



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 28, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Para Residence - 2/14/18

IV. PUBLIC HEARINGS

- A. 703-709, 715-723 W. Algonquin Rd. - PC#17-013
PUD, Preliminary Plat of Subdivision
- B. Hearts Place - 120-122 E. Boeger Dr. - PC#17-014
PUD Amendment, Variations
- C. Sigwalt Apartments/CA Ventures - 45 S. Chestnut Ave. -
PC#17-016
PUD, Preliminary & Final Plat of Subdivision, Rezoning, Variations

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Para Residence - 2/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Para Residence - 2/14/18	Minutes

PLAN

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

COMMISSION

RE: PARA RESIDENCE - 132 WEST NORTHWEST HIGHWAY - PC#17-015
PUD 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 14th day of February, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you all please join me in standing and saying the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you take roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you. We have the minutes for approval from the 703 West Algonquin project at our last hearing. Can I have a motion to approve those minutes?

COMMISSIONER JENSEN: So moved.

COMMISSIONER LORENZINI: Second.

CHAIRMAN ENNES: And a second?

COMMISSIONER LORENZINI: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed or absent?

(No response.)

CHAIRMAN ENNES: George just walked in for the record.

MR. HUBBARD: Got it.

CHAIRMAN ENNES: We have one hearing this evening for the Para residence, and that's PC#17-015. Sam, have all the notices been posted, all the public notices?

MR. HUBBARD: They have.

CHAIRMAN ENNES: They have, okay. Is the Petitioner here? I would like to ask you to come forward. I would like you to introduce yourself and for you to, will anybody else be testifying or just yourself?

MR. GINNODO: Possibly the owners, Michael and Ellen Para.

CHAIRMAN ENNES: Okay, why don't they come up at the same time? We'll swear you all in at the same time then.

(Witnesses sworn.)

CHAIRMAN ENNES: Thank you. Would you each please state your name and spell it for the court reporter?

MRS. PARA: Hi, I'm Ellen Para. My first is spelled E-l-l-e-n, my last is P-a-r-a.

MR. PARA: Hello. Michael Para, M-i-c-h-a-e-l P-a-r-a.

MR. GINNODO: Keith Ginnodo with Kingsley Ginnodo Architects, K-e-i-t-h G-i-n-n-o-d-o.

CHAIRMAN ENNES: Okay, so I imagine you are going to do the majority of the presentation?

MR. GINNODO: Sure.

CHAIRMAN ENNES: If the owners would have a seat? If you would give us a summary of the project?

MR. GINNODO: Sure, thank you very much. I'll flip through the slide presentation just as that's the easiest way to kind of tell you what's going on. We call it Para Live Work because the first floor is an existing commercial building, one story, and the owners want to add a second story for the residence. So, it's merely one building for both functions. Funny that it's probably the smallest Plan Commission planned urban development in Arlington Heights. I'm hoping someone will prove that for the record.

So, in the context of where we're at, we're next to the gas station on Northwest Highway at Vail and north boundary is Eastman and the south boundary is Northwest Highway. There's been a one-story white brick building with a gable roof on it for years. Originally, it was I think a chicken store like Kentucky Fried maybe, and then later it was rehabbed in the 80's for office use and was a law office for a couple of people until recently. It's been empty since the Paras purchased it --

MR. PARA: Last year in June.

MR. GINNODO: Last year in June. The context is basically some office buildings to the north, Ameritech with the red brick, and kind of B class office building to the west and the north, and then just to the east is the gas station, and across the railroad tracks and down the ways is the train station, and across that the Arlington Heights Vail Street Jewel and the rest of downtown. We've got a really great view, especially when you get on the second floor, you're going to be looking up above Northwest Highway and look right down into the lights of Downtown Arlington Heights. Oops, went too far, it's the middle part in the back. There we go.

So, the inspirations that guided the design of the project translated the architecture but also very truly what is going to happen in this project. First floor is envisioned as Ellen Para's store Otilia which will take up probably the first two-thirds or so of the first floor space and will be used as an apothecary for home health goods, facial ointments and powders and that sort of thing, and home accessories. The interior is going to be inspired by that apothecary look with a ladder perhaps and bottles and shelves and that kind of stuff. We see it as a brightly lit open environment that's inviting once you're there but also through the large glass windows people would be interested to see what's going on. The architecture is a modern expression and we're trying to differentiate the residential component from the commercial components in a variety of ways. Then the picture that has the stair in there is kind of reminiscent of what we're trying to do to kind of go from the first floor up to the second floor in an artistic way as the second access to the residence.

I already mentioned the, I'll have to look at my own documents for this, the sort of context that we're talking about. I want to point out that our approach to the lot and the building is to try to be as light in impact as possible, mostly because what's there is useful and reusable. Kind of the green standpoint if you will, the less we disturb and can reuse, the better for, you know, the environment and the energy use and all that kind of stuff, but also the more funds we can spend on beautifying the rest of the project and satisfy the program requirements. So, the parking lot stays as much as we possibly can. We're not introducing any new site lighting or anything like that because there's plenty of light around from Northwest Highway and the street lights. The landscaping that's fronting Northwest Highway, we're just taking advantage of what's there and then enhancing it a little bit. So, again, trying just to be a little bit minimalist with what is already in place.

If we go to the improvements, I think if you look through the report, you'll notice that we've gone from six parking spaces down to four on the lot which is way more actually than we need surprisingly so to satisfy the ordinance. So, we're losing two parking spaces but have more than code requires. We have two that are in the northwest corner, we have the one that's dedicated to the residents, just a single-car garage for Michael and Ellen, and then a handicap accessible spot right next to the entrance to the main first floor amenities.

We've been requested by the Village to include a decorative ornamental fence and landscaping along the northwest corner of the property. We've indicated that we're happy to comply with that. But in discussion, and Sam, sorry, this is coming up late now, but it's actually difficult if you're parked in the northern spot to open the car door because your pavement is right next to the sidewalk. If we were to put a fence there, you know, there's a good chance we'd be hitting our car door on that fence. So, I'm wondering if there's a possibility to, you know, not do that little section of fence. We're carrying it on the north-south side, the base of that triangle, maybe there's a chance we can talk about that a little. If it's a stumbling block, by all means we're going to do it. We just wanted to call that to the attention of the Board.

So, we're improving the site to the south as well. There's a pair of doors that go straight from the store out towards the sidewalk. We'll be appearing or making an application to the Illinois Department of Transportation to put some paving and landscaping in that area. But it's important for the Paras to be able to capture street traffic, pedestrian traffic along that straight off the sidewalk as people are coming and going from work, from the train, and just going to Downtown Arlington Heights.

I mentioned the character of the original building. I must say here the plan is that we're going to cut the top of the building off here at the gable but leave the original roof structure in place. There's a metal deck and bar joists, and that is appealing for the interior. It's going to be kind of a loft style inside. The first floor will probably end up with spiral duct work and kind of have this quasi-industrial and homey feel at the same time. The second floor will also be loft-like, higher ceilings and whatnot, basically to, you know, being in the context that we are, it's kind of an urban environment and kind of urban style of living.

The plan on the left is the first floor plan. You can see in detail how the parking space happens where the Paras, north is up on this plan, the main entrance to the residence will be off to the north side. We're talking about putting a little canopy over that door so, you know, you put your key in the door and open it without getting rain and snow on, and it gives a little protection at the front door. Then that is the little landing and straight up the stairs to the unit. So, there's a total separation between living and office/commercial work.

Just below the garage, you can see that second stair that I was talking about that has the kind of winding, old style metal barrister. Then the store is in the front of the space. There's a handicap accessible toilet, storage mechanical, and an office where Michael will be doing his work.

On the second floor, we have, you know, at the top right you will see the top of the stair and you will enter from the main door there into living area. Again, it's a loft style, so kitchen, living, dining is kind of one open space, and then you've got a core of bathrooms and closet basically, and then the bedroom. So, it's a one-bedroom and 1.5 bath.

Outside the wall, you know, you can see there's big areas of glass, and then you can step out from the residence onto a balcony which is running two-thirds of the length of the facade. It has a trellis overhead, and when we get to the 3D views, I can show you how that works. The balcony is kind of residential in character. It will have kind of probably a composite decking material, or even if we can afford to do hardwood, that would be the next thing. In between the columns on the balcony, there are some rectangles, I don't know if you can make it out. Just to the left of the word balcony, you can see there's kind of a rectangle. Those are planters that are similar to what you see at Shakou where they're on the sidewalk, rectangular, big, maybe 42 inches tall and they have plants coming out of them that change out seasonally. That's part of what we're doing.

Also, on the area where it says roof deck which is above the garage, you can see kind of an L-shaped thing drawn section towards the west and north end of that which is basically cut out for a green roof. So, we'll have a deck over the garage, and then actually it's called intensive green roof situation there. We get deeper-rooted plants, there's going to be 18 to 24 inches of engineered soil and we can get sizeable plants, maybe a small tree. That's part of the goal for that.

Going to the next sheet in the presentation, this is just electrical, so it's much the same. The lighting here is just attached to the building. Again, we don't have site lighting plans. We'll have canopy lights at the front door. We'll have suspended kind of pendants that happen in the trellis above, and hopefully I'm not going into too much detail for you, sorry. These are things that kind of came up over the course of the work that we've been talking about. Then pendant lights that happen underneath the balcony as well, enough to illuminate it for safety but also to give a warm glow to the residence and the commercial space. Then interior lights with the large open glass that we're putting out in that first space for the retail, the light will be flooding out onto the street and hopefully make an attractive appearance.

On the left of the next slide is the cross sectional information. You can see there's a gentle slope to the roof which is also the underside of the hardwood ceiling on the second floor. Then there's those bar joists that I was talking about that are the exposed ceiling of the first floor space. You can see a slice through the balcony with the overhead trellis and the planter that we were talking about. There are three of those planters, and then a drain roof area on the garage roof area. Then the mechanical penthouse on the roof is basically just residential-sized air conditioning coils behind a simple fence that will pretty much disappear because from standing on ground, you likely won't be able to see it.

The landscape design, basically, I touched on this before, we're enhancing the northwest corner and beefing up the landscape in that area and keeping the context of what's already on the site that the Village maintains right now between our parking lot and the sidewalk and ultimately Northwest Highway. We are extending that to the south and

east near our entrance and the sidewalk entrance by the storefront, basically in keeping with what's there now except beautifying it and restoring it.

On the east side of the building is the parking lot for the gas station. Our building is totally blank except for one window. As it is right now, in the second floor, we can't have any windows that way because I believe the code prohibits that. So, what we have done there is included some hydrangea. We'll probably end up having to hold it against the building a little bit because it's a climbing hydrangea; over a period of ten years, it should get pretty high up the wall and make a pretty light coverage so that that's green surface from the parking lot side as well. There's a couple of large areas that we're planting, I should say area we're planting large trees just to the north and west of the garage and near the stairway and then out in the triangle. So, we're trying to make the environment beautiful and green.

Again, it's a modern design. The top view is what faces west. I'll go into a little bit more detail when we get to the last view. The bottom elevation is what faces the garage where I talked about the hydrangea climbing the walls there. Then in the other side, the north facade is on top. So, it's understated and quiet with the only acknowledgement for the residential entrance by the extended canopy at the front door entrance that has a lot of glass over it to bring in natural lighting.

The south facade is perhaps the more dynamic. It's got a large opening for the retail area, the first floor, with a signage band above that's lit by those kind of arm lights that stick up and shine back on it. So, it's not a self-lit sign as we see it right now, but it will be a sign that is lit from these arm lights. You can see the stair switching back as it goes up to the second floor. You can see the balcony. You can see a kind of metal shaped band of windows that are in the master bedroom.

The signage I talked about just a little bit. But you can see the sign area, it's there. It's going to be a little bit on the south facade and a little bit on the west facade near that corner that's going to be largely glass for the retail area. Also, in this elevation, you can see the square areas in the railing that are the planters. They're about six or seven feet long and maybe 18 inches deep, somewhere around that.

One other aspect of those planters is that there are some wires that kind of go straight up from them. The notion there is taking the plant, it's facing the west so the west light is pretty intense, the plants in the summer when the vines grow up shield the glass with shadow, and then in the fall the leaves fall off and all the light comes in on the west. So, that's the notion that drives that aspect.

Again, here is the context, before and after.

Lastly, this is the three-dimensional view. Not a Cape Cod, it's got siding on the, residential style cladding and siding on the second floor made out of cement fiber. I'm sure you've heard of James Hardie building products. The windows are residential windows, just arranged in kind of a modern vernacular part of our vocabulary.

You can see now the balcony and trellis structure that kind of comes off the two-story building. You can see the garage coming out that's clad in cement white panel and the steel stair that switches back up to the second floor.

So, that's a discussion of the architecture and kind of the overall view of the project. I have to thank the Village, Sam especially, for good guidance to get us to this point and for the amenities that we've gotten to this area and I'm glad to answer any questions.

CHAIRMAN ENNES: We're going to move on to the Staff report and we'll

come back to you with questions. Sam, could we have the Staff report?

MR. HUBBARD: Sure. Thank you, Chairman Ennes, and good evening to the Plan Commission. So, as you've heard, the subject property is located at 132 West Northwest Highway. That's kind of on the north side of the train tracks, towards the west side of downtown. It is zoned B-5 which is our Downtown Zoning District, and the B-5 District allows for mixed use developments. So, the proposed retail office on the first floor and residence on the second floor is a permitted use in the B-5 District; however, the B-5 District requires that any development that's greater than 500 square feet is required to obtain PUD approval. So, that's the reason that the Petitioner is before you this evening, as their proposed project has about 1,300 square feet to the second floor of the site. Additionally, they do need a minor variation to the rear yard setback. It's required to be 30 feet for residential uses above the first floor. The existing building is set back only about 1.75 feet and they need a variation to reduce that to 1.7 feet for the rear yard setback.

To date, they appeared before the Conceptual Plan Review Committee on November 29th. I would say the Conceptual Plan Review Committee gave a favorable review of the project. They didn't identify any major concerns. They thought it was a unique and exciting project for Downtown Arlington Heights and they encouraged the Petitioner to move forward.

On January 9th, the Petitioner appeared before the Design Commission. The hearing ended in a recommendation of approval by a vote of four to nothing. There were some minor recommendations on the design where they asked the Petitioner to look into different aspects of design and consider possible changes. But these were just recommendations and they weren't requirements of the Design Commission.

So, I do want to touch on the minor setback variation to reduce the rear yard setback to 1.7 feet. You can see on the screen, the rear yard setback area is defined by the red, and that's where the variation is needed because the existing building is only about 1.7 feet away from the rear property line. Obviously, when you build a second floor onto that, the residential unit is not going to meet the required 30-foot rear yard setback, and so the variation is required.

We have analyzed the variation, and we do believe that the criteria for variation approval have been met for several reasons. First, the lot is a unique shape. It's a triangle and it fronts three streets. It's only about 5,500 square in size. This is a unique condition that's not found commonly throughout the B-5 District, and we believe that unique condition and physical layout of the lot helps to justify the variation.

Secondly, if you were to require the strict letter of the code to apply in this situation, you wouldn't be able to meet the required 30-foot rear yard setback, and a second floor residential addition would not be permitted on the site. So, that's a financial hardship for the site if you abide by the strict letter of the law.

Finally, this setback is not unique to just this project. The B-5 District frequently sees requests for variations to reduce the required 30-foot setback for second floor residential units. Recently, Park View Apartments complex which is under construction right now received a variation to the rear yard setback requirement as well as 13 East Miner Street, that was the four-story development that was approved there.

So, while the site plan is up, I just wanted to highlight another aspect of the development. You can see the area at the southeast of the site. The Petitioner is

proposing a sidewalk connection to the existing sidewalk along Northwest Highway. The proposed sidewalk goes outside of the subject property and on to the IDOT right-of-way. So, the Petitioner will need to approach IDOT and get permission for the proposed sidewalk connection to the existing sidewalk on Northwest Highway. There may need to be some modifications there to meet accessibility standards but we will discuss that with the Petitioner and he is aware of what may be needed.

I just want to talk about stormwater really quick. Generally speaking, during rain events, the stormwater runs off to the southeast of the site and eventually hits Northwest Highway or drains to the west into a combined sewer located within Northwest Highway. The proposed improvements aren't really going to alter this existing flow of stormwater, but they are not providing any onsite stormwater detention and they are increasing the overall impervious surface just slightly. So, that requires a fee in lieu of detention and that's a condition of approval recommended by Staff.

Relative to parking, as you've heard, it does meet code. There is only one space provided because this is within the B-5 District which has much more relaxed parking standards given the proximity to street parking and the downtown Village-owned garage parking system. So, one space is required, three are proposed as surface parking spaces and the fourth space would be within the garage. I just would like to highlight that there is street parking available on both sides of Eastman Street that's two-hour street parking. So, if the surface parking lot is overflowing, there's additional parking opportunities obviously.

Finally, I want to touch on the landscape plan a little bit. Because the site is so tight, in order to meet some of the landscape requirements, the Petitioner has, at the request of Staff, provided some landscaping that is located again within the IDOT right-of-way of Northwest Highway. You can see that highlighted in green on the slide before you. The Petitioner will need to again approach IDOT, get permission to place this landscaping, and obtain an easement from IDOT that allows them to place the landscaping within their right-of-way.

It's worth mentioning the fence that's going to be at the northeast corner of the site. As you've heard, the Petitioner does have some concerns about cars opening their doors. Currently, it's on the plan. I hear your concerns about that. Let's continue to talk about it. You know, it was the Department decision to recommend its inclusion, so if it really turns out it's not feasible, hopefully we can work with you on that. Otherwise, it sounds like you're amenable to placing it if required. So, we're happy to continue discussions on that one.

That brings me to our recommendation. We are recommending approval of this application subject to four conditions: (1) compliance with the Design Commission motion; (2) a fee in lieu of onsite detention; (3) obtaining the easement for the plantings along Northwest Highway and permission for the sidewalk connection; and then to (4) comply with all applicable federal, state, and Village codes, regulations and policies. That concludes the Staff report.

CHAIRMAN ENNES: Thank you, Staff. Do I have a motion to approve the Staff report?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER JENSEN: Second.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: Okay. Let's start down with Lynn. Lynn, do you have any questions for the Petitioner?

COMMISSIONER JENSEN: Well, I don't have too many questions because we went through a lot of this in the Conceptual Plan Review. Sam, could you, I just have one, just for clarification. Could you bring up the landscape slide that you had before? Just remind me, who owns the land between the blue, or excuse me, the green and the sidewalk that comes through there? Is that all of IDOT's property?

MR. HUBBARD: It's all, yes, everything, if you see the red dash line, everything to the bottom of that is within the Northwest Highway.

COMMISSIONER JENSEN: Okay, so the Petitioner's property is just what you had bounded in red?

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: I don't really have any other questions. I'd like to hear what the other Commissioners have and the few gentlemen from the public. I'd like to hear their comments.

COMMISSIONER LORENZINI: I must admit I'm impressed. This is a pretty unique project and it probably is the smallest one I can remember. But yes, I think it's a unique idea.

So, why do they need to add this landscape? That's their choice or the Village's recommendation?

MR. HUBBARD: It's required. Technically, parking rows have to have a landscape island at their edge. The parking row located, let's see, right here that they're adding in, it doesn't have landscaping on this edge. So, the code does allow you to, you know, provide landscaping in other areas to compensate for the landscape island that's not there. So, in light of this, the Village has asked and they have agreed to install additional landscaping in the Northwest Highway right-of-way.

COMMISSIONER LORENZINI: Then in addition to add that sidewalk connection for customers I assume, so what happens if you can't get those easements?

MR. GINNODO: Well, hopefully the landscape requirement will be waived since that's a Village choice I suppose. I expect this to go forward. The pavement area in front of the retail entrance on the south, we'd really push hard to get it, and I'm not thinking that they're going to deny it. But if that were the case, then foot traffic would, you know, have to go around and, you know, come through the parking lot somehow.

COMMISSIONER LORENZINI: I mean I can't imagine them turning it down. It does improve the look for everybody. So, Sam, how are they making that more pervious? What are they doing?

MR. HUBBARD: Well, they're kind of adding this area here. They're bumping it out, I mean.

COMMISSIONER LORENZINI: Okay.

MR. HUBBARD: In other words, very minimal that I think the fee in lieu of was something like \$95.

COMMISSIONER LORENZINI: Right. So, Keith, are you redoing the parking lot or are you just re-striping it?

MR. GINNODO: We're touching it as little as possible. So, we're literally cutting it in a shape just to go around and patching in where we have to and putting in curbing

that's required. Otherwise, the lot is in really good shape so we don't really need to do anything beyond that at this point.

COMMISSIONER LORENZINI: Sam, just for my own information. Let's say they were going to redo the lot. Do permeable pavers get credit for drainage and they don't have to pay the fee?

MR. HUBBARD: They do contribute, yes, if they help with the overall retention requirement.

COMMISSIONER LORENZINI: All right. That's all I had. I think it's a pretty neat project.

CHAIRMAN ENNES: Thanks, Joe. Bruce?

COMMISSIONER GREEN: As I said in Conceptual Plan, I think it's a great project. A little bit disappointed in the elevation, but you know, beauty is in the eyes of the beholder. So, I think it's great. I think everything you're doing there is phenomenal. It would be a one-of-a-kind property, and every variation you're asking for makes sense. Otherwise, it's really kind of a worthless piece of property; but instead it will be a real gem. So, I'm all for it.

CHAIRMAN ENNES: Bruce, thank you. Jay?

COMMISSIONER CHERWIN: I have no questions. It looks nice to me, and I'll just await the public comments. Thank you.

CHAIRMAN ENNES: John?

COMMISSIONER SIGALOS: I just have a couple of minor questions. On the elevations, you have these white panels. What is that made of?

MR. GINNODO: On the garage structure?

COMMISSIONER SIGALOS: Yes.

MR. GINNODO: Yes, that will be a fiber cement panel that's painted smooth. It will have reveals in between it to kind of articulate the facade and facilitate construction.

COMMISSIONER SIGALOS: I have a question. How is Mr. Para, he has his office there on the first floor also, so there's going to be two businesses run out of this first floor?

MR. PARA: Yes.

MR. GINNODO: Yes.

COMMISSIONER SIGALOS: What type of business does he have?

MR. PARA: Our family's real estate investment company. So, it's just me and a computer --

COMMISSIONER SIGALOS: So, you won't have people coming there that will require parking spaces for your business?

MR. PARA: Correct. No people there, correct.

COMMISSIONER SIGALOS: That's all I have.

CHAIRMAN ENNES: Sue?

COMMISSIONER DAWSON: It was a very thorough presentation, thank you for that. I don't have any questions. I think it's a really interesting use for, as has been stated before, a personal property that really has no other ability to be renovated or used. So, you've done a great job.

My only comment is I wish Commissioner Warskow was here because I think she'd be very proud of all the green elements that you've put into the property. I

know we're increasing impervious which she would have been slightly disappointed with, but that's nothing compared to like the green roof and all the amenities associated with that.

CHAIRMAN ENNES: She's obviously our green Commissioner.

COMMISSIONER DAWSON: Yes, but she's not here. She would have been so proud of it.

COMMISSIONER GREEN: I thought I was the Green Commissioner.

COMMISSIONER DROST: You are the Green Commissioner and kind of covered in hardy board.

COMMISSIONER GREEN: There you go. Horizontally.

COMMISSIONER DROST: Yes.

MR. GINNODO: The Commissioner is welcome to call my office and talk to me if she has any questions.

CHAIRMAN ENNES: Sue, is that it?

COMMISSIONER DAWSON: That's it.

CHAIRMAN ENNES: Okay, George?

COMMISSIONER DROST: Yes. Our experience, we used, our law firm rented that as sort of an overflow property for a while, and we found it to be a wonky piece of property.

CHAIRMAN ENNES: Wonky?

COMMISSIONER DROST: Wonky, yes.

COMMISSIONER DAWSON: Is that a legal term, George.

COMMISSIONER CHERWIN: Technical term.

CHAIRMAN ENNES: Yes, I want to look that up.

COMMISSIONER DROST: No, it's Middle English. It deserves the Paras, so they seem to fit into it very well. I think it's a great project.

MRS. PARA: We are quite a wonky couple.

CHAIRMAN ENNES: Okay, I do have a couple of questions since I wasn't at the Conceptual Review. If the two parking spots that are going to be out by this fence, this decorative fence, if you move those to the east five or six feet, I don't know if that's possible, would that give you the added width where doors wouldn't be bothering the fence? Or the fence won't be bothering the doors?

MR. GINNODO: Yes, it's definitely worth looking at that. It's a good suggestion. The challenge would be, you know, keeping it out of the driveway access.

CHAIRMAN ENNES: Sure. Right.

MR. GINNODO: But that's a really nice suggestion.

CHAIRMAN ENNES: I think it looks great. I'm impressed that you knew that used to be, I think it was a fried chicken place, right?

MR. GINNODO: Yes.

CHAIRMAN ENNES: That was quite a few years ago, so you've got some history here. One of my questions is regarding the stairway. Your first slide showed kind of a, what do you call that, curbed staircase?

COMMISSIONER GREEN: Circular?

COMMISSIONER DROST: Spiral.

CHAIRMAN ENNES: Spiral staircase. But you're not going to have a spiral staircase?

MR. GINNODO: No. Actually those are kind of challenging from a code standpoint.

CHAIRMAN ENNES: Sure.

MR. GINNODO: On the inside turns, they have to have kind of a wider edge to them, and it's expensive.

CHAIRMAN ENNES: In your drawings, it seemed like the stairway was going to come down on the northern end of the garage walk.

MR. GINNODO: It will come down on the southern side of the garage.

CHAIRMAN ENNES: Oh, okay.

MR. GINNODO: The exterior stairs.

CHAIRMAN ENNES: So, the drawing that we have here is more appropriate.

MR. GINNODO: That's the exterior stairs I'm showing now.

CHAIRMAN ENNES: There is an inside staircase also?

MR. GINNODO: Yes, that happens on the north side of the garage inside.

CHAIRMAN ENNES: Okay, well, I'm glad to hear that because who would want to walk down outside stairs with the snow we've gotten over the last week, right?

MR. GINNODO: Yes.

CHAIRMAN ENNES: One other question. So, you're going to have a couple of commercial businesses run out of the first floor, one of which you're going to want some retail exposure. What are you thinking about from a signage standpoint?

MR. GINNODO: Shall I speak?

MRS. PARA: Sure.

MR. GINNODO: Yes, the design of the sign itself is still in development. But there's a, the Village encouraged the sign band frieze zone which you see on a lot of retail spaces. We're letting our siding and the whole structure to just kind of come down, but we're going to define that zone by these lights that kind of stick out and have lights that shine back on them, I don't know if you've seen them. Small but they spread the light over the sign, so the sign will be lit from lights pointed at them rather than a sign that emits its own light. Does that make sense?

CHAIRMAN ENNES: Okay, so it's going to be on the building as opposed to on a post out at the parking lot?

MR. GINNODO: On the building, correct.

CHAIRMAN ENNES: A question for the purchasers, the Petitioner. Are you aware that with this mixed use property, that you'll be able to affect the assessment on the building and you will probably be able to afford yourself to a residential assessment for both the retail and the residential?

MR. PARA: Yes.

CHAIRMAN ENNES: You are, okay. So, that's something that's changed a number of years ago, so that should, your taxes should stay relatively the same with the addition for what that's worth. That's all I have.

I see we have a number of people in the audience. Does anybody in the audience have any questions or comments that they would like to present to the Plan Commission? No? Okay. Any other final questions, or a motion?

COMMISSIONER DROST: No, just the item of the fence. I think, you

know, to the extent it adds convenience to the purchasers or owners, I think that should be of Para-mount consideration.

COMMISSIONER DAWSON: Wow. I don't think, it's not a condition.

COMMISSIONER DROST: No, it's not a condition, but I think it's in the minutes here and that was a late arrival.

COMMISSIONER CHERWIN: Terry's idea about moving the fence, that could be a nice way to --

COMMISSIONER DAWSON: Terry, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-015, a Planned Unit Development (PUD) to allow a building addition to the subject property, and the following variation:

1. **Chapter 28, Section 5.1-14.6, *Required Minimum Yard*, to allow a rear yard setback of 1.7 feet for a dwelling unit where code requires a 30-foot rear yard setback for residential units above the first floor.**

This approval shall be subject to the following conditions:

1. **Compliance with January 9, 2018 Design Commission motion.**
2. **A fee in lieu of onsite detention shall be required at the time of the building permit issuance.**
3. **The Petitioner shall obtain an easement from IDOT to allow for the proposed plantings within the Northwest Highway right-of-way and approval from IDOT for the sidewalk connection from the building to the sidewalk along Northwest Highway.**
4. **The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.**

COMMISSIONER GREEN: I'll second that.

CHAIRMAN ENNES: George, did you have a comment?

COMMISSIONER DROST: No, I have no comment.

CHAIRMAN ENNES: Okay, is there a second?

COMMISSIONER GREEN: I did.

CHAIRMAN ENNES: Oh, I'm sorry. Can we have a roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, you've received a unanimous approval --

COMMISSIONER GREEN: Almost.

COMMISSIONER DAWSON: You skipped me.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: How could that happen?

COMMISSIONER DAWSON: I don't know how that, how did that happen?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

CHAIRMAN ENNES: I don't know. Boy, between me and him, huh?

COMMISSIONER GREEN: Now you've gotten unanimous.

CHAIRMAN ENNES: You've got a unanimous support from the Plan Commission. You will be getting a hearing before the Village Board fairly soon. Do you have a date yet?

MR. HUBBARD: We don't have a date but we're looking for sometime hopefully in early March.

CHAIRMAN ENNES: It's been a while since we've given a unanimous approval, so congratulations and good luck with your project.

MR. GINNODO: Thank you very much.

MRS. PARA: Thank you.

COMMISSIONER DAWSON: It's an appropriate project for Valentine's Day.

CHAIRMAN ENNES: Yes. Okay, anything else?

MR. HUBBARD: We do have a heavy load on the February 28th meeting. As you know, the meeting will start at 7:00 p.m. instead of 7:30. We're anticipating Hearth's Place to come back for their amendment in the PUD to increase the number of units from 16 to 18. We're anticipating the Sigwalt Apartments coming back with their revised proposal. Then of course the return of the Hamilton Partners distribution facility project that was continued at the last Plan Commission meeting. So, hopefully you guys don't have anything --

CHAIRMAN ENNES: It will be a long night.

COMMISSIONER DROST: Yes, there's a lot to get done.

COMMISSIONER DAWSON: That's a lot.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Yes, we're hoping to get done by shortly after 10:00 but we may need to extend.

CHAIRMAN ENNES: Hopefully shortly after 10:00? Okay.

COMMISSIONER DAWSON: All three or just one of them by shortly after 10:00?

MR. HUBBARD: Well, hopefully all three but, you know, you never know.

COMMISSIONER DAWSON: That's quite a meeting you have there. We're going to bring sleeping bags.

COMMISSIONER LORENZINI: I also want to say, Sam, I do like all the graphics you made with the --

COMMISSIONER JENSEN: Yes, very impressive. I agree with Joe.

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: I'm glad you noticed.

CHAIRMAN ENNES: It's a step up.

COMMISSIONER CHERWIN: Good work.

MR. HUBBARD: Thank you.

COMMISSIONER CHERWIN: You're welcome.

CHAIRMAN ENNES: Anything else?

MR. HUBBARD: That's it.

CHAIRMAN ENNES: That's it.

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

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: Thank you, second. All in favor?

(Chorus of ayes.)

(Whereupon, the above-petition was adjourned
at 8:15 p.m.)



Item: 703-709, 715-723 W. Algonquin Rd. - PC#17-013

Department: Planning & Community Development

Recommendation

It is recommended that a continuance until the March 14th, 2018, Plan Commission meeting be granted to allow the petitioner suitable time to address items raised by Weber Packaging Solutions.

ATTACHMENTS:

Description

Memo - Continuance

Type

Memorandum



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 2/23/2018
Re: PC #17-013: Hamilton Partners Distribution Facility, 703-709 & 715-723 W.
Algonquin Rd. – Plan Commission Hearing February 28, 2018

On January 24, 2018, Mike Wauterluk from Hamilton Partners appeared before the Plan Commission for a public hearing to present plans for a two-phased development consisting of a distribution facility at 703-709 W. Algonquin Rd. and 715-723 W. Algonquin Rd. The hearing resulted in a continuance until the February 28th Plan Commission meeting to allow additional time to address three primary issues:

1. Coordination between the petitioner and the owner of Weber Packaging Solutions (711 W. Algonquin Rd.), which is located immediately to the west of the subject property and shares a common access drive with the subject property.
2. Incorporation of required changes by IDOT relative to restricted egress from the driveway along Algonquin Road and changes to the traffic study to evaluate the proposed timing modifications for the traffic signal at Meijer Drive and Algonquin Road.
3. Village coordination with staff from the City of Rolling Meadows, who raised concerns about truck traffic on Meijer Drive and its impact on that street relative to traffic and maintenance.

