-T zoning which restricts heights to two stories.

COMMISSIONER GREEN: Okay, because that particular stretch of Arlington Heights Road, after listening to the residents with the scale of the single-family neighborhoods, is very low. It's very low for the stretch from Central going past the property. Okay, that's it for now. Thank you.

ACTING CHAIRPERSON DROST: Yes, Commissioner Ennes?

COMMISSIONER ENNES: Personally, I don't like the orientation of the building. I look at the adjoining building to the south and what I don't like is the parking lot is so close to that residence. You'll have people coming and going all times of the day, closing doors, going in, talking in the parking lot, you know, really close to that house. You look at the property to the south and there is parking in the back but there's also parking up in front, and the residences are, I don't know how many feet, but across the road.

Have you looked into, did any of your original drafts have the parking in the front of the complex?

MS. O'CONNOR-BROOKS: We're going to have our architect on record.

COMMISSIONER ENNES: Okay.

MS. THOMPSON: Therese Thompson, Project Manager with Cordogan Clark. I live in Chicago, I'm not an Arlington Heights resident. T-h-e-r-e-s-e, T-h-o-m-p-s-o-n.

We did actually have an early scheme that had parking in front of the building where, and this was also working back and forth with Staff over a period of time. We had a drive aisle that crossed the site between the building and Arlington Heights Road that had parking on it, but because we also needed access for the Fire Department from the back of the building, we needed to have a drive aisle around the back of the building or at least part of the back of the building. So, the decision was made to move the parking to the back of the building and eliminate the drive across the front and that was --

COMMISSIONER ENNES: You have to drive all the way around the building now, right?

MS. THOMPSON: No, not quite, no. It actually makes a U around the building.

COMMISSIONER SIGALOS: But there really is no front.

COMMISSIONER ENNES: There's no front drive.

MS. THOMPSON: Right, there's no drive across the front.

COMMISSIONER ENNES: Okay, so the Fire Department doesn't have access in the front?

MS. THOMPSON: They do via, and it doesn't show on the architectural site plan, and maybe Claudia with CAGE can speak to this. There's like a little dogleg off the parking lot at the south -- no, it's not? Okay, thank you.

MS. WELP: So, we were required by the Fire Department to make the width of the lane 26 feet. So, that's where they come in and they can access the FTC which is set in the northwest corner of the building. So, they needed access specifically on that side, that gives them access to that FTC location. So, that entire lane is a fire lane that's 26 feet wide.

COMMISSIONER ENNES: So, I'm not understanding something here. You say you moved the parking and stuff to the back so the Fire Department would have access which takes away access to the front of the building for a fire truck.

MS. THOMPSON: Yes, that wasn't entirely, that was a component of the change was to eliminate the need to have access all the way around. Because of the way the driveway along the north end curves around the building, that provides access that we couldn't get if the lane didn't go around the building. I don't know that I'm able to explain it right without, you know, an ability to sketch on the image, but it was a component, it was one reason.

The other was to minimize the amount of paving which also minimizes the amount of stormwater or reduces the amount of stormwater detention that's needed. It's generally good practice to not have parking on the front of the building.

COMMISSIONER ENNES: In this case, we have a resident who's maybe, what, 80 feet, 60 feet from, what do you project to make? Some 50-60 residents in this building? You have 25 units, most of them are one-bedroom which could have two people, and five units that can have four people.

MS. O'CONNOR-BROOKS: Yes, that's right.

COMMISSIONER ENNES: So, about 60 people.

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER ENNES: So, obviously, they're not all going to have cars, but if 30 of them have cars, that's 30 people coming in and going, slamming doors, and you've got a house right there. Are there enough pines in there to break down that noise? They're 6', 8"; it's going to take 25 years for these things to, or 10 years before these people have some relief from the noise and the light.

MS. THOMPSON: The evergreen, go to the landscape plan. The evergreen barrier along the east lot line and actually along the north lot line, north of the detention area is, you know, as I think Sam described it, you know, so Staff has requested densely layered in that the evergreens are staggered. So, it's not like a row of evergreens. Even at the time of planting, while the height may not have been achieved, there will still be a very robust acoustical presence from those evergreens in addition to the fence.

The parking itself is actually, at its closest point to that lot line, I think about 22 or 24 feet, and then actually towards that house at the north end, it's closer to 44-46 feet. So, the parking is actually quite a distance still, and in addition to the evergreens we have other landscaping. It's all softscape from the parking all the way to the fence.

COMMISSIONER ENNES: The fence, is that wood?

MS. THOMPSON: Right now it's proposed as PVC wood look, you know, painted wood look, PVC solid privacy fence.

COMMISSIONER ENNES: Okay, thank you very much.

ACTING CHAIRPERSON DROST: Yes, Commissioner Sigalos?

COMMISSIONER SIGALOS: Well, I'm really torn. I really understand the need for housing for the handicapped people, I certainly understand it, but I do have some concerns that what I hear as handicapped definition also includes alcohol and drug addicts. That concerns me very much.

I'm also, again, I don't know the history of Full Circle, but somebody mentioned they have a low, very low, one star rating, so that's another concern I have.

Then as far as the lighting, as a three-story building, the photometrics typically, correct me if I'm wrong, Sam, but they measure the lighting like say from parking lot lights which are maybe 15 feet tall or whatever down, but when you have a three-story building, they have windows that could be emitting light and that wouldn't be shown on our photometric plan. So, I am concerned for that, and also auto headlights in the parking lot.

So, I'm not sure this is the right place for this building. I do understand the need for handicap facilities, but I'm really kind of torn by it. Then, also the fact that there's not going to be a staff member on site, it says, I think it was from normal working hours, and now that's not going to be, it's going to be as needed. I don't know what that definition means, as needed.

MS. O'CONNOR-BROOKS: The staff member for our property manager would be on site during regular business hours. The staff that won't be necessarily there all the time or as needed is for the service provision. That's a third-party and they will set their hours according to the needs of the residents.

COMMISSIONER SIGALOS: They're there until, what, 5:00 o'clock? You're saying regular business hours, but what happens at night?

MS. O'CONNOR-BROOKS: So, we have a 24-hour phone line for residents to be able to reach our property managers in case of emergency. We also have cameras in the interior and exterior of the building which our property management staff can access 24 hours a day.

COMMISSIONER SIGALOS: Okay, they'll be able to call a property manager, how long is that going to take for somebody to get there? I mean, it depends on where that property manager lives.

MR. WILMOTH: That's correct, it does depend on where that property manager lives since we haven't identified the property manager for this property and I can't tell you exactly how long that would be. That being said, I can say that our closest example to this, our deal in McHenry Downtown called Pearl Street Commons has one on-site manager, one on-site maintenance person, and I believe three service providers from one organization and one or two service providers from another organization, all of whom are on the property throughout the day. So, our offices are generally open from 9:00 to 5:00, sometimes we do swing hours late to accommodate residents who might have a job and that may need to start a little bit late. Sometimes we have Saturday hours if that's what our residents have identified as a need. Then the service providers are there to meet with their clients and to meet with the residents throughout the day, night, weekend, et cetera.

COMMISSIONER SIGALOS: Okay, well, again, I'm just concerned with what appears to be a lack of case worker or property managers on site and the location of this in a residential area. I don't like the fact that it's a three-story building where everything housed there is one story. So, I'm a little torn if this is the right place for this facility. I understand the

need, that we need these types of housing but I'm not sure this is the right place. Thank you. That's all I have.

ACTING CHAIRPERSON DROST: Thank you.

Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, just to follow-up on some of the things that were discussed before I guess, a little clarification. I guess one thing that wasn't brought up, Terry, you talked a little bit about the tax base and that was brought up a little bit, right? So, we're artificially suppressing the value of this property by having a below-market income stream on it. So, what is the delta about on that? Do we know what a market rate building might bring at that site compared to this? I mean, that's total speculation, I mean, right now with Cook County, I guess it's throw a dart against the wall, would that be the best analysis?

COMMISSIONER ENNES: We obviously have a problem with property taxes in Cook County. The huge increase that's just occurred has been a result of the fact we had two years of COVID where nothing was selling and all of a sudden we have all that pent up demand that came out and people were paying whatever was being asked for homes in the area of northwest suburban Chicago Metropolitan area. Prices went up and our new assessor brought them up like he's promised to do that.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: Now, comparing it to an office building, you know, an office building like that, you're talking about $200 a square foot for the building plus land value, this is a large piece of land that's going to have surplus sitting there and I think we're creating a parcel, too, that will be very difficult to sell. Now, if you have the lot to the north, you know, you're in a great position to buy that.

COMMISSIONER CHERWIN: So, it's not an insignificant delta with this building.

COMMISSIONER ENNES: You know what? My biggest concern is if there are people that are using the school system that --

COMMISSIONER CHERWIN: Or any social services, honestly, I mean, right? The library, the Fire Department, the police.

COMMISSIONER ENNES: Well, the biggest part of the tax is schools.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: And so, if we're subsidizing that, that goes on to the neighbors, but --

COMMISSIONER CHERWIN: Of course.

COMMISSIONER ENNES: -- if as the development has said there's very few kids there, then that isn't as, to me it's not as big an issue. We've got a vacant piece of land sitting there that if it gets developed is going to be bringing in more tax dollars than it was.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: Which that's great, but we have two other things, by approving this, we're allowing the county and the Federal Government, HUD, to come in and control this property in perpetuity in our town and tell us what's going to happen to us, we're out of the ballgame. I don't like that.

COMMISSIONER CHERWIN: Yes. Anything in perpetuity is usually a bad idea.

COMMISSIONER ENNES: Yes. Yes.

COMMISSIONER CHERWIN: That's why there's a rule against it, right,

George?

ACTING CHAIRPERSON DROST: Well, not anymore.

COMMISSIONER CHERWIN: Not anymore, right. Historically.

ACTING CHAIRPERSON DROST: It's within the statutory elimination.

COMMISSIONER CHERWIN: Right, but there was a rule.

ACTING CHAIRPERSON DROST: There was, and that was Lord Norfolk.

COMMISSIONER CHERWIN: So, okay, and then what about maintenance on this building? So, if we're talking, I was interested in the delta people brought up between, the difference between a market property development and a below-market development property, you know, and some of the issues that creates. How do you fund maintenance to this? Because this is very prominent, right, it's right out the South Corridor. Arlington is investing a lot in the South Corridor, it wants to improve these properties, so we want to make sure that a building that's going in, if the income is significantly lower than a market building, how do you afford the maintenance on the building and how is it going to be kept up in the first place?

MR. WILMOTH: Do you know the number one expense for a market rate developer on an ongoing basis? Serving their debt.

COMMISSIONER CHERWIN: Right.

MR. WILMOTH: We have a grant, so we can charge that much less for our rents and still provide the same level of quality of operation, the same level of quality of maintenance and upkeep as our market rate competitors because we don't have to serve that debt that they have to serve.

COMMISSIONER CHERWIN: Okay, so it's a debt or preferred financing, okay. The other issue that was brought up went back to, I think this is what Terry just mentioned, there was mention about preference to veterans. Is that a real preference or is that just kind of a nice thing to say? I mean, what's the, how do we help our veterans in this process?

MR. WILMOTH: I don't know what you mean by a real preference. It's embedded in our tenant selection criteria, and what that means is that somebody who applies who identifies so, it's based upon my read and please everybody correct me where I'm wrong, we're already saying that this building is going to be reserved for use by households with a person with a disability. So, if you are applying to this building, you must demonstrate that you have a disability in order to even be selected to live in one of the units. While you're going through that application process, if you've identified that you are a veteran, then you will move up on the list in advance of somebody who has not identified that they are a veteran.

Now, we have to verify veteran status. We do not verify discharge status, but we do verify that you have served. So, anyone who has served would have a preference to live into the building over somebody who has not served. In terms of making it meaningful and making it real, that is why we prepare our services to meet people where they are, to explicitly work with veterans who may not want to live in a veterans exclusive property but want to live in a blended community, veterans who might feel like they're disengaged from the VA because the VA got them there in the first place or the government did. We can act as the group that is helping to keep them stable and stably housed while not necessarily taxing the use or the needs of the VA system but also happily connecting people with the VA system if they're engaged.

So, all of this is by way of saying we do not have a one-size-fits-all approach to our services. We do not have a one-size-fits-all to who the veterans are who move into our buildings. All of our buildings have a preference for veterans, all of our buildings have

veterans who live there, and all those veterans get the services that they need as they decide.

COMMISSIONER CHERWIN: And in that selection process, you folks mentioned that it gets submitted. You have a list essentially, so you said we want to prioritize our marketing to the low income community. But at the end of the day, you're going to send that list out to Cook County and they're going to make the final decision. What is your, is that incorrect?

MR. WILMOTH: Yes, let me -- I'll walk you through the process if that would help.

COMMISSIONER CHERWIN: Summarize it though.

MR. WILMOTH: Yes, summarize, okay. So, people who are interested in this property, right now the people who are interested in this property are people who are in this room or have met us talking about it or have seen articles in the Daily Herald that you all have been covered, et cetera. We have not advertised this, this is not something that we're marketing. This is just a development that we are trying to bring into Arlington Heights.

Our marketing efforts, you've seen them so far. They are engaging with community members. So, we're going to soon, as the project moves ahead, put an interest list sign-up sheet on our website. People who are interested can call our office, they can go on to our website, and they could say I'd like more information as it's available. As we have more information, we'll send that to them. The next thing we'll do is we'll say, hey, applications are going to be available on this thing. We'll send that to people who have already identified that they are interested in our property.

Once that application date occurs, they will apply to us. We will do an initial screening to make sure that they programmatically qualify. We will then send them to Housing Authority of Cook County who will determine if they income qualify for the Cook County assistance. Then Cook County will send the list back to us and say these are the people who you have already screened, who we have already screened, and now you may start making offers for them to move in.

So, there will be multiple points where we are doing the screening and we are the final ones to say that, yes, you do qualify to live here or not. The Housing Authority of Cook County just has to tell us that they are also eligible for rental assistance.

COMMISSIONER CHERWIN: Okay, so then Cook County's only role essentially is to vet people to make sure the qualify on the income basis, nothing else.

MR. WILMOTH: Correct.

COMMISSIONER CHERWIN: All right, and then let's see. Oh, yes, on this setback thing, Sam, and I made this question for you. We go back to the setback, you know, that's like the issues we've brought up before about the proximity to the eastern boundary and all that stuff. I mean, I'm sympathetic to that as well, I'm concerned about it. I guess we have this enormous setback on there, you know.

Is that going to be an issue if that's essentially meticulously maintained and it's, you know, I don't know if it is going to be meticulously maintained, but if it's not that's a huge like green space without a whole lot of landscaping or anything and it's just, it kind of looks, I don't know. I mean, it might look nice in the drawings, it might look nice in year one, but I don't know in year 10 how it's going to look to have all that. Has there been any consideration to that?

MR. HUBBARD: The green space in front of the building?

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: I mean, it will be maintained. As you know, there's going

to be foundation plantings, perennials at the base of the building, there will be some trees, but mostly it's going to be lawn in front.

COMMISSIONER CHERWIN: I know, that's my issue. I mean, I guess maybe the Petitioner can say, you're going to have, right, landscaped every week just like it would be --

MS. O'CONNOR-BROOKS: Yes. Yes, we maintain all of our buildings including the landscaping.

COMMISSIONER CHERWIN: Okay. All right, I believe those are the only follow-ups I had. Yes, thank you.

ACTING CHAIRPERSON DROST: Yes, thank you.

Any follow-ups here, Commissioners?

COMMISSIONER ENNES: Sam, you mentioned that because of utilities, it was part of the reason, aren't the majority of the utilities, sewer and what, on the west side of Arlington Heights Road when we were talking about putting more of utilities, power lines and stuff underground? Wasn't that the issue?

MR. HUBBARD: I don't recall mentioning utilities as one of the reasons for the building location. I know there are utilities running through the site which has prevented it I think from being farther north. I don't know about utilities in the front of the site that would prohibit it, but maybe, you know, the Petitioner is aware of something that I'm not.

COMMISSIONER ENNES: Okay, maybe I misheard you before.

ACTING CHAIRPERSON DROST: Yes, Commissioner Jensen.

COMMISSIONER JENSEN: Just a follow up on the offset. I got the impression from the presentations that it was actually the Village Staff that wanted to encourage that large 90-foot setback. Is that correct, a correct impression or not? They said in discussion with you, that you arrived at that.

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: So, I guess the question is how important is it to have the front line up across all the buildings which is what you were looking at? You're looking at, you know, how well that line up is with the memory care units there. Is that a real problem if it doesn't line up? If you basically make, you know, you move it further to the center of the property which gives a little relief to the folks, you know, who are worried about it being on the property line, so is that something you're flexible on or is that something you're pretty rigid on in terms of Staff's view?

MR. HUBBARD: Well, I mean, if we're, I mean, we could take a look at something different if we're talking about, you know, five or 10 feet, maybe that's acceptable. If we're talking about, you know, 30 or 40 feet, I don't know if that's going to have the same appearance. You know, I think anything that's built here, whether it's this development or an office development, an office development is going to have more traffic, going to have more parking demand, it's probably going to have parking lots, you know, that are extending further back. The office building that was approved originally had parking areas that extended kind of further back into those legs of the development, bringing it even closer to the single-family homes.

So, we felt this was a reasonable location for the building, reasonable location for the parking, in combination with the setbacks and the landscaping. We think it's reasonable, yes.

COMMISSIONER JENSEN: Well, I guess my question comes down to when we go before the Board and the same people come in and lodge their same issues, this will

be one of the issues, how flexible is Staff in giving, you know, in terms of moving that to some degree? Whether five feet, 10 feet, 20 feet, is there any flexibility? Because I think it will come before the Board at some point.

ACTING CHAIRPERSON DROST: Sure.

MR. HUBBARD: Yes, that's something we'd have to discuss at a department level.

COMMISSIONER GREEN: And if I could throw my two cents in there?

ACTING CHAIRPERSON DROST: You can.

COMMISSIONER GREEN: I agree with Staff that the setback with the memory care is important just to promote a visual line. The obvious problem is, of course, the memory site is a much bigger site. So, when you line up the fronts, which I think is important in this case, you just push everything closer to the residential. It's not the same size lot.

So, I don't think you want to bring this building forward because it's three stories. The point I was making was that this whole two or three-block area is all one-story stuff, and the corridor plan is limiting it to two stories, not three.

COMMISSIONER JENSEN: For the O-T.

COMMISSIONER GREEN: Yes, yes.

COMMISSIONER JENSEN: But this is Institutional.

COMMISSIONER GREEN: And that's, it fits the whole three-quarters of a mile there. So, that's the point I was making before, if that helps you.

COMMISSIONER JENSEN: Right.

COMMISSIONER ENNES: Bruce, but the memory care setback which --

COMMISSIONER GREEN: Is about the same, yes.

COMMISSIONER ENNES: Is about the same, but it has parking in front.

MRS. MICKO: Can I say something about this? Can I say something about the memory care?

ACTING CHAIRPERSON DROST: No.

MR. HUBBARD: Public comment is closed.

ACTING CHAIRPERSON DROST: The public comment --

MRS. MICKO: I'm sorry to interrupt, but you're talking about the parking. For one second. It's no cars there.

ACTING CHAIRPERSON DROST: Into the microphone. Into the microphone, because he needs to --

MRS. MICKO: Okay, Selena Micko again, M-i-c-k-o. We're talking about the parking on this memory, it's no cars there. It's sometimes one, two cars. Nobody is visiting much those people who are living there, you know, it's no problem, even if with much more parking spots, it's no cars there. So, I just want to say about that.

ACTING CHAIRPERSON DROST: Okay, and that was not a comment, it was a witness, so we're good.

MR. WILMOTH: I just wanted to, if I may, just to put it on the record, there was a comment earlier about the number of people who might be living on the property and the number of cars that might be going through. Again, this is, we have this experience with Pearl Street Commons, 25 units. There are 28 people living on the property, that's the property where there are two children. So, if you do the math, there's one two-person household where neither of them is a child. Everyone else is living individually or two people and their children. There are 45 parking spaces I think that we had to provide. There are seven that are used.

So, when we're talking about the traffic, when we're talking about the attractive nuisance of lights and noise and doors slamming and things of that nature, I just wanted to give you a sense of scale. We're talking about less than 30 people probably and less than 10 cars.

ACTING CHAIRPERSON DROST: Okay, thank you.

All right, any other questions, Commissioners?

(No response.)

ACTING CHAIRPERSON DROST: Yes, I'm not going to, I don't have any specific questions, just the general issues of the engineering, the landscaping, and most importantly I think the public safety issues and tenant selectivity that, you know, comes with this. I'm just looking at it from the standpoint of the experience that Full Circle has and it's never a perfect answer, never a perfect solution, but there is a need. So, that's my statement.

Is there anybody that wants to put forth a motion, Commissioners?

COMMISSIONER JENSEN: I'll make the motion.

ACTING CHAIRPERSON DROST: Okay, thank you.

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

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-007, Preliminary Plat of Subdivision approval to subdivide the property into two lots; an Amendment to the Comprehensive Plan to reclassify Lot 1 from offices only to institutional; Rezoning of Lot 1 from O-T Office-Transitional District to the I Institutional District; Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1; and the following Variations:

1. **Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80 feet in width where code requires a minimum lot width of 100 feet in the O-T District.**
2. **Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.**
3. **Chapter 28, Section 10.7A, to omit the required 10 feet by 35 feet loading berth.**

This recommendation is subject to the following conditions:

<u>Zoning and Property Usage</u>

1. **Final Plat of Subdivision approval shall be required.**
2. **The Petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to offices only.**
3. **All units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all housing and urban development defined income levels.**
4. **The Petitioner is responsible to ensure that the planned unit development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's**

Inclusionary Housing Guidelines, including, without limitations, the following:

a. **Providing, at a minimum, three actual on-site units (a minimum of 10 percent of the total units) in perpetuity in the planned development in compliance with Section 7-1707(B)(3) of the Village Code.**
b. **Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.**

5. **The subject property shall be operated in substantial compliance with the draft tenant selection plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace house rules dated as revised 10/31/23. Maximum occupancy, as outlined in the tenant selection plan, shall be restricted to no more than two occupants per bedroom.**
6. **The Petitioner shall provide the following on-site staffing:**
   a. **One on-site property manager between standard business hours (approximately 9:00 a.m. to 5:00 p.m., Monday through Friday);**
   b. **One shared maintenance staff member to be on site as needed; and**
   c. **Case workers and service providers, as needed. The Petitioner shall provide estimates for the minimum hours for review and approval by the Village.**
7. **School, park, and library contribution (a.k.a. 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.**
8. **Compliance with the November 28, 2023, motion from the Design Commission shall be required.**
9. **The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.**

<u>Site and Landscaping</u>

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

<u>Parking and Access</u>

13. **The parking variation shall apply only to the proposed use.**
14. **Should a parking problem on the property exist, as determined by the Village, the Petitioner shall provide additional on-site parking to meet code requirements as needed, or alternatively, shall arrange for shared parking with the abutting property**

to the south, either of which shall be to the satisfaction of the Village.

15. As part of Final Plat of Subdivision approval, the Petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:

- **a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26 feet wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.**
- **b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 South Arlington Heights Road).**
- **c. The portion of this easement located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 South Arlington Heights Road).**

ACTING CHAIRPERSON DROST: Thank you.
Is there a second?
COMMISSIONER ENNES: I'll second it.
ACTING CHAIRPERSON DROST: Okay, any discussion?
(No response.)
ACTING CHAIRPERSON DROST: Hearing no discussion, I'll ask for a vote.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: No, with comment.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: No.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: No.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes, with comment.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: No.
MR. HUBBARD: And Acting Chair Drost.
ACTING CHAIRPERSON DROST: Aye.
MR. HUBBARD: So, the motion fails.
ACTING CHAIRPERSON DROST: Okay, the motion fails, but you still have the ability to go before the Village Board of Trustees. Maybe there'll be some refinements that you can assuage some of the concerns. You'll have to talk to our fine personnel here as to what that date would be.
MR. HUBBARD: Yes, we don't have that date, we'll have to coordinate that.
ACTING CHAIRPERSON DROST: No? But though you've been denied, you still have the opportunity to go before the Trustees and then present the story at that point. Anything else?
MR. HUBBARD: Some comments?
ACTING CHAIRPERSON DROST: Comments?

COMMISSIONER ENNES: If I could go first?

ACTING CHAIRPERSON DROST: Oh, yes, that's fine.

COMMISSIONER ENNES: I think it's a much needed project. I've supported affordable housing in the past, sometimes, but not always. I think it is something we need and we need to address it. I don't like the orientation of the building as I mentioned. It would help me a lot if it was flipped with the parking in front, not to bother that neighbor.

My other problem is with the fact that we are granting in perpetuity the use of this property. I have a problem with that. That's not something against you or your proposal or what you guys are trying to do, but it's with having the county and the federal government coming in, and in perpetuity, dedicating a piece of property in our community that we no longer or we'll have very little control over. So, if you understand that, but I think it's a much needed improvement in town. We'd need to provide this type of housing.

ACTING CHAIRPERSON DROST: Yes, other comments?

COMMISSIONER LORENZINI: Yes. My comment is I'm concerned about the height of the building and that could be partially offset by the setback if it wasn't quite as far back from Arlington Heights Road as it is, but there definitely is a need for this throughout, everywhere. So, in cases like this, I kind of go with Staff's recommendation and they generally do a great job with this stuff.

ACTING CHAIRPERSON DROST: Okay.

MR. WILMOTH: Could I ask a clarifying question of Commissioner Ennes?

ACTING CHAIRPERSON DROST: You may.

MR. WILMOTH: When you say that you're granting to HUD and to Cook County in perpetuity, I actually don't know that I understand what you mean. This is real estate that Full Circle as a private company owns and is developing using resources that do have certain time limits on their restrictions, but the longest use restriction is actually what's being codified in the land use that you all proposed which is --

COMMISSIONER ENNES: And I've seen in the other proposals, all units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels. This is giving, this is in perpetuity which means forever. This is giving a limited use to this property in our town.

MR. WILMOTH: And my understanding is that that language was at the request of the Village.

COMMISSIONER ENNES: I don't --

MR. HUBBARD: That was a recommended condition by the Village, and if that's a problem in the future --

COMMISSIONER ENNES: That's a requirement by HUD, right?

MR. WILMOTH: No.

MR. HUBBARD: If it's a problem in the future, it could be amended under an amendment to any approval that would have been granted.

COMMISSIONER CHERWIN: Maybe the question is why is the Village recommending that? And who?

COMMISSIONER ENNES: Yes. Well, I have a problem with that. If it's not the federal and the Village is doing it, I even have more of a problem with it because that's not what we were told at another hearing.

MR. WILMOTH: Yes. No, we're committing to a 30-year use restriction for

the grant funds that we're receiving from the state to just operating as low-income housing.

COMMISSIONER ENNES: But that's not what we're asking or being asked to approve here.

MR. WILMOTH: Correct. Thank you.

COMMISSIONER CHERWIN: One clarification maybe where there was a mention of a lender requirement, there is no lender requirement on perpetuity. Lender use requires that --

MR. WILMOTH: They just make it a conventional bank loan. That 30-year restriction is the longest restriction that we have but for Village-requested restrictions.

COMMISSIONER JENSEN: Sam, could you clarify for us then this concept? Is it something that the Village has to require in perpetuity, or you just want to require in perpetuity?

MR. HUBBARD: No, it was a request from the Village. I mean, essentially what we're asking for is that the development be maintained as a development for disabled persons at affordable levels in perpetuity which is what they are proposing. So, we don't want it to morph into something, you know, 30 years down the road, maybe it's going to be a development non-disabled people at different affordable levels, we don't know, but that's kind of the intent of the condition.

COMMISSIONER JENSEN: But it sounds like it's not a requirement that anyone besides the Village is making. So, I mean, Terry, does that, I don't know if that answers any of the questions you had other than the Village needs to get itself sorted out.

COMMISSIONER CHERWIN: Yes, and who with the Village has the glass that can see beyond 30 years as to what's the appropriate use --

ACTING CHAIRPERSON DROST: That's exactly right. I mean, it's forever-forever, you know.

All right, anymore, was there another comment?

(No response.)

ACTING CHAIRPERSON DROST: Okay, so anyway, this petition hearing is closed. So, you'll have to go back to our Village Planning Department to get the next set of instructions to go before the Trustees.

Is there any other business that's the next agenda item?

MR. HUBBARD: Other than general public comment?

ACTING CHAIRPERSON DROST: Yes, any public comment? We usually reserve some time for it.

(No response.)

ACTING CHAIRPERSON DROST: Okay, seeing none, the public comment period is over.

COMMISSIONER JENSEN: I move adjournment.

ACTING CHAIRPERSON DROST: I'll call for adjournment.

COMMISSIONER ENNES: Second.

ACTING CHAIRPERSON DROST: Those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Those opposed?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, we're adjourned.

APPROVED

(Gavel pounded.)

(Whereupon, at 10:39 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)

APPROVED

) SS.
COUNTY OF KANE)

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

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2023.

_____
NOTARY PUBLIC

VILLAGE OF ARLINGTON HEIGHTS

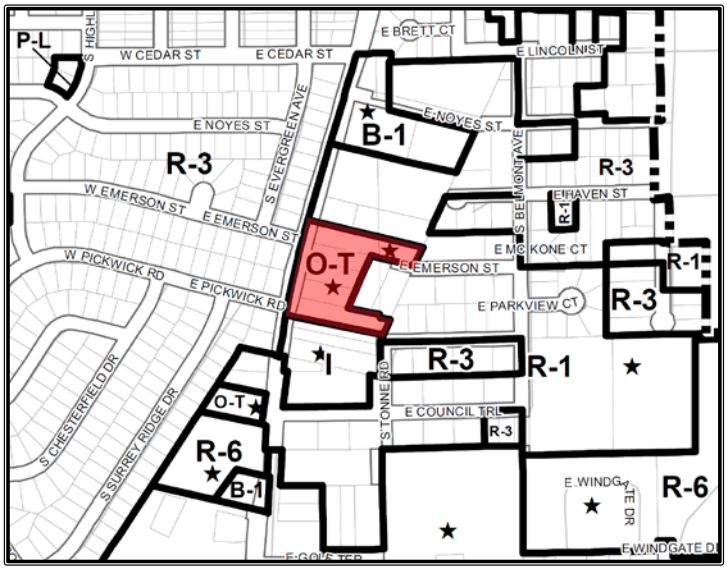
STAFF DEVELOPMENT COMMITTEE REPORT

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

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

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

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



SURROUNDING LAND USES

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

Requested Action:

1. Preliminary Plat of Subdivision approval to subdivide the property into two lots
2. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
3. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.
4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1.

Variations Required:

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

Project Background:

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

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

Zoning and Comprehensive Plan

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

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

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

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

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

* Depends on the number of stories proposed

** Certain exceptions apply, see relevant Code section

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

Permanent Supportive Housing Use

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

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

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

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

Compatibility of Proposed Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing Commission
On September 20th, the Housing Commission discussed the proposed development with regards to compliance with the Inclusionary Housing regulations. The Housing Commission found that the petitioner's proposed affordability plan complied with the requirements of the Inclusionary Housing regulations and voted 4-0 in favor of a recommendation of approval. The staff report and draft meeting minutes from this meeting are included in the materials that have been provided to the Plan Commission.

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

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

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

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

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

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

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

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

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

Traffic and Parking

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

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

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

The following variation is required:

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

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

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

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

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

RECOMMENDATION

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

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

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

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

Zoning and Property Usage:

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

Site & Landscaping

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

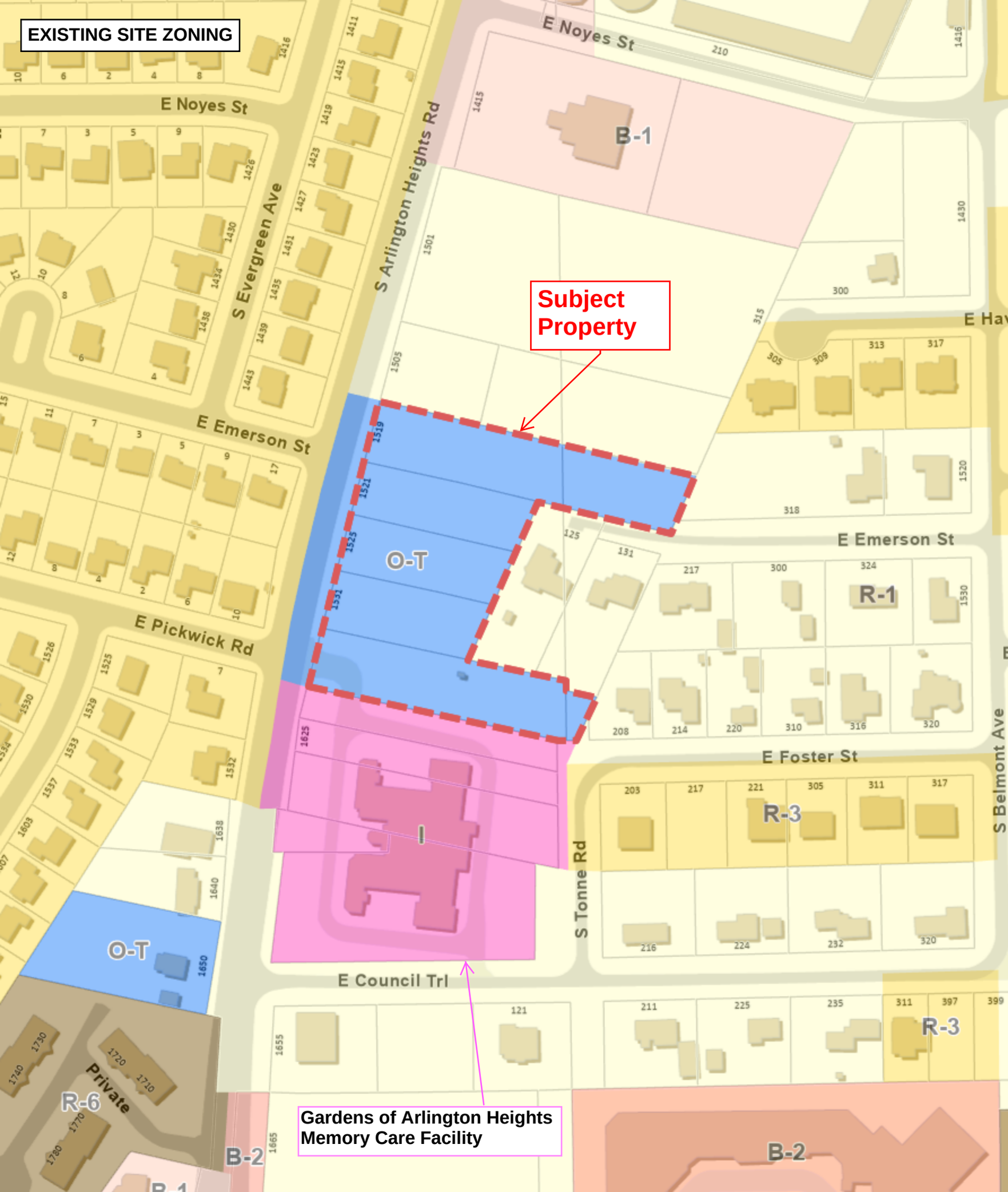
Parking & Access

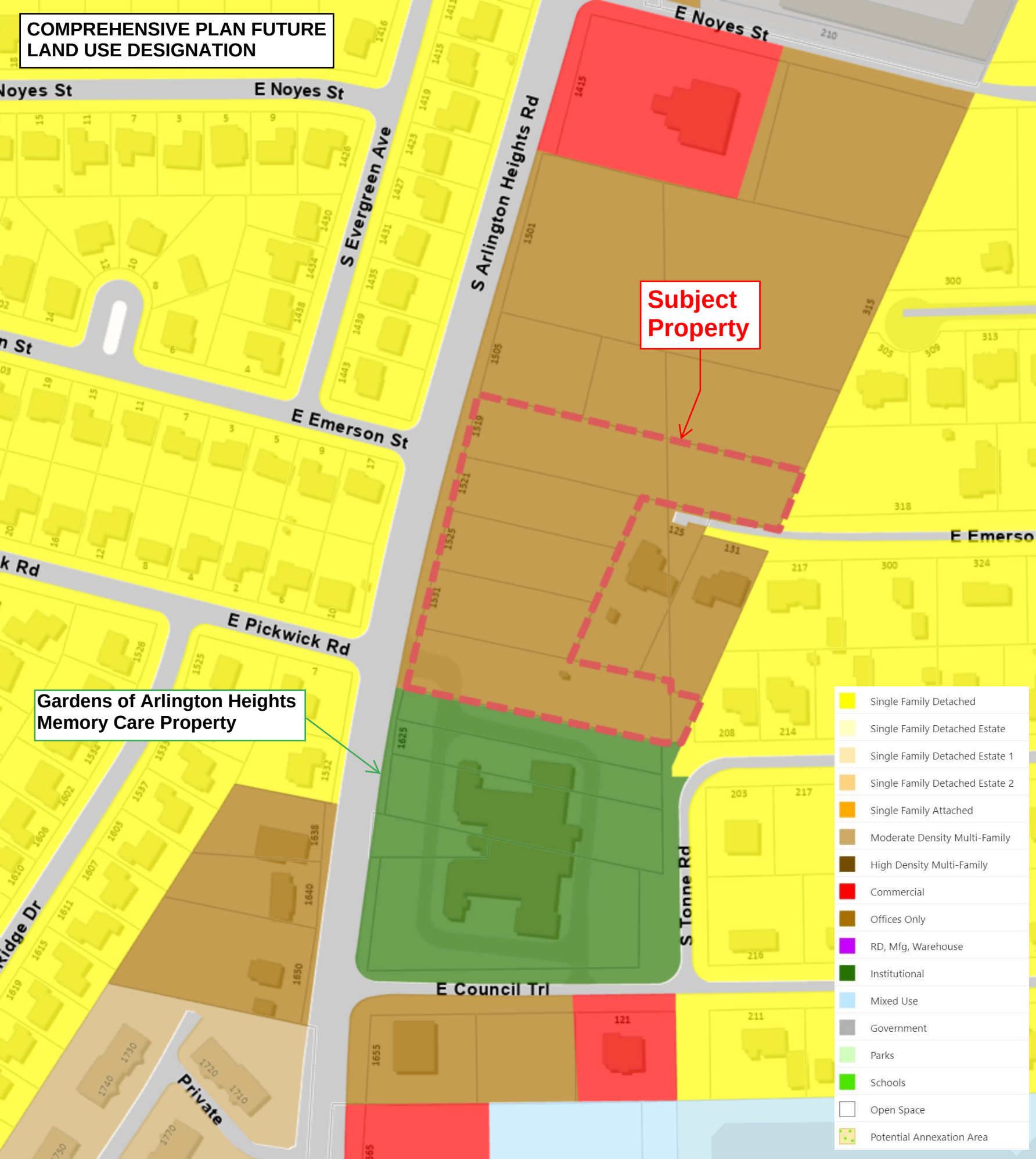
13. The parking variation shall apply only to the proposed use.

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

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

Cc: Randy Recklaus, Village Manager
All Department Heads


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


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

DESIGN COMMISSION MOTION
NOVEMBER 28, 2023
FULL CIRCLE COMMUNITIES-GRACE TERRACE
1519 S. ARLINGTON HEIGHTS RD.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 28, 2023

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

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building* Rob Losselyoung, Tinaglia Architects for *Arlington 425/Campbell Building* Therese Thompson, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Rafal Koniecki, Owner of *709 W. Fairview St.* John Krissoff, JP Morgan Chase for *Chase Bank* Eugene Boldt, JP Morgan Chase for *Chase Bank* Amy Ferguson, The Architects Partnership for *Chase Bank* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 14, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 14, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt explained that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

ITEM 2. INSTITUTIONAL RE-REVIEW

DC#23-029 – Full Circle Communities-Grace Terrace – 1519 S. Arlington Heights Rd.

Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, and Therese Thompson, representing *Cordogan Clark*, were present on behalf of the project.

Acting Chair Eckhardt clarified for the large amount of public in attendance, that tonight's Design Commission review of this project is only for the architectural design of the building. As architects, the purview of this commission is to look at the architecture of a building, and not zoning, height, density, use, or appropriateness, which are what appears to be the concerns of those present tonight. He apologized for those here tonight who did not understand this. Mr. Hautzinger added that this project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. The Plan Commission hearing for this project was held on November 8, and the required public notification was completed, which the petitioner confirmed.

Many audience members were very upset and vocal about not being aware of this project and not receiving any public notification about the meetings being held. A member of the audience interrupted and said that she lives 1500 feet away from the site and she cannot walk over there because she has a disability; you try to stop your car on Arlington Heights Road and read the sign that is halfway back on the property. She asked how that is going to happen. Mr. Hautzinger continued and said that requirements for public notification include a sign being posted at the property, and mailings to surrounding property owners….. and the same audience member interrupted and said there were no mailings to them and they are 1500 feet away from the site. Acting Chair Eckhardt said there will be a Village Board meeting for this project where residents are allowed to comment about the project, and there will be an opportunity for the public to speak tonight about the design of the building, which will become part of the record.

Another member of the audience asked why this commission is already deciding on the colors and design of a building that might not be approved. Acting Chair Eckhardt explained that projects being reviewed by both the Design Commission and the Plan Commission are required to have a Design Commission review first. The Plan Commission review of this project happened after the first Design Commission review; however, at the first Design Commission review this commission asked for changes to the architecture of the building, which is why the project is being reviewed again tonight. A member of the audience asked what meetings remain left for these residents to voice their concerns, because there is confusion and they are unsure how many opportunities they have left before the final vote.

Ms. O'Connor-Brooks said they received a recommendation against the project from the Plan Commission, and they are proceeding to the Village Board with that recommendation, where the public will all have an opportunity to speak. She respectfully asked that they follow the decorum of this meeting tonight. Mr. Hautzinger said that the ultimate approval of this project will be made by the Village Board. The Design Commission review focuses on the appearance of the building architecturally, and the Plan Commission review includes the review of all matters related to zoning. Those decisions are both forwarded to the Village Board for final deliberation and a vote to either approve or deny the project. The Design Commission and the Plan Commission are recommending bodies to the Village Board.

A member of the audience said that it looks like someone is trying to cheat on the neighbors by not saying anything about what they can do. A different member of the audience said that because they were not aware of the Plan Commission meeting that already happened, who do they address their concerns to regarding matters reviewed by the Plan Commission.

Acting Chair Eckhardt said that the final review of this project at the Village Board will be an opportunity for the public to state their concerns. Ms. O'Connor-Brooks said that the project is tentatively scheduled for Village Board review on December 4 and they are waiting for a confirmation on that date from the Village. They are following all Village requirements in terms of sign posting and mailings sent out to alert everyone to all the appropriate meetings. She was previously told by Staff that public notification for tonight's Design Commission review is not required. They are in full

transparency to do everything as required by the Village. Mr. Hautzinger confirmed that public notification for this project is not required by code for the Design Commission review; however, the Planning Department has posted information on the Village website about this project and this Design Commission meeting, to welcome any comments from the public. That being said, the goal is for this project to be on the Village Board meeting agenda for December 4, with the packet for that meeting to be posted on the Village website by the end of this week. He advised that questions about the project can be directed to the Planning Department. Ms. O'Connor-Brooks also mentioned the option to sign up for email updates on the Village website about this project.

A member of the audience asked why the rules for public notification are only for properties within 250-feet of a site, because only a few of the neighbors received the mailing and many did not and were not aware of the project and the Plan Commission meeting that already happened. He said that he can see this property from his home, yet he did not receive any notification. Both Acting Chair Eckhardt and Mr. Hautzinger said the 250-feet is an industry standard for public notification to surrounding properties. A different member of the audience said that they are all here tonight because of the location of the project, and Acting Chair Eckhardt said that public comments will be allowed tonight at the appropriate time during the review.

Mr. Hautzinger summarized Staff's comments. The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
    - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
    - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
    - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
    - The canopy ceiling height is too low, and the giant fascia is unnecessary.
    - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The north elevation lacks detail.
- The rear east elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
    - A new brick that is less red with more iron spots has been selected.
    - The cast stone color has been changed from "Buffstone" to "Bone".
    - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
    - The canopy columns and fascia have been enlarged.
    - The color of the entry feature and canopy have been changed to all "Cobblestone".
    - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

Staff felt the petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the

design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch in the staff report.

Mr. Hautzinger said that Staff is recommending approval of the architectural design being presented tonight, with these comments and suggestions.

Therese Thompson, thanked Steve for his comments. She clarified that the trim pieces that were added to break up the white panels between the windows on the bays are intended to be on all sides of the building, which did not make it onto the elevations being shown tonight. Overall, their team is happy with the changes that were made from the previous design, and agree that it is a better designed building. She pointed out that the main elevation on the rendering still shows the deeper fascia on the entry canopy, because they feel that it is actually more in scale with the projected two-story entrance element above it. There has been a lot of talk about the ceiling over the entrance, but the ceiling is actually 1-foot higher under the canopy than as shown; the fascia is lower in order to maintain trim alignment with the bays on either side. That was their design rationale there. Acting Chair Eckhardt clarified that the bottom of the fascia aligns with the door, but once you are under the canopy, the ceiling height is higher, and Ms. Thompson confirmed that and said the canopy ceiling height would be 8'-9-1/2".

Ms. Thompson continued and said that they did consider some of the previous suggestions from Staff that were enhancements or changes on the west elevation. The building itself is not a long building and the rhythm that the narrower bays make is actually appropriate for the scale of the elevation, even though there is not a big introductory element on that elevation. When they looked at combining a couple of the bays into a single projected element, they felt it very heavy and too wide for the scale of the elevation overall. The material samples presented tonight include a true Ironspot brick with an overall gray cast to it, and the 'Bone' cast stone color is a better match with the 'Cobble stone' siding and trim. In general, they are very happy with those changes.

Acting Chair Eckhardt opened the meeting to public comments. He asked that comments be limited to architecture if possible and to not repeat the same comments as others.

PUBLIC COMMENT

Michelle Schoot, a resident of Surry Ridge, said that she has done some research on the Design Commission and found that the Design Commission reviews landscaping, engineering and architecture. Acting Chair Eckhardt said this is not correct; for projects that also require a Plan Commission review, the landscaping is reviewed by the Plan Commission, and engineering is reviewed by the Village Engineering department. Ms. Schoot spoke on behalf of her neighbor who will be affected by the project because he is behind the proposed new building. Her neighbor has well water on his property that will be affected once a development like this comes along. She asked if the 3-story height or the width of the building were increased from the last review, and Mr. Hautzinger said the only changes are regarding the exterior materials and colors and details. Ms. Schoot said there are homes located behind this site and this is a residential property, and she is trying to focus on the architecture of the building, but a facade is just a facade; what is inside the building and the exterior of it is much bigger than just the building itself. Since this is a 3-story building

on Arlington Heights Road that will definitely affect the aesthetic of Arlington Heights itself, this area is dedicated for one-story medical buildings. This is in a residential area and the focus of it being a 3-story building will affect all of the residents here with the lighting, which the Plan Commission said will be on 24 hours at the parking lot. So even homes that are not one-story will still be towered by this 3-story building and the lighting from the parking lot. The neighboring residential properties will now be affected because surrounding homes will be blocked by the building, which she has so much to say about, but she is trying to keep her focus on the architecture. She believed that there will be a focus on the landscaping here because they had a pretty picture the last time at the Plan Commission review, and she has been in one of these buildings elsewhere; but the focus should not just be on the façade, we should also be looking at what is happening on the inside of the building. The building will be higher than everyone else, the width and height have not gone down since the last time, and there is still the same towering landscaping that will hit all of the residential area. We are not opposed to the fact that, we all want to help each other, but not at the expense of the residents of Arlington Heights. This is a potential good project in a different area.

In response to those comments, Acting Chair Eckhardt said that the mean height of the new building is 35'-9", which is about 10-feet higher than a typical 2-story single-family home. He explained that the project must meet lighting requirements that include not spilling light onto surrounding properties, and he encouraged the resident with well water to talk with the Village Engineering department to discuss the impacts that this new building might have on his well system.

Ms. Schoot thanked Chair Eckhart for his response and his promise that the lighting will not affect the residents; unfortunately though, if this promise does not come through, she is talking about the lighting from outside in the parking lot that she has seen at another location that she has been to. Acting Chair Eckhardt reiterated that there are lighting requirements for this building with regards to spilling light onto the adjacent residential area, and if the resident feels that this developer has created a problem at another location, she can provide pictures to the Village Board for their attention. Ms. Schoot asked Chair Eckhardt to think about whether or not he would want this building in his neighborhood. She said that she should not have to be the one to go to the other building to take pictures; we trust that our Village staff should do that. Acting Chair Eckhardt understood that some residents are against the building and they are here tonight because they care.

Commissioner Kingsley said this commission is not responsible for ensuring that the lighting for this building is correct; however, there are code requirements that lighting should not shed onto surrounding properties, and in order to get a building permit, the petitioner must submit a lighting diagram to show that this will not happen. She said that as residents, if something is put up by mistake, they should say something. Also, the fact that this property is in your backyard and many of you don't want it, there is a system to stand up for that, which is why you are all here. This commission is listening to the comments tonight, but unfortunately the design commissioners cannot speak to anything but the architecture of the building; however, the commissioners are all residents too and they are here to help the residents with that process. Ms. Schoot said they appreciate that, which is also why she posed the question 'what would you do if it was your neighborhood'.

A member of the audience spoke without giving his name. He reiterated that the height of the building is a concern for him and the light pollution as well. Even though the lighting would not be shining on their properties, it will still be a big glowing building that will definitely change the neighborhood. Acting Chair Eckhardt pointed out that the Plan Commission voted against the project.

Kendall Schafer asked if zoning had to change to allow this building here. Mr. Hautzinger said that part of the Plan Commission review and Village Board approval of this project does require re-zoning from O-T, Office Transitional to I, Institutional. The Plan Commission reviewed that matter and their recommendation will go to the Village Board for their consideration. Ms. Schafer asked when that will happen and Mr. Hautzinger replied that December 4 is the tentative Village Board meeting date. Ms. Schafer said that like many people here tonight, she would have loved to have seen paperwork that this project was going on, and she personally helped bring awareness to her neighbors about this, which is why a lot of them are here tonight. Her overall concern about low-income housing in the area and its effect on their property values; if she knew this was going to happen, she probably never would have bought her

home here 8 years ago.

Phyllis Giolli, 216 E Council Tail. She said that a 3-story building is being reviewed here when there is nothing that high down Arlington Heights Road, it is all one-story buildings. The building does not look right and does not make sense, everything is flat, this building should be one-story. The design is terrible for that specific lot, and she asked if they are taking 2 lots for the project. The petitioner stated that that is not the purview of this commission. Ms. Giolli said there is a section of the 2 lots that is not being used, which is a waste. Acting Chair Eckhardt again stated that the Plan Commission reviewed this project and voted no. Ms. Giolli questioned why we are here tonight talking about a building that did not pass the Plan Commission, it is a waste of time. By coming here tonight, in their eyes they feel that this commission will pass it.

A member of the audience who did not give his name, said it is his understanding that the Village Board votes after they receive recommendations from each of the four commissions, of which this commission is one, and these wonderful people are happy to hear your concerns, even though they might be off the design topic; he asked if this was correct. Acting Chair Eckhardt agreed and said that this commission wants to be respectful of the residents' concerns, but everyone has to understand that this commission is not the Plan Commission or the Village Board.

David Kostich, 1533 S. Douglas. He agreed that the building is too high, there are only one-story buildings there, and there is a parking lot on the east side of the building which is near the residential area. If anything, that parking should be put along Arlington Heights Road, for a 2-story or a 1-story structure. Acting Chair Eckhart replied that parking layouts are the purview of the Plan Commission, and shading can be taken into consideration in terms of the location of the building; if the building were pushed back, the afternoon sun would block the people living on that side of the street. Mr. Kostich reiterated that the parking area should be on the Arlington Heights Road side where there is more traffic and density for traffic. Acting Chair Eckhardt said these comments should be discussed with the Village Board.

Anna Schmitz, 406 E. Noyes Street. She said that it looks silly to not have a door on the front of the building facing Arlington Heights Road because you should enter from the front of the building and have the parking this way; that will preclude any light from coming down off the back of the building into the neighbors' yard. It should not be 3-stories because from Golf Road all the way down to Village Hall, there is only one, 3-story building, and that is right at Golf Road at the Jewel. So it is totally out of character for the neighborhood. Would it not be better to have the parking in the front of the building and the entrance in the front of the building, if the building has to be there at all, to prevent the neighbors from hearing engine noises, people talking, door slamming, conversations in the middle of the night, when you have kids sleeping. This is her opinion, and again, would you want to live in that situation, if you had the parking right next to the back of your house.

Linda Dustin, a resident, thanked the commissioners for the information being given tonight. They came here tonight not knowing very much of anything and it is very disappointing that they missed an important meeting that they could have attended. She referred to the first picture shown tonight of the new building that to her looks like an institution, there are no windows on the side, the colors or something has to be different if it goes through. We have beautiful homes that are taken care of in this neighborhood and this just looks like an institutionalized thing that is going to be put there. Change the colors or do something because this is not appealing to her at all. She has lived in her home for 40 years, and she is already concerned about the amount of traffic coming down Arlington Heights Road from the highway through this corridor and the increase in traffic from this new building, especially near Council Trail where there is already a problem.

David Divito, 210 E. Ryan Ct. He was on the Zoning Board for about 8 years, and it is interesting that landscaping is a Zoning Board function and not a design function. Acting Chair Eckhardt explained that landscaping is under the purview of this commission, with the exception of projects that also go before the Plan Commission. Mr. Hautzinger clarified that it is the Plan Commission and not the Zoning Board that reviews landscaping, and he said the reason for that is because there many code requirements associated with landscaping, it is not just about aesthetics or how the landscape design looks, there are requirements for screening parking, screening between zoning districts, and tree preservation. Mr. Divito said the Design Commission has the right eye for landscape beautification, and all of the other

properties along this corridor of Arlington Heights Road are doing beautification projects. The harmony and the spirt of the neighborhood have been talked about, and if you look at all the buildings that are in front of this they are all nice brick and block, with minimum siding, and they have a lot of diversity; so if something new is going to be put here, let's make sure it looks nice, because this is the south corridor of the Village, the entrance into Arlington heights from I-90. We have an opportunity here to do something properly with this property, and this does not fit. Besides the medical use buildings here, this would be the first residential building that would be seen on this side of the property.

Celina Micko, 125 E. Emerson Street, which is right next to the project. She said that the only source of water on her property is a well and she is concerned about the impacts on it from this project. She presented a letter that she previously sent to Planning Staff about concerns she has about the project, specifically about how the grading difference between this site and her property is going to be resolved. Acting Chair Eckhardt said that grading is not the purview of this commission, and the Village Engineering department will review the grading plans for the project, if and when the project is approved; however, this property cannot change the direction of the water flow that currently exists on the property, without engineering and containment of that water. Ms. Micko said she is very concerned about safety with this building, which is for disabled people and alcoholism and drug disabilities. She said that the height of the building is not compatible with the neighborhood.

Mayur Shah, 309 E. Haven St. He is concerned about the height of the new apartment building that will have 40 units, and the privacy issue for some of the adjacent residents into their bedroom windows. The petitioner clarified that there will be 25 units in the building, not 40. Mr. Shah also said that for someone visiting the Village, it is best viewed at eye level, and this 3-story building does not fit architecturally in this location. He is unsure about the distance between the property and the adjacent homes at the rear of the site. The petitioner said that a 6-foot fence is proposed along the rear of the site with a minimum 8-foot-tall row of evergreens at planting. Acting Chair Eckhardt said the building is not located close to the rear property line, and both a fence and row of landscaping are proposed there to help with some of the privacy issues. Mr. Shah said the homes not blocked today have more sun on their property now than they will in the future. From a health perspective he said that research shows that a building that is occupied by veterans and seniors that has an increased building height that does not allow easy access outside, people tend to be less healthy because they tend to stay within their apartments and just watch tv.

James Kokosues, 131 E. Emerson St. He is concerned about the front of the building that will face the rear of the property because the front entrance of the building will directly face his home. He is concerned that residents of the new building will be able to see into his home, especially from the third floor. He was unsure if this is a design thing or not. He also said that he did not receive anything in the mail about the project and he did not attend the Plan Commission meeting for this project.

Rudy Jacqus, agreed with most of the other residents with regards to the height of this building, which he felt was not compatible with the neighborhood. He understood that lighting is not this commission's purview, but he wanted to point out that even though this building is not allowed to project light onto the surrounding properties, there will still be a problem with ambient lighting, and he referenced how ambient lighting from International Plaza can be seen from his home. He also said that all the other office buildings along Arlington Heights Road are brick, which is an aesthetic that he would like to keep here.

Wendy Kelly, 221 E. Foster Street. She said that back in 2010 when she and her husband were driving through the neighborhood looking for a home, there was no building like this; at that time it was inviting, it was single-family homes, and it was where she wanted to raise her daughter. She lives behind the memory care facility located south of this site, which was only trees when they moved in, there was nothing there, and they could not have been more excited when the memory care facility came in with the right plan for the neighborhood. However, this is not the right plan for the neighborhood; the building is too tall and she had concerns about safety, even with the parking lot and people coming and going that was not there before.

Peter Gayed said he is here representing his parents who have lived in Parkview Court for more than 20 years. He had questions specific to Full Circle Communities and the representatives here tonight. He asked what percentage of

occupied units are given to veterans, who verifies the veterans, what percentage of units are given to disabled persons, and how is that documented. He also questioned some of the language in the ADA guidelines that pertain to those who are perceived to have a disability. He was told these percentages are not made public because of privacy concerns, but he is not asking for names, just percentages. He asked if citizenship is required for admission to this new building and he wondered where the policy for that is coming from. He knows that preference cannot be given to residents of Illinois or nearby areas because this is tied to Illinois Housing Development Authority funding and the petitioner cannot restrict to the immediate neighborhoods.

Acting Chair Eckhardt closed the public comment portion of the meeting. He asked those in the audience not to blurt out questions or comments at this time while the petitioner and architect respond to some of the questions asked by the public. He asked the petitioner to respond to the question about the placement of the front door being on the rear of the building, and Ms. O'Connor-Brooks said these items were covered at the Plan Commission meeting and do not fall under this commission's purview. They intend on covering these items again at the Village Board meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked everyone for being here and for caring about what is in their backyard, and she thanked the petitioner for listening to the commissioner's comments at the last review. She felt the changes made are of great importance and have changed the building for the better. She appreciated that more brick was put on the building, it looks a lot nicer and the petitioner has created something that makes a little bit more sense and is less chaotic. She said the changes made to the front and the back of the building make those elevations look pleasing. She was really happy that the color was changed from the stark white and the redder brick and the cream stone, to something that has a darker brick and a darker trim that is not quite as stark. She agreed with Staff about Option 2 for the canopy entrance and that the level of the canopy is to be raised up, and that the trim depicted on the west elevation will be the same on all sides of the building. Commissioner Kingsley referred to the north elevation where there is only one set of windows, as opposed to the south elevation where there are groupings of windows. She would be in favor of a window being added in the hallway in the center of the north elevation, instead of the paneling shown without windows, and either grouping the two windows on the north elevation to be more consistent with the windows on the south elevation, or slightly separating the two windows on the north elevation and eliminating that bay; however, something should be done with the trim that is similar to what is being done on the west elevation. Commissioner Kingsley acknowledged the comment made about making the building all brick, and while that is something the petitioner could consider, she would still want to see some bays that are not brick; she was not in favor of the entire building being brick. She reiterated that although the changes that were made are pleasing, she wanted to add these additional comments tonight. Commissioner Fitzgerald agreed with the comments from Commissioner Kingsley.