The petitioner has made changes to the site plan and traffic study as required by IDOT, and staff from the Village of Arlington Heights have met with staff from the City of Rolling Meadows to discuss the maintenance and use of Meijer Drive. The petitioner has also met with the owner of Weber to discuss certain concerns raised by Weber during the January 24th Plan Commission hearing. However, the petitioner is still working with the owner of Weber to resolve all concerns relative to truck traffic, stormwater, and

maintenance of the shared access drive located between the two properties. Since these issues have not yet been resolved, staff is recommending a continuance until the March 14th Plan Commission meeting.

Recommendation:

It is recommended that a continuance until the March 14th, 2018, Plan Commission meeting be granted to allow the petitioner suitable time to address items raised by Weber Packaging Solutions.



Item: Hearts Place - 120-122 E. Boeger Dr. - PC#17-014

Department: Planning & Community Development

Requested Action

1. An amendment to preliminary Planned Unit Development (PUD) Ordinance #17-028 to allow the construction of a two story, 18 unit supportive housing development, which amendment will constitute Final PUD approval.

Variations Required

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Recommendation

The Staff Development Committee recommends approval of the PUD amendment (which shall constitute "Final PUD" approval), and the variations as identified below:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

This approval shall be subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The fire lane connection from the subject property to the parking lot located on the Popeye's property (7 W. Dundee Rd.) must be completed prior to final certificate occupancy of the subject property.
3. The Air Conditioning units placed in the side yard near the front façade shall be relocated behind the building (if feasible), and at a minimum, must be pushed

back so that they are behind the gazebo and screened with additional landscaping.

4. The final landscape plan will be subject to staff review and approval. Additional modifications and/or plantings may be required to achieve compliance with Code.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
Staff Report - Preliminary PUD	Board or Commission Report
Conceptual Plan Review Minutes 12-13-17	Minutes
Justification for Variation	Correspondence
Plat of Survey	Exhibits
Population Estimate	Correspondence
Project Narrative	Exhibits
Architectural Plans	Exhibits
Rendering	Exhibits
Construction Phasing Plan	Exhibits
Engineering & Landscape Plans	Exhibits
Engineering EOPC	Exhibits
Market Study	Exhibits
Parking Study	Exhibits
Photometric Plan	Exhibits
Stormwater Calculations	Exhibits
Tenant Information Manual	Exhibits
Tenant Selection Plan - Final	Exhibits
Department Comments - Round 0	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Comments - Round 1	Correspondence
Resident Feedback Letter	Correspondence



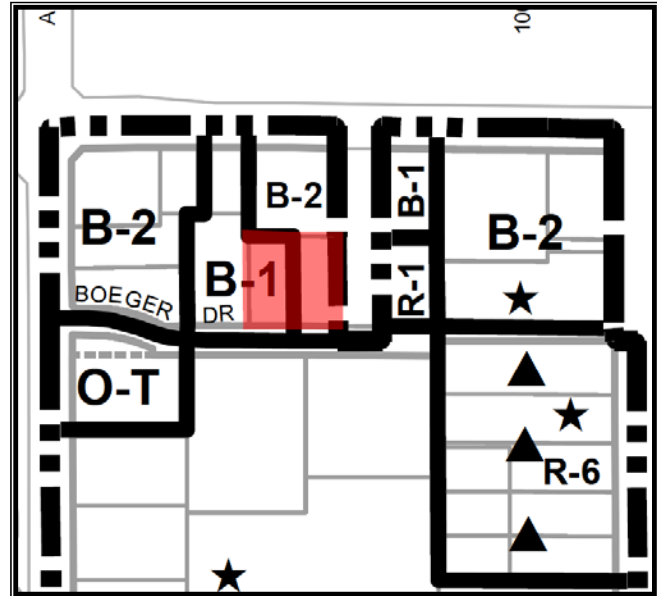
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 17-014
Project Title: Hearts Place PUD
 Amendment
Address: 120-122 E. Boeger Dr.
PIN: 03-08-100-053, 03-08-100-054

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 28, 2018
Date Prepared: February 23, 2018

Petitioner: Richard Koenig
 Housing Opportunities Dev. Corp.
Address: 2001 Waukegan Rd - PO Box 480
 Techny, IL 60082

Existing Zoning: I, Institutional District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

Requested Action:

1. An amendment to preliminary Planned Unit Development (PUD) Ordinance #17-028 to allow the construction of a two story, 18 unit supportive housing development, which amendment will constitute Final PUD approval.

Variations Required:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Project Background:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). In July of 2017, the Village Board approved a Preliminary PUD to allow a 16 unit supportive living facility on the subject property, rezoned the property into the I, Institutional District, approved an amendment to the Comprehensive Plan to change the classification of the subject property from Commercial to Institutional, and granted Preliminary Plat of Subdivision to consolidate the two lots into one lot, and approved the following variations:

1. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
4. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
6. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

The original approval allowed a two-story building with 16 two-bedroom units, however, and the petitioner is proposing an amendment to the unit mix to allow ten one-bedroom units and eight two-bedroom units, for a total of 18 units (two unit increase). Programing and use of the site would remain unchanged, and the facility would still provide a home for individuals living with disabilities that are in need of supportive services.

The previous staff report, which provides details on the use of the property, has been attached for reference.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the preliminary PUD. This amendment will constitute final PUD approval. Final Plat of Subdivision approval must also be obtained, at a future date, once issues with the Plat of Subdivision have been resolved and the necessary items have been provided to the Village. Final Plat of Subdivision approval will required a public meeting with the Plan Commission.

As the Comprehensive Plan was amended during the preliminary PUD approval in July of this year, the proposed use complies with the reclassified Institutional designation.

The proposed amendment to increase the number of units to 18 will require a density variation as the I District regulations only allow a maximum of 16 one and two-bedroom units as based on the size of the subject property. The petitioner has submitted written justification in support of this variation, and staff believes that the necessary criteria for variation approval have been met for the following reason:

1. The overall number of bedrooms in the development has decreased based on the unit mix, despite the overall increase in total number of units. This directly correlates with a reduction in the overall number of allowable occupants within the development, per Building Code regulations. Specifically, the maximum number of occupants has decreased from 64 people to 54 people, despite the increase of two additional units. Therefore, the property will be less dense under the proposed PUD amendment.
2. The proposed density increase does not materially affect the bulk/mass, setbacks, or appearance of the building; the site will remain unchanged relative to the previous approval.
3. Given the low amount of automobile ownership associated with supportive housing facilities, the traffic generated by the density increase will not alter the essential character of the location

The following table illustrates the density figures relative to building code requirements:

	16-unit Development	18-unit Development
Total Number of Bedrooms	32	26
Total Population allowed (per Building Code Occupancy Regulations)	64	52

Finally, the Staff Development Committee asked the petitioner to provide details on the expected population within the facility based on the typical number of people living in one and two-bedroom units found within similar developments in the developers' portfolio. This data illustrates how the change in bedroom mix and unit count affects the overall population that will be living in the facility. Based on this data, two-bedroom units have, on average, around three occupants, and one-bedroom units have, on average, one occupant. Translated to the proposed development, the 16 unit all two bedroom development would expect to have around 49 residents, whereas the 18 unit development with ten one-bedroom units and eight two-bedroom units would expect to have around 35 residents. The detailed population data provided by the petitioner has been included within the packet for the Plan Commission.

Site, Building, and Landscaping

The site will remain unchanged relative to the original approval as the proposed changes relate to the interior of the building. However, certain landscape changes have been made in an effort to accommodate for adequate Fire Department access around the building during emergency situations. Since these changes were presented to staff without sufficient opportunity to review prior to preparing this report, final review and approval of the landscape plan will be at the discretion of staff, who will review the landscape plan as part of the building permit application.

As required by the Design Commission, the petitioner has incorporated a decorative masonry dumpster enclosure to match the architecture of the building. Due to the increased unit count and revised layout of the units, there will be minor changes to the building elevations. These changes are substantially compliant with the original Design Commission approval.

Staff notes that one of the conditions of approval of the preliminary PUD required that the petitioner coordinate with the property owner of the Popeye's restaurant (located north of the subject property) in order to provide the necessary improvements to the access easement on the Popeye's property which will allow for proper exiting of emergency vehicles from the subject property. The petitioner has provided verification that Popeye's will allow these improvements to be constructed on their property in accordance

with this condition. This fire lane connection must be completed prior to occupancy of the subject property.

Another condition of approval related to the placement of the AC units, which have not been placed on the roof of the building but instead located on the ground in two locations; 1) at the side of the building near the front façade, and 2) towards the rear of the building and behind the building. Staff has asked that the units placed near the front façade be relocated behind the building (if feasible), and at a minimum, be pushed back so that they are behind the gazebo and screened with additional landscaping. A condition of approval requiring such has been included.

Parking

Relative to parking, 37 spaces are now required due to the unit increase (33 were required under the 16-unit development proposal), and the provided parking remains unchanged at 33 spaces. Therefore, the following variation is required:

- Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

The petitioner has submitted their written justification addressing the variation approval criteria and has provided a revised opinion from their parking consultant relative to expected parking demand. These documents are provided within the packet for the Plan Commission. Staff is supportive of the variation for the following reasons:

1. The facility is unique in that it provides supportive housing services for individuals with disabilities. As outlined within the documentation provided by the petitioner, these facilities experience a significantly lower parking demand compared to a standard residential facility. In similar developments within the developers portfolio, households that owned a vehicle represented only 37% of the households within the PhilHaven facility located in Wheeling, 37% of the households in the Myers Place facility located in Mount Prospect, and 54% of the households in the Axley Place facility located in Glenview. The subject property will have available at least one parking space for 100% of the households within the Hearts Place development.
2. The variation will not alter the essential character of the locality. On-site parking is expected to accommodate all residents, case workers, and property management staff that will service the facility, therefore, parking is not expected to overflow into the street.

RECOMMENDATION

The Staff Development Committee recommends approval of the PUD amendment (which shall constitute “Final PUD” approval), and the variations as identified below:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

This approval shall be subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.

2. The fire lane connection from the subject property to the parking lot located on the Popeye's property (7 W. Dundee Rd.) must be completed prior to final certificate occupancy of the subject property.
3. The Air Conditioning units placed in the side yard near the front façade shall be relocated behind the building (if feasible), and at a minimum, must be pushed back so that they are behind the gazebo and screened with additional landscaping.
4. The final landscape plan will be subject to staff review and approval. Additional modifications and/or plantings may be required to achieve compliance with Code.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC #17-014

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 28, 2018, AT 7:00 P.M. In the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 17-014, an amendment to Planned Unit Development Ordinance #17-028 to allow an increase in residential units from 16 to 18, Planned Unit Development approval, and Final Plat of Subdivision approval, said property located at 120 and 122 East Boeger Drive in Arlington Heights, IL, and legally described as follows:
Lots 2 and 3 in Hardee's Dundee Road Resubdivision; being a subdivision of part of the Northwest Quarter of the Northwest Quarter and the north half of the southwest quarter of the northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded September 26, 1986 as Document 86439262, in Cook County, Illinois.
The premises are commonly known as: 120-122 Boeger Drive, Arlington Heights, IL 60004
P.I.N.s: 03-08-100-053 and 03-08-100-054
As part of said request the petitioner is requesting the following variations from Chapter 28 of the Municipal Code:
• A Variation from Section 5.1-8.4, Minimum Lot Size, to allow a 40,435 square foot lot where code requires a 43,200 sq. ft. lot.
• A Variation from Section 11.4-1, to allow 33 parking spaces where code requires 37 parking spaces.
And other variations as determined necessary by the Plan Commission.
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.
Terry Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 13, 2018 (4493358)

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 and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the 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 February 13, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Designee of the Publisher and Officer of the Daily Herald

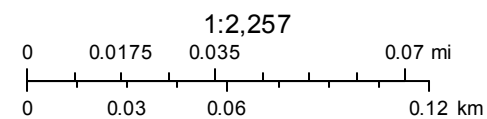
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120-122 Boeger Dr - Aerial



February 3, 2017





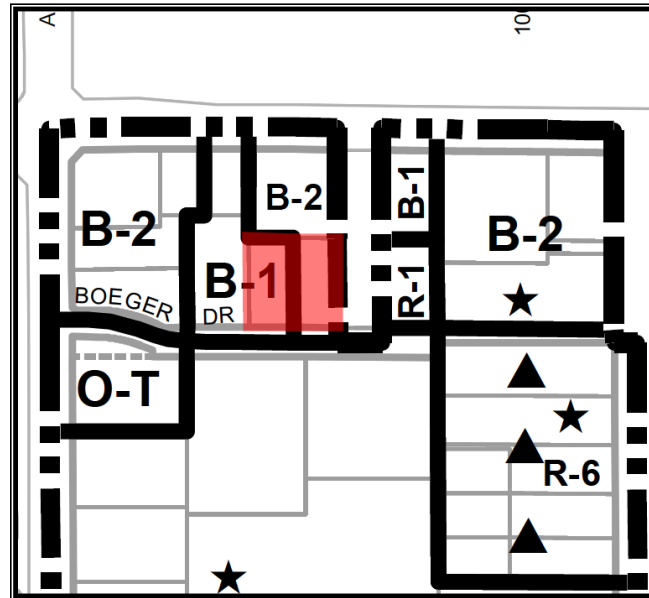
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC #17-004
Project Title: Hearts Place
Address: 120-122 E. Boeger Dr.
PIN: 03-08-100-053, 03-08-100-054

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 26, 2017
Date prepared: April 21, 2017

Petitioner: Richard Koenig
 Housing Opportunities Dev. Corp.
Address: 2001 Waukegan Rd - PO Box 480
 Techny, IL 60082

Existing Zoning: B-1: Limited Retail Business District, and B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

Requested Action:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required:

1. Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
6. Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

Project Background:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2 (General Business District), while the west lot, which has an existing one-story utility building, is zoned B-1 (Limited Retail Business District).

The proposed action, if approved, would allow UP Development (the petitioner) to construct a two-story 16-unit Permanent Supportive Housing (PSH) rental development that would provide a home for individuals living with disabilities that are in need of supportive services. The development would be disability neutral, meaning that it would not cater to any one type of disability and anyone with a disability may qualify to live there, including physical disabilities, mental disabilities, and developmental disabilities. All units within the building would be 2-bedroom; the first floor would contain seven units as well as laundry and storage space, a community room, and two offices that would be used to provide the supportive services to the residents. The second floor would contain nine units. Occupancy of the units would be restricted to no more than four individuals, which would encompass scenarios such as a family with children, a household of related adults, unrelated roommates, and individuals with live-in assistants. The building would have an overall footprint of 9,400 square feet and a total floor area of 18,800 square feet.

Services for the residents would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services they need to remain independent. According to the Illinois Department of Mental Health (DMH), the goal of PSH is to:

- Provide a stable and safe environment for its residents,
- Ensure comfort and decency, and
- Is financially manageable within the resources that the consumer has available.

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for individuals and single parent families with children. Each dwelling unit would be furnished by the developer and would be fully equipped with bathroom, kitchen, living, and sleeping areas. The support services offered to residents would be in areas such as case management, life & parenting skills, and employment support to assist residents in becoming self-sustaining and contributing members of the community.

Four of the 16 units would be restricted to tenants earning no more than 30% of the Area Median Income (AMI), and the remaining units would be restricted for tenants earning no more than 60% of the AMI. Additionally, rental rates would be regulated so that tenants do not pay more than 30% of their income towards rent. The breakdown of income limitations is shown below:

Household Size	2016 AMI		
	30%	60%	100%
1 Person	\$16,170	\$32,340	\$53,900
2 Person	\$18,480	\$36,960	\$61,600
3 Person	\$20,790	\$41,580	\$69,300
4 Person	\$23,070	\$46,140	\$76,900

There would be two full time staff members (property manager and maintenance worker) who will work 9am – 5pm Monday through Friday. In addition to these two employees, case workers and service provider staff may visit the residents as part of the services provided within the PSH model. Key fobs and a door buzzer system will provide security and access for residents.

Prior History

In 2010, the petitioner, who was associated with Daveri Development Group at that time, applied for approval of a PSH project on the subject property, albeit at a different size and density (project was proposed as a 3-story building with 30 units). Multiple variations were required for this project, including the following:

1. A variation from Chapter 28, Section 5.1-8.3, *Minimum Area for Zoning District*, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., *Location*, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. A variation from Chapter 28, Section 5.1-8.4, *Minimum Lot Size* to allow a reduction to the minimum lot size from 73,800 to 40,451 square feet (or an increase in the number of dwelling units from 16 to 30 units)
4. A variation from Chapter 28, Section 5.1-8.10c. to allow a 10% reduction to the minimum unit size from 550 to 495 square feet for the Efficiency units, and from 650 to 585 square feet for the 1-Bedroom units.
5. A variation from Chapter 28, Section 5.1-8.14, *Minimum Distance from Building Wall to Paved Area*, to allow a reduction to the minimum distance from 30 to 3 feet
6. A variation from Chapter 28, Section 11.4, *Schedule of Required Parking*, to allow a reduction to the minimum number of parking stalls from 62 to 24 spaces (15-spaces + 9 landbanked spaces)

The Village Board did not approve the application from 2010, primarily due to concerns over the number and significance of the requested variations.

Variations #1 and #2 as identified above are still required for the present application, however, the need for Variations #3 and #4 have been eliminated. The variation as identified in #5 is still required, although to a lesser degree than previously proposed.

Early Review

On March 17, 2016, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are attached.

Plat and Subdivision Committee

On February 8, 2017, the Plat and Subdivision Committee met to discuss the proposed development. Some concern was expressed relative to the impact of the proposed development on the surrounding properties and the appropriateness of the subject property location given the proposed residential use. The minutes from this meeting are attached.

Housing Commission

On March 7, 2017, the Housing Commission met to discuss the proposed development. Per the Village's Affordable Housing Policy, 10% (2 units) of the units within Hearts Place are required to be affordable. As Hearts Place will have 25% (4) of the units for individuals earning at or below 30% of AMI and 75% (12) of the units for individuals earning at or below 60% of AMI, the proposed development conforms with the Village's Affordable Housing Policy. The Housing Commission made a positive recommendation to the Village Board, and the meeting minutes are attached.

Zoning and Comprehensive Plan

Based on the information provided, Staff has determined that the land use is most consistent with a *Care Facility, Intermediate*, which according to Chapter 28, Section 3.2-41 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". According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a Care Facility, Intermediate is a permitted use in the I, Institutional District. Since the subject property is currently zoned B-1 and B-2, a rezoning into the I District is required.

To proceed forward, the Plan Commission must review and the Village Board must approve three primary zoning actions. The first action is the aforementioned rezoning. The second action is an amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional. The last action is a Planned Unit Development, which is required for any development in the I, Institutional District. Several variations from the zoning code have also been identified and will be discussed throughout this report. For each variation, UP Development has provided written justification based on the following hardship criteria:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

Neighborhood Meeting

Staff requested that the petitioner hold a neighborhood meeting for any interested residents within Arlington Heights and Buffalo Grove that wanted to learn more about the proposed development. The petitioner sent notices to nearby property owners and held a meeting on March 7, 2017. The petitioner estimates that around 30 people showed up to this meeting and has provided a summary of the meeting discussion (attached).

ANALYSIS

To determine if an affordable multi-family housing development is appropriate for this location, the Staff Development Committee conducted a thorough evaluation relative to the long term suitability of commercial for the site, the appropriateness of residential at this location, the relationship to the surrounding commercial properties, and the compatibility with the Village's Consolidated Plan. Staff also evaluated concerns relative to public transit as well as conformance with Village Code requirements. Pursuant to the findings outlined within this report, the Staff Development Committee supports UP Development's request for the following reasons:

1. Complies with the Village's Consolidated Plan.
2. Consistent with the Village's Multi-Family Affordable Housing Policy (adopted on December 7, 1998), which promotes adequate housing for all the community's people; to create and/or maintain sound viable neighborhoods, to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals, and to expand housing opportunities for all members of the community.
3. Consistent with the following Goals and Policies of the Village's Comprehensive Plan:
 - **General Planning Goal #9:** To promote affordable housing for various income levels and housing types.
 - **General Planning Policies #2:** To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents.
 - **Land Use Policies #3:** The rezoning of land should be considered only where such rezoning is supported by detailed studies.
 - **General Population and Housing Goal #4:** Encourage a wide variety of housing alternatives by type, size, and price range.
 - **Population and Housing Policies # 6:** To provide a wide variety of housing for young, elderly, disabled, and single households
4. The proposal is compatible with the surrounding properties

Long Term Commercial Suitability

Contextually, the subject site is part of a larger commercial block that consists of a variety of vehicle intensive and destination related uses that are bounded by Dundee Road to the north, Boeger Road to the south, the Old Arlington Heights Road to the east, and Arlington Heights Road to the west. Based upon the existence of multiple property owners within this area, it is unlikely that the subject site would develop in a unified approach with the adjoining properties. The surrounding properties are developed and have commercial/retail businesses that are well-established and economically viable. Also, the owners of these businesses have re-invested and improved their sites over time. For example, the Popeye's directly behind the property went through exterior renovations last year, and the McDonalds restaurant along Dundee Road was torn down and reconstructed less than three years ago.

The site and its surrounding environs are zoned B-1 and B-2. These districts are intended for commercial/retail related uses. Staff is of the opinion that this site is a marginal commercial site given that the property fronts onto a Local Street (Boeger Road) and lacks direct access and visibility to Arlington Heights Road and Dundee Road. It is important to note that if said property was located along a major arterial street, Staff's position on the viability of the site for commercial would be different and the recommendation would be to preserve the underlying commercial designation. The more likely use for the property is a destination related use such as professional office. Staff estimates that a 13,000 square foot office building could be built on the property and comply with code. However, the office market is weak with the vacancy rate in the northern portion of Arlington Heights at 17.7%, and the vacancy rate for the Northwest Suburban Office market as a whole at 20.7%. These vacancy rates and the secondary nature of Boeger Road, further adds to the challenge of redeveloping the site for commercial. Furthermore, the property owner has marketed the site on and off for more than ten years and has had little success and interest from commercial developers. According to the real estate agent for the property, the price has been reduced 12 times over the last several years, resulting in a 69% reduction to the original asking price.

Residential Suitability

Staff is of the opinion that the site is adequate for an affordable residential development. Even though the property is encircled by commercial zoning, the nature of the surrounding land uses are compatible with an affordable multi-family development. To the north are several commercial businesses and restaurants (some with a drive-through) that have operating hours that do not extend beyond 11:00 PM. To the south, there is an antenna tower and a lawn care/landscape contractor. To the east is a vacant parcel of land that is located in the Village of Buffalo Grove and zoned for commercial development (B-1, Limited Retail). Further beyond this site are several one story office buildings and a housing development that is approximately 225 feet from the site and commonly known as Timber Court, which has several affordable units. To the west is a day care facility. The site is also within a short walking distance to a major commercial node at Arlington Heights Road and Dundee Road. This node includes a grocery store, drug store, various restaurants, and several general merchandise businesses. The land use relationship between the proposed multi-family and the surrounding commercial uses is not unique. Throughout the Village there are commercial developments abutting residential neighborhoods. With proper screening and design, these land uses are compatible.

Village of Arlington Heights Consolidated Plan

The Village of Arlington Heights Consolidated Plan is a comprehensive five year planning document that identifies the overall housing and community development needs of the Village, outlines available programs and resources, and establishes a strategy for prioritizing and addressing housing needs and economic opportunities for low and moderate income people within the community. The Consolidated Plan and Annual Action Plan constitutes the Village of Arlington Heights' application for Federal Community Development Block Grant (CDBG) funding for housing and community development programs through the US Department of Housing and Urban Development (HUD).

The 2015-2019 Consolidated Plan identifies as a high priority a need for special housing options for persons that are non-homeless, including housing for individuals with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). Specifically, the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community". The proposed development is not a shelter for homeless individuals and will provide permanent housing for persons with disabilities, as well as supportive services for the residents that reside there. In this way, the proposed development conforms to the Consolidated Plan of the Village.

To demonstrate a need for this type and size facility at this location, the applicant commissioned an independent market assessment that was prepared by Development Strategies. Within the Village of Arlington Heights, an estimated 3,000 people are living with disabilities and could qualify for this type of housing. The study analyzed similar facilities within nearby communities such as Mount Prospect and Glenview, and found those facilities to both have extensive waitlists. Staff believes substantial demand exists for this project.

Access to Public Transit

Since most of the residents will not own an automobile, having access to public transit is an important component of the development. Currently, PACE Route 604 runs along Dundee Road with a bus stop at the corner of Arlington Heights Road and Dundee Road. This route provides transportation to the Woodfield Mall in Schaumburg, as well as to the Northwest Transportation hub near the Woodfield Mall, which allows transfer to eight additional bus lines. The 604 runs Monday through Saturday and does not run on Sundays.

Located 1.3 miles to the east at the intersection of Buffalo Grove Road and Dundee Road (and accessible via the 604) is PACE Route 234, which provides access to four Metra Stations (Wheeling, Mount Prospect, Cumberland, Des Plaines) along two Metra Lines (North Central and Union Pacific Northwest), as well as the Holy Family Hospital, and Randhurst Mall. Route 234 also extends to the Buffalo Grove Metra Station (North Central Line), during rush hour on weekdays. The 234 only runs on the weekday.

Wheeling Township offers a Dial-a-Ride service to residents who are either 60 and older or have a permanent disability. Future residents of Hearts Place would qualify for this service, which operates between 9:00 AM and 3:30 PM on weekdays only. Although several public transit options exist during the weekday for individuals living at Hearts Place, these residents will need to find viable options for transportation on Sunday. The petitioner acknowledges that limited transportation options on weekends exist at other facilities within their portfolio, and residents tend to structure their week to work around Sunday travel limitations. There are adequate transportation options exist within the surrounding vicinity to accommodate the needs of Hearts Place.

Compatibility to adjacent properties

Staff has toured Meyers Place in Mount Prospect, a 39 unit PSH facility for individuals with disabilities, as well as the Axley Place in Glenview, a 13 unit PSH development for individuals with disabilities. Both developments appeared well maintained on the inside and outside, with attractive designs and quality exterior landscaping. While touring each sites, staff observed ample parking available at both facilities (although Axley Place in Glenview is in the final stages of construction and not all families have moved in yet).

The Arlington Heights Police Department reached out to other communities to determine if similar facilities have had a history or issue associated with public safety. Their findings included an analysis of the history of emergency calls at the Myers Place facility in Mount Prospect, which found that the number of calls was not abnormal and was typical for what could be expected at a 39 unit rental apartment facility. Furthermore, the Mount Prospect Police confirmed that the owner of the site (UP Development) was cooperative and easy to work with. Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and a daycare facility to the west.

When a similar PSH development was proposed for this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony backgrounds. Per council, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it is necessary to achieve a substantial, legitimate, nondiscriminatory interest. The petitioner has stated that they will require all applicants to undergo criminal background checks and a criminal history may render an applicant ineligible for housing.

During the previous application in 2010, the applicant provided the Village with a preliminary "Tenant Selection Plan" that outlined the selection process and tenancy requirements and procedures for eligibility. The applicant has provided staff with a blank "Tenant Selection Plan" within the current application, which should be completely filled out to allow staff to understand selection preferences for residents and the screening process for applicants. A condition of approval to require a draft of this document prior to Village Board preliminary approval has been included.

Finally, the petitioner has provided three studies which evaluate the impact of permanent supportive housing facilities on neighboring property values. Each study concluded that these facilities have a negligible effect on neighboring property values, and often cases when they involve the redevelopment of blighted or vacant properties, they often improve the value of property in the vicinity. These studies have been attached.

Conformance with Zoning Standards

A detailed zoning assessment was conducted as part of the formal review process. Pursuant to said review, the proposed development complies with all Institutional zoning standards relative to building setbacks, density, unit size, Floor Area Ratio, lot coverage, and building height. However, several other variations relative to the zoning district size, location, accessory structure location, and loading space requirement have been requested.

Minimum Zoning District Size

The minimum size for an Institutional zoning district is 2 acres. In addition, all institutionally zoned land that is less than four acres in size must have frontage along a Collector Street as defined by the Village's Thoroughfare Plan. Since the property is 0.93 acres and is located along a Local Street, the following variations are required:

- **A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2 to 0.93 acres.**
- **A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.**

The size of the property is sufficient to accommodate the scope of the project. The building complies with all applicable bulk requirements, such as building setbacks, lot coverage, and Floor to Area Ratio. Also, the orientation and positioning of the building allows for parking along the east side of the building, which preserves the greenspace between the building and the daycare facility to the west. The development is a low intensive use that will not have an adverse traffic impact on Boeger Road.

Building-Pavement Separation

The Institutional district requires a minimum separation of 25 feet between the building and any paved surface. Pursuant to the site plan, the eastern portion of the building is 15 feet from the parking lot. As a result, the following variation is required:

- ***A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet***

The windows of the three units on the first floor of the eastern elevation that faces the parking lot are setback 17' and 19' from the pavement (with most being 19') and this represents only a minimal encroachment into the 25' setback area. The only portion of the building that encroaches the full 10' into the required 25' setback area is for offices and a mechanical room. Providing, at a minimum, 17' of separation between the 1st floor units and the parking lot will not create a nuisance to future residents.

Traffic Study

According to Chapter 28, Section 6.12, Traffic Engineering Approval, all PUD developments requiring Plan Commission approval and not adjacent to a major or secondary arterial must provide a traffic and parking study. The applicant has provided a parking study but has not provided a traffic analysis. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 6.12-13, Traffic Engineering Approval, to waive the requirement for a traffic study.***

Staff compared the number of parking spaces required for a 16 unit supportive living facility (33 spaces) versus the number of spaces needed to accommodate code required parking for a 13,000 square foot office building (43 spaces), and determined that the proposed rezoning and subsequent supportive housing development would result in less traffic when compared to the possible development that could occur under the existing Zoning classification. As such, a traffic study was not warranted and staff supports the requested variation.

Accessory Structure Location

The petitioner has proposed a gazebo located to the west of the existing building, which is located in the side yard. The proposed gazebo is an accessory structure, and all accessory structures are required to be located in the rear yard. As such, the following variation is required:

- ***A variation from Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard***

Given the population of the proposed facility, which will include persons with physical disabilities who have limited mobility, access to outdoor amenities in the immediate vicinity is necessary. Relocating the gazebo further north and into the rear yard would cause the structure to be pushed further away from the rear entrance to the building. Furthermore, moving the gazebo into the rear yard would place this element adjacent to the exterior play area of the daycare to the north, where currently the proposed gazebo is proposed for the side of the daycare building (approximately 32' setback of the daycare building). The gazebo will be well screened from the view along Boeger Drive with heavy landscaping, and staff supports this variation.

Loading Space

All institutional developments within the I District are required to provide a loading space if they are greater than 10,000 square feet in floor area. As the proposed PSH will be 18,800 square feet, one loading space is required. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property***

Given that the petitioner will be providing all required parking spaces, there will likely be ample ability to utilize the open parking spaces for loading or unloading if necessary. Additionally, as the facility will be fairly small with only 16 units, move-ins/move-outs will occur less often, which will minimize the need for a loading space. The requested variation is therefore reasonable and staff is supportive of the request.

Fire Accessibility

Fire trucks that may need access to the site will either park along Boeger Drive to access the west of the building, or will pull into the parking lot to access the interior or eastern/northern elevations of the building. In order for a fire truck to conveniently leave the site, it will need to travel north utilizing an existing access easement onto and through the Popeye's property to access Dundee Road. The applicant will need to work with the owner of the Popeye's site to coordinate this connection, and this connection will need to be designed as part of the Final PUD approval process. Furthermore, certain changes/additional pedestrian access pathways may be needed to comply with the requirement to provide an unobstructed path of travel to all exterior openings on the building. These minor changes can be made during Final PUD review.

Landscape & Tree Preservation Issues

According to the tree preservation plan there are 19 within the property boundaries that have a trunk caliper size of three-inches or greater. All of these trees will be removed due to their location within close proximity to the foundation of the building and the underground infrastructure (sanitary line and storm sewer) that will be installed to serve the development. However, the petitioner has proposed to plant 21 trees onsite, including 8 Colorado Blue Spruce evergreens to accommodate for the removal of the 6 mature evergreen trees of the same species. The end result will be a development that includes more trees and shrubs than the previous property contains. It should be noted that in order to comply with the Design Commission recommendation, the petitioner will be relocating some of the air conditioner units that are along the gazebo to the rear of the site, and additional evergreen plantings will be added to the air condenser units in front of the patio area to further screen these elements from the street.

In order to provide additional screening to the east, west, and north, a 6' wood privacy fence will be installed around the perimeter of the property. Where this fence crosses the access easement along the northern property line, a swinging or sliding gate will need to be provided that meets the requirements for proper emergency access. Additionally, a code-compliant photometric plan will be required during Final PUD review.

Parking

Relative to parking, 33 spaces are required by the parking regulations and the applicant has provided 33 onsite parking spaces to comply with code (See Table 1 below). Furthermore, they have also provided, at the request of Village, a limited scope assessment relative to parking. The assessment found that similar PSH developments in nearby suburbs generated a 0.33 parking space per unit demand (on average). Finally, the petitioner has also provided supplemental parking counts at the Myers Place and PhilHaven facilities to verify low parking demand. These counts are summarized below:

	Myers Place			PhilHaven	
	Exiting 67 Space Parking Lot 39 Occupied Units			Exiting 65 Space Parking Lot 37 Occupied Units	
	Parking Spaces Occupied	Parking Spaces Vacant		Parking Spaces Occupied	Parking Spaces Vacant
4/12/17 (Morning)	11	56		21	44
4/12/17 (Afternoon)	7	60		18	47
4/12/17 (Evening)	11	56		17	48
4/16/17 (Morning)	13	54		13	52
4/16/17 (Afternoon)	8	59			
4/16/17 (Evening)	12	55			

Based on their survey which indicates ample on-site parking is available, and the fact that the petitioner's experience with other similar sized PSH developments found that most residents are not expected to own an automobile, it is not believed that parking will be an issue.

Table 1: Parking Assessment

Use	Square Footage / # of Units	Parking Ratio	Required Parking
Apartments	16 units	2 spaces / unit	32 spaces
Office	252 square feet	1 space / 300 SF	1 spaces
Total Required			33 spaces
Total Provided			33 spaces
Surplus / (Deficit)			0

When the Boeger Place development was proposed on the subject property in 2010, that development included 30 units and only provided 15 parking spaces (24 spaces total when including land-banked spots). Additionally, PACE bus route #690 that ran along Dundee Road and served the development had just been discontinued prior to the Village receiving the application in 2010. As a lack of transit options existed at the time, the project was required to explore additional transportation options, including staff provided transport for the residents of the facility. PACE bus route #604 has recently been established to provide transit service along Dundee Road, and adequate transit options exist for the future residents of the facility. As such, no staff provided transportation will be required.

Design Commission

The proposed development was approved by the Design Commission on April 6, 2017. The proposed building design incorporates the principals outlined in the Village's Design Guidelines as well as residential elements including a pitched roof, masonry veneer, large windows, and a low building profile to minimize the overall mass of the structure. According to Code, the maximum building height in the Institutional district is 45 feet. The building height is 24.5 feet as measured to the mid-point of the roof slope. The building does not have a basement, and will be fully alarmed, detected and sprinklered. Furthermore, said structure complies with all applicable accessibility, building, health, and life safety code requirements. Compliance with all Design Commission approval conditions will be a requirement of this PUD.

Utilities and On-Site Detention

In order to serve this development, the water main along Boeger Drive must be extended, which currently terminates east of the subject property. Additionally, an 8-inch private sanitary sewer line that services the adjacent property to the north (Popeye's Restaurant) bi-sects the subject site and must be relocated in conjunction with this development. The engineering plans show both the water main extension and sewer line relocation and the developer will be required to make these infrastructure improvements as part of this project. Finally, on-site detention will be provided within a storm water vault, which will be located underneath the parking lot. Maintenance of this storm water vault will be the responsibility of the property owner.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the following items:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
6. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
7. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
8. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
9. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

This approval shall be subject to the following conditions:

1. The petitioner shall have 24 months from Final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of Final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development become null and void and the zoning reverts back to its original B-1 and B-2 classifications and the Comprehensive Plan designation reverts back to "Commercial".
2. 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 meeting all HUD defined income levels.

3. The petitioner shall coordinate with property owner of the Popeye's restaurant to provide the required improvements to the access easement to allow for proper exiting and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to Final PUD approval.
4. The petitioner shall provide the following onsite staffing:
 - a. Property Manager and Maintenance Staff – Monday through Friday 9am to 5pm
 - b. Case Workers and Service providers staff – as needed. The petitioner shall provide estimates for the minimum hours for review and approval by the Village
5. Additional unobstructed paths of travel around the building may be required during Final PUD.
6. Shall comply with all Design Commission recommendations from April 6, 2016.
7. The petitioner shall provide a draft of the Tenant Selection Plan and Hearts Place Apartments Resident Manual prior to consideration by the Village Board, for review and approval by the Village.
8. Petitioner shall work with Staff to relocate and screen ground mounted condensing units to the northwest corner of the property to the extent feasible.
9. A code-compliant photometric plan shall be required as part of Final PUD.
10. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

April 21, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File #17-004

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

December 13, 2017

Project Title: Hearts Place PUD Amendment
Address: 120-122 E. Boeger Dr.
Petitioner: Richard Koenig
Housing Opportunities Dev. Corp.
2001 Waukegan Rd - PO Box 480
Techy, IL 60082

Requested Action:

1. An amendment to preliminary Planned Unit Development (PUD) Ordinance #17-028 to allow the construction of a two story, 18 unit supportive housing development, which amendment will constitute Final PUD approval.
2. Final Plat of Subdivision.

Variations Required:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Attendees:

Richard Koenig, Housing Opportunities Dev. Corp.
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). In July of 2017, the Village Board approved a Preliminary PUD to allow a 16 unit supportive living facility on the subject property, rezoned the property into the I, Institutional District, approved an amendment to the Comprehensive Plan to change the classification of the subject property from Commercial to Institutional, and granted Preliminary Plat of Subdivision to consolidate the two lots into one lot, and approved the several variations:

The original approval allowed a two-story building with 16 two-bedroom units, however, the petitioner is proposing an amendment to the unit mix to allow 10 one-bedroom units and 8 two-bedroom units, for a total of 18 units (2 unit increase). Programing and use of the site would remain unchanged, and the facility would still provide a home for individuals living with disabilities that are in need of supportive services.

Meeting Discussion:

Mr. Koenig began by refreshing the Commissioners on the details of the previously approved PUD. The initial proposal was for a new construction project consisting of 16 two bedroom affordable housing units. In the time since approval, the project has secured financing from the Illinois Housing Development Authority (IHDA). While the funding is available for the project as approved, a strong recommendation was made during the review process for the project; IHDA recommended that the majority of units available be one bedroom units. The petitioner is seeking to amend the PUD in order to accommodate this recommendation, which would be an increase to 18 units from 16 units. The unit mix would be 8 two-bedroom units, and 10 one-bedroom units. There would be no other modifications to the site or exterior of the building. The total number of bedrooms

would be decreased, from 32 under the initial proposal to 26 under the new proposal. Consequently, this decrease would also reduce the maximum potential number of residents. The petitioner believes that this proposal balances the goals of IHDA with the approved plans from the Village.

Mr. Hubbard explained that the project was approved for Preliminary PUD in July of 2017. The property was rezoned into the Institutional district with a corresponding change to the Comprehensive Plan. A number of variations were also approved at the time. He stated that the petitioner was proposing to increase the number of units from 16 to 18, though the overall number of bedrooms would decrease. By the density requirements governing Institutional districts, however, the maximum number of units allowed for this property would be 16. Therefore, this request for an increase to 18 units would require a density variation in addition to an amendment to the PUD.

Mr. Hubbard stated that the change to the number of units also increases the code-required amount of parking. Under the previous proposal, the site had a 1-space surplus with 33 spaces provided. Under the new proposal, 37 spaces are required, resulting in a 4-space deficit. Therefore, the petition requires a variation for parking with the new proposal. Staff is supportive of the parking variation, as the petitioner has provided data that indicating that supportive living developments have lower a parking demand than a typical apartment building. Staff is generally supportive of the density increase as well, especially considering that the overall number of bedrooms will be reduced. Per the Building Code occupancy standards, the maximum number of residents would also decrease despite the increase in units. To supplement this, Staff has also asked the petitioner to provide data from their comparable supportive developments to illustrate typical number of residents living in one and two bedroom units. The petitioner had provided this data on the day of the meeting, and a preliminary examination of the data corroborated the theory that the increase in units does not correlate with an increase in population.

Mr. Hubbard said that there were still a few unresolved issues as outlined within the Preliminary PUD Conditions of Approval, one of which was resolving the cross access easement to the Popeye's site north of the development. If the petitioner provides all documents needed to address the items as outlined in the Preliminary PUD Conditions of Approval, and all items needed for Final Plat of Subdivision approval, the Preliminary PUD amendment approval would also constitute Final PUD approval. Although changes to code have eliminated the requirement for Final PUD approval, since Final PUD approval was specified as a Condition of Approval in the initial ordinance, in this case it would be required. Staff is generally supportive of the amendment, with comments limited to the concerns already expressed.

Commissioner Cherwin stated that as far as he's concerned, the proposed increase in density translates to a decrease in individuals. Considering the type of use on the property, he has no issue with the variation of parking. He stated that he had no questions regarding the project.

Commissioner Jensen stated that the definition of density per code is odd. He assumes that the density controls are aimed at controlling the number of people, not necessarily the number of rooms. He believes that the code should define density on the basis of what should be controlled, in this instance the number of people. In his opinion, the developer is proposing a decrease in density, whereas the Village code defines the proposed change as an increase in density. In the future, when examining changes to code the density definition should be changed. In regard to parking, the data provided illustrated that the people occupying these units did not create a parking demand close to that of a typical apartment building. He stated that he had no other concerns, as the petitioner is only proposing a change to the unit mix and the Village Board has already approved the project.

Commissioner Green stated that his only comment was that, in the past, when projects similar to the one proposed have been reviewed, the logic has been that if the development as proposed fails, it has sufficient parking. In this instance, if this project fails and is converted into standard apartments, it would be under-parked with no guest parking. That is his primary concern. Also, in regard to density, when Commissioner Green has previously approached the Village Attorney regarding changing the metric to people, the response he received was that it is most likely unconstitutional to limit the number of people you can have in your dwelling unit. By this logic, the maximum density would be the highest number of people that could be fit into the unit. He stated that, for this reason, the issue of density is a non-starter for him, it has no basis in reality and cannot be policed.

Commissioner Jensen asked if, because of that reason, that is why density is defined by number of units rather than number of people.

Commissioner Green stated that it was his understanding that one could have 400 people in a one-bedroom unit if they all fit. While that is an extreme example, that is why he holds the sentiment he does in regard to density.

Mr. Hubbard said he believed the definition of “family”, not density, was what made it difficult to regulate how many people can live in a housing unit or single-family home. Specifically, “family” could not be defined as “anyone related by blood” due to the many variations in what constitutes a modern family. As such, there could be a family of 15 people all occupying a single-family house, provided that the house had the appropriate number of bedrooms. In that regard, classifying a structure or zoning district as “single-family” did not provide a means to limit the density. However, the Building Code limits density based on occupancy standards for bedrooms. As such, 15 people could not live in a single bedroom without violating Building Code. The occupancy regulations outlined in the building code were the best means to regulate density of any unit.

Commissioner Green stated that, going back over it, Fire Code should be a limiting factor on the maximum number of occupants.

Commissioner Jensen asked the petitioner if any of the other facilities surveyed as part of the traffic study had any issues with the number of people in units.

Mr. Koenig stated that, per their policy, anyone occupying a unit needs to be on the lease. As such, if there is anyone extra living there the management usually finds out during a site visit.

Commissioner Jensen asked how many people were usually allowed per unit.

Mr. Koenig answered that the standard number of people allowed is 2 per bedroom. Some communities allow additional family, which pushes the limit, so typically they go with the code limit of maximum occupancy for a bedroom.

Commissioner Jensen asked if having 10 people in a bedroom would violate the policy.

Mr. Koenig said that management would have to find out first.

Commissioner Jensen asked if after finding out, management would be able to take action as they would be exceeding the maximum occupancy allowed by code for the unit.

Mr. Koenig reiterated that they would not allow more than two people per bedroom.

Commissioner Green stated that it would be a policing issue, as management cannot simply barge into a unit.

Mr. Koenig stated that his company requires regular (twice yearly) unit inspections. Residents are given 48 hours notice, and management physically enters the unit to look around.

Commissioner Green stated that he understands. He stated that there are issues in the Village with two separate families occupying one house, and that many inspectors do not want to confront that issue.

Commissioner Cherwin pointed out that the management for this development would not be relying on the Village for enforcement, as they have their own standards and procedures for inspecting units.

Commissioner Green said he agreed, and that the petitioner had a better opportunity to police those kinds of situations.

Commissioner Jensen said he didn't see the petitioner having any issue with the full Plan Commission as long as the petitioner deals with the issues raised by Staff in their report.

Commissioner Green said the petitioner will need to deal with the issues raised in the Staff Report in order to obtain final PUD approval. He also reiterated that his concerns were the same as they were with the prior proposal. Specifically, that the site was too small.

Commissioner Jensen mentioned that the Village Board had ruled in favor of the project. He said that the unit mix in the new proposal is more sensible, though he doesn't know what metric the petitioner used to determine this new mix.

Commissioner Cherwin said he believed it was based on demand experienced with other similar projects.

Commissioner Green said that he had not voted in favor of the proposal last time. He said that if he had voted for denial last time he would vote for denial this time for the same reasons. He said that if the project was a block away, it would be perfect. If the project was located on a site that was two acres in size, the project would conform to the zoning regulations and wouldn't have any zoning issues.

Commissioner Jensen asked when the petitioner would be going before the Plan Commission.

Mr. Hubbard said they first needed to submit their application.

Commissioner Jensen asked the petitioner how close they were to submitting their application.

Mr. Koenig said they were aiming to submit their application the following week.

Mr. Hubbard said it would most likely go before the Plan Commission in early 2018.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

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

Tab 10 – Written Justification for Requested Variations

Housing Opportunity Development Corporation (HODC) seeks an amendment to the ordinance approved on July 10th, 2017, which granted preliminary approval of a planned unit development in reference to the Heart's Place development proposal located at 120-122 Boeger Dr. We ask the Village to amend said ordinance to grant additional variances as required to allow for a shift in the unit mix to now include a total of eighteen (18) units, consisting of ten one-bedroom apartments and eight two-bedroom apartments for a total of (26) twenty-six bedroom in the development. The preliminary approval from July 2017 included a unit mix of 16 apartments for a total of thirty-two (32) bedrooms. The additional variances requested are as follows:

1. A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum lot size per dwelling unit from 2,400 to 2,251 sq. ft.
2. A variation from Chapter 28, Section 11.4., Schedule of Parking Requirements, to reduce the parking requirements for the proposed project from 37 to 33 parking spaces.

Below please find a written justification to support the requested variances, as listed above.

Variances

We respectfully request the following additional zoning variances for the project, based on the criteria identified under each respective variance:

1 A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum lot size per dwelling unit from 2,400 to 2,251 sq. ft.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

The scarcity of the state and local resources that will be employed to finance the construction of the proposed development demands that Heart's Place provide the maximum amount of dwelling units through the smallest possible investment of such scarce resources. The necessity to increase the unit count, and thus decrease the lot size per unit, derives from a need to decrease the overall development cost per unit in order to increase the efficacy, in terms of total dwelling units provided, of the public and private resources that have been investment in this project. A reasonable return on this investment therefore requires a reduction to the minimum lot size per dwelling unit.

- b) The plight of the owner is due to unique circumstances.*

While the proposed owner of the lot in question, Heart's Place, LP, has successfully obtained the necessary funding commitments for the construction of the project, it also has the responsibility of making sure public resources are utilized in an efficient manner. The owner has thus committed to reducing, inasmuch as possible without impacting the quality of the final product, the per unit cost of the proposed housing project. Protecting public resources is a concern that most developers do not face; this is a unique circumstance of the project that creates the need for the requested variation. Heart's Place meets the goals of the local affordable housing ordinance as well, which can be a contradictory to the local zoning code when not amended.

- c) The variation, if granted, will not alter the essential character of the locality.*

The approved PUD ordinance allows for the development of a building containing 16 two-bedroom units. Per the Village's own calculations, that equates to a maximum occupancy of 64 persons – assuming the maximum occupancy of two individuals per bedroom. The currently proposed configuration includes 10 one-bedrooms and 8 two-bedrooms, for a total of 26 bedrooms. This would translate to a maximum occupancy of 52 persons, a near 20% drop in human density. While the local code is written to only

analyze density by dwelling units, that does not account for the family size and impact on the site. The new proposed configuration would therefore create an even smaller stress on the area's existing infrastructure than the proposal that was approved on July 10th. It will not, therefore, alter the essential character of the locality.

2. A variation from Chapter 28, Section 11.4., Schedule of Parking Requirements, to reduce the parking requirements for the proposed project from 37 to 33 parking spaces.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

As highlighted above, the property is highly unlikely to yield a reasonable return on the investment of public and private resources that make it possible without an increase in the number of units. As discussed during the preliminary PUD approval process, the total acreage of the site make it impossible to provide more than the proposed 33 parking spaces while still abiding by the required setback, landscaping, and building design requirements. This variation on minimum parking requirements thus becomes necessary for the unit increase, on which the reasonability of this project's return on investment depends, to be feasible.

- b) The plight of the owner is due to unique circumstances.*

Section 11.4 of the zoning code does not explicitly specify a minimum parking requirement for Permanent Supportive Housing ("PSH") developments or for Care Facilities, a category which the Village of Arlington Heights staff indicated PSH Developments fall under. Rather, it specifies that "[f]or uses not listed heretofore [...], parking spaces shall be provided on the same basis as required for the most similar listed uses." The current requirement for two spaces per dwelling unit is based on the requirement for Multiple Family Dwellings in the R-6 Zoning District, but this is not an accurate approximation given the differing driving and parking needs that can be expected from the future residents of the project. As the enclosed update to the parking study details, it is highly unlikely that the parking demand of the project will exceed 33 units at any point during its lifetime. Since there are no explicit parking requirements for PSH developments and the currently imposed requirements do not accurately reflect the proposed land use, the owner is faced with a unique circumstance that requires this variation on parking requirements.

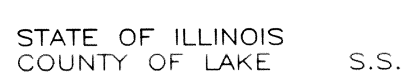
- c) The variation, if granted, will not alter the essential character of the locality.*

As explained in the above-mentioned parking study, the automobile traffic and parking demand generated by Heart's Place will be minimal

based on lack of car usage. In fact, as demonstrated by the low rate of automobile ownership among residents of this type of development, the traffic and parking demands generated by Heart's Place is likely to be significantly lower than that generated by the surrounding businesses, health care facilities, and multifamily residences. Heart's Place will not create a demand for parking greater than the off-street parking spaces it supplies, and as such will not create spillover parking on the street and thus will not alter the essential character of the locality.

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

Dundee Road



DATED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF
February, A.D. 2010.

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF ILLINOIS" at the bottom, separated by small dots. The center of the seal contains the name "BRYAN J. LEE", the number "3618", and the location "GRAYSLAKE ILLINOIS".

UPDATED SURVEY 12-29-2016 B.J.L.

FIELDWORK COMPLETED: 12-27-16
CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd. Suite 2W
Chicago, IL 60607

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030
GRAYSLAKE 847-223-0914 ILLINOIS



HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION

2001 Waukegan Rd, PO Box 480 ♦ Techny, Illinois 60082
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

December 13, 2017

Sam Hubbard
Development Planner
33 S. Arlington Heights Road
Arlington Heights, IL 60005
shubbard@vah.com

RE: Occupancy per unit size in existing PSH portfolio

Dear Mr. Hubbard,

As requested, we have surveyed existing Permanent Supportive Housing ('PSH') developments in the combined portfolios of Housing Opportunity Development Corporation and UP Development for actual occupancy figures in 1- and 2-bedroom units in those developments. Below is a summary of the findings, followed by the data in the format you have specified. Please do not hesitate to contact me if you have any questions.

Summary

The overwhelming majority of 1-bedroom units is occupied by a single person, with only 4 out of 167 units in the combined PSH portfolio sampled above being occupied by more than one person. On average, there are 1.02 persons per 1-bedroom unit in the sampled developments.

On average, there are 3.04 persons per 2-bedroom unit in the sampled developments.

Based on these averages, the original unit mix for Heart's Place would be expected to have around 49 residents in total (3.04×16). The amended mix would in turn be expected to have around 35 residents ($10 \times 1.02 + 8 \times 3.04$). The amended mix would therefore result in an expected occupancy that is nearly 30% less dense than what was originally proposed.

Occupancy Figures

Development Name: Myers Place (Mount Prospect, IL)

Total number of 1 Bedroom Units: 39

Total number of 2 Bedroom Units: 0

Total number of residents staying in all 1-bdrm units: 39

Average number of people living in each 1-bdrm unit: 01

Development Name: Philhaven (Wheeling, IL)

Total number of 1 Bedroom Units: 31

Total number of 2 Bedroom Units: 13

Total number of residents staying in all 1-bdrm units: 33

Total number of residents staying in all 2-bdrm units: 45

Average number of people living in each 1-bdrm unit: 1.06

Average number of people living in the 2-bdrm unit: 3.46



Development Name: Axley Place (Glenview, IL)

Total number of 1 Bedroom Units: 8

Total number of 2 Bedroom Units: 2

Total number of residents staying in all 1-bdrm units: 9

Total number of residents staying in all 2-bdrm units: 5

Average number of people living in each 1-bdrm unit: 1.125

Average number of people living in the 2-bdrm unit: 2.5

Development Name: Walnut Commons (Muncie, IN)

Total number of 1 Bedroom Units: 44

Total number of 2 Bedroom Units: 0

Total number of residents staying in all 1-bdrm units: 44

Average number of people living in each 1-bdrm unit: 01

Development Name: South Shore Commons (Gary, IN)

Total number of 1 Bedroom Units: 45

Total number of 2 Bedroom Units: 11

Total number of residents staying in all 1-bdrm units: 46

Total number of residents staying in all 2-bdrm units: 29

Average number of people living in each 1-bdrm unit: 1.02

Average number of people living in the 2-bdrm unit: 2.63

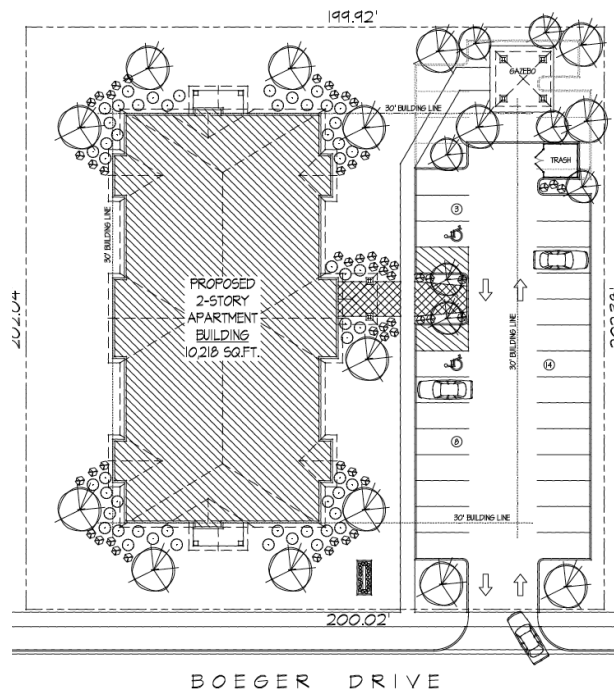
Regards,



Richard Koenig
Executive Director

Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 W. Boeger Dr & 5 W. Dundee Rd in Arlington Heights, IL. Funded through a mix of 2017 Low Income Housing Tax Credits from the Illinois Housing Development Authority and private capital, Heart's Place will be a 18-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. The whole building will be monitored by a camera surveillance system and all apartments will have intercom access to the front entrance for guests. The unit mix will include 10 one-bedroom and 8 two-bedroom apartments targeted to different referral lists, all qualified as supportive households (please see project timeline and details on the next page).



The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Residents considered for Heart's Place will include adults with any sort of disabling condition (physical, developmental, and mental) that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. Residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential



developments, which ensures that residents have access to the programs and services they need to remain independent. All residents will maintain leases and live independently.

This project was awarded a Preliminary PUD approval on July 2017. We now seek Final PUD approval, along with an amendment to the PUD to allow for the construction of the current design. The original submission included 16 two-bedroom units, but at the request of our funders, and in order to reduce overall construction costs per unit, we have increase that count to 18 units. The new design also includes a majority of one-bedroom units, which improves the rentability of the development, makes it easier to secure operating subsidies from state agencies, and decreases the overall density o the project.

Project details:

Timeline

Preliminary Zoning Approval	July 2017
IHDA Award	October 2017
Closing / Start Construction	Summer 2018
Begin Marketing / Lease-up	Spring 2019
Finish Construction	Summer 2019
100% Occupancy	Winter 2019

Building height 24'-6"

Number of stories Two

Number of units 16

Tenancy structure Rental

Green features & Sustainable design

- Enterprise Green Communities 2015 Certification
- HERS rating of 75 or lower

HEART'S PLACE

120-122 WEST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS, 60004

· CORDOGAN, CLARK & ASSOCIATES, INC ·
: ARCHITECTS · ENGINEERS :

PROJECT INFORMATION:

PROJECT ADDRESS: 120-122 WEST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS

PROJECT DESCRIPTION: NEW 2-STORY RESIDENTIAL
MULTI-FAMILY DWELLING

SITE ZONING: I - INSTITUTIONAL RESIDENTIAL

BUILDING SETBACK: FRONT & SIDE - MIN. 25', REAR- MIN. 30'

PARKING REQUIREMENTS: REQUIRED: NA
PROVIDED: 33

BUILDING COVERAGE: 24%

CODE REQUIREMENTS: INTERNATIONAL BUILDING CODE 2009
INTERNATIONAL RESIDENTIAL CODE 2009
INTERNATIONAL FIRE CODE 2009
INTERNATIONAL MECHANICAL CODE 2009
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NATIONAL ELECTRICAL CODE 2005
INTERNATIONAL FUEL GAS CODE 2009
INTERNATIONAL PLUMBING CODE 2009
ILLINOIS PLUMBING CODE 2014
ILLINOIS ACCESSIBILITY CODE 1997
2003 ICC/ANSI A117.1
USDOJ ADA STANDARDS FOR ACCESSIBLE DESIGN 2010

TOTAL BUILDING AREA: 18,780 SF.

ALLOWABLE BUILDING AREA: 12,000 SF./FLR PER TABLE

OCCUPANCY: R-2

CONSTRUCTION TYPE: VA

BUILDING HEIGHT LIMITATIONS: 3 STORIES / 50 FT.
BUILDING HEIGHT ACTUAL: 2 STORIES / 24' - 6"
OCCUPANT LOAD: 146

RESIDENTIAL R-2 200 SQUARE FEET MAX PER OCCUPANT
2ND FLOOR ALLOWABLE:15 OCCUPANTS
1ST FLOOR ALLOWABLE:11 OCCUPANTS
+ 120 OCCUPANTS (NON -RESIDENTIAL)

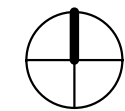
EXIT WIDTH: REQUIRED CORRIDOR WIDTH: 44"
REQUIRED DOOR WIDTH: 32"

MAXIMUN TRAVEL DISTANCE: 250 LF.
FIRE SPRINKLER DESIGN: NFPA 13

VICINITY MAP:



120-122 WEST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS



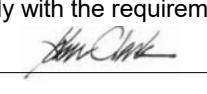
CERTIFICATION

STATEMENT OF COMPLIANCE

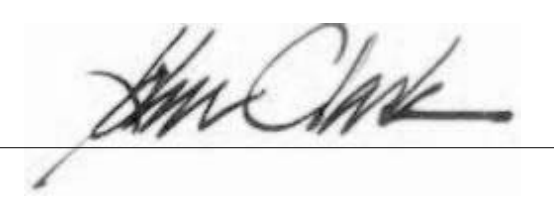
"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400)."