Acting Chair Eckhardt concurred with the other commissioners' comments. He felt that the three tones on the building are better than all brick because all brick would look very institutional. These are residential materials being used on this building, which help to break down the building and make it appear more linear in design than vertical. He agreed with Staff's recommendation to go with Option 2 for the canopy elevation which has a thinner header piece at the entrance. He said the colors are a tremendous change and are very nice; the brick is right, the Hardi cobblestone is a nice soft color, and he appreciated the petitioner making fairly radical changes from the first review. The building really has improved. In response to Staff's sketch of the west elevation that showed suggestions to add some small gable roofs to the top of the elevation, he commented that no one sees a building in flat elevation like that, and the bays have depth and they create shadows, and that is attractive. He asked the petitioner how they felt about these suggestions, and Ms. Thompson said they did look at ganging the pairs of bays together, but felt that they were over-scaled for the overall length of the building which is not very long. She added that because of the width of the bays, the gables that Staff sketched on the smaller end bays are so small that they feel they would be lost when passing by on Arlington Heights Road. She explained that the bay windows are offset 12 inches and the eave is two feet, so the eave over the bay is another 1-foot, which Acting Chair Eckhardt said creates a nice shadow line as well. Acting Chair Eckhardt said he is okay with the design as shown tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	Grace Terrace
Project Address:	1519-1625 S. Arlington Heights Road
Prepared By:	Steve Hautzinger
Date Prepared:	October 18, 2023
Date Revised:	November 21, 2023

PETITIONER INFORMATION:

DC Number:	23-029
Petitioner Name:	Jordan Bartle
Petitioner Address:	Full Circle Communities 310 S. Peoria St, #500 Chicago, IL 60607
Meeting Date:	October 24, 2023
Re-Review Meeting Date:	November 28, 2023

Requested Action(s):
Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

Summary:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

Previous Review Comments:
This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
  - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
  - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
  - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
  - The canopy ceiling height is too low, and the giant fascia is unnecessary.
  - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The North Elevation lacks detail.
- The rear East Elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

Project Update:

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
  - A new brick that is less red with more iron spots has been selected.
  - The cast stone color has been changed from "Buffstone" to "Bone".
  - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
  - The canopy columns and fascia have been enlarged.
  - The color of the entry feature and canopy have been changed to all "Cobblestone".
  - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

Staff Comments:

The petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch below.

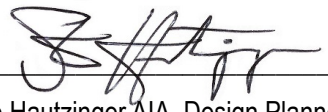
West Elevation as submitted.

West Elevation with suggested enlarged bays and gables to enhance the design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations and material list received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Confirm that the new color scheme works well by reviewing actual material samples at the meeting.
2. A recommendation to implement "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
3. Add trim below the triple on all sides of the building, not just on the West Elevation.
4. Enhance the appearance of the west elevation with a more substantial design feature(s), such as enlarged bays and gables.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 21, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

2 NORTH WEST VIEW

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DESIGN COMMISSION SUBMITTAL

CORDOGAN CLARK
Aurora
Chicago

FULL CIRCLE communities

Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.21.2023

REVISIONS:

A7.1

1 EAST VIEW

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DESIGN COMMISSION SUBMITTAL

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410
DATE 11.21. 2023

REVISIONS:

A7.0

1 East Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

3 North Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- VINYL WINDOW - WHITE
- SHINGLES - COBBLESTONE GRAY
- FC TRIM - COBBLE STONE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - COBBLE STONE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

11/20/2023 2:48:44 PM
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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410
DATE 10.17.2023

REVISIONS:

BID SET

A5.1

1 Enlarged Canopy Elevation - As Proposed
1/4" = 1'-0"

2 Enlarged Canopy Elevation - Option 2
1/4" = 1'-0"

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Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

ENTRANCE CANOPY OPTIONS

JOB NUMBER
20-410

DATE
10.17. 2023

REVISIONS:

A5.2

BID SET

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CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY

‘WHITE’ VINYL

HARDIE ‘COBBLE STONE’
FC SIDING & TRIM

HARDIE ‘AGED PEWTER
FC SIDING & PANELS

ROCKCAST ‘BONE’ CAST
STONE

HEBRON BRICK COMPANY

CRIMSON CREEK
IRONSPOT

FULL CIRCLE communities

GRACE TERRACE
1519 ARLINGTON HEIGHTS RD.

EXTERIOR MATERIALS BOARD

CORDOGAN CLARK

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 24, 2023

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway* Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway* Paul Baulier, Moceri & Roszak for *Arlington Heights Gateway* Brian Carley, Bradford Allen for *Arlington Heights Gateway* Therese Thompson, Cordogan Clark for *Grace Terrace* Zubair Ahamed, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Mayor Thomas Hayes, Village of Arlington Heights Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. INSTITUTIONAL REVIEW

DC#23-029 – Full Circle Communities / Grace Terrace – 1519-1625 S. Arlington Heights Rd.

Therese Thompson & Zubair Ahamed, representing *Cordogan Clark*, and Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for a new supportive housing development. This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building design and signage only.

The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design, with the following specific suggestions:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third-floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door on the north elevation. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first-floor units on the east elevation.

All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure. There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view. Trash will be stored inside the building which is ideal for screening. There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however, detailed signage plans have not been received for review, and separate permits are required for all exterior signage.

Staff recommends the Design Commission evaluate the proposed design, with the comments and suggestions given by Staff.

Emma O'Connor-Brooks said that they are here tonight to present a 25-unit development that is permanent supportive housing, which means it is 100% affordable, with supportive services on site that are not required but are provided to the residents. Their target population are people with disabilities and veterans, so that is who they designed the project for. She understood the purview of this commission is to review the architecture of the building, so she introduced their Architect, Therese Thompson, to talk about the design. Ms. Thompson said that the building and the site are designed with the target residential population in mind, and they have gone through a couple of focus groups with people who live in permanent supportive housing in the Northwest suburbs to get their feedback on some of the design features, some of the outdoor elements, and some of the amenities inside. She referred to the site plan and pointed out the

parking that will be located behind the building on the east elevation; with no parking proposed on the west elevation, the view from the street will be clear of parking and traffic. On the south elevation, an area of raised community garden beds is proposed, to encourage proper growth, and the north end of the east elevation will have a resident patio with outdoor furniture, grills, and picnic tables. They explored the possibility of locating the single gas meter on the north side of the building; however, the gas company does not approve, so the proposed location for the meter will include an abundance of landscaping shrubs for screening. All appliances in the units and the heating/cooling systems will be electric, to minimize the carbon use in the building.

Ms. Thompson also said that when they originally designed the concept for the building, the site area to the north was included; however, since then, this site area is being sold to be part of a different development. This heavily wooded area would have screened the north end of the new building, and consequently, that end of the building has not been developed to the extent that it needs to be now that they will no longer have control over what happens with the mature growth to the north of the building. Elevations of the raised planting beds were shown, which will be brick to match the base of the building, and a privacy fence bordering the north and east and southeast lot lines that abut the residential to the east.

Ms. Thompson said that the site is bordered by low scale, single-story split-level and two-story buildings on pretty much all sides, given the single-family residential to the east and on the other side of Arlington Heights Rd. The concept for the design and the low sloped roof is to minimize the height of the building; three-stories are needed to accommodate the 25 units in a reasonably compact building footprint, and to be compatible with the adjacent residential development. The current roof overhang is 2-feet, which is a pretty good eave to begin with, and since they do not see this as a Prairie style building, they feel the 2-feet is appropriate. It gives some shadow line over the bays that project out of 1-foot, so there will be fairly nice shadows on the recessed portions and still some shadow lines on the bays as well. In response to Staff's suggestion to extend the bays down to the ground, Ms. Thompson said the bays will be suspended right above the first-floor window heads for a couple of reasons; because each living room on this side of the building has them, they feel that going all the way to the ground would chop the elevation up because the bays are relatively thin, and it will further interrupt the brick base, which is intended to give the entire building a unified base and reduce the visual height of the building by breaking it into larger horizontal elements. They are looking at creating an element on the north side of the building, but unfortunately, it will not have glazing in it because the resident trash room abuts the stairs there, resulting in no opportunity for a window. However, something could be done in siding, trim, and panels that replicate the bay look, but without the windows. To the discussion about brick versus stone, she said that color is subjective and the grey siding and the red brick do not show as well in the graphics as they do in reality. The grey is a warm color that works well with the warm reddish/orange brick, which looks a lot more maroon in the rendering. They considered a few options with a cast stone, similar to what they used at the Heart's Place project years back, but stone has a rusticated feel to it that really is at odds with the trim scheme, and they felt the brick has a cleaner, finer finish to it than a cast stone. It would require a lot of rethinking of other details to make stone work with the design. The hipped roof was continued to conceal the first few feet of equipment on the roof, and sight line studies were done that found that from potentially a second-floor window of one of the homes to the east, the top of the tallest piece of rooftop equipment might be visible. Therefore, a knee wall was added that is like a vertical extension of the hipped roof. In further study, feedback was received that it needed to be a bit taller in order to completely screen the rooftop unit, so the knee wall height is designed to completely screen the unit, but consequently it is more visible from the ground than the original concept was. They also agree that the windows in the Community Room should be full height windows and they are prepared to change them.

Emma O'Connor-Brooks reiterated their goal with this project is to create a warm home for their residents and make the building contextual to the neighborhood that is surrounding it. They have been working with Staff for a few months, and only received some of Staff's comments recently, so they have not been able to incorporate some of the elements that Theresa mentioned that they are planning to change; however, they are amenable to many of them and look forward to discussing them with the commissioners tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the scale of the building and he agreed that something should be done to the north elevation. His biggest concern is with the colors; the brick is a little bright, but not enough for him to say no to it, and he liked that there are some grey specks in it and he would support more in it. He questioned the cast stone color and asked for clarification on where it is on the building. The petitioner said there are cast stone sills under the bedroom windows on the first-floor and a cast stone band at the head of the windows all the way around. Commissioner Fitzgerald was most concerned about this color because it reads a little yellow, and he suggested using a more grey color. He said the west elevation that faces Arlington Heights Road looks like the back of the building, and he wished there could be something else done with it; he suggested trees or something just to break it up and soften it.

Commissioner Eckhardt agreed with the comments about the yellow tone of the cast stone, and he asked if a mortar color has been chosen for the brick. The petitioner replied that the mortar color will be a plain grey to accentuate the brick, not blend with the brick. Commissioner Eckhardt asked about the 2 different heights of Hardie-siding being shown, and the petitioner said that both 4-inch and 7-inch lap siding are proposed, which Commissioner Eckhardt was okay with. However, he was concerned about the large flat areas on both elevations, such as the panels under the triple windows and the availability of Hardie siding larger than 4-feet wide. He sees this detail happen a lot on townhomes and he felt these panels should have some trim or fenestration to add character to the space, instead of the big, flat, white areas that will not show well. There are basically 2 colors on the building, white and beige, and the renderings are nicely prepared with shadows and he appreciated that the brick base was raised up to a height that he felt was good. He suggested an iron spot brick that is a darker grey because the red brick is out of character with the contemporary coloration of the grey and the white colors; it jumps out as not being in the same family. Commissioner Eckhardt reiterated his comment that the rear elevation appears flat, and it should be treated with the same bays on the front, although he understood budget issues. He had no further comments.

Commissioner Kingsley concurred with the comments from the other commissioners. She liked the maroon color of the brick in the rendering more than the brighter red color of the brick sample, and she appreciated that the sample was presented tonight. She agreed that the buff-colored cast stone is too dissimilar to the white siding color because the white is so stark, and she was not in favor of the white trim, mostly the white corner boards, because it breaks down the elevations. She pointed out that the brick base, grey siding at the second and third-floor, and white at the top, create vertical elements in between, but then the elements that do not have the bays or the white verticals become a design of different material that ends up being a cross pattern; it is just a little busy for her. She agreed with Staff that maybe it needs to be looked at again; there are a lot of materials on the building and maybe it could be simplified. Changing the white color of the fascia that runs all the way across the elevation could help, and either raising up the bays to match the top of the brick, or raising up the two paneled systems to stop at the stone cap. On the rear elevation, the canopy area looks heavy and should be all white, and the entry gable should be larger by reducing the area where the roof returns back into the gable; either the canopy needs to be lowered and the panelized system eliminated, or eliminate it and leave it that height and just bring it up. Commissioner Kingsley appreciated the bays on the west elevation which is really the back of the building that faces Arlington Heights Road, but the green space on the west elevation is the only yard for the residents living there and it would be nice to make it look less like a back yard and more like a lived-in outdoor space for the residents. She cautioned to use a good liner in the raised brick planters on the south elevation. She added that the underside of the bays should match the face of the bays because of their visibility from the lower windows. She asked if all the siding will be smooth, and the petitioner said yes, which Commissioner Kingsley was in favor of, but she felt that a slightly lighter white siding color would better enhance the brick. The petitioner commented that the windows will be white, which is part of the reason for choosing the white siding color, and Commissioner Kingsley replied that the amount of white on the white windows is so small compared to the amount of white on the building. She felt the petitioner should further study the white siding color being proposed, and that the project come back before the commission for another review.

Chair Kubow said that first and foremost he loved this use in the community. With regards to the architecture, he really liked the strong, vertical element on the building that is dynamic and feels good; however, the cross-type design around the middle windows feels a little unnecessary and busy. He suggested eliminating it to make it simpler and making some adjustments with the fenestration. On the east elevation, he said the base felt very squatty and the

windows felt small; the ratio between them is a little off; however, it is done well on the west elevation. He agreed with the comments from the other commissioners that there are some simple moves that could bring the building back into a more classic design.

Commissioner Eckhardt said the first-floor units look like garden apartments because the fascia sits right on top of the windows, and he suggested raising the white horizontal line up to make the ground-floor more pronounced. He felt the canopy above the front door was too low and should be raised higher, and the giant canopy fascia was unnecessary. The proportions of the east elevation should be further studied because right now it looks like the upper level is crushing the first-floor. He agreed with Chair Kubow's comment about the cross design around the middle windows, which makes it more complicated than it needs to be; it could be simpler. He liked the bay windows, but felt the cross designs and the trim take away from them. Given the comments and concerns from the commissioners tonight, Commissioner Eckhardt suggested continuing the project to allow the petitioner to look at the alternatives suggested tonight.

Ms. Thompson agreed with many of the comments made tonight, and they are amenable to reconsidering things such as the trim scheme around the windows that creates a larger element of the bedroom and the smaller window groups that appear too busy. Ms. O'Connor-Brooks reiterated that they are open to exploring the comments given tonight and coming back for another review, with the trim color being the biggest issue and looking at the relationship of the buff and red color with the siding color choices. Their goal is to be a good partner with the Village and she thanked the commissioners for their clear and constructive feedback.

Chair Kubow encouraged the petitioner to work with Staff regarding any new design concepts based on the feedback and comments given tonight. Commissioner Eckhardt agreed and said that re-creating renderings and developing the proportional things talked about tonight should be a minimal expense. It was noted that this project did not require public notification, so there is flexibility on a re-review date whenever the petitioner is ready to come back. Mr. Hautzinger asked the commissioners for clarification of their comments on the colors and materials. The commissioners said the cast stone is too yellow and does not fit with the overall color palette, and something more in the grey tone would be a better choice; the red brick color is a little bright and could be toned down with a little more brown in the red brick, but not a brown brick, or a little more of the grey speck in the red brick, or a brick blend that has grey/pewter in it; the grey siding, the white trim and the asphalt shingle colors are all acceptable; the brick proportions of the base and some of the details around the windows is too busy.

Ms. Thompson asked for further clarification about the concerns regarding the color of the cast stone trim. Also she asked about an option that replaces the white siding color with a cobblestone color or one of the other slightly beige Hardie colors that work better. Commissioner Fitzgerald did not love the cast stone with the brick or the aged pewter siding; to him it reads yellow.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE PROPOSED *FULL CIRLCE COMMUNITIES - GRACE TERRACE* PROJECT AT 1519-1625 S. ARLINGTON HEIGHTS ROAD (DC23-029), TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING THAT THE PETITIONER IS READY TO COME BACK TO.

Commissioner Eckhardt commented that the petitioner should consider the following:

1. Tone down the brick color.
2. Change the cast stone color to a color less yellow, such as a brighter white or a grey tone.
3. The white and the grey Hardie siding colors are acceptable.
4. Further study the proportions of the brick on the base of the building and the horizonal belly band around the building, with a suggestion to raise it up.
5. Further study the entrance canopy proportions.
6. Further study the white trim fenestration that forms a cross-shaped detail with the stacked windows, simplify this detail.

7. Further study the large, white panels to determine if they can be subtly broken down into a pattern that might match and align with the triple windows above.

Commissioner Kingsley clarified that the motion made is to continue the review of the project to a date when the petitioner determines they are ready to return. The items summarized are only a highlight of items for the petitioner to consider, and all comments given by the commissioners tonight should be considered. Flexibility is being given to the petitioner to change what they see fit.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: October 18, 2023

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607
Meeting Date: October 24, 2023

Requested Action(s):
Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

Architectural Design:
The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design. Some specific suggestions are as follows:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.

Mechanical Equipment, Utility Equipment, and Trash Screening:
All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure.

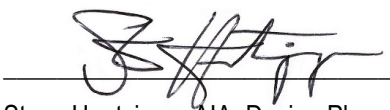
There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view.

Trash will be stored inside the building which is ideal for screening.

Signage:
There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however detailed signage plans have not been received for review. Separate permits are required for all exterior signage.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations received 10/10/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to add more architectural interest and quality to the design.
2. Consider a deeper roof overhang for a more pronounced roof line.
3. Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
4. Confirm that the proposed exterior colors work well together. Review other brick color options, or consider changing the brick to stone for a warmer appearance.
5. Consider accentuating the box bays by extending them down to the ground.
6. The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
7. The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
8. Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.
9. Evaluate the appearance of the rooftop mechanical platform enclosure.
10. It is recommended to move the gas meter from the front wall of the building to the rear, but if it must remain, then adequate landscaping should be provided to screen the view of the equipment.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 18, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

APPROVED

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SEPTEMBER 20, 2023

IN ATTENDANCE:

Commissioners Present:	John Eggum	Ken Kiefer
	Janice Krinsky	William Delea
Commissioners Absent:	Andre Arrington	David Miller

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present:
Joe Taylor, 116-125 Eastman
Bernard Citron, 116-125 Eastman
Rolando Negron Rodriguez, Full Circle Communities
Denise Reyes, Full Circle Communities
Emma O'Conner-Brooks, Full Circle Communities
Jordan Bartle, Full Circle Communities
Tom Gaynor, Hana Board President
Hugh Brady, Housing Task Force
Linda Waycie
Gary Stubits
Barb Taylor
Jack Sturgeon
Pat Sturgeon
Emily Mysler
Sally Mysler
Keith Moens, Resident
Fred Vogt, Resident

I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Eggum.

II. ROLL CALL

Present: J. Eggum, J. Krinsky, K. Kiefer, & W. Delea
Absent: A. Arrington & D. Miler

III. NEW BUSINESS

Chairman Eggum took the prerogative to reorder the agenda to move the new business items forward on the agenda beginning with the 116-125 Eastman project.

A. 116 – 125 Eastman Affordable Housing Plan (Revised)

Ms. Boyer shared the staff report: 116-120 W Eastman is a proposed mixed-use building in downtown Arlington Heights. Due to its location in the B-5 zoning district, the Inclusionary Housing Ordinance requires that 7.5% of the total number of units in the development be affordable with the option that a minimum of 5% of the units must be provided as onsite actual affordable housing units and up to 2.5% of the units may be provided using the fee-in-lieu option at the amount per unit prescribed in the Inclusionary Housing Guidelines at the time of the issuance of the building permit. The amount prescribed in the Guidelines is currently $28,370 per unit but is subject to annual updates according to changes in the Consumer Price Index for the Chicago-Elgin-Naperville Area.

The Affordable Housing Plan for this project was previously reviewed by the Housing Commission in April, 2023. The Housing Commission recommended approval of that Affordable Housing Plan with conditions to the Village Board. However, since April, 2023, the project has undergone some changes and the petitioner has revised the proposed Affordable Housing Plan for the project. Therefore, a revised Affordable Housing Plan is being presented to the Housing Commission.

116-120 Eastman REVISED Affordable Housing Plan Summary

- Total Dwelling Units: 136
- Market Rate Units: 129
- Affordable Unit Obligation (7.5%): 10.2
- Inclusionary/Affordable Units (Min. 5%): 7 (5% is 6.8 units rounded to 7 units)
- Fee-in-Lieu Units (Max. 2.5%): 3.2 (10.2 units minus 7 on-site units)

The applicant has agreed to the requirements of the Inclusionary Housing Ordinance and associated Guidelines including, but not limited to, the following criteria:

- To provide 7 on-site affordable housing units which meets the requirement that a minimum of 5% of the total number of units be provided as actual on-site units in perpetuity
- To pay a fee-in-lieu of providing 3.2 units x the applicable fee at time of permit (2.3% of total units)
- The annual income for tenants shall comply with the Inclusionary Housing Ordinance and Guidelines which are a maximum of 60% of area median income adjusted for household size
- The maximum rents shall comply with the Inclusionary Housing Ordinance and Guidelines with rents affordable at 60% of area median income adjusted by unit size and also adjusted for a utility allowance
- The affordable units shall be integrated throughout the building
- The affordable units shall be constructed simultaneously with the market rate units
- The interior and exterior finishes of the market rate and the affordable units will be the same
- The bedroom mix of the affordable units shall be equivalent to the mix of the market rate units (rounded) at 3 studio units; 3 one-bedroom units; and 1 two-bedroom units. If the bedroom mix and density calculations change, distribution may be adjusted accordingly
- The management shall provide the required annual report concerning the affordable units on a form prescribed by the Village

The applicant has provided an Affordable Leasing Plan (ALP) that is consistent with the Inclusionary Housing Ordinance and Inclusionary Housing Guidelines including the implementation of the tenant preferences. The ALP is incorporated into the Affordable Housing Plan.

Staff recommended that the Housing Commission recommend that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Bernard Citron, attorney for the developer, explained that the project has been revised as a result of meeting with the Village and neighborhood residents. The total number of units was reduced from 150 units to 136 units. There were changes in setbacks and there is some stair stepping of the building. While the number of units has dropped, the project will cost about as much to build because the amenities have not changed and the cost of construction and financing have increased. All amenities will be available to all residents: upper deck, pool, restaurant, and co-working spaces. No density variances will be needed, and this will be a one phase project. For all of these reasons, they are not able to provide the additional 3 affordable units and are proposing to pay the fee-in-lieu for those units.

The applicant has further agreed to offer each tenant a minimum of one parking space per affordable unit at a monthly rate that is reduced by the same proportion that the tenant's affordable monthly rent is discounted from the rent amount for an equivalent market rate unit. He said that parking spaces are about $50,000 to provide so they can't give away the spaces.

Tom Gaynor, Hana Board President, expressed that the revised plan is much improved as a result of the developer, neighborhood, and Village having worked collaboratively, and the revisions are much appreciated. He said the plan is respectful of the neighborhood and good for the Village. He said they would be in favor of 10 affordable housing units being provided in the building instead of 7, but at least the project is compliant.

Mr. Gaynor also shared a concern for historical homes in the Village being torn down. Through a recent FOIA request, he learned that 10% of the 517 homes identified by the 2004 Art Institute study has having historic character have been torn down and replaced by large, million-dollar homes. There have been 657 tear downs since 2004 and many of torn-down homes may have been considered affordable. He encouraged the Housing Commission to work in tandem with the Design Commission, which reviews tear down and rebuilds, to preserve affordable housing within the community.

Mr. Moens pointed out that the staff report states that the preference in projects is to provide the affordable units rather than accept the fee-in-lieu, and he stated that he does not think that providing the 3 more affordable units will break this project. He asked that the developer to provide evidence that the 3 more affordable units cannot be provided, and asked that the motion be amended to strike accepting the fee-in-lieu for the 3 units and include all 10 affordable units in the project

Mr. Taylor explained that the cost to build these units is approximately $350,000/unit and the rent generated from the affordable units will be about 1/3 of that received from the market rate units. He said that the project can only absorb a limited number of these units without receiving any funding from the municipality or tax incentives. He said that he does not share proformas with the Village or public but he has lenders and equity partners to satisfy. He said without further incentives, it is difficult economically to provide more affordable units. Mr. Citron pointed out that they are not asking for any variances, including not asking for any density bonus, as was the case previously. Instead, they have decreased the total number of units in response to the neighborhood's requests for decreased height and lower density.

Chairman Eggum asked if the developer was saying that due to the number of units decreasing and construction costs remaining relatively the same, if that materially dropped the rate of return to which the developer agreed. Chairman Eggum stated that the Village has indicated through the Trustees that they are interested in maximizing affordable housing and maintaining that as a priority, but when other commissions, staff, or Trustees decline to allow requested density bonuses, this will decrease the ability of developers to develop affordable housing due to reduced rates of return. He said that the developer having complied with the Ordnance is appreciated; however, it is unfortunate that the proposal to increase density in return for providing more affordable housing in the community was unable to be realized.

Commissioner Kiefer inquired about the tenant selection for the inclusionary units. He asked about the marketing plan for the inclusionary units, especially how they would be directed to Arlington Heights residents. Mr. Taylor stated that there is a marketing plan. Their management company, Lincoln Properties, will manage the process and it will include local housing outreach and will also comply with fair housing laws. Mr. Citron added that they are open to partnering with the Village to market the units locally such as on the Village website if desired. He said though that they cannot limit the units to Arlington Heights residents only.

Commissioner Eggum said the Housing Commission has heard a lot about maintaining affordability for residents for persons such as seniors and that is a concern for the Senior Commission that is represented at this meeting. He said there is a rational basis and reasoning for being concerned about current residents. He said there is a misunderstanding about restrictions versus preferences. He said that there have been repeated concerns about residents being priced-out of our community and there is a reasonable desire to assist residents to be able to remain in the community and not be forced to move to unfamiliar communities in order to find housing.

Mr. Moens asked if a motion can be made at this point to add the increased density to make possible adding the 3 additional affordable units. Mr. Citron stated that the project has already been reworked in response to neighborhood concerns and they are not in a position to rework the project again. Chairman Eggum recognized that the project had been re-engineered and that different commissions have different perspectives. Mr. Citron pointed out again that they are not asking for less than what the Inclusionary Housing Ordinance requires. Chairman Eggum said that the message in what has occurred is that people need to speak in favor of things like density bonuses to support affordable units when other people are taking the position speaking in favor of less density so that there is a discussion of the competing interests.

Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:
It is recommended that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:
The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

The motion was approved unanimously by voice vote.

The developers were thanked for their investment in Arlington Heights and for returning to the Housing Commission.

B. Grace Terrace Affordable Housing Plan

Ms. Boyer shared the staff report. Grace Terrace is brought to the Village by Full Circle Communities. It would primarily be financed by the Illinois Housing Development Authority's Permanent Supportive Housing program. It is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance: Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

Criteria	**Grace Terrace**	**Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines**	**Comment**
Percentage (Number) of Affordable Units	100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building.	10% (3) units are required to be affordable due to public financing	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Fee-In-Lieu	Not applicable	Not applicable	Not applicable
Maximum Tenant Annual Incomes	Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO	Maximum 60% Area Median Income	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Maximum Rents	Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO	Maximums as per IHDA/IHO Guidelines chart by bedroom size	Exceeds requirement first 30 years and will continue to comply thereafter
Integration of Affordable Units	All units are affordable first 30 years; thereafter must comply with IHO	Affordable units to be integrated	Meets requirement

Phasing	Not applicable due to it being a one building development	Not applicable due to it being a one building development	Meets requirement
Interior and Exterior Finishes	All unit finishes are the same	Finishes in affordable units must meet minimum standards	Meets requirement
Bedroom Mix	All units are affordable first 30 years; thereafter to comply with IHO	Affordable unit bedroom mix must be proportional to market rate mix	Meets requirement
Preferences	First 30 years disability will be a condition of tenancy and veterans will receive preference, thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities	IHO Guidelines state that the developer must give preference to one or more of 4 preference categories (persons with disabilities, veterans, local residents, local employees)	Meets requirements
Reporting	Petitioner has agreed to reporting requirements	IHO Guidelines contain reporting requirements	Meets requirement

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to the financial closing with IHDA and has offered to provide a copy to Staff at that time. The IHDA Tenant Selection Plan template will be used. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

The matter of tenant preferences requires further discussion for which supplemental information was provided. Ms. Boyer explained with respect to the preferences that disability by a head of household is a requirement of tenancy and preference would be given to veterans. These are the required preferences under the IHDA program. IHDA's requirements do not permit the preferences for local residents and employees. This is the same at Heart's Place in Arlington Heights in Arlington Heights which is also an IHDA-financed Permanent Supportive Housing building although Heart's Place was approved prior to the adoption of the Inclusionary Housing Ordinance.

Staff is recommending that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Road be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Ms. O'Conner-Brooks introduced the mission of Full Circle. She said that they are excited about the Arlington Heights location as a high opportunity area and its proximity to a grocery store, park, public transportation including a PACE bus line, and other amenities.

She said that supportive services will be available to tenants on-site but are not required. Tenants will have leases; it is not transitional housing. There will be 100% rental assistance though the Housing Authority of Cook County because they have a priority for affordable housing for persons with disabilities and veterans. Tenants will be required to pay 30% of their income for rent. Every lease holder is required to be an individual with a disability, veterans receiving priority.

Ms. Denise Reyes discussed the project financing plan of which the main component is IHDA's Permeant Support Housing program. This program provides funding for acquisition and construction of projects for persons with disabilities. State and private grants and loans will also be including in the financing. All funding sources are confirmed and committed. They are wrapping up the conceptual project phase and intend to submit for permitting before end of the year, closing on the IHDA financing shortly thereafter. Construction is expected to begin in early spring 2024 and will take about one year to complete. Full Circle property management will then take over the property.

Chairman Eggum asked for the total cost for the project which was reported to be $13.5M with the IHDA portion being $8.5M and loans totaling $1.5M. The builder is Weiss Builders.

Ms. O'Conner-Brooks shared their success with a development in McHenry County.

Services on-site in Arlington Heights will include a case manager, help with literacy, job training, case management, applying for benefits, socialization and community building, help integrating into the community, health and wellness programs, in/out patient services as needed, etc. Full Circle reinvests 75% of their differed development fees back into their services so that tenants receive what they need. Their project aligns with Arlington Heights' inclusionary housing goals, goals for the development of vacant land, and will pay approximately $50K per year in property taxes.

Ms. O'Conner-Brooks stated that the Fair Housing Act does not permit the local preferences, but the units will be marketed locally and a wait list based on location will be developed. She also said that they are willing to work with the Village's Health Department to identify possible referrals. Chainman Eggum asked if not permitting the local preference was an IHDA requirement or a matter of fair housing law. Ms. O'Conner-Brooks said that fair housing law disallows limiting units to tenants from specific zip codes.

Hugh Brady, Housing Task Force representative, provided some background on how the project came about and said that the Task Force is very supportive of this project. He said that their market research shows a strong need for this type of housing in the area. He shared that area residents are interested in staying in their communities. Services that are provided within the housing are needed. Mr. Brady said that a similar building in Mt. Prospect called Meyers Place was nearly entirely occupied by tenants who previously resided locally – in Mt. Prospect or a nearby suburb.

Sally Mysler encouraged the project move forward after her daughter Emily benefitted from a similar community.

Commissioner Krinsky said that she is very supportive of this project. She said that she has professional and personal experience with special needs populations and lives on the west side of Arlington Heights Rd. where the building is proposed to be located. She thanked the developer for bringing this to our community and her area which so desperately needs this type of housing.

Chairman Eggum said that there is a lack of complete understanding concerning the legal framework regarding the preferences. He said that in-general he views this project as warranting a possible exception to the standing preferences because of the IHDA requirements. However, the exception is not something that would be made under a normal set of circumstances (such as in a privately-financed development) where financing does not require such an exception. He said that he wants to be clear that the preferences were discussed by the Housing Commission and the Village Board and are in the Inclusionary Housing Guidelines pursuant to direction from the Village Board, and it needs to be clear that that an exception would not otherwise be considered if it were not for these unique circumstances related to the requirements under the financing.

Commissioner Kiefer said that he is supportive of the project and understands that IHDA has its restrictions, but he is concerned about the Village tenant selection preferences. The Mt. Prospect building providing affordable units to residents of surrounding communities is fine, but Arlington Heights is the only suburb in the area that requires inclusionary units and the intention is that local residents should have the opportunity to benefit from these units. He would like this topic investigated further. There was a discussion about the difference between illegal restrictions and potentially legal preferences with it being permissible to have preferences for which there is a rational basis and and does not create a disparate impact.

It was also stated that an interested persons list will be kept by the developer, and the persons on the interested persons list will be notified when the Cook County Housing Authority waiting list is opened. Therefore, publicizing the project locally and getting interested persons on the developer's interested persons list would be a way of help local residents access the Cook County Housing Authority waiting list.

Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:
It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1625 S Arlington Heights Road be approved as meeting the requirements of the Inclusionary Housing Ordinance and that the developer be granted an exception to the Inclusionary Housing Guidelines because they are required by State-based public funding sources (Illinois Housing Development Authority) to refrain from giving preference to Arlington Heights residents and workers.
The motion was approved unanimously by voice vote.

Chairman Eggum asked that staff be prepared to explain the distinctions described above to the Trustees and point out that the preferences were the preferences of the Trustees. The Trustees decided to enact the Ordinance and the preferences with the Guidelines.

The Housing Commission resumed the regular order of business on the meeting agenda.

IV. APPROVAL OF MINUTES

A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to approve the minutes of the August 16, 2023 meeting with the correction of a few typographical errors. The motion was approved unanimously by voice vote.

V. REPORTS

A. Regular Status Update of Inclusionary Affordable Housing Projects

- **Arlington Gateway** – Is a redevelopment proposed for the SE corner of S Arlington Heights Rd. and Algonquin Rd. The proposal is for an 8-story, 300-unit rental apartment building. It went to early review before the Village Board on June 20, 2023 and the Conceptual Plan Review Committee on July 26, 2023. The developer's proposal is to provide the required 10% (30) affordable units.

- **Chestnut Townhomes** – Is a proposed 5 townhome development for 2201 N Chestnut Ave. Payment of the linkage fee would be required due to the size of the project (under 10 units).
- **Full Circle Communities' Grace Terrace** – Is a permanently supportive housing development proposed to be located at 1519 – 1625 S Arlington Heights Rd. The Affordable Housing Plan was presented to the Housing Commission at this meeting - September 20, 2023. The project will be going soon to the Design and Plan Commissions.
- **International Plaza/TIF 4** – Discussions are continuing regarding the redevelopment site. There is potential for movement on the project in the coming month or two. The affordable housing partner applied for low-income housing tax credits for the affordable building. The application passed IHDA's preliminary review, but the project was not awarded tax credits in 2023. There may be a reapplication for 2024 tax credits.
- **116-120 W Eastman** – The Affordable Housing Plan for this rental building was reviewed by the Housing Commission in April 2023. The revised Affordable Housing Plan was presented to the Housing Commission for re-review at this meeting - September 20, 2023.
- **4 N Douglas** – The Affordable Housing Plan has been reviewed by the Housing Commission. The project has not yet advanced to the Plan Commission.
- **Crescent Place** – Is a 40-unit, 100% affordable apartment building that has been approved and is under construction.
- **ADRIII/3031 W Salt Creek Ln.** – Was a proposed rental building that went for preliminary review to the Conceptual Plan Review Committee on November 30, 2022. Nothing more has been heard from the petitioner.
- **Arlington 425** – Is approved. There is no update this month.

VI. OLD BUSINESS

A. Single-Family Rehabilitation Program Report & 2023/2024 Budget Discussion

Ms. Boyer said that the allocation for the Single-Family Rehab program for 2023/2024 is $32,419, and there are now three applications.

The applications for the Group Home Rehab Grant Program were going to be reviewed in October, but she suggested that she ask the agencies to collect multiple bids for their projects in the hope that there may be costs savings. If there are extra funds in the Group Home Rehab Grant Program, perhaps the funds could be reallocated to the Single-Family Rehab Program.

Commissioner Krinsky asked if Ms. Boyer knew how the applicants heard about the Single-Family Rehab Program. Ms. Boyer said that one applicant is a repeat participant and the other two applicants read about the program when the program was recently publicized online.

B. Single-Family Rehab Program Changes

Ms. Boyer said that the changes to the program recommended by the Housing Commission were accepted by the Village Board. The approval of loans up to 100% loan to value ratio are to approved on a case-by-case basis for urgent repairs.

C. Rental Registry Recommendation

Ms. Boyer reported that the Village Manager is having the Building Department look into a Multi-Family Licensing program including a rental licensing and inspection program, looking at possible policies for short term rentals, and getting information on affordability. The challenge being the cost especially with regard to the inspection component.

Commissioner Eggum stated that the long-ago proposed rental registry was proposed with a small fee to cover the nominal cost for the set-up of the website page and data collection system. The proposed rental registry would provide the framework for the other topics being discussed and does not need to wait for those discussions to conclude. The rental registry could proceed and provide the data needed by the Housing Commission to do its work.

D. Affordable Housing Trust Fund

Ms. Boyer had no report.

VII. OTHER BUSINESS

A. Agenda Items for October Meeting

None

B. Public Comment

Fred Vogt, of the Senior Citizens Commission stated that Village Board Goal #9 in the Strategic Plan is Attainable Housing. The Senior Commission met earlier this week and is wondering how the Housing Commission plans to monitor this goal. Commissioner Eggum said that the rental registry would help with this. He also said that it would be helpful if the Housing Commission had contact with a Realtor who would be willing to provide housing market data from the Multiple Listing Service (MLS). Chairman Eggum shared that the Housing Commission really does not have current data on Arlington Heights housing cost/value at this time. Mr. Vogt said that he will look into the idea.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky seconded by Commissioner Kiefer to adjourn the meeting. The motion was approved by voice vote.

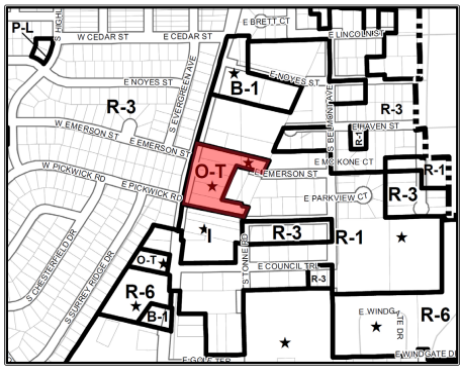
Village of Arlington Heights

Housing Commission Staff Report

Project: Grace Terrace
1519 -1625 S Arlington Height Rd.

***To**: Housing Commission*
***Prepared by**: Nora Boyer, Housing Planner*
***Meeting Date**: September 20, 2023*
***Date Prepared**: August 24, 2023*

***Project**: Grace Terrace-Full Circle Communities*
Permanent Supportive Housing
1519-1625 S Arlington Heights Rd
Inclusionary Housing Ordinance Project
Affordable Housina Plan Review



Background

The Village of Arlington Heights Inclusionary Housing Ordinance calls for the inclusion of affordable units in certain multi-family residential development projects. The number of affordable units to be included in the development are based on a percentage of the total number of units in the development, and these percentages vary depending on the zoning district in which the project is located and whether the project benefits from public financing.

Grace Terrace Development

Grace Terrace is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance

Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

Criteria	**Grace Terrace**	**Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines**	**Comment**
Percentage (Number) of Affordable Units	100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building.	10% (3) units are required to be affordable due to public financing	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Fee-In-Lieu	Not applicable	Not applicable	Not applicable
Maximum Tenant Annual Incomes	Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO	Maximum 60% Area Median Income	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Maximum Rents	Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO	Maximums as per IHDA/IHO Guidelines chart by bedroom size	Exceeds requirement first 30 years and will continue to comply thereafter
Integration of Affordable Units	All units are affordable first 30 years; thereafter must comply with IHO	Affordable units to be integrated	Meets requirement
Phasing	Not applicable due to it being a one building development	Not applicable due to it being a one building development	Meets requirement
Interior and Exterior Finishes	All unit finishes are the same	Finishes in affordable units must meet minimum standards	Meets requirement
Bedroom Mix	All units are affordable first 30 years; thereafter to comply with IHO	Affordable unit bedroom mix must be proportional to market rate mix	Meets requirement
Preferences	First 30 years disability will be a condition of tenancy and veterans with receive preference,	IHO Guidelines state that the developer must give preference to one or more of 4 preference	Meets requirements

	thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities	categories (persons with disabilities, veterans, local residents, local employees)	
Reporting	Petitioner has agreed to reporting requirements	IHO Guidelines contain reporting requirements	Meets requirement

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to financial closing and has offered to provide a copy to Staff at that time. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

Recommendation

It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Rd. be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.

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

6/7/2023

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

Description of Development & Affordability Levels

Grace Terrace is located at 1519-1625 S. Arlington Heights Rd. and will create 25 units of universally designed permanent supportive housing. There will be 20 one-bedroom and 5 two-bedroom units across three stories. All 25 units will be affordable with the following affordability levels:

Unit Type	No. of Units	Sq. Ft.	AMI	Rent	Subsidy	Term
1BR	19	677	30%	$1,255	HACC Project Based Voucher	20 Years
1BR	1	677	50%	$1,255	HACC Project Based Voucher	20 Years
2BR	3	810	30%	$1,440	HACC Project Based Voucher	20 Years
2BR	2	810	50%	$1,440	HACC Project Based Voucher	20 Years

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Rental assistance means that tenants will only pay a maximum of 30% of their income towards rent and utilities and the remainder is covered by the Housing Authority of Cook County (HACC) Project Based Vouchers. This project was awarded for 100% of the units because PSH housing for people with disabilities and veterans is a priority for the county and recognized as being necessary for long term success for both the tenants and the project. The rent outlined in the table above is based on the HACC payment standards which are updated annually.

Based on our funding sources from IHDA, there will be a 30-year land restriction agreement in place. However, because Full Circle is a mission-driven non-profit that does affordable housing, we plan to own and manage the property as affordable PSH in perpetuity. Our IHDA Permanent Supportive Housing funds are also driving the target populations and maximum rents (driven by 30% and 50% AMI levels and HACC payment standards).

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during regular business hours. The building will have secure entries, a fire suppression system, security camera system that can be monitored remotely, as well as a 24-hour phone line.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Leaseholders/heads of households are required to have a disability to qualify for applying to the property. The property will be disability neutral, meaning no specific disability will be targeted. There is also a

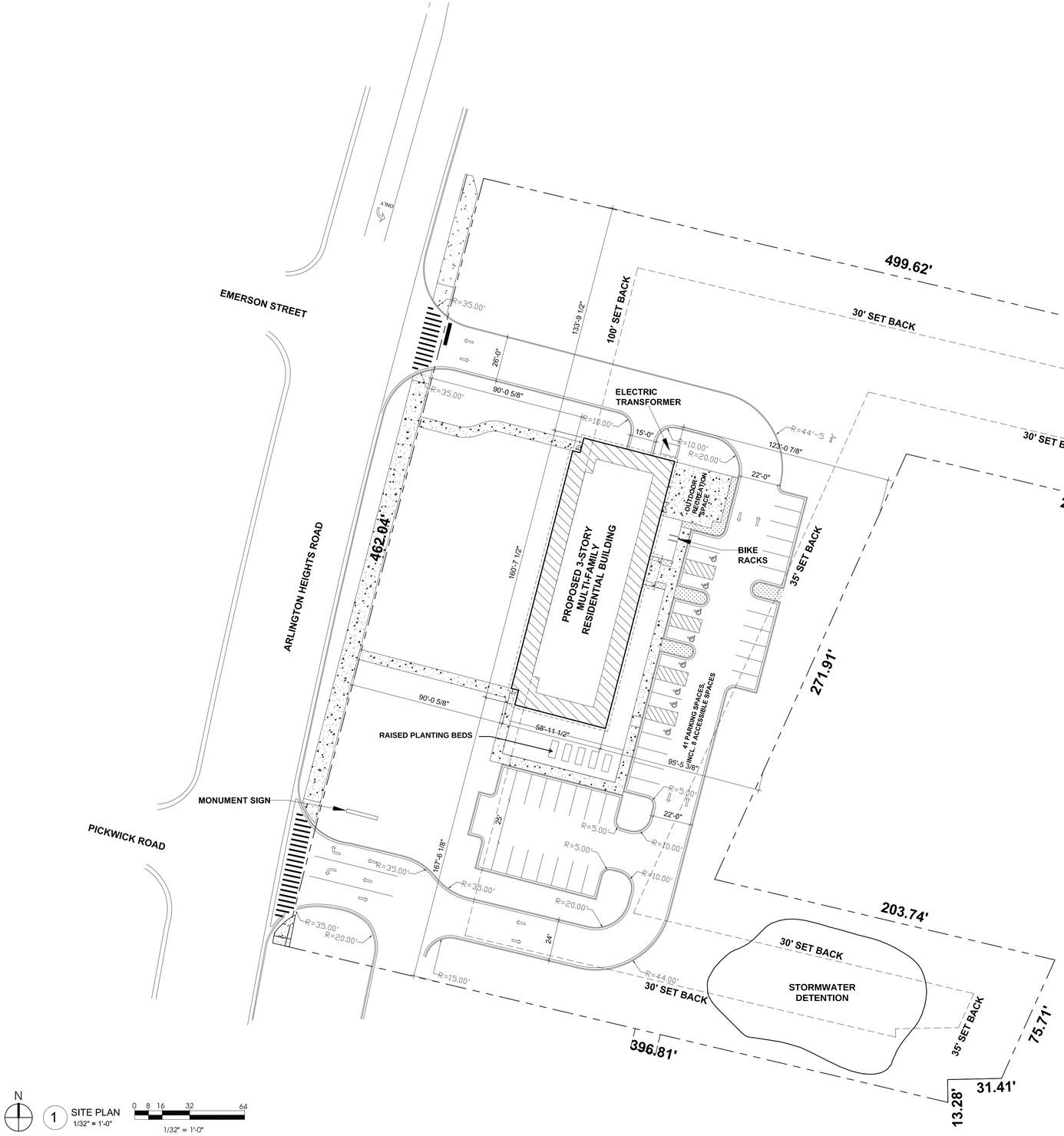
preference in the tenant selection process for veterans, whereby veterans that otherwise qualify for the housing will move to the top of the list.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of expected completion of all 25 affordable units is March of 2025

Provided to Housing Commission for Background/Context



N

1 SITE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

PROJECT DATA:

SITE AREA	: 3.61 ACRES/ 157,478 SF
BUILDABLE AREA	: 1.76 ACRES/ 76,458 SF
BUILDING FOOTPRINT	: 9,402 SF
BUILDING COVERAGE	: 5.9%
BUILDING AREA	: 28,032 SF
FAR	: 17.8%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 6,299 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS

TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES

CORDOGAN CLARK
Aurora
960 Bodgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987
Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 08.23.2023

REVISIONS:

A 1.0

ZONING SUBMITTAL

8/23/2023 12:59:57 PM
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Provided to Housing Commission for Background/Context

1 EAST VIEW

8/23/2023 12:59:57 PM
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CORDOGAN CLARK
Aurora
960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987
Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410
DATE 08.23. 2023

REVISIONS:

ZONING SUBMITTAL

A 7.0

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 1, 2023
7:30 PM

I. CALL TO ORDER

A. Swearing in of Trustees

President Hayes administered the Oath of Office to Robin P. LaBedz, Thomas F. Schwingbeck, Wendy Dunnington and Scott Shirley. President Hayes encouraged all residents to consider elected or volunteer positions in the Village.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/10/2023 Approved

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

Abstain: Dunnington, Shirley

B. Village Board 04/17/2023 Approved

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

Abstain: Dunnington, Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2023 Approved

Trustee James Bertucci moved to approve in the amount of $1,110,283.58. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Third Fallen Hero from the Civil War from Arlington Heights

Greg Padovani invited residents to the 104th Memorial Day Parade Monday, May 29th. There will be a ceremony honoring the Village's Fallen Hero's at 11 a.m. at Memorial Park. There is new knowledge of a third Civil War Fallen Hero from the Village who will be honored.

B. Building Safety Month Proclamation

President Hayes recognized the Month of May, 2023 to Building Safety Month by issuing a proclamation from the Board.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Donald Meersman gave credit to the Board for their Budgeting success and reducing the tax burden on residents. He is in support of eliminating vehicle stickers.

Tina Heiden spoke on behalf of her father who experienced a water main break on April 2. She said the Water Department came out quickly and it was patched. They are going through the insurance process with IRMA and don't think IRMA has done a full investigation as they have not come to the site at 2105 N. Cherry Hill Drive. The subdivision has had more than 8 water main breaks recently. There is a 5-year plan to replace the mains in

the subdivision and Ms. Heiden thinks this fact should have been part of what was reviewed. Mr. Recklaus said he would be happy to work with them.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to BMAH, Inc. dba Brookhaven Market located at 450 E. Golf.

Trustee Tom Schwingbeck moved to recommend to the Liquor Commissioner approval. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Interview of Matthew Fink for appointment to the Special Events Commission term ending April 30, 2025.

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

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

Schwingbeck, Shirley, Tinaglia

A. Roadway Maintenance Materials 2023 - Award — Approved

B. Liquid Deicer 2023 - Award — Approved

CONSENT LEGAL

A. Resolution - Illinois Attorney General - Organized Retail Crime Grant Program — Approved

Trustee Jim Tinaglia moved to approve R2023-16. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Ordinance – Budget Amendment – Upgrade of Existing UPS Battery Backup — Approved

Trustee Jim Tinaglia moved to approve 2023-26. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Board and Commission Reappointment — Approved

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

CONSENT PETITIONS AND COMMUNICATIONS

A.	Request for Fee Waiver - AH Park District Special Event Liquor License	Approved

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus said there was an error in the public notice for these agenda items when they came before the Board the first time. To make sure residents had a chance to speak to the Special Use permits for Greenbrier and Windsor Schools, they are being brought forward again. Mr. Passman said the Public Hearing occurred at the Plan Commission.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

A. Greenbrier School Addition - 2330 N. Verde Dr. - PC#22-020
Amendment to SUP Ord. #17-035 for Building Addition, Variations

B. Windsor School Addition - 1315 E. Miner St. - PC#22-021
Amendment to SUP Ord #90-082 and #17-013 for Building Addition

XIII. LEGAL

A.	Ordinance - Greenbrier School - 2330 N. Verde Dr.	Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-27. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

B. Ordinance - Windsor School - 1315 E. Miner St. Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-28. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

XIV. REPORT OF THE VILLAGE MANAGER

A. Full Circle Communities Permanent Supportive Housing Development - 1519 S. Arlington Heights Rd.

Mr. Recklaus explained the applicant is seeking Early Review of their development. No formal approval or denial is being sought at this time. This opportunity is to provide feedback to Full Circle.

Denise Reyes and Emma O'Connor-Brooks of Fill Circle presented their concept for an affordable housing development. Their company seeks to create and preserve affordable housing and dedicates at least 75% of their economics to services. They believe there is a community need as Heart's Place is fully leased and has an extensive wait list. They were approached by the Northwest Suburban Housing Task Force to consider a development in Arlington Heights.

The site is near the intersection of Golf and Arlington Heights Road. It is close to employers, a bus stop and has sidewalks. They plan to share the driveway with the memory care facility to the south and maintain the wooded area to the north. There are 41 parking spaces which is 10 shy of the Village's requirements. They believe this is okay as parking is underused in supportive housing. There will be rental assistance for their tenants. The target population is people with disabilities who are also veterans. 30% of residents earn $22,000 a year and 50% earn $36,000 per year. The funding comes from private and public grants. They hope to have a permit in the fall. Full Circle will have onsite staff, case management, tenant support services, access to behavioral health services, transition

assistance, legal assistance and socialization opportunities. The development will pay property taxes.

Mr. Perkins said the main decision is whether the property should be rezoned from office to institutional. The corridor is designated as office transitional. The memory care facility next door was rezoned as institutional prior to its construction. There is a 25% vacancy rate for office space in the area. Staff has asked for a plan on how the wooded area on the north side of the property would be developed.

President Hayes said the Village has supported affordable and supportive housing in the past. He said he was supportive of the concept, and liked that it was targeting veterans. Ms. Reyes said it is for disabled residents, with a veteran overly of priority. Staff will be there during working business hours, but security cameras will be accessed 24 hours a day. Mr. Perkins said the property has been vacant since the early 1990's.

Trustee Tinaglia asked how the residents are chosen. Ms. O'Conner-Brooks replied the interest list will be created in conjunction with Cook County to include local residents. It's specific to Arlington heights, not a county wide list. For this property, because of their funding sources, residents must have a disability. The preference for veterans is an overlay, which allows veterans to move to the top of the list. Trustee Tinaglia said he wants local veterans to get these units. Ms. Reyes said the project will be marketed locally and they work with local agencies to make sure those targeted get on the list.

Trustee LaBedz clarified that all the tenants will have a disability, and some may also be veterans. She said it sounded like a terrific project and was not concerned about the zoning change. She asked about the property to the north. Mr. Perkins explained a previous development showed a cross access from this site to the lot to the north. Staff will need to plan for the egress/ingress between sites as there will be room for another building.

Trustee Grasse said she supports the land use designation because of the memory care facility to the south and the need for this kind of supportive housing. She liked that the location had access to public transportation and shops.

Trustee Bertucci noted the two single family homes to the east and asked how they will be addressed. Mr. Perkins confirmed said there will be community meetings early in the process for residents to give feedback on the project. Trustee Bertucci asked if the funding considers the higher costs being experienced in the market. Ms. Reyes said their sources are mainly IDHA-PSA grants and all of their funds are committed. Other sources are: ComEd, IFF, the State of Illinois, and a grant from Federal Home Loan Bank. They use the Federal definition of disability which can be mental or physical. The grant funding dictates the income levels based on Federal guidelines. Trustee Bertucci asked if staff had any concern on changing the zoning. Mr. Perkins said based on the office market now, and the other land

uses along the corridor, this use seems like a good fit. The site plan is still conceptual, so staff hasn't been able to study the details. Ms. O'Connor-Brooks said they are committed to working with staff on this.

Trustee Dunnington asked what kind of screening would be between the project and single-family homes. Ms. O'Connor Brooks said they plan on making it pleasing for the neighbors, but do not have that fleshed out yet. Trustee Dunnington said it is a terrific project, and the Village needs affordable housing. She said she is excited to see the full plan brought forward and that it makes sense to change the zoning because the memory care is next door.

Trustee Schwingbeck asked for clarification regarding the disposition of the water detention pond in front of the memory care facility. Ms. O'Connor-Brooks said they will be purchasing the land from the former owners. They will keep the land as a retention basin and have a co-maintenance agreement. Trustee Schwingbeck said protecting the two single-family homes is important. He asked why they wouldn't clear the north side of the lot to make the overgrowth more presentable. Ms. O'Connor-Brooks said they will keep some of the legacy trees, clean it up and augment it with landscaping to improve the site. Trustee Schwingbeck said he agreed with the parking assessment. Mr. Perkins said the development would need a dedication for access to the home to the east which is a Fire Department requirement.

Trustee Baldino said there is a need for this kind of housing and he thinks it's a great location. He is supportive of the zoning change and is looking forward to seeing more detailed plans.

Trustee Tinaglia agreed it was good to think about the potential of a second building. He suggested land banking parking, to show it could be implemented in case it is needed in the future.

Arlen Gould said this concept works as evidenced by Boeger Place and Heart's Place. We know there is a need and it will generate revenue. We are a community of good neighbors. He hopes it will gain approval and be a shining light for AH for veterans and those with disabilities so they can live independently and productively.

Hugh Brady, Co-president of the Housing Task Force, said Full Circle takes 75% of its operating net and plows it back into services. When they first started on Boeger, a survey was done of the 5 surrounding miles. The survey showed there was a need for 970 units.

Sally Medill and her daughter Emily said Emily lives in supportive housing. She is able to live independently and they are very grateful.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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

-and-

5 ILCS 120/2(c)(5): purchase or lease of real property for the use of the public body including discussing whether a particular parcel should be acquired.

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 8:54 p.m.
Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Grace Terrace Neighborhood Meeting

Lutheran Church of the Cross - 2025 S Goebbert Rd, Arlington Heights, IL 60005

Tuesday, September 5, 2023 | 7-8:15 pm

Number in Attendance – 15 (does not include Owner & Design Team)

Owner and Design Team Present:

- Jordan Bartle, Full Circle Communities (Developer)
- Emma O'Connor-Brooks, Full Circle Communities (Developer)
- Denise Reyes, Full Circle Communities (Developer)
- Rolando Negron Rodriguez, Full Circle Communities (Developer)
- Therese Thompson, Cordogan Clark (Architect)
- Zubair Ahamed, Cordogan Clark (Architect)

Presentation:

Denise Reyes and Emma O'Connor-Brooks gave an overview of the project location and development details. Therese Thompson and Zubair Ahamed gave an overview of the design of the project. Please see photo below taken during the presentation.

Figure 1: Photo Taken During Presentation

Questions and Comments from Attendees and Answers Provided:

Q: First, I admire the work that FCC does. Have we heard anything from the neighbors to the east?

A: We haven't heard anything from the neighbors about any issues so far. But we've taken into account the neighbors in our design by creating a buffer of parking and layered landscaping, and

also have a 6’ solid privacy fence. All neighbors within 1000’ of the property were invited to the neighborhood meeting.

Comment: Thanks for hosting the meeting. Clarified that neighbors in immediate vicinity got an invite to the meeting. Speaker is a member of the Task Force and talked about need and demand for PSH. Want to build on the other work they’ve done because there continues to be demand and long waitlists at the other PSH properties.

Q: Speaker has a daughter that lives in PSH and thinks it is good there will be more. She visited one of FCC’s other properties (Pearl Street Commons) and liked it. When will the construction be complete?

A: We’re estimating construction to be complete in the Spring of 2025. We have a great relationship with the Village of McHenry (where Pearl Street Commons is located) and they have asked us to develop another property in McHenry.

Q: Concerned for future residents regarding the proximity of the neighbor to the east (speaker struggles with mental health issues and paranoia; is concerned that the proximity may be an issue for future residents). Wants to make sure there will be security at the future property. Also, are there amenities nearby?

A: Clarified that there will be a 6’ solid privacy fence where the property is adjacent to residential zoning. There is also a 22’ minimum landscape buffer along with parking between our building and the nearest residential neighbor. There will also be staff during regular business, cameras with 24/7 access, and 24/7 emergency phone lines. There will be a secured entrance with key fob. There are nearby restaurants, grocery store, etc. (referenced the nearby Starbucks, Chipotle, Panera & Jewel-Osco).

Q: Will the property have an outside smoking area?

A: Not on the current design but we are considering adding one.

Q: Will the kitchens have dishwashers?

A: No.

Q: Is it easier to get into the building with a housing voucher?

A: The tenant doesn’t need their own voucher. All the units have vouchers so the people that move in get to benefit from that. So the tenant doesn’t need to seek out their own subsidy.

Q: Are all the units wheelchair accessible?

A: All the units will have a range of Universal Design features. 8 units will be fully accessible and the rest have accessible and adaptable features. We want to provide a range of accommodations because it is disability neutral. All units are adaptable and can be made more accessible.

Q: Once the units are fully occupied how long do tenants typically live at the property?
A: Housing is permanent, not temporary (all tenants have leases). We generally don't see a lot of turnover because people make the units their home.

Q: Is there a way residents can give feedback on the services they receive?
A: Yes, our services team conducts annual surveys and bi-annual focus groups to ensure services meet our residents' needs and goals.

Q: Is it a pet friendly building?
A: Yes, the building will be pet friendly.

Q: Is there a preference for a type of disability?
A: No, the building will be disability neutral.

Q: What defines a disability in order to live there?
A: ADA federal definition applies: "An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

Q: Will we be doing solar panels?
A: Not in our design now but we can look into the possibility.

Open House:

After the Q&A portion, there was a brief (~15 minute) open house, where attendees had the opportunity to look at design boards more closely. Included on the boards were three different color options for attendees to be able to vote with sticker dots for their preferred scheme (attendees preferred the scheme that was submitted to the Village of Arlington Heights for Design Review/Option 1). Attendees were also given the opportunity to leave any additional feedback on a board with post-its. Only one post-it note was received. Please reference photos below for the open house portion.

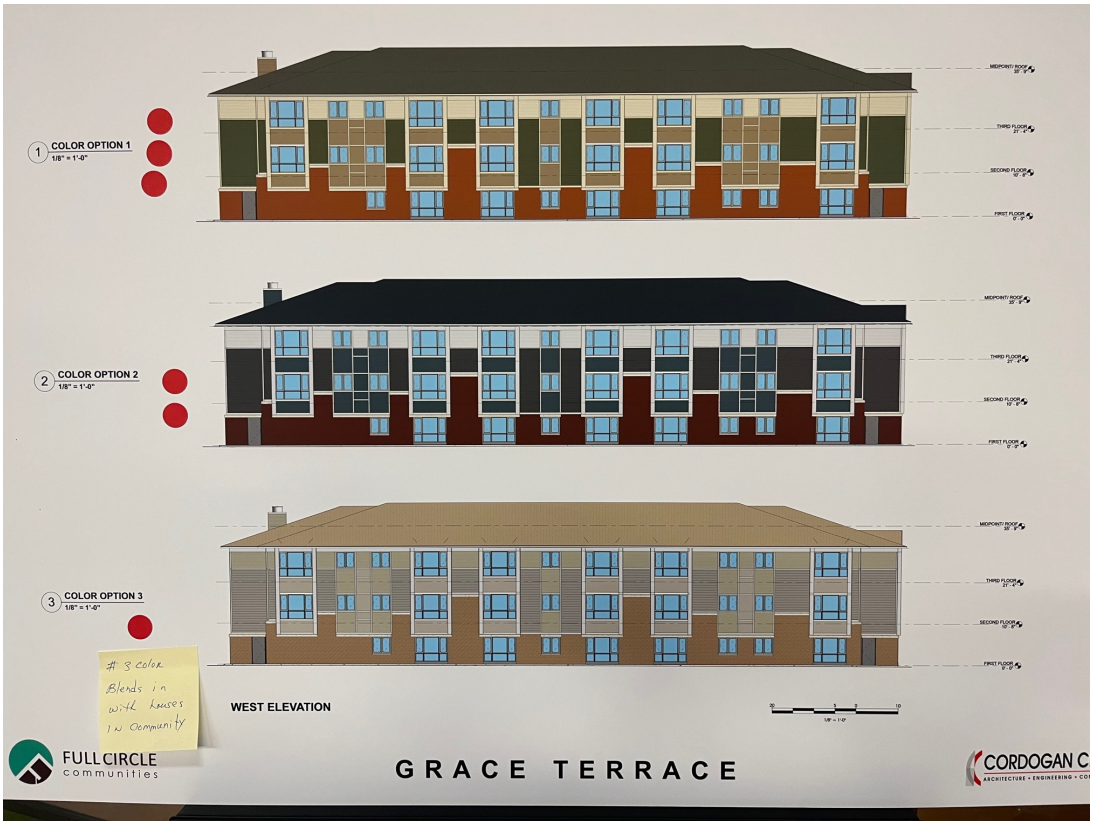


Figure 2: Color Options for Residents to Vote for their Favorite Color Scheme

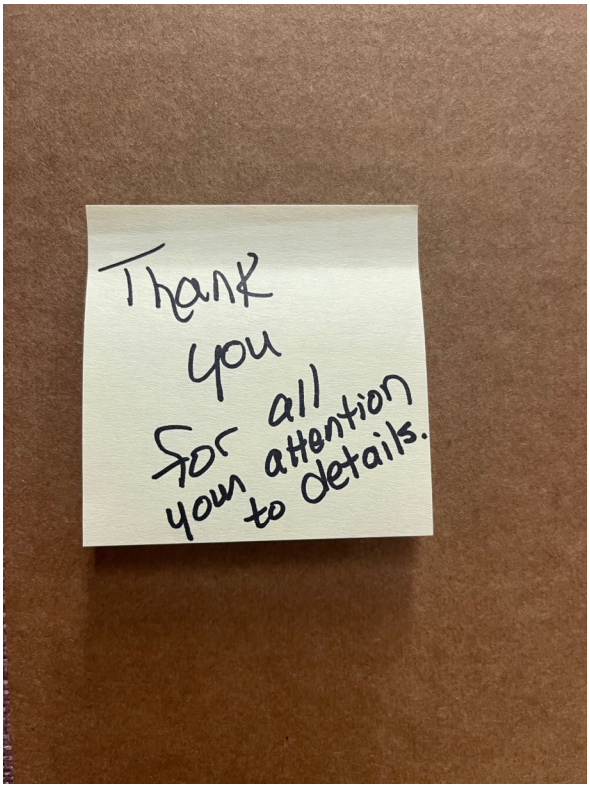


Figure 3: Note left from Attendee on the "Feedback" Board

Figure 4: Boards on Display During the Open House

Grace Terrace
Full Circle Communities, Inc.
Project Description

Introduction

Permanent Supportive Housing is an important housing option in communities enabling low-income persons with disabilities to live independently. Yet in most communities, demand for this type of housing outpaces supply. After several years searching for a site and formalizing a plan, Full Circle Communities, with support from the North/Northwest Suburban Housing Task Force, plans to create 25 new units of high-quality service rich supportive housing at 1519-1625 South Arlington Heights Road.

Organization Background and Development Track Record

Full Circle Communities (FCC) was born from the belief that housing provides the foundation for core aspects of our lives – health, education, family and social relationships, and employment. Our mission is to expand access to quality housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and/or manages over 1500 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

Context

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. IHDA's Affordable Rental Unit Survey demonstrates a need for more affordable rental units in Arlington Heights: the percentage of affordable rental units at 60% AMI falls below 54% for most census tracts in the Village. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing as other operators of this type of housing nearby report long waitlists.

The property is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, and jobs. It also benefits from proximity to public transportation (Pace and Metra) and I-90, providing accessibility to jobs and amenities in the region.

Design Details

Grace Terrace will create 25 units of universally designed supportive housing. There will be 20 one-bedroom and 5 two-bedroom units in a building that is approximately 28,000 sq. ft. The elevator-served, three-story building will be Enterprise Green Communities and Energy Star certified and include energy efficiency features. Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transport. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers. Building and on-site

amenities will include: a community room, computer lab, laundry, tenant storage space, community garden, on-site property management, and on-site service provision.

Grace Terrace will utilize typical multifamily wood framing with a masonry veneer, trimmed in metal cladding and fiber cement. There will be 41 parking spots provided on-site, including 8 accessible spaces. All units will be accessed through interior hallways serviced by an elevator to all floors allowing for a fully accessible building. The design will maintain the mature trees on site and will be supplemented with native landscaping.

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, a loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Services are funded by Full Circle Communities.

Supportive Services

By providing the target population with unit and property features enabling them to maintain or increase their independence, and through the provision of case management and advocacy services, Full Circle will create a housing solution that directly and significantly increases tenants' stability, independence, and quality of life. Full Circle will work with Anixter Center as a lead service provider, an expert in providing services for people with disabilities. Their comprehensive service provision will be an asset in connecting tenants to additional opportunities and services off-site as well.

The property includes a 180 SF office for a Case Manager who will provide direct case management services, advocacy, service linkages and support for the residents. Where households are already receiving community-based services or assistance, the Case Manager may work in conjunction with the existing service partner to provide additional support or linkages.

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during business hours. The building will have secured entries, a fire suppression system, security camera system, as well as staff on-call 24 hours a day.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of completion is expected to be March of 2025

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Loading Berth Variation

Variation Justification

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. In the case of multi-family housing, the loading berth will be used for the trash truck. In our case, the amount of space allotted still allows for the trash truck to pull in and will only partially block the drive aisle. Since the trash is collected during limited times, and there are two entries to the site, we do not think this will greatly impede the usability of the driveways.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. We previously were showing a 10'x35' berth, but due to the various constraints on the site as requested by the Village, the loading berth had to be reduced in size. We have straightened out the north drive aisle as well as shifted the building to allow for supplemental parking at the south so that we could get a larger buffer at the east end of the property (where adjacent to single family homes).
3. The proposed variation does not meet the requirements of Chapter 28 Section 10.7a due to the reasons outlined above.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As noted above, the site constraints have dictated the length of the loading berth and are limiting our ability to have a 35' long loading berth.

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Parking Variation

Parking Variance Request

Full Circle Communities (FCC) is requesting a parking variance for the proposed development of Grace Terrace at 1519-1625 S. Arlington Heights Rd. Per Chapter 28, Section 10.4-1 of the Code, 51 stalls are required (2 per unit plus 1 per 300 SF of office space). We are requesting 41 parking stalls (1.6 per unit plus 1 per 300 SF of office space). FCC believes that due to characteristics of the resident population, excellent access to public transportation, and usage at comparable properties, the request meets the criteria for granting the variance.

The disability and income status of the tenant population is shown to have limited care use and ownership. According to research from the University of California-Berkeley, low-income individuals and families are less likely to have access to a car. [1] In the US, the percentage of low-income residents without access to an automobile is over 20% compared to just 4% for non-low-income residents. Research from the US Department of Transportation states that persons with a disability are 1.35 times less likely to drive or have access to a car than nondisabled persons. [2] These populations typically rely on more public transportation options because of their accessibility and affordability.

While there are likely to be less cars given the data above, the property has great access to public transit. Just south of the property along Golf Road is a Pace bus route that connects to Metra and CTA lines. Tenants with disabilities can also use the Call-n-Ride program.

Traffic & Parking Study Conclusions

Full Circle Communities commissioned a traffic and parking study which confirmed our belief that less parking would be sufficient at the proposed property. Per the ITE *Parking Generation Manual Requirement* for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220), the parking ratio is 1.21 spaces per dwelling unit, which would be 30 parking spaces. Using this guideline, we are providing a surplus of 10 parking spaces (with an additional space for staff parking). The parking study concluded that the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Task Force Parking Counts

The Housing Task Force has also conducted their own parking counts for other nearby permanent supportive housing and found that they have low parking utilization rates. At Heart's Place, also located in Arlington Heights, there is a 1.83:1 parking ratio (33 parking spaces for 18 units) and their peak utilization rate is 27%. At Myers Place, located in Mt. Prospect, there is a 1.28:1 parking ratio (50 parking spaces for 39 units) with a 50% peak utilization rate. Please reference the parking data below, which was data collected on a regular basis by residents at random points in the day over the course of a month (8/12/20-9/20/20).

Project & Owner	Address	Type	Units	Spaces	Ratio	Typical Parking

[1] https://urbanpolicy.berkeley.edu/pdf/raphael.pdf
[2] https://www.bts.gov/sites/bts.dot.gov/files/legacy/publications/freedom_to_travel/pdf/entire.pdf

						Utilization Rate
Hearts Place UP Holdings	120 E. Boeger Dr Arlington Heights, IL	Permanent Supportive Housing /Suburban	18 units (10-1BR; 8-2BR)	33 spaces	1.83:1	9 spaces (0.50:1)
Philhaven UP Holdings	2418 E. Hintz Rd Wheeling, IL	Permanent Supportive Housing /Suburban	50 units (31-1BR; 13-2BR; 6-3BR)	64 spaces	1.28:1	31 spaces (0.62:1)
Myers Place UP Holdings	1585 W. Dempster Mt. Prospect, IL	Permanent Supportive Housing /Suburban	39 units (21-1BR; 18 studios)	50 spaces	1.28:1	25 spaces (0.64:1)

FCC Parking Utilization Study

Moreover, in Full Circle's experience owning and operating more than 1500 housing units, we have found that PSH properties typically require a lower parking count. At FCC's property in McHenry, IL, Pearl Street Commons, there is a 1.32:1 parking ration (33 spaces for 25 units) and the peak utilization rate is 27%.

On the week of June 4, 2018, staff at the following Full Circle developments completed parking counts. Staff at each property surveyed each parking lot at least two random times during a seven-day period. The chart below reflects the highest parking counts recorded for each property and is inclusive of residents, staff, and visitors.

Project	Address	Type	Units	Spaces	Ratio	Typical Parking Utilization Rate
Grace Terrace	***1519 S. Arlington Heights Rd Arlington Heights, IL***	***Supportive/Suburban***	***25 units***	***41 spaces***	***1.6:1***	
Pearl Street Commons	3512 Pearl St McHenry, IL	Supportive/Suburban	25 units	33 spaces	1.32:1	9 spaces (0.36:1)
Milwaukee Avenue Apartments	3064 N. Milwaukee Ave. Chicago, IL	Supportive/City	32 units	14 spaces	0.44:1	9 spaces (0.28:1)
Goodlette Arms	950 Goodlette Frank Rd. Naples, FL	Senior 62+/Suburban	250 units	120 spaces	0.48:1	60 spaces (0.24:1)
Creekview	5615 Liberty St Richmond, IL	Senior 55+/Supportive/Suburban	25 units	35 spaces	1.40:1	10 spaces (0.4:1)
The Arbor at Lindale Trail	1362 Blairs Ferry Rd Marion, IA	Senior 55+/Suburban	70 units	80 spaces	1.14:1	49 spaces (0.6:1)

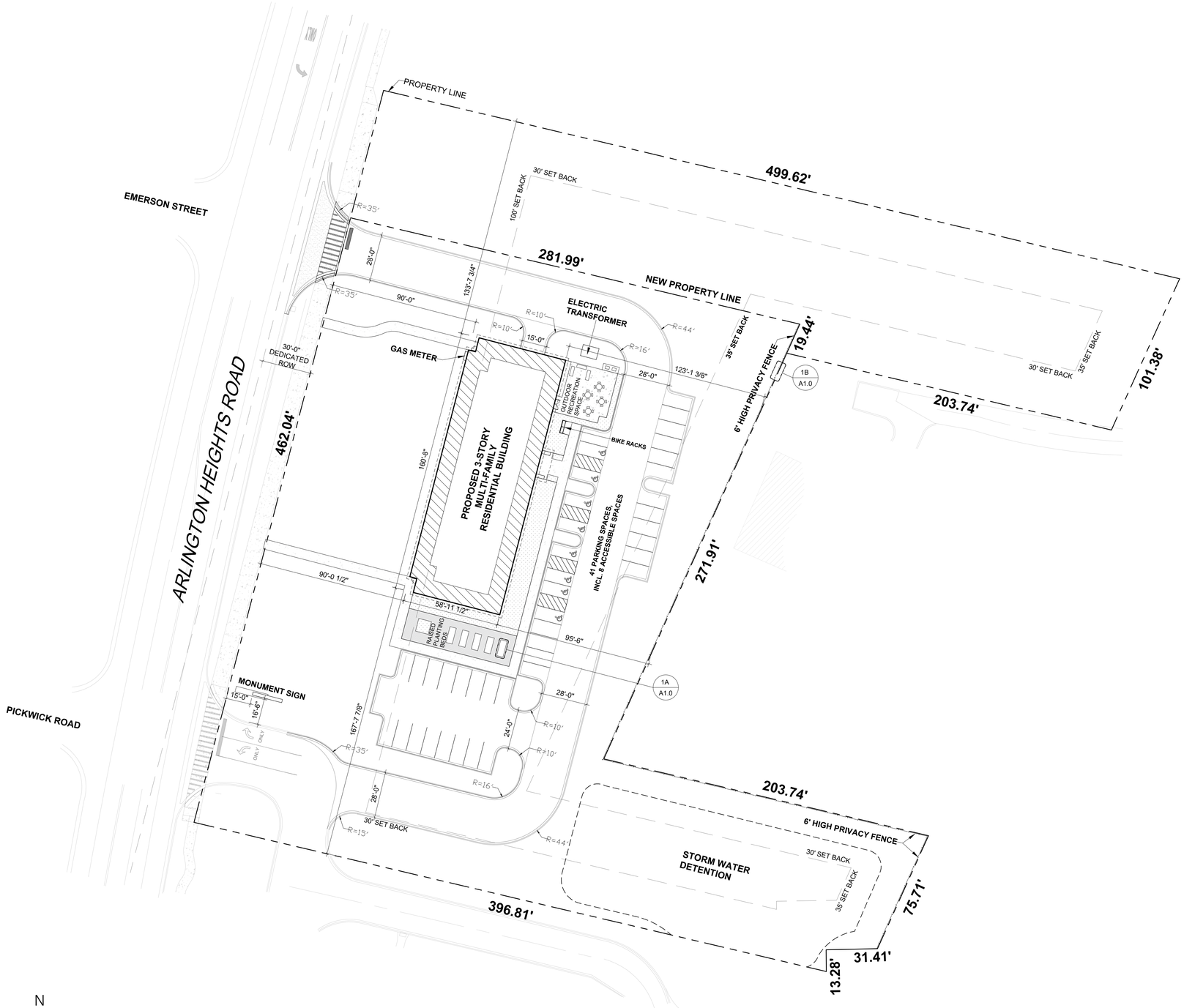
Autumn Ridge	326 S President St Carol Stream, IL	Multi-family/Suburban	210 units	388 spaces	1.80:1	149 spaces (0.7:1)
Villagebrook	278 E St Charles Rd Carol Stream, IL	Multi-family/Suburban	189 units	327 spaces	1.70:1	137 spaces (0.7:1)

The highest parking utilization rates are seen at FCC's multi-family (non-senior, non-supportive) suburban developments at approximately 0.7:1, far lower than the actual number of parking spaces provided.

Variation Justification

In conclusion:

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. The parking being in the rear of the property is in alignment with improved landscaping along the South Arlington Heights Corridor plan. The parking being located in the rear is also consistent with the neighboring property to the south. Additionally, as outlined above, there are other PSH properties located in Arlington Heights and surrounding areas that have lower parking counts where the parking is more than sufficient for the tenant population.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. As noted above, there is a reduced vehicle ownership rate for this type of housing, and therefore the parking count should also be reduced.
3. Chapter 28, Section 10.4-1 outlines residential uses (R-5 & R-6) for parking spaces and calls for two spaces for each dwelling unit. We have an Institutional zoning which is not outlined in this chapter. We are showing a ratio of approximately 1.6 parking space per dwelling unit which exceeds the requirement for Housing for Elderly and exceeds the requirements for multi-family dwellings in the R-7 zoning district. We believe that we are in harmony with the spirit and intent of this Chapter.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As outlined in the data above, we are exceeding most parking ratios for other similar dwellings. We are showing a parking ratio that we believe will be more than sufficient for this building use and will allow for enhanced landscaping across the site.

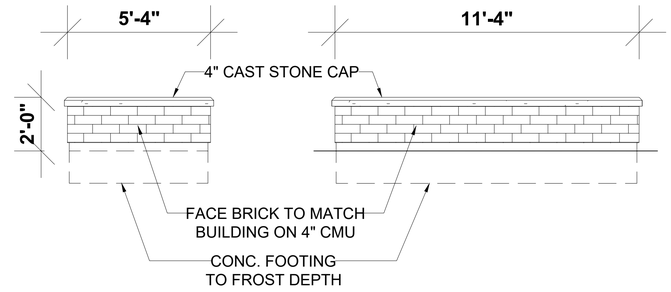


N

1 SITE PLAN
1/32" = 1'-0"

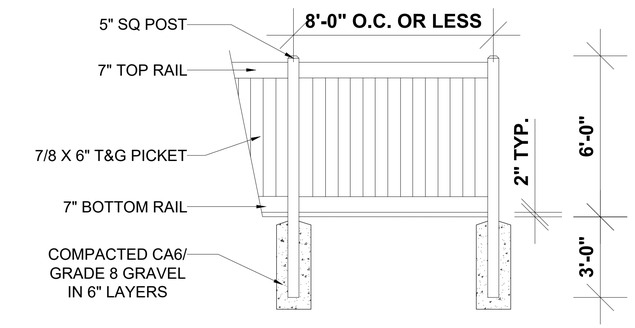
0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"

PROJECT DATA:	
SITE AREA	: 2.61 ACRES/ 113,955 SF
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT	: 9,402 SF
BUILDING COVERAGE	: 8.2%
BUILDING AREA	: 28,032 SF
FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES	

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.31.2023

REVISIONS:

A1.0

ZONING SUBMITTAL - 10.31.23

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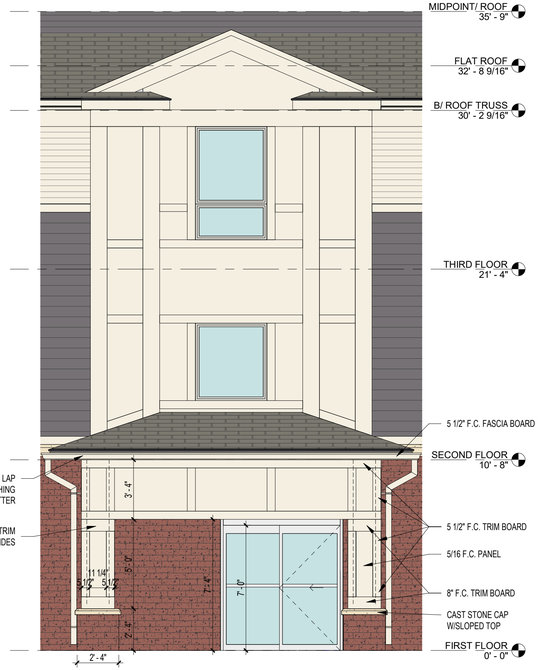
1 East Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

3 North Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"



5 Elarged Porch Elevation
1/4" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- SHINGLES - COBBLESTONE GRAY
- FC TRIM - NAVAJO BEIGE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - NAVAJO BEIGE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

SYMBOL LEGEND

1 A101 SIM	DETAIL REFERENCE/ ENLARGED ELEVATION DETAIL No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	WALL SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
0	BUILDING COLUMN GRID LINE
0	BUILDING PERIMETER COLUMN GRID LINE

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410
DATE 10.17. 2023

REVISIONS:

BID SET

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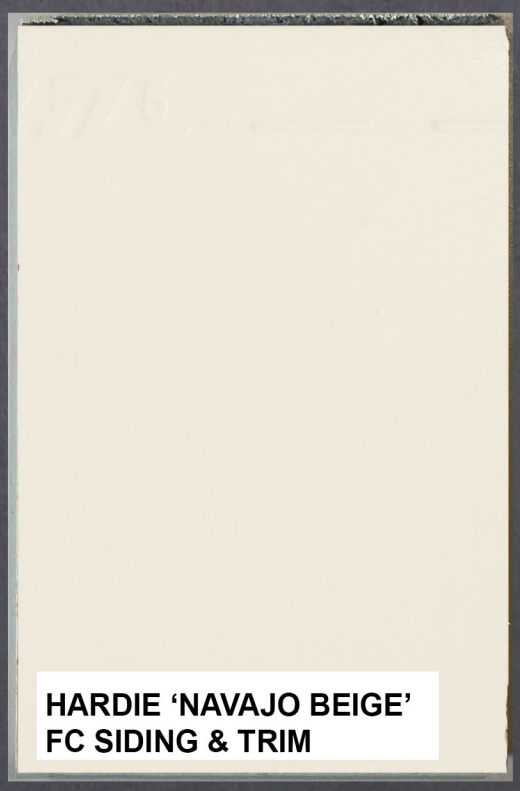
CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY

ROCKCAST ‘BONE’ CAST STONE

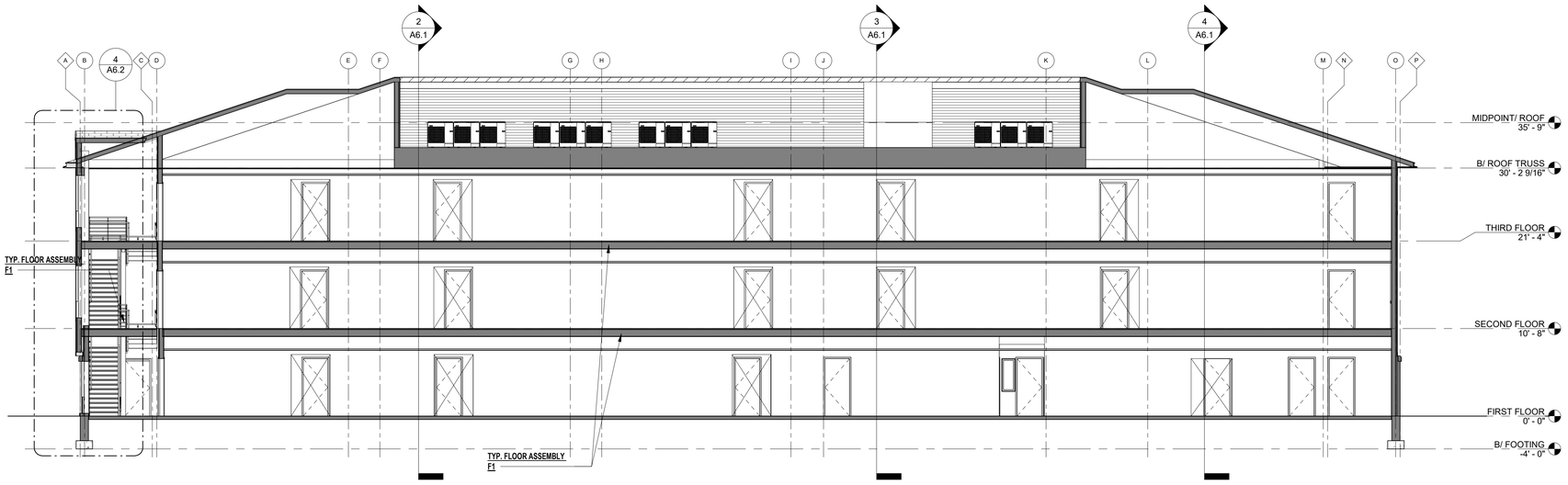


HARDIE ‘NAVAJO BEIGE’
FC SIDING & TRIM

HARDIE ‘AGED PEWTER
FC SIDING & PANELS

HEBRON BRICK COMPANY

CRIMSON CREEK
IRONSPOT



1 BUILDING SECTION 1
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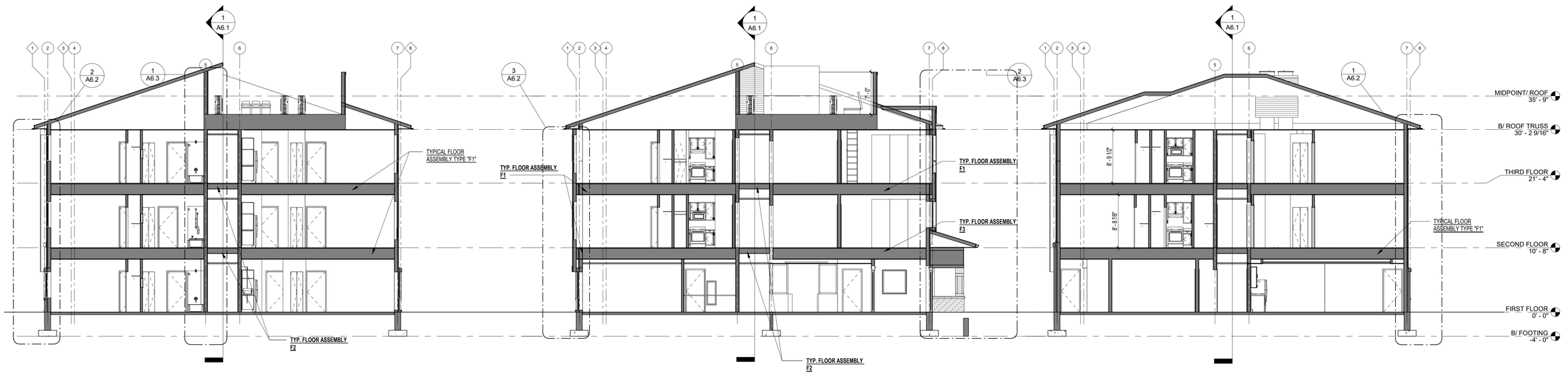

2 BUILDING SECTION 2
1/8" = 1'-0"

3 BUILDING SECTION 3
1/8" = 1'-0"

4 BUILDING SECTION 4
1/8" = 1'-0"

SYMBOL LEGEND

1 A101 SIM	DETAIL REFERENCE DETAIL No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	WALL SECTION/ ENLARGED SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
0	BUILDING COLUMN GRID LINE
0	BUILDING PERIMETER COLUMN GRID LINE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

CD SET - NOT FOR CONSTRUCTION

REVISIONS:

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING SECTIONS

JOB NUMBER 20-410
DATE 10.16. 2023

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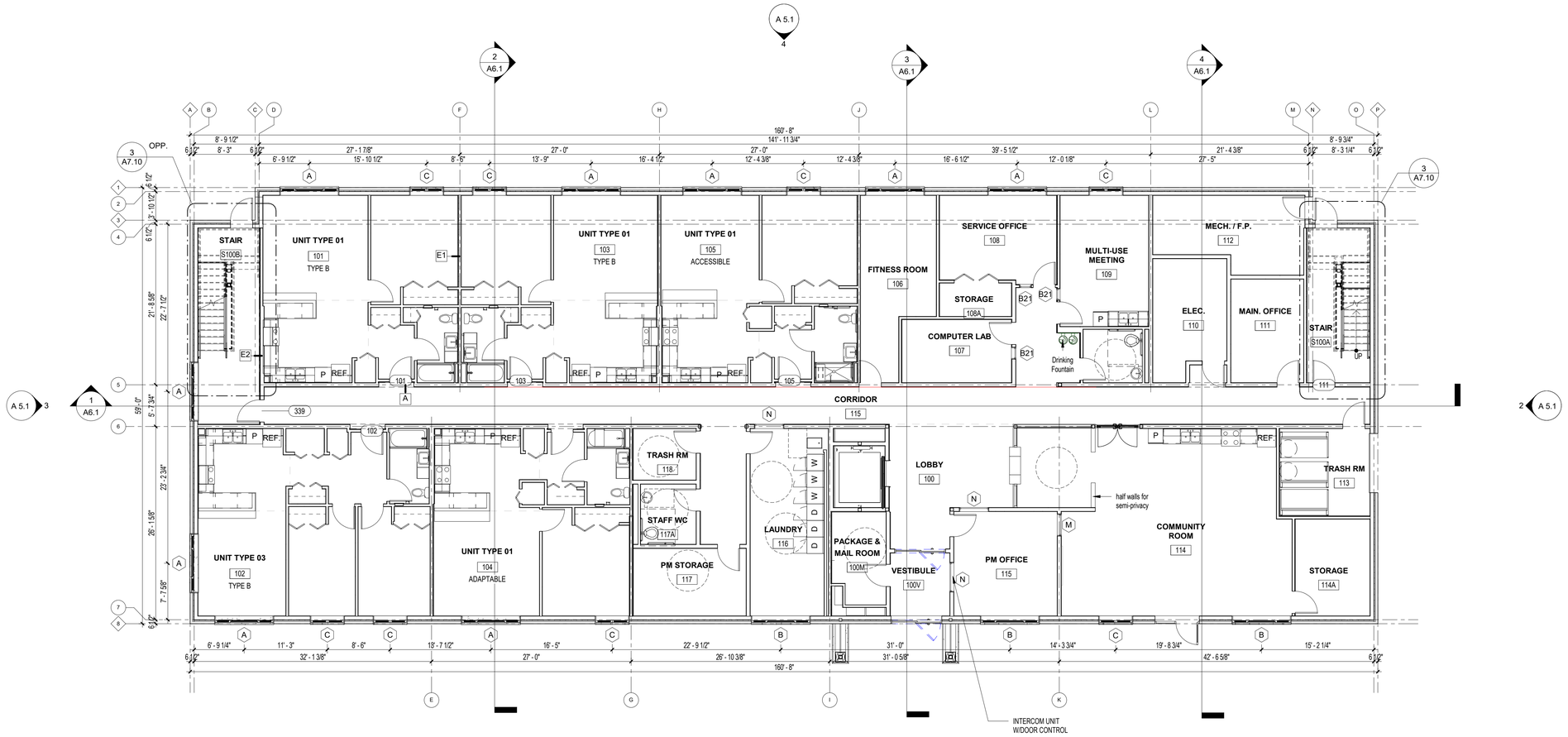

1 FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

1 A101 SIM	DETAIL REFERENCE/ ENLARGED PLAN DETAIL No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	WALL SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
0	BUILDING COLUMN GRID LINE
0	BUILDING PERIMETER COLUMN GRID LINE
101	DOOR TAG
1t	WINDOW TAG
1i	PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

CD SET - NOT FOR CONSTRUCTION

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ARLINGTON HEIGHTS, ILLINOIS, 60005

FIRST FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16. 2023

REVISIONS:

A2.1

10/15/2023 4:08:12 PM
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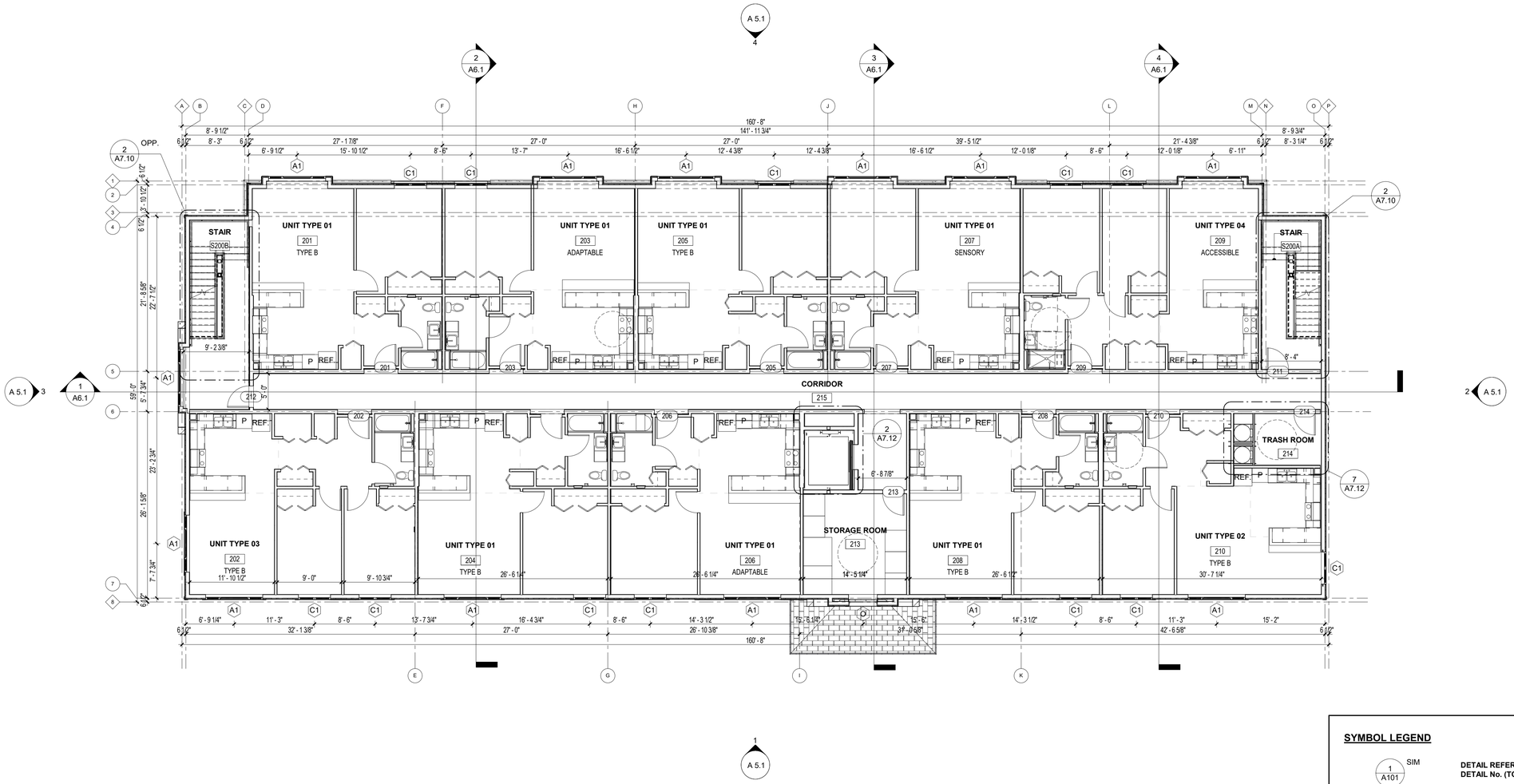

1 SECOND FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

1 A101 SIM	DETAIL REFERENCE/ ENLARGED PLAN DETAIL No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	WALL SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
0	BUILDING COLUMN GRID LINE
0	BUILDING PERIMETER COLUMN GRID LINE
101	DOOR TAG
1t	WINDOW TAG
1i	PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

CD SET - NOT FOR CONSTRUCTION

CORDOGAN CLARK
Aurora
940 Bridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987
Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SECOND FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16. 2023

REVISIONS:

A2.2

10/15/2023 4:08:27 PM
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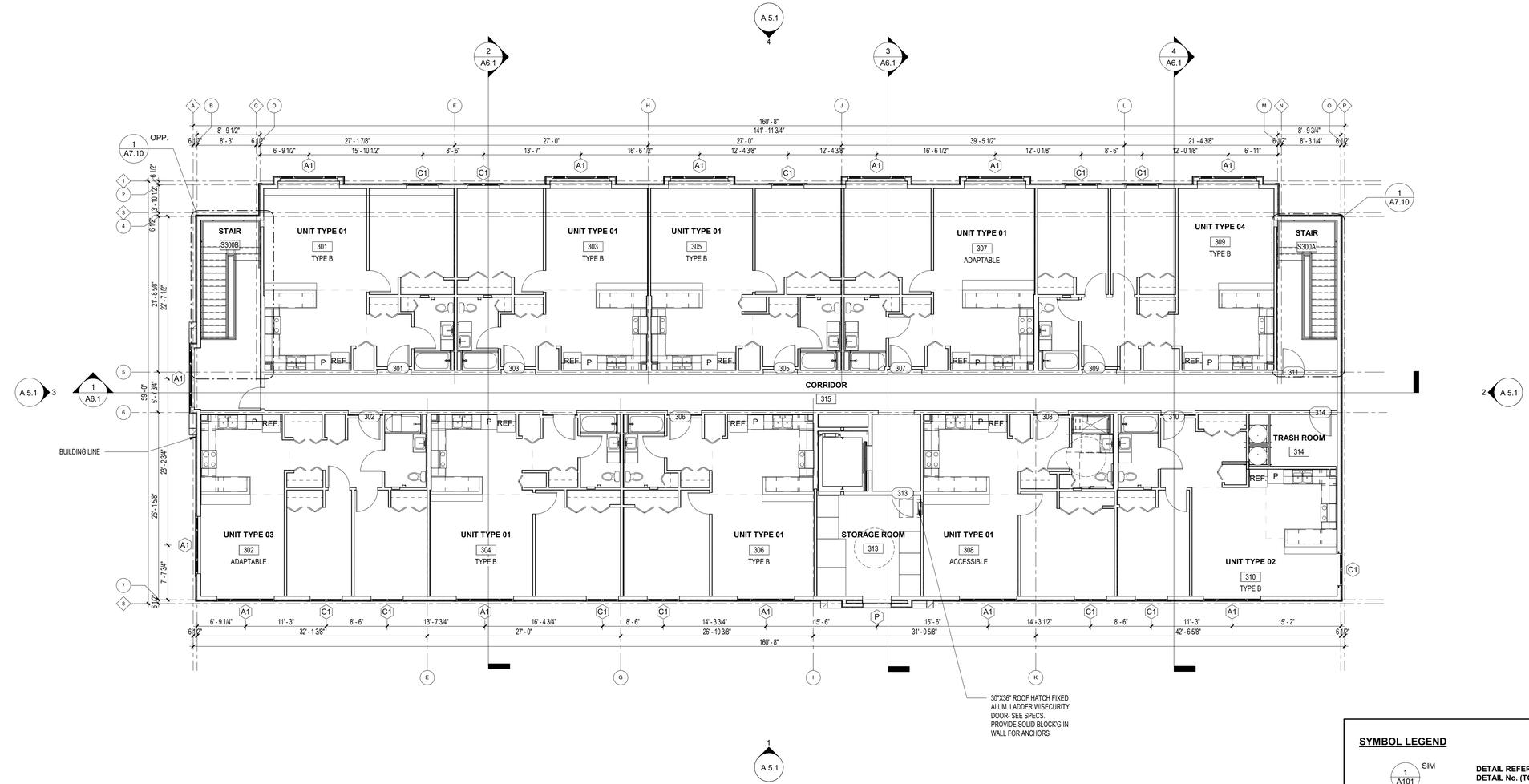

1 THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

1 A101 SIM	DETAIL REFERENCE/ ENLARGED PLAN DETAIL No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
1 A101 SIM	WALL SECTION REFERENCE SECTION No. (TOP), SHEET No. (BOTTOM)
0	BUILDING COLUMN GRID LINE
0	BUILDING PERIMETER COLUMN GRID LINE
101	DOOR TAG
1t	WINDOW TAG
1i	PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

CD SET - NOT FOR CONSTRUCTION

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

THIRD FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16. 2023

REVISIONS:

A2.3

10/15/2023 4:08:48 PM
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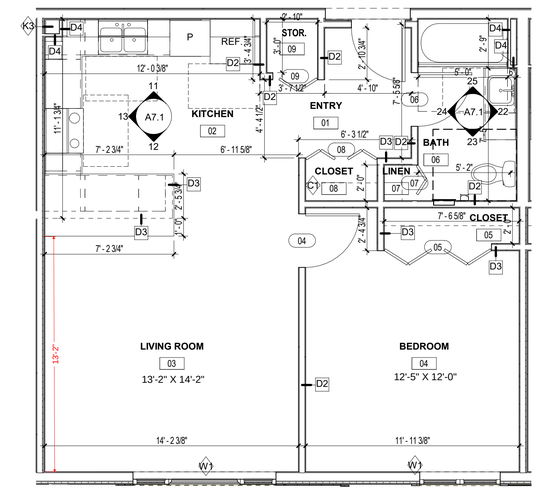
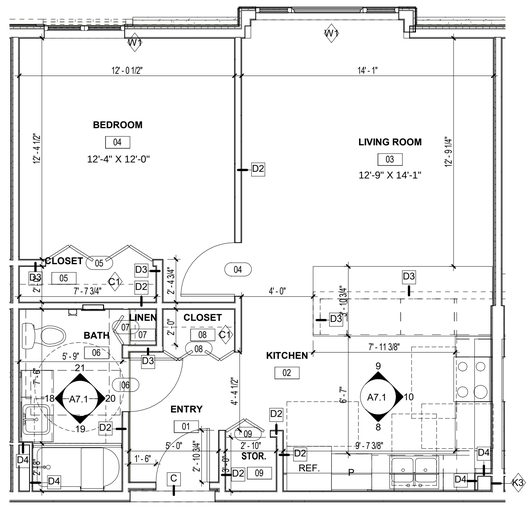
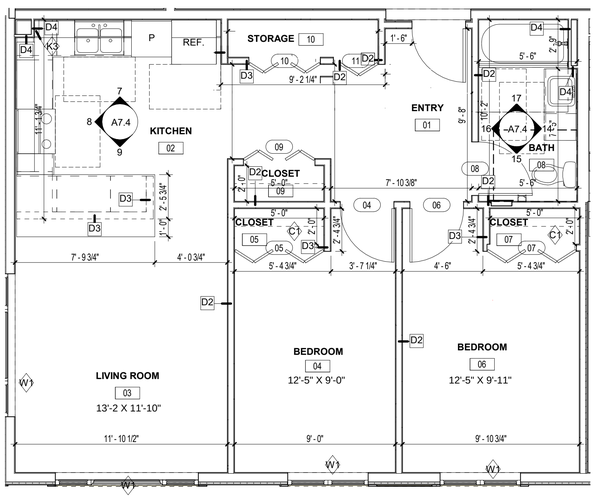


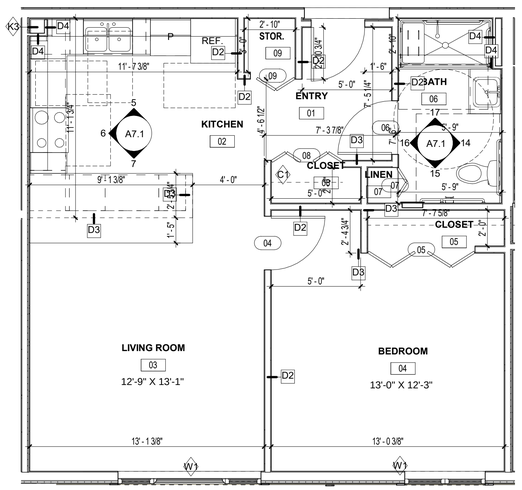
1 UNIT PLAN _ TYPE 01 - TYPE B — 668 NET SF
1/4" = 1'-0"
UNITS 101, 201, 208, 301, 306
UNITS (OPPOSITE HAND) 103, 303, UNIT 207 - SENSORY



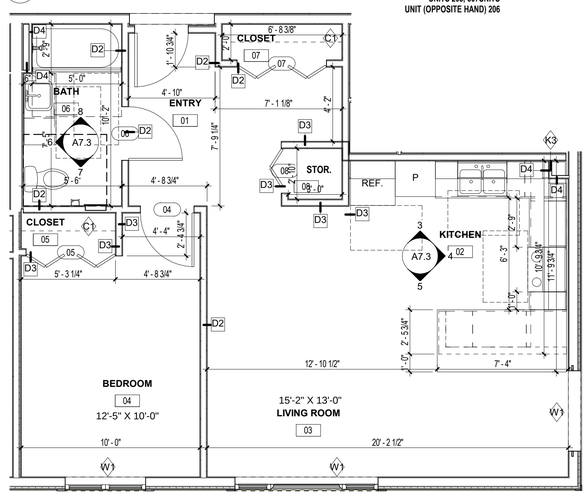
2 UNIT PLAN _ TYPE 01 - ADAPTABLE — 677 NET SF
1/4" = 1'-0"
UNITS 203, 307UNITS
UNIT (OPPOSITE HAND) 206



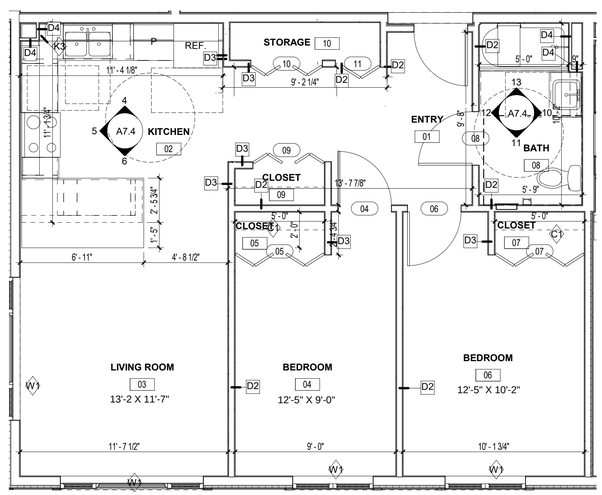
1 UNIT PLAN _ TYPE 03 - TYPE B — 798 NET SF
1/4" = 1'-0"
UNIT 102, 202



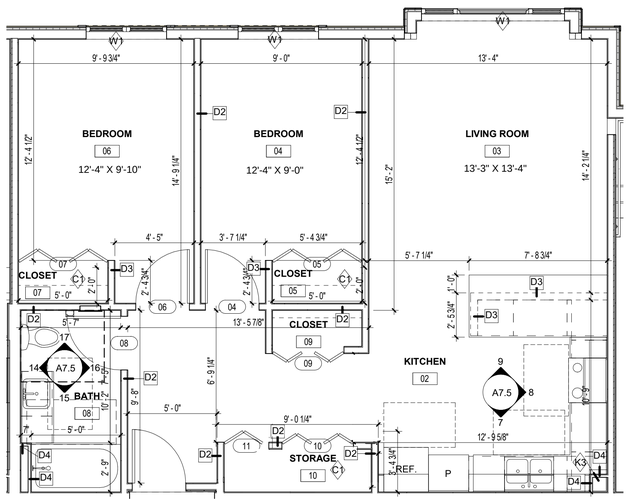
3 UNIT PLAN _ TYPE 01 - TYPE ACCESIBLE — 668 NET SF
1/4" = 1'-0"
UNIT 308



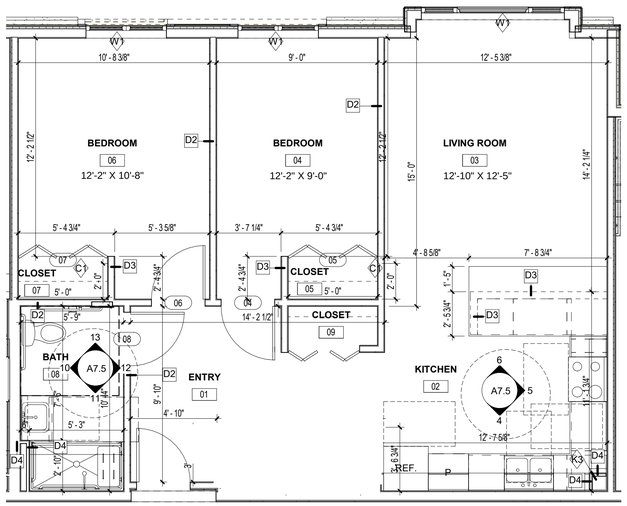
1 UNIT PLAN _ TYPE 02 - TYPE B — 673 NET SF
1/4" = 1'-0"
UNITS 210, 310



2 UNIT PLAN _ TYPE 03 - ADAPTABLE — 798 NET SF
1/4" = 1'-0"
UNIT 302 - ADAPTABLE



1 UNIT PLAN _ TYPE 04 - TYPE B — 842 NET SF
1/4" = 1'-0"
UNITS 309



2 UNIT PLAN _ TYPE 04 - ACCESSIBLE — 842 NET SF
1/4" = 1'-0"
UNITS 209 - ACCESSIBLE & SECTION 504

10/2/2023 9:27:52 AM
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CORDOGAN CLARK
Chicago
71 North Wacker Drive, Chicago, IL 60606
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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

UNIT PLANS

JOB NUMBER 20-410
DATE 10.13.2023
REVISIONS:

A7.1

1 EAST VIEW

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Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.03. 2023

REVISIONS:

A7.0

2 NORTH WEST VIEW

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Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410
DATE 11.03. 2023

REVISIONS:

A7.1

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

LOT AREA

157,479 SQUARE FEET (3.615 AC±)

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- = FOUND IRON ROD/PIPE
- = FOUND CUT CROSS
- =FOUND PK NAIL

- = CROSS ACCESS, SANITARY & PUBLIC SIDEWALK EASEMENT GRANTED PER DOC. 1403429027
- = ACCESS & EMERGENCY ACCESS EASEMENT GRANTED PER DOC 1632342089
- = PUBLIC UTILITY EASEMENT GRANTED PER DOC 1632342089
- = SANITARY SEWER EASEMENT GRANTED PER DOC 1632342089

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

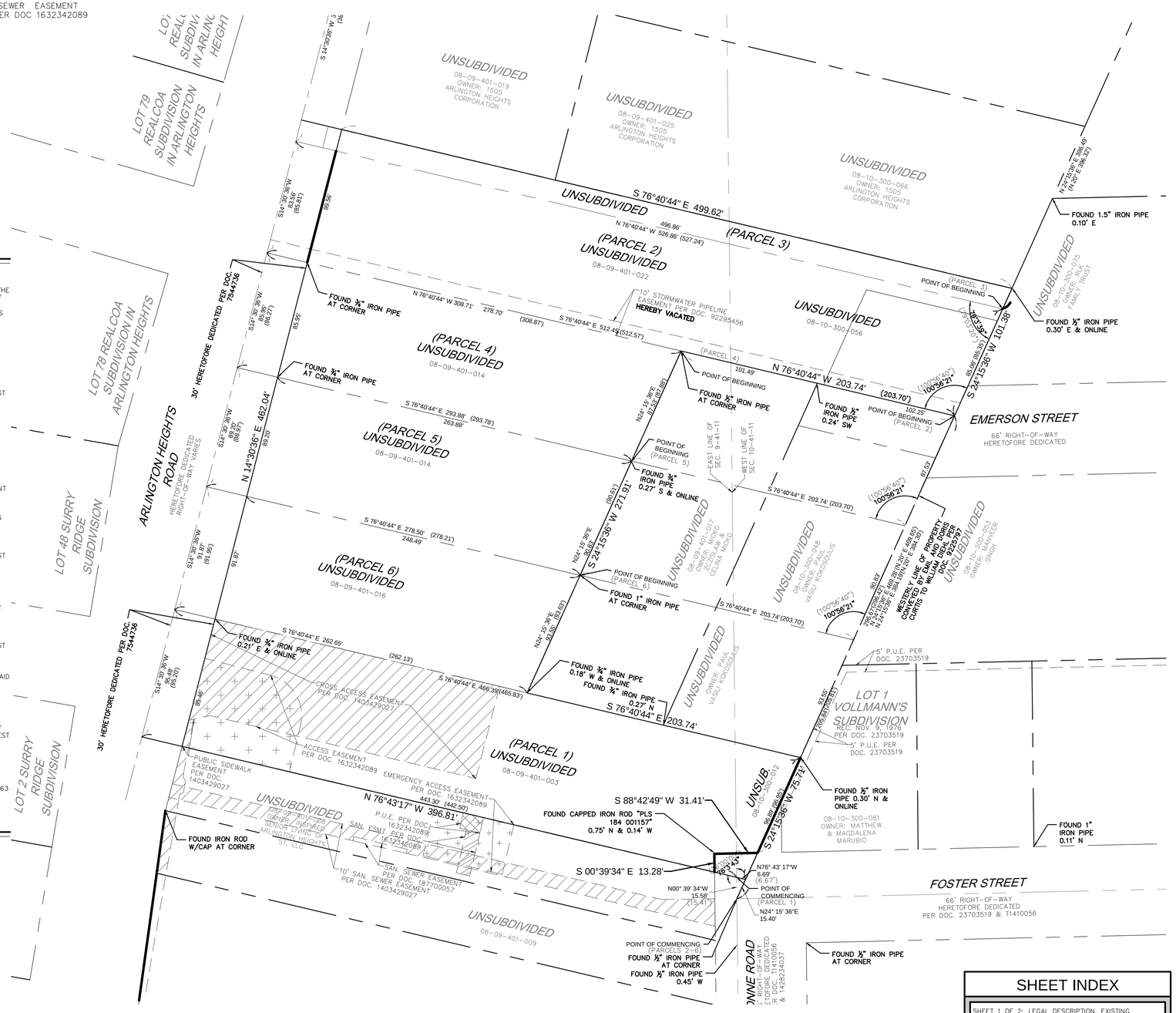
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)



SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, EXISTING BOUNDARY, EASEMENT AND LOT DETAILS

SHEET 2 OF 2: PROPOSED LOT DETAILS, SETBACKS AND EASEMENTS

2200 CABOT DRIVE
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LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS △
REV. PER VILLAGE COMM. 10/08/23

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ.NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
1 OF 2

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LOT AREA

LOT 1: 113,955 SQUARE FEET (2.616 AC±)
LOT 2: 36,286 SQUARE FEET (0.833 AC±)
ROW DED: 7,237 SQUARE FEET (0.166 AC±)
TOTAL: 157,479 SQUARE FEET (3.615 AC±)

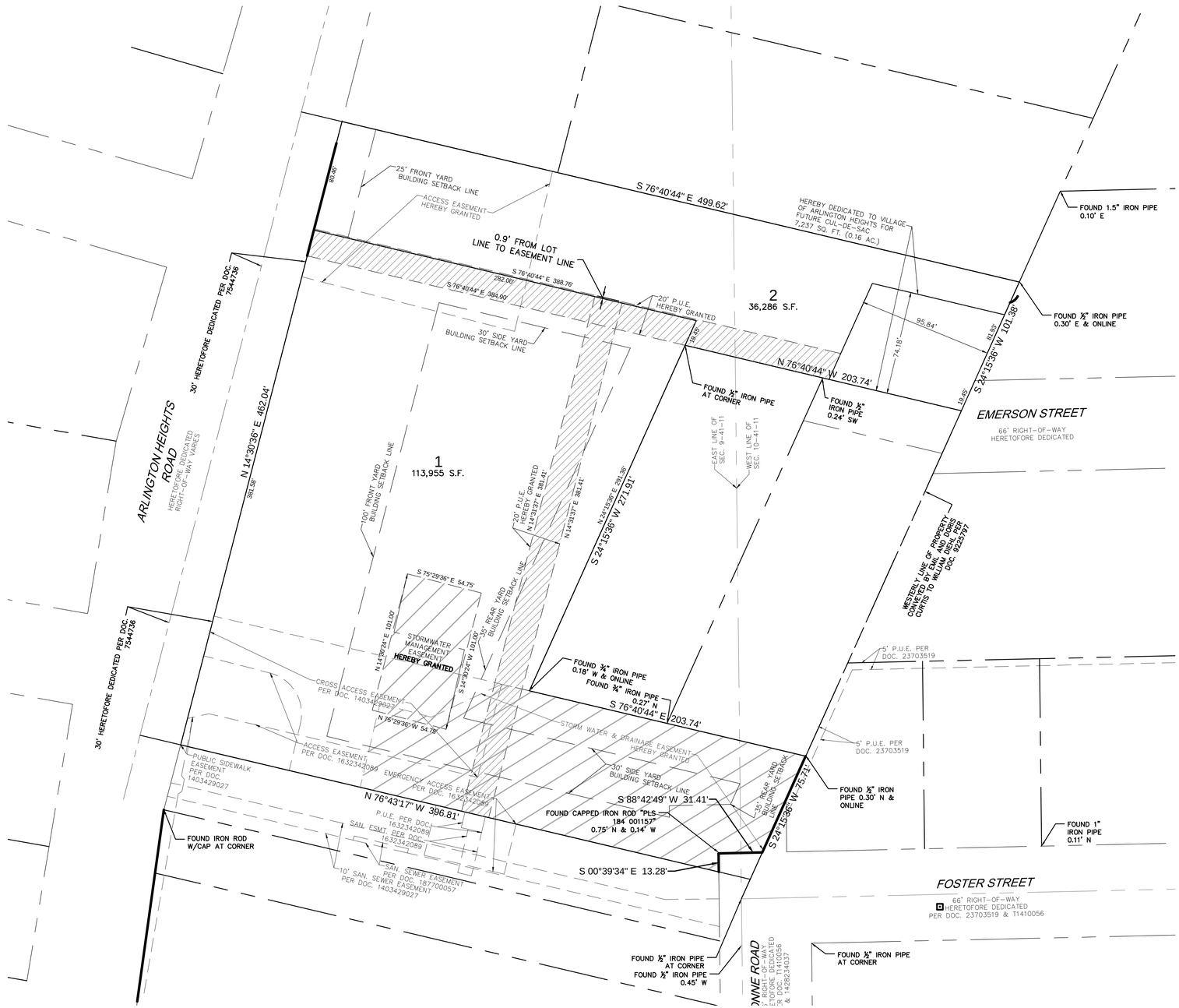
LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- o = FOUND IRON ROD/PIPE
- × = FOUND CUT CROSS
- ● =FOUND PK NAIL

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)

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CAGE CIVIL ENGINEERING

REVISIONS

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
2 OF 2

FINAL ENGINEERING FOR

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C2.1	ROAD STRIPING PLAN
C3.0	SITE GRADING PLAN
C3.1	IDOT DETAILED GRADING PLAN
C3.1	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.2	SOIL EROSION & SEDIMENT CONTROL DETAILS
C3.3	SOIL EROSION & SEDIMENT CONTROL DETAILS
C4.0	SITE UTILITY PLAN
C4.1	SANITARY PROFILE STA 0+00 TO 4+28
C5.0	CONSTUCTION DETAILS
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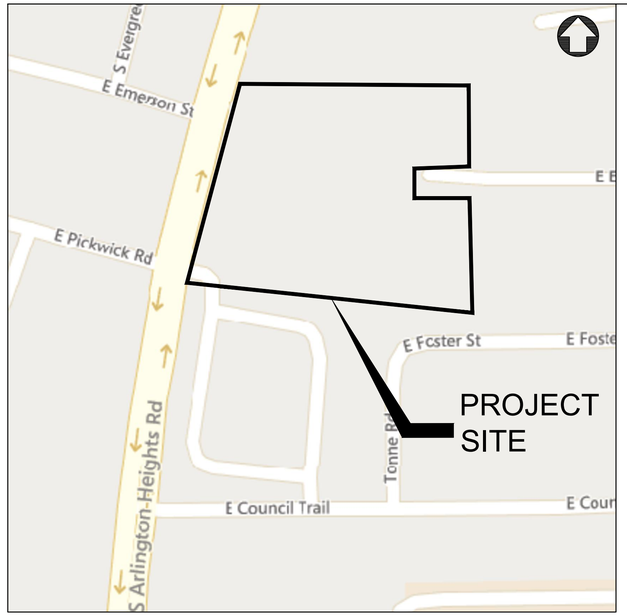
C5.3	CONSTUCTION DETAILS
C5.4	CONSTRUCTION DETAILS
C5.5	CONSTRUCTION DETAILS

LOCATION MAP



SECTION 9, TOWNSHIP 41N, RANGE 11E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FO — FIBER OPTIC BOX
- FP — FIBER OPTIC PEDESTAL
- TV — CABLE PEDESTAL
- T — PHONE PEDESTAL
- E — ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- STORM STRUCTURE
- DOWNSPOUT CONNECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW — TOP OF SIDEWALK GRADE
- 100.00 TC — TOP OF CURB GRADE
- 100.00 P — PAVEMENT GRADE
- 100.00 G — GROUND GRADE
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

Know what's below. Call before you dig.