"I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for
Address: 120-122 WEST BOEGER DRIVE ARLINGTON HEIGHTS, IL

Fully comply with the requirements of the 2015 IECC

Signed:  Date: 01.03.2018

(Arch., S.E., or P.E.)
Illinois License Number: 1010114 EXPIRES NOV 30 2018

Signed: 

ILLINOIS REGISTRATION NO.: 001.010515

Date: 01.03.2018

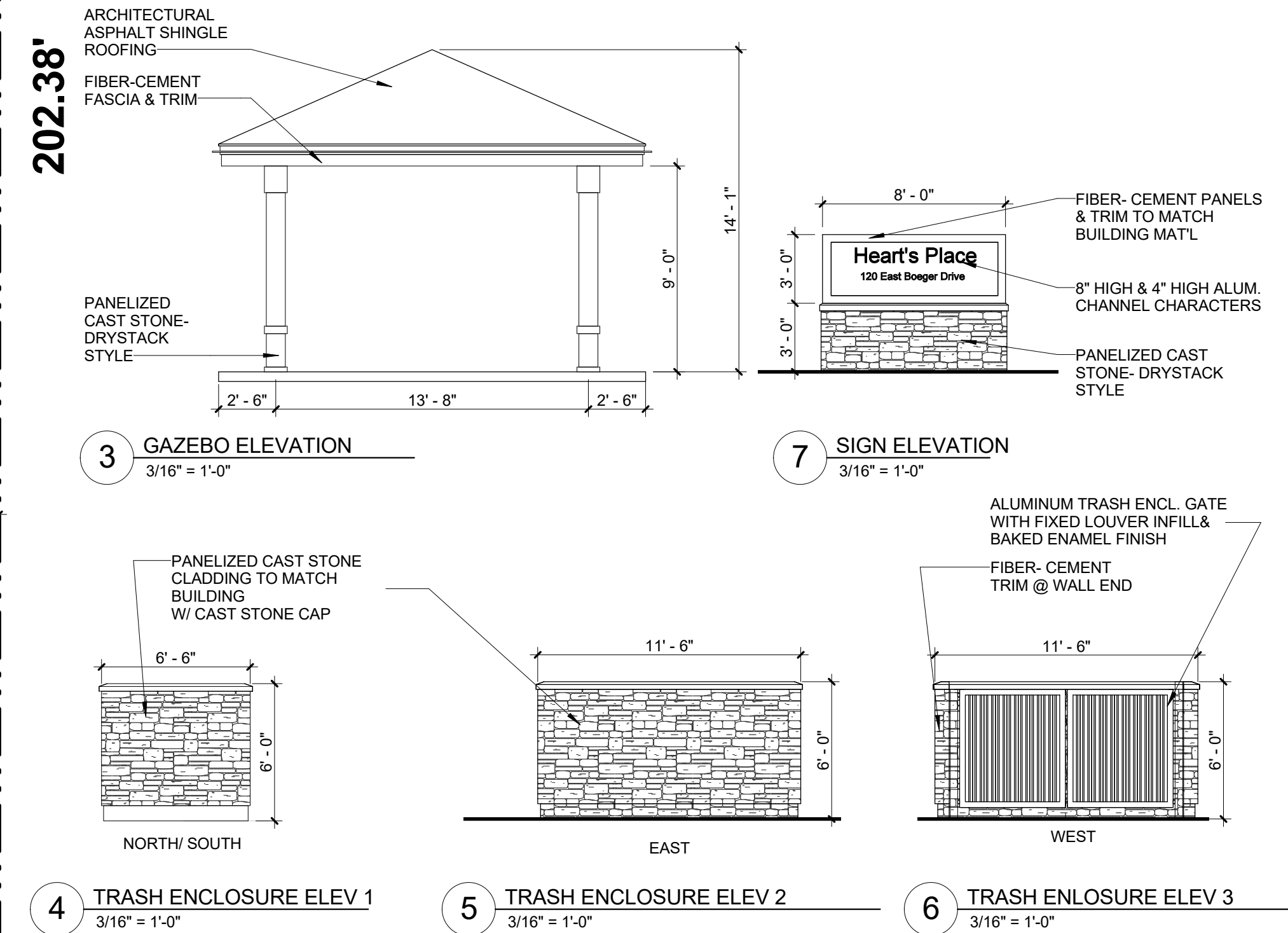
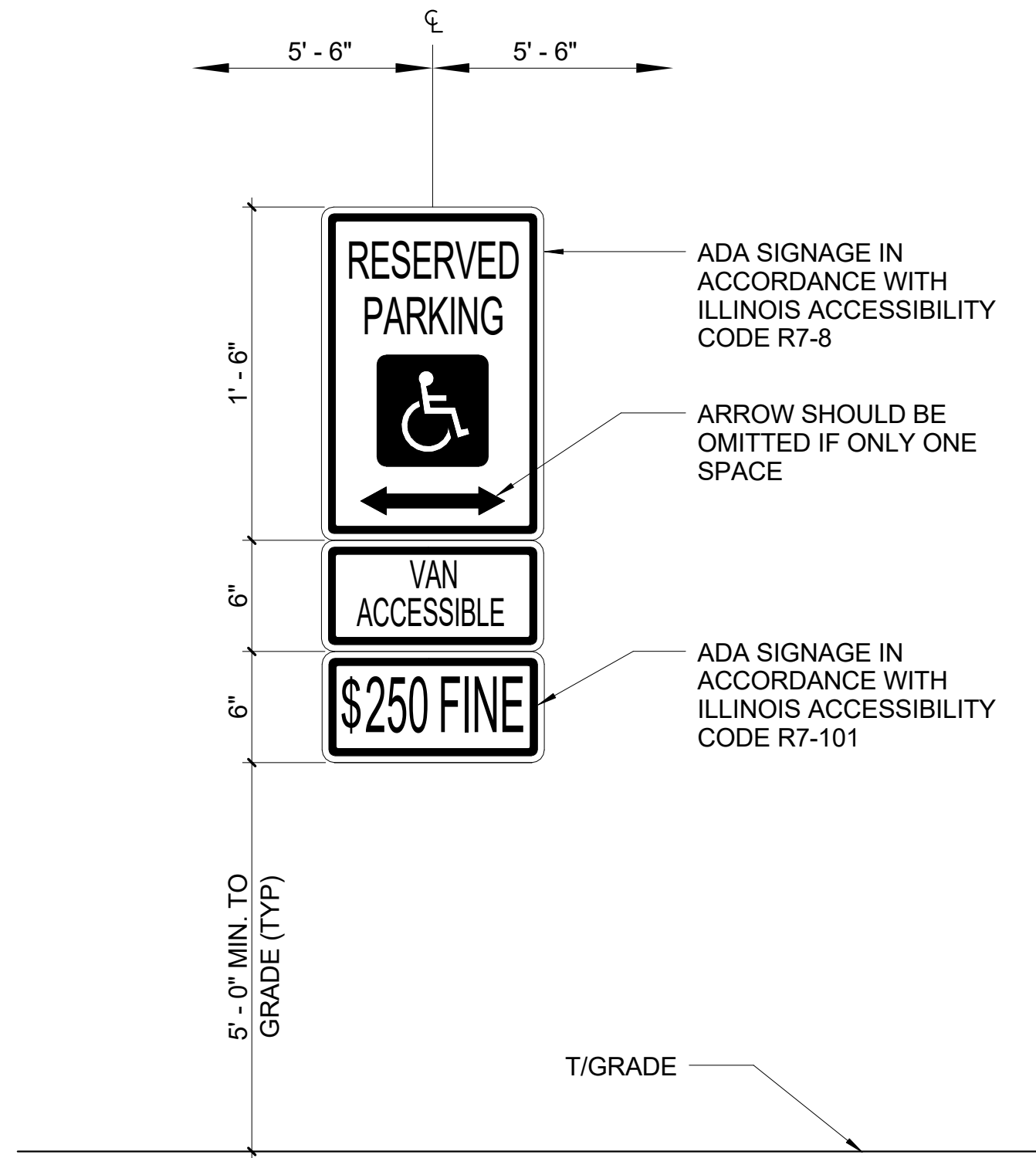
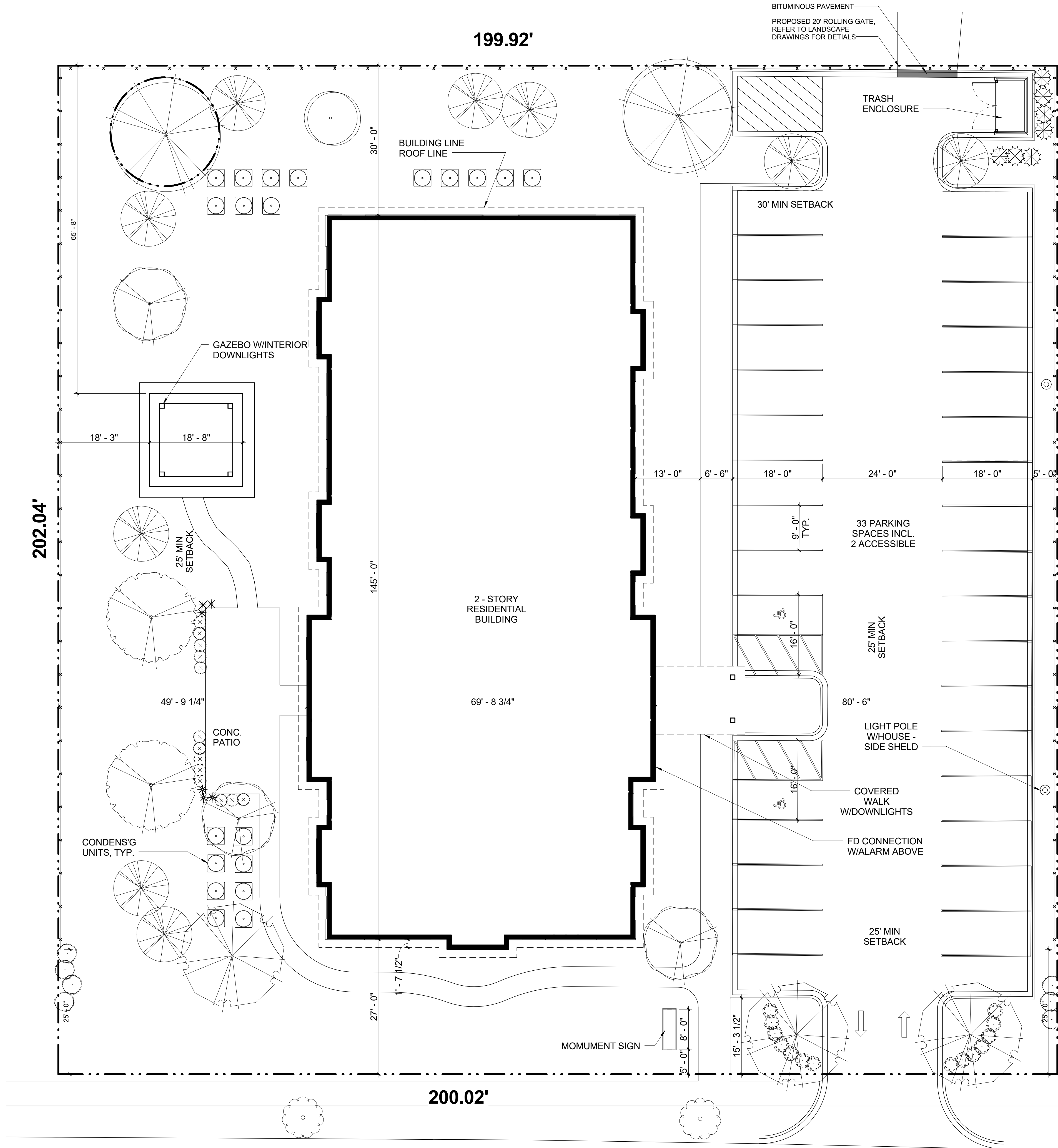


"I hereby certify these drawings have been prepared under my direct supervision and to the best of my knowledge comply with all applicable codes of Arlington Heights, IL."

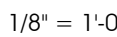
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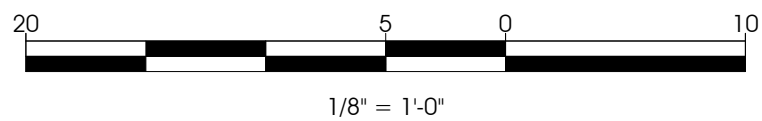
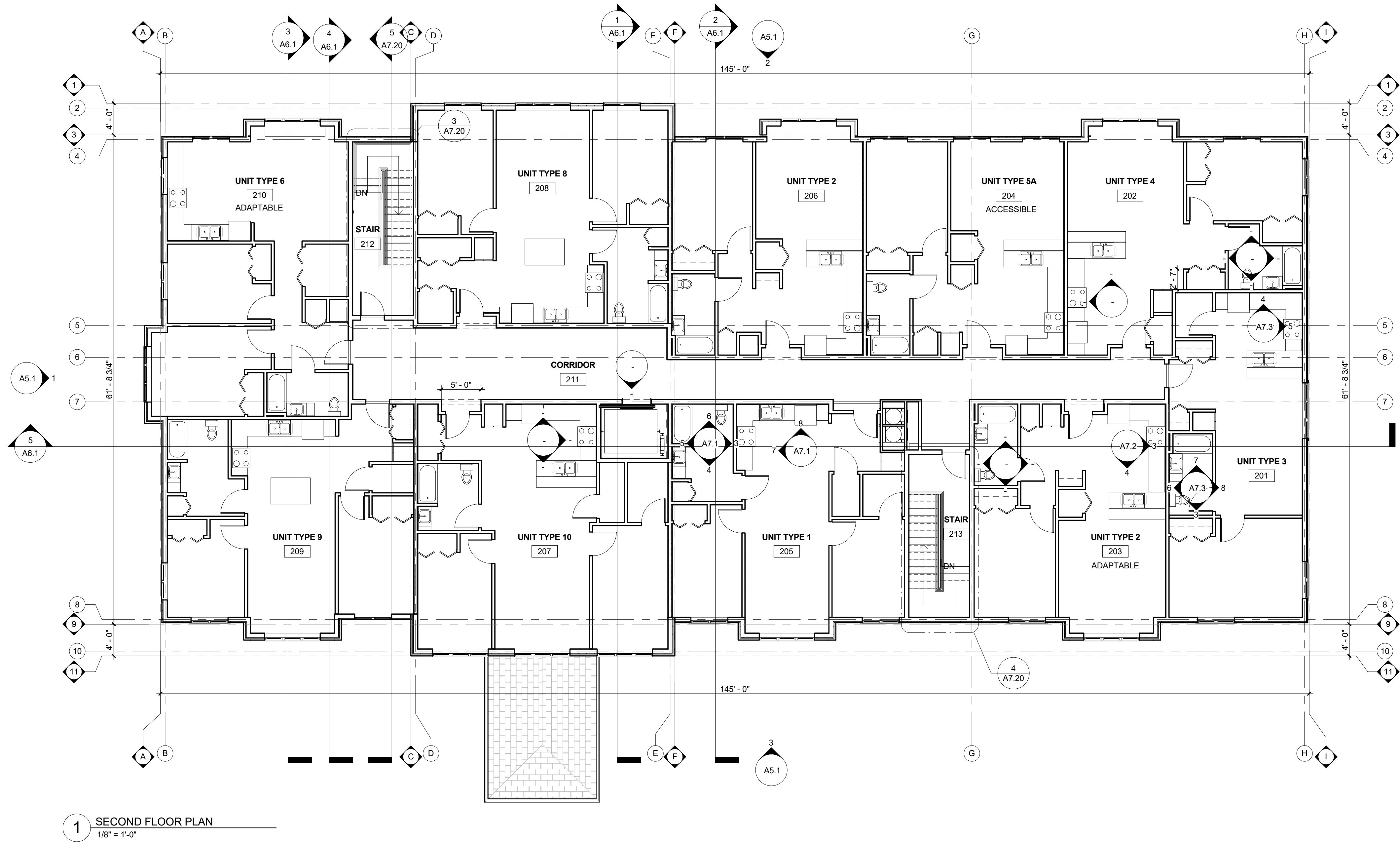
- 0 - GENERAL
 - T1.0 COVER SHEET & ACCESSIBILITY MATRIX
- 2 - ARCHITECTURAL
 - A0.0 EGRESS PLAN
 - A0.1 ARCHITECTURAL SITE PLAN
 - A2.1 FIRST FLOOR PLAN
 - A2.2 SECOND FLOOR PLAN
 - A2.3 PARTITION TYPES AND DETAILS
 - A3.1 FIRST FLOOR REFLECTED CEILING PLANS
 - A3.2 SECOND FLOOR REFLECTED CEILING PLAN
 - A4.1 ROOF PLANS
 - A5.1 BUILDING ELEVATIONS
 - A6.1 BUILDING SECTION
 - A6.2 WALL SECTIONS
 - A6.3 WALL SECTIONS
 - A6.11 EXTERIOR DETAILS
 - A6.21 WINDOW SCHEDULE & DETAILS
 - A7.1 UNIT PLANS - UNIT 1
 - A7.2 UNIT PLAN - UNIT 2
 - A7.3 UNIT PLANS - UNIT 3
 - A7.4 UNIT PLANS - UNIT 4
 - A7.5 UNIT PLANS - UNIT 5
 - A7.6 UNIT PLANS - UNIT 6
 - A7.7 UNIT PLANS - UNIT 7
 - A7.8 UNIT PLANS - UNIT 8
 - A7.9 UNIT PLANS - UNIT 9
 - A7.10 UNIT PLANS - UNIT 10
 - A7.20 STAIR PLANS, SECTIONS & DETAILS
 - A7.30 ENLARGED ELEVATOR & TRASH CHUTE PLANS & SECTIONS
 - A7.31 INTERIOR ELEVATIONS & DETAILS
 - A8.1 ENLARGED PLANS & INTERIOR ELEVATIONS
 - A8.2 DOOR & ROOM FINISH SCHDULES & DETAILS
 - A8.3 INTERIOR ELEVATIONS & DETAILS
 - A8.4 SIGNAGE PLANS

UNIT TYPE MATRIX				
UNIT TYPES		ACCESSIBLE	SENSORY	ADAPTABLE
1- BEDROOM				
UNIT TYPE 2 (103, 106, 203,206)				106, 203
UNIT TYPE 3 (101, 201)			101	
UNIT TYPE 4 (102, 202)				
UNIT TYPE 5 (104, 204)		204		
2- BEDROOM				
UNIT TYPE 1 (105, 205)		105		
UNIT TYPE 6 (110, 210)				210
UNIT TYPE 7 (109)				
UNIT TYPE 8 (208)				
UNIT TYPE 9 (209)				
UNIT TYPE 10 (207)				
TOTAL	18 UNITS	2	1	3



PROJECT DATA			BUILDING CODE DATA
ZONING DISTRICT	EXISTING B-1 BUSINESS, LIMITD RETAIL B-2 GENERAL BUSINESS	PROPOSED I-1 INSTITUTIONAL	
	REQUIRED/ ALLOWED	REQUIRED/ ALLOWED	CONSTRUCTION TYPE: VB MAXIMUM HEIGHT: 2 STORIES / 40'
MIN. LOT SIZE	2 ACRES	0.93 ACRES	
MIN. LOT AREA/ UNIT	2400 SF	2251 SF	TABULAR AREA: 4500 SF PLUS INCR.
MAX. BLDG COVERAGE	40% = 16,160 SF	24% = 9,605 SF	
MAX. LOT COVERAGE	NA	58% = 23,692 SF	PERIMETER INCREASE: (215/430 - 0.25) X 30/30=0.25 SPRINKLER INCREASE: 4500*(4500X.025) + (4500 X 2)=14,625
REQ. YARDS	25' FRONT 30' REAR 25' SIDE	25' FRONT 30' REAR 80' - 6" EAST SIDE; 49' - 9 1/4" WEST SIDE	
MAX. FLOOR AREA RATIO	1.0 = 40,400 SF	0.47 = 18,800 SF	ALLOWABLE AREA: 14,625 SF
MAX. BLDG. HEIGHT	45'	24' - 6"	
MIN. PARKING REQ.	2 SPACES/UNIT = 37	33 SPACES	
MIN. UNIT SIZE	650 SF/ 1-BR UNIT 750 SF/ 2-BR UNIT	MIN. 665 SF MIN. 761 SF	





PROGRESS SET : 12.20.2017

REVISIONS:

JOB NUMBER	17387
DATE	03.015.2018

SECOND FLOOR PLAN

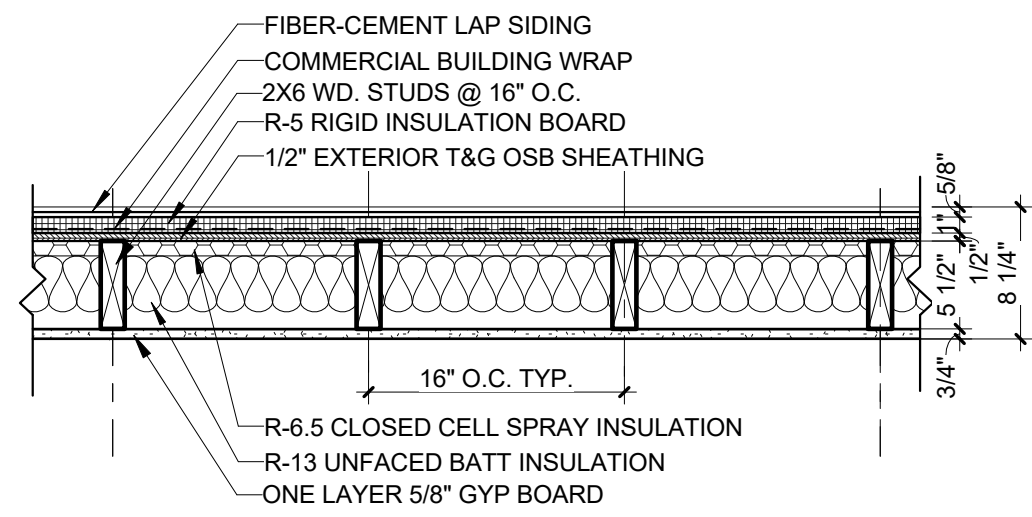
HEART'S PLACE
120-122 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS



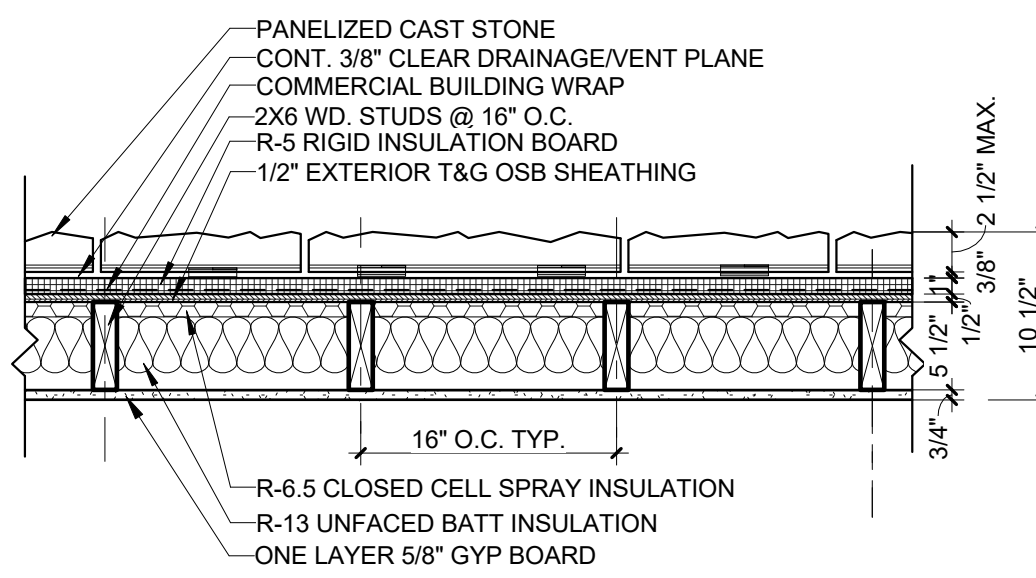
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Fax: 847.395.4771

EXTERIOR WALL TYPES

W1

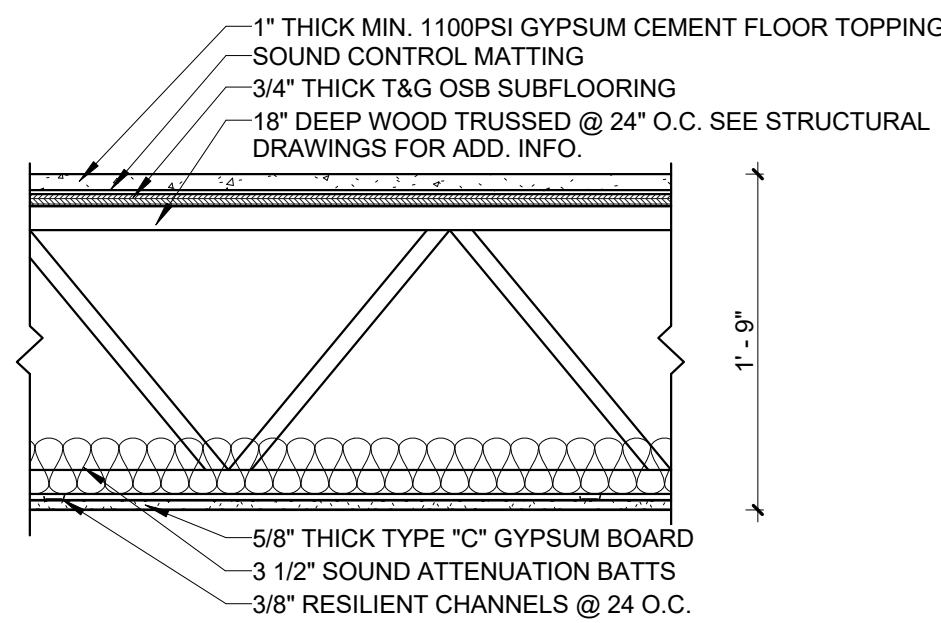
1 HOUR
UL U356 (SIM)

W2

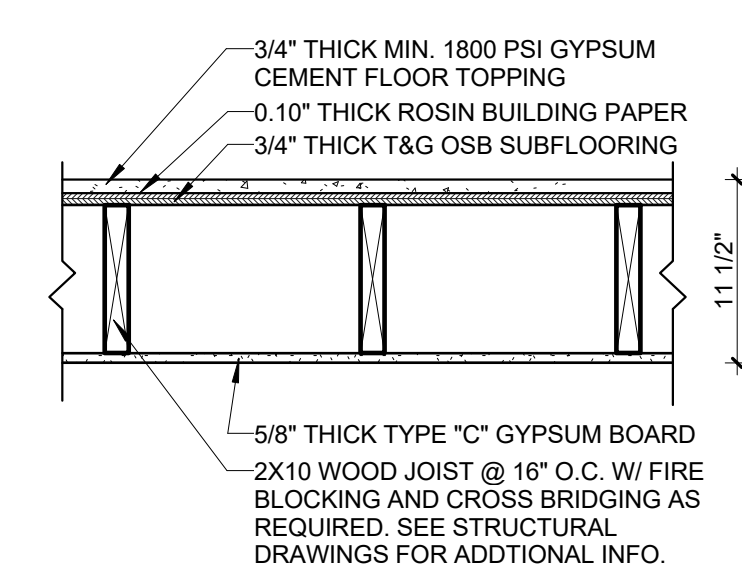
1 HOUR
UL U356 (SIM)

FLOOR ASSEMBLY TYPES

F1

1 HOUR
UL DESIGN - # L521-SYSTEM2

F2

1 HOUR
UL DESIGN - # L557-SYSTEM5

PARTITION NOTES

GENERAL PARTITION NOTES:

IN CASE OF CONFLICT W/ STRUCTURAL DRAWINGS, STRUCTURAL DRAWINGS SHALL PREVAIL. STUD GAGES REFERENCED ARE MINIMUMS REQUIRED FOR FIRE RATING. SEE STRUCTURAL DRAWINGS FOR WOOD FRAMING REQUIREMENTS AT LOAD-BEARING WALLS.

PARTITION NUMBERING REFERS TO AN OFFICE STANDARD MASTER LIST. GAPS IN NUMBERING ARE INTENTIONAL.

ALL PRODUCTS ARE LISTED AS A "BASIS OF DESIGN". REFER TO SPECIFICATIONS FOR EQUIVALENT PRODUCTS AND MANUFACTURERS AND FOR ADDITIONAL PRODUCT AND INSTALLATION INFORMATION.

REFER TO PLAN DETAILS FOR HORIZONTAL AND BUILDING SECTIONS FOR VERTICAL VARIATIONS IN PARTITION TYPES.

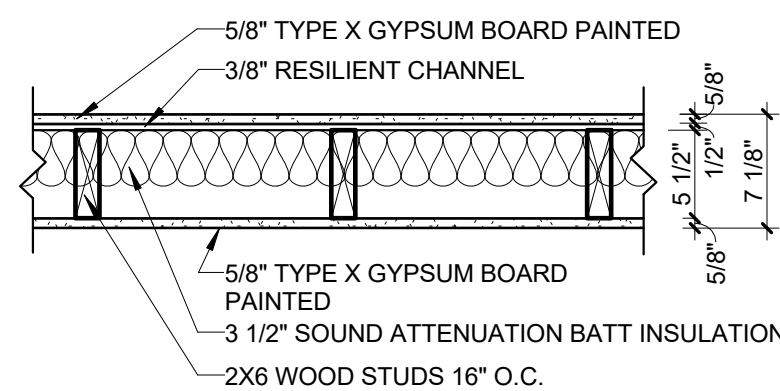
PROVIDE BRACING AS REQUIRED TO MAINTAIN AN L/360 MAXIMUM DEFLECTION IN ALL WOOD STUD WALLS. BRACING MUST BE KEPT ABOVE CEILING LINE.

WHERE WALLS ARE SHOWN TO UNDERSIDE OF ROOF OR FLOOR SHEATHING, EXTEND GB THROUGH TRUSS WEBBING AND SEAL @ WEB MEMBER PENETRATIONS.

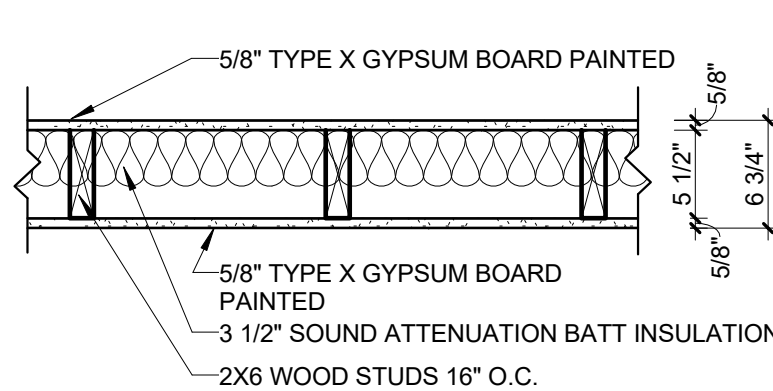
SEE SPECIFICATIONS SECTIONS 078413 AND 078446 FOR FIRE RESISTIVE JOINT SYSTEM AND PENETRATION FIRESTOPPING SPECIFICATIONS AND UL DESIGN REFERENCES.

INTERIOR WALL TYPES

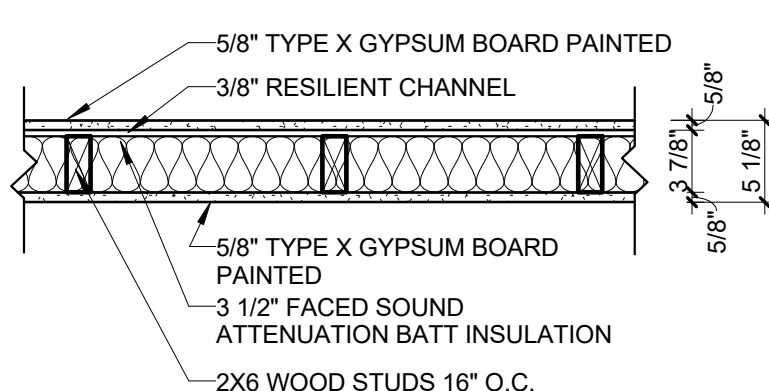
A

1-HOUR DEMISING WALL
UL U311
LOAD BEARING

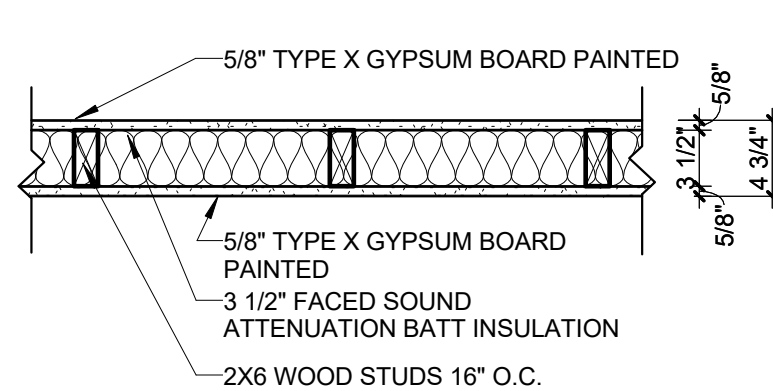
B

1-HOUR
UL U379
LOAD BEARING

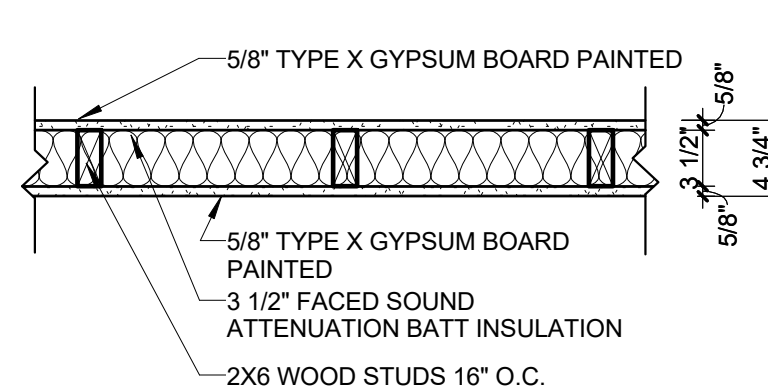
C

1-HOUR
UL U379
LOAD BEARING

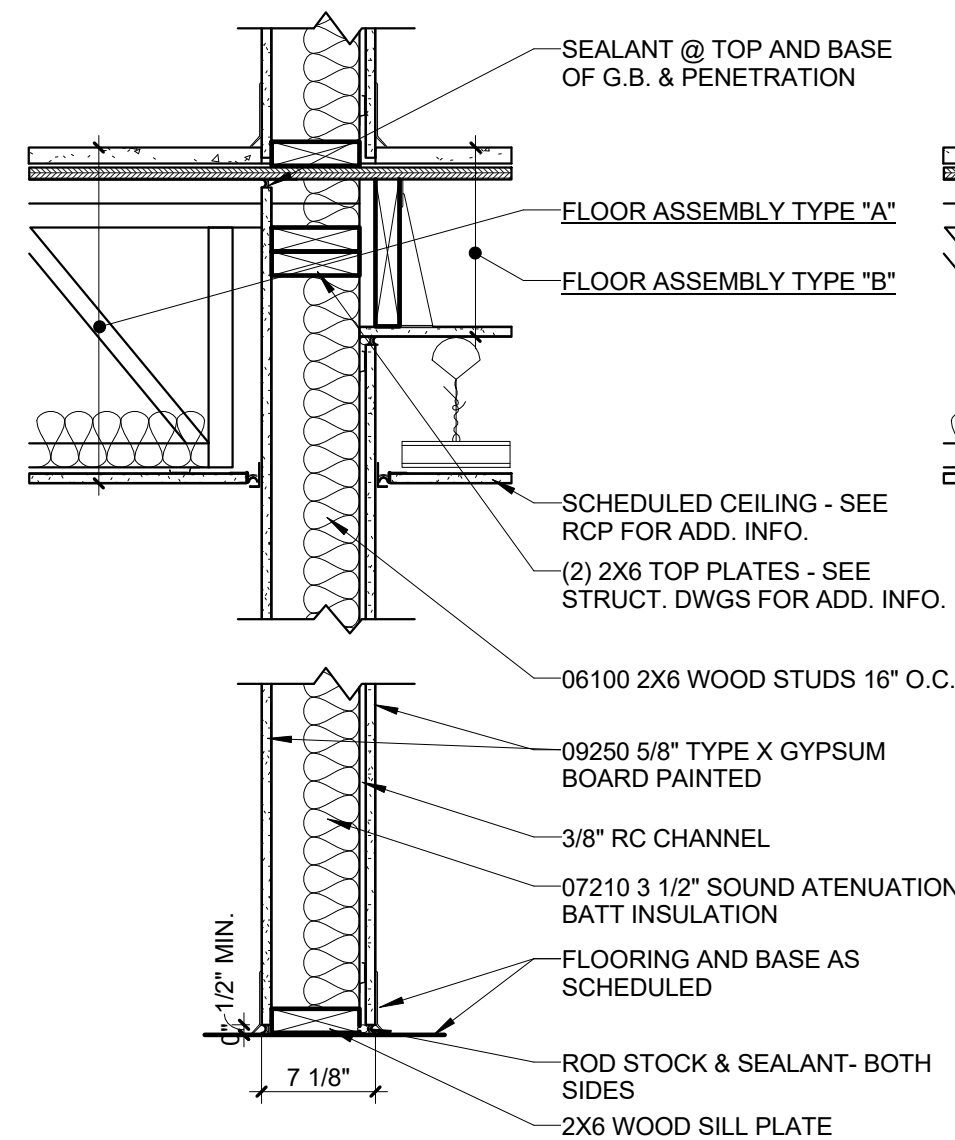
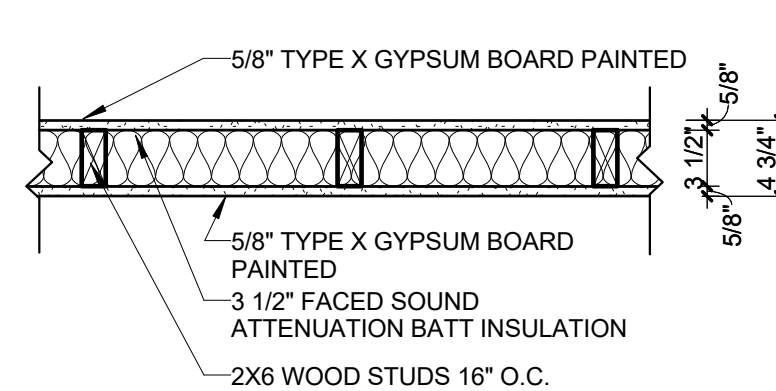
D1