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CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
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REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

SHEET TITLE

SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER

C0.0

1 OF 18

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

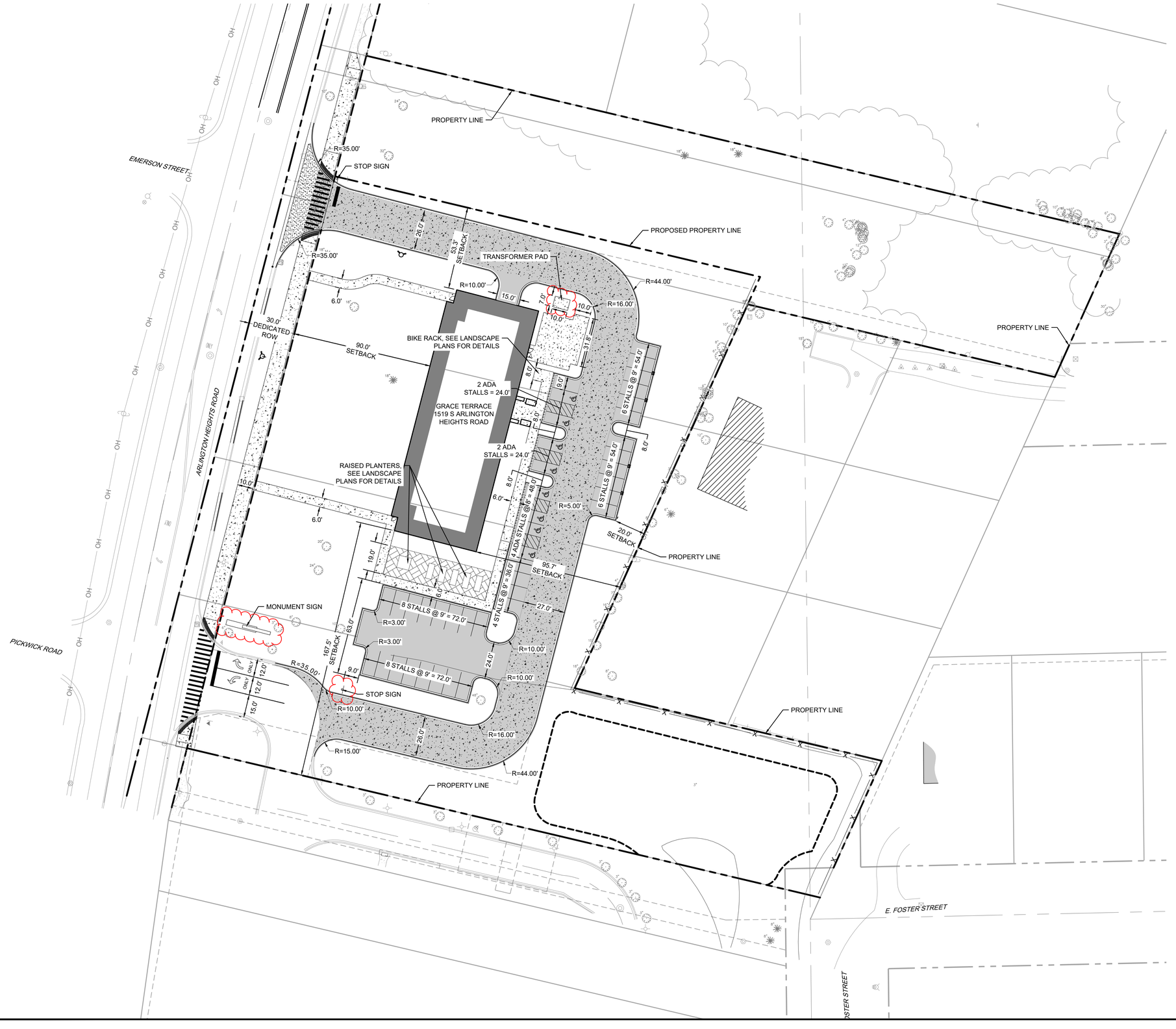
SITE GRADING AND EROSION CONTROL:

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF ARLINGTON HEIGHTS OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. TYPE 1 CLOSED LID = NEENAH R-1713
      b. TYPE 1 OPEN LID = NEENAH R-2504
      c. TYPE 3 = NEENAH R-3281-A
      d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    C. JOINTS - ASTM D 3212
    D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
    A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PI

EX. POST (TO REMAIN)
EX. POWER POLE (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. POWER POLE & ELECTRIC JUNCTION BOX (TO REMAIN)
EX. ST MH RIM=705.28 INV=696.96 18" RCP-N INV=697.43 15" RCP-S INV=698.74 12" RCP-SE (TO REMAIN)
EX. TREE (TO REMAIN)
EX. TREELINE (TO REMAIN)
EX. POWER POLE (TO REMAIN)
EX. TREE (TO REMAIN)
EX. ST MH RIM=704.87 INV=701.40 12" RCP-E (TO REMAIN)
EX. PHONE HOLE (TO REMAIN)
EX. WATER VALVE (TBR)
EX. SIGN (TBR)
EX. POWER POLE (TO BE RELOCATED, BY OTHERS)
EX. TREE (TBR)
EX. V.V. RIM=705.68 (TO REMAIN)
EX. TELEPHONE PEDESTAL (TBR, BY OTHERS)
EX. TRAFFIC SIGNAL BOX (TO REMAIN)
EX. HYDRANT (TBR)
EX. TREE (TO REMAIN)
EX. ST MH RIM=707.26 INV=700.66 15" RCP-N INV=701.11 12" RCP-S INV=701.16 15" RCP-SW (TO REMAIN)
EX. C&G (TBR)
EX. OVERHEAD ELECTRIC (TO BE RELOCATED, BY OTHERS)
EX. ST MH RIM=706.98 INV=703.03 15" RCP NE (TO REMAIN)
EX. 12" MH (TO REMAIN)
EX. TREE (TO REMAIN)
EX. C&G (TBR)
EX. ST MH RIM=706.95 (TO REMAIN)
EX. POWER POLE (TO BE RELOCATED, BY OTHERS)
EX. C&G (TBR)
EX. TREES (TO REMAIN)
EX. LIGHTPOLE (TO REMAIN)
EX. SAN MH RIM=707.63 INV=692.60 15" PVC N-S (TO REMAIN)
EX. C&G (TBR)
EX. SIGN (TO REMAIN)
EX. TREES (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. C&G (TBR)
EX. SIGN (TO REMAIN)
EX. PHONE HOLE (TO REMAIN)
EX. GROUND LIGHT (TO REMAIN)
EX. SAN MH RIM=706.67 INV=691.13 15" PVC N-E (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. LIGHTPOLE (TO REMAIN)
EX. LIGHTPOLE (TO REMAIN)
EX. LIGHT POLE (TO REMAIN)
EX. SAN MH RIM=705.31 INV=689.26 15" PVC E-W (TO REMAIN)
EX. TREE LINE (TBR)
EX. TREES (TBR)
EX. TREE (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREE (TBR)
EX. TREES (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREES (TO REMAIN



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVERS, SEE LANDSCAPE PLAN FOR DETAILS
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK

PARKING SUMMARY

STANDARD STALLS	33
ADA STALLS	8
TOTAL STALLS	41

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

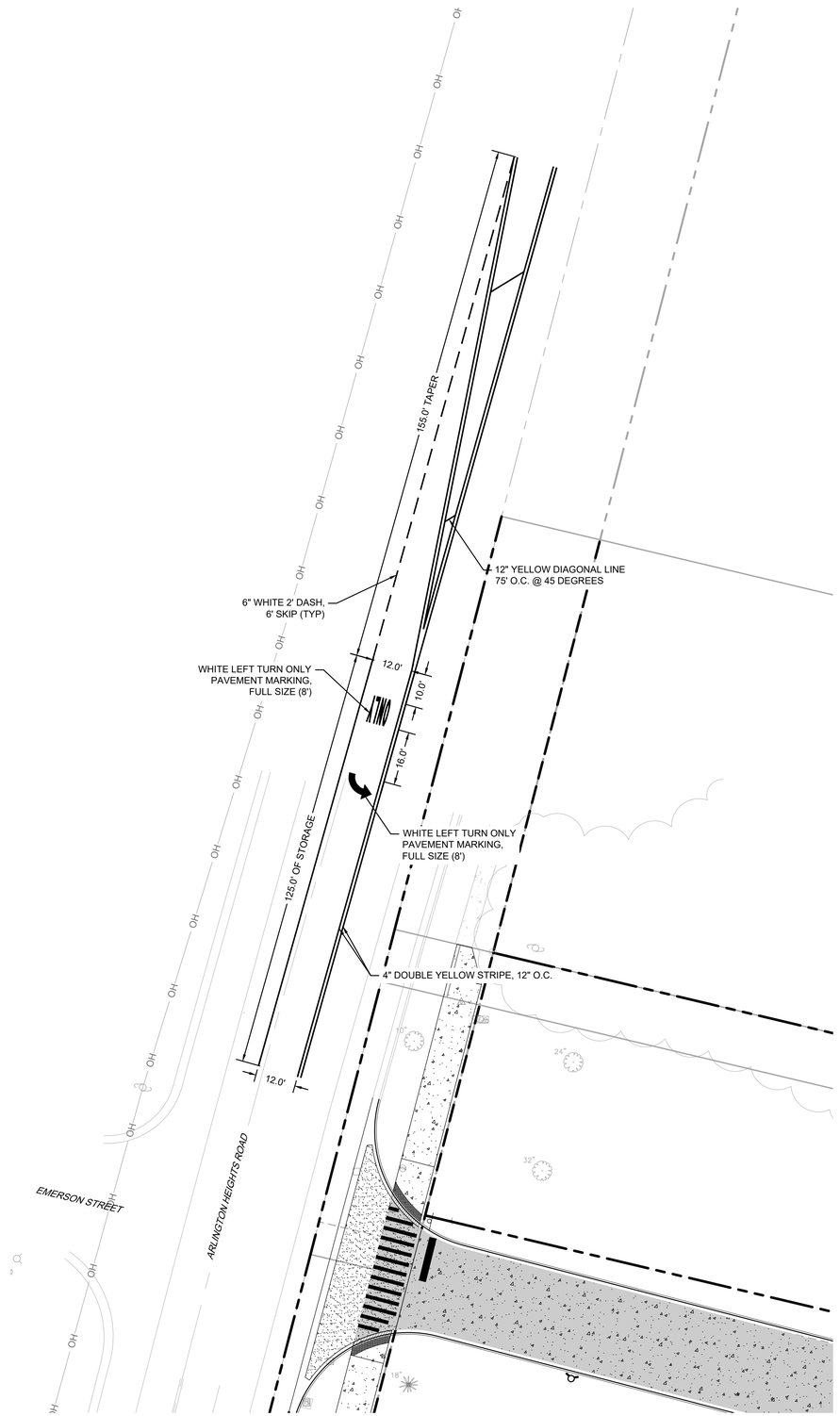
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE LAYOUT PLAN

0 98.4252 196.8504
98.4252' (HORIZONTAL)

SHEET NUMBER
C2.0
4 OF 18



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

811 JULIE CALL BEFORE YOU DIG 811

0 20' 40 '
1" = 20' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
ROAD STRIPING PLAN

SHEET NUMBER
C2.1
5 OF 18

DETENTION SUMMARY:

GRACE TERRACE ALLOWABE RELEASE RATE=0.45CFS
AUTUM LEAVES RELEASE ALLOWABLE RELEASE RATE =0.60CFS
TOTAL ALLOWABLE RELEASE RATE=1.05CFS
TOTAL ACTUAL RELEASE RATE=1.05CFS

DETENTION VOLUME REQUIRED GRACE TERRACE =0.87ACRE-FT (MWRD, MORE RESTRICTIVE)
DETENTION VOLUME REQUIRED AUTUM LEAVES =1.20ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME REQUIRED =2.07ACRE-FT

DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=0.86ACRE-FT
DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=1.21ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME PROVIDED=2.07ACRE-FT

MAXIMUM RESTRICTOR DIAMETER =3.98IN
ACTUAL RESTRICTOR DIAMETER =3.97IN

GRACE TERRACE
1519 S ARLINGTON HEIGHTS ROAD
F.F. = 707.70

DRY BOTTOM DETENTION BASIN
HWL = 702.3
OVERFLOW = 702.8 ON AUTUM LEAVES PROPERTY

EXPAND OVERFLOW TO 42.00'
ELEV REMAIN AT 702.8
SEE DETAIL

30" WIDE OVERFLO
ELEV=702.8

EXISTING SANITARY MANH.

EMERSON STREET
ARLINGTON HEIGHTS ROAD
PICKWICK ROAD
E. FOSTER STREET

GRADING LEGEND

- DRAINAGE ARROW
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

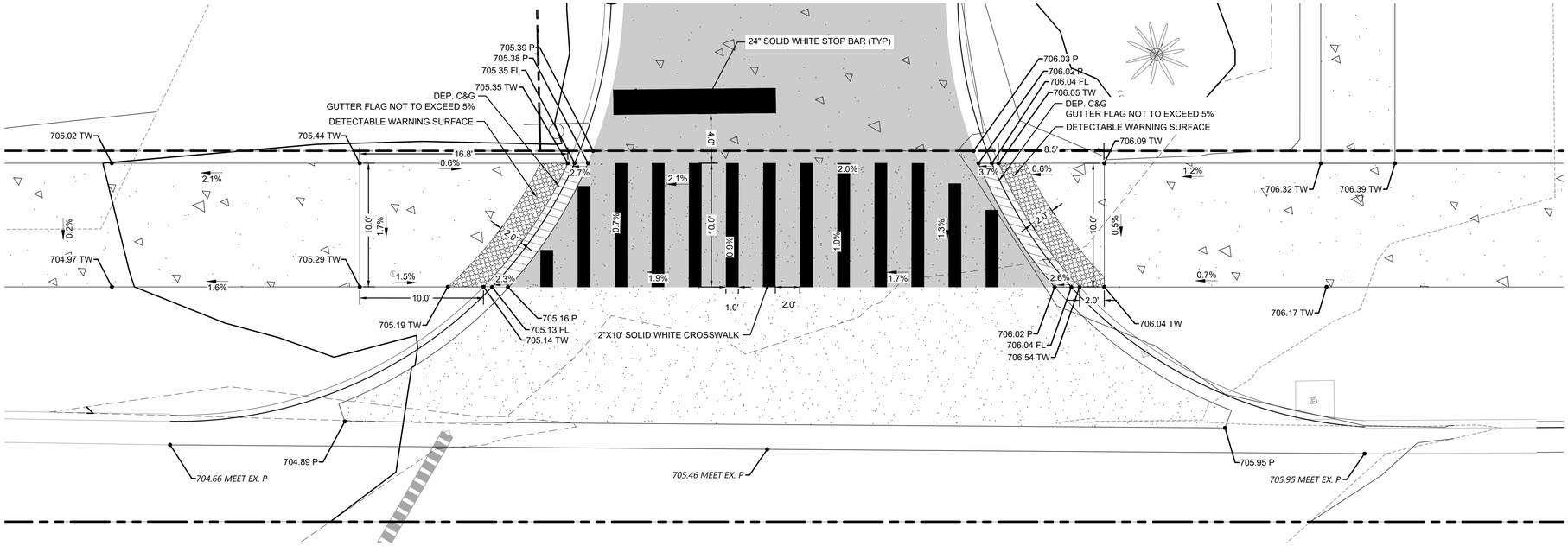
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

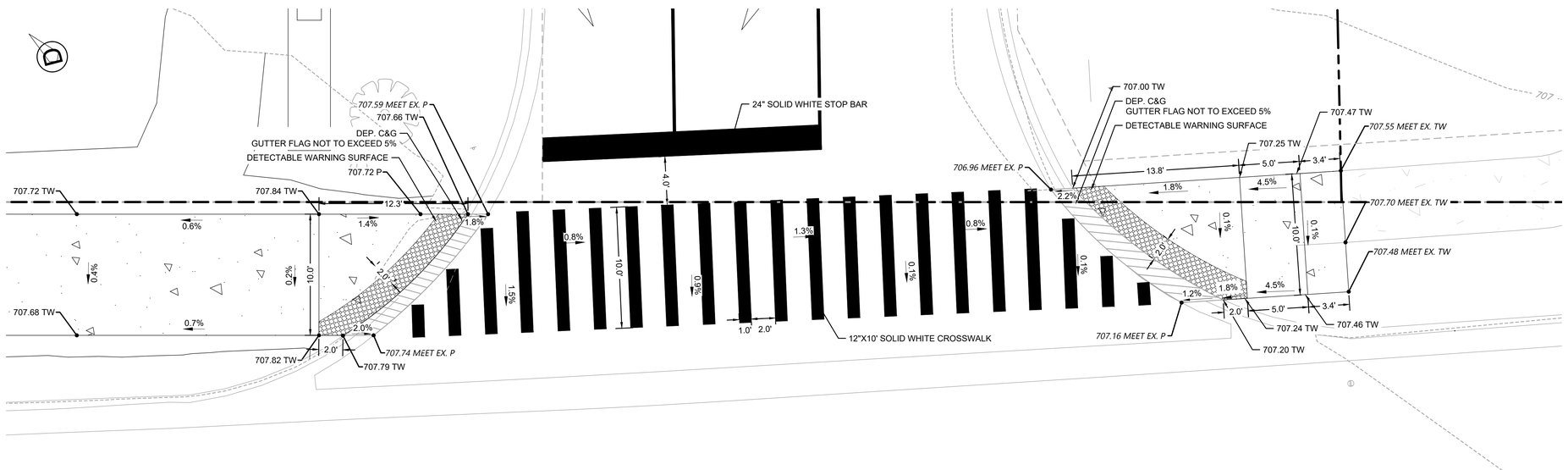
PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C3.0
6 OF 18



IDOT ADA DETAIL - 1
1" = 5'



IDOT ADA DETAIL - 2
1" = 5'

GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- 100.00 P — SPOT ELEVATION
- 700 — PROPOSED MAJOR CONTOUR
- 701 — PROPOSED MINOR CONTOUR
- 700 — EXISTING MAJOR CONTOUR
- 701 — EXISTING MINOR CONTOUR

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

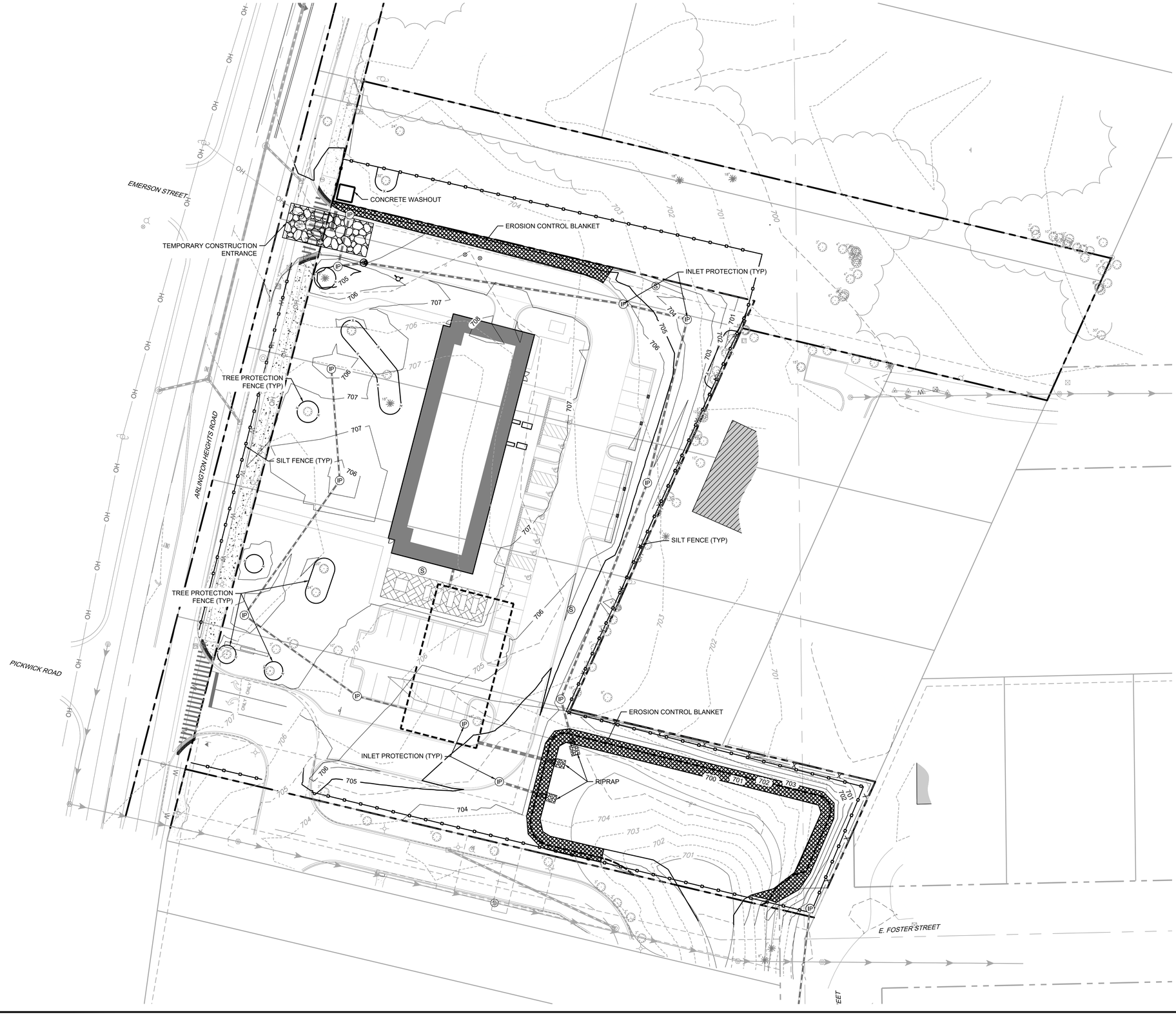
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
IDOT DETAILED GRADING PLAN

0 5' 10'
1" = 5' (HORIZONTAL)

SHEET NUMBER
C3.1
7 OF 18



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE

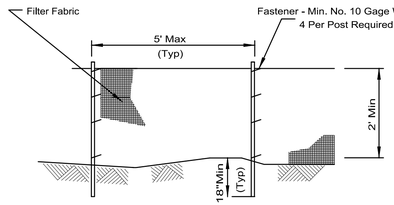
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

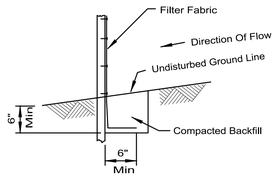
C3.1

8 OF 18

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

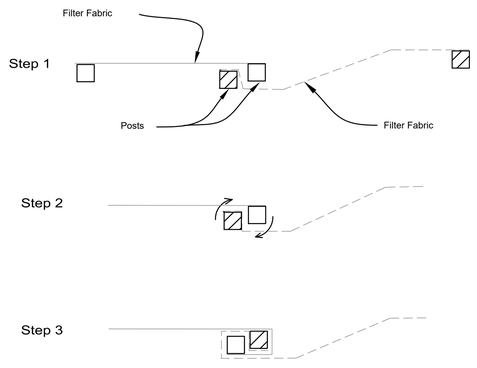
NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



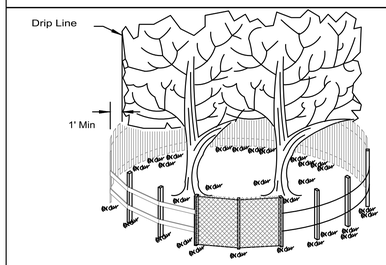
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

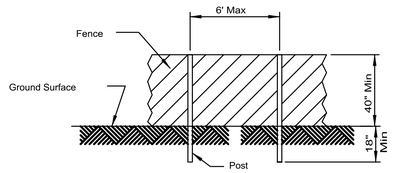
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

NOTES:

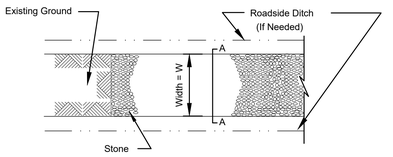
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

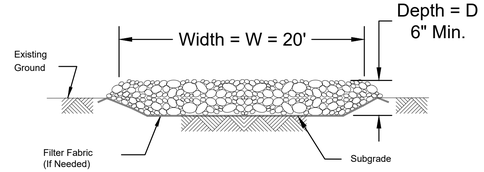
NRCS Natural Resources Conservation Service

STANDARD DWG. NO.
IL-690
SHEET 1 OF 1
DATE 4-7-94

CONSTRUCTION ROAD STABILIZATION



PLAN VIEW



SECTION A-A

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be
2. placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be
4. increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.
5.

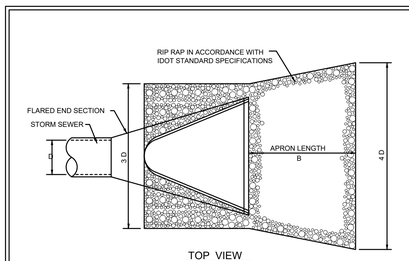
REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

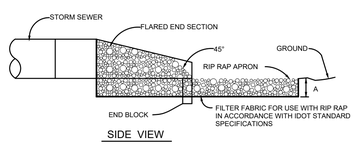
STANDARD DWG. NO.
IL-506
SHEET 1 OF 1
DATE 1-29-99

SILT FENCE DETAIL

Scale: NOT TO SCALE



TOP VIEW



SIDE VIEW

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) B	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION NUMBER	MINIMUM THICKNESS (IN.) C
12	B	3	12"	12'	1-50	10	4.5"	N/A	N/A
15	B	3	14"	14'	1-50	10	4.5"	N/A	N/A
18	B	4	16"	16'	1-50	40	7"	1 or CA-3	6"
21	B	4	18"	18'	1-150	40	7"	1 or CA-3	6"
24	B	4	20"	20'	1-150	40	7"	1 or CA-3	6"
30	B	4	22"	22'	1-150	40	7"	1 or CA-3	6"
36	B	5	24"	24'	3-400	90	10"	1 or CA-3	8"
42	B	5	26"	26'	3-400	90	10"	1 or CA-3	8"
48	B	6	28"	28'	6-600	170	12"	2 or CA-1	10"
54	B	6	32"	32'	6-600	170	12"	2 or CA-1	10"
60	B	6	36"	36'	6-600	170	12"	2 or CA-1	10"
72	B	6	44"	44'	6-600	170	12"	2 or CA-1	10"

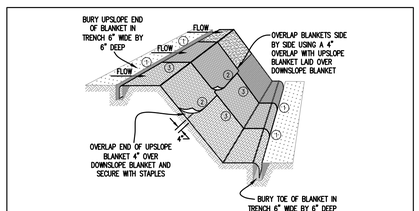
NOTE:

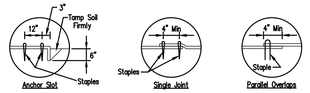
RIPRAP DETAIL

Scale: NOT TO SCALE

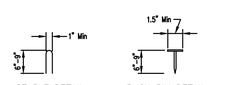
TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE





DETAIL 1 DETAIL 2 DETAIL 3



NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 8")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

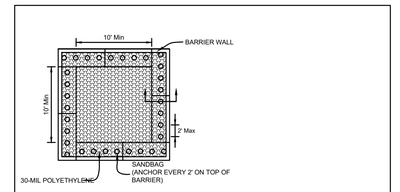
EROSION CONTROL BLANKET INSTALLATION DETAILS

EROSION CONTROL BLANKET DETAIL

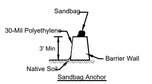
Scale: NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL

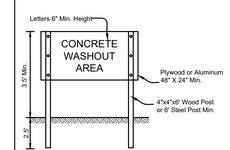
Scale: NOT TO SCALE



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL

CONCRETE WASHOUT DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS

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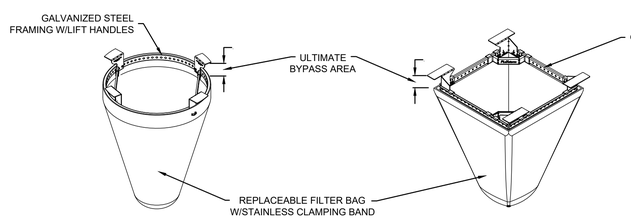
FULL CIRCLE COMMUNITIES
GRACE TERRACE
15119 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL DETAILS

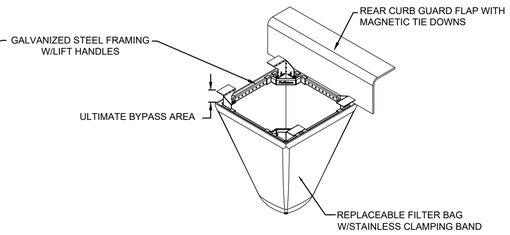
SHEET NUMBER
C3.2
9 OF 18

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



FLEXSTORM CATCH-IT INLET FILTERS
FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FITLERS FOR
SQUARE/RECTANGULAR OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR
CURB BOX OPENINGS (MAGNETIC CURB
FLAP)

ILDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (ft^3)	Flow Rating IL BAG (CFS)	ADS P/N
1	1713, 1762, 1772, 2504, 2435, 2425,	1020, 1022, 1050, 1058	Round (RD)	22.25 - 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2, -A	7170, 7171	Rolled Curb (RC)	22.25 x 16.25	1.6	0.6	62MSQIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 X 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Rolled Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4350	2830, 2870, 6527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Rolled Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grts)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBIL
23	R3525-L	7464	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	…	7250	Rolled Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	…	Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/Flap	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILG3
N/A	R-3501-P	7525	Rolled Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Rolled Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

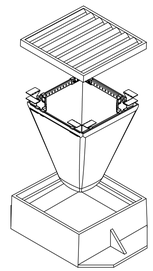
*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

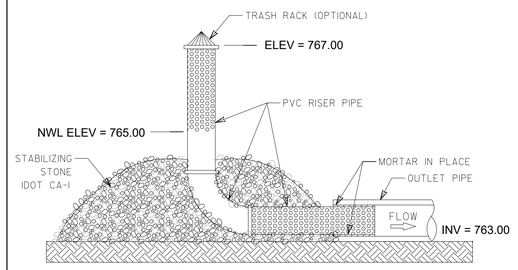
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



ALL PRODUCTS MANUFACTURED
BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

		DWG NO	REV
SCALE		SHEET 1 OF 1	

INLET PROTECTION DETAIL
Scale: NOT TO SCALE



PERFORATED PVC RISER PIPE

DESIGN NOTES:

PVC RISER PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE AND SHALL BE SECURELY FIXED TO THE INSIDE OF THE OUTLET PIPE WITH MORTAR.

PVC RISER SHALL HAVE 1" HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE AS FOLLOWS:

PIPE DIA (IN)	NUMBER OF 1" HOLES PER LIN FT OF PIPE
8	40

PVC RISER PIPE SHALL BE LOOSELY DOUBLE OR TRIPLE WRAPPED WITH CHICKEN WIRE OR 1/4" HARDWARE CLOTH AROUND BOTH MEMBERS AND WRAPPED ON THE OUTSIDE WITH A WOVEN MONOFILAMENT GEOTEXTILE.

PLACE SUFFICIENT CA-I STONE TO HOLD THE RISER PIPE IN PLACE.

IF TRASH RACK IS PROVIDED, IT SHALL BE SECURELY FASTENED TO THE INLET. TRASH GUARD MAY BE FABRICATED FROM METAL RODS (1/4" DIA MIN) OR GALVANIZED WELDED WIRE FABRIC (16 GAGE MIN). THE SPACING BETWEEN VERTICAL MEMBERS SHOULD BE 1 INCH.

REVISIONS	DATE

PERFORATED RISER
PIPE DETAIL

PERFORATED RISER DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

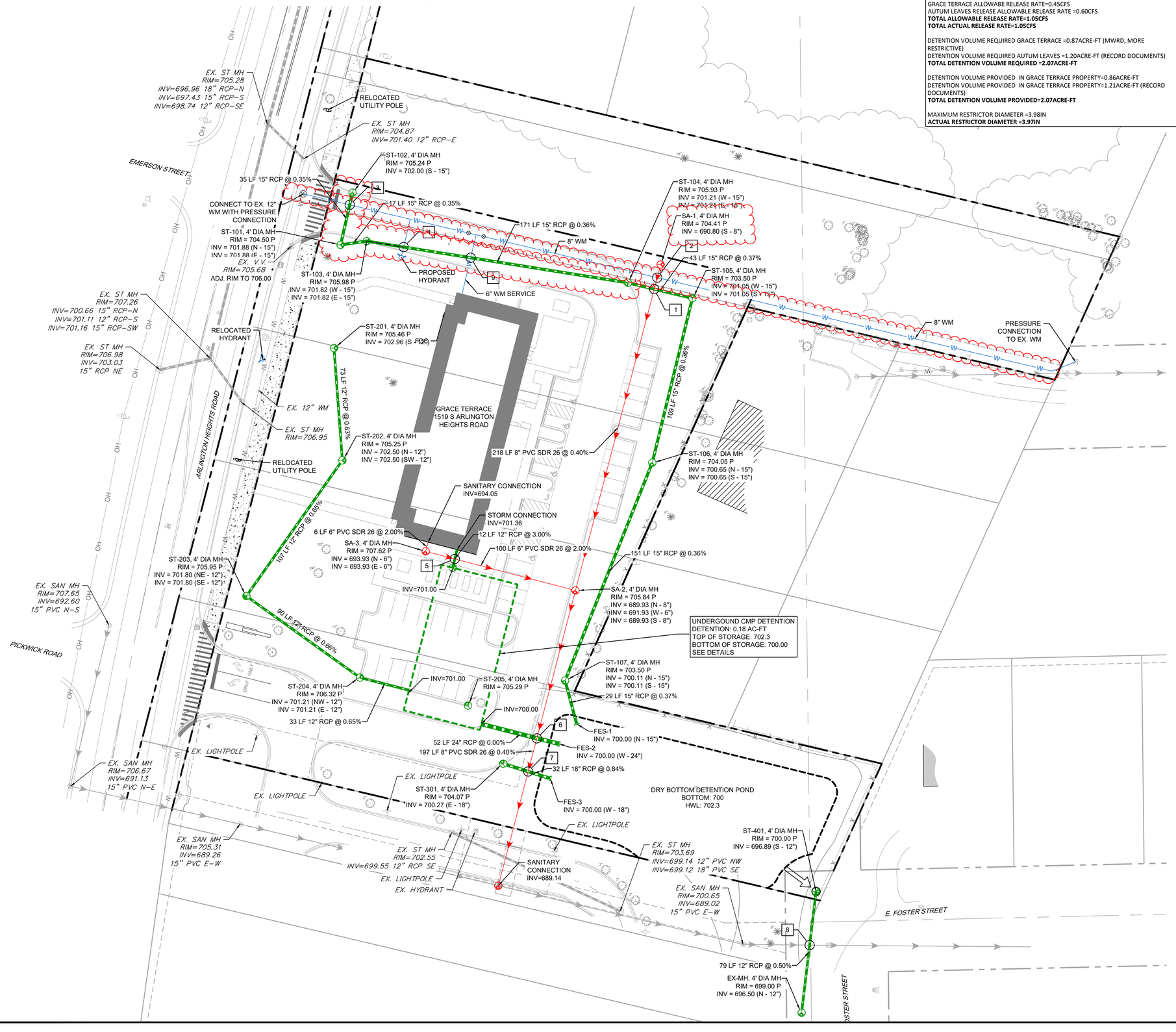
SHEET TITLE

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

C3.3

10 OF 18



UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

1	15" ST B/P =	701.0
	8" SAN T/P =	691.5
2	8" WM B/P =	698.0
	8" SAN T/P =	691.5
3	15" ST B/P =	701.8
	8" WM T/P =	699.9
4	15" ST B/P =	701.5
	6" WM T/P =	700.0
5	12" ST B/P =	701.0
	6" SAN T/P =	694.1
6	24" ST B/P =	699.8
	8" SAN T/P =	690.3
7	18" ST B/P =	699.9
	8" SAN T/P =	690.2
8	12" ST B/P =	696.5
	8" SAN T/P =	690.3
9	15" ST B/P =	701.4
	6" WM T/P =	699.9

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

THOMAS S. PETERMAN 062057192 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

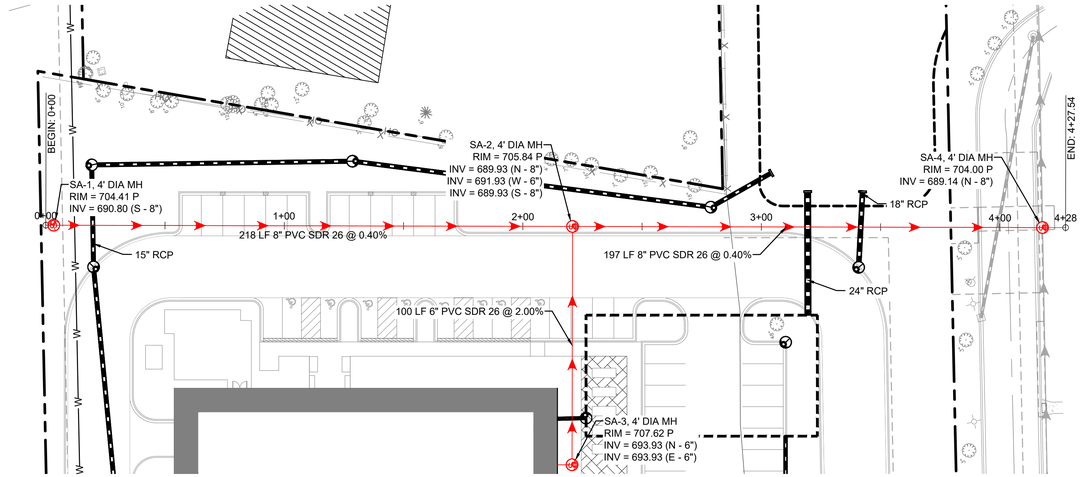
JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

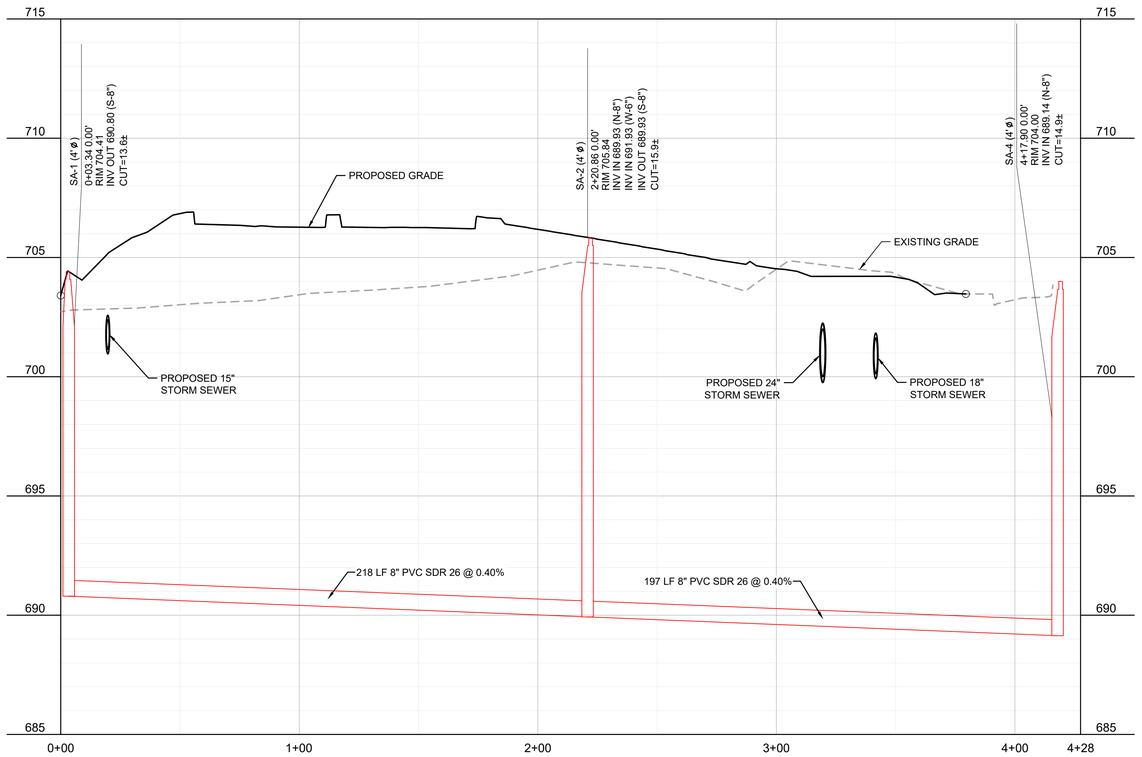
SHEET TITLE
SITE UTILITY PLAN

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C4.0
11 OF 18



SANITARY - PLAN VIEW
STA 00+00 TO 4+28



SANITARY - PROFILE VIEW
STA 00+00 TO 4+28

UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

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THOMAS J. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

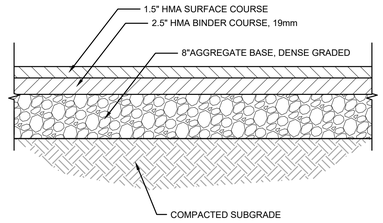
811 JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

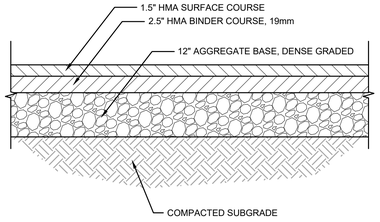
SHEET TITLE
SANITARY PROFILE STA 0+00 TO 4+28

0 30.0001 60.0001
120.0001' (HORIZONTAL)

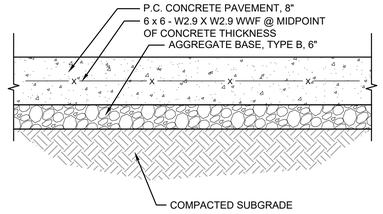
SHEET NUMBER
C4.1
12 OF 18



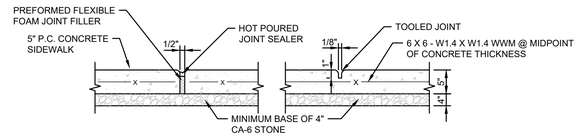
STANDARD DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



HEAVY DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



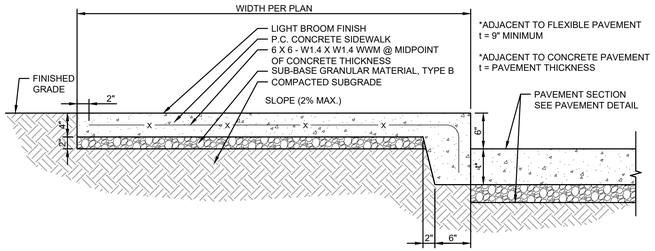
HEAVY DUTY CONCRETE DETAIL
Scale: NOT TO SCALE



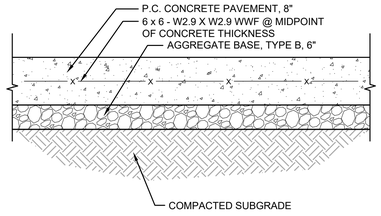
EXPANSION JOINT CONTRACTION JOINT

1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

CONCRETE JOINTS DETAIL
Scale: NOT TO SCALE

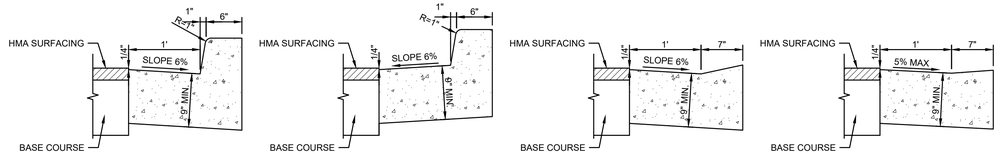


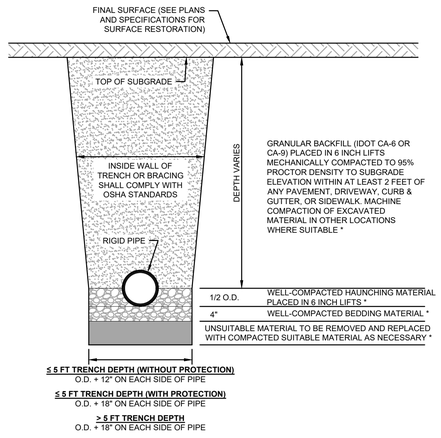
INTEGRAL SIDEWALK DETAIL
Scale: NOT TO SCALE



HEAVY DUTY SIDEWALK DETAIL
Scale: NOT TO SCALE

ADJACENT TO BITUMINOUS PAVEMENT





≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)
O.D. + 12" ON EACH SIDE OF PIPE

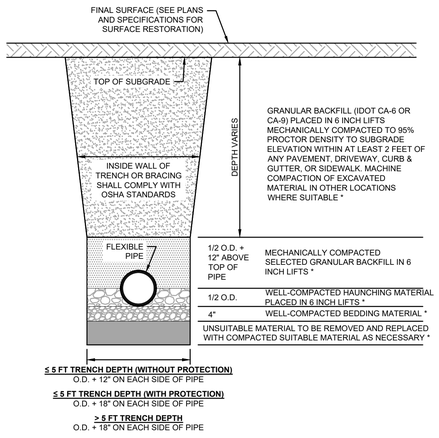
≤ 5 FT TRENCH DEPTH (WITH PROTECTION)
O.D. + 18" ON EACH SIDE OF PIPE

> 5 FT TRENCH DEPTH
O.D. + 18" ON EACH SIDE OF PIPE

* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

RIGID PIPE INSTALLATION DETAIL

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)
O.D. + 12" ON EACH SIDE OF PIPE

≤ 5 FT TRENCH DEPTH (WITH PROTECTION)
O.D. + 18" ON EACH SIDE OF PIPE

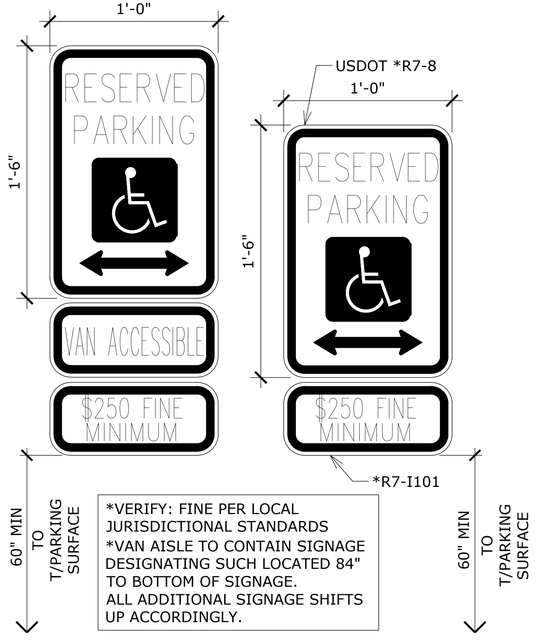
> 5 FT TRENCH DEPTH
O.D. + 18" ON EACH SIDE OF PIPE

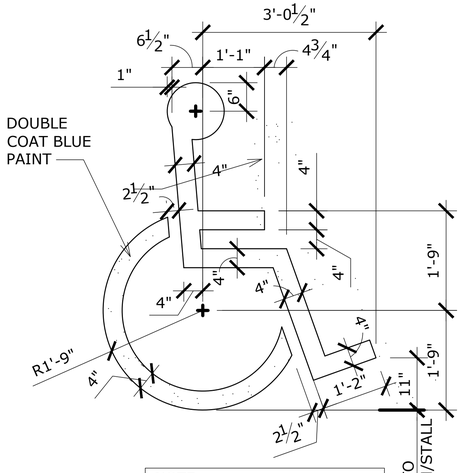
* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

FLEXIBLE PIPE INSTALLATION DETAIL

PVC PIPE
COMPOSITE SEWER PIPE
HDPE PIPE
CORRUGATED METAL PIPE

TRENCH BACKFILL PAVEMENT
Scale: NOT TO SCALE





ADA STRIPING & SIGNAGE DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0000
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS J. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

REVISIONS

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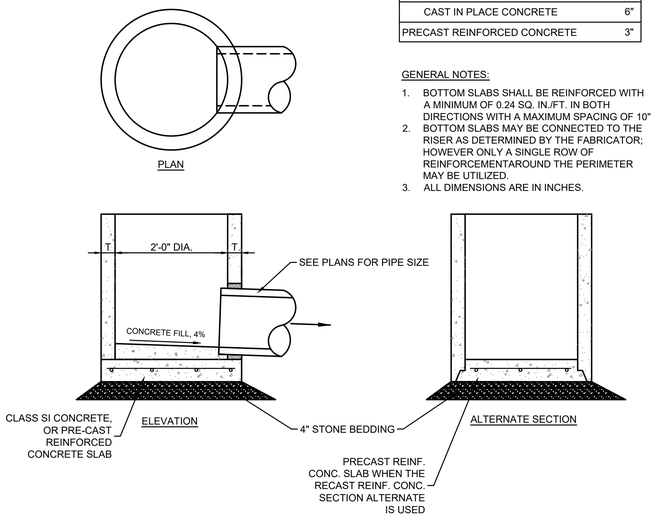
FULL CIRCLE COMMUNITIES
GRACE TERRACE
15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.0
13 OF 18



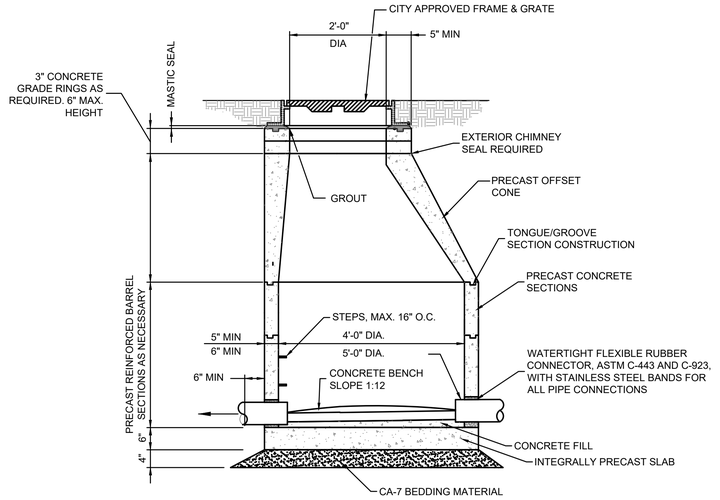
WALL SECTION	T
CAST IN PLACE CONCRETE	6"
PRECAST REINFORCED CONCRETE	3"

GENERAL NOTES:

1. BOTTOM SLABS SHALL BE REINFORCED WITH A MINIMUM OF 0.24 SQ. IN./FT. IN BOTH DIRECTIONS WITH A MAXIMUM SPACING OF 10"
2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER ONLY A SINGLE ROW OF REINFORCEMENTAROUND THE PERIMETER MAY BE UTILIZED.
3. ALL DIMENSIONS ARE IN INCHES.

STORM INLET DETAIL

Scale: NOT TO SCALE

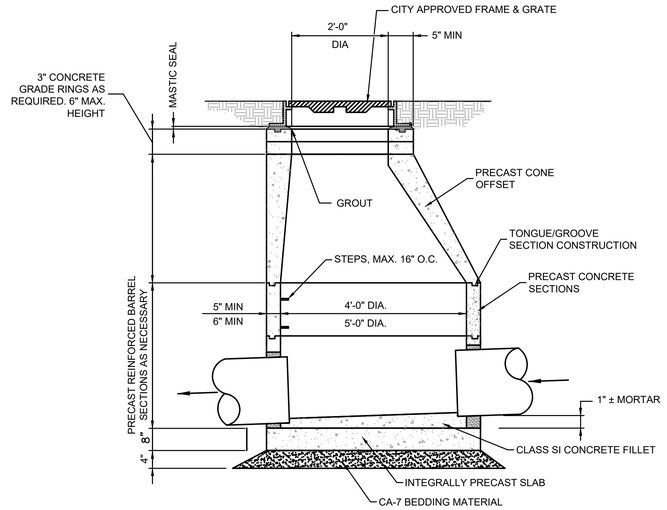


NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. FORM FLOW CHANNELS THRU MANHOLE THE FULL SIZE OF SEWER MAINS CONFORMING TO THE CROSS SECTION OF PIPE; SHAPE AND TROWEL SMOOTH.
3. STOP ALL PIPE 1" INTO MANHOLE.
4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
5. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

SANITARY MANHOLE DETAIL

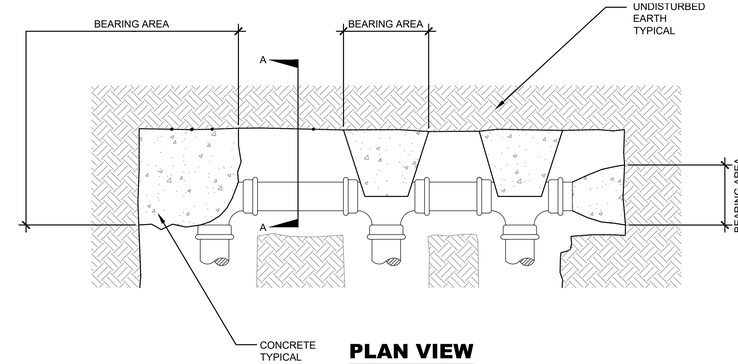
Scale: NOT TO SCALE



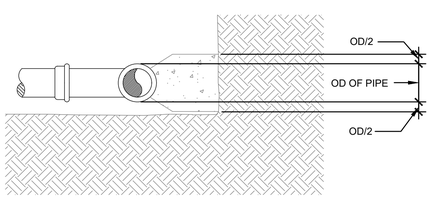
1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. STOP ALL PIPE 3" INTO MANHOLE.
3. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
4. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
5. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
6. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

STORM MANHOLE DETAIL

Scale: NOT TO SCALE



PLAN VIEW



SECTION A-A

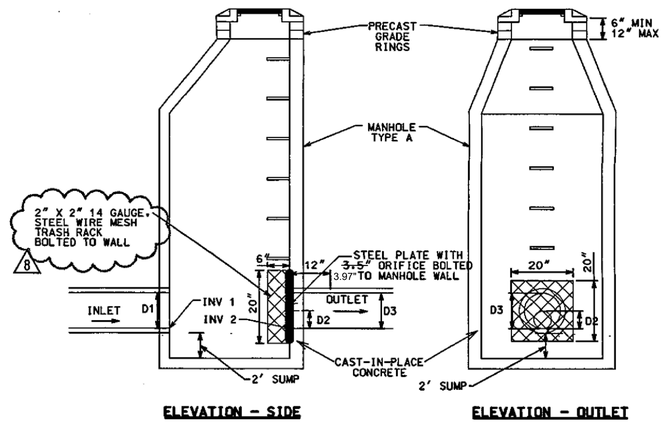
MIN. THRUST BLOCK AREA (SQ. FT.)			
PIPE DIA	PLUG TEE	90°BEND	45°BEND
4"	2	2	2
6"	4	5	3
8"	6	8	5
10"	9	13	7
12"	13	18	10
14"	18	25	14
16"	23	32	18

NOTES:

1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN AND SHALL REST AGAINST UNDISTURBED BANK OF TRENCH.
2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED FILL MATERIAL BY A FACTOR OF 1.5.
3. CONCRETE F'c=3000psi @ 28 DAYS.
4. SAND BEDDING NOT SHOWN FOR CLARITY.

THRUST BLOCK DETAIL

Scale: NOT TO SCALE



ELEVATION - SIDE **ELEVATION - OUTLET**

OUTLET STRUCTURE DETAIL

NOTES:

1. MANHOLE SHALL STRUCTURALLY AND DIMENSIONALLY CONFORM TO MANHOLE TYPE A HEREIN.
2. DIMENSIONS:

RIM	702.50	AS-BUILT CONDITIONS
INV1	696.05	RIM 702.44
INV2	696.05	INV 695.94 S, NE
D1	18"	INV 69.74 NW
D2	3.50"	
D3	12"	

3. OUTLET RESTRICTOR: 3.5" ORIFICE DRILLED THROUGH STEEL PLATE BOLTED TO MANHOLE WALL — REPLACE EXISTING OUTLET RESTRICTOR WITH NEW STEEL PLATE BOLTED TO MANHOLE WITH 3.97" DIAMETER
4. CASTING: TYPE 1P

EXISTING AUTUM LEAVES RESTRICTOR DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
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WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
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FULL CIRCLE COMMUNITIES

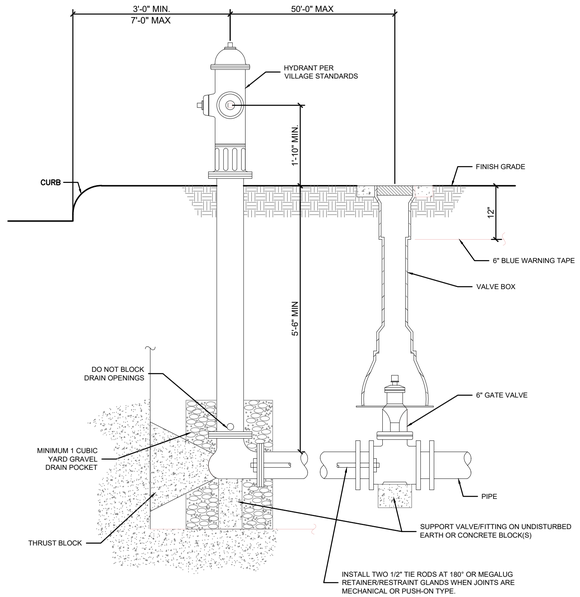
GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

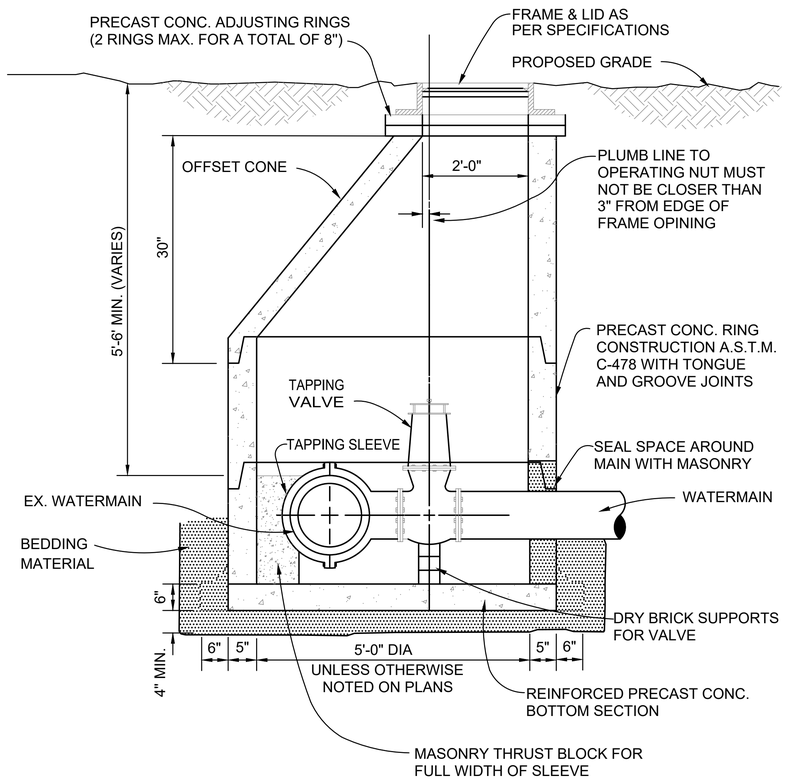
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.1
14 OF 18

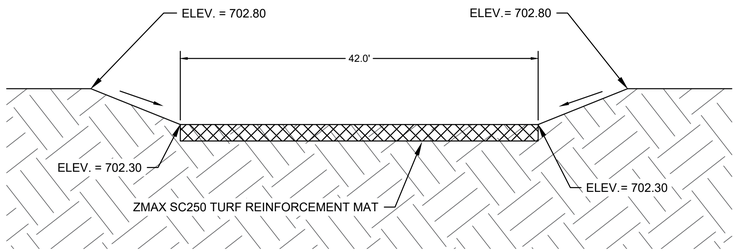


NOTES:
1. AN EAST JORDAN FIRE HYDRANT IS TO BE USED
2. FIRE HYDRANTS SHALL BE 5-1/4 INCH VALVE OPENING EAST JORDAN IRON WORKS OR MUELLER PAINTED RED. THE HYDRANT SHALL BE FOR A FIVE FOOT(5') BURY WITH MECHANICAL JOINT SHOE AND HAVE TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH MALE PUMPER CONNECTION. THREADS SHALL BE NATIONAL STANDARD.
3. THE HYDRANT SHALL HAVE A BREAK-AWAY TRAFFIC FLANGE AND CONNECTIONS.
4. ALL FIRE HYDRANTS NOT IN SERVICE SHALL BE BAGGED.
5. HYDRANTS LEADS SHALL BE SIX-INCH (6") SWIVEL ANCHORING COUPLING. HYDRANT TEES SHALL BE USED IN LIEU OF SWIVEL ANCHORING COUPLING PIPE WHERE REQUIRED TO MEET PLAN LOCATIONS.
6. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 350 FEET.