1-HOUR
UL U379
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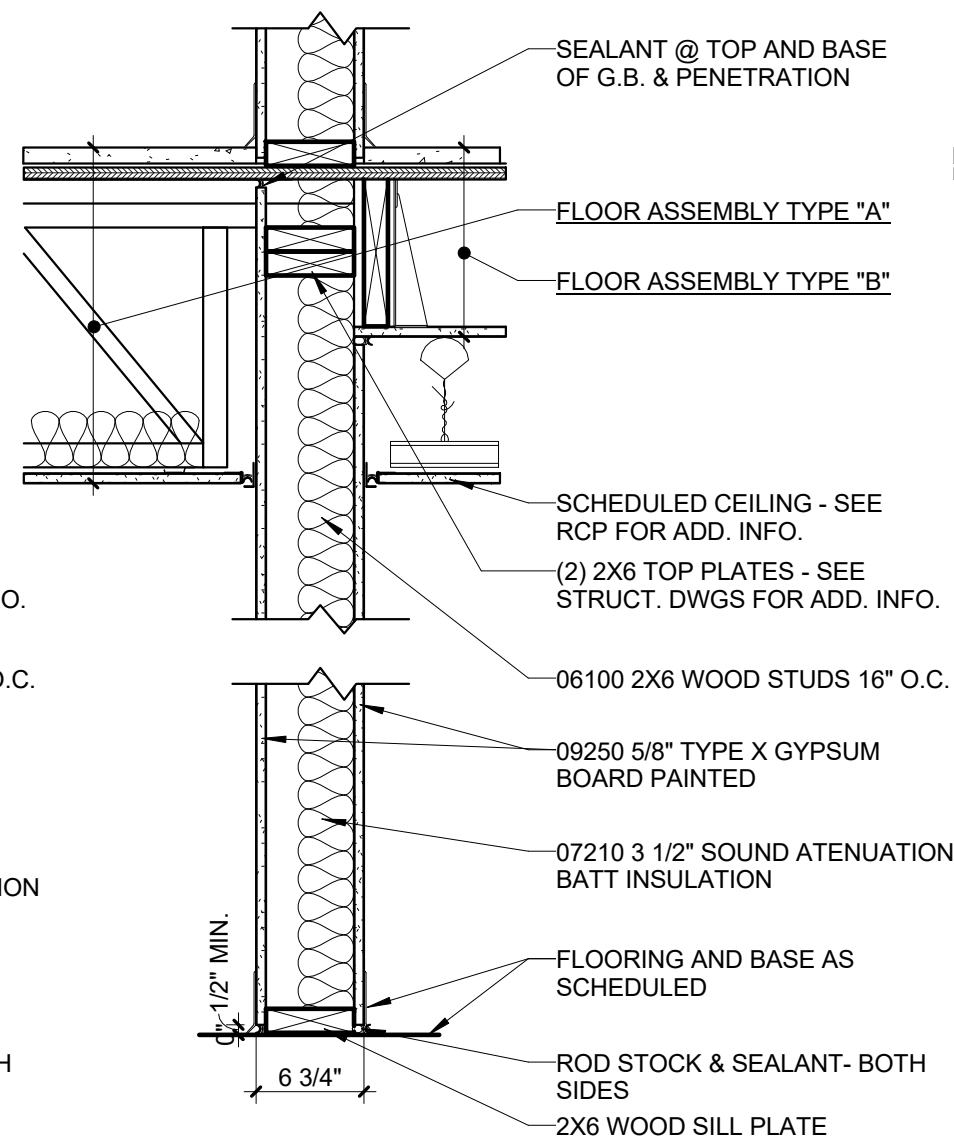
D2

1-HOUR
UL U379
LOAD BEARING

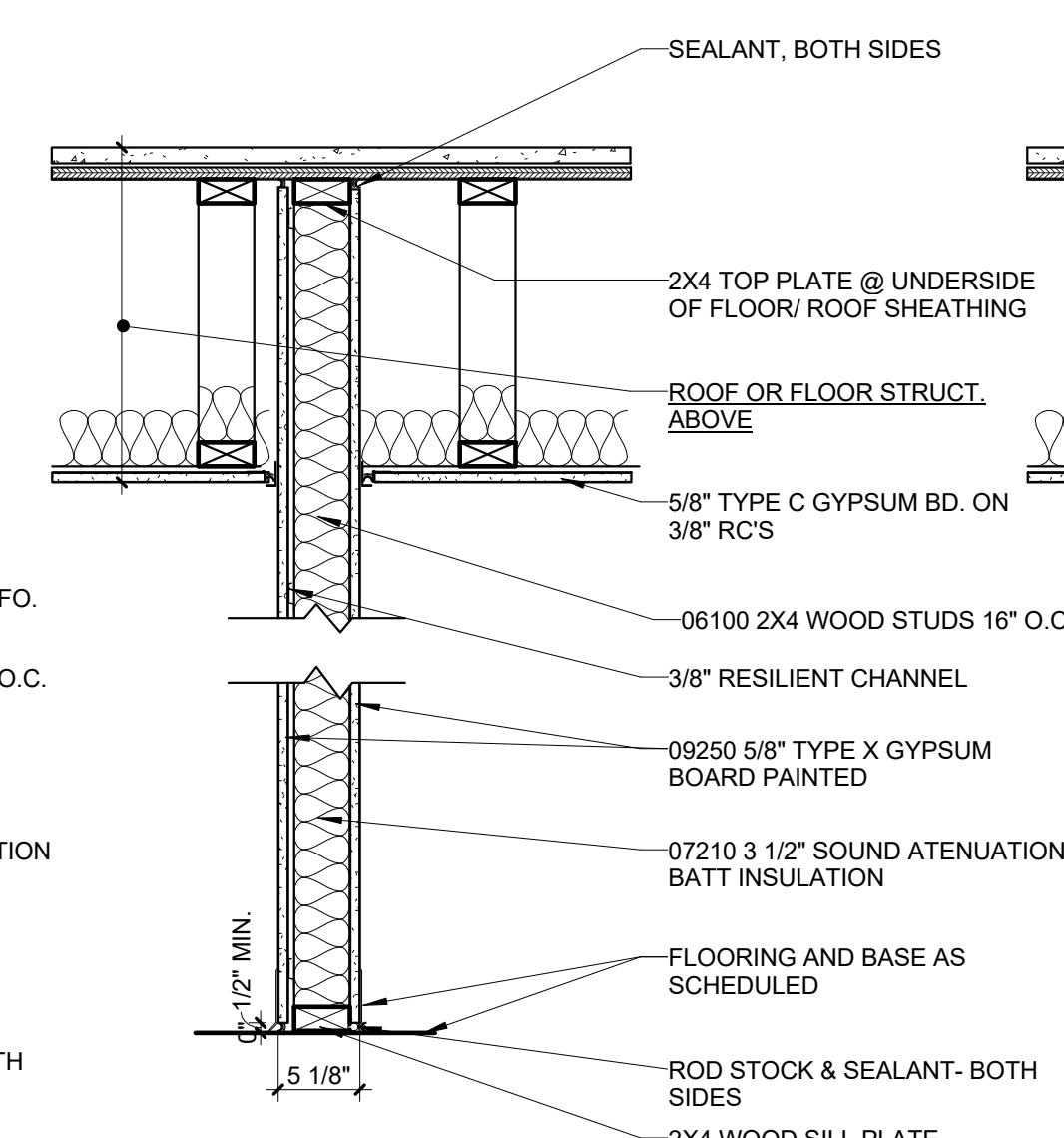
D3

1-HOUR
UL U379
LOAD BEARING

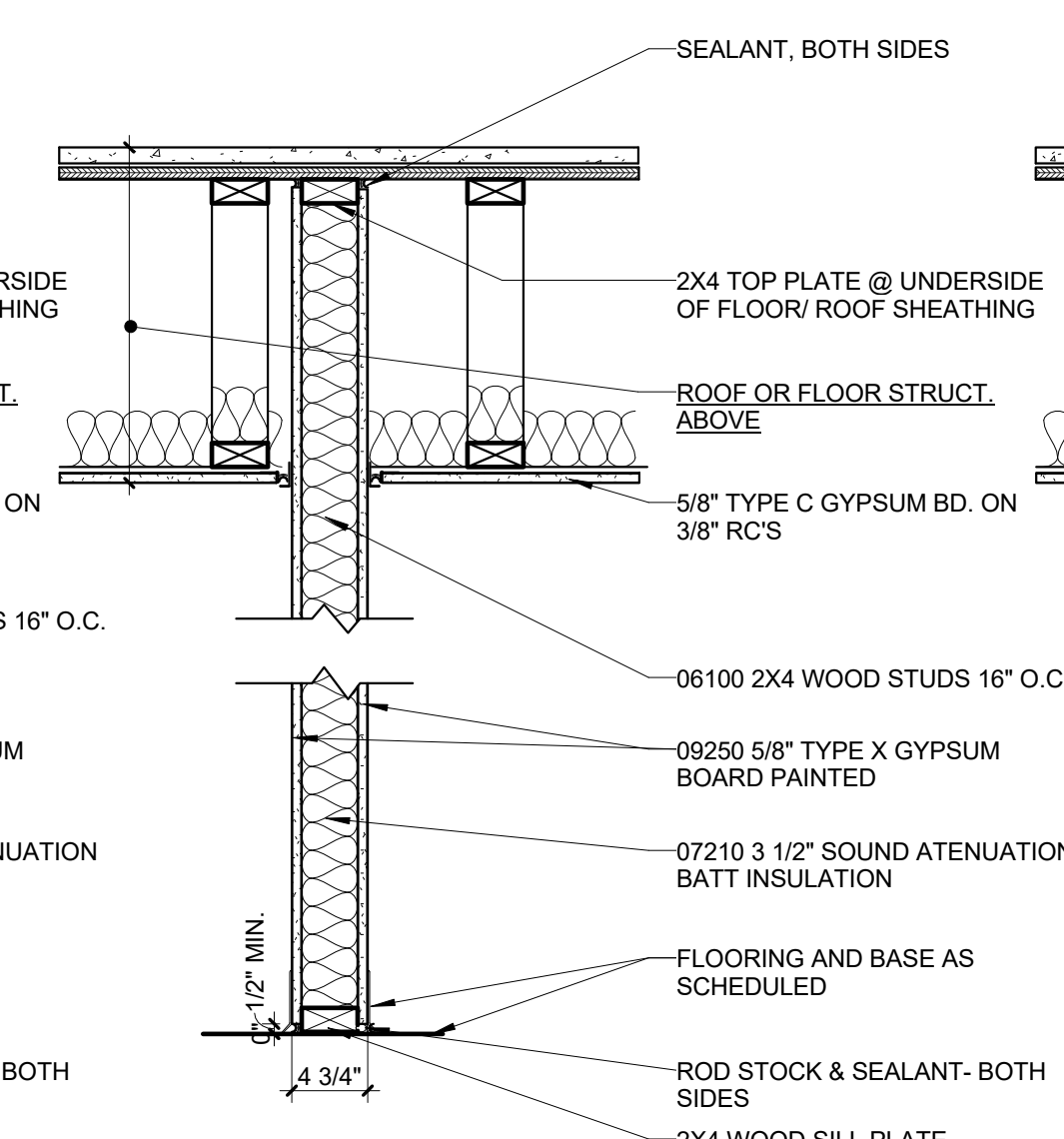
NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.



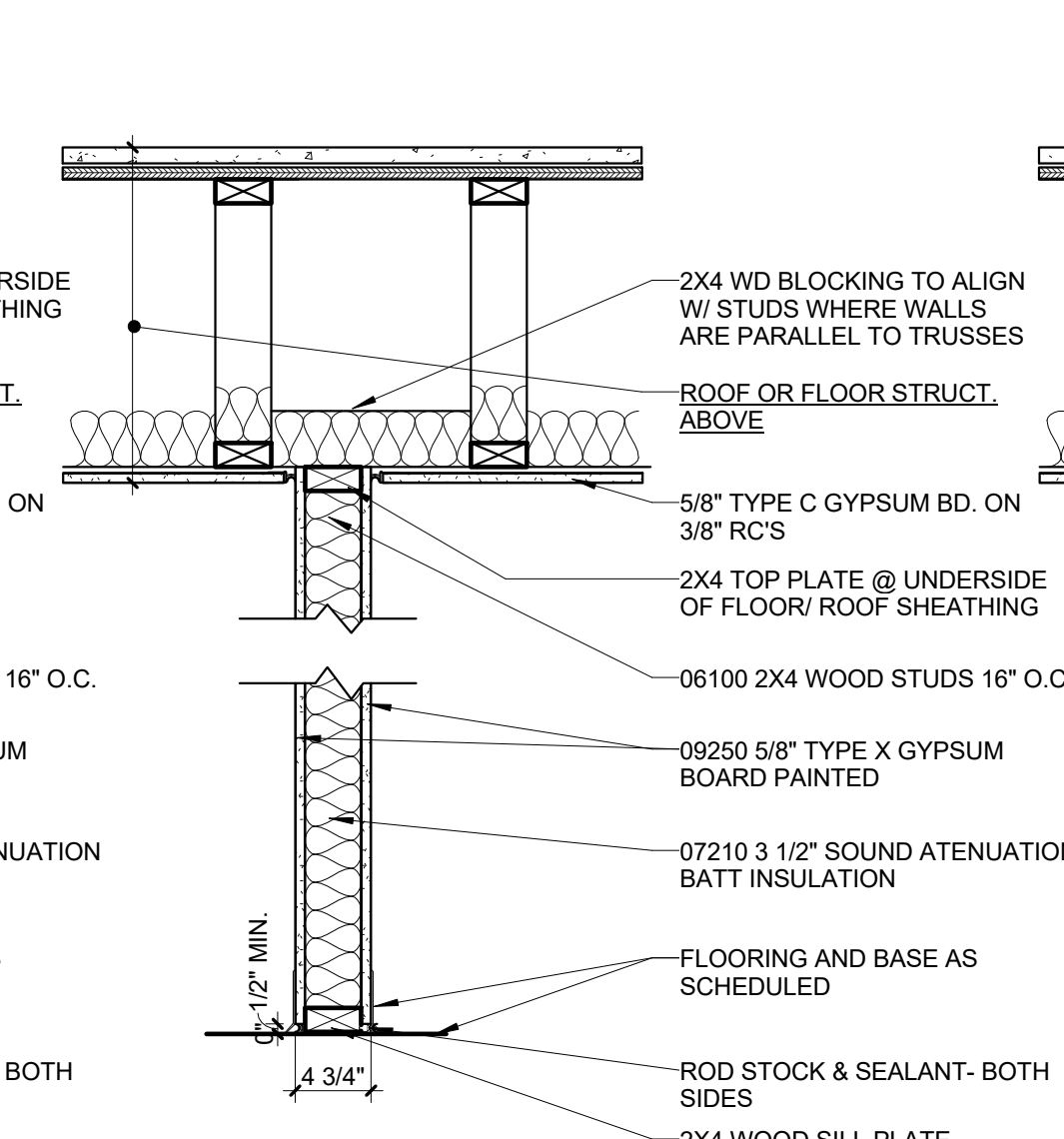
NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.



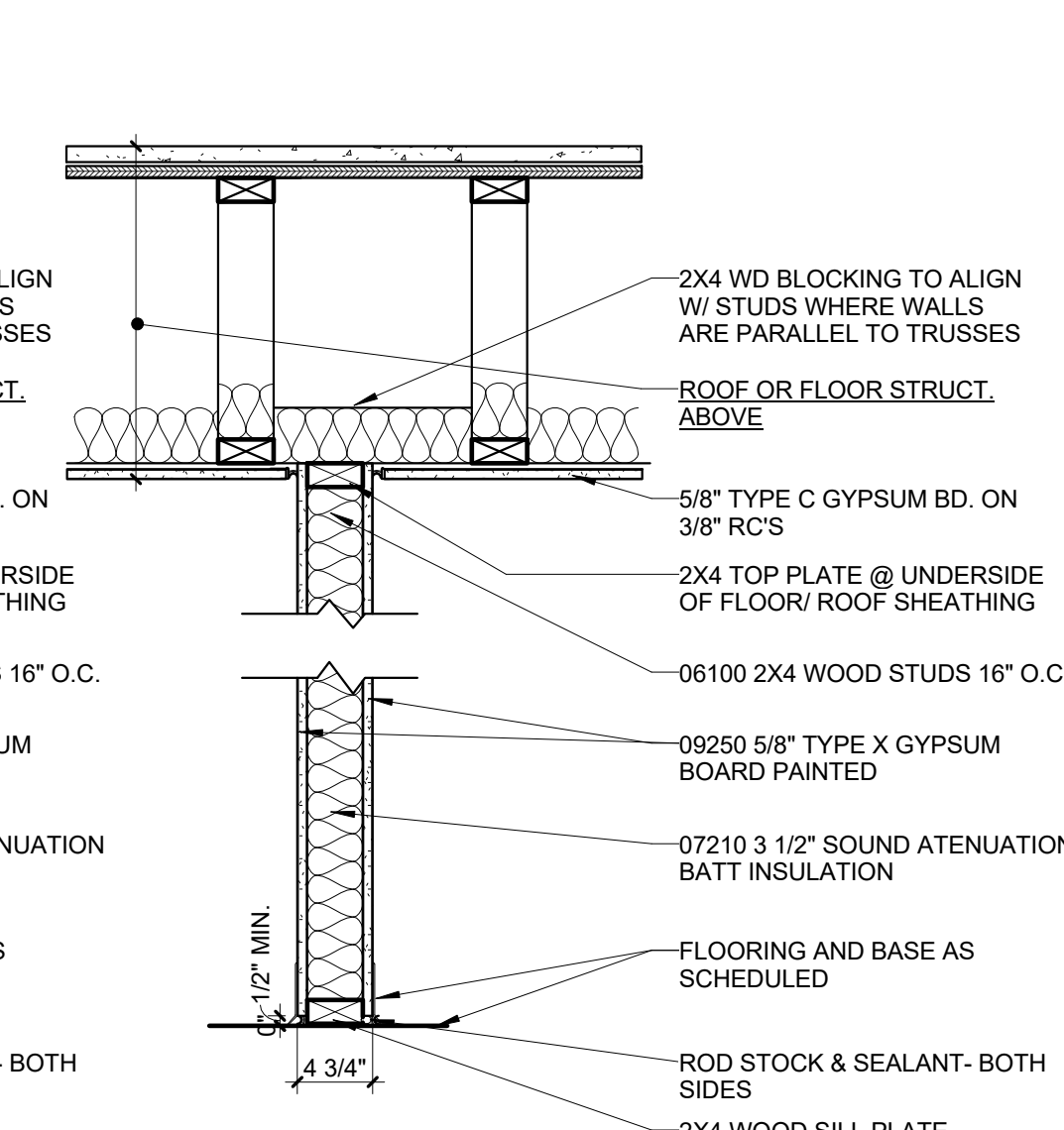
NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.



NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.

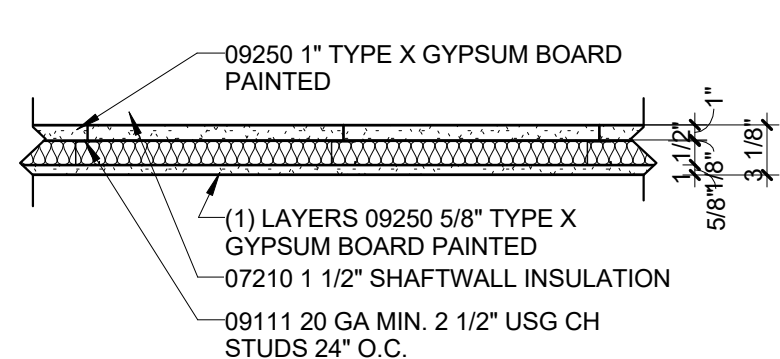


NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.

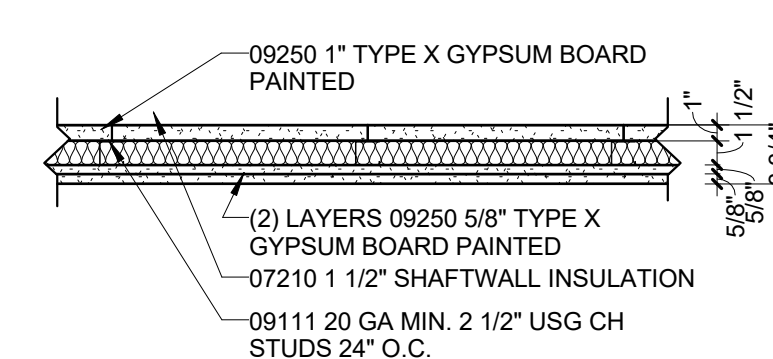


NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.

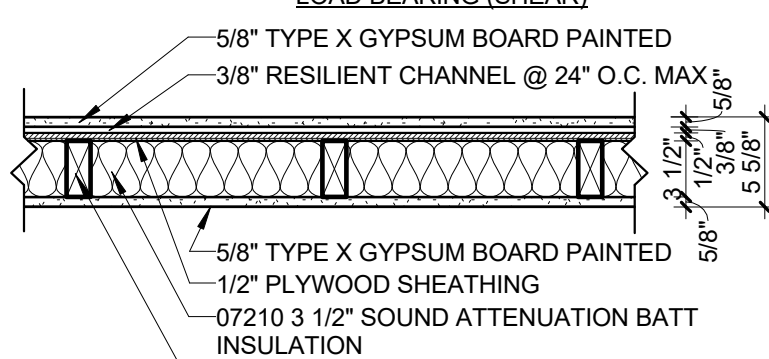
M1

1-HOUR
UL U469

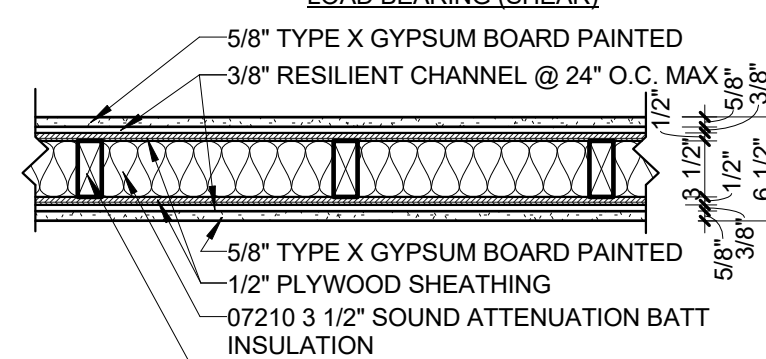
M2

2-HOUR
UL U438

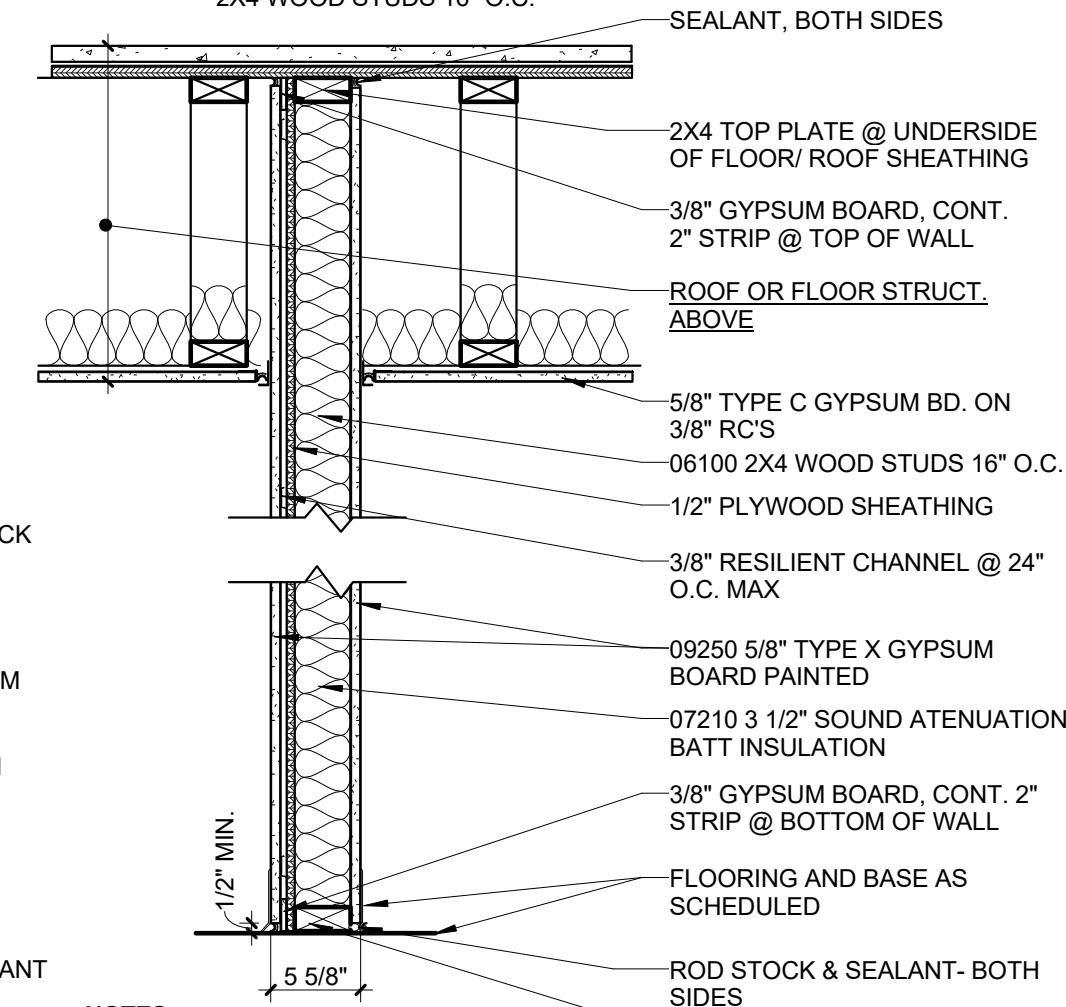
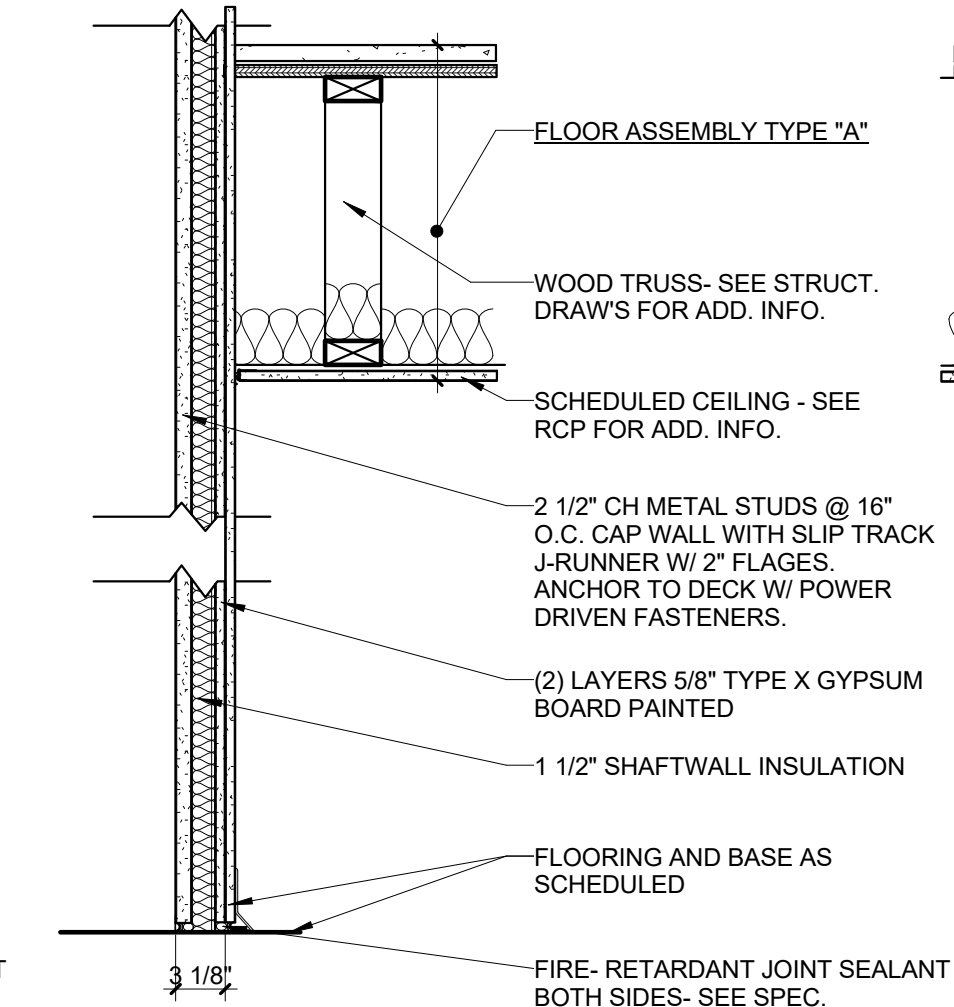
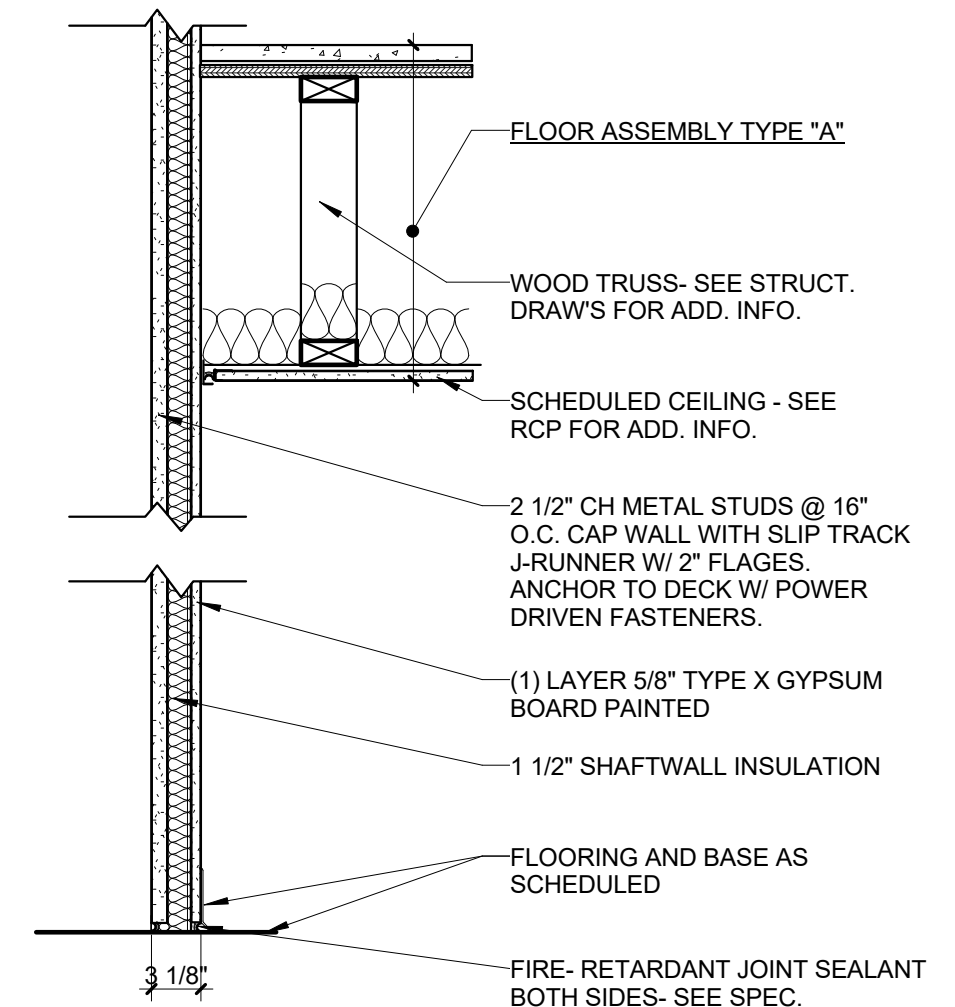
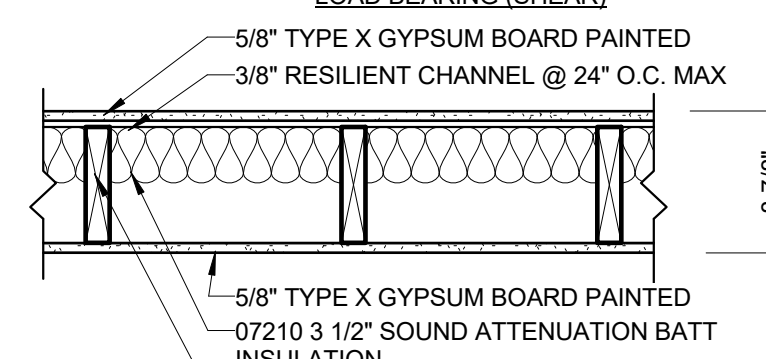
E1

1-HOUR
UL U344
LOAD BEARING (SHEAR)

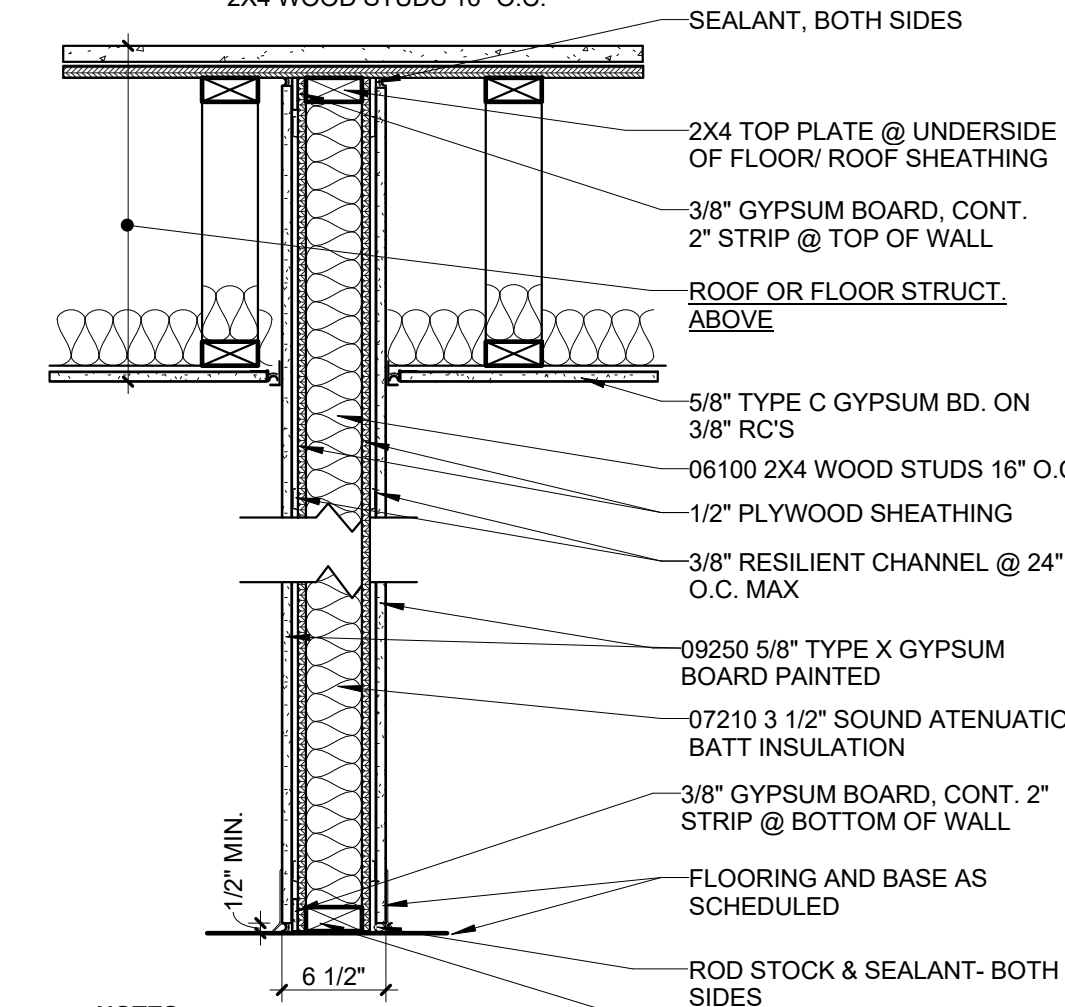
E2

1-HOUR
UL U344
LOAD BEARING (SHEAR)

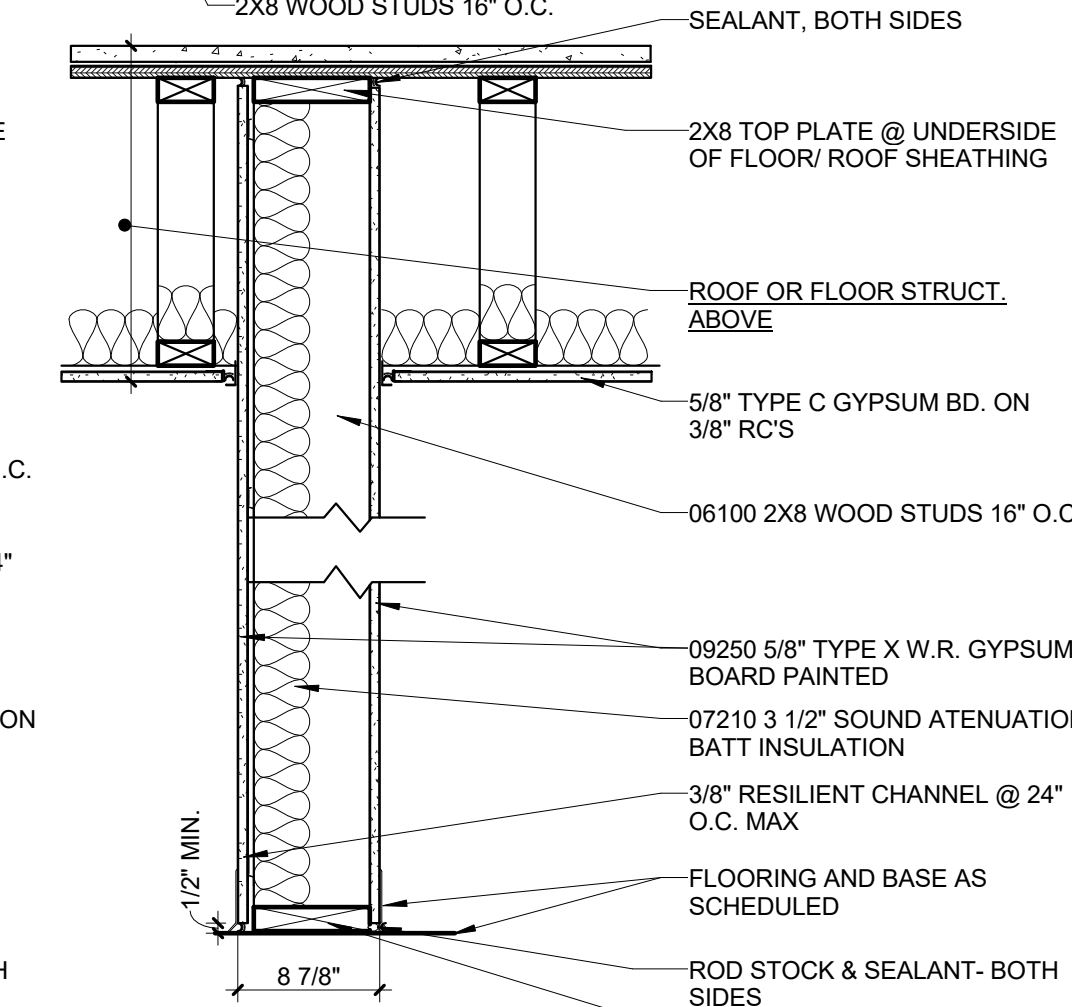
P

1-HOUR
UL U344
LOAD BEARING (SHEAR)

NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.



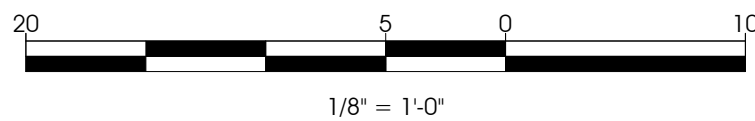
NOTES:
WHERE PARTITION OCCURS AT A PLUMBING WALL, PROVIDE IN LIEU OF GYPSUM BOARD-09250 5/8" WATER RESISTANT TYPE X GYP. BOARD ON PLUMBING SIDE OF WALL.





1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING LEGEND	
	GYP BOARD NEW GB CEIL'G
	ACT CEILING PANEL 2x2 ACT-1: NEW ACT IN NEW GRID



PROGRESS SET : 12.20.2017

REVISIONS:

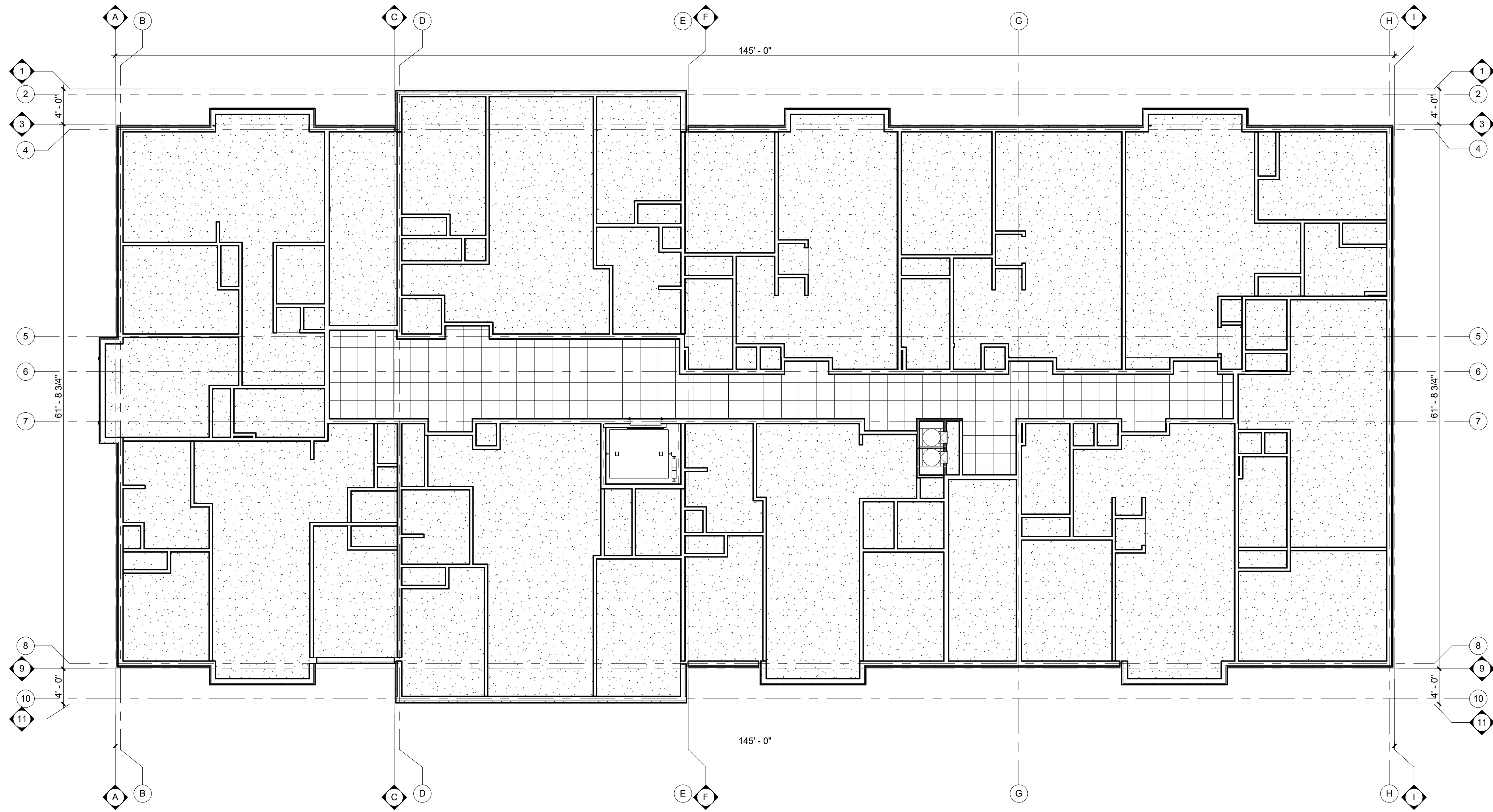
JOB NUMBER	17387
DATE	03.015.2018

FIRST FLOOR REFLECTED
CEILING PLANS

HEART'S PLACE
120-122 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS

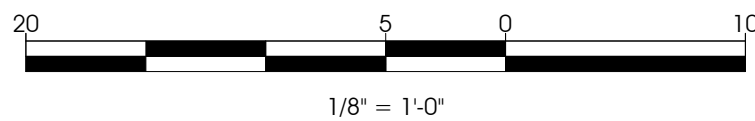


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1 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING LEGEND	
	GYP BOARD NEW GB CEIL'G
	ACT CEILING PANEL 2x2 ACT-1: NEW ACT IN NEW GRID



PROGRESS SET : 12.20.2017

REVISIONS:

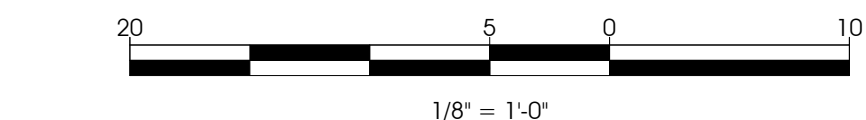
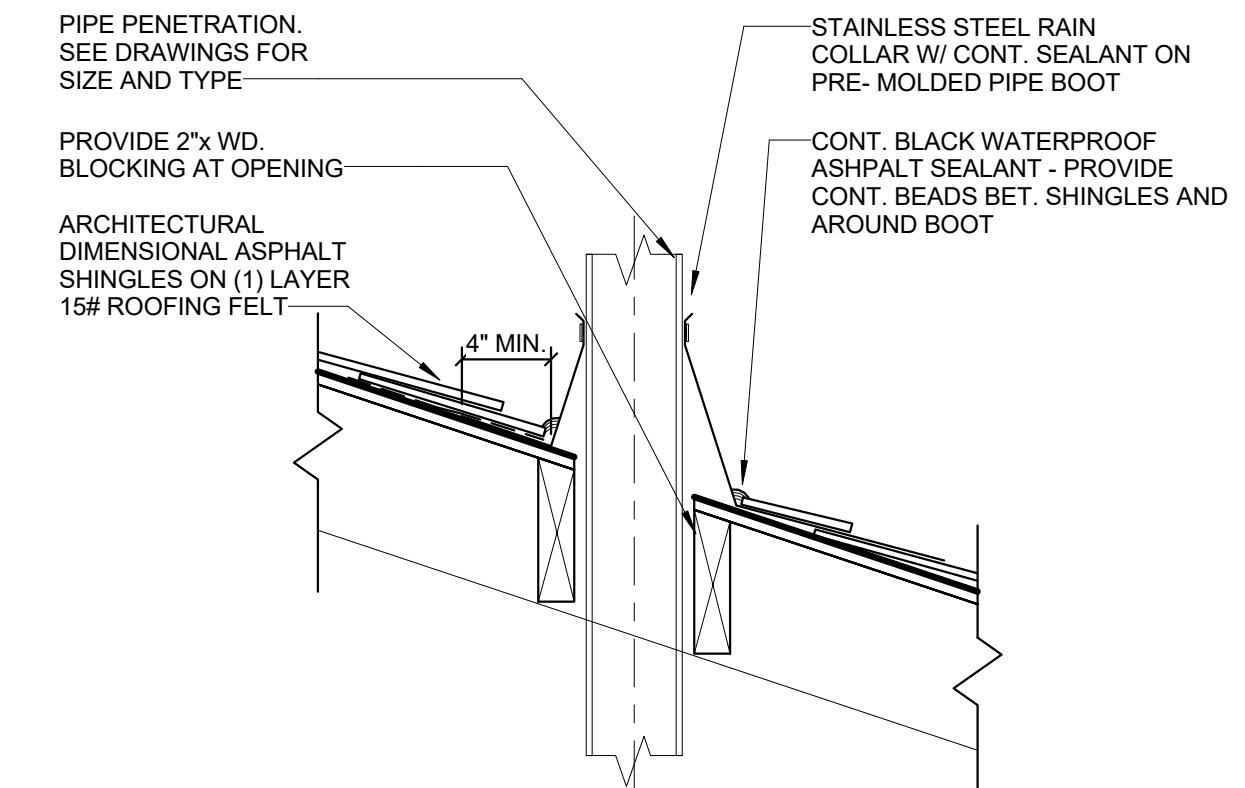
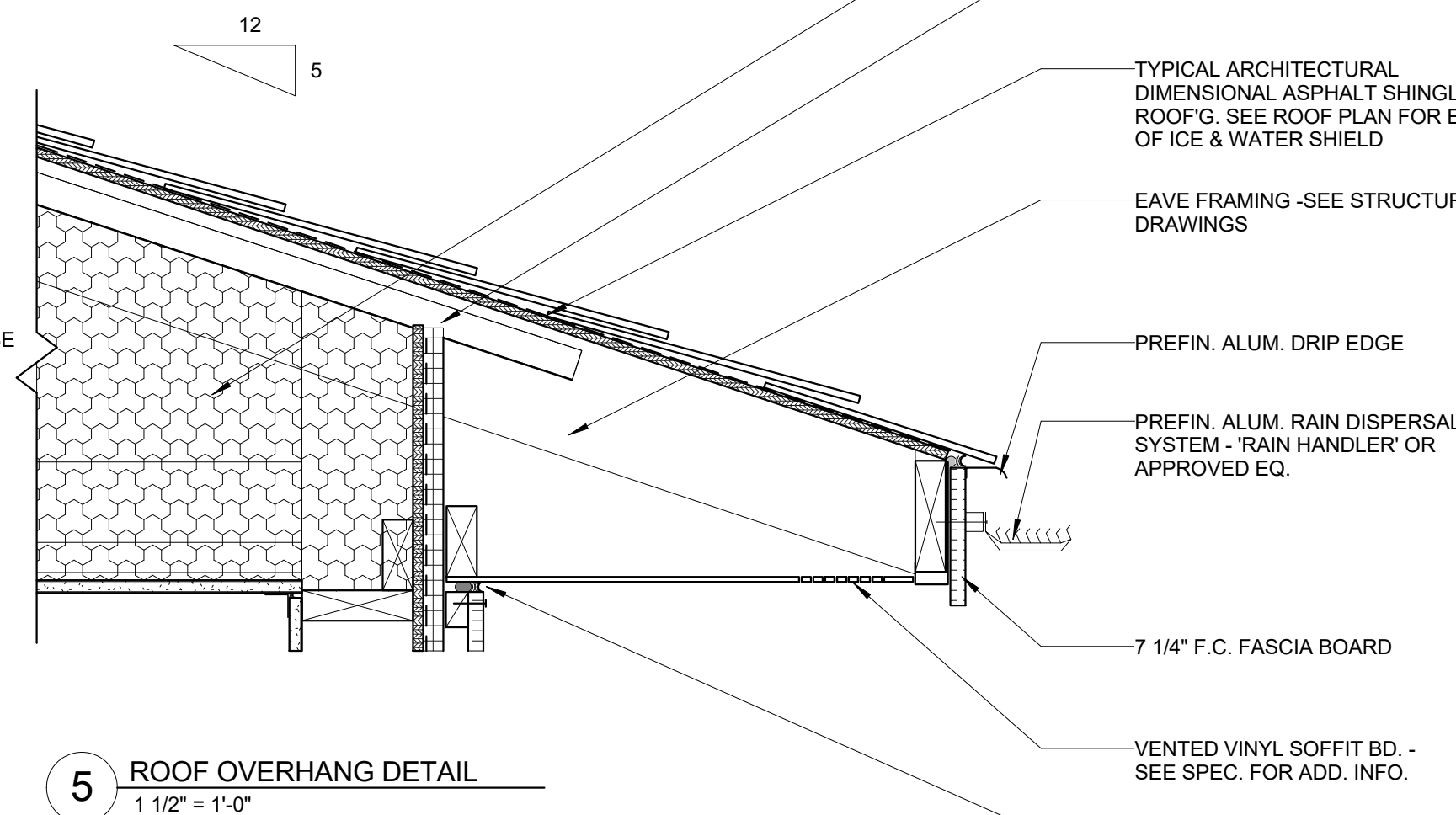
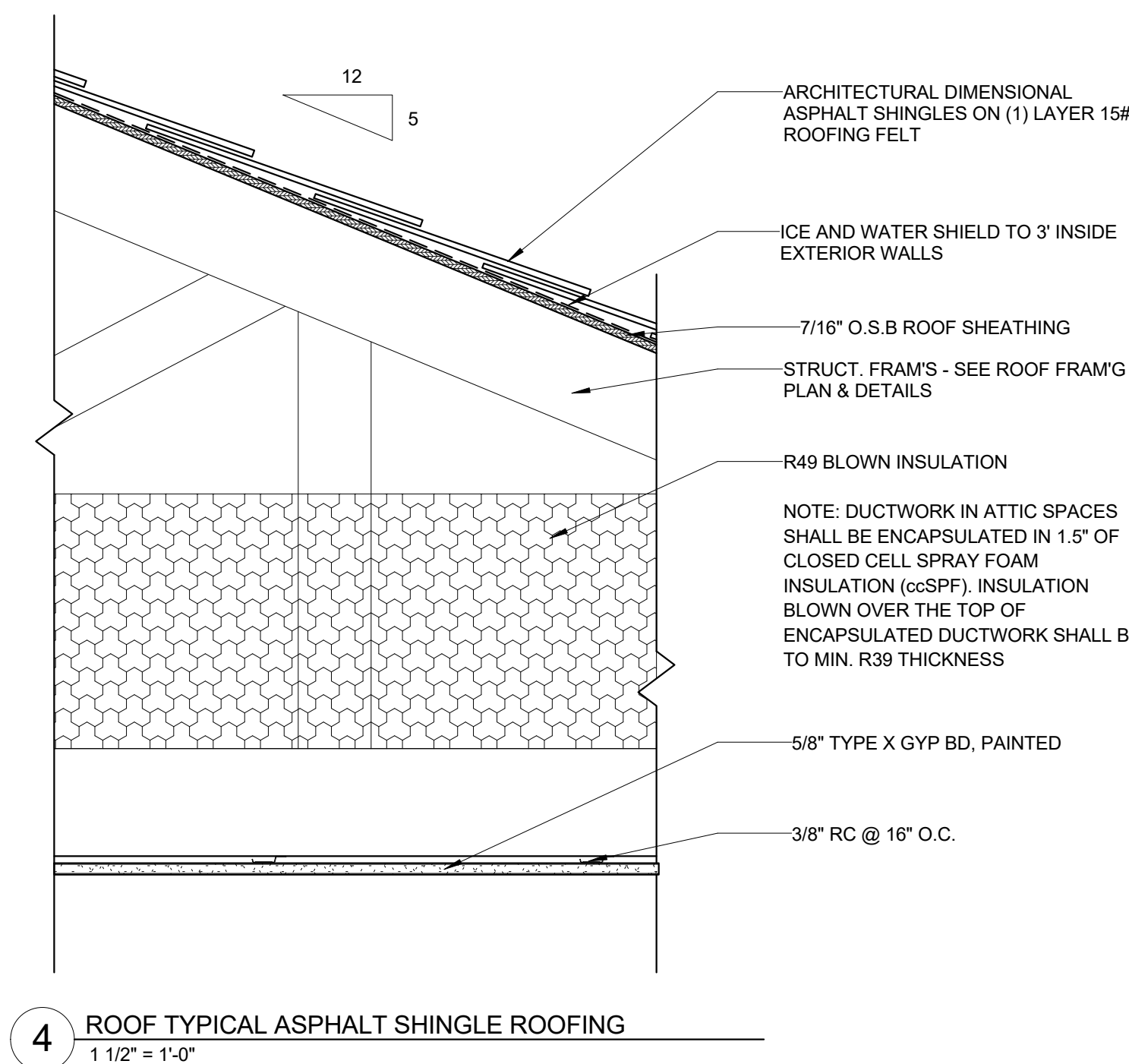
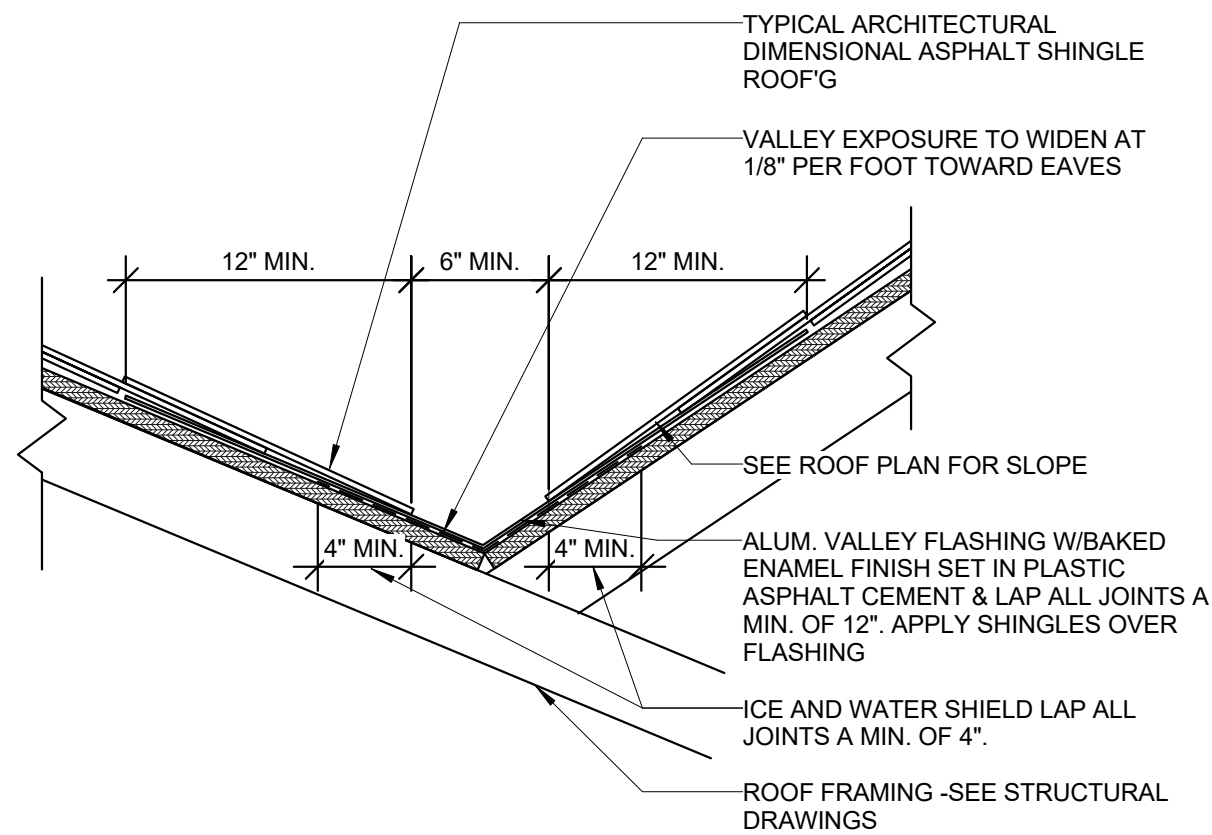
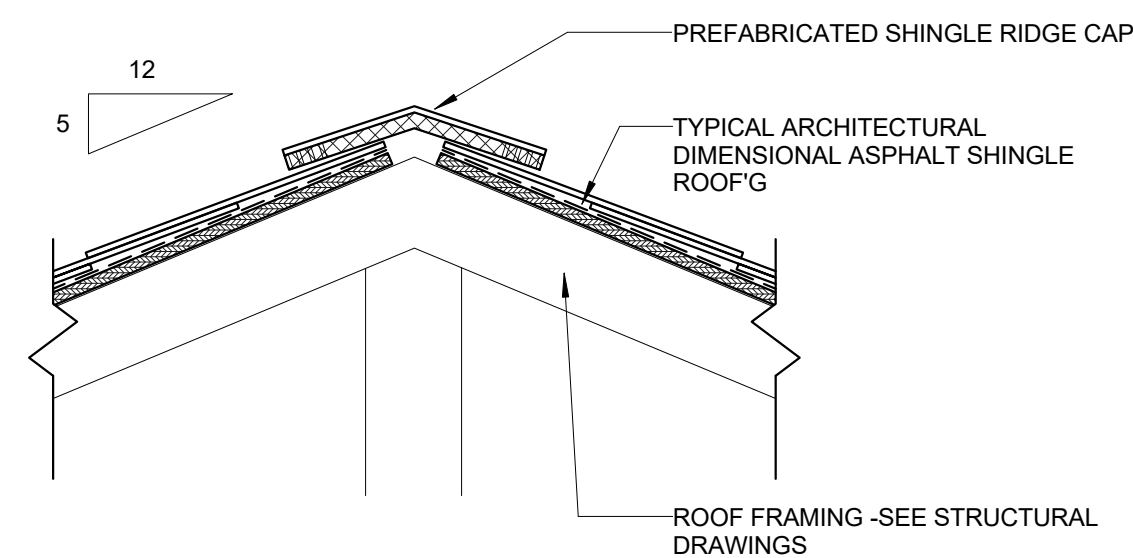
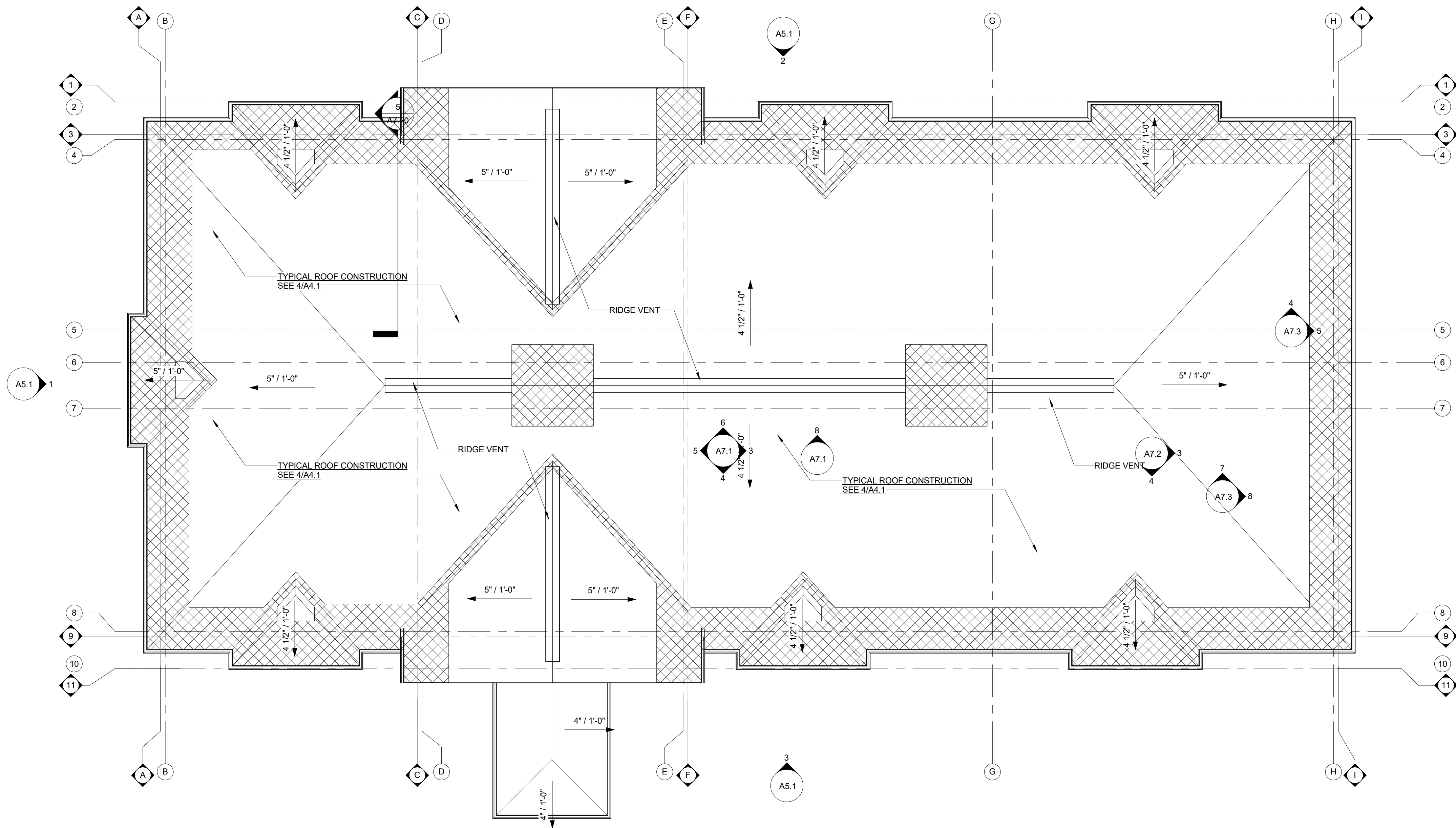
JOB NUMBER	17387
DATE	03.015.2018