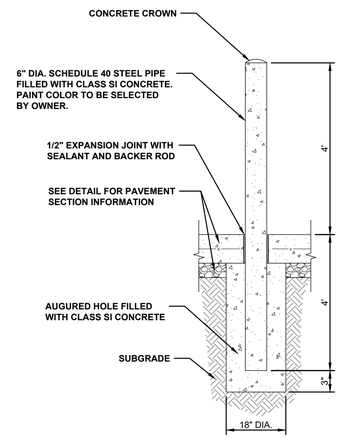
FIRE HYDRANT DETAIL
Scale: NOT TO SCALE



PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE



EMERGENCY OVERFLOW WEIR DETAIL
Scale: NOT TO SCALE



BOLLARD DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
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CAGE CIVIL ENGINEERING

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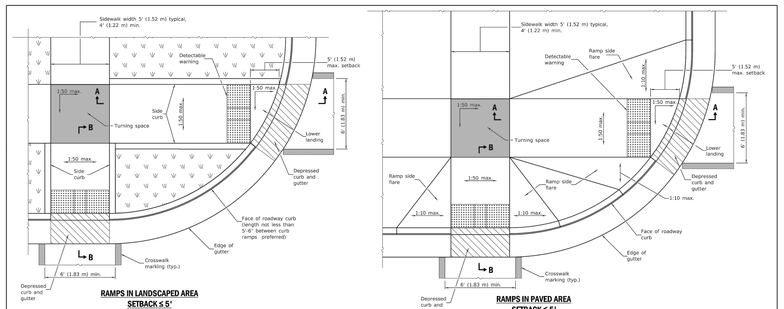
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

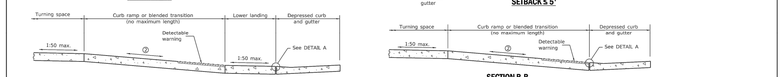
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.2
15 OF 18



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

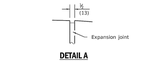
RAMPS IN PAVED AREA SETBACK ≤ 5'



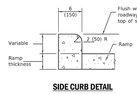
SECTION A-A

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

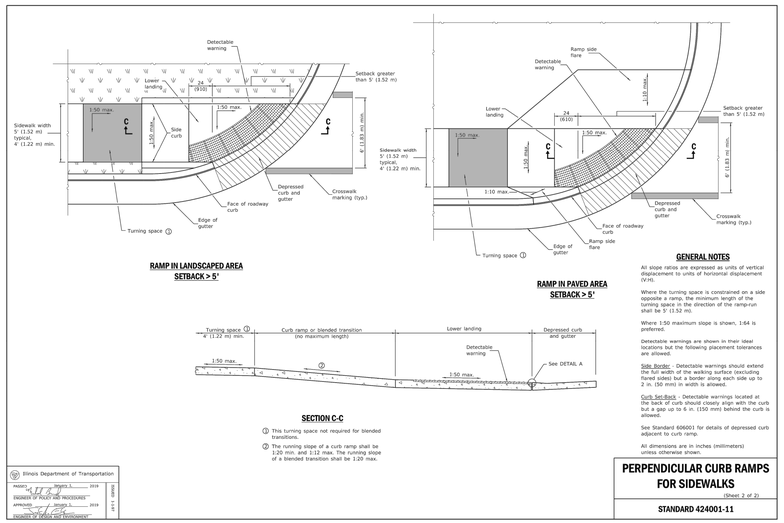
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'

SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed:

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

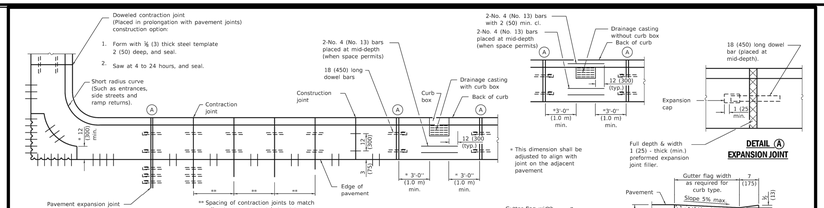
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11

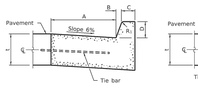
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL (A) EXPANSION JOINT



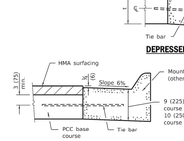
BARRIER CURB

TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1
B-6.06 ★	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-9.12	9	2	6	6	1
(B-15.30)	(225)	(50)	(150)	(150)	(25)
B-6.18	6	1	6	6	1
(B-15.45)	(150)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	6	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	6	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	6	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

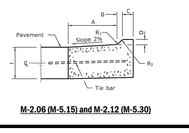
★ For corner islands only.

MOUNTABLE CURB

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-4.12	12	4	5	4	3	N/A
(M-5.30)	(300)	(100)	(125)	(100)	(75)	
M-2.06	6	2	4	2	3	N/A
(M-10.15)	(150)	(50)	(100)	(50)	(75)	
M-4.12	12	4	5	4	3	N/A
(M-10.30)	(300)	(100)	(125)	(100)	(75)	
M-4.18	18	4	5	4	3	N/A
(M-10.45)	(450)	(100)	(125)	(100)	(75)	
M-2.24	24	2	5	2	3	N/A
(M-10.60)	(600)	(50)	(125)	(50)	(75)	
M-6.12	12	6	5	2	3	N/A
(M-15.15)	(300)	(150)	(125)	(50)	(75)	
M-6.18	18	6	5	2	3	N/A
(M-15.45)	(450)	(150)	(125)	(50)	(75)	
M-6.24	24	6	5	2	3	N/A
(M-15.60)	(600)	(150)	(125)	(50)	(75)	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

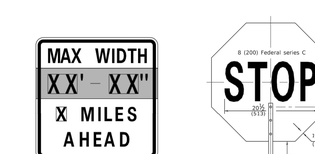
DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

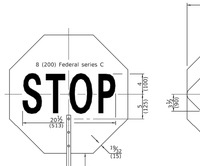
STANDARD 606001-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-22



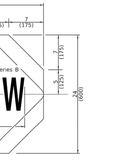
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

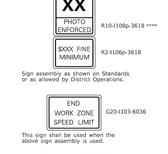


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed the above limits, this shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



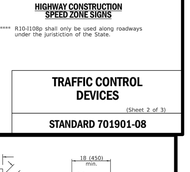
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.

This sign shall be used when the above sign assembly is used.

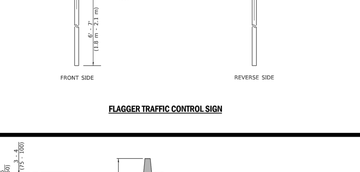
HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

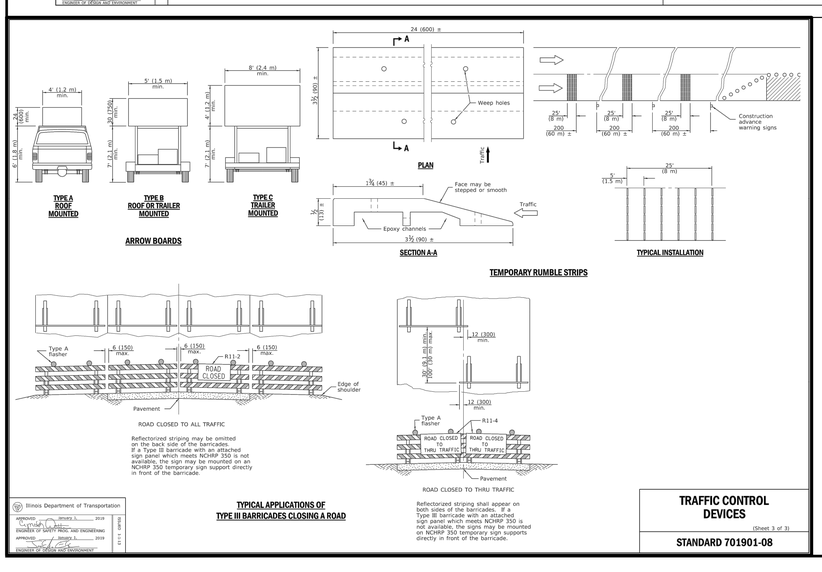
DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



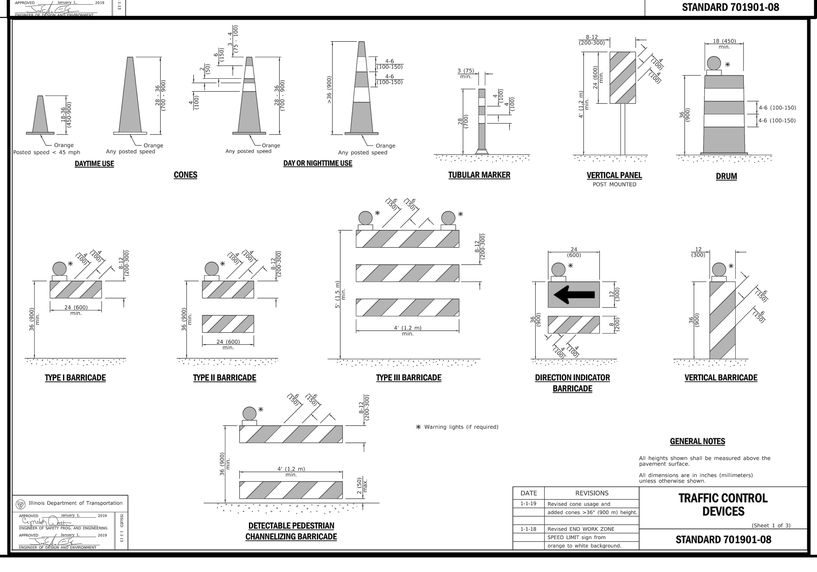
TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.590.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS △

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO. 220019

ENG : LES/JDL

DATE : 11/01/23

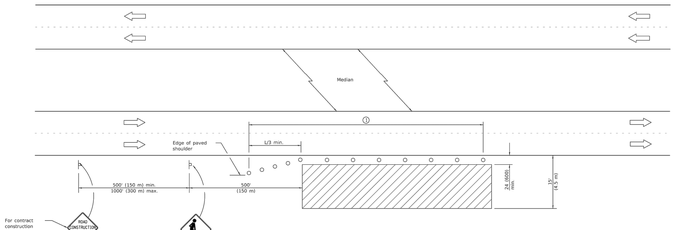
SHEET TITLE

CONSTUCTION DETAILS

SHEET NUMBER

C5.3

16 OF 18



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Mowing operations
Shoulder work
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

SYMBOLS

Work area
Sign.
Cone, drum or barricade

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or work activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(WS)(S)	L=0.650(WS)

W = Width of offset in feet (metres).

S = Normal posted speed mph (km/h).

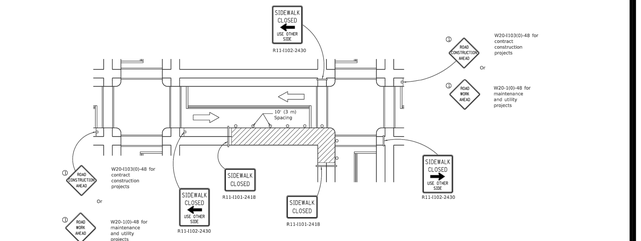
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to agree with current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24' (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC

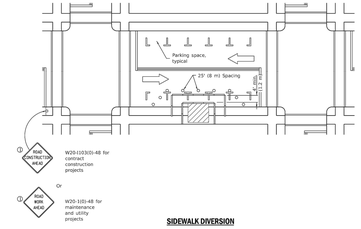


SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC



SYMBOLS

Work area
Sign on portable or permanent support
Barricade or drum
Cone, drum or barricade
Type III barricade
Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closure.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

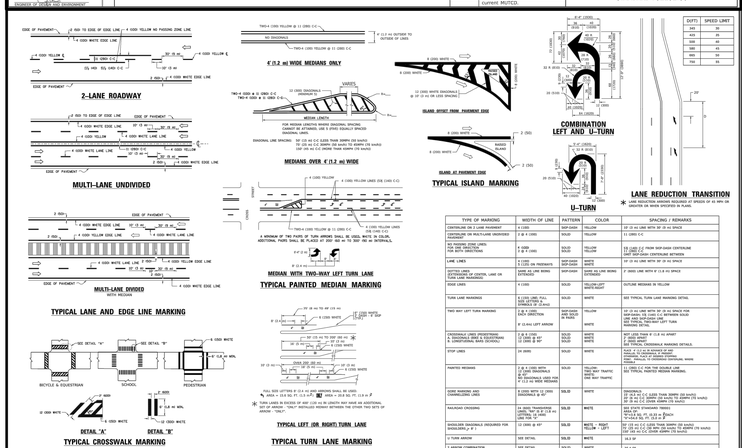
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Omitted orange safety fence
	Item standard as this is covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



DIST'!	SPEED LIMIT
345	70
415	75
500	80
585	85
685	90
795	95

TYPE OF MARKING	WIDTH OF LINE	PATTERN !	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10'-15 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	4 (6 + CDG)	SOLID	YELLOW	11 CDG C-C
DOUBLE SOLID LINE (LINES TO BE USED TO SEPARATE TRAFFIC FLOW IN BOTH DIRECTIONS	4 CDG @ 2 (100)	SOLID SOLID	YELLOW YELLOW	CB LINES 4-C FROM SKIP-DASH CENTERLINE SEE SKIP-DASH CENTERLINE DETAIL FOR SPACING CENTERLINE BETWEEN
LANE LINES	4 (100) or PAVEMENT SEAMS	SKIP-DASH	WHITE	10'-15 m) LINE WITH 30' (9 m) SPACE
DOTTED LANE EXTENSION OF CENTER, LANE OR EDGE LINES THROUGH INTERSECTIONS	4 (100) & 8" (200) WIDE	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW (LEFT SIDE) WHITE RIGHT	OUTSIDE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINES FULL LENGTH OF TURN LANE & 24" (600) LINE @ 12 m-c	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	4 @ 4 (100) EACH DIRECTION ℄ (3.4m) LEFT ARROW	SKIP-DASH SKIP-DASH	YELLOW WHITE	10'-15 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH CB LINES 4-C BETWEEN SOLID YELLOW & SKIP-DASH WHITE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) & CROSSWALK (BIKE & EQUESTRIAN) & DIRECTIONAL BIKE SYMBOLS)	2 @ 8 (200) 6' (1.8m) @ 40'	SOLID SOLID	WHITE WHITE	SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	4 (100) C-C FOR DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 40' (12m) C-C ℄ (600) WIDE MEDIANS FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW/ ONE WAY TRAFFIC WHITE/ TWO WAY TRAFFIC	11 CDG C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
ZEBRA MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 40'	SOLID	WHITE	DIAGONALS 10' (3.0 m) C-C (LESS THAN 35MPH (55 km/h)) 20' (6 m) C-C (35MPH (55 km/h) TO 45MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	18 (600) TRANSVERSE BARS, 2' (0.6 m) CENTERLINE SPACING	SOLID	WHITE	SEE STATE STANDARD 780001 *4"=0.3 m, 6"=0.45 m, 8"=0.6 m *4"=0.3 m, 6"=0.45 m, 8"=0.6 m
BICYCLE/PEDESTRIAN DIAGONALS ON BRIDGE SHOULDERS, 4' ±	12 (300) @ 40'	SOLID	WHITE ; RIGHT YELLOW ; LEFT	10' (3 m) C-C (LESS THAN 35MPH (55 km/h)) 20' (6 m) C-C (35 MPH (55 km/h) TO 45MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
℄ TURN ARROW	SEE DETAIL	SOLID	WHITE	10.5 M
2 ARROW COMBINATION LEFT AND ℄ TURN	SEE DETAIL	SOLID	WHITE	30.4 M

All dimensions are in inches (millimeters) unless otherwise shown.

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001

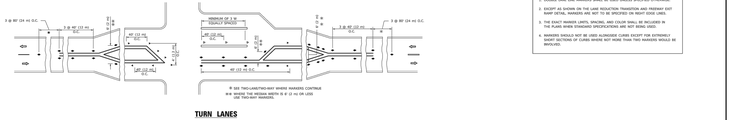
DESIGNED - K	REVISED - K
DRAWN - K	REVISED - K
CHECKED - K	REVISED - C. AXON 04-09-09
DATE - 03-19-90	REVISED - C. AXON 07-01-13
	REVISED - C. AXON 04-11-16
	REVISED - C. AXON 07-11-18

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

F.A. RTE.	SECTION	COUNTY	TOTAL SHEET NO.	SHEET NO.
	TC-13		CONTRACT NO.	
	ILLINOIS FED. AID PROJECT			

SCALE: NONE | SHEET - S OF - S | SHEETS STA. - TO STA.



GENERAL NOTES

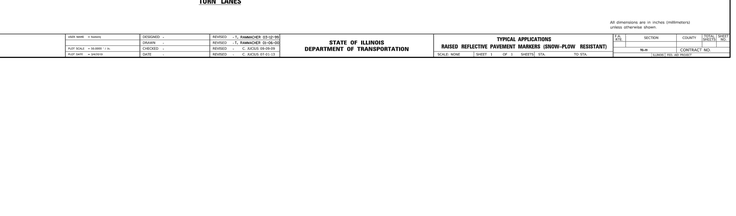
1. MARKERS USED WITH SHRINED LINES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
2. MARKERS USED ADJACENT TO SOLID LINES SHALL BE OFFSET 2 TO 3 (50 TO 75) TOWARD TRAFFIC AS SHOWN.
3. MARKERS THROUGH TRANSITIONS LESS THAN 500' (150 m) IN LENGTH SHALL BE PLACED AT 20' (6 m) SPACING IN LIEU OF THE TWO CURVE SPACINGS.
4. MARKERS ARE TO BE USED ADJACENT TO BOTH SOLID WHITE LANE LINES AS SHOWN.

SYMBOLS

YELLOW STRIPE
WHITE STRIPE
ONE-WAY AMBER MARKER
ONE-WAY CRYSTAL MARKER (WOC)
TWO-WAY AMBER MARKER

LANE MARKER NOTES

A. USE DOUBLE LANE LINE MARKERS SPACED AS SHOWN.
B. REDUCE TO 40' (12 m) O.C. ON CURVES WHERE ADVISORY SPEEDS ARE 35 M.P.H. (55 km/h) LOWER THAN POSTED SPEEDS.



DESIGN NOTES

1. DOUBLE LANE LINE MARKERS SHALL BE USED UNLESS SPECIFIED OTHERWISE.
2. EXCEPT AS SHOWN ON THE LANE REDUCTION TRANSITION AND FREEWAY EXIT RAMP DETAIL, MARKERS ARE NOT TO BE SPOTTED ON RIGHT EDGE LINES.
3. THE EXACT MARKER LIMITS, SPACING, AND COLOR SHALL BE INCLUDED IN THE PLANS WHEN STANDARD SPECIFICATIONS ARE NOT BEING USED.
4. MARKERS SHOULD NOT BE USED ALONGSIDE CURBS EXCEPT FOR EXTREMELY SHORT SECTIONS OF CURBS WHERE NOT MORE THAN TWO MARKERS WOULD BE INVOLVED.

All dimensions are in inches (millimeters) unless otherwise shown.

DESIGNED - K	REVISED - K. Knebel/CHER 03-16-99
DRAWN - K	REVISED - K. Knebel/CHER 01-06-00
CHECKED - K	REVISED - C. AXON 04-09-09
DATE -	REVISED - C. AXON 07-11-18

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

TYPICAL APPLICATIONS
RAISED REFLECTIVE PAVEMENT MARKERS (SNOW-PLOW RESISTANT)

SCALE: NONE | SHEET - S OF - S | SHEETS STA. - TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEET NO.	SHEET NO.
	TC-11		CONTRACT NO.	
	ILLINOIS FED. AID PROJECT			

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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WWW.CAGECIVIL.COM
CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO.: 220019

ENG.: LES/JDL

DATE: 11/01/23

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C5.4

17 OF 18

PROJECT SUMMARY

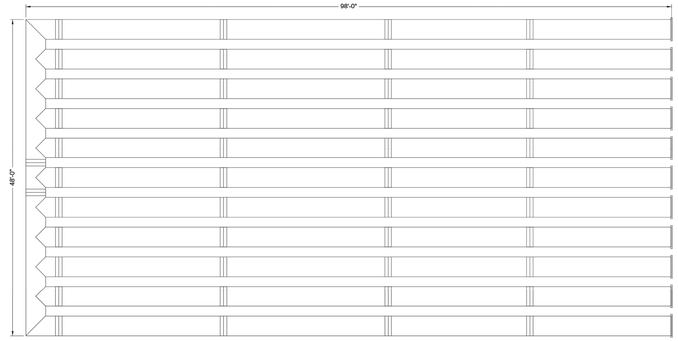
CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 1,093 LF

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 7,726 CF
- BACKFILL STORAGE VOLUME = 2,764 CF
- TOTAL STORAGE PROVIDED = 10,490 CF

TOTAL STORAGE HWL 2.3' ABOVE BOTTOM: 8042 CF = .18 AC-FT

PIPE DETAILS
- DIAMETER = 36"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12'
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12'
- BELOW PIPE = 0"



ASSEMBLY
SCALE: 1" = 10'

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE: TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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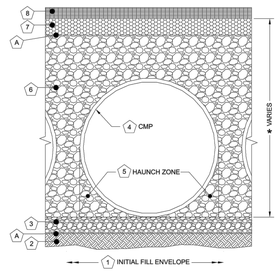
DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH: DYODS
DRAWING

DYO37794 Grace Terrace
detention
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
25689	37794	10/12/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



Infiltration Systems - CMP Infiltration & CMP Perforated Drainage Pipe

Material Location	Description	Material Designation	Designation
8 Rigid or Flexible Pavement (if applicable)			
7 Road Base (if applicable)			
A Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types. Wrap the trench only.
6 Backfill	Infiltration pipe systems have a pipe perforation sized of 3/8" diameter. An open graded, free draining stone, with a particle size of ¼" – 2 ½" diameter is recommended.	AASHTO M 145-A-1 or AASHTO M 43 - 3, 4	Material shall be worked into the pipe haunches by means of shovel-sliding, rodding, air-tamper, vibratory rod, or other effective methods. Compaction of all placed fill material is necessary and shall be considered adequate when no further yielding of the material is observed under the compactor, or under foot, and the Project Engineer or his representative is satisfied with the level of compaction"
5 Bedding Stone	Well graded granular bedding material w/maximum particle size of 3"	AASHTO M43 - 3,357-4, 467, 5, 56, 57	For soil aggregates larger than 3/8" a dedicated bedding layer is not required for CMP. Pipe may be placed on the trench bottom comprised of native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the haunch bedding to a level surface. Soil aggregates less than 3/8" and unsuitable material should be over-excavated and re-placed with a 6"-9" layer of well graded & granular stone per the material designation.
3			
A Geotextile Layer	None	None	Contech does not recommend geotextiles be placed under the invert of infiltration systems due to the propensity for geotextiles to clog over time.
★	Note: The listed AASHTO designations are for gradation only. The stone must also be angular and clean.		

1 MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT.

FOUNDATION/BEDDING PREPARATION

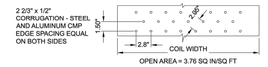
2 PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

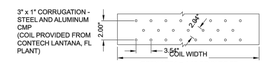
3 HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

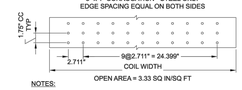
BACKFILL
MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT. MAINTAIN BALANCED LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

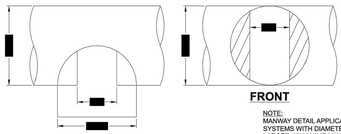






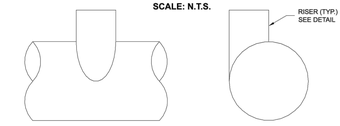
NOTES:
1. PERFORATIONS MEET AASHTO AND ASTM SPECIFICATIONS.
2. PERFORATION OPEN AREA PER SQUARE FOOT OF PIPE IS BASED ON THE NOMINAL DIAMETER AND LENGTH OF PIPE.
3. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
4. ALL HOLES Ø3/8".

TYPICAL PERFORATION DETAIL
SCALE: N.T.S.



TYPICAL MANWAY DETAIL
SCALE: N.T.S.

NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.

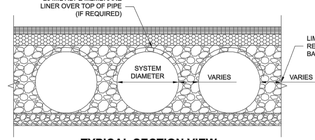


ELEVATION

END

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.

TYPICAL RISER DETAIL
SCALE: N.T.S.



TYPICAL SECTION VIEW
LINER OVER ROWS
SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

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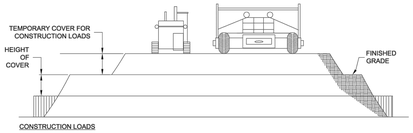
CONTECH CMP DETENTION SYSTEMS
CONTECH: DYODS
DRAWING

DYO37794 Grace Terrace
detention
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
25689	37794	10/12/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

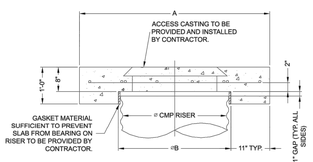
GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE
HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

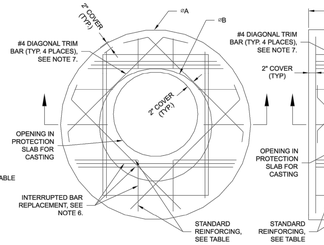
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



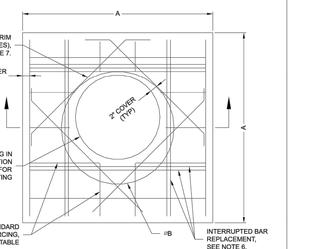
SECTION VIEW

REINFORCING TABLE				
ø CMP RISER	A	ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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CONTECH CMP DETENTION SYSTEMS
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DYO37794 Grace Terrace
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Arlington Heights, IL
DETENTION SYSTEM

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SHEET NO.:	1	

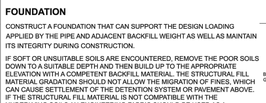
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

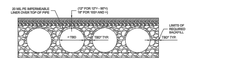


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED. SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

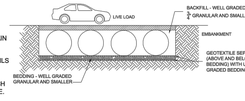
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL

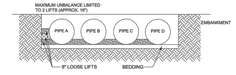
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



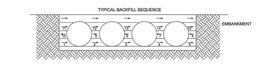
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

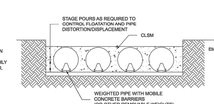


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS LIMITS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

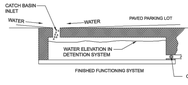


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

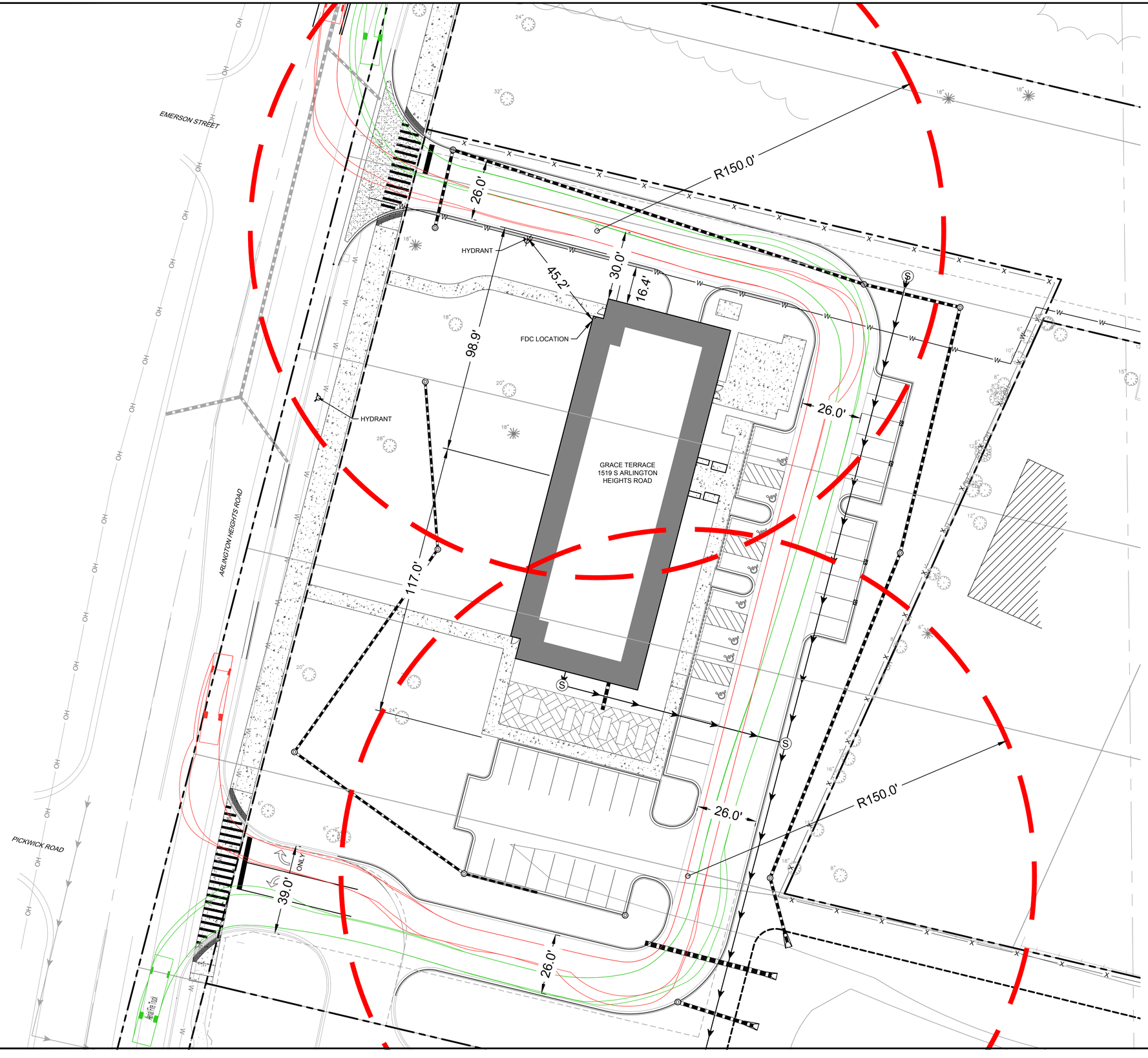
INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

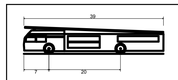
MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE
CIVIL ENGINEERING

REVISIONS △

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/13/2023

SHEET TITLE

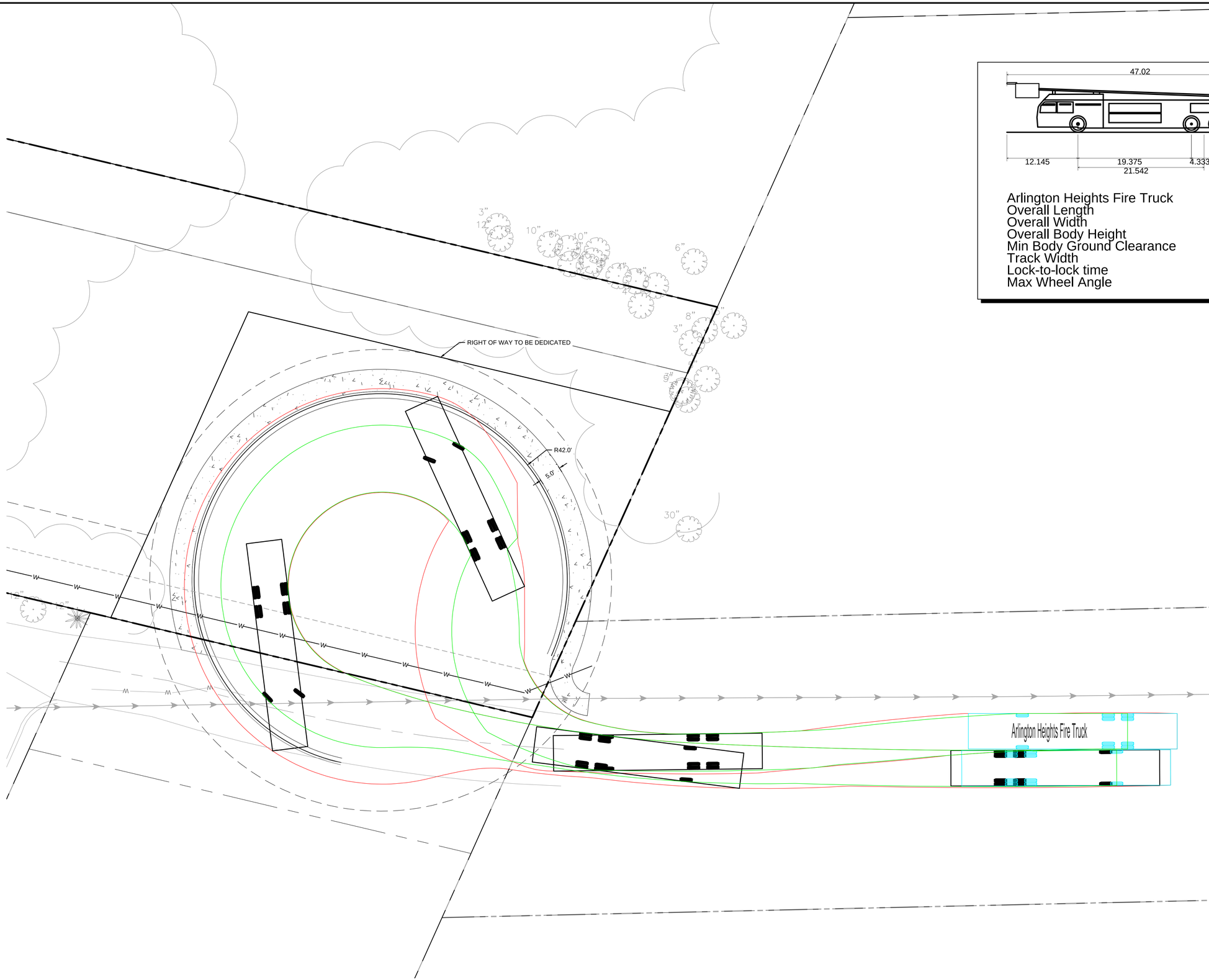
FIRE TRUCK
TURN EXHIBIT

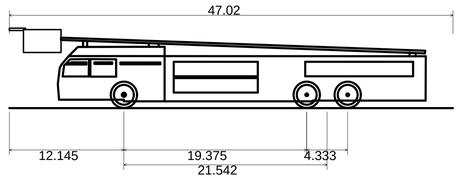
0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER

TR-1

1 OF 1





Arlington Heights Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

0 10' 20'
1" = 10' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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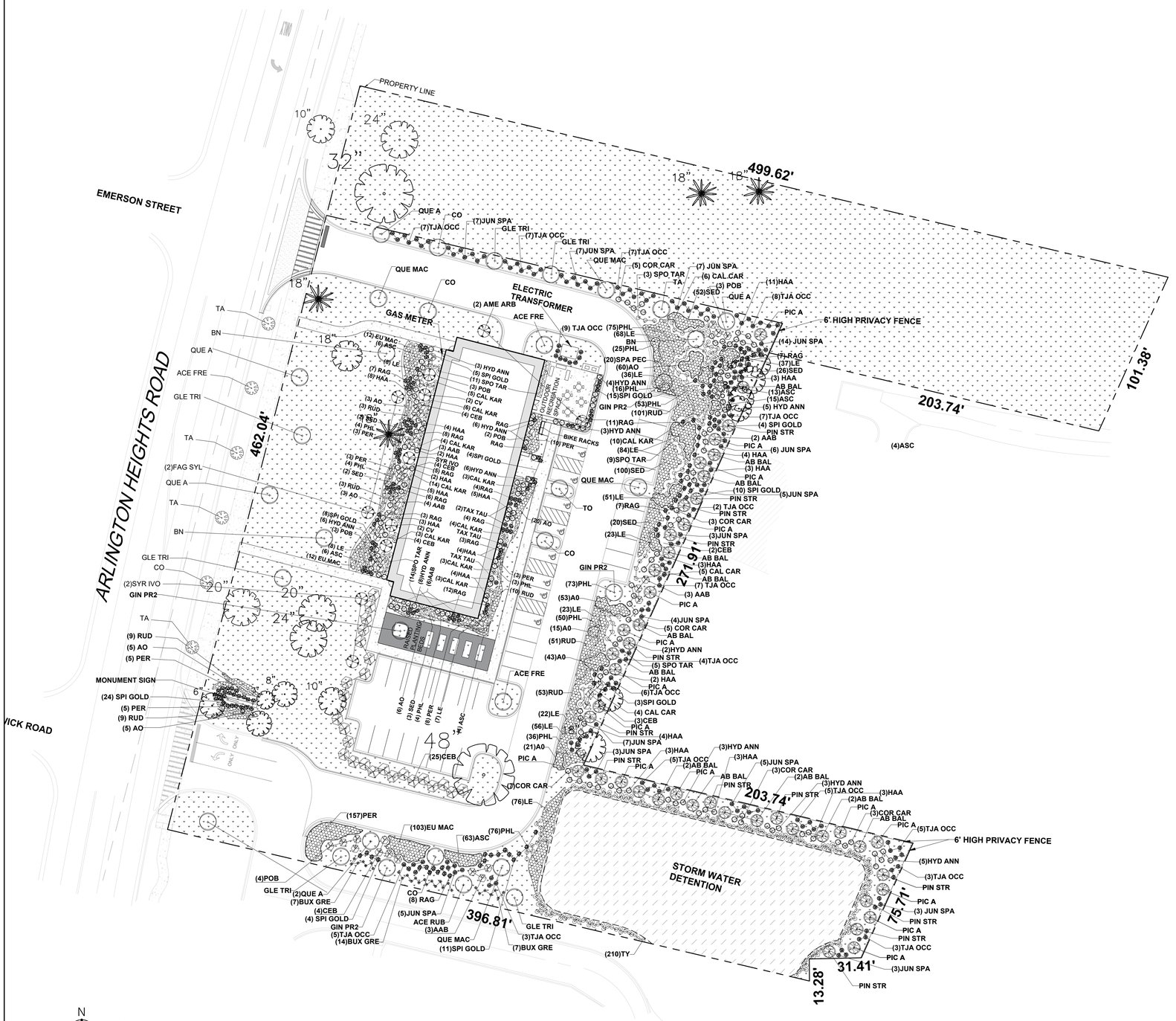
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/26/2023

SHEET TITLE
FIRE TRUCK
TURN EXHIBIT
CUL-DE-SAC

SHEET NUMBER
TR-1
1 OF 1



NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS

REPLACEMENT TREES

SIZE OF EXISTING TREES TO BE REMOVED (DIAMETER IN INCHES)	NUMBER OF REPLACEMENT TREES
0 @ 36" OR GREATER	0
4 @ 30" - 35"	28
1 @ 26" - 29"	7
9 @ 20" - 25"	45
8 @ 13" - 19"	32
42 @ 8" - 12"	126
23 @ 3" - 7"	46
TOTAL 87 TREES	TOTAL 284

LANDSCAPE SCHEDULE

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN					
XX	ETR-DECIDUOUS	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			52
XX	ETR-EVERGREEN	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			7
				TOTAL	284
NEW SHADE TREES					
	TA	TILIA AMERICANA	LINDEN	4" CALIPER	2
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		2
	ACE RUB	ACER RUBRUM	RED MAPLE		1
	GLE TRI	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		6
	CO	CELTIS OCCIDENTALIS	HACKBERRY		3
	BN	BETULA NIGRA	RIVER BIRCH		3
	QUE A	QUERCUS ALBA	WHITE OAK		6
	QUE MAC	QUERCUS MACROCARPA	BURR OAK		4
	GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO		4
NEW EVERGREEN TREES					
	PIC A	PICEA ABIES	NORWAY SPRUCE	8' MIN. HEIGHT	16
	PIN STR	PINUS STROBUS	EASTERN WHITE PINE		13
	AB BAL	ABIES BALSAMEA	BALSAM FIR		12
NEW ORNAMENTAL TREES					
	AME ARB	AMELANCHIER ARBOREA	SERVICEBERRY	3" CALIPER, 8' MIN. HEIGHT @ PLANTING	2
	CV	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN		4
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC		3
	FAG SYL	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		2
NEW PARKWAY TREES					
	TA	TILIA AMERICANA	LINDEN	2 ½" CALIPER	4
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		1
	CO	CELTIS OCCIDENTALIS	HACKBERRY		1
NEW DECIDUOUS SHRUBS					
LARGE	CEB	CEPHALANTHUS OCC. 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HT.	46
	POB	PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	24" HT.	15
	AAB	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24" HT.	21
MEDIUM	COR CAR	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	24" HT.	26
	HAA	HYDRANGEA PANNICULATA	LITTLE QUICK FIRE HYDRANGEA	24" HT.	76
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT.	54
LOW	SPI GOLD	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	24" HT.	88
	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" W.	87
EVERGREEN SHRUBS					
	JUN SPA	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	18" MIN. HT. @ PLANTING	79
	TJA OCC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' MIN. HT.	93
	BUX GRE	BUXUS SEMPERVIRENS X SINICA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	12" MIN. HT.	28
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. @ 24" OC	55
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED		42
	SPA PEC	SPARTINA PECTINATA	CORDGRASS		20
	TY	TYPHA	CATTAILS		210
PERENNIALS					
	AO	ASTER OBLONGIFOLIUS	AROMATIC ASTER	1 QT. @ 18" OC	234
	RUD	RUDBECKIA	BLACK-EYED SUSAN		239
	PER	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE		194
	PHL	PHLOX PANICULATA	GARDEN PHLOX		346
	EU MAC	EUTROCHIUM MACULATUM	JOE PYE WEED		127
	ASC	ASCLEPIUS	NATIVE MILKWEED		91
	LE	LOBELIA ERINUS	EDGING LOBELIA		492
	SED	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP		205
	TURF GRASS SEED MIX				
	MESIC GRASS				
GENERAL NOTE	ALL NEW AND EXISTING TREES WILL GET A 3' MULCH BED				

CORDOGAN CLARK
Aurora
Bloomington-Normal
Aurora IL 60506
tel 630.896.4678
Chicago
Lake County
Fox Valley
71 S Wacker Drive, Chicago IL 60606
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fax 630.906.4787

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

LANDSCAPE PLAN

JOB NUMBER 20-410

DATE 10.31.2023

REVISIONS:

ZONING SUBMITTAL 10.31.23

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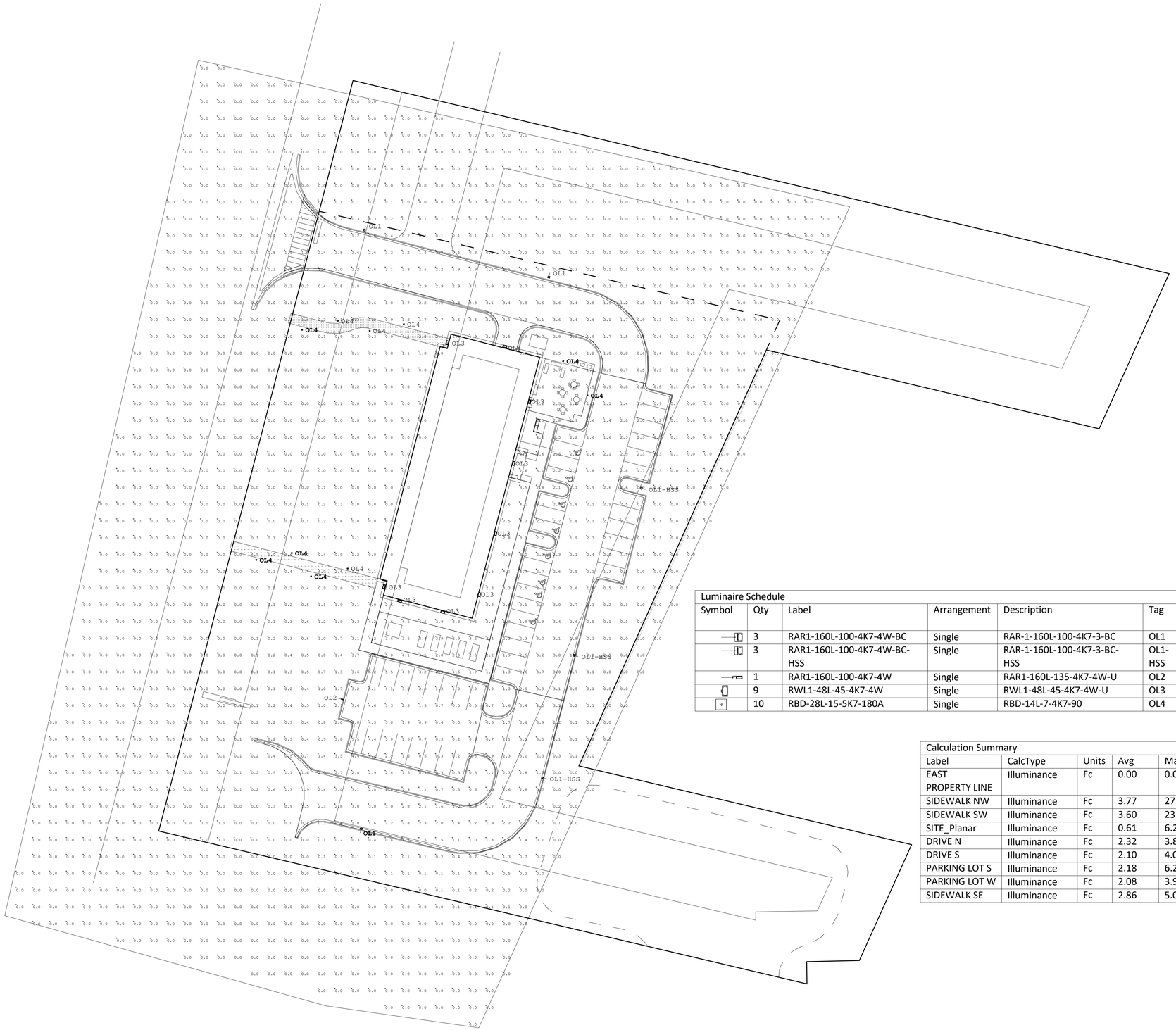

1 SITE PHOTOMETRIC

OL1/OL2 - (OL1 HSS WITH SHIELD NOT SHOWN)

OL3

OL4

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	3	RAR1-160L-100-4K7-4W-BC	Single	RAR-1-160L-100-4K7-3-BC	OL1	0.950	8269	90	270	23
	3	RAR1-160L-100-4K7-4W-BC-HSS	Single	RAR-1-160L-100-4K7-3-BC-HSS	OL1-HSS	0.950	8269	90	270	23
	1	RAR1-160L-100-4K7-4W	Single	RAR1-160L-135-4K7-4W-U	OL2	0.950	17568	133.5	133.5	20
	9	RWL1-48L-45-4K7-4W	Single	RWL1-48L-45-4K7-4W-U	OL3	0.950	5704	46.5	418.5	17
	10	RBD-28L-15-5K7-180A	Single	RBD-14L-7-4K7-90	OL4	0.950	735	9.39	93.9	0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SIDEWALK NW	Illuminance	Fc	3.77	27.6	0.2	18.85	138.00
SIDEWALK SW	Illuminance	Fc	3.60	23.3	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	0.61	6.2	0.0	N.A.	N.A.
DRIVE N	Illuminance	Fc	2.32	3.8	0.5	4.64	7.60
DRIVE S	Illuminance	Fc	2.10	4.0	0.1	21.00	40.00
PARKING LOT S	Illuminance	Fc	2.18	6.2	0.2	10.90	31.00
PARKING LOT W	Illuminance	Fc	2.08	3.9	0.1	20.80	39.00
SIDEWALK SE	Illuminance	Fc	2.86	5.0	1.2	2.38	4.17

CORDOGAN CLARK
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FULL CIRCLE communities

GRACE TERRACE
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

ELECTRICAL SITE LIGHTING PHOTOMETRICS

JOB NUMBER 20-410
DATE 10.31.2023

REVISIONS:

E5.2

ZONING SUBMITTAL - 10.31.23

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Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Tom Petermann, P.E.
Cage Civil Engineering

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: May 19, 2023

SUBJECT: Traffic and Parking Study
Grace Terrace
Arlington Heights, Illinois

This memorandum summarizes the results and findings of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Grace Terrace affordable housing development to be located at 1519-1625 Arlington Heights Road in Arlington Heights, Illinois. As proposed, the site, which is currently vacant, will be developed to provide an apartment development containing 25 units and 41 parking spaces. Access to the site will be provided off Arlington Heights Road via an existing access drive that aligns with Pickwick Road and via a second access drive in alignment with Emerson Street. **Figure 1** shows an aerial view of the site. The purpose of this traffic study is to determine the trip generation characteristics of the proposed development, any necessary recommendations with respect to external roadway improvements and/or traffic control modifications, and the adequacy of the proposed parking supply for the proposed development.

Existing Traffic Conditions

The site is located on the east side of Arlington Heights Road at its intersection with Pickwick Road. The site is located south of downtown Arlington Heights and is approximately one mile north of Arlington Heights Road's interchange with I-90. Land uses in the vicinity of the site include residential to the west, north, and east and The Gardens at Arlington Heights, an assisted living facility, to the south. The primary roadways serving the site include the following:

Arlington Heights Road is a north-south minor arterial roadway that provides two lanes in each direction in the vicinity of the site. At its unsignalized intersection with Pickwick Road and The Gardens of Arlington Heights access drive, Arlington Heights Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of approximately 30,400 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.

Aerial View of Site **Figure 1**

Pickwick Road is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a combined left-turn/through/right-turn lane that is stop sign-controlled. A standard-style crosswalk is provided on the west leg of the intersection. Pickwick Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. performed peak period traffic counts on Thursday, September 22, 2022, at the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington Heights access drive and on Tuesday April 25, 2023 at the intersection of Arlington Heights Road with Emerson Street.

The traffic counts were performed during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:15 to 5:15 P.M. To ensure the traffic counts reflect normal traffic conditions, the traffic volumes along Arlington Heights Road were compared with the two-way traffic volumes from 2018 available on the IDOT Traffic Count Database System (TCDS) website adjusted to 2022 utilizing an annual growth rate to be discussed later. The comparison results showed that the existing volumes were higher than the IDOT volumes adjusted to 2022 and, as such, the existing volumes were not adjusted.

Figure 2 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Traffic Characteristics of the Proposed Grace Terrace Development

The site, which is currently vacant, will be developed to contain an affordable housing development with 25 apartment units consisting of 20 one-bedroom units and five two-bedroom units. A parking lot with 41 parking spaces, eight of which are accessible, will also be provided. Access to the proposed development will be provided off Arlington Heights Road via an existing access drive serving The Gardens of Arlington Heights and via a proposed access drive that will be in alignment with Emerson Street. Outbound movements from the site should be under stop sign control. Southbound left turns can be accommodated by the existing left-turn lane at the Gardens of Arlington Heights access drive and via restriping the existing median to provide a left-turn lane at the proposed site access drive opposite Emerson Street.

A copy of the proposed site plan is included in the Appendix.

Grace Terrace
Arlington Heights, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 2

Development Traffic Generation

The estimates of traffic to be generated by the proposed Grace Terrace affordable housing development were based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. However, to provide a conservative analysis, Land-Use Code 220 ("Multifamily Housing Low-Rise") which reflects traditional multifamily housing was utilized for the proposed development. **Table 1** shows the vehicle trips estimated to be generated by the development during the weekday morning and weekday evening peak hours. A copy of the ITE trip generation sheets is included in the Appendix.

Figure 3 illustrates the directional distribution of traffic along Arlington Heights Road. **Figure 4** illustrates the site-generated traffic volumes, assigned according to the directional distribution.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

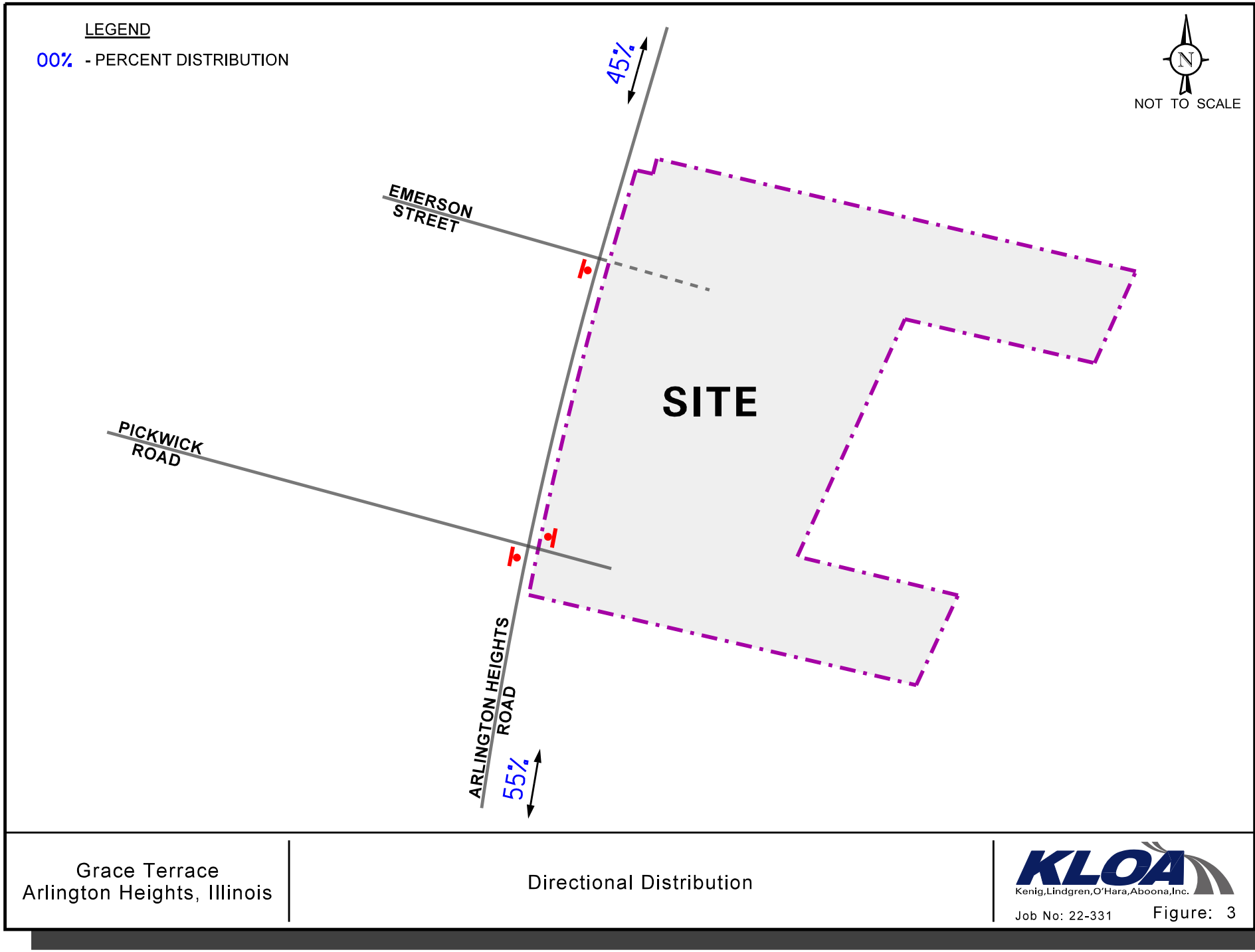
ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
220	Multifamily Housing (Low-Rise) (25 Units)	7	24	31	19	12	31	236

Total Projected Traffic Volumes

To project Year 2028 conditions, the Year 2022 existing volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 3, 2022, the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent for six years (one-year buildout plus five years) totaling three percent. A copy of the CMAP 2050 projections letter is included in the Appendix.

Other developments in the area include a senior housing development on Arlington Heights Road with Seegers Road, a mixed-use development at Arlington Heights Road with Algonquin Road, and a self-storage facility on Golf Road west of Arlington Heights Road.

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system and were combined with the existing traffic volumes increased by the regional growth factor of three percent and any traffic estimated to be generated by other developments in the area to determine Year 2028 total projected traffic volumes, as illustrated in **Figure 5**.