SECOND FLOOR REFLECTED
CEILING PLAN

HEART'S PLACE
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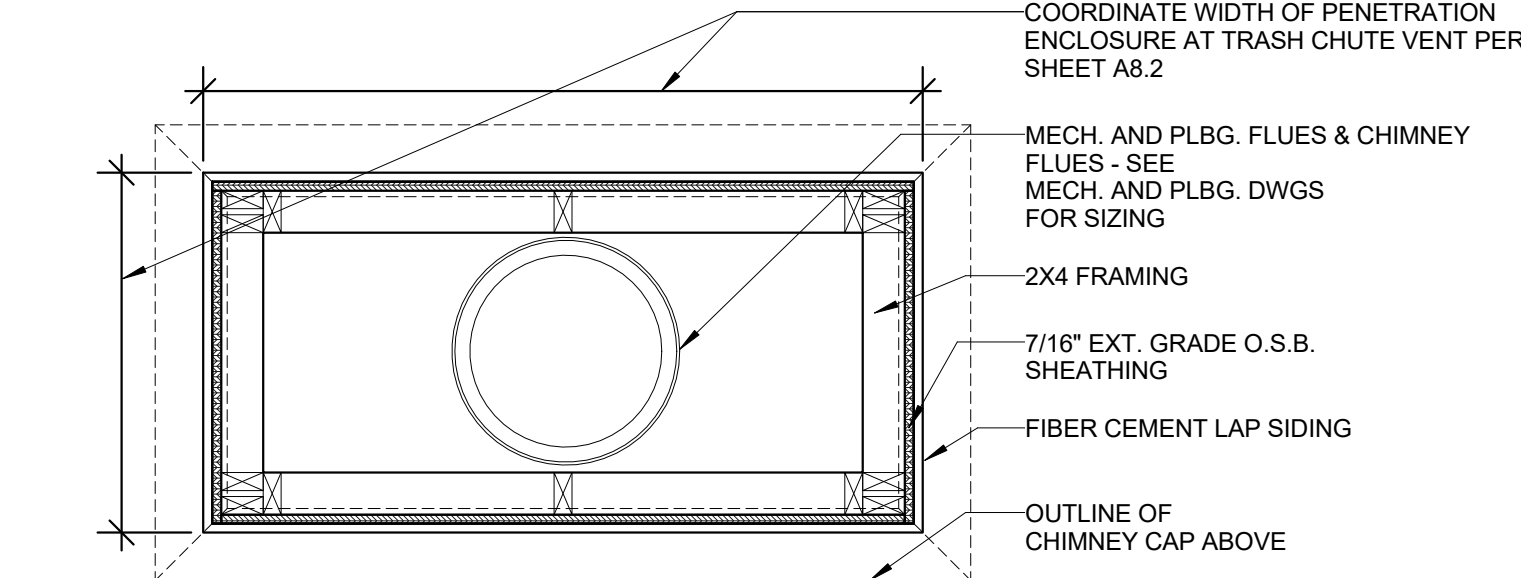
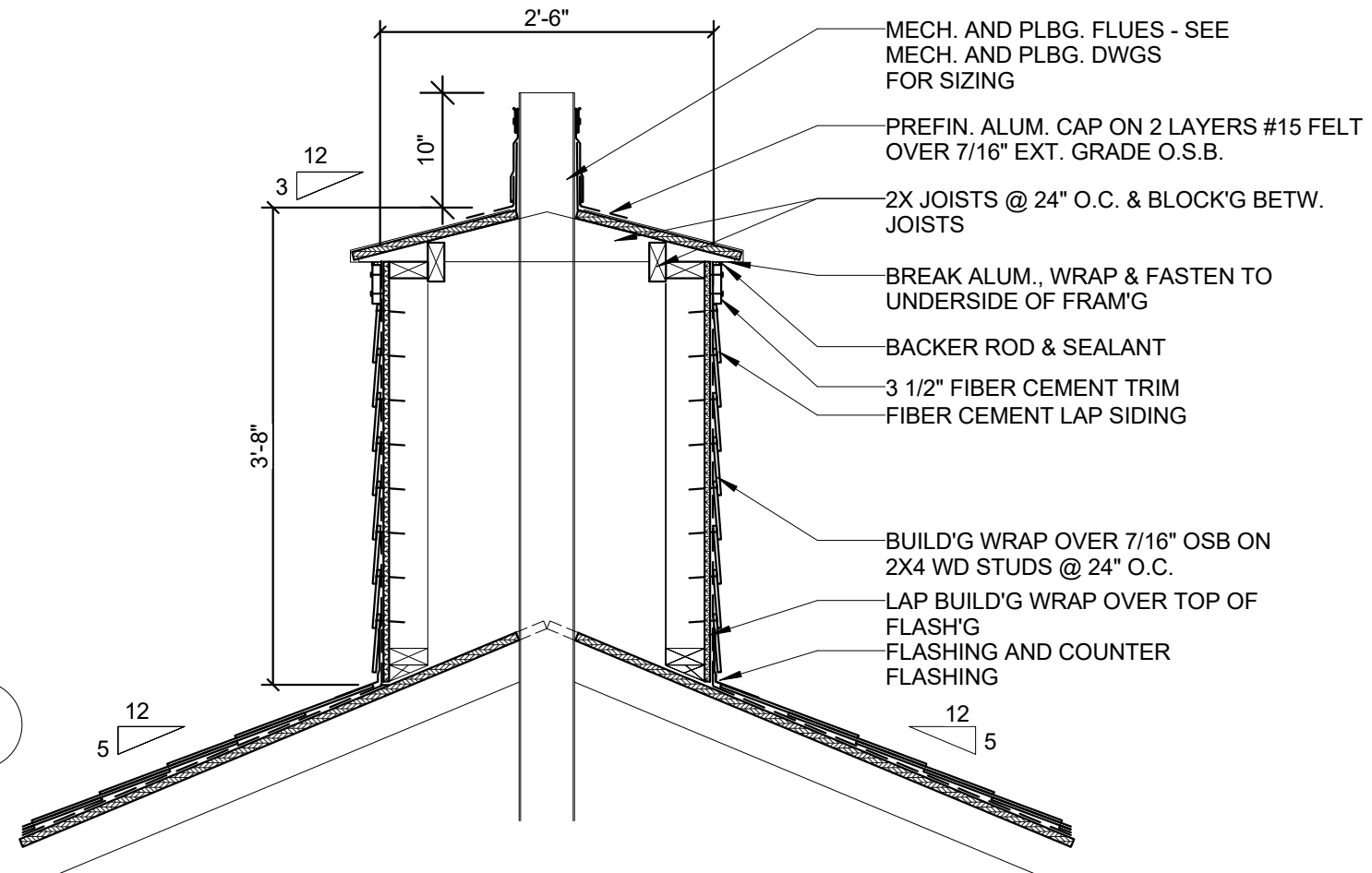
ATTIC VENTILATION CALCULATIONS

ROOF AREA = 8993 SF
REQ'D VENT. @ 1/300 ROOF AREA = 30 SF

RIDGE VENT - 15 SF
EAVE SOFFIT VENT - 15 SF

120 LF QUALIFIED RIDGE VENT @ 18 SQ INCHES /LF
(15 SF X 144 /18 = 120 LF)

34 PIECES VENTED EAVE SOFFIT @ 16"X8" =65 SQ INCHES/EA
(15 SF X 144 /65 = 34 PIECES)



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ROOF PLANS

HEART'S PLACE
120-122 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS

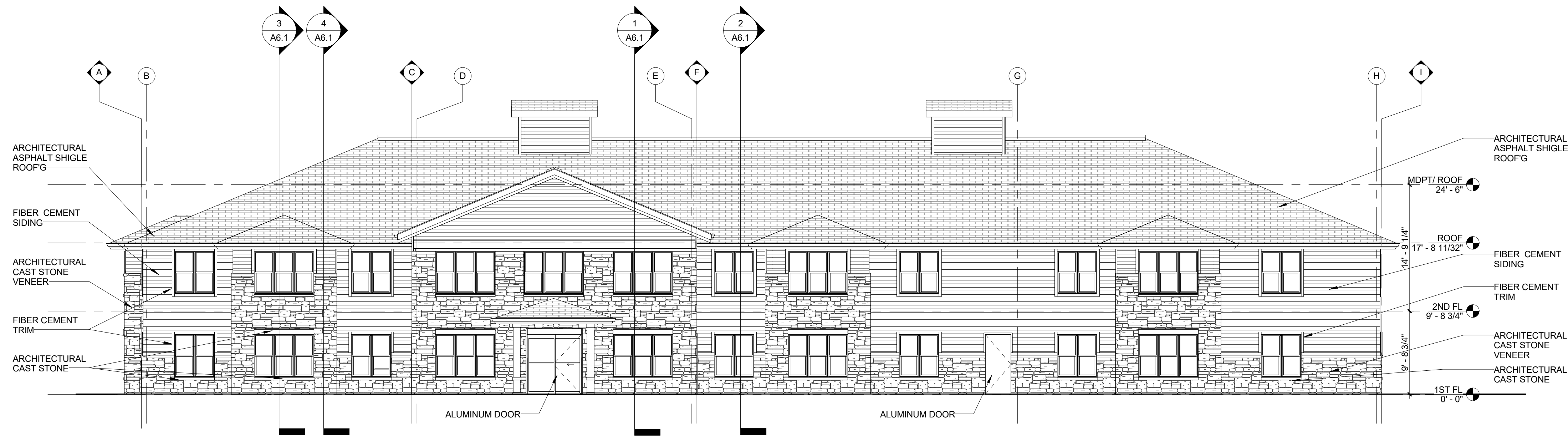
up Development, LLC

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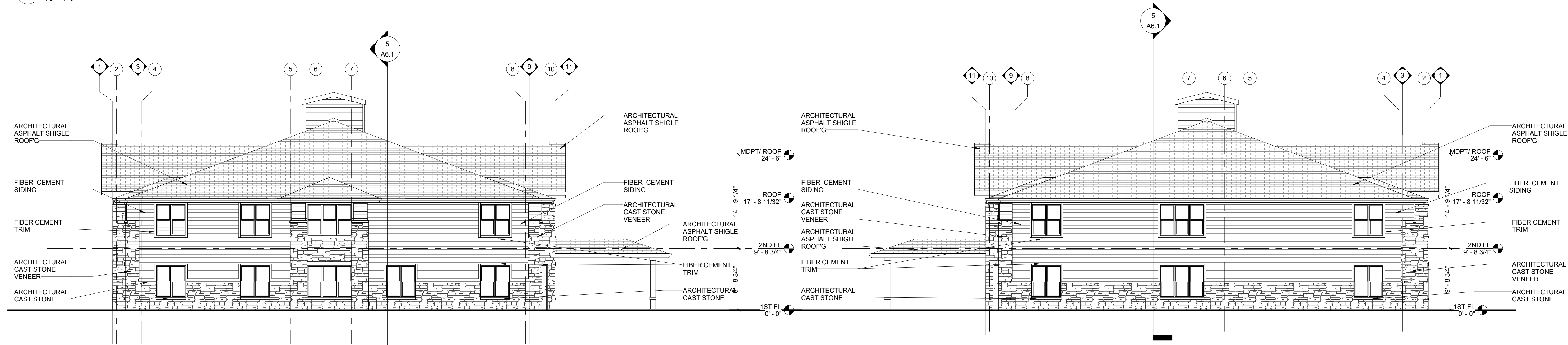
A4.1



2 WEST ELEVATION
1/8" = 1'-0"

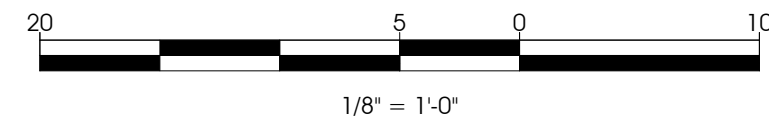


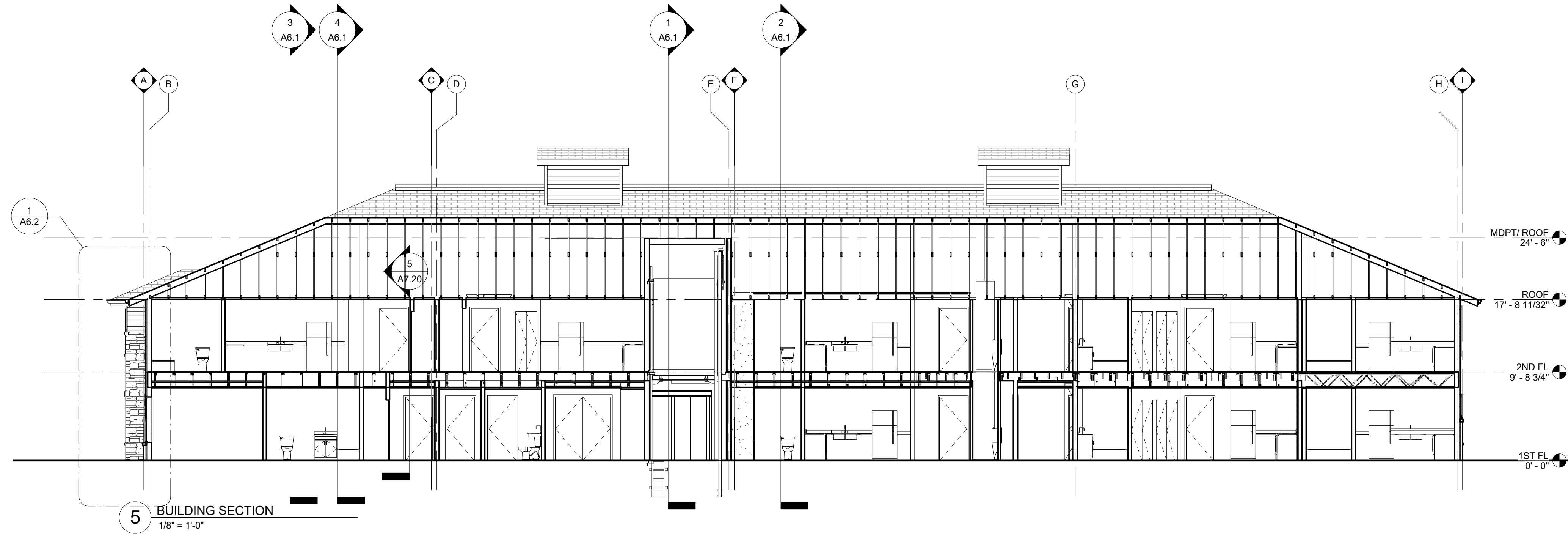
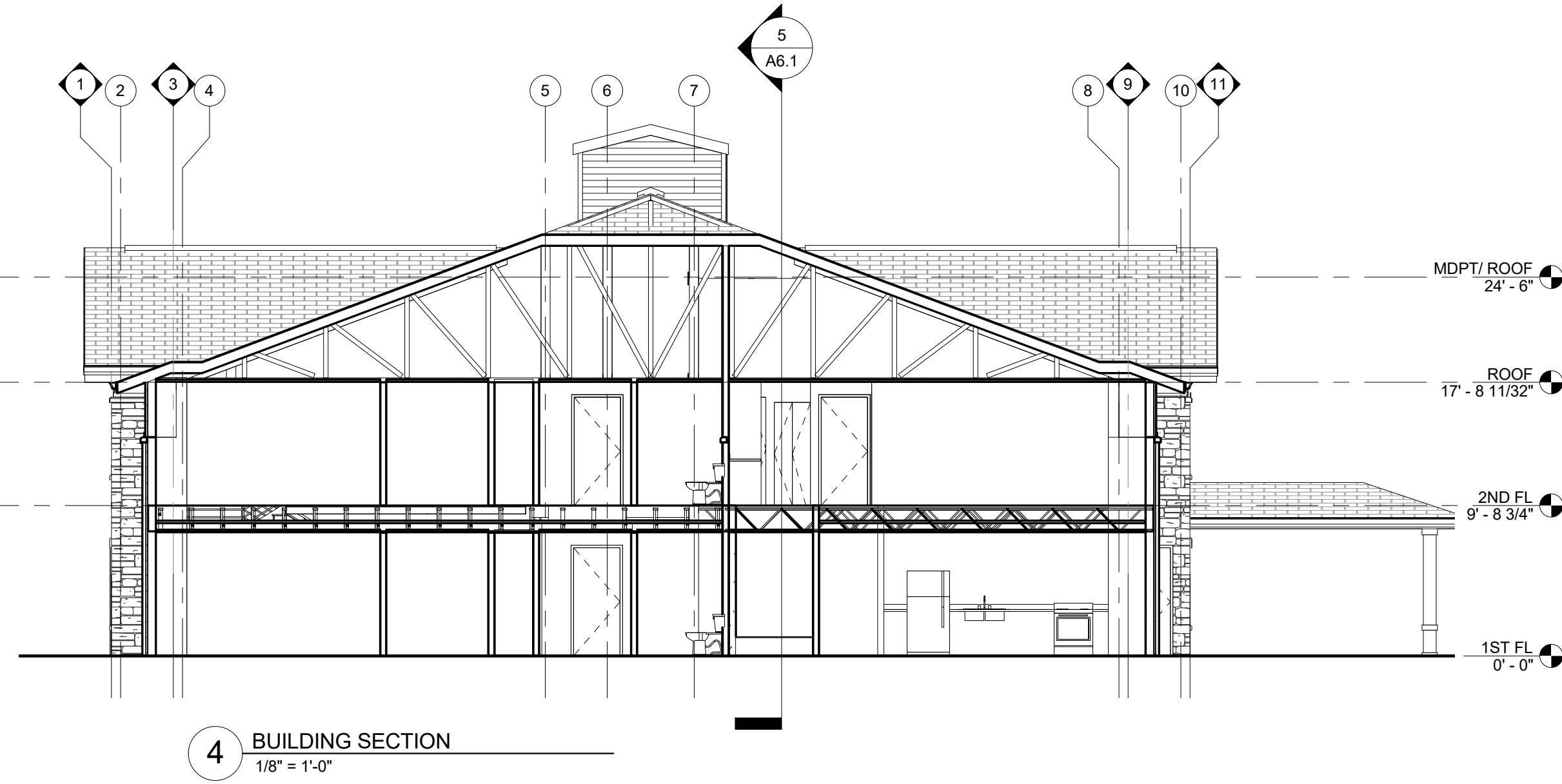
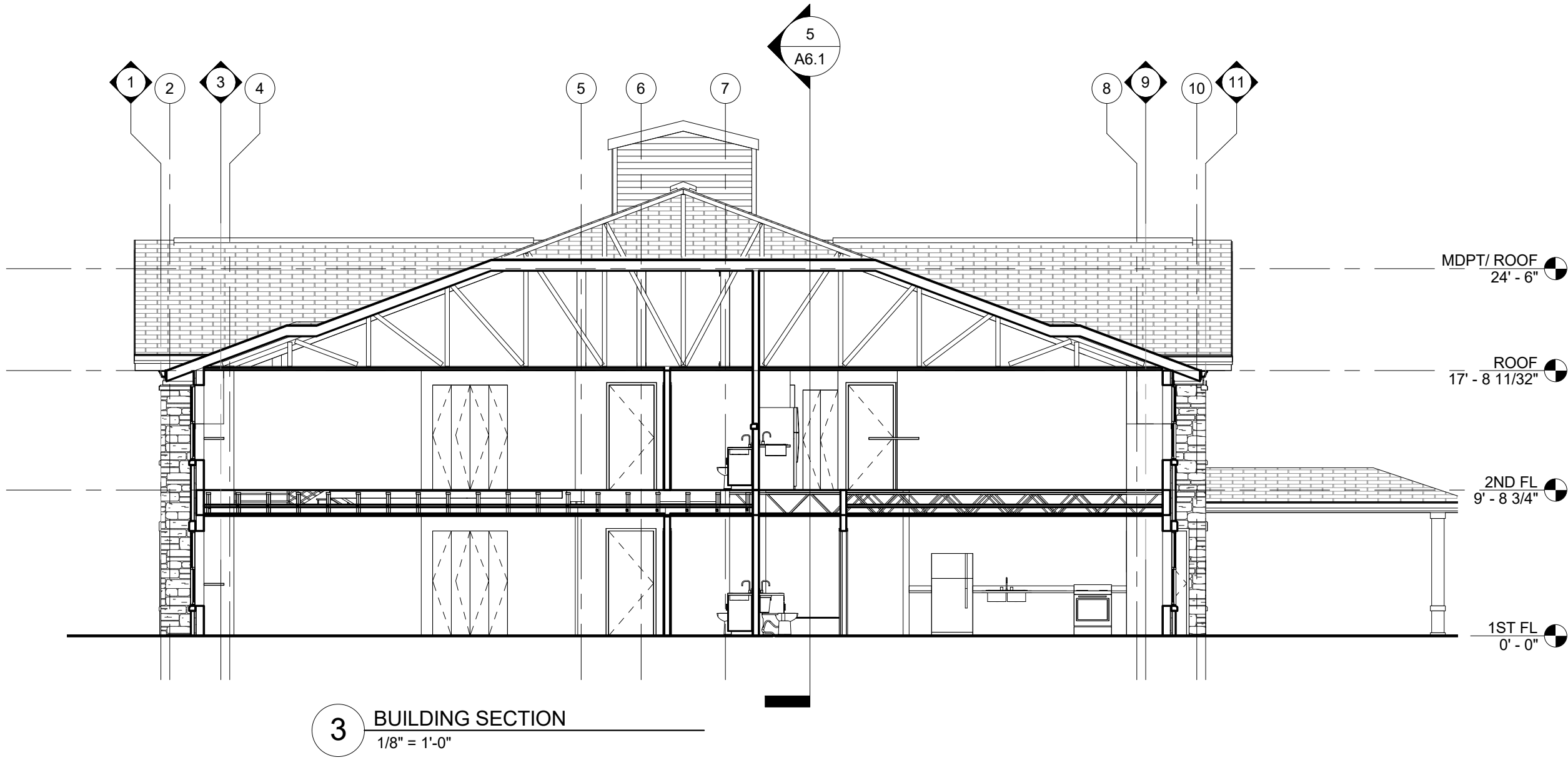
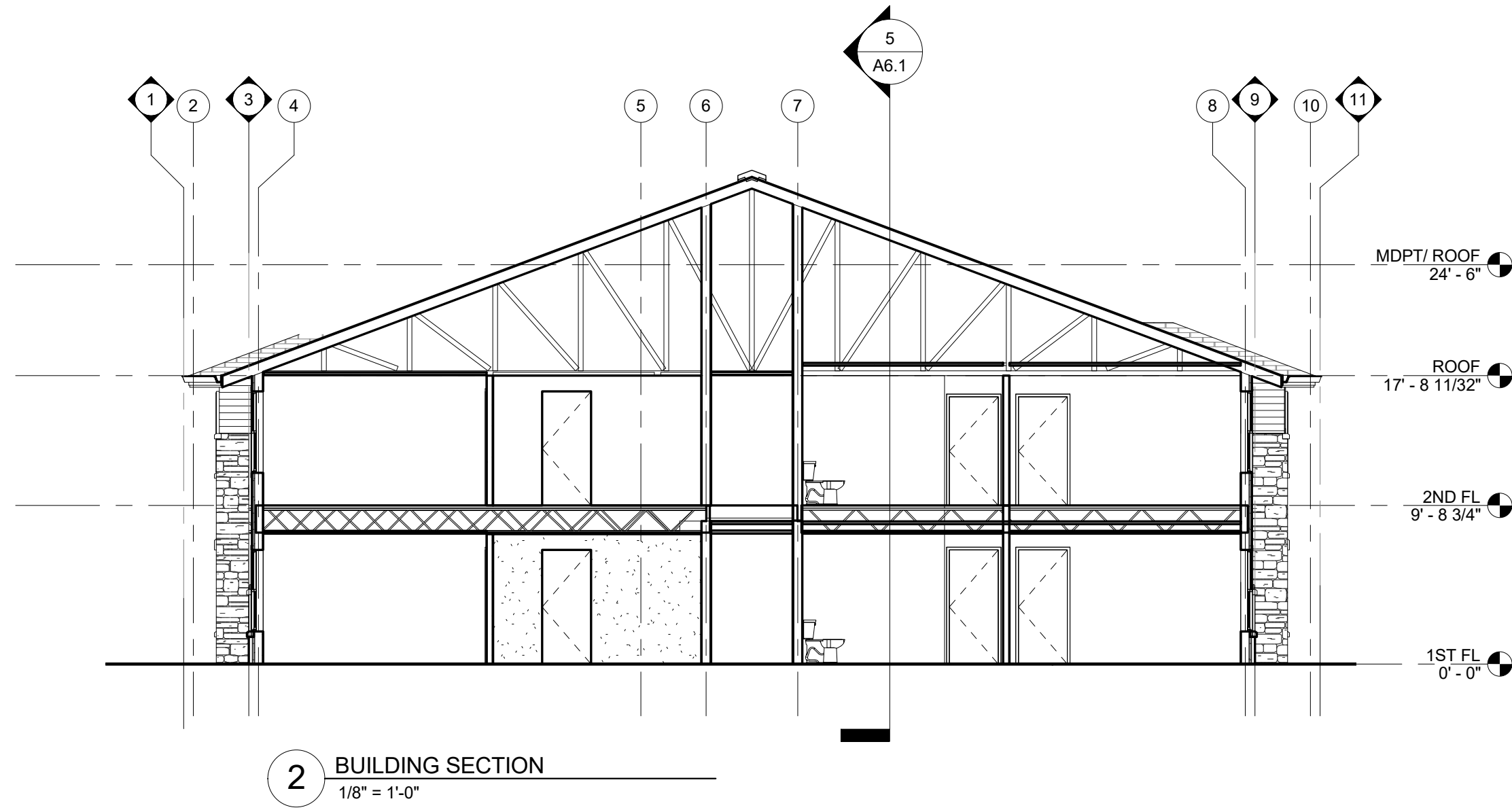
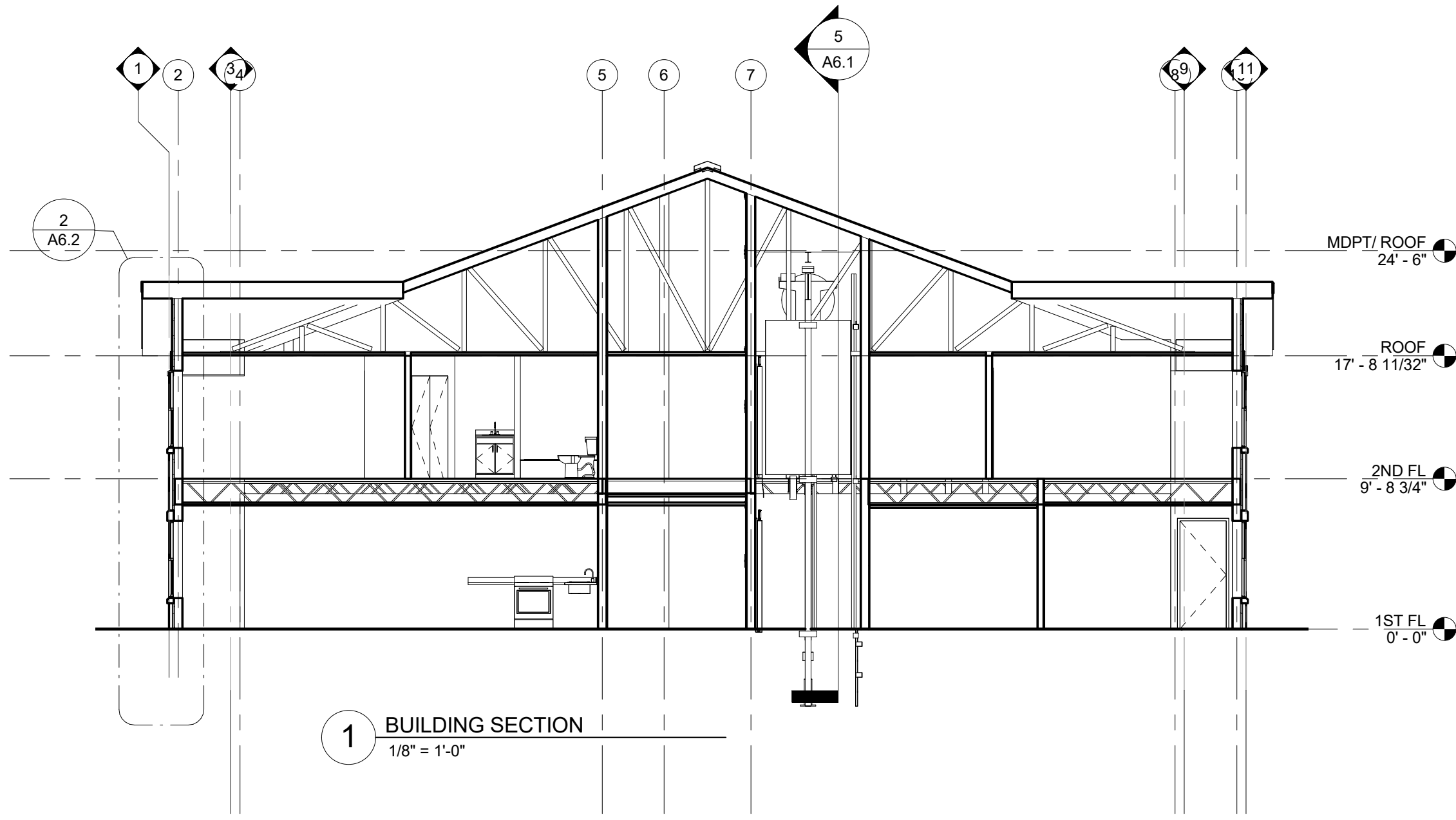
3 EAST ELEVATION
1/8" = 1'-0"