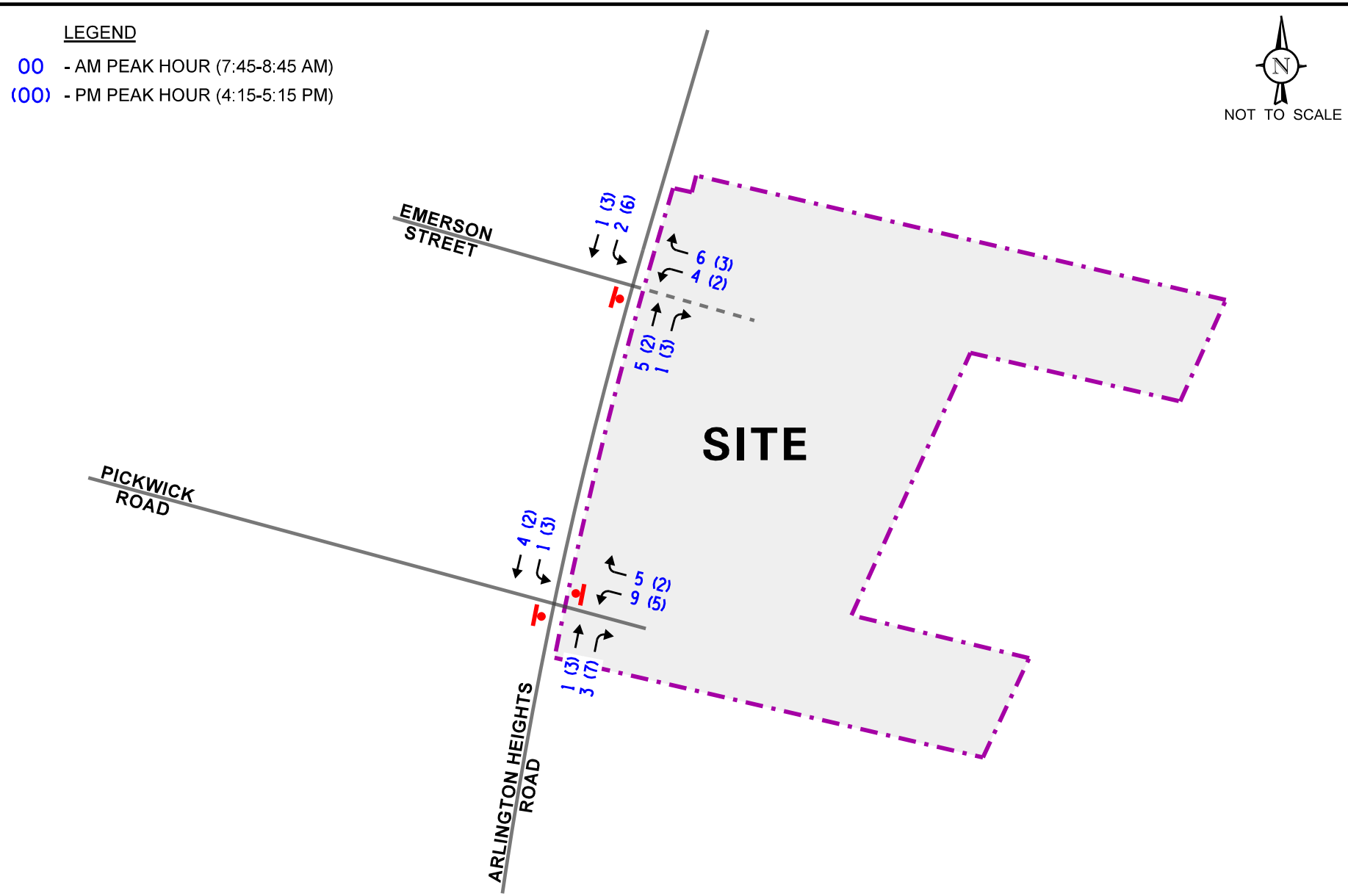
Grace Terrace
Arlington Heights, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 3



Grace Terrace
Arlington Heights, Illinois

Site-Generated Traffic Volumes

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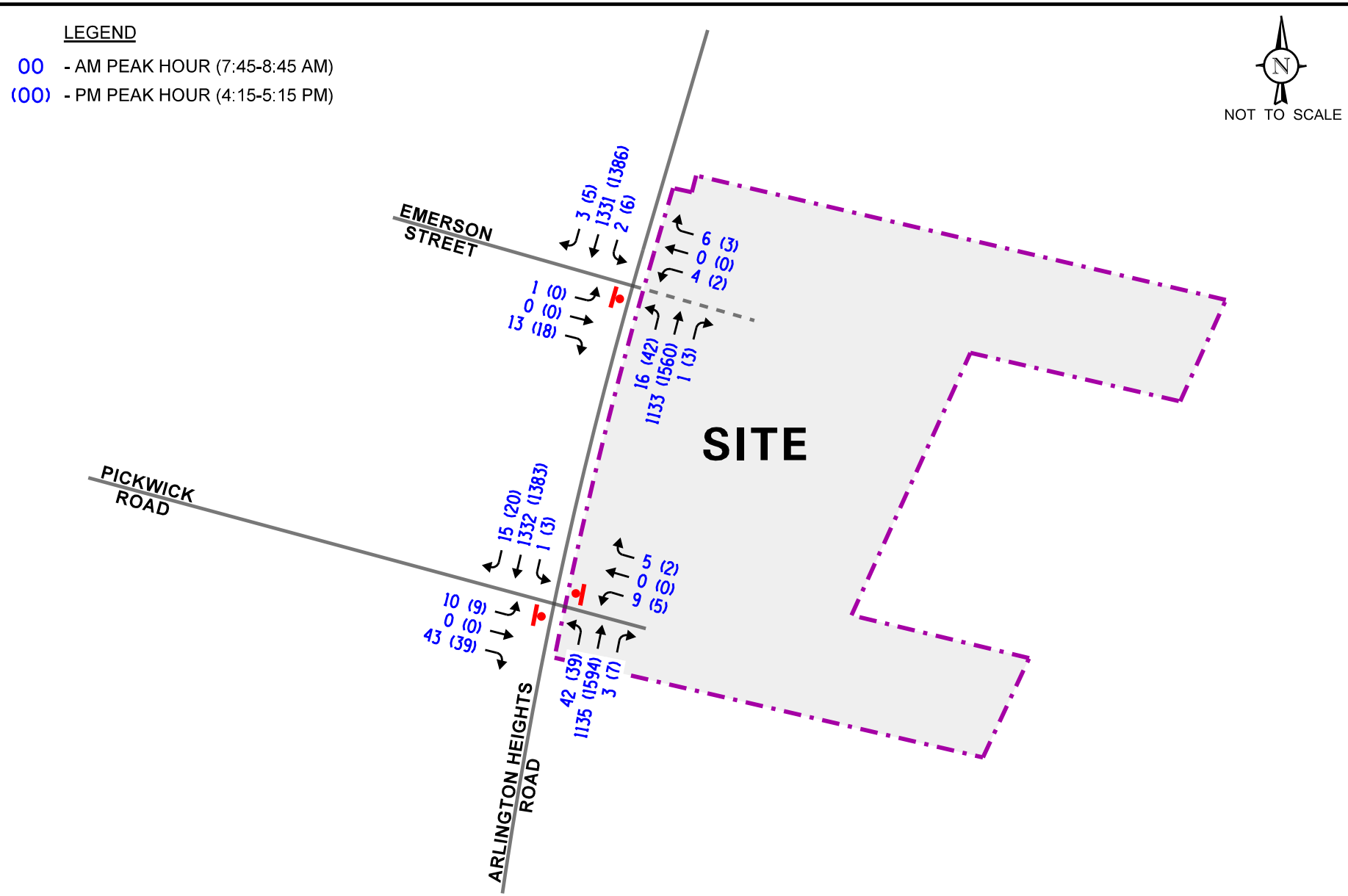
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 4



Grace Terrace
Arlington Heights, Illinois

Year 2028 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 5

Traffic Evaluation

The total projected traffic volumes include the existing traffic volumes increased by background traffic due to growth, other developments in the area, and the traffic estimated to be generated by the proposed development. Traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 computer software. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report. The capacity analysis was performed on the existing intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive. **Tables 2** and **3** summarize the results of the capacity analysis for existing and Year 2028 projected conditions, respectively. Copies of the capacity analysis summary sheets are included in the Appendix.

Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive

The results of the capacity analysis indicate that the eastbound approach from Pickwick Road currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. The westbound approach from The Gardens of Arlington access drive currently operates at LOS A during the weekday morning peak hour and LOS C during the weekday evening peak hour. The northbound and southbound left turns currently operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to operate at LOS E or better during the weekday morning and weekday evening peak hours. The northbound and southbound left turns are projected to operate at LOS B during both peak hours. Further, the proposed development is only projected to increase the volume of traffic traversing the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive by approximately one percent during the peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, given the minimal increase in traffic to be generated by the proposed development, the existing traffic control and area roadway system will be adequate in accommodating the Year 2028 total projected traffic volumes.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	C	23.6	C	24.5
• Westbound Approach	A	0.0	C	18.2
• Northbound Left Turn	B	13.8	B	13.1
• Southbound Left Turn	A	0.0	B	13.9
Arlington Heights Road with Emerson Street[1]				
• Eastbound Approach	C	15.5	B	14.8
• Northbound Left Turn	B	12.2	B	12.9

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2028 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	D	25.3	D	26.8
• Westbound Approach	D	32.7	E	43.2
• Northbound Left Turn	B	14.3	B	13.7
• Southbound Left Turn	B	11.3	B	14.6
Arlington Heights Road with Emerson Street/Proposed Access Drive[1]				
• Eastbound Approach	C	16.6	C	15.3
• Westbound Approach	C	21.9	E	35.6
• Northbound Left Turn	B	12.6	B	13.5
• Southbound Left Turn	B	11.1	B	14.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Arlington Heights Road with Emerson Street/Proposed Access Drive

The results of the capacity analysis indicate that the eastbound approach from Emerson Street currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS B during the weekday evening peak hour. The northbound left turn currently operates at LOS B during both peak hours.

Under Year 2028 total projected conditions, the eastbound approach is projected to operate at LOS C during the weekday morning and weekday evening peak hours. The westbound approach from the site is projected to operate at LOS C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. 95th percentile queues are projected to be one to two vehicles during the peak hours. Additionally, gaps in the traffic flow due to the traffic signals to the north and south along Arlington Heights Road can allow for vehicles to exit from the site. The northbound and southbound left turns are projected to operate at LOS B during both peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, the access drive is projected to provide flexible and efficient access to the site.

Parking Evaluation

As previously indicated, the proposed development will have approximately 25 apartment units and an approximate 41-space surface parking lot at a ratio of 1.64 spaces per unit. In order to determine the adequacy of the parking supply, the parking requirement was estimated based on the Village of Arlington Heights code, parking rates published by the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 5th Edition, and comparison with other similar developments. Based on the three methodologies, the parking demand for the proposed development is as follows:

Village of Arlington Heights Zoning Code

The Village of Arlington Heights Zoning Code parking requirements are as follows:

- Multifamily Housing (25 units) in Zoning Districts R-5 and R-6
    - 50 parking spaces (ratio of 2.0 parking spaces per dwelling unit)

- Multifamily Housing (25 units) in Zoning District R-7
    - 38 parking spaces (ratio of 1.5 parking spaces per dwelling unit)

Based on the above and the requirements of the Village of Arlington Heights, the site being zoned to Districts R-5 or R-6 would result in a deficit of nine parking spaces, while the site being zoned to District R-7 would result in a surplus of three parking spaces.

ITE *Parking Generation Manual*

The ITE *Parking Generation Manual* requirement for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220) is 30 parking spaces (ratio of 1.21 spaces per dwelling unit). Based on this ratio, the proposed development will have a surplus of 11 parking spaces. Therefore, the proposed parking supply of 41 parking spaces exceeds ITE's requirements of 30 parking spaces.

Parking Ratios of Similar Developments

Parking occupancy surveys were conducted at two similar developments in Lake in the Hills and Orland Hills:

- Villas of Lake in the Hills in Lake in the Hills, which includes 60 units (six one-bedroom units, 40 two-bedroom units, and 14 three-bedroom units)
- Pheasant Ridge Hunter Apartments in Orland Hills, which includes 177 units (60 one-bedroom units, 72 two-bedroom units, and 45 three-bedroom units)

The surveys were conducted on Friday, March 19, 2021 and on Saturday, March 20, 2021 in one-hour intervals from 6:00 A.M. to 10:00 A.M. and from 2:00 P.M. to 10:00 P.M. The parking occupancy surveys are summarized in a table included in the Appendix.

Villas of Lake in the Hills – Lake in the Hills

The results of the parking occupancy surveys at the Villas of Lake in the Hills indicated the following:

- Villas of Lake in the Hills provides approximately 132 parking spaces, resulting in a ratio of 2.2 parking spaces per unit.
- The parking occupancy on Friday ranged from 43 to 67 vehicles (33 to 51 percent occupied).
- The parking occupancy on Saturday ranged from 46 to 66 vehicles (35 to 50 percent occupied).
- Peak occupancy on Friday was 67 vehicles (51 percent) occurring at 6:00 A.M., resulting in a surplus of 65 parking spaces.
- Peak occupancy on Saturday was 66 vehicles (50 percent) occurring at 6:00 A.M., resulting in a surplus of 66 parking spaces.

As such, the observed peak parking demand was 67 spaces, resulting in a parking ratio of 1.12 parking spaces per unit.

Pheasant Ridge Hunter Apartments in Orland Hills

The results of the parking occupancy surveys at Pheasant Ridge Hunter Apartments indicated the following:

- Pheasant Ridge Hunter Apartments provides approximately 282 parking spaces, resulting in a ratio of 1.59 parking spaces per unit.
- The parking occupancy on Friday ranged from 85 to 166 vehicles (30 to 59 percent occupied).
- The parking occupancy on Saturday ranged from 85 to 149 vehicles (30 to 53 percent occupied).
- Peak occupancy on Friday was 166 vehicles (59 percent) occurring at 6:00 A.M., resulting in a surplus of 116 parking spaces.
- Peak occupancy on Saturday was 149 vehicles (53 percent) occurring at 10:00 P.M., resulting in a surplus of 83 parking spaces.

As such, the observed peak parking demand was 166 spaces, resulting in a parking ratio of 0.94 parking spaces per unit.

Based on the above analysis, the proposed parking ratio of 1.64 spaces per unit at the proposed Grace Terrace development will be adequate in accommodating the projected parking demand.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Grace Terrace development will be a low traffic generator and will not significantly increase traffic on the adjacent roadway system.
- Given the low estimated traffic to be generated by the proposed Grace Terrace development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- The existing access drive serving The Gardens of Arlington Heights off Arlington Heights Road in alignment with Pickwick Road as well as the second proposed access drive in alignment with Emerson Street will be adequate in accommodating the traffic that will be generated by the proposed development.
- The proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Appendix

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Right Turn Lane Warrants
Parking Occupancy Surveys

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Data

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	4	0	6	0	10	0	0	0	0	0	0	0	0	187	1	0	188	0	0	249	1	0	250	448
7:15 AM	0	5	0	9	0	14	0	0	0	1	0	1	0	1	210	0	0	211	0	0	296	1	0	297	523
7:30 AM	0	3	0	11	0	14	0	0	0	0	0	0	0	4	253	0	0	257	0	0	296	1	0	297	568
7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
Hourly Total	0	15	0	34	0	49	0	0	0	1	0	1	0	8	953	1	0	962	0	0	1179	4	0	1183	2195
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
8:45 AM	0	5	0	10	0	15	0	0	0	0	0	0	0	6	238	1	0	245	0	1	272	4	0	277	537
Hourly Total	0	12	0	45	0	57	0	0	0	0	0	0	0	45	1017	1	1	1063	0	1	1213	18	0	1232	2352
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	0	9	1	11	0	0	0	0	0	0	1	4	355	0	0	360	0	1	326	3	0	330	701
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
Hourly Total	0	8	0	43	2	51	0	0	0	2	1	2	3	29	1488	1	0	1521	0	1	1324	16	0	1341	2915
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
5:15 PM	0	0	0	8	0	8	0	0	0	0	0	0	0	8	397	0	0	405	0	0	277	1	0	278	691
5:30 PM	0	3	0	4	0	7	0	0	0	0	0	0	0	5	368	0	0	373	0	0	299	4	0	303	683
5:45 PM	0	4	0	9	2	13	0	0	0	0	0	0	1	14	392	1	0	408	0	0	286	4	0	290	711
Hourly Total	0	10	0	26	3	36	0	0	0	2	0	2	1	39	1549	1	0	1590	0	1	1182	16	0	1199	2827
Grand Total	0	45	0	148	5	193	0	0	0	5	1	5	4	121	5007	4	1	5136	0	3	4898	54	0	4955	10289
Approach %	0.0	23.3	0.0	76.7	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.5	0.1	-	-	0.0	0.1	98.8	1.1	-	-	-
Total %	0.0	0.4	0.0	1.4	-	1.9	0.0	0.0	0.0	0.0	-	0.0	0.0	1.2	48.7	0.0	-	49.9	0.0	0.0	47.6	0.5	-	48.2	-
Lights	0	44	0	141	-	185	0	0	0	4	-	4	4	117	4894	4	-	5019	0	2	4773	52	-	4827	10035
% Lights	-	97.8	-	95.3	-	95.9	-	-	-	80.0	-	80.0	100.0	96.7	97.7	100.0	-	97.7	-	66.7	97.4	96.3	-	97.4	97.5
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	25	0	-	29	0	0	39	0	-	39	73
% Buses	-	0.0	-	3.4	-	2.6	-	-	-	0.0	-	0.0	0.0	3.3	0.5	0.0	-	0.6	-	0.0	0.8	0.0	-	0.8	0.7
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	73	0	-	73	0	1	66	2	-	69	145
% Single-Unit Trucks	-	2.2	-	0.7	-	1.0	-	-	-	20.0	-	20.0	0.0	0.0	1.5	0.0	-	1.4	-	33.3	1.3	3.7	-	1.4	1.4
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	15	0	-	15	0	0	20	0	-	20	36
% Articulated Trucks	-	0.0	-	0.7	-	0.5	-	-	-	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
Total	0	10	0	43	0	53	0	0	0	0	0	0	0	42	1082	0	1	1124	0	0	1279	15	0	1294	2471
Approach %	0.0	18.9	0.0	81.1	-	-	0.0	0.0	0.0	0.0	-	-	0.0	3.7	96.3	0.0	-	-	0.0	0.0	98.8	1.2	-	-	-
Total %	0.0	0.4	0.0	1.7	-	2.1	0.0	0.0	0.0	0.0	-	0.0	0.0	1.7	43.8	0.0	-	45.5	0.0	0.0	51.8	0.6	-	52.4	-
PHF	0.000	0.625	0.000	0.717	-	0.828	0.000	0.000	0.000	0.000	-	0.000	0.000	0.618	0.893	0.000	-	0.918	0.000	0.000	0.946	0.536	-	0.954	0.942
Lights	0	10	0	38	-	48	0	0	0	0	-	0	0	38	1048	0	-	1086	0	0	1229	15	-	1244	2378
% Lights	-	100.0	-	88.4	-	90.6	-	-	-	-	-	-	-	90.5	96.9	-	-	96.6	-	-	96.1	100.0	-	96.1	96.2
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	6	0	-	10	0	0	14	0	-	14	29
% Buses	-	0.0	-	11.6	-	9.4	-	-	-	-	-	-	-	9.5	0.6	-	-	0.9	-	-	1.1	0.0	-	1.1	1.2
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	23	0	-	23	0	0	26	0	-	26	49
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	2.1	-	-	2.0	-	-	2.0	0.0	-	2.0	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	-	5	0	0	10	0	-	10	15
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.5	-	-	0.4	-	-	0.8	0.0	-	0.8	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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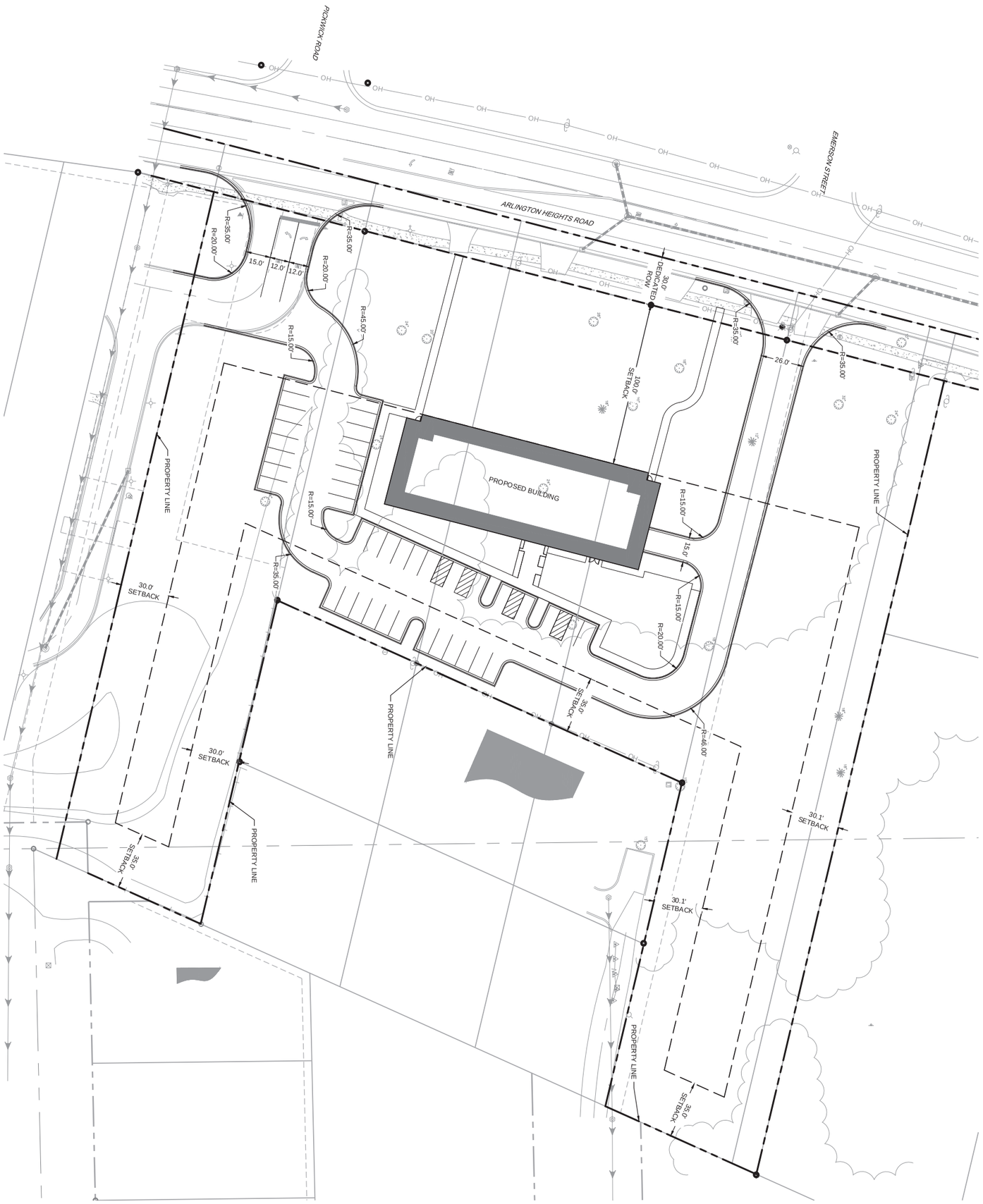
Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
Total	0	9	0	39	2	48	0	0	0	4	1	4	2	37	1525	1	0	1565	0	1	1318	20	0	1339	2956
Approach %	0.0	18.8	0.0	81.3	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.4	0.1	-	-	0.0	0.1	98.4	1.5	-	-	-
Total %	0.0	0.3	0.0	1.3	-	1.6	0.0	0.0	0.0	0.1	-	0.1	0.1	1.3	51.6	0.0	-	52.9	0.0	0.0	44.6	0.7	-	45.3	-
PHF	0.000	0.750	0.000	0.696	-	0.750	0.000	0.000	0.000	0.500	-	0.500	0.500	0.617	0.953	0.250	-	0.941	0.000	0.250	0.939	0.625	-	0.932	0.935
Lights	0	9	0	38	-	47	0	0	0	3	-	3	2	37	1511	1	-	1551	0	1	1293	20	-	1314	2915
% Lights	-	100.0	-	97.4	-	97.9	-	-	-	75.0	-	75.0	100.0	100.0	99.1	100.0	-	99.1	-	100.0	98.1	100.0	-	98.1	98.6
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	5	0	-	5	8
% Buses	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	1	-	1	0	0	9	0	-	9	0	0	19	0	-	19	30
% Single-Unit Trucks	-	0.0	-	2.6	-	2.1	-	-	-	25.0	-	25.0	0.0	0.0	0.6	0.0	-	0.6	-	0.0	1.4	0.0	-	1.4	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	3
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan



0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
SK-1
1 OF 1

SHEET TITLE
SITE LAYOUT CONCEPT

PROJ NO: 220019
ENG: LES
DATE: 05/10/2023

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

ITE Trip Generation Sheets

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

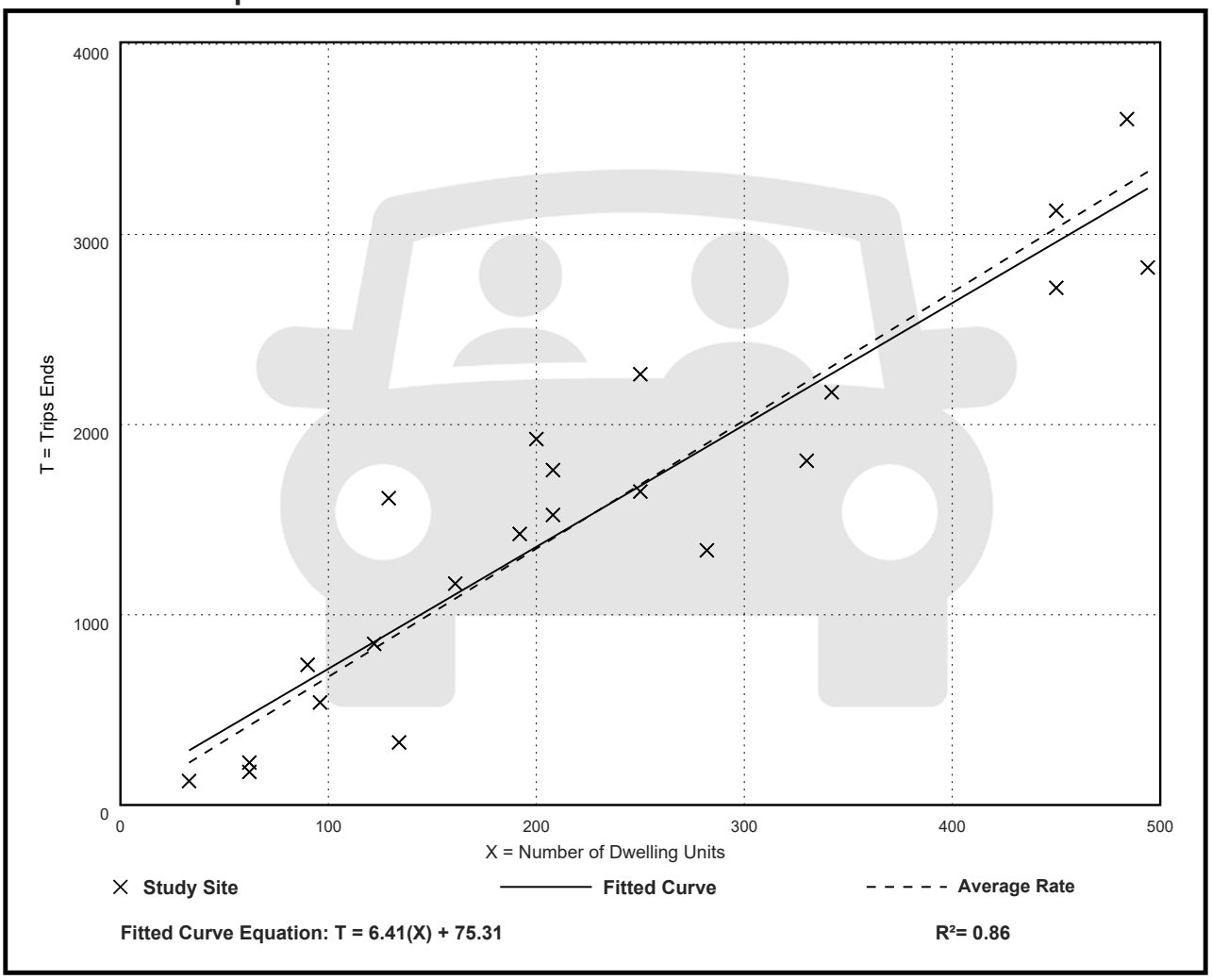
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

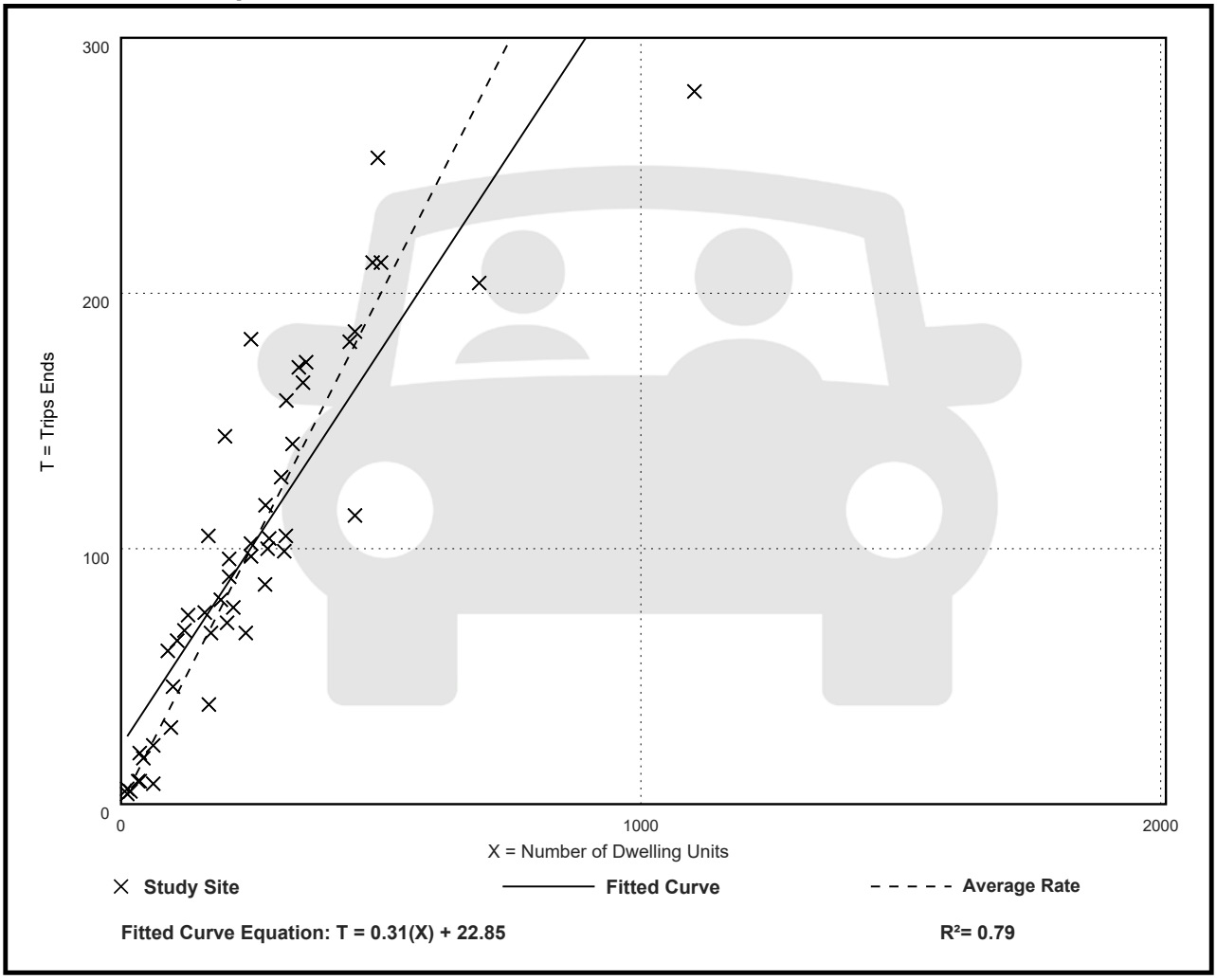
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



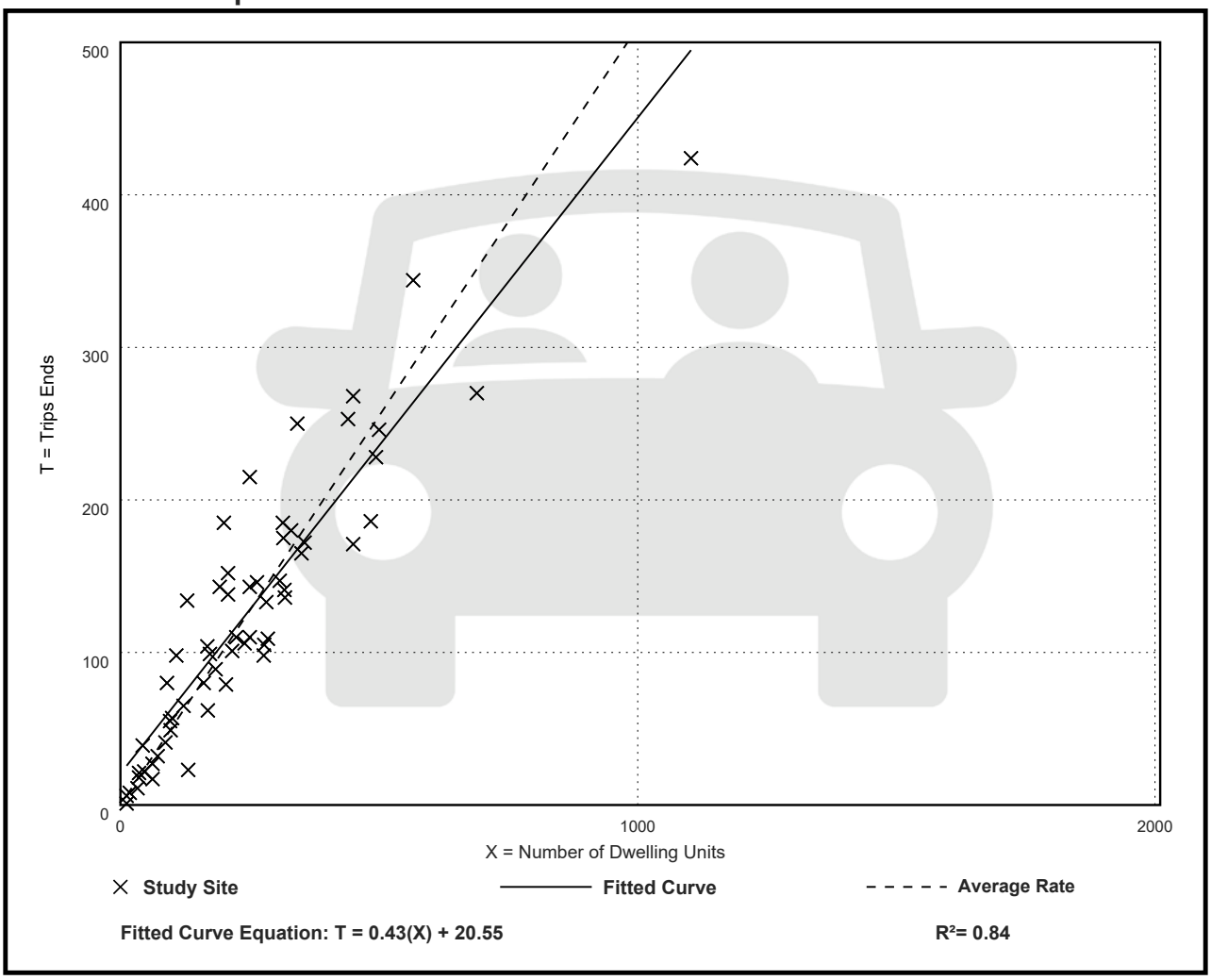
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

November 3, 2022

Kelly Pachowicz
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Arlington Height Road north of Golf Road***
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated November 2, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Arlington Heights Rd N of Golf Rd	30,400	34,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\ArlingtonHeights\ck-139-22\ck-139-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Future Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	0	0	0	45	1151	0	0	1361	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2035	2610	689	1922	-	576	1377	0	0	1151	0	0
Stage 1	1369	1369	-	1241	-	-	-	-	-	-	-	-
Stage 2	666	1241	-	681	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	34	24	366	40	0	460	454	-	-	603	-	-
Stage 1	157	213	-	185	0	-	-	-	-	-	-	-
Stage 2	420	245	-	407	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	31	22	366	32	-	460	454	-	-	603	-	-
Mov Cap-2 Maneuver	105	109	-	112	-	-	-	-	-	-	-	-
Stage 1	141	213	-	167	-	-	-	-	-	-	-	-
Stage 2	378	221	-	356	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.6	0	0.5	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	454	-	-	249	-	-	603	-	-
HCM Lane V/C Ratio	0.098	-	-	0.226	-	-	-	-	-
HCM Control Delay (s)	13.8	-	-	23.6	0	0	0	-	-
HCM Lane LOS	B	-	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	-	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	13	16	1076	1281	3
Future Vol, veh/h	1	13	16	1076	1281	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	3	4	0
Mvmt Flow	1	14	17	1133	1348	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1951	676	1351	0	-	0
Stage 1	1350	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	58	401	516	-	-	-
Stage 1	210	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	56	401	516	-	-	-
Mov Cap-2 Maneuver	153	-	-	-	-	-
Stage 1	203	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.5	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	516	-	359	-	-
HCM Lane V/C Ratio	0.033	-	0.041	-	-
HCM Control Delay (s)	12.2	-	15.5	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	9	0	5	42	1135	0	1	1332	15
Future Vol, veh/h	10	0	43	9	0	5	42	1135	0	1	1332	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	10	0	5	45	1207	0	1	1417	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2121	2724	717	2008	-	604	1433	0	0	1207	0	0
Stage 1	1427	1427	-	1297	-	-	-	-	-	-	-	-
Stage 2	694	1297	-	711	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	29	20	350	35	0	441	431	-	-	574	-	-
Stage 1	145	199	-	171	0	-	-	-	-	-	-	-
Stage 2	404	230	-	390	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	26	18	350	28	-	441	431	-	-	574	-	-
Mov Cap-2 Maneuver	96	100	-	103	-	-	-	-	-	-	-	-
Stage 1	130	199	-	153	-	-	-	-	-	-	-	-
Stage 2	357	206	-	338	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.3	32.7	0.5	0
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	431	-	-	233	103	441	574	-	-
HCM Lane V/C Ratio	0.104	-	-	0.242	0.093	0.012	0.002	-	-
HCM Control Delay (s)	14.3	-	-	25.3	43.5	13.3	11.3	-	-
HCM Lane LOS	B	-	-	D	E	B	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.3	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	13	4	0	6	16	1133	1	2	1331	3
Future Vol, veh/h	1	0	13	4	0	6	16	1133	1	2	1331	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	4	0
Mvmt Flow	1	0	14	4	0	6	17	1193	1	2	1401	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2038	2635	702	1933	2636	597	1404	0	0	1194	0	0
Stage 1	1407	1407	-	1228	1228	-	-	-	-	-	-	-
Stage 2	631	1228	-	705	1408	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	34	24	385	41	24	451	493	-	-	592	-	-
Stage 1	149	207	-	192	253	-	-	-	-	-	-	-
Stage 2	440	253	-	398	207	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	33	23	385	38	23	451	493	-	-	592	-	-
Mov Cap-2 Maneuver	109	112	-	127	108	-	-	-	-	-	-	-
Stage 1	144	206	-	185	244	-	-	-	-	-	-	-
Stage 2	419	244	-	383	206	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	21.9	0.2	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	493	-	-	326	223	592	-	-
HCM Lane V/C Ratio	0.034	-	-	0.045	0.047	0.004	-	-
HCM Control Delay (s)	12.6	-	-	16.6	21.9	11.1	-	-
HCM Lane LOS	B	-	-	C	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Future Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	0	0	4	41	1622	1	1	1402	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2308	3120	712	2408	-	812	1423	0	0	1623	0	0
Stage 1	1415	1415	-	1705	-	-	-	-	-	-	-	-
Stage 2	893	1705	-	703	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	21	11	373	17	0	278	484	-	-	406	-	-
Stage 1	147	202	-	95	0	-	-	-	-	-	-	-
Stage 2	307	145	-	394	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	19	10	373	14	-	278	484	-	-	406	-	-
Mov Cap-2 Maneuver	90	77	-	66	-	-	-	-	-	-	-	-
Stage 1	135	202	-	87	-	-	-	-	-	-	-	-
Stage 2	277	133	-	349	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.5	18.2	0.3	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	484	-	-	235	-	278	406	-	-
HCM Lane V/C Ratio	0.086	-	-	0.217	-	0.015	0.003	-	-
HCM Control Delay (s)	13.1	-	-	24.5	0	18.2	13.9	-	-
HCM Lane LOS	B	-	-	C	A	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	18	42	1492	1320	5
Future Vol, veh/h	0	18	42	1492	1320	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	2	0
Mvmt Flow	0	19	44	1571	1389	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2266	697	1394	0	-	0
Stage 1	1392	-	-	-	-	-
Stage 2	874	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	35	388	497	-	-	-
Stage 1	199	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	32	388	497	-	-	-
Mov Cap-2 Maneuver	124	-	-	-	-	-
Stage 1	181	-	-	-	-	-
Stage 2	373	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	497	-	388	-	-
HCM Lane V/C Ratio	0.089	-	0.049	-	-
HCM Control Delay (s)	12.9	-	14.8	-	-
HCM Lane LOS	B	-	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	5	0	6	39	1594	8	4	1383	20
Future Vol, veh/h	9	0	39	5	0	6	39	1594	8	4	1383	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	5	0	6	41	1696	9	4	1471	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2420	3277	746	2527	-	853	1492	0	0	1705	0	0
Stage 1	1490	1490	-	1783	-	-	-	-	-	-	-	-
Stage 2	930	1787	-	744	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	17	9	354	14	0	260	456	-	-	378	-	-
Stage 1	132	186	-	85	0	-	-	-	-	-	-	-
Stage 2	291	132	-	373	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	15	8	354	11	-	260	456	-	-	378	-	-
Mov Cap-2 Maneuver	80	68	-	59	-	-	-	-	-	-	-	-
Stage 1	120	184	-	77	-	-	-	-	-	-	-	-
Stage 2	258	120	-	326	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.8	43.2	0.3	0
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	456	-	-	216	59	260	378	-	-
HCM Lane V/C Ratio	0.091	-	-	0.236	0.09	0.025	0.011	-	-
HCM Control Delay (s)	13.7	-	-	26.8	72	19.2	14.6	-	-
HCM Lane LOS	B	-	-	D	F	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	18	2	0	3	42	1564	3	6	1387	5
Future Vol, veh/h	0	0	18	2	0	3	42	1564	3	6	1387	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	2	0
Mvmt Flow	0	0	19	2	0	3	44	1646	3	6	1460	5

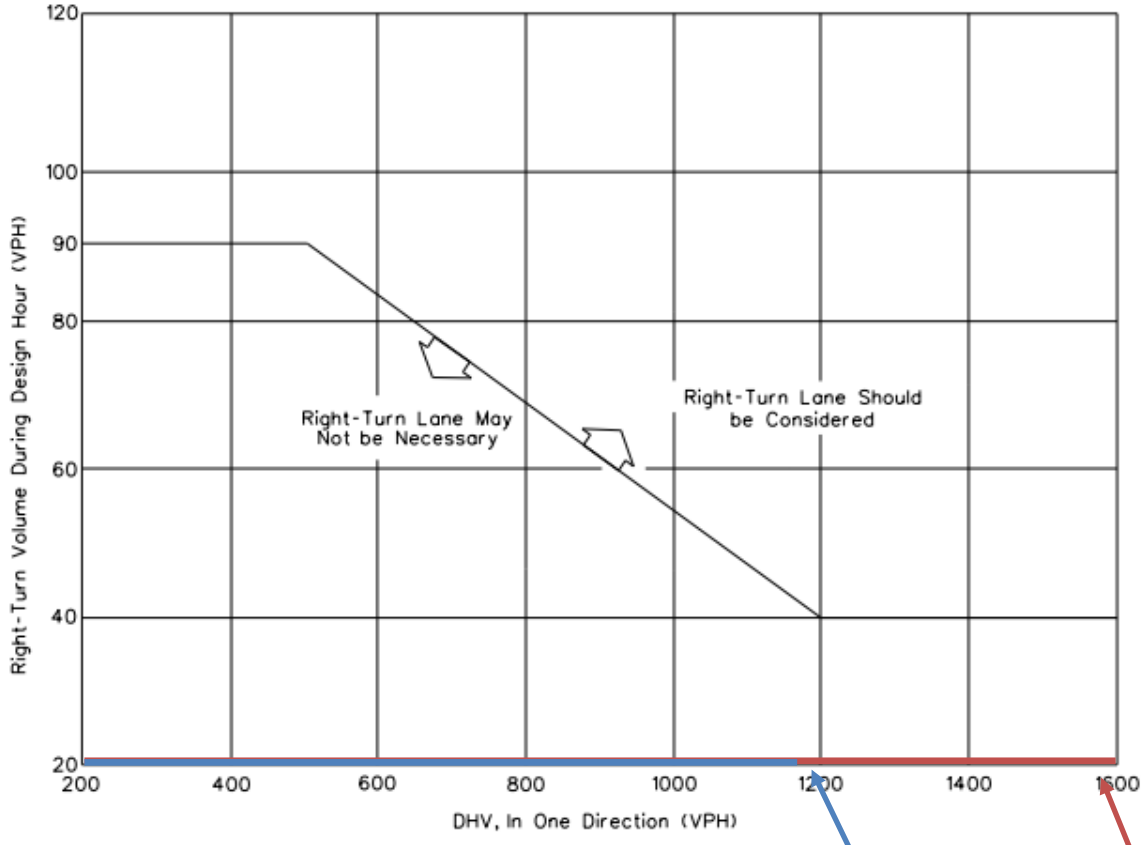
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2386	3212	733	2478	3213	825	1465	0	0	1649	0	0
Stage 1	1475	1475	-	1736	1736	-	-	-	-	-	-	-
Stage 2	911	1737	-	742	1477	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	18	10	368	16	10	320	467	-	-	397	-	-
Stage 1	135	192	-	93	143	-	-	-	-	-	-	-
Stage 2	299	143	-	378	192	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	16	9	368	14	9	320	467	-	-	397	-	-
Mov Cap-2 Maneuver	82	72	-	64	67	-	-	-	-	-	-	-
Stage 1	122	189	-	84	130	-	-	-	-	-	-	-
Stage 2	268	130	-	353	189	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.3	35.6	0.4	0.1
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	467	-	-	368	123	397	-	-
HCM Lane V/C Ratio	0.095	-	-	0.051	0.043	0.016	-	-
HCM Control Delay (s)	13.5	-	-	15.3	35.6	14.2	-	-
HCM Lane LOS	B	-	-	C	E	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	0.1	0	-	-

Right Turn Lane Warrants

Figure A – Arlington Heights Road with Pickwick Road



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

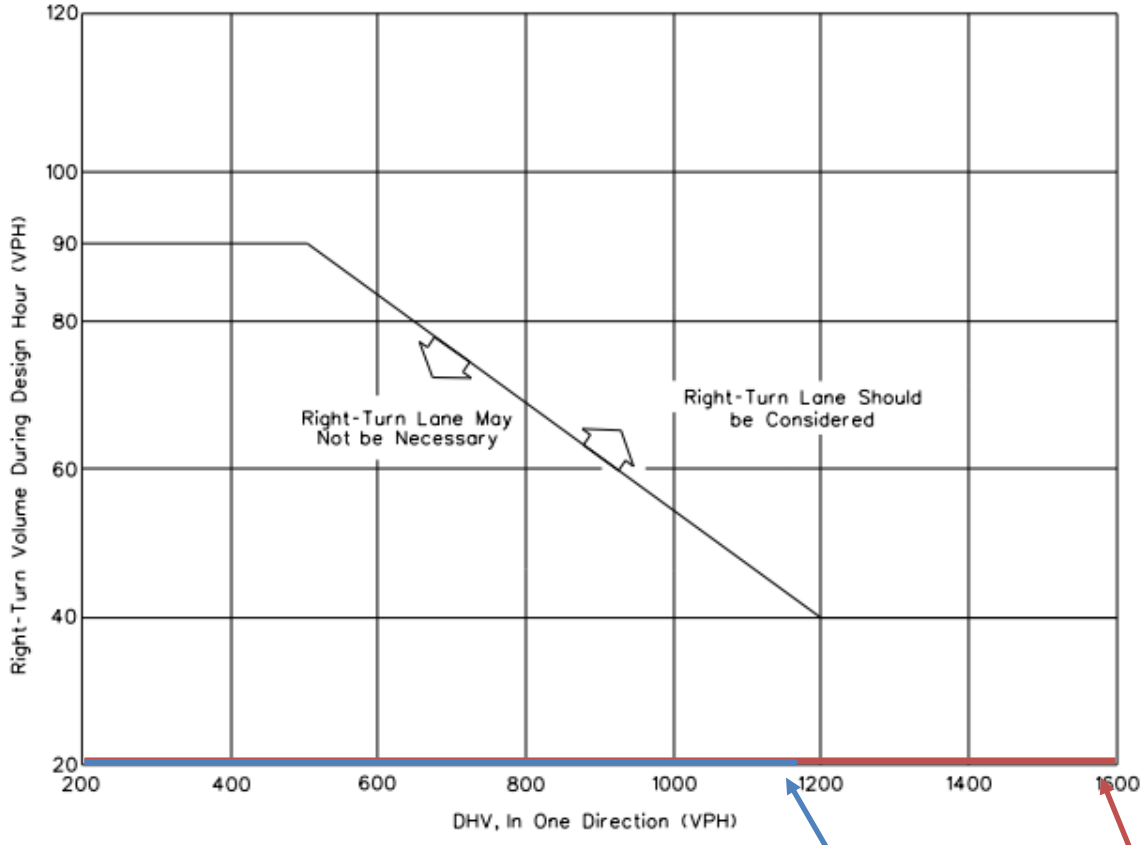
PM Peak Hour
(1,641, 8)

AM Peak Hour
(1,177, 0)

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Figure B – Arlington Heights Road with Emerson Street



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

PM Peak Hour
(1,609, 3)

AM Peak Hour
(1,150, 1)

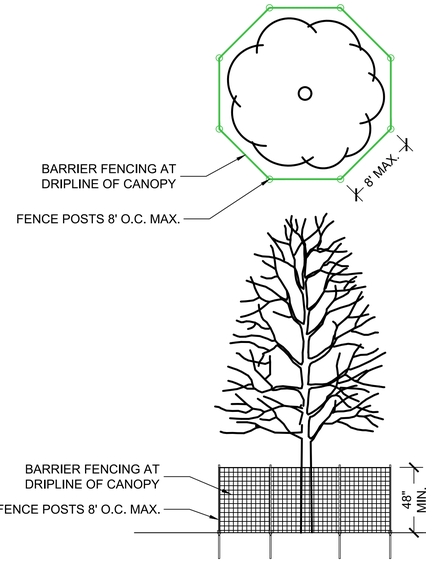
GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Parking Occupancy Surveys

PARKING OCCUPANCY SURVEYS

Time	Villas of Lake in the Hills (Lake in the Hills)		Pheasant Ridge Hunter Apartments (Orland Hills)	
	Friday	Saturday	Friday	Saturday
6:00 AM	67	66	166	148
7:00 AM	65	64	142	145
8:00 AM	55	63	142	138
9:00 AM	52	62	138	131
10:00 AM	51	55	130	123
2:00 PM	44	48	109	94
3:00 PM	43	46	108	94
4:00 PM	43	54	109	85
5:00 PM	43	50	85	87
6:00 PM	55	57	97	88
7:00 PM	55	58	98	110
8:00 PM	55	61	93	122
9:00 PM	61	63	123	139
10:00 PM	63	56	148	149
Inventory	**132**	**132**	**282**	**282**



2 TREE PRESERVATION FENCING DETAIL — NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. NUMEROUS LARGE MATURE TREES EXIST ON SITE. 55 TREES WILL BE REMOVED AS PART OF THIS CONTRACT. ALMOST ALL TREES FOR REMOVAL ARE WEED SPECIES.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN — N — SCALE 1"=30' — 0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GLASSCOCK JR. 157-001000 — STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

Proj ID: Grace Terrace
Date: 8/23/2023
Address: Arlington Heights Rd. and Emerson Rd, Arlington Hts.

Number	Tag	Size	Common Name	Scientific Name	Best 5 Condition 1-5	Best 5 Form 1-5	Notes
101		10	Common Hackberry	Celtis occidentalis	5	5	Parkway
102		24	Silver Maple	Acer sacharrinum	4	4	
103	1967	32	Silver Maple	Acer sacharrinum	2	2	Missing Limbs
104		18	White Pine	Pinus strobus	3	3	
105			missing				
106	1904	10	Norway spruce	Picea abies	4	4	Remove
107	5489	24	Siberian Elm	Ulmus pumila	4	4	Remove
108		32	Cottonwood	Populus deltoides	3	3	Remove
126		18	Boxelder	Acer negundo	3	3	remove
127		8	Siberian Elm	Ulmus pumila			Remove
129		6	Boxelder	Acer negundo	3	3	Remove
130		12	Siberian Elm	Ulmus pumila	3	4	Remove
131		12	Siberian Elm	Ulmus pumila	4	2	Remove
132	5492	8	Common Hackberry	Celtis occidentalis	4	3	Remove
133		8	Boxelder	Acer negundo	4	3	Remove
134		4	European Buckthorn	Rhamnus cathartica2	1	1	Remove
135		8	Boxelder	Acer negundo	3	3	
136		6	Cottonwood	Populus deltoides	3	4	Remove
137		15	Silver Maple	Acer saccharinum	4	4	Off-site
138		15	Silver Maple	Acer saccharinum	4	4	Off-site
139		6	Boxelder	Acer negundo	3	4	Off-site
140		6	Boxelder	Acer negundo	3	4	
141		3	European Buckthorn	Rhamnus cathartica	1	1	remove
142		10	Silver Maple	Acer saccharinum	4	4	
143		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
144		8	Boxelder	Acer negundo	3	2	
145		8	Boxelder	Acer negundo	3	2	remove
146		6	European Buckthorn	Rhamnus cathartica	1	1	
147		4	European Buckthorn	Rhamnus cathartica	1	1	remove
148		6	Boxelder	Acer negundo	4	3	Off-site
149		12	Silver Maple	Acer saccharinum	4	3	Off-site
150		8	Common Hackberry	Celtis occidentalis	4	4	Off-site
151		6	European Buckthorn	Rhamnus cathartica	1	1	Off-site
152		28	Silver Maple	Acer saccharinum	3	2	Off-site
153		12	Ulmus pumila	Siberian elm	2	2	Off-site
154		24	Silver Maple	Acer saccharinum	4	3	Remove
155		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
156		8	Boxelder	Acer saccharinum	3	3	Remove
157		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
158		6	Boxelder	Acer saccharinum	3	3	Remove
159	5442	4	Boxelder	Acer saccharinum	3	3	Remove
160	5443	6	Boxelder	Acer saccharinum	3	3	Remove
161	5444	10	Boxelder	Acer saccharinum	3	3	Remove
162		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
163		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
164		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
165		6	Silver Maple	Acer saccharinum	4	3	Remove
166		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
167		4	Boxelder	Acer negundo	3	2	crowded, Remove
168		20	Silver Maple	Acer saccharinum	4	2	Remove
169		12	Cottonwood	Populus deltoides	4	3	Remove
170		6	Boxelder	Acer negundo	4	3	Remove
173		6	European Buckthorn	Rhamnus cathartica	1	1	remove
174		6	European Buckthorn	Rhamnus cathartica	1	1	remove
175		4	European Buckthorn	Rhamnus cathartica	1	1	remove
176		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
177		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
178		6	Boxelder	Acer negundo	4	3	Remove
179		6	Silver Maple	Acer saccharinum	3	2	Remove
180	5461	8	Boxelder	Acer negundo	3	3	Remove
181		10	Silver Maple	Acer saccharinum	4	2	Remove
182		7	Cottonwood	Populus deltoides	4	4	Remove
183		9	European Buckthorn	Rhamnus cathartica	1	1	Remove
184		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
185		3	European Buckthorn	Rhamnus cathartica	1	1	Off-site
186		8	Silver Maple	Acer saccharinum	4	3	Off-site
187		3	European Buckthorn	Rhamnus cathartica	1	1	remove
188		3	European Buckthorn	Rhamnus cathartica	1	1	remove
189		16	Cottonwood	Populus deltoides	4	3	Remove
190		17	Silver Maple	Acer saccharinum	4	3	Remove
191		26	Silver Maple	Acer saccharinum	3	3	Remove
192		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
193		6	Green spruce	Picea pungens	4	4	Off-site
194		8	Cottonwood	Populus deltoides	4	3	Off-site
195		18	Silver Maple	Acer saccharinum	3	3	Remove
196		14	Silver Maple	Acer saccharinum	3	3	Remove
197		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
198		13	Boxelder	Acer negundo	3	2	Remove
199		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
200		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
201		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
202		32	Cottonwood	Populus deltoides	1	1	Remove
203		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
204		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
205		12	Cottonwood	Populus deltoides	4	2	Crowded, Remove
206		12	Siberian Elm	Ulmus pumila	4	2	Crowded, Remove
207		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
208		25	Cottonwood	Populus deltoides	2	2	Remove
209		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
210		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
211		12	Common Hackberry	Celtis occidentalis	3	2	Remove
212		12	Boxelder	Acer negundo	4	2	Remove
213		4	Common Hackberry	Celtis occidentalis	4	4	Remove
214		3	Boxelder	Acer negundo	3	3	Remove
215		5	Boxelder	Acer negundo	3	3	Remove
216		14	Silver Maple	Acer saccharinum	4	3	Remove
217		6	Boxelder	Acer negundo	3	4	Remove
218		10	Silver Maple	Acer saccharinum	4	3	Remove
219		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
220		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
221		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
222		4	European Buckthorn	Rhamnus cathartica	1	1	Off-site
223		7	Boxelder	Acer negundo	3	3	Off-site
224		16	Ulmus pumila	Siberian Elm	4	3	Off-site
225		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
226		7	Boxelder	Acer negundo	3	3	
227		24	Silver Maple	Acer saccharinum	4	3	Remove
228		15	Cottonwood	Populus deltoides	3	2	Off-site
229		8	Cottonwood	Populus deltoides	3	3	Off-site
230		9	Cottonwood	Populus deltoides	4	3	Off-site
231		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
232		18	Cottonwood	Populus deltoides	4	3	
233		24	Cottonwood	Populus deltoides	3	2	Remove
234		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
235		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
236		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
237		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
238		12	Silver Maple	Acer saccharinum	3	2	Remove
239		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
240		17	Cottonwood	Populus deltoides	3	3	
241		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
242		18	Cottonwood	Populus deltoides	3	2	
243		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
244		18	Silver Maple	Acer saccharinum	3	3	
245			missing				
246		24	Cottonwood	Populus deltoides	4	4	
247		4	Siberian Elm	Ulmus pumila	3	3	
248		10	Cottonwood	Populus deltoides	3	2	Vine Covered
249		8	Yew	Taxus cuspidata	2	4	Vine covered
250		8	Yew	Taxus cuspidata	2	4	Vine covered
251		8	Cottonwood	Populus deltoides	2	2	Remove
253		10	Cottonwood	Populus deltoides	3	2	
254		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
255		5	Cottonwood	Populus deltoides	4	2	
256		6	Black cherry	Prunus serotina	3	3	Remove
257		8	Cottonwood	Populus deltoides	3	2	
258		10	Dead		0	0	Remove
259		3	Crabapple	Malus ssp.	5	5	
260		6	Norway maple	Acer platanoides	5	5	
262		7	Norway maple	Acer platanoides	5	5	
263		6	Norway maple	Acer platanoides	5	5	
264		17	Cottonwood	Populus deltoides	3	2	
265		7	Green Spruce	Picea pungens	5	5	Remove
266			missing				
267		6	Blue Spruce	Picea pungens glauca	5	3	Remove
268			missing				
269		5	Blue Spruce	Picea pungens glauca	4	4	Remove
270			missing				
271		6	Common Hackberry	Celtis occidentalis	5	5	Remove
272			missing				
273		24	Silver Maple	Acer saccharinum	4	3	
274		6	Common Hackberry	Celtis occidentalis	5	5	Remove
275		8	Common Hackberry	Celtis occidentalis	5	5	Remove
276		8	Blue Spruce	Picea pungens glauca	3	3	Remove
277		8	Green Spruce	Picea pungens	4	4	Remove
278		6	Boxelder	Acer negundo	3	3	
279		12	Pinus strobus	White Pine	3	3	crowded, remove
280		10	Boxelder	Acer negundo	2	2	remove
281		30	Boxelder	Acer negundo	3	2	remove
282		10	Norway spruce	Picea abies	3	3	crowded, remove
283		15	Pinus strobus	White Pine	2	2	
283A		18	Norway spruce	Picea abies	4	4	Remove
284		18	Honeylocust	Gleditsia triacan.	4	4	
285		20	Dead				Remove
286		18	Norway spruce	Picea abies	4	4	
287		28	Dead				Remove
288		12	Norway spruce	Picea abies	3	3	Remove
289		30	Silver Maple	Acer saccharinum	3	3	Remove
290		16	Ulmus americana	American Elm	4	3	Remove
291		24	Silver Maple	Acer saccharinum	4	3	Remove
292		20	Silver Maple	Acer saccharinum	4	3	Remove
293		20	Silver Maple	Acer saccharinum	3	3	
294		24	Silver Maple	Acer saccharinum	3	3	
295		24	Silver Maple	Acer saccharinum	4	4	Remove
296		8	Green Spruce	Picea pungens	2	4	Remove
297		8	Green Spruce	Picea pungens	4	4	Remove
298		2	Common Hackberry	Celtis occidentalis	4	5	Remove
299		2	Common Hackberry	Celtis occidentalis	4	5	Remove
300		2	Swamp White Oak	Quercus alba bicolor	4	4	Remove
301		3	Swamp White Oak	Quercus alba bicolor	4	4	Remove
302		2	Common Hackberry	Celtis occidentalis	4	5	Remove
303		2	Common Hackberry	Celtis occidentalis	4	5	Remove
304		8	Thuja occidentalis	Arborvitae	4	4	Remove
305		8	Thuja occidentalis	Arborvitae	4	4	Remove
306		8	Thuja occidentalis	Arborvitae	4	4	Remove
307		8	Thuja occidentalis	Arborvitae	4	4	Remove
308		8	Thuja occidentalis	Arborvitae	4	5	Remove
309		8	Thuja occidentalis	Arborvitae	5	5	Remove
310		8	Thuja occidentalis	Arborvitae	5	5	Remove
311		8	Thuja occidentalis	Arborvitae	5	5	Remove
312		8	Thuja occidentalis	Arborvitae	4	4	Remove
313		8	Pinus strobus	White Pine	5	4	Remove
314		8	Pinus strobus	White Pine	5	5	Remove
315		8	Thuja occidentalis	Arborvitae	5	5	Remove
316		8	Pinus strobus	White Pine	5	5	Remove
317		8	Pinus strobus	White Pine	4	4	Remove
318		8	Thuja occidentalis	Arborvitae	4	5	Remove
319		3	Acer rubrum	Red Maple	5	5	
320		3	Acer rubrum	Red Maple	5	4	Remove
	126		Total quantity of trees to be removed (not including buckthorn)				
		968	Total Caliper Inches Removed (not including buckthorn)				

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR.
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE SURVEY

SHEET NUMBER
L1.2

Grace Terrace
Weis Builders Phasing Plan
Last updated: August 23, 2023

Anticipated Phases

- Phase 1: Sitework & Foundations
  April 2024 - July 2024
- Phase 2: Framing, Enclosure, MEP Rough
  July 2024 - December 2024
- Phase 3: Interior Finishes & Site Finishes
  October 2024 - April 2025

Anticipated Manpower (per phase)

- Phase 1: Avg. 20 workers onsite
- Phase 2: Avg. 50 workers onsite
- Phase 3: Avg. 75 workers onsite

Weis Builders Field Office

Temporary Stone Parking Areas to be used until paved parking stalls are available

Parking area indicated in green will be used for dumpsters, temp toilets, and loading/unloading deliveries

Onsite Parking stalls for:
- Arlington Heights Officials and Visitors
- Owner
- Weis Builders
- Subcontractor Foreperson Vehicles
- Trade parking (only allowed if space if available)*

* See Trade parking overflow parking map (this page)

FULL CIRCLE
communities

December 1, 2023

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

RE: Grace Terrace – Preliminary Security Plan

Dear Mr. Hubbard,

We are pleased to submit our proposed security plan for Grace Terrace which outlines the locations of the security cameras that will be installed and the locations of the controlled access points (all other exterior doors will be locked from the exterior without key fob access and only accessed by property management or maintenance). Controlled access is through a key fob system on the main entry door and the door into the community room, both of which are visible from the property manager's office. These locations are shown on the floorplans and site plan included here.

The security cameras and key fobs have not been specified yet by our architectural team, but we used TC Networks, Inc. for our security system and Schlage key fobs on our Torrence Place project located in Lansing, IL, which our property management team has found to be very effective. Included here are the spec sheets and systems used at Torrence Place. The security system is typically design-build, so the professional security plan has not been prepared for Grace Terrace yet, but we anticipate using similar technology as what was provided at Torrence Place.

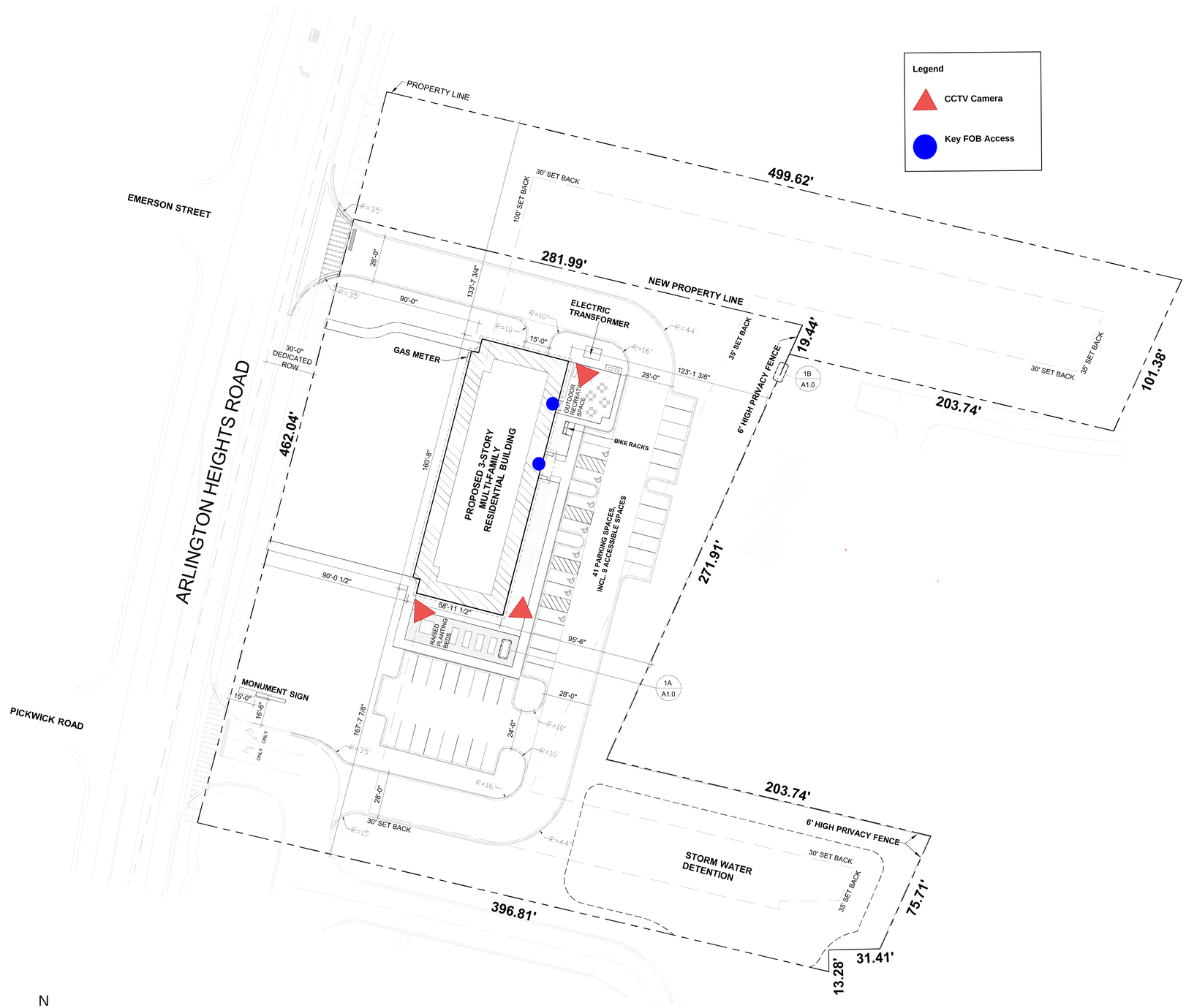
The implemented security system at Grace Terrace is specifically designed to provide comprehensive internal and external surveillance. Its primary objectives are to deter potential security threats, prevent lease violations, and restrict access to unauthorized individuals. This system ensures that only residents and authorized personnel can access the site, maintaining a secure and well-regulated environment throughout the property.

Please note this plan is being prepared as a courtesy to the Village to provide reassurances that Full Circle Communities and their management team take great pride in the management and maintenance of our communities. Additionally, this is a preliminary plan and is subject to adjustments based on full architectural and electrical coordination and is intended to serve as a base upon which the final engineered systems are designed.

Thank you,

Emma O'Connor-Brooks
Project Manager
Full Circle Communities

DRAFT

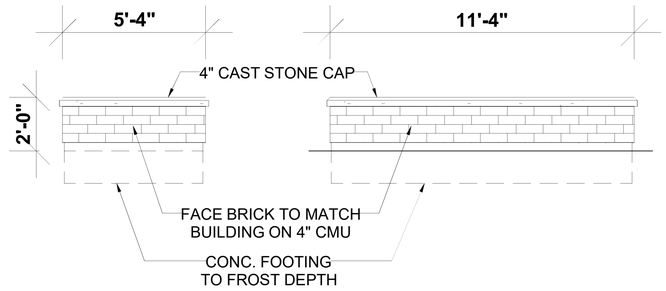


N

1 SITE PLAN
1/32" = 1'-0"

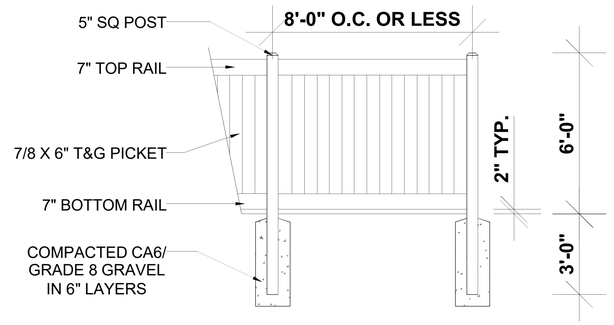
0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" =1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" =1'-0"

PROJECT DATA:

SITE AREA	: 2.61 ACRES/ 113,955 SF	
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF	
BUILDING FOOTPRINT	: 9,402 SF	
BUILDING COVERAGE	: 8.2%	
BUILDING AREA	: 28,032 SF	
FAR	: 24.49%	
NUMBER OF UNITS	: 25	
SITE AREA/UNIT	: 4,558 SF	
FIRST FLOOR	: (4)-1BR	
	(1)-2BR	
	= 5 UNITS	
FLOOR 2&3	: (8)-1BR/FLR	= (16)-1BR
	(2)-2BR/FLR	= (4)-2BR
		= 20 UNITS

TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES

5/31/2023 1:56:06 PM
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CORDOGAN CLARK
Chicago
750 North Lasalle Street, Chicago, IL 60654
TEL 312.467.2300 FAX 312.467.4771
Aurora
1960 Freedom Avenue, Aurora, IL 60505
TEL 630.896.4500 FAX 630.896.4567

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.31. 2023.
REVISIONS:
ZONING SUBMITTAL - 10.31.23

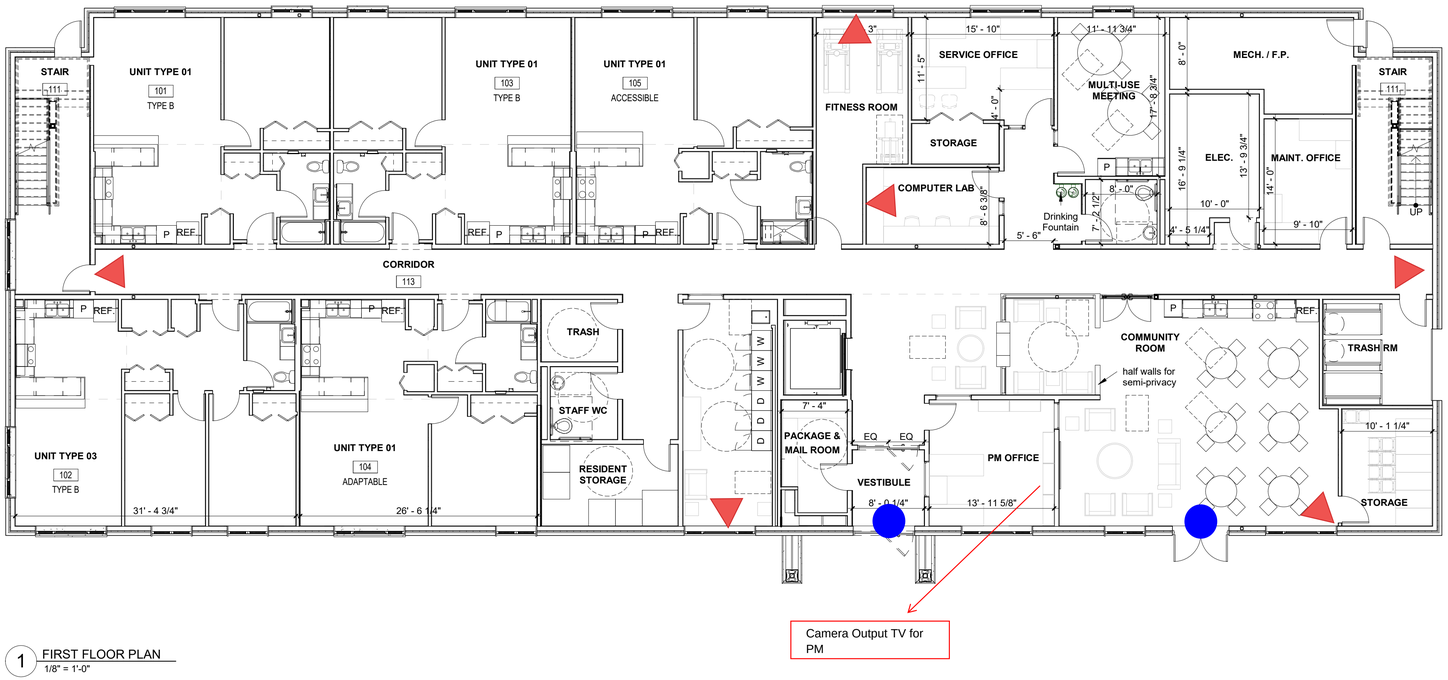
A1.0

DRAFT

Legend

CCTV Camera

Key FOB Access



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

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 33'-9"	= XXX.0 USGS

20 5 0 10

1/8" = 1'-0"

CORDOGAN CLARK

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

FIRST FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

ZONING SUBMITTAL

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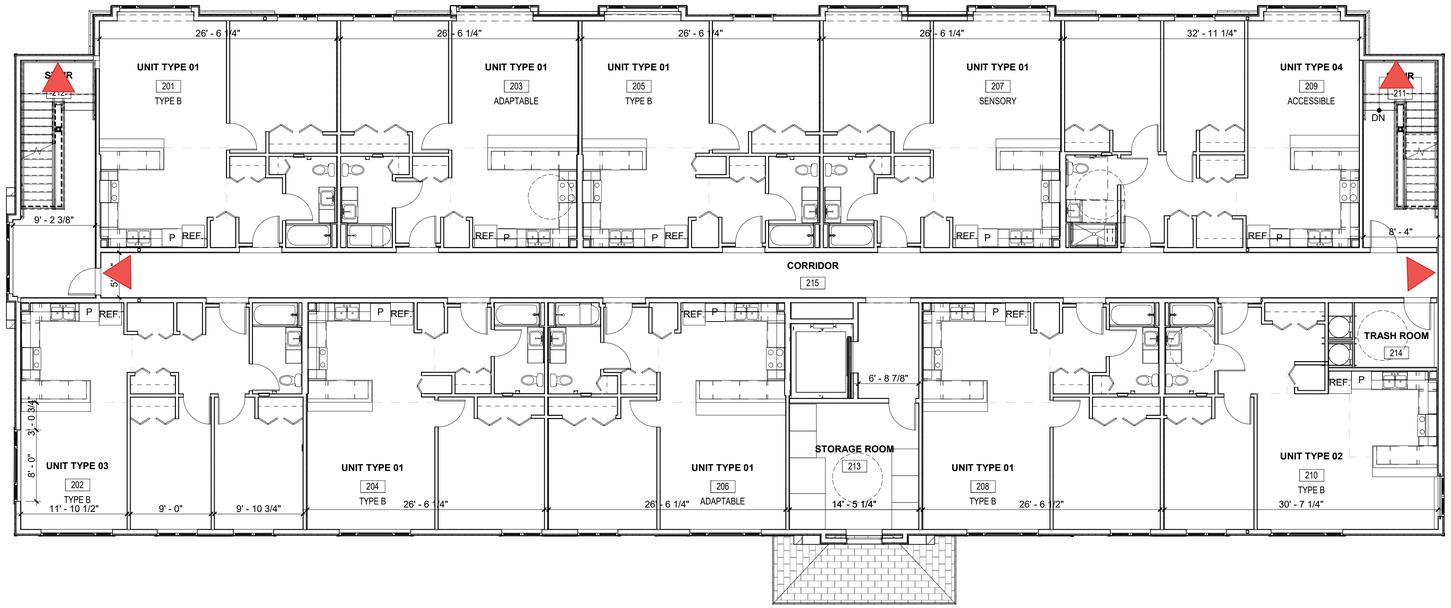
DRAFT

Legend

CCTV Camera

Key FOB Access



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

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 33'-9"	= XXX.0 USGS

20 5 0 10

1/8" = 1'-0"

CORDOGAN CLARK

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SECOND FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

ZONING SUBMITTAL

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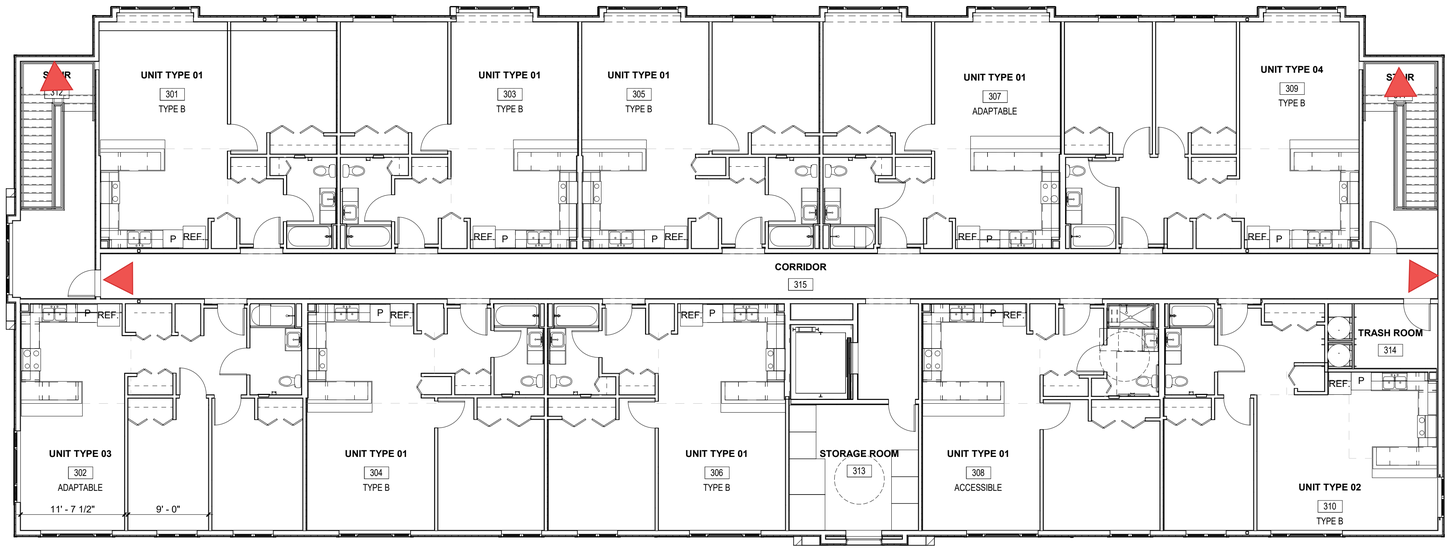
DRAFT

Legend

CCTV Camera

Key FOB Access



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

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 33'-9"	= XXX.0 USGS

20 5 0 10

1/8" = 1'-0"

CORDOGAN CLARK

Aurora
960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987

Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

THIRD FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

ZONING SUBMITTAL

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TCnetworks

Estimate

From

TC Networks, Inc
788 Main St.
Suite 110
Dubuque, IA 52001

Note: This estimate is valid for 30 days.

Estimate Id	**4-1143**
Issue Date	02/01/2022
Subject	Torrance Apartments - Security Camera(s) - Updated Pricing February 1, 2022

Estimate For **Full Circle**

Item Type	Description	Quantity
Product	Hanwha/Samsung/Wisenet Cameras: - XNO-8020R (2) - PNM-8082VT (1) - PNM-7002VD (5) - PNM-9000VD (3) - XND-6020R (5) -- All cameras come with a standard 5-year warranty	1.00
Product	Hanwha/Samsung Lenses, Mounts and Accessories: - sbp-300kmw (9) - sbp-300wmw1 (9) - sbp-276hmw (1) - sbp-201hmw (8) - sbp-300bw (9) - sla-5m4600d (1) - sla-5m3700d (5) - sla-2m2802d (10)	1.00
Product	WAVE Network Video Recorder and Video Management Software - Network Video Recorder (NVR) -- NVR Includes 4 licenses - WAVE Licenses 12 -- WAVE licenses are a 1 time purchase only, no renewals ever.	1.00
Product	Project Materials: - Cat6 CMP, Cat6 Patch Cables, Cat6 Service Mount boxes, Misc conduit and hardware	1.00

Network | Multi-sensor

PNM-7002VD

2MP x 2CH Multi-directional Camera

Key Features

- 2ea x 1920 x 1080 resolution
- Max. 60fps@2M (H.265 / H.264)
- H.265, H.264, MJPEG codec supported
- Day & Night, WDR (150dB)
- Loitering, Directional detection, Fog detection
- Motion detection, Tampering, WiseStreamII Support
- SD/SDHC/SDXC memory 2 slots (1 per camera)

Compatible Accessories (Optional)

SBP-201HMW

SBP-300WMW

SBP-300WMW1

SBP-300CMW

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com

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PNM-7002VD

2MP x 2CH Multi-directional Camera

Specifications

Video

Resolution	1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	H.265/H.264: 2MP Max. 60fps/50fps(60Hz/50Hz) MJPEG: Max. 30fps/25fps(60Hz/50Hz)
Video Out	CVBS : 1.0 Vp-p / 75Ω composite, 720x480(N), 720x576(P), for installation

Lens

Optional Lens	SLA-2M2402D(2MP 2.4mm) SLA-2M2802D(2MP 2.8mm) SLA-2M3602D(2MP 3.6mm) SLA-2M6002D(2MP 6.0mm

Operational

Camera Title	Displayed up to 85 characters
Day & Night	Auto(Electrical)
Backlight Compensation	BLC, HLC, WDR, SSDR
Wide Dynamic Range	150dB
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support
Defog	Support
Motion Detection	8ea, 8point polygonal zones
Privacy Masking	32ea, polygonal zones - Color: Grey/Green/Red/Blue/Black/White - Mosaic
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Video Rotation	Flip, Mirror, Hallway view(90/270)
Analytics	Defocus detection, Directional detection, Face detection, Fog detection, Motion detection, Appear/Disappear, Enter/Exit, Loitering, Tampering, Virtual line
Alarm Triggers	Analytics, Network disconnect
Alarm Events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC recording at event triggers

Network

Ethernet	RJ-45(10/100/1000BASE-T)
Video Compression	H.265/H.264: Main/Baseline/High, MJPEG
Smart Codec	Manual(5ea area), WiseStream II
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast(20 users) / Multicast Multiple streaming(Up to 10 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com

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Security	HTTPS(SSL) Login Authentication Digest Login Authentication IP Address Filtering User access log 802.1X Authentication(EAP-TLS, EAP-LEAP)
Application Programming Interface	ONVIF Profile S/T SUNAPI(HTTP API)

General

Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 2 slots maximum 256GB each (1x per channel)
Memory	3GB RAM, 768MB Flash

Environmental & Electrical

Operating Temperature / Humidity	-40°C ~ +55°C(-40°F ~ +131°F) / Less than 90% RH
Storage Temperature / Humidity	-50°C ~ +60°C(-58°F ~ +140°F) / Less than 90% RH
Certification	IP66, IK10
Input Voltage	PoE(IEEE802.3af, Class3)
Power Consumption	Typical: 12.00W, Max: 12.95W

Mechanical

Color / Material	White / Aluminum
RAL Code	RAL9003
Product Dimensions / Weight	Ø197.6x84mm(7.78x3.31"), 1250g(2.76lb)
Compatible Conduit hole / Gangbox	3/4"

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Compatible lenses

Video	SLA-2M6002D	SLA-2M3602D	SLA-2M2802D	SLA-2M2402D
Imaging Device	1/2.8" CMOS	1/2.8" CMOS	1/2.8" CMOS	1/2.8" CMOS
Min. Illumination	Color: 0.055Lux(F2.0, 1/30sec)	Color: 0.055Lux(F2.0, 1/30sec)	Color: 0.055Lux(F2.0, 1/30sec)	Color: 0.055Lux(F2.0, 1/30sec)

Lens	SLA-2M6002D	SLA-2M3602D	SLA-2M2802D	SLA-2M2402D
Focal Length (Zoom Ratio)	6.0mm fixed focal	3.6mm fixed focal	2.8mm fixed focal	2.4mm fixed focal
Max. Aperture Ratio	F2.0	F2.0	F2.0	F2.0
Angular Field of View	H: 50.4°, V: 28.8°, D: 58.1°	H: 94.8°, V: 49.3°, D: 114.3°	H:107.4°, V:62.2°, D:122.0°	H:135.4°, V:71.2°, D:161.6°
Focus Control	Fixed	Fixed	Fixed	Fixed

Pan / Tilt / Rotate	SLA-2M6002D	SLA-2M3602D	SLA-2M2802D	SLA-2M2402D
Pan / Tilt / Rotate Range	-176°~+176° / 0°~74° / -90°~+90°	-176°~+176° / 0°~64° / -90°~+90°	-176°~+176° / 0°~51° / -90°~+90°	-176°~+176° / 0°~30° / -90°~+90°

Mechanical	SLA-2M6002D	SLA-2M3602D	SLA-2M2802D	SLA-2M2402D
Color / Material	Black / Plastic	Black / Plastic	Black / Plastic	Black / Plastic
Product dimensions / weight	Ø35.5x35.9mm, 30g	Ø35.5x35.9mm, 30g	Ø35.5x35.9mm, 30g	Ø35.5x35.9mm, 30g

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com
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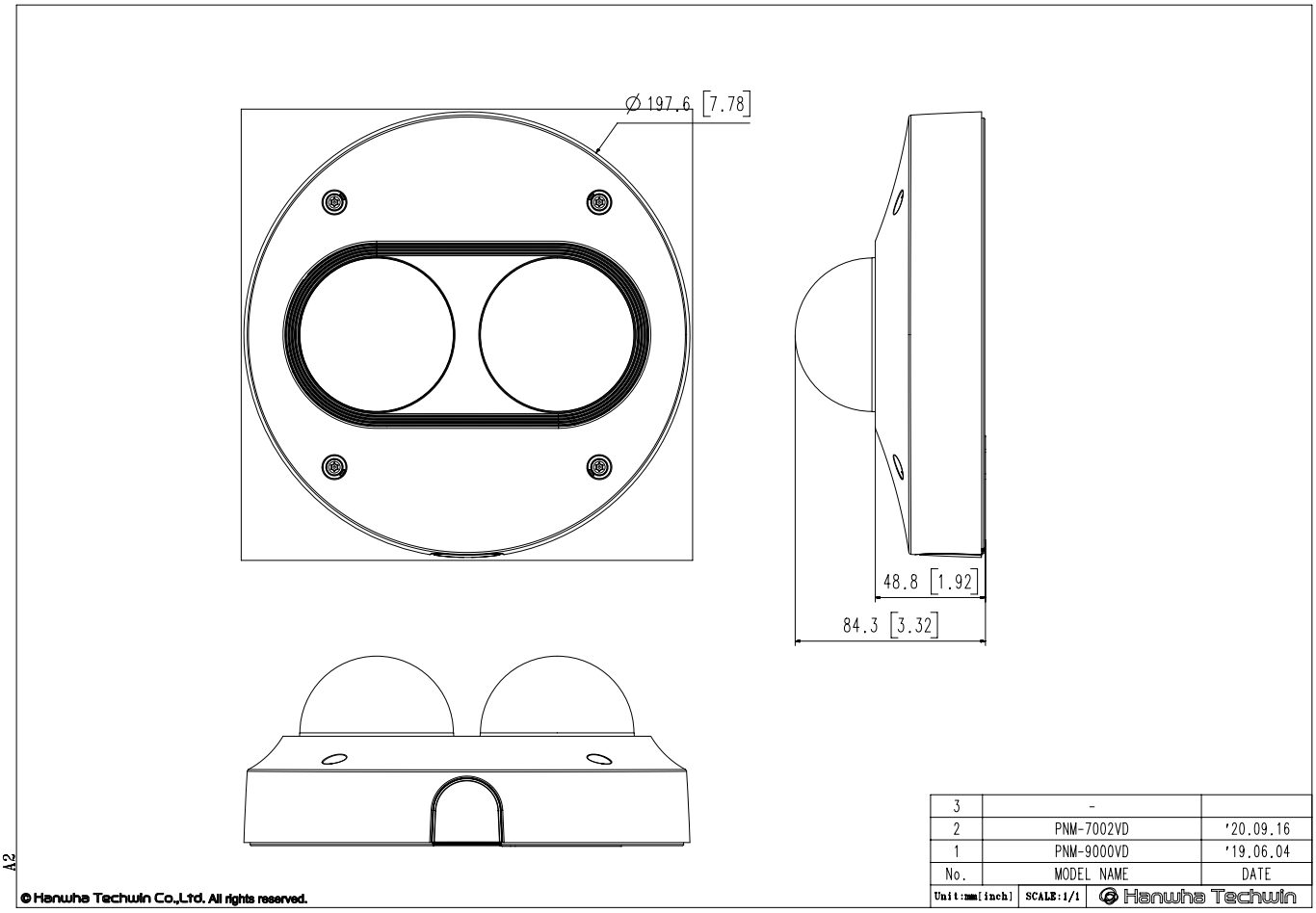
PNM-7002VD

2MP x 2CH Multi-directional Camera

CAD

Unit: mm [inch]



PNM-8082VT

2MP x 3ch H.265 Multi-directional Camera

Key Features

- 2MP x 3ch Multi-directional camera
- Maximum 30fps (H.265, H.264, MJPEG)
- 3.0~6.0mm(2x) motorized varifocal lens
- H.265, H.264, MJPEG codec, Multi streaming
- Video analytics, WiseStream II
- IP66, IK10, NEMA4X

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Video	
Imaging Device	1/2.8" CMOS x 3CH
Resolution	1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Maximum Framerate	H.265/H.264: Maximum 30fps MJPEG: Maximum 30fps
Minimum Illumination	Color: 0.04lux(F2.2, 1/30sec) BW: 0.004lux(F2.2, 1/30sec)
Video Out	CVBS: 1.0 Vp-p / 75Ω composite, 720x480 for installation
Lens	
Focal Length (Zoom Ratio)	3~6mm(2x) motorized varifocal
Maximum Aperture Ratio	F2.2(Wide)-F3.1(Tele)
Angular Field of View	H: 107˚(Wide)~56.3˚(Tele) / V: 57˚(Wide)~31.5˚(Tele) / D: 126˚(Wide)~64.3˚(Tele)
Min. Object Distance	0.5m(1.64ft)
Focus Control	Simple focus
Lens Type	DC auto iris
Pan / Tilt / Rotate	
Pan / Tilt / Rotate Range	0~360˚ / 0~73˚ / 0~90˚
Operational	
Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, HLC, WDR, SSDR
Wide Dynamic Range	extreme WDR(150dB)
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support
Defog	Support
Motion Detection	8ea, 8point polygonal zones
Privacy Masking	32ea, polygonal zones - Color: Grey, Green, Red, Blue, Black, White - Mosaic
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Video Rotation	Flip, Mirror, Hallway View*: 90˚ / 270˚ (*Note Hallway mode applies to all sensors)
Analytics	Defocus detection, Directional detection,Motion detection, Enter/Exit,Tampering, Virtual line
Alarm Triggers	Analytics, Network disconnect
Alarm Events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC at event triggers, Handover
Network	
Ethernet	Metal shielded RJ-45(10/100BASE-T)

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Video Compression	H.265/H.264: Main/Baseline/High, MJPEG
Smart Codec	Manual(5ea area), WiseStream Ⅱ
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast(20 users) / Multicast Multiple streaming(Up to 10 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP, SRTP
Security	HTTPS(SSL) Login Authentication Digest Login Authentication IP Address Filtering User access log 802.1X Authentication(EAP-TLS, EAP-LEAP) Device Certificate(Hanwha Techwin Root CA)
Application Programming Interface	ONVIF Profile S/G/T SUNAPI(HTTP API)
General	
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish,, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 2 slot (Maximum 256Gb x 2)
Environmental & Electrical	
Operating Temperature / Humidity	-40°C~+55°C(-40°F~+131°F) / Less than 95% RH(Non condensing) *Start up should be above at -35˚C
Storage Temperature / Humidity	-50°C~+60°C(-58°F~+140°F) / Less than 90% RH
Certification	IP66, IK10, NEMA4X
Input Voltage	PoE+IEEE802.3at
Power Consumption	Typical: 8.2W, Maximum: 16.5W
Mechanical	
Color / Material	White / Aluminum
RAL Code	RAL9003
Product dimensions / weight	Ø251x116.5mm / 3Kg
DORI (EN62676-4 standard)	
Detect (25PPM/ 8PPF)	Wide: 28.4m(11.18ft) / Tele: 71.8m(28.27ft)
Observe (63PPM/ 19PPF)	Wide: 11.4m(4.49)ft) / Tele: 28.7m(11.30ft)
Recognize (125PPM/ 38PPF)	Wide: 5.7m(2.24ft) / Tele: 14.4m(5.67ft)
Identify (250PPM/ 76PPF)	Wide: 2.8m(1.10)ft) / Tele: 7.8m(3.07ft)

- The lastest product information / specification can be found at hanwhasecurity.com
- Design and specifications are subject to change without notice.
- Wisenet is the proprietary brand of Hanwha Techwin , formerly known as Samsung Techwin.

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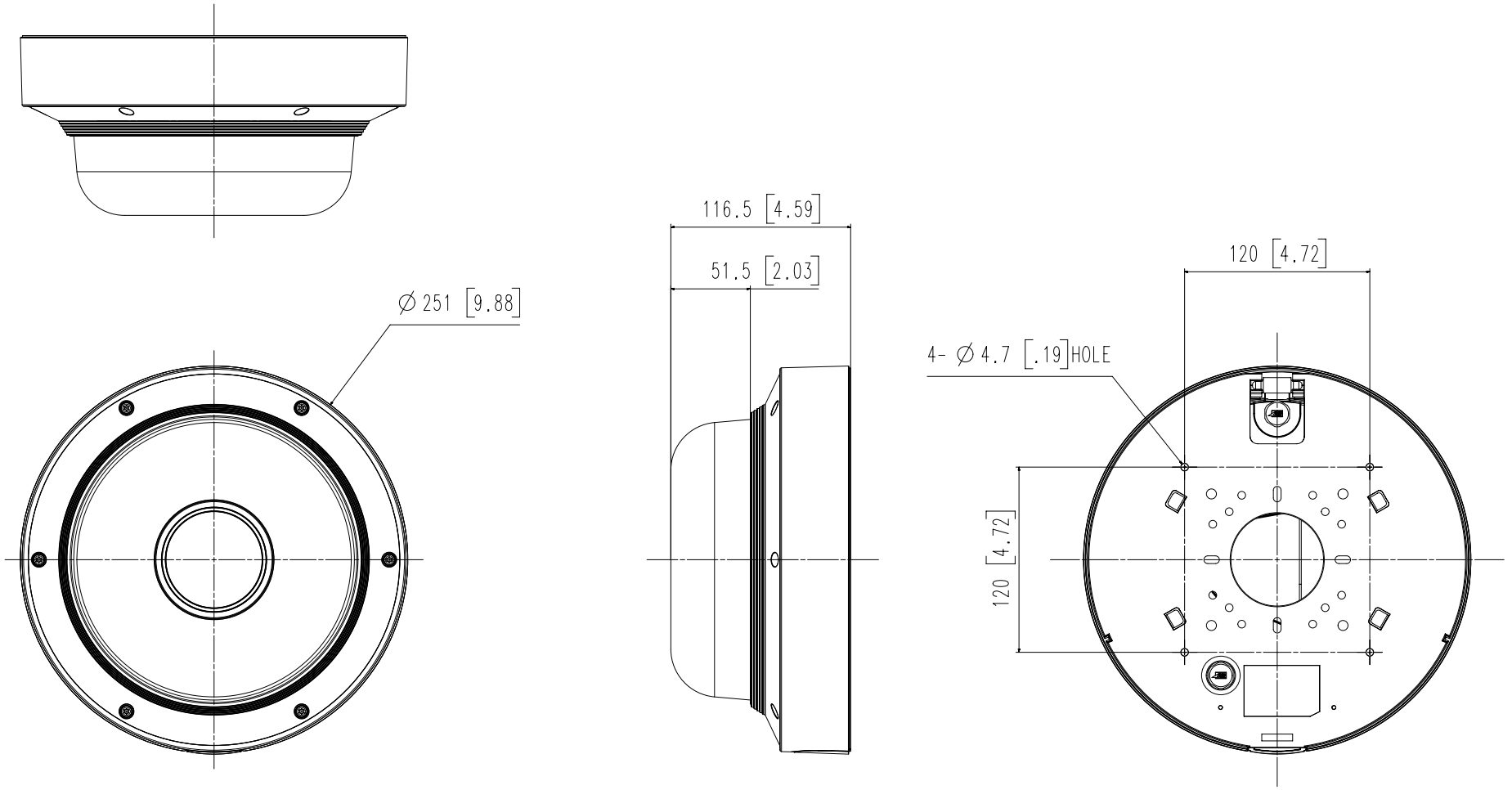

2	PNM-8082VT	'20.11.05
1	PNM-9084QZ	'19.09.27
No.	MODEL NAME	DATE
Unit:mm[inch]	SCALE:1/1	Hanwha Techwin

Hanwha Techwin

- 4 -

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A0

PNM-9000VD

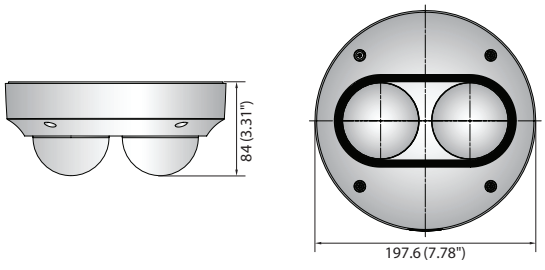
10 MP Multi-directional Network Camera

Key Features

- Interchangeable 2 x 5 MP lens modules
- 3.7mm, 4.6mm, 7mm fixed lens options
- 30fps@all resolution (H.265 / H.264)
- H.265, H.264, MJPEG codec, Multi streaming support
- Intelligent video analytics, WiseStream II
- Micro SD / SDHC / SDXC memory slots x 2
- IP66, IK10, PoE

Dimensions

Unit : mm (inch)



Accessories (Optional)

SBP-201HMW

SBP-300WM1

SBP-300WM

SBP-300CMW

SBP-300LM

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Hanwha Techwin

	PNM-9000VD
VIDEO	
Imaging Device	1/1.8" 5MP CMOS
Effective Pixels	2616(H) x 1976(V)
Minimum Illumination	Color : 0.16Lux (F1.6, 1/30sec, 30IRE) B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)"
Video Out	CVBS : 1.0 Vp-p / 75Ω composite, 720 x 480 for installation
OPERATIONAL	
Camera Title	Displayed up to 85 characters, 5 lines, English / Numeric / Special & International characters, 6 colors, Transparency, Auto scale by resolution
Backlight Compensation	WDR, BLC, HLC, SSDR
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support
Defog	Support
Motion Detection	8ea, 8point polygonal zones
Privacy Masking	32ea, polygonal zones - Color : Grey / Green / Red / Blue / Black / White - Mosaic
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Digital PTZ	Support
Video Rotation	Flip, Mirror, Hallway view (90˚/270˚)
Analytics	Defocus detection, Directional/Virtual Line detection, Fog detection, Face detection, Motion detection, Appear/Disappear, Enter/Exit, Loitering, Tampering
Alarm Triggers	Analytics, Network disconnect
Alarm events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC or NAS recording at event triggers Alarm output Handover
NETWORK	
Ethernet	RJ-45 (10/100BASE-T)
Video Compression	H.265/H.264 : Main / Baseline / High, MJPEG
Resolution	2560x1920, 2560x1440, 1920x1080, 1600x1200, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 320x240
Maximum Framerate	H.265/H.264 : 30fps MJPEG : 30fps
Smart Codec	Manual (5ea area), WiseStreamII
Video Quality Adjustment	H.264/H.265 : Target bitrate level control MJPEG : Target bitrate level control
Bitrate Control	H.264/H.265 : CBR or VBR MJPEG : VBR
Streaming	Unicast (20 users) / Multicast Multiple streaming (Up to 10 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour
Security	HTTPS (SSL) login authentication, Digest login authentication, IP address filtering, User access log, 802.1X authentication (EAP-TLS, EAP-LEAP), Device certificate (Hanwha Techwin Root CA)
Edge Storage	Micro SD/SDHC/SDXC slot, maximum 256GB, 1 for each channel, total 2 slots.
Application Programming Interface	ONVIF Profile S/G SUNAPI (HTTP API) Wisenet open platform
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek

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	PNM-9000VD
Web Viewer	Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12 Recommended Browser : Google Chrome Supported Browser : Microsoft Internet Explorer 11, Microsoft Edge, Mozilla Firefox (Windows 64-bit only), Apple Safari (Mac OS X only)
ENVIRONMENTAL	
Operating Temperature / Humidity	-40°C~+55°C (-40°F~+131°F) / Less than 90% RH
Storage Temperature / Humidity	-50°C~+60°C (-58°F~+140°F) / Less than 90% RH
Certification	IP66, IK10
ELECTRICAL	
Input Voltage	PoE (IEEE802.3af, Class3)
Power Consumption	PoE : maximum 12.95W, typical 12.00W
MECHANICAL	
Color / Material	White / Aluminum
RAL Code	RAL9003
Product dimensions / weight	Ø197.6 x 84mm (7.78x3.31"), 1250g (2.76 lb)
Conduit hole	1/2"
Optional Lens	SLA-5M3700D, SLA-5M4600D, SLA-5M7000D
Hanging mount cap	SBP-201HMW
Gangbox Compatibility	Single, Double, 4" Octagon, 4" Round, 4" Square, with included plate

* The lastest product information / specification can be found at hanwhasecurity.com
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* Wisenet is the proprietary brand of Hanwha Techwin.

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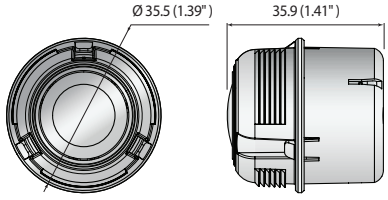
SLA-5M3700D/5M4600D/5M7000D

Interchangeable 5MP lenses for PNM-9000VD

Dimensions

Unit : mm (inch)



Key Features

- 0.16Lux@Color, B/W
- WDR 120dB, Day&Night (Electrical)
- Seleactable lens options
  - 3.7 / 4.6 / 7.0mm fixed lens

	SLA-5M3700D	SLA-5M4600D	SLA-5M7000D
VIDEO			
Imaging Device	1/1.8" 5MP CMOS	1/1.8" 5MP CMOS	1/1.8" 5MP CMOS
Effective Pixels	2616(H) x 1976(V)	2616(H) x 1976(V)	2616(H)x1976(V)
Minimum Illumination	Color : 0.16Lux (F1.6, 1/30sec, 30IRE) B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)"	Color : 0.16Lux (F1.6, 1/30sec, 30IRE) B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)	Color : 0.16Lux(F1.6, 1/30sec, 30IRE) B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)
LENS			
Focal Length	3.7mm fixed focal	4.6mm fixed focal	7.0mm fixed focal
Maximum Aperture Ratio	F1.6	F1.6	F1.6
Angular Field of View	H :97.5˚, V :71.9˚, D :126.2˚	H : 77.9˚, V : 57.9˚, D : 98.7˚	H : 50.7˚, V : 37.8˚, D : 63.8˚
Lens Type	Fixed focal	Fixed focal	Fixed focal
PAN / TILT / ROTATE			
Pan / Tilt / Rotate Range	-90˚~+90˚ / +36~+73˚ / -180˚~+180˚	-90˚~+90˚ / +21˚~+85˚ / -180˚~+180˚	-90˚~+90˚ / +12~+93˚ / -180˚~+180˚
OPERATIONAL			
Wide Dynamic Range	120dB	120dB	120dB
Day & Night	Auto (Electrical)	Auto (Electrical)	Auto (Electrical)
MECHANICAL			
Color / Material	Black / Plastic	Black / Plastic	Black / Plastic
Product dimensions / weight	Ø35.5 x 35.9mm (1.40 x 1.41") / 35g (0.08 lb)	Ø35.5 x 35.9mm (1.40 x 1.41") / 35g (0.08 lb)	Ø35.5 x 35.9mm (1.40 x 1.41") / 3 5g (0.08 lb)

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XND-6020R

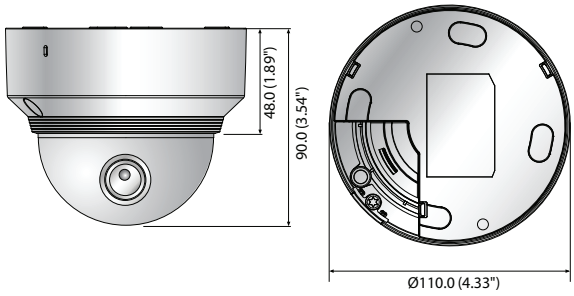
2M Network Dome Camera

Key Features

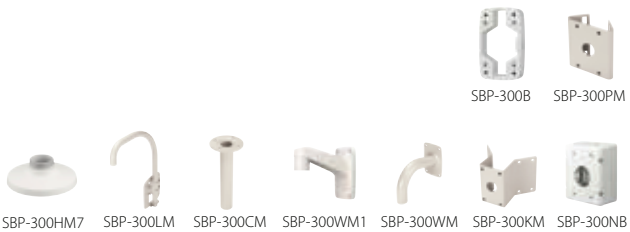
- Max. 2Megapixel (1920 x 1080) resolution
- Built-in 4mm fixed lens
- Max. 60fps@all resolutions (H.265 / H.264)
- IR Viewable length : 30m
- H.265, H.264, MJPEG codec Supported, Multiple streaming
- Day & Night (ICR), WDR (150dB), Defog
- Loitering, Directional detection, Fog Detection, Audio detection, Digital Auto Tracking, Sound classification, Heatmap, People Counting, Queue Management, Tampering
- Motion detection, Handover
- SD / SDHC / SDXC memory slot (Max. 512GB), PoE / 12V DC
- Hallway View, WiseStreamII Support, IK08
- LDC Support (Lens Distortion Correction)

Dimensions

Unit : mm (inch)



Accessories (Optional)



	XND-6020R
VIDEO	
Imaging Device	1/2.8" 2M CMOS
Total Pixels	1,945(H) x 1,109(V) 2.16M
Effective Pixels	1,945(H) x 1,097(V) 2.13M
Scanning System	Progressive Scan
Min. Illumination	Color : 0.015 lux (F1.4, 1/30sec), B/W : 0Lux (IR LED on)
S / N Ratio	50dB
Video Out	CVBS : 1.0 Vpp / 75Ω composite, 720 x 480(N), 720 x 576(P), for Installation USB : Micro USB Type B, 1280 x 720 for Installation
LENS	
Focal Length (Zoom Ratio)	4mm Fixed
Max. Aperture Ratio	F1.4
Angular Field of View	H : 88.6˚, V : 47.5˚, D : 104.8˚
Min. Object Distance	0.4m (1.31ft)
Focus Control	Manual
Lens / Mount Type	Fixed / Board-in Type
PAN / TILT / ROTATE	
Pan / Tilt / Rotate Range	0° ~ 354° / 0° ~ 67° / 0° ~ 355°
OPERATIONAL	
IR Viewable Length	30m (98.43ft)
Camera Title	Off / On (Displayed up to 85 Characters) - W/W : English / Numeric / Special Characters - China : English / Numeric / Special / Chinese Characters - Common : Multi-line (Max. 5), Color (Grey / Green / Red / Blue / Black / White), Transparency, Auto scale by Resolution
Day & Night	Auto (ICR) / Color / B/W / External / Schedule
Backlight Compensation	Off / BLC / HLC (Masking / Dimming), WDR
Wide Dynamic Range	150dB
Contrast Enhancement	SSDR (Off / On)
Digital Noise Reduction	SSNRV (2D + 3D Noise filter) (Off / On)
Digital Image Stabilization	Off / On
Defog	Off / Auto (Input from fog Detection) / Manual
Motion Detection	Off / On (8ea, 8point polygonal zones), Handover
Privacy Masking	Off / On (32ea, polygonal) - Color : Grey / Green / Red / Blue / Black / White, Mosaic
Gain Control	Off / Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor (Included mercury & Sodium)
Contrast	Level adjusment
LDC (Lens Distortion Correction)	Off / On (5 Levels with min / max)
Electronic Shutter Speed	Minimum / Maximum / Anti Flicker (2 ~ 1/12,000sec)
Digital PTZ	24x, Digital PTZ (Preset, Group)
Flip / Mirror	Off / On, Hallway View : 90˚/270˚
Video & Audio Analytics	Tampering, Loitering, Directional detection, Defocus Detection, Fog Detection, Virtual line, Enter / Exit, (Dis) Appear, Audio detection, Face detection, Motion detection, Digital Auto Tracking, Sound Classification, Heatmap, People counting, Queue Management
Alarm I/O	Input 1ea / Output 1ea
Alarm Triggers	Alarm Input, Motion detection, Video & Audio Analytics, Network disconnect
Alarm Events	File Upload Via FTP, E-mail, Notification via e-mail, Local Storage (SD / SDHC / SDXC) or NAS recording at event triggers, External output, DPTZ preset
Pixel Counter	Support
NETWORK	
Ethernet	RJ-45 (10/100 BASE-T)
Video Compression Format	H.265 / H.264 (MPEG-4 part 10/AVC) : Main / Baseline / High, MJPEG
Resolution	1920 x 1080, 1280 x 1024, 1280 x 960, 1280 x 720, 1024 x 768, 800 x 600, 800 x 448, 720 x 576, 720 x 480, 640 x 480, 640 x 360, 320 x 240
Max. Framerate	H.265 / H.264 : Max. 60fps at all resolutions, MJPEG : Max. 30fps
Smart Codec	Manual Mode (Area-Based : 5ea)
WiseStreamII	Support
Video Quality Adjustment	H.265 / H.264 : Target bitrate level control, MJPEG : Target bitrate level control
Bitrate Control Method	H.265 / H.264 : CBR or VBR, MJPEG : VBR
Streaming Capability	Multiple streaming (Up to 10 Profiles)
Audio In	Selectable (Mic in / Line in), Built-in MIC, Max Output Level : 1Vrms Supply voltage : 2.5V DC (4mA), Input Impedance : Approx. 2K Ohm
Audio Out	Line out, Max Output Level : 1Vrms
Audio Compression Format	G.711 u-law/G.726 Selectable, G.726 (ADPCM) 8KHz, G.711 8KHz G.726 : 16Kbps, 24Kbps, 32Kbps, 40Kbps, AAC-LC : 48Kbps at 8 / 16 / 32 / 48KHz
Audio Communication	Bi-directional (2-way)
IP	IPv4, IPv6
Protocol	TCP/IP, UDP/IP, RTP (UDP), RTP (TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, PPPoE, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3 (MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour
Security	HTTPS (SSL) Login Authentication, Digest Login Authentication IP address filtering, User access log, 802.1X Authentication (EAP-TLS, EAP-LEAP)
Streaming Method	Unicast / Multicast
Max. User Access	20 Users at Unicast Mode
Edge Storage	SD / SDHC / SDXC 2Slot (Up to 512GB) - Continuous recording (1st Slot to 2nd Slot) NAS (Network Attached Storage), Local PC for Instant Recording
Application Programming Interface	ONVIF profile S/G, SUNAPI (HTTP API), Wisenet Open Platform
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Web Viewer	Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12 Non-plugin Web Viewer - Supported Browser : Google Chrome 54, MS Edge 38, Mozilla Firefox 49 (Window 64bit only), Apple Safari 9 * Mac OS X only Plug-in Web Viewer - Supported Browser : MS Explore 11, Apple Safari 9 * Mac OS X only
Central Management Software	SmartViewer, SSM
ENVIRONMENTAL	
Operating Temperature / Humidity	-10°C ~ +55°C (+14°F ~ +131°F) / Less than 90% RH
Storage Temperature / Humidity	-50°C ~ +60°C (-58°F ~ +140°F) / Less than 90% RH
Vandal Resistance	IK08
ELECTRICAL	
Input Voltage / Current	12V DC ±10%, PoE (IEEE802.3af)
Power Consumption	Max. 8W (12VDC), Max. 9W (PoE)
MECHANICAL	
Color / Material	Ivory / Metal
Dimensions (WxH)	Ø110 x 90mm (Ø4.33" x 3.54")
Weight	380g (0.84 lb)

* The lastest product information / specification can be found at hanwha-security.com
* Design and specifications are subject to change without notice.

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XNO-8020R/8030R/8040R

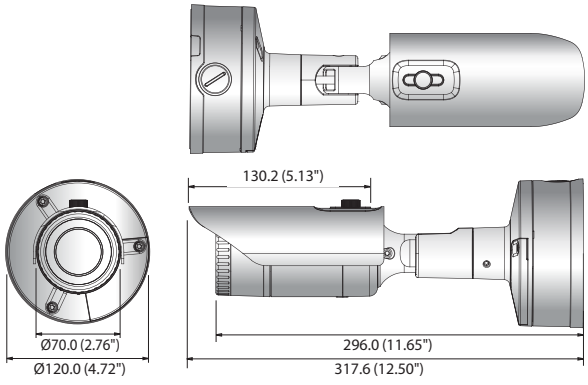
5M Network IR Bullet Camera

Key Features

- Max. 5megapixel (2560 x 1920) resolution
- Built-in 3.7mm fixed lens (XNO-8020R)
  4.6mm fixed lens (XNO-8030R)
  7mm fixed lens (XNO-8040R)
- Max. 30fps@all resolutions (H.265/H.264)
- H.265, H.264, MJPEG codec supported, Multiple streaming
- Day & Night (ICR), WDR (120dB), Defog
- Loitering, Directional detection, Fog detection, Audio detection, Digital auto tracking, Sound classification, Heatmap, People counting, Queue management, Tampering
- Motion detection, Handover
- SD/SDHC/SDXC memory slot (Max. 512GB), PoE / 12V DC
- Hallway view, WiseStream II support
- IR viewable length 30m, IP67/IP66, NEMA 4X, IK10
- LDC support (Lens Distortion Correction)

Dimensions

Unit : mm (inch)



Accessories (Optional)

SBP-302PM

	XNO-8020R/8030R/8040R
VIDEO	
Imaging Device	1/1.8" 6M CMOS
Total Pixels	3,096(H) x 2,094(V)
Effective Pixels	2,616(H) x 1,976(V)
Scanning System	Progressive Scan
Min. Illumination	Color : 0.2Lux (F1.6, 1/30sec), B/W : 0Lux (IR LED on)
S / N Ratio	50dB
Video Out	CVBS : 1.0 Vpp / 75Ω composite, 720 x 480(N), 720 x 576(P), for installation USB : micro USB type B, 1280 x 720 for installation
LENS	
Focal Length (Zoom Ratio)	3.7mm fixed (XNO-8020R), 4.6mm fixed (XNO-8030R), 7mm fixed (XNO-8040R)
Max. Aperture Ratio	F1.6
Angular Field of View	H : 97.5° / V : 71.9° / D : 126.2° (XNO-8020R), H : 77.9° / V : 57.9° / D : 98.7° (XNO-8030R), H : 50.7° / V : 37.8° / D : 63.8° (XNO-8040R)
Min. Object Distance	0.4m (1.31ft)
Focus Control	Manual
Lens / Mount Type	Fixed / Board-in type
OPERATIONAL	
IR Viewable Length	30m (98.43ft)
Camera Title	Off / On (Displayed up to 85 characters) - W/W : English / Numeric / Special characters - China : English / Numeric / Special / Chinese characters - Common : Multi-line (Max. 5), Color (Grey / Green / Red / Blue / Black / White), Transparency, Auto scale by resolution
Day & Night	Auto (ICR) / Color / B/W / External / Schedule
Backlight Compensation	Off / BLC / HLC (Masking / Dimming), WDR
Wide Dynamic Range	120dB
Contrast Enhancement	SSDR (Off / On)
Digital Noise Reduction	SSNRV (2D+3D noise filter) (Off / On)
Digital Image Stabilization	Off / On
Defog	Off / Auto (Input from fog detection) / Manual
Motion Detection	Off / On (8ea, 8point polygonal zones), Handover
Privacy Masking	Off / On (32ea, Polygonal) - Color : Grey / Green / Red / Blue / Black / White, Mosaic
Gain Control	Off / Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor (Included mercury & Sodium)
Contrast	Level adjusment
LDC (Lens Distortion Correction)	Off / On (5 levels with min / max)
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2 ~ 1/12,000sec)
Digital PTZ	24x, Digital PTZ (Preset, Group)
Flip / Mirror	Off / On, Hallway view : 90°/270°
Video & Audio Analytics	Tampering, Loitering, Directional detection, Defocus detection, Fog detection, Virtual line, Enter / Exit, (Dis)Appear, Audio detection, Face detection, Motion detection, Digital auto tracking, Sound classification, Heatmap, People counting, Queue management
Alarm I/O	Input 1ea / Output 1ea
Alarm Triggers	Alarm input, Motion detection, Video & Audio analytics, Network disconnect
Alarm Events	File upload via FTP, E-mail, Notification via E-mail, Local storage (SD/SDHC/SDXC) or NAS recording at event triggers, External output, DPTZ preset
Pixel Counter	Support
NETWORK	
Ethernet	RJ-45 (10/100BASE-T)
Video Compression Format	H.265 / H.264 (MPEG-4 part 10/AVC) : Main / Baseline / High, MJPEG
Resolution	2560 x 1920, 2560 x 1440, 1920 x 1080, 1600 x 1200, 1280 x 1024, 1280 x 960, 1280 x 720, 1024 x 768, 800 x 600, 800 x 448, 720 x 576, 720 x 480, 640 x 480, 640 x 360, 320 x 240
Max. Framerate	H.265 / H.264 : Max. 30fps at all resolutions, MJPEG : Max. 30fps
Smart Codec	Manual mode (Area-based : 5ea)
WiseStream II	Support
Video Quality Adjustment	H.265 / H.264 : Target bitrate level control, MJPEG : Target bitrate level control
Bitrate Control Method	H.265 / H.264 : CBR or VBR, MJPEG : VBR
Streaming Capability	Multiple streaming (Up to 10 profiles)
Audio In	Selectable (Mic in / Line in), Supply voltage : 2.5V DC (4mA), Input impedance : approx. 2K Ohm
Audio Out	Line out, Max output level : 1Vrms
Audio Compression Format	G.711 u-law/G.726 selectable, G.726 (ADPCM) 8KHz, G.711 8KHz G.726 : 16Kbps, 24Kbps, 32Kbps, 40Kbps, AAC-LC : 48Kbps at 8/16/32/48KHz
Audio Communication	Bi-directional (2-way)
IP	IPv4, IPv6
Protocol	TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, PPPoE, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour
Security	HTTPS(SSL) login authentication, Digest login authentication IP address filtering, User access log, 802.1X authentication (EAP-TLS, EAP-LEAP)
Streaming Method	Unicast / Multicast
Max. User Access	20 users at unicast mode
Edge Storage	SD/SDHC/SDXC 2slot (Up to 512GB) - Continuous recording (1st slot to 2nd slot) NAS (Network Attached Storage), Local PC for instant recording
Application Programming Interface	ONVIF profile S/G, SUNAPI (HTTP API), Wisenet Open Platform
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Web Viewer	Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12 Non-plugin Webviewer - Supported Browser : Google Chrome 54, MS Edge 38, Mozilla Firefox 49(Window 64bit only), Apple Safari 9 * Mac OS X only Plug-in Webviewer - Supported Browser : MS Explore 11, Apple Safari 9 * Mac OS X only
Central Management Software	SmartViewer, SSM
ENVIRONMENTAL	
Operating Temperature / Humidity	-30°C ~ +55°C (-22°F ~ +131°F) / Less than 90% RH * Start up should be done at above -20°C (-4°F)
Storage Temperature / Humidity	-50°C ~ +60°C (-58°F ~ +140°F) / Less than 90% RH
Ingress Protection / Vandal Resistance	IP67, IP66, NEMA 4X / IK10
ELECTRICAL	
Input Voltage / Current	12V DC ±10%, PoE (IEEE802.3af)
Power Consumption	Max. 8.8W (12VDC), Max. 9.8W (PoE)
MECHANICAL	
Color / Material	Dark gray / Aluminum
Dimensions (WxH)	Ø120.0 x 296.0mm (Ø4.72" x 11.65") (Without sunshield)
Weight	1.3Kg (2.87lb)

* Design and specifications are subject to change without notice.

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Schlage CTE

Single door controller with mobile enabled multi-technology reader

The CTE is an ENGAGE™ enabled single opening controller that allows perimeter and common area openings to be managed in a single system along with Schlage Control™ mobile enabled smart locks, NDE cylindrical and LE mortise mobile enabled wireless locks. Perfect application for high use openings, elevator control, garage entry, aluminum storefront doors and doors with panic hardware.

Features:

- Enables around the door solution with ENGAGE functionality
- Built-in Bluetooth and Wi-Fi
- Complete with Schlage MTB11 or MTB15 reader (Required reader interface RS-485)
- No-Tour capable
- Inputs: door position (DPS), request to exit (REX), request to enter (REN), remote release (REL)
- Outputs: lock relay , alarm relay, auxiliary (Aux) relay
- Input Power: 12 or 24 VDC or Power over Ethernet (PoE/PoE+)
  - Provides DC output power and dry control contacts
- Works with exit devices, electric strikes, electrified locks, magnetic locks, (DPS, Buttons, Horns) and automatic operators

Reader requirement

MTB11 MTB15

The CTE single door controller kit is available with two reader options:

- **CTE-MTB11:** CTE with mobile enabled multi-technology mullion reader kit mullion reader kit
- **CTE-MTB15**: CTE with mobile enabled multi-technology single gang reader kit single gang reader kit

Notes:

- Reader color (black or cream) can be specified; black is the default
- Custom reader configuration can be specified
- Required to utilize RS-485 interface

Color options

Black (standard) Cream

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Elliot Eldridge, Assistant Building Official**

Subject: **1519-1625 S Arlington Heights Rd – PUD to Allow 25-unit Supportive Living Facility**

PC: **23-007**

Date: **June 12, 2023**

General Comments:

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

1. The design and construction of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 International Swimming Pool and Spa Code with amendments
    f. 2018 Illinois Accessibility Code
    g. 2018 ILLINOIS Energy Conservation Code with state amendments
    h. 2017 National Electrical Code with amendments
    i. 2014 Illinois Plumbing Code with amendments

    Submittal is missing this information.

2. This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.

3. Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.

4. Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.

5. Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.

6. Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.

7. All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.

8. Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.

9. Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.

10. The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.

11. If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.

12. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.

13. The electrical room may require to egress doors depending on the size of the electrical service.

14. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.

15. A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.

16. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.

17. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.

18. Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.

19. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.

20. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information.

21. In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.

22. A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.

23. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.

24. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.

25. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.

26. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.

27. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.

28. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.

29. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.

Submittal is missing this information.

30. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.

31. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.

32. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.

33. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 1

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

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:

    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

17. Provide a stormwater report with calculations.

18. The preliminary engineering plans appear to expand the existing detention facility for The Reserve at Arlington. Clarify if there has been any coordination with The Reserve.

19. Final subdivision approval will require final engineering plans.

20. The photometric lighting diagram is acceptable.

21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

22. Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.

23. Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.

24. The sidewalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.

25. The existing apron and curb cuts along Arlington Heights Road shall be removed.

26. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.

27. An agreement shall be provided between the subject property and The Reserve at Arlington Heights property for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.

28. The relocation of the power pole must be coordinated with ComEd.

29. The 8" water service shall be installed with a pressure connection.

30. Provide additional information on the removal of fire hydrant.

31. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

Preliminary Plat of Subdivision:

32. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.

33. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks

34. Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.

35. The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.

36. Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.

6-23-23

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

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ✓ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

Katie Bengson, Real Estate Specialist — 630-576-6867
ComEd — Katie.bengson@comed.com
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

Ms. Gwen Borjon — 630-388-2976
NICOR Gas — gborjon@southernco.com
1844 W Ferry Rd
Naperville, IL 60563

Ms. Sue E. Manshum — 847-271-5149
ROW Engineer — sm9231@att.com
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

Mr. Alonzo Escatel or Paul Flinkow — Alonzo 630-631-9577 Paul 630-803-9660
Astound — Alonzo.escatel@astound.com
1130 Carolina Dr
West Chicago, IL 60185 — Paul.flinkow@astound.com

Mr. Charles Saint Vil
IDOT Permits — Charles.SaintVil@illinois.gov
201 W Center Court
Schaumburg, IL 60196

Mr. Michael Sterr, P.E. — 312-603-1670
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St — michael.sterr@cookcountyil.gov
24th Floor — hwy.permits@cookcountyil.gov
Chicago, IL 60602

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

_____

Superintendent of Highways
Cook County, Illinois

Arlington Heights Fire Department

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

P.C. Number 23-007
Project Name Full Circle Communities (Grace Terrace)
Project Location 1519 – 1625 S Arlington Heights Rd
Planning Department Contact Sam Hubbard

June 16th, 2023

1. **IFC 2018 D105.1 Where required.**
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *Submittal appears to require an aerial fire apparatus access road.*

2. **IFC 2018 D105.2 Width.**
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *Please verify that the submittal meets this requirement.*

3. **IFC 2018 D105.3 Proximity to building.**
One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. *The submittal does not appear to meet this requirement.*

4. **IFC 2018 D105.4 Obstructions.**
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. *Please verify that the submittal meets this requirement.*

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Full Circle Communities - Supportive Housing Development
1519 S Arlington Heights Rd

Round 1 Review Comments

1. **Character of use:**
The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.

Case Report	Offenses	Occurred On
AHP21-005683	7360 - Public Complaint Neighborhood Trouble	4/11/2021 1:00:00 PM
AHP21-006187	0810 - Theft Over $300	4/18/2021 12:00:17 AM
AHP21-006233	7334 - Public Complaint Suspicious Incident/Circumstances	4/19/2021 12:38:59 AM
AHP21-010967	7817 - Department Service/Activity Assist Ambulance	6/26/2021 7:39:57 PM
AHP21-011507	1477 - Reckless Discharge of a Firearm	7/2/2021 10:15:00 PM
AHP21-011769	7330 - Public Complaint Suspicious Auto	7/6/2021 9:15:08 PM
AHP21-011972	7334 - Public Complaint Suspicious Incident/Circumstances	7/9/2021 7:30:00 PM
AHP21-014261	7222 - Public Service Open Doors/Windows	8/10/2021 12:01:00 AM
AHP21-016482	7252 - Public Service Check For Well Being	9/9/2021 10:30:19 PM
AHP21-021190	7753 - Traffic Accident Traffic Accident No Injury	11/15/2021 6:15:00 PM
AHP21-021627	7331 - Public Complaint Suspicious Noise	11/21/2021 12:50:25 AM
AHP22-007210	7280 - Public Service Other Public Service Non Specific	4/10/2022 9:10:00 PM
AHP22-021984	7220 - Public Service Information For Police	9/27/2022 10:04:00 PM
AHP22-022254	7817 - Department Service/Activity Assist Ambulance	10/1/2022 2:45
AHP23-001858	7220 - Public Service Information For Police	1/26/2023 8:00:00 AM
AHP23-002261	0460 - Battery	2/1/2023 1:15:00 PM
AHP23-002700	7360 - Public Complaint Neighborhood Trouble	2/7/2023 1:47:00 PM
AHP23-002766	7367 - Unwanted Subject	2/8/2023 23:21
AHP23-003259	7220 - Public Service Information For Police	2/15/2023 3:00:00 PM
AHP23-005075	7327 - Public Complaint Noise Complaint	3/12/2023 4:30:00 PM

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   S. Arlington Heights Rd is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.

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

5. **Traffic problems that may be created by the development.**
   This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa.

   Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.

6. **General comments:**

Address visibility:

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

-Barrier fencing or similar is recommended for this property. Fencing should be used to create territorial reinforcement and define the property as separate from the properties north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

Emergency Contact Information:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-007
Petitioner: Full Circle Communities, Inc.
Please see below for contact person (Jordan Bartle)

Owner: 1519 AHR Medical LLC
1111 E Touhy Ave, #230, Des Plaines, IL 60018
847-768-6554
Contact Person: Jordan Bartle (Petitioner)
Address: 310 South Peoria Street, #500
Chicago, IL 60607
Phone #: 312-530-9612
Fax #:
Email:

P.I.N.# 08-09-401-014; 08-09-401-015; 08-09-401-016; 08-09-401-022; 08-10-300-012; 08-10-300-056; 08-09-401-003
Location: 1519-1625 S. Arlington Heights Rd.
Rezoning: X Current: O-T Proposed: I
Subdivision:
# of Lots: Current: 7 Proposed: 1
PUD: X For: Permanent Supportive Housing
Special Use: N/A For:
Land Use Variation: N/A For:

Land Use: X Current: Offices Only
Proposed: Institutional
Site Gross Area: 3.93 acres (171,059 SF)
# of Units Total: 25
1BR: 20 2BR: 5 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 6/8/23
Environmental Health Officer Date

James McCalister 6/8/23
Director Date

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

Comments:

Please see additional comments attached.

Sam Hubbard — Coordinator

June 27, 2023 — Date

Planning & Community Development Dept. Review

June 27, 2023

REVIEW ROUND 1

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

Key Development Issues:

7. The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.

8. The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.

9. The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.

General:

10. A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.

11. Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.

12. School, Park, and Library contributions will be required prior to the issuance of a building permit.

13. Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).

14. Final engineering plans will be required at time of final Plat of Subdivision approval.

15. Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.

Property Development and Use:

16. Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection

Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?

17. What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?

18. Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?

19. Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.

20. Please provide a comprehensive list of all security features within the building and onsite.

21. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

22. Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.

23. Based on the proposed use, will this site be property tax exempt?

Zoning:

24. The following approvals are required:
    a. Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.
    b. Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.
    c. Rezoning from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.
    e. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    f. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

    For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:
    - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
    - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
    - The proposed variation is in harmony with the spirit and intent of this Chapter.
    - The variance requested is the minimum variance necessary to allow reasonable use of the property.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.

26. Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).

27. Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.

Site Plan:

28. The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.

29. The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.

30. The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.

31. The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.

32. Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.

33. Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.

34. Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?

35. Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.

Buildings:

36. Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.

Parking:

37. The Justification for Parking Variation document should be revised as follows:
    a. The document must specifically reference and address the 4 criteria for variation approval.
    b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics.
    c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.

38. Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.

39. Please provide a land-banked parking plan showing how additional parking stalls could be constructed.

40. A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.

Traffic and Transportation:

41. Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each interesection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?

42. The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.

Plat of Subdivision:

43. The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.

44. The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.

45. Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.

46. Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.

Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
June 22, 2023

Tree Preservation

1) The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the paln to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.

Landscape Issues

2) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

3) A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.

4) Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Building Department – Response to Comments & Questions

1. *Comment: The design and construction of the facility shall comply with the following adopted codes:*
    a. *2018 International Building Code with amendments*
    b. *2018 International Fire Code with amendments*
    c. *2018 International Fuel Gas Code with amendments*
    d. *2018 International Mechanical Code with amendments*
    e. *2018 International Swimming Pool and Spa Code with amendments*
    f. *2018 Illinois Accessibility Code*
    g. *2018 ILLINOIS Energy Conservation Code with state amendments*
    h. *2017 National Electrical Code with amendments*
    i. *2014 Illinois Plumbing Code with amendments*

    Submittal is missing this information..

    Response: So noted. This information will be included in the Permit Submittal.

2. *Comment: This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.*

    Response: Condition 1.

3. *Comment: Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.*

    Response: As part of FCC's mission, we partner with local service providers to deliver on-site services across our portfolio. At Grace Terrace, a case manager will provide and/or make referrals to the following services:
    - Asset building services to help residents pursue their educational and employment opportunities.
        - Job training and employment, financial literacy, education (e.g., GED, college/university)
    - Case management and service coordination to help residents retain their housing and achieve their goals.
        - Individualized service plans, benefits and entitlements assistance, income maintenance

- Community integration services to promote socialization, community building, and resident belonging.
    - Holiday parties and events, bingo nights, community garden
- Health and wellness to enhance physical, mental, and social well-being and independence at all life stages.
    - Primary and behavioral health care, substance use disorder in/outpatient care, activities of daily living services

FCC utilizes an innovative development model, returning 75% of developer fees and ongoing cash flow back to providing services to residents. We will also conduct annual resident feedback surveys and biennial resident focus groups to ensure that services reflect residents' needs and goals.

4. *Comment: Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.*

   Response: Construction Type VB.

5. *Comment: Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.*

   Response: Allowable Height per 504.3 (S13R) = 60'/ Actual Height = 35'-9"; Allowable # Stories per 504.4 (S13R) = 3/ Actual Stories = 3; Allowable Area per 506.2.4 (S13R) and 506.3 = 36, 750 SF/ Actual Area = 28,380 SF

6. *Comment: Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.*

   Response: Fire-resistance rating of exterior walls based on Tables 601 & 602 = 0 hours.

7. *Comment: All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.*

   Response: The door swing will be corrected.

8. *Comment: Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.*

   Response: Elevator and shaft walls will have 1 hour fire-resistance rating.

9. *Comment: Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.*

   Response: Unit demising walls will be 1 hour FR rating per 708.1. Corridor walls will be 1 hour FR rating per 1020.1 (for I-1)

10. *Comment: The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.*

    Response: Floor/Ceiling Assemblies will be 1 hour FR rating per 711.2.4.3. Exception for VB construction type applies, but the FP system will be S13R per 903.3.1.2

11. *Comment: If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.*

    Response: Noted.

12. *Comment: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.*

    Response: Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

13. *Comment: The electrical room may require to egress doors depending on the size of the electrical service.*

   Response: Noted. This will be coordinated prior to the Permit Submittal.

14. *Comment: Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.*

    Response: FDC is located on the west side of the building facing the street. A proposed fire hydrant is located within the 100’ travel distance. Please see fire truck turning exhibit.

15. *Comment: A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.*

    Response: FP system will be S13R- NFPA residential.

16. *Comment: A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

17. *Comment: The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

18. *Comment: Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

19. *Comment: Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.*

    Response: FP riser and control panel will be directly accessible from the building exterior.

20. *Comment: Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

21. *Comment: In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

22. *Comment: A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

23. *Comment: A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

24. *Comment: Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

25. *Comment: In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.*

    Response: Noted. The proposed elevator complies.

26. *Comment: Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

27. *Comment: Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

28. *Comment: All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

29. *Comment: If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

30. *Comment: Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

31. *Comment: At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

32. *Comment: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

33. *Comment: Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.*

    Response: Fire apparatus road is within 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

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

    Response: Acknowledged.

12. *Comment: Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the requred public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval. An Engineer's estimate of construction cost will be provided at least 3 weeks in advance of the final Plan Commission meeting.

13. *Comment: Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:*
    Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
    Projection: Transverse_Mercator
    False_Easting: 984250.00000000
    False_Northing: 0.00000000

Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_Norht_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

Response: Acknowledged.

14. *Comment: The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.*

    Response: Acknowledged.

15. *Comment: The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflor weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.*

    Response: Calculations will be provided as part of the permit drawings. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

16. *Comment: Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage requried, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. The deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic feet.*

Response: Calculations will be provided as part of the permit drawings.

17. *Comment: Provide a stormwater report with calculations.*

    Response: Stormwater report with calculations will be provided as part of the permit drawings.

18. *Comment: The preliminary engineering plans appear to expand the existing detention facility for the Reserve at Arlington. Clarify if there has been any coordination with The Reserve.*

    Response: The project team will coordinate with The Reserve to expand the detention facility.

19. *Comment: Final subdivision approval will require final engineering plans.*

    Response: Acknowledged.

20. *Comment: The photometric lighting diagram is acceptable.*

    Response: Acknowledged.

21. *Comment: Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

    Response: Material requirements will be met for fire lanes.

22. *Comment: Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.*

    Response: Dimensions have been provided for the Fire Truck on the Exhibit.

23. *Comment: Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.*

    Response: Public sidewalk has been removed and replaced as requested at 10’ wide.

24. *Comment: The sidwalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.*

    Response: Sidewalks and driveway aprons will be 8” thick concrete.

25. *Comment: The existing apron and curb cuts along Arlington Heights Road shall be removed.*

    Response: Existing aprons along Arlington Heights Road will be removed.

26. *Comment: Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within the IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.*

    Response: Acknowledged.

27. *Comment: An agreement shall be provided between the subject property and The Reserve at Arlington Heights for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.*

    Response: An agreement will be provided for the shared detention facility with The Reserve.

28. *Comment: The relocation of the power pole must be coordinated with ComEd.*

    Response: The project will coordinate the relocated of the ComEd pole.

29. *Comment: The 8" water service shall be installed with a pressure connection.*

    Response: The 8” water service will be installed with a pressure connection.

30. *Comment: Provide additional information on the removal of the fire hydrant.*

    Response: Additional details and notes will be added in the permit drawings.

31. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    Response: Additional details and notes will be added in the permit drawings.

32. *Comment: The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.*

    Response: The names and locations of the owners have been added.

33. *Comment: For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

    Response: The Final Plat of Subdivision has been included in this submittal for review.

34. *Comment: Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.*

    Response: Access easement has been granted in the final plat.

35. *Comment: The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.*

    Response: Easement has been vacated in the final plat.

36. *Comment: Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.*

    Response: Easement will be provided in the final plat.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Fire Department – Response to Comments & Questions

1. *Comment: IFC 2018 D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Submittal appears to require an aerial fire apparatus access road.*

   Response: Fire apparatus road is within the 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

2. *Comment: IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please verify that the submittal meets this requirement.*

   Response: The north access road is 26’ wide.

3. *Comment: IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The submittal does not appear to meet this requirement.*

   Response: The north access road is within the required distances to the building.

4. *Comment: IFC 2018 D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please verify that the submittal meets this requirement.*

   Response: Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Police Department – Response to Comments & Questions

1. *Comment: Character of use: The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.*

   Response: We've never incorporated trespass signs at our properties and have not had any issues with trespassing.

2. *Comment: Are lighting requirements adequate? Lighting should be up to the Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.*

   Response: So noted. Site lighting meets to requirements of VAH.

3. *Comment: Present traffic problems? S. Arlington Heights Road is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.*

   Response: Please see attached Traffic Impact Study.

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

   Response: Noted.

5. *Comment: Traffic problems that may be created by the development. This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa. Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.*

   Response: So noted

6. *General Comments:*

a. *Comment: Address visibility:*
- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.
- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."
- For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Response: So noted. The monument sign will include the property address. See item 73.

b. *Comment: Parking Lot & Exterior Courtyards:*
- Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.
- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.
- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.
- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.
- The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14 foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.
- CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Response: So noted. A sitewide CCTV system will cover the exterior and site lighting is designed to minimize dark spots.

c. *Comment: Trash Enclosure:*
- Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosure is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

- Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Response: Trash will be stored inside the building Trash Room and picked up by the removal service from that location.

d. *Comment: Territorial Reinforcement:*
- Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatments, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate their property from others. It also makes identifying intruders much easier by having well defined spaces.
- Barrier fencing or similar is recommended for this property. Fencing should be used to create a territorial reinforcement and define the property as separate from the properties to the north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sightlines.

Response: Pavement treatment, signs, good maintenance, and landscaping will all be incorporated into the project. Fencing will be installed at the north and east sides of the property (as required by code where adjacent to residential zoning). Full Circle does not typically install fencing all the way around our properties and has not had issues with security given the additional security measures taken (security cameras placed at entries and in the parking area).

e. *Catalytic Converter Theft Deterrent Recommendations: - Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.*

Response: So Noted.

f. *Emergency Contact Information: - Please ensure that there is an emergency information/contact on file with the Arlington Heights Police Department that is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious activity/criminal activity on the property during all hours.*

Response: Emergency contact information for property management will be provided once the property has been staffed (prior to occupation).

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

7. *Comment: The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.*

   Response: Please note that 2 acres is the minimum required site acreage for Institutional zoning per code. We are exploring selling approximately 1 acre of the site to a potential buyer of the property directly to the north of our property. This would reduce our site acreage to approximately 2.61 acres. The building shifted south to accommodate the proposed northern parcel sale. Assuming this sale goes through, we will coordinate the necessary shared access and maintenance provisions with the northern property owner.

8. *Comment: The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.*

   Response: So noted. The site plan has been reworked to increase the east landscape buffer to 22' minimum and will include a 6' solid fence with layered landscaping. Landscape plans include evergreen shrubs as part of the layered landscaping scheme.

9. *Comment: The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.*

   Response: So noted. The site plan has been reworked to simplify vehicle circulation.

10. *Comment: A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.*

Response: A neighborhood meeting has been scheduled for September 5th at 7 pm at the Church of the Cross located at 2025 S Goebbert Road. After the meeting, a summary will be provided to the Village.

11. *Comment: Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.*

    Response: Please see attached for the preliminary Construction Phasing and Staging Plan.

12. *Comment: School, Park, and Library contributions will be required prior to the issuance of a building permit.*

    Response: Noted. School, Park, and Library contributions will be paid prior to the issuance of the building permit.

13. *Comment: Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).*

    Response: Noted.

14. *Comment: Final engineering plans will be required at time of final Plat of Subdivision approval.*

    Response: Noted.

15. *Comment: Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.*

    Response: Please see attached.

16. *Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process?*

Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?

Response: The proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD will be provided prior to issuance of a building permit.

The detailed Tenant Selection Plan is a requirement from our funders and will be provided closer to the financial closing of the project.

It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

Full Circle has a rigorous screening process that includes criminal background checks. Federal standards dictate we cannot accept someone that has committed arson or production of drugs/methamphetamines. Additional crimes that may disqualify tenants are repeated crimes against children, against the government, destruction of property, domestic crimes, fraud, harassment, and weapons related charges. Other crimes that may disallow tenancy include felony or misdemeanor charges of assault and battery, burglary, drug offenses III+, homicide, kidnapping, organized crime, robbery, sex crimes, and theft/larceny. Our screening process is applicable to all adults who reside in the unit, not just the head of household.

17. *Comment: What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?*

    Response: Full Circle limits the number of occupants to two per bedroom, so the maximum occupancy for a one-bedroom unit is two people and the maximum occupancy for a two-bedroom is four people. This is in keeping with local code. Practically speaking, we find that our actual occupancy is about half of these standards. For instance, at our Pearl Street Commons development, we have 28 residents for our 25 unit property. This is enforced by property management.

18. *Comment: Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?*

    Response: A Live in Aide would need to be verified as a reasonable accommodation. If this was applicable, the live in aide signs an addendum notifying them if the person they are assisting vacates, they have no rights to the unit. As for overnight guests, this will be outlined in the house rules to not exceed a number of nights to not be considered a household member.

19. *Comment: Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.*

    Response: There will be a dedicated property manager on site during regular business hours (M-F, 9am-5pm). In addition, there will be a regional property manager that will be on site on an as-needed basis. There will be a regional property maintenance staff member that will also be on site as needed. There will also be 24-hour on-call emergency coverage. There will be a dedicated services staff member that will be on site during regular business hours with an additional services staff member as needed. In total, there would be a maximum of five staff members on site at a given time.

20. *Please provide a comprehensive list of all security features within the building and onsite.*

    Response: There will be cameras throughout the property both on the exterior and interior common spaces. These are monitored both on and off site. To access the property, a person will need a key fob to enter the building.
    We will also have a full-time property manager staffed at this property along with services and property maintenance staff on-site. The property manager's office will be strategically located to have sight lines of the entry vestibule, lobby, and elevators to be able to monitor who is coming and going in the building. We have found across our portfolio that 24-hour on-site security is not required for a development such as this. There is a 24-hr emergency call line, and the camera feeds can be monitored remotely by management staff at any hour.

21. *Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.*

    Response: The definition of a disability is based on the federal Americans with Disabilities Act and is a legal term: "A person with a disability is someone who: has a physical or mental impairment that substantially limits one or more major life activities; has a history or record of such an impairment; or is perceived by others as having such an impairment."[1] Applicant households must contain at least one household member living with a disability, as defined by federal regulations. As part of the application process, residents are required to complete a verification form documenting the information above. In our experience at other properties serving similar populations, many applicants are already receiving Social Security Disability Insurance (SSDI) or are participating in other programs and thus are pre-verified. We don't

[1] https://www.ada.gov/topics/intro-to-ada/ (Introduction to the Americans with Disabilities Act, n.d.)

collect specific medical information on our tenants and therefore cannot share that information with the Village.

22. *Comment: Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.*

    Response: It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

23. *Comment: Based on the proposed use, will this site be property tax exempt?*

    Response: No, we will pay property taxes (current estimate is $50k in the first year of operations).

24. *Comment: The following approvals are required:*
    a. *Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.*
    b. *Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.*
    c. *Rezoning from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.*
    e. *Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.*
    f. *Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.*

    For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:

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

    • The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

    • The proposed variation is in harmony with the spirit and intent of this Chapter.

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

    Response: Noted; the above list of approvals will be met prior to final entitlements. Please see attached for the updated justifications for variations.

25. *Comment: In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to*

advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.

Response: We only recently purchased the property and therefore were not part of the previous marketing efforts. The property has been vacant since the early 2000s.

26. *Comment: Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).*

    Response: The following items align with the South Arlington Heights Corridor Plan:

    - Improved sidewalks for pedestrian access and enhanced walkability.
    - Eliminating curb cuts from previous developments and simplifying driveways to align with existing streets (Emerson) to create safe and effect traffic circulation.
    - Improved landscaping along Arlington Heights Road.
    - Extensive landscaping buffer along the rear adjacent to single family homes.
    - Aligns with the Institutional use as outlined in the Long Term Vision on page 30.
    - Creating a cross access easement interconnecting properties.

27. *Comment: Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.*

    Response: Across our portfolios, the property values for neighboring homes have increased from before we started construction to when we were fully leased.

    Our Milwaukee Avenue Apartments is a 32 unit development. We analyzed the MLS data and sales of detached single family homes started at $250k on average before we began construction in 2014. After construction, the average sales price was $335k with listing and under contract prices even higher at $555k.

    A similar analysis for our Creekview development shows $219k before and $281k after.

    There have been many studies done that cite multi-family housing as often having a positive impact on local property values.[2] Affordable housing more specifically has been found to have negligible impacts on nearby property values and is not a significant variable when looking at impacts to property values.[3]

28. *Comment: The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.*

[2] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4933022/

[3] https://ced.sog.unc.edu/2017/01/does-affordable-housing-negatively-impact-nearby-property-values/

Response: So noted.

29. *The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.*

    Response: So noted.

30. *The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.*

    Response: So noted. The transformer will be relocated.

31. *The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.*

    Response: The sidewalks along Arlington Heights Road has been revised to be 10' wide.

32. *Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.*

    Response: The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6' high and solid.

33. *Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.*

    Response: So noted.

34. *Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?*

    Response: Fixed charcoal grills and movable outdoor furniture will be provided.

35. *Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.*

    Response: The access easement is now shown on sheet C1.0

36. *Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.*

    Response: So noted. The units sizes comply.

37. *The Justification for Parking Variation document should be revised as follows: a. The document must specifically reference and address the 4 criteria for variation approval. b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics. c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.*

    Response: Please see attached for revised Parking Variation. We have added the sources for the referenced UC Berkeley study along with the US Dept. of Transportation data/statistics. We've also included the details of the Task Force parking counts including what days and times they were conducted and the bedroom mix of each development. We've noted that Phil Haven & Meyers Place are PSH projects, meaning they are disability targeted developments.

38. *Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.*

    Response: Full Circle was not involved in these developments and doesn't have any background information on them.

39. *Please provide a land-banked parking plan showing how additional parking stalls could be constructed.*

    Response: Please reference the parking variation justification for why we will not be accommodating additional parking on the site. We are also hoping to sell off the northern portion of the site, which would limit our abilities to provide land banked parking.

40. *A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.*

    Response: An exterior bike rack will be added.

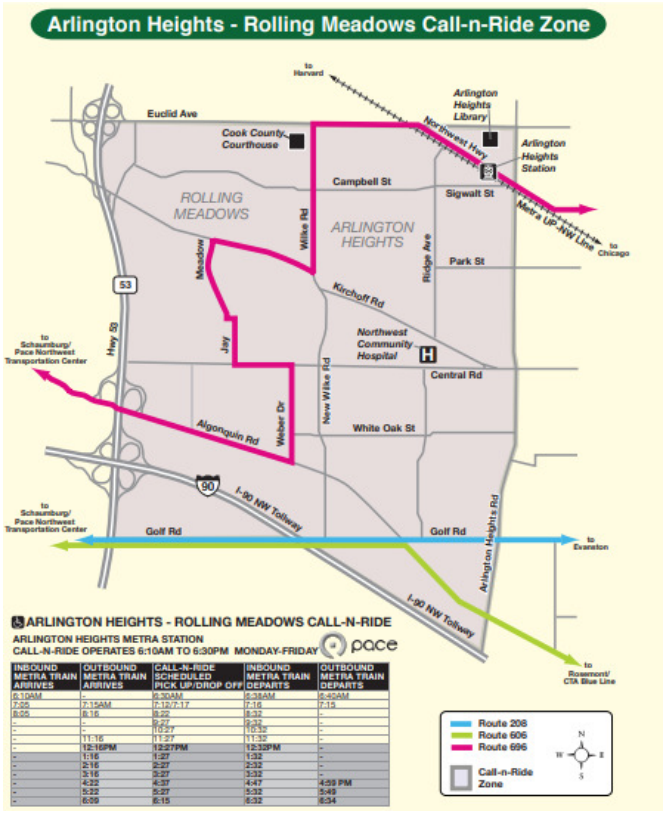
41. *Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each intersection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?*

    Response: The traffic study will be re-evaluated.

42. *The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.*

    Response: The program for Arlington Heights is referred to as "Call-n-Ride." Call-n-Ride is a reservation-based, shared-ride service for the general public that picks up passengers and takes them to destinations within the designated service area (see map below).[4] The Parking Variation document has been revised to reference "Call-n-Ride" instead of "Dial-a-Ride."

[4] https://cityrm.org/DocumentCenter/View/733/Pace-Call-n-Ride-Program-PDF?bidId=



INBOUND METRA TRAIN ARRIVES	OUTBOUND METRA TRAIN ARRIVES	CALL-N-RIDE SCHEDULED PICK UP/DROP OFF	INBOUND METRA TRAIN DEPARTS	OUTBOUND METRA TRAIN DEPARTS
6:10AM	-	6:30AM	6:38AM	6:40AM
7:05	7:15AM	7:13/7:17	7:16	7:15
8:05	8:16	8:22	8:32	-
-	-	9:27	9:32	-
-	-	10:27	10:32	-
-	11:16	11:27	11:32	-
-	12:16PM	12:27PM	12:32PM	-
-	1:16	1:27	1:32	-
-	2:16	2:27	2:32	-
-	3:16	3:27	3:32	-
-	4:22	4:37	4:47	4:59 PM
-	5:22	5:27	5:32	5:49
-	6:09	6:15	6:32	6:34

43. *The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.*

    Response: The dedication will be included in a future submittal after further conversation/review with the Village.

44. *The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.*

    Response: The property line has been revised in the final plat of subdivision.

45. *Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.*

    Response: The names and addresses have been added to the final plat of subdivision.

46. *Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.*

    Response: The Final Plat of subdivision is included in this submittal.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the plan to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.*

   Response: Tree preservation plan has been updated.

2) *The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).*

   Response: So noted.

3) *A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.*

   Response: So noted.

4) *Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.*

   Response: The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6’ high and solid.

5) *If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.*

   Response: So noted.

6) *A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.*

   Response: Noted.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 2

37. The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.

38. The petitioner's response to comment no. 12 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

39. The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.

40. The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.

41. The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with The Reserve.

42. The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.

43. The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:
    a) Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
    b) Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.

44. The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.

45. The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.

46. The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.

47. The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.

48. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

49. Show the location of the sanitary sewer service for the building.

Preliminary Plat of Subdivision:

50. The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.

Final Plat of Subdivision:

51. The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.

52. The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.

53. The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.

54. The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.
    b) Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.
    c) Item l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
    d) Item t.) A block stating "Send Tax Bill To: (Name/Address.)"

55. A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this previous project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows that this right-of-way has already been dedicated.
    a) Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.
    b) Provide additional information for the right-of-way along the west side of Arlington Heights Road.
    c) In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.
    d) If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.

9/11/23

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Full Circle Communities - Supportive Housing Development
1519 S Arlington Heights Rd

Round 2 Review Comments **10/02/2023**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

#358

Steven Dinov #358, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

September 22, 2023

REVIEW ROUND 2

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

47. The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.

48. The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.

49. The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.

50. The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.

51. The response to comment #24 is noted. The updated list of required approvals is shown below:
    a. Preliminary & Final Plat of Subdivision to subdivide the property into two lots.
    b. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
    c. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.
    e. Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
    f. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

52. The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.

53. The response to comments #26 and #27 are noted.

54. The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.

55. The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.

56. The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.

57. The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.

58. Please provide details on the proposed planters (height, materials).

59. The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building ***at its closest point*** to the north, south, east, and west lot lines.

60. The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.

61. The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.

62. The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.

63. The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.

64. The response to comment #41 did not address the question. Please provide a response to the original comment.

65. The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.

66. The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.

67. The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.

68. The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.

New Comments Based on Revised Plans:

69. Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.

70. The Preliminary Plat of Subdivision must be revised to show the two proposed lots.

71. Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.

72. Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.

73. The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).

74. Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).

Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
September 11, 2023

Landscape Issues

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.

3) Provide landscaping on the north side of the monument signs.

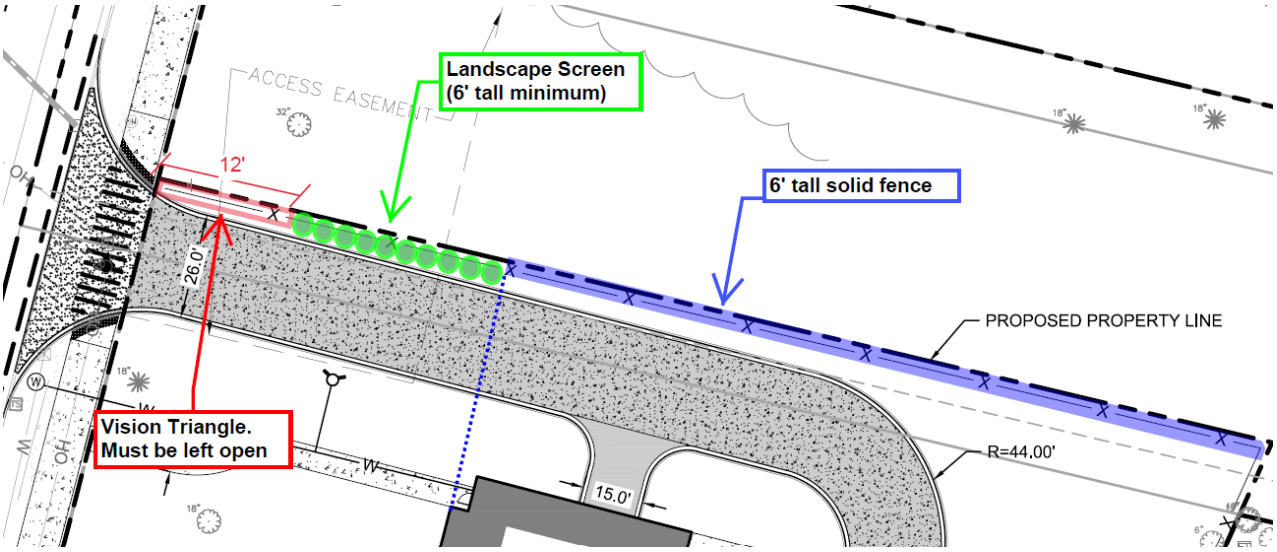
4) Provide 5 or 6 additional shade trees along Arlington Heights Road.

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.

   It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:



Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

37. *Comment: The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.*

    Response: Acknowledged.

38. *Comment: The petitioner's response to comment no. 12 is noted The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

39. *Comment: The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.*

    Response: Acknowledged.

40. *Comment: The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.*

    Response: Acknowledged.

41. *Comment: The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with the Reserve.*

    Response: Acknowledged.

42. *Comment: The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.*

    Response: The photometric plan has been updated.

43. *Comment: The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:*
    a. *Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.*
    b. *Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.*

    Response:
    a. The final engineering plans have been revised to show fire lanes with a minimum unobstructed width, exclusive of shoulders, of 26 feet, see sheet C2.0.
    b. The fire truck exhibit includes the above required dimensions.

44. *Comment: The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.*

    Response: Acknowledged.

45. *Comment: The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.*

    Response: Acknowledged.

46. *Comment: The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.*

    Response: Acknowledged. The agreement will be provided prior to final engineering drawings.

47. *Comment: The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.*

    Response: Acknowledged.

48. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    Response: An East Jordan fire hydrant detail is shown on sheet C5.2.

49. *Comment: Show the location of the sanitary sewer service for the building.*

Response: The sanitary sewer service connects on the south face of the building, see sheet C4.0.

50. *Comment: The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.*

    Response: The Preliminary Plat of Subdivision is included in this submittal.

    Final Plat of Subdivision:

51. *Comment: The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.*

    Response: Right-of-way dedication for the future Emerson street cul-de-sac has been included in the Plat of Subdivision. An exhibit showing the potential design is also include in this submittal.

52. *Comment: The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.*

    Response: Acknowledged.

53. *Comment: The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.*

    Response: Acknowledged.

54. *Comment: The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*

a. *Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.*
b. *Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.*
c. *Items l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.*
d. *Item t.) A block stating "Send Tax Bill To: (Name/Address.)"*

Response:

a. All easements for right of ways established for public use and utilities, right of way dedication for the Emerson Street cul-de-sac, and the watermain and sanitary sewer extensions are included on the plat of subdivision.
b. The appropriate dimensions and line types have been added to the plat of subdivision.
c. An endorsement will be provided.
d. Block has been added to the final plat.

55. *Comment: A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this prvious project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows this right-of-way has already been dedicated.*
    a. *Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.*
    b. *Provide additional information for the right-of-way along the west side of Arlington Heights Road.*
    c. *In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.*
    d. *If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.*

Response:

a. Attached is the Plat of Dedication received from IDOT for document 7544736 granting the original Right-of-Way in 1922.
b. See attached documentation for further information regarding the west side of Arlington Heights Road.
c. Acknowledged
d. Acknowledged

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

47. *Comment: The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.*

    Response: Acknowledged.

48. *Comment: The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.*

    Response: Confirmed- the project will be proceeding with the Final Plat approval as a separate process.

49. *Comment: The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.*

    Response: Please see attached for a sample house rules and sample lease. These documents are typically provided closer to the time of financial closing. The Tenant Selection Plan is being drafted and will be shared with the Village as soon as it's available.

50. *Comment: The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.*

    Response: Please see attached for a sample of our House Rules from a similar 25-unit PSH project located in McHenry, IL. The house rules for this specific project will need to be coordinated with HUD and are not available at this time.

51. *Comment: The response to comment #24 is noted. The updated list of required approvals is shown below:*
    a. *Preliminary & Final Plat of Subdivision to subdivide the property into two lots.*
    b. *Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.*
    c. *Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.*
    e. *Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.*

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

g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

Response: Acknowledged.

52. *Comment: The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.*

    Response: The following note was received from the seller: "We had been marketing the property for sale or build-to-suit and as one piece or divisible. There was a sign on the property and it was listed on CoStar and Loopnet. Marketing was distributed to our internal database of Chicago area brokers. We had offers and discussions with brokers, developers, and end users regarding office, medical-office, and multi-unit residential. Due to the different zoning of each of the parcels, most of the potential prospects for the property would likely have required some form of rezoning."

53. *Comment: The response to comments #26 and #27 are noted.*

    Response: Acknowledged.

54. *Comment: The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.*

    Response: The Architectural and Engineering Site Plans have been coordinated.

55. *Comment: The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.*

    Response: The Photometric Plan has been revised to comply with 10.2-12.3c.

56. *Comment: The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.*

Response: The transformer has been relocated east of the service drive and is screened from view by evergreen shrubs.

57. *Comment: The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.*

    Response: Elevations of the fence and raised planning beds have been added to the Architectural Site Plan. There will be no fencing around the raised planting beds.

58. *Comment: Please provide details on the proposed planters (height, materials).*

    Response: Elevations of the raised planting beds with dimensions and material callouts have been added to the Architectural Site Plan.

59. *Comment: The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building at its closest point to the north, south, east, and west lot lines.*

    Response: Setbacks have been added to the engineered site plan.

60. *Comment: The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.*

    Response: The Engineering Site Plan, Architectural Site Plan, and Landscape plan have been coordinated.

61. *Comment: The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.*

    Response: Hatches have been added to delineate the limits of easements.

62. *Comment: The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.*

Response: A sheet of enlarged unit plans with unit sizes and room sizes noted has been included.

63. *Comment: The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.*

    Response: Acknowledged.

64. *Comment: The response to comment #41 did not address the question. Please provide a response to the original comment.*

    Response: While the traffic counts conducted in 2016 show higher volumes, use of 2023 count data is more representative of current traffic patterns and commuting habits that have occurred since the pandemic. Furthermore, IDOT, which has jurisdiction over Arlington Heights Road, requires UpToDate traffic counts reflecting current conditions. The inclusion of the Council Trail intersection in 2016 was more appropriate given the type of use proposed at the time (MOB), which typically generates significantly more traffic than the proposed development. As such, the minimal increase in traffic resulting from the proposed development will not have any meaningful impact on the traffic operations of the stop sign controlled intersection.

    The two facilities that were surveyed are affordable apartment developments.

65. *Comment: The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.*

    Response: The required dedication at the northeast corner is shown on the plat including the stated items.

66. *Comment: The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.*

    Response: Required building setbacks are now on the Preliminary Plat of Subdivision.

67. *Comment: The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.*

Response: The Preliminary Plat has been updated to include owners names.

68. *Comment: The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.*

    Response: Correct- the project will be proceeding with Preliminary and Final Plat of Sudivision approval as separate processes.

New Comments Based on Revised Plans:

69. *Comment: Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.*

    Response: The line weight has been updated to match the line weight on the surrounding sides.

70. *Comment: The Preliminary Plat of Subdivision must be revised to show the two proposed lots.*

    Response: The two proposed lots are shown on the plat of subdivision.

71. *Comment: Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.*

    Response: Project data on sheet A1.0 has been revised to reflect the current site area.

72. *Comment: Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.*

    Response: Project data on sheet A1.0 has been revised to reflect the current site area.

73. *Comment: The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).*

    Response: The bike racks have been relocated to a concrete pad west of the main sidewalk. This is now shown on sheets A1.0 and A1.1.

74. *Comment: Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).*

Response: There will be a wall-mounted gas meter at the northwest corner of the building, that is now shown on sheets A1.0 and A1.1. A1.1 now shows landscape screening for the transformer and the gas meter.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*

   Response: The size of the symbols for the shade trees, ornamental trees, and all shrubs have been adjusted to reflect the spread of the specific plant type at the time of planting.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*

   Response: Many of the deciduous trees have been replaced with evergreens. Please reference the landscape plan.

3) *Comment: Provide landscaping on the north side of the monument signs.*

   Response: A landscape bed has been added on the north side of the monument sign.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

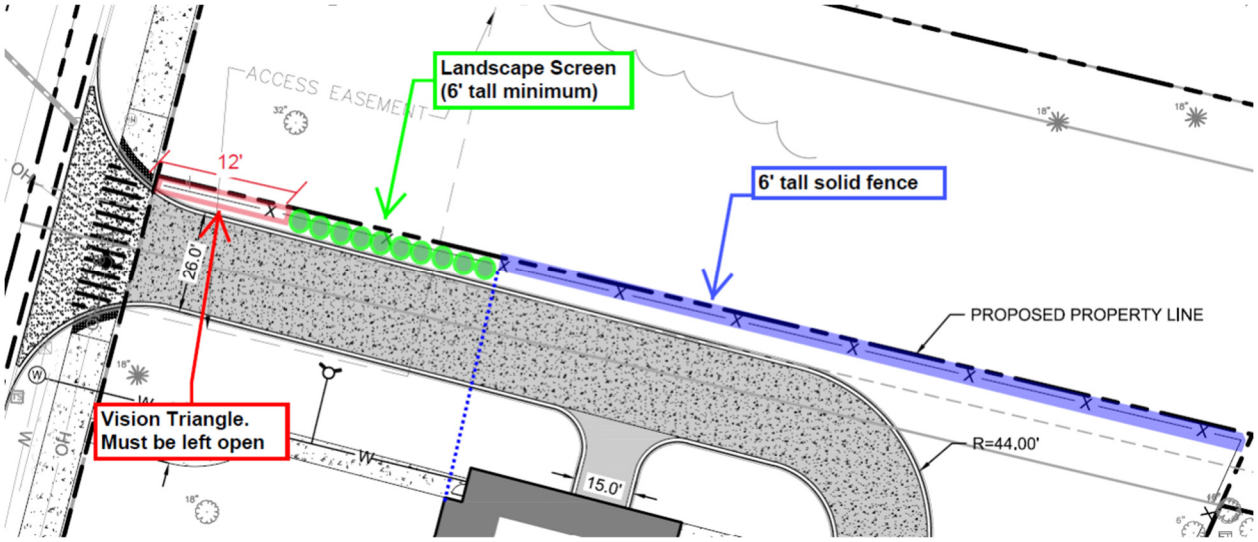
   Response: Six (6) shade trees have been added along Arlington Heights Road.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*

   Response: The foundations plantings along the west frontage has been augmented with additional ornamental trees, shrubs, and perennials.

6) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.*

It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:



Response: A landscape screen has been added along the future driveway access.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 3

56. The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.

57. The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main:
        i. The water main shall be straight with no 90 degree bends.
        ii. Valves shall be provided on each side of the 6" water service.
        iii. The easement for the water main shall be 20 ft wide.
        iv. The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.

58. The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:
    a) The detention calculations.
    b) Stormwater report.
    c) Provide an agreement for the shared detention facility with The Reserve.
    d) The overflow from the detention pond must be verified that the route can handle the 100-year event.

59. The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.

Preliminary Plat of Subdivision:

60. The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:
    a) The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.
    b) The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.
    c) The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.

Final Plat of Subdivision:

61. The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.

62. The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.
    b) Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.
    c) Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.

Additional Comments:

63. Provide the PE Certification and Drainage Certificate on the final engineering plans.

64. Indicate revisions on each sheet.

65. The new driveway should have stop control as it approaches the cross-access connection to the property to the south.

66. The property drops off to the east.
    a) With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.
        i. Evaluate lowering the grades to minimize the fill required.
        ii. Provide a cross section from the parking lot to the adjacent home.
        iii. Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.

10-25-23

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

Planning & Community Development Dept. Review

October 25, 2023

REVIEW ROUND 3

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

75. The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.

76. The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.

77. The response to comment #52 is noted.

78. The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.

79. The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.

80. The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).

81. The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.

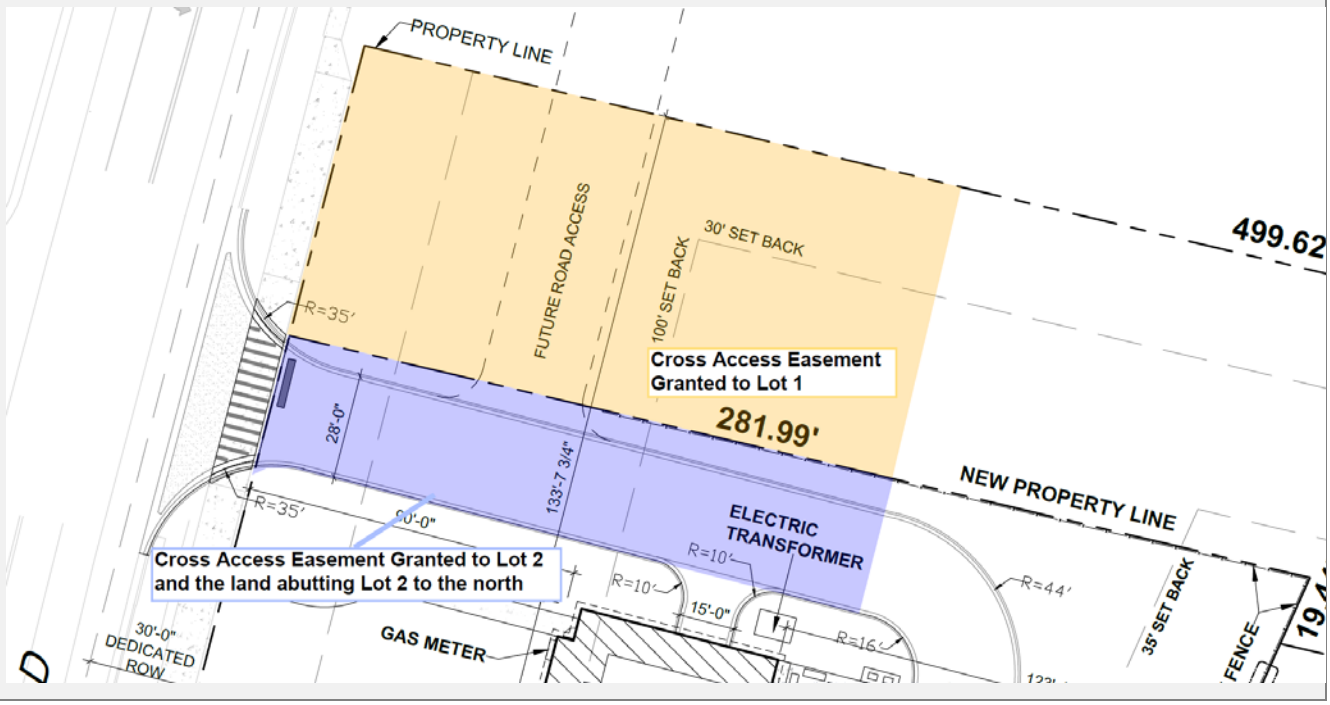
82. The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.

83. The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.

84. The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.

85. The response to comment #71 is noted. Please see comment #83

86. Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.



Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
October 24, 2023

Landscape Issues

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.
The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.
As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.

3) Provide landscaping on the north side of the monument signs.
Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.

4) Provide 5 or 6 additional shade trees along Arlington Heights Road.
Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.
Revisions noted; however, the placement and quantities should be evaluated.

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.
Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.
It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.

8) The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.

ELECTRIC TRANSFORMER
GAS METER
OUTDOOR RECREATION SPACE
BIKE RACKS
RAISED PLANTING BEDS
STORM WATER DETENTION
462.04'
271.91'
203.74'
396.81'
13.28'
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(2)ETR-DEC
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(6) CAL CAR
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(68)LE
(4) SPI GOLD
(11)SPA PEC
(36)LE
(4)HYD ANN
(7)SPI GOLD
(53)PHL
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(3)HYD ANN
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Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

56. *Comment: The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.*

Response: Acknowledged.

57. *Comment: The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main:*
        i. *The water main shall be straight with no 90 degree bends.*
        ii. *Valves shall be provided on each side of the 6" water service.*
        iii. *The easement for the water main shall be 20 ft wide.*
        iv. *The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.*
    b. *The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.*

Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

i. The water main layout has been revised to remove all 90-degree bends.
ii. Valves have been added on both sides of the water main service connection.
iii. The water main easement has been revised to be 20' wide.
iv. The preliminary plat has been revised to have an easement around the proposed public watermain and to only have a right-of-way dedication for the cul-de-sac limits.

b. The sanitary sewer is located on site with a public utility easement over it.
c. The cul-de-sac layout has been revised based on the fire truck turn around and the ROW dedication limits have been updated accordingly.

58. *Comment: The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:*
    a. *The detention calculations.*
    b. *Stormwater report.*
    c. *Provide an agreement for the shared detention facility with The Reserve.*
    d. *The overflow from the detention pond must be verified that the route can handle the 100-year event..*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

59. *Comment: The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.*

    Response: Detail has been updated.

Preliminary Plat of Subdivision:

60. *Comment: The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:*
    a. *The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.*
    b. *The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.*
    c. *The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.*

    Response:
    a. The public easement for the watermain has been revised accordingly to remove 90-degree bends and increase the easement width to 20'.
    b. The cul-de-sac layout was updated based on a fire truck turning maneuver that was completed. The right-of-way dedication for the cul-de-sac has been increased based on the revised cul-de-sac layout.
    c. The plat has been updated to adjust the public right-of-way dedication and the public easement accordingly.

Final Plat of Subdivision:

61. *Comment: The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.*

    Response: CAGE will provide responses for the final plat in a future submittal.

62. *Comment: The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*
    a. *Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.*
    b. *Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.*
    c. *Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.*

    Response: CAGE will provide responses for the final plat in a future submittal.

Additional Comments:

63. *Comment: Provide the PE Certification and Drainage Certificate on the final engineering plans.*

    Response: CAGE will provide responses for the final plat in a future submittal.

64. *Comment: Indicate revisions on each sheet.*

    Response: Revisions have been clouded.

65. *Comment: The new driveway should have stop control as it approaches the cross-access connection to the property to the south.*

    Response: A stop sign has been added to the plans.

66. *Comment: The property drops off to the east.*
    a. *With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.*

i. *Evaluate lowering the grades to minimize the fill required.*
ii. *Provide a cross section from the parking lot to the adjacent home.*
iii. *Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.*

Response: CAGE will review as part of Final Engineering.

75. *Comment: The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.*

    Response: Acknowledged.

76. *Comment: The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.*

    Response: Please see attached for the draft TSP and House Rules. The documents will be finalized in partnership with all applicable laws and regulations and with required approvals from lenders and state agencies.

77. *Comment: The response to comment #52 is noted.*

    Response: Acknowledged.

78. *Comment: The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.*

    Response: Fixture OL2 has been moved to provide the required separation.

79. *Comment: The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.*

    Response: To allow for access to the transformer as required by ComEd, landscaping cannot be added along the north side of the transformer, where it abuts the vehicular way. However, the

transformer has been moved further east so that side of the transformer is less visible from Arlington Heights Rd to the west. Additionally, changes have been made to the landscaping along the north lot line that will screen any views of the transformer from that direction.

80. *Comment: The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still very preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).*

    Response: The fence along the north lot line has been replaced with evergreen shrubs per Landscape Review comment 6. The fence will be beige in color.

81. *Comment: The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.*

    Response: The requested documents have been sent to the village.

82. *Comment: The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.*

    Response: The unit size square footage shown on Sheet A7.1 are net, meaning that they are measured from the interior face of the exterior, corridor, and demising walls. This square footage does not include any utility room/closet area.

83. *Comment: The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.*

    Response: The Lot area table has been updated to reflect the revised boundaries of lots and ROW dedication.

84. *Comment: The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only*

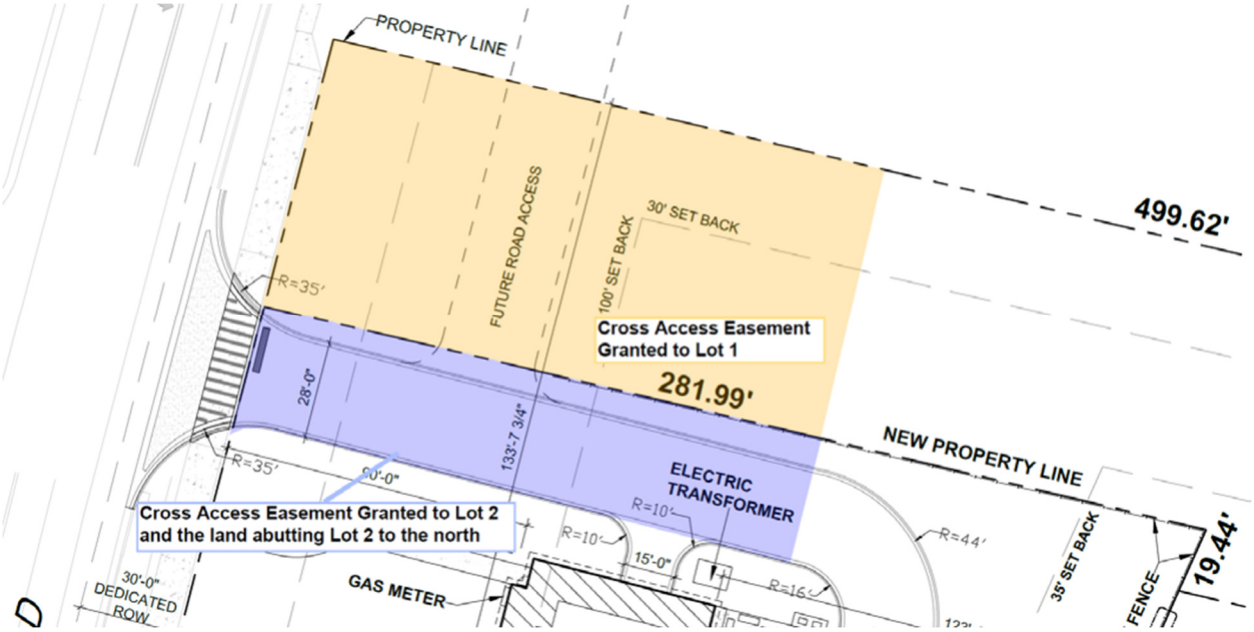
setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.

Response: The setbacks have been revised to reflect the zoning of each lot.

85. *Comment: The response to comment #71 is noted. Please see comment #83*

Response: Acknowledged.

86. *Comment: Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.*



Response: The cross-access easement limits on the preliminary plat have been adjusted accordingly. References to the Future Road have been removed from the Architectural Site and Landscape Plans.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*
The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.

Response: The size of the new shade tree symbols has been reduced to be more accurate/in scale with the sizes of the other new plantings, and the sizes of the existing trees to remain have been revised to more accurately reflect their actual size. Plantings along the west side of the building are coordinated with architectural features.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*
As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.

Response: A mix of Spruce, Fir, and Pine trees have been added along the east lot line, interspersed with groups of Upright Arborvitae and Spartan Junipers to fill in around existing shade trees that are to remain. The same treatment has been provided along the lot line north of the Detention area. Spruce, Fir, and Pine trees will be minimum 8’ tall at 9’ – 10’ on center; and Arborvitae and Junipers will be minimum 6’ tall at 4’ – 5’ on center at the time of planting.

3) *Comment: Provide landscaping on the north side of the monument signs.*
Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.

Response: The 30’ ROW that was incorrectly shown on the Architectural Site Plan has been removed. The location of the monument sign has been coordinated between Architectural and Civil plans.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.

Response: Six (6) shade trees have been added in the parkway. These trees are 2 ½" caliper at 40' on center. An existing parkway tree to the north of the new site entrance is now shown on the plan.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*
Revisions noted; however, the placement and quantities should be evaluated.

Response: Plantings along the west side of the building are coordinated with architectural features and include a mix of ornamental trees, shrubs, perennials, and grasses.

6) *Comment: Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.*
Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.

Response: Landscaping along the south lot line has been revised to provide more interest. Existing trees to the east of the detention area have been added to the Tree Preservation Plan to be removed as they are within the Detention area. New evergreen trees and shrubs as described under comment 2 have been added along the lot line to the east of the Detention area.

7) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.*
It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.

Response: The proposed fence is shown on the Architectural Site Plan. The fence has been replaced along the north lot line with groups of Upright Arborvitae and Spartan Juniper that will be 6' tall at 5' on center (as discussed during our call with VAH on 10.27) at the time of planting.

8) *Comment: The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are*

not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.

Response: The existing trees to remain and to be removed have been coordinated between the Tree Preservation Plan, Landscape Plan, and Tree List.