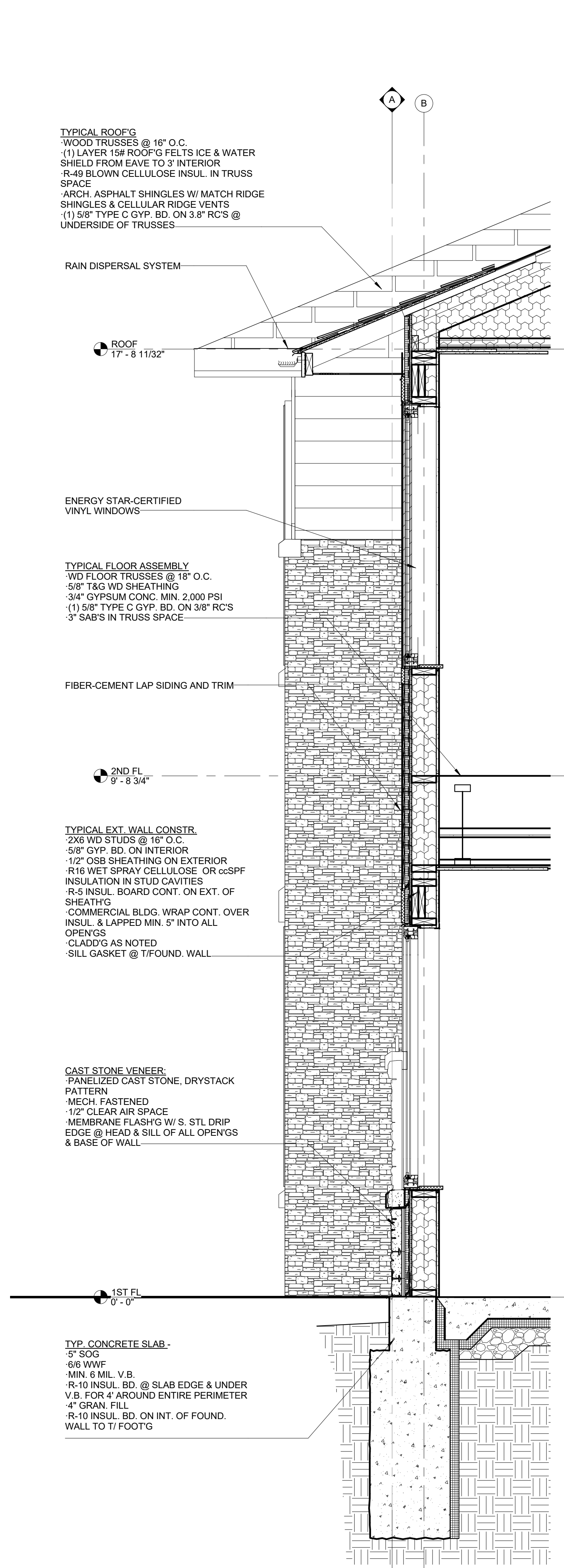


1 SOUTH ELEVATION
1/8" = 1'-0"

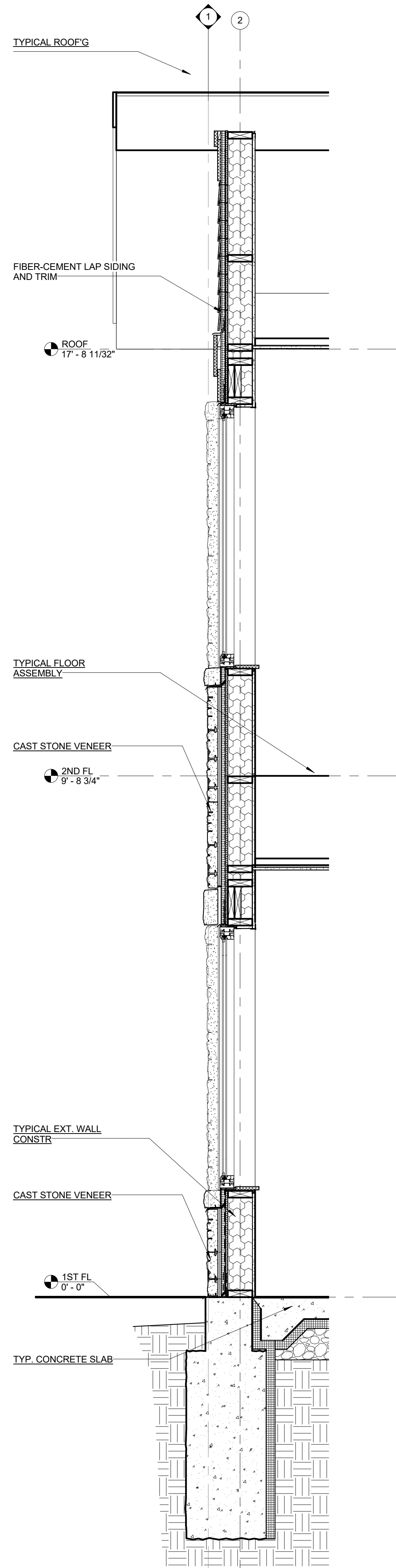
4 NORTH ELEVATION
1/8" = 1'-0"



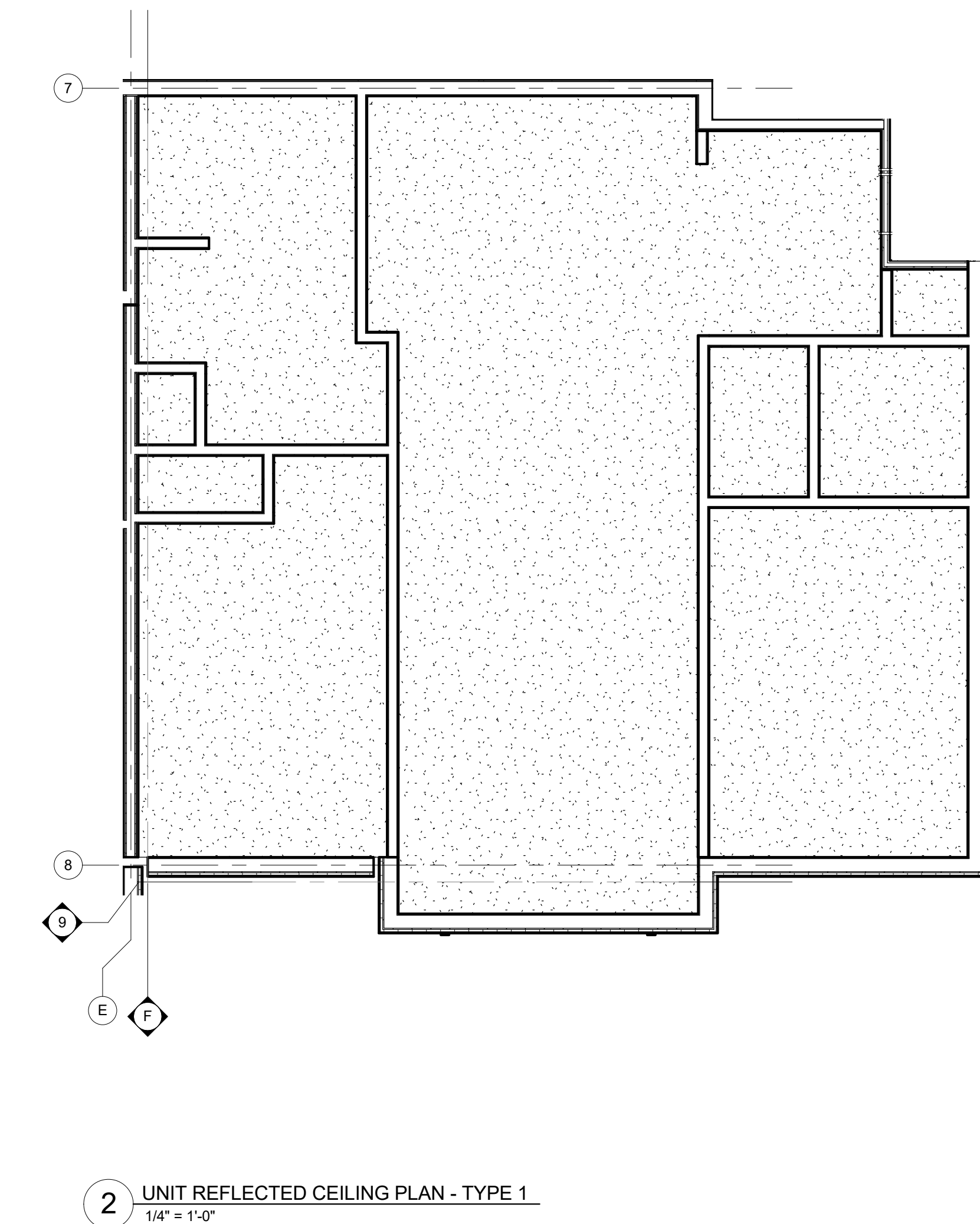
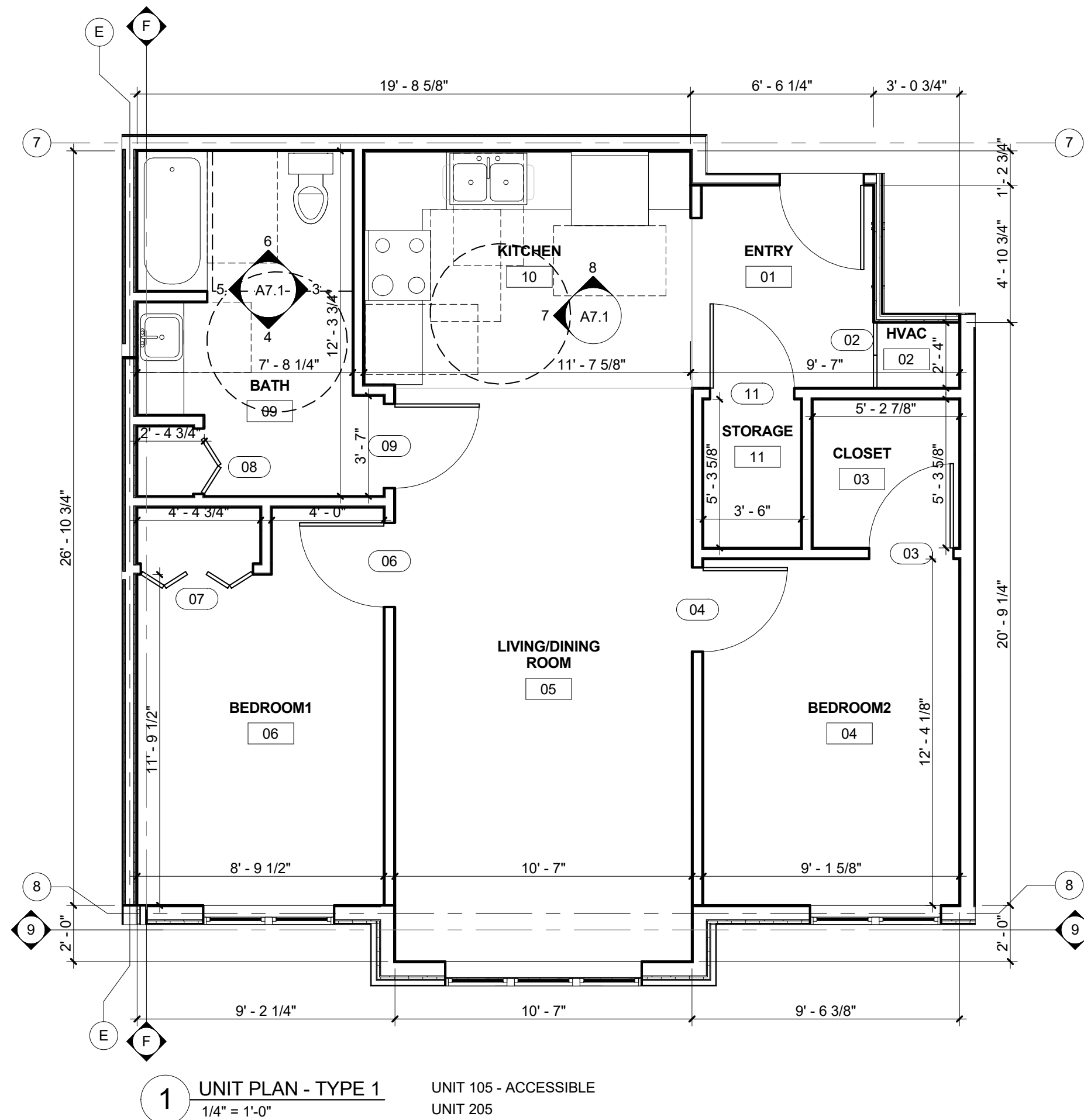




1 Wall Section 1
3/4" = 1'-0"



2 Wall Section 2
3/4" = 1'-0"



ROOM FINISH SCHEDULE 1												
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
02	HVAC	VCT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
03	CLOSET	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
04	BEDROOM2	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
05	LIVING/DINING ROOM	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
06	BEDROOM1	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
07	CLOSET	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
08	LINEN	CT	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
09	BATH	CT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
10	KITCHEN	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
11	STORAGE	VCT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	

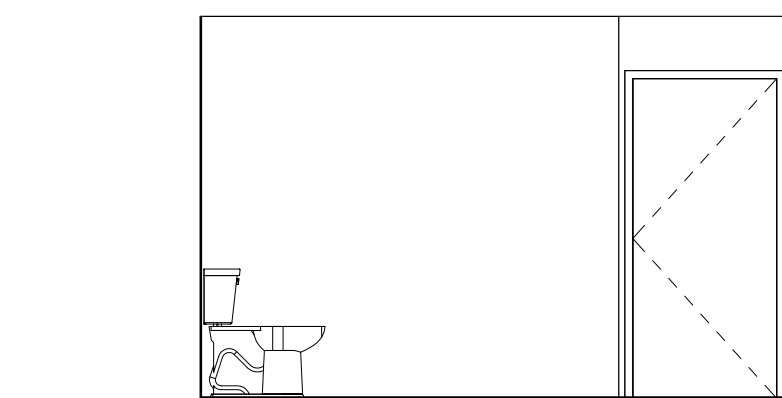
LEGEND

CT: CERAMIC TILE PT: PAINT VIN: VINYL BASE
GYP: GYPSUM BOARD VP: VINYL PLANK

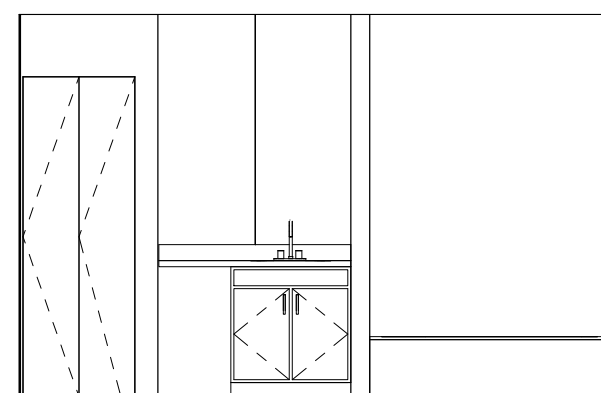
NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.

DOOR AND FRAME SCHEDULE - 1								
DOOR NO.	DOOR			FRAME		FIRE RATING LABEL	DOOR HARDWARE SET NO.	REMARKS
	SIZE	MATERIAL	FINISH	MATERIAL	FINISH			
01								
02	2'-4"x6'-8"x1 3/8"	SP	PT	-	-	-	4	TYPE A3
03	3'-0"x6'-8"x1 3/8"	SCM	PT	WD	PT	-	2	TYPE A2
04	3'-0"x6'-8"x1 3/8"	SCM	PT	WD	PT	-	2	TYPE A2
06	3'-0"x6'-8"x1 3/8"	SCM	PT	WD	PT	-	2	TYPE A2
07	4'-0"x6'-8"x1 3/8"	SP	PT	-	-	-	4	TYPE A4
08	2'-4"x6'-8"x1 3/8"	SP	PT	-	-	-	4	TYPE A4
09	3'-0"x6'-8"x1 3/8"	SCM	PT	WD	PT	-	3	TYPE A2
11	3'-0"x6'-8"x1 3/8"	SCM	PT	WD	PT	-	3	TYPE A2
LEGEND								
MATERIAL:						NOTE:		
SCM - SOLID CORE MASONITE		MTL - HOLLOW METAL		SP- PARTICLE BOARD		PREFIN.		SEE A8.2 FOR JAMB, HEAD AND
HCM - HOLLOW CORE MASONITE		WD - WOOD				PT - PAINT		SILL DETAILS

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS
		5	1 1/2 PR BUTT HINGES - HINGES PASSAGE - LOCKSET - WALL STOP

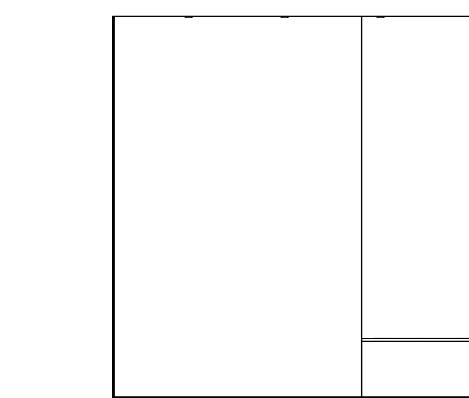
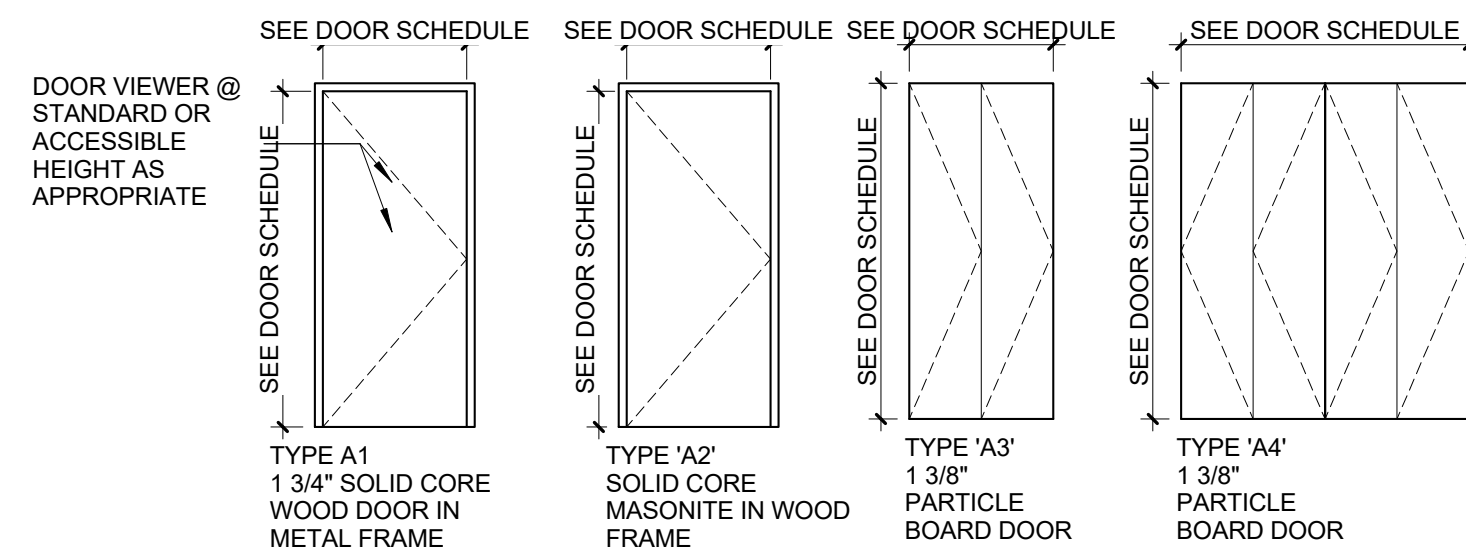


3 Elevation 1 - b
1/4" = 1'-0"

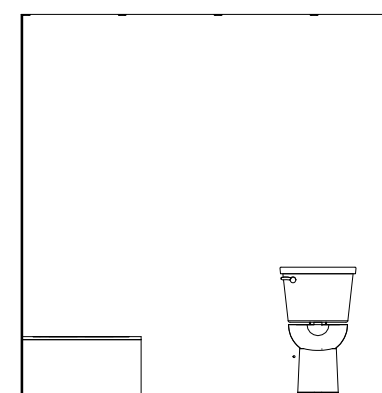


5 Elevation 1 - d
1/4" = 1'-0"

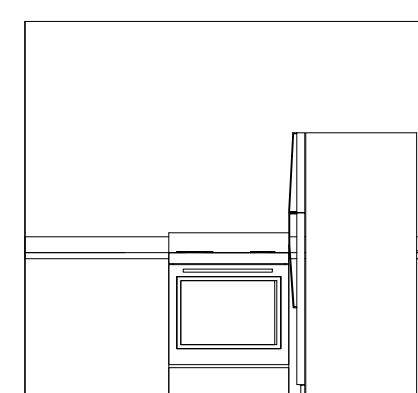
DOOR TYPES



4 Elevation 1 - c
1/4" = 1'-0"



6 Elevation 3 - a
1/4" = 1'-0"



7 Elevation 2 - d
1/4" = 1'-0"

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

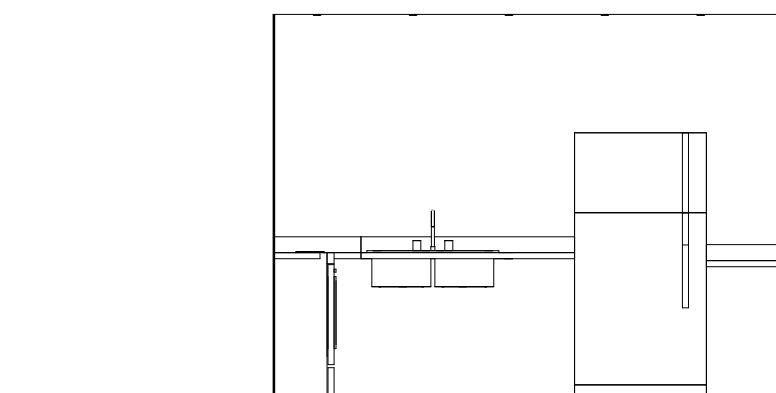
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X1AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- FIXED VANITY DRAWER BASE
- WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:

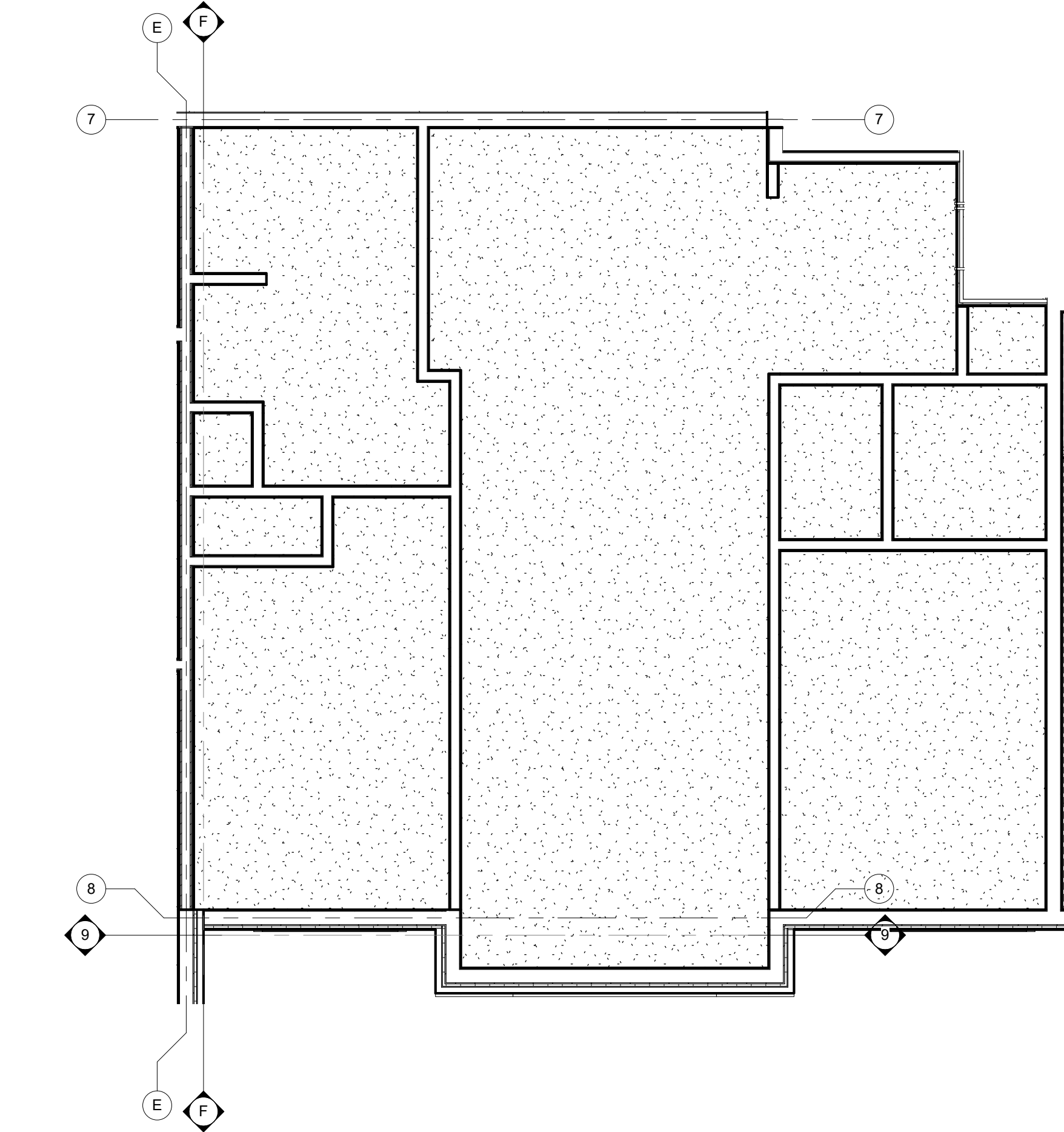
- SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309
- CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.



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

1 FIRST FLOOR PLAN
1/4" = 1'-0"

UNIT 105



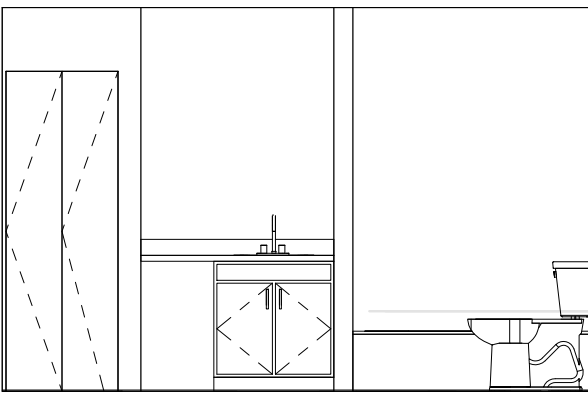
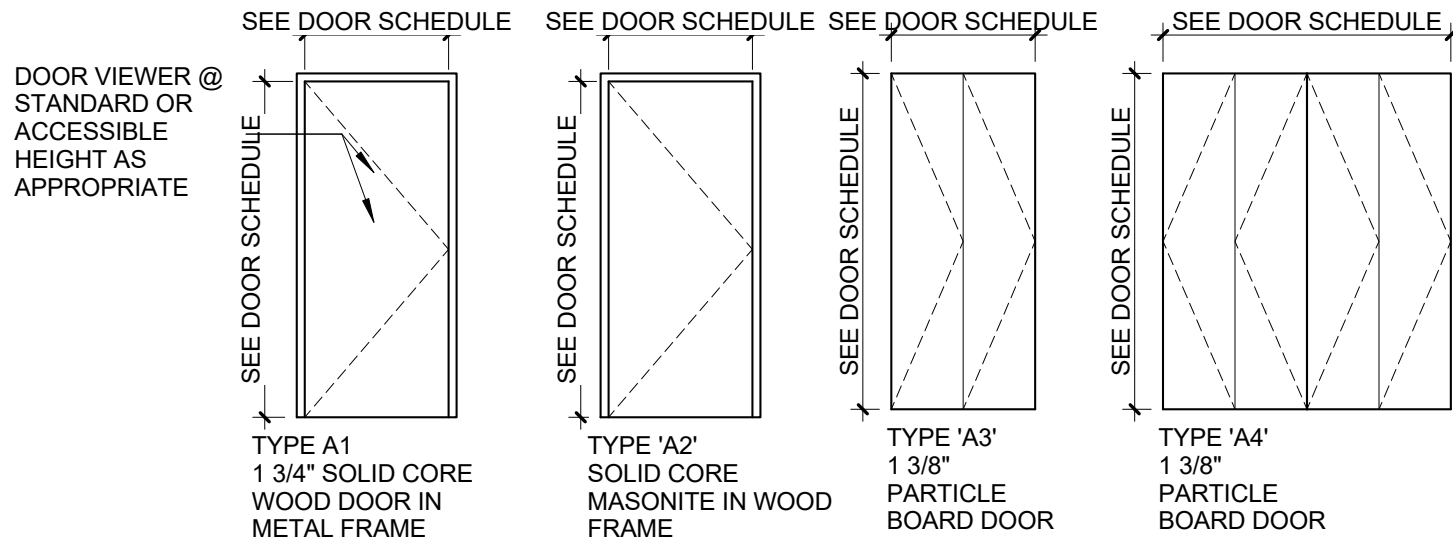
2 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE 1A														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
02	HVAC	VCT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
03	CLOSET	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
04	BEDROOM2	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
05	LIVING/DINING ROOM	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
06	BEDROOM1	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
07	CLOSET	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
08	LINEN	CT	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
09	BATH	CT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
10	KITCHEN	VP	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
11	STORAGE	VCT	VN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	
LEGEND														
CT: CERAMIC TILE		PT: PAINT			VIN: VINYL BASE									
GYP: GYPSUM BOARD		VP: VINYL PLANK												
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

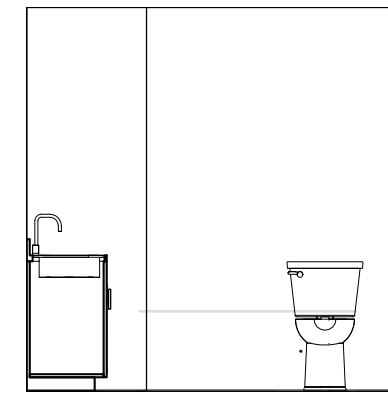
DOOR AND FRAME SCHEDULE - 1A								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME MATERIAL	Comments
02	2'-4"x6'-8"x1 3/8"							
03	3'-0"x6'-8"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
07	4'-0"x7'-0"x1 3/8"							
08	2'-4"x6'-8"x1 3/8"							
09	3'-0"x6'-8"x1 3/8"							
11	3'-0"x6'-8"x1 3/8"							
LEGEND: MATERIAL: SCM - SOLID CORE MASONITE HCM - HOLLOW CORE MASONITE								
		MTL - HOLLOW METAL WD - WOOD		SP - PARTICLE BOARD		FINISH: PREFIN. PT - PAINT		NOTE: SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS
		5	1 1/2 PR BUTT HINGES - HINGES PASSAGE - LOCKSET - WALL STOP

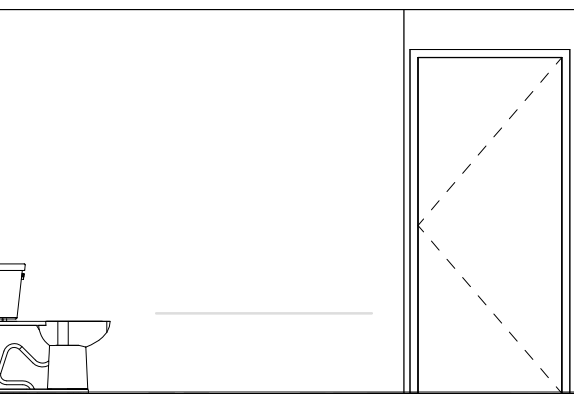
DOOR TYPES



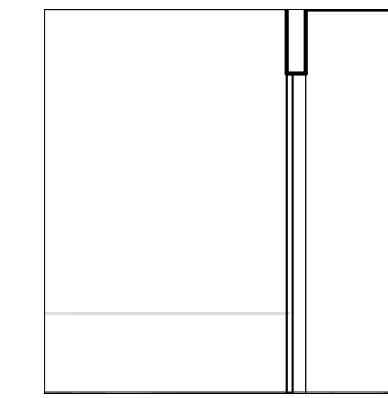
2 - c
1/4" = 1'-0"



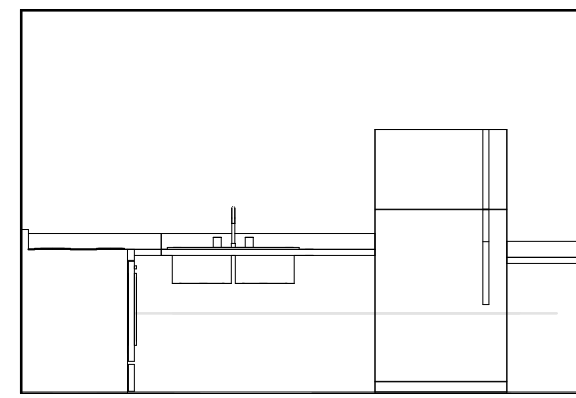
2 - d
1/4" = 1'-0"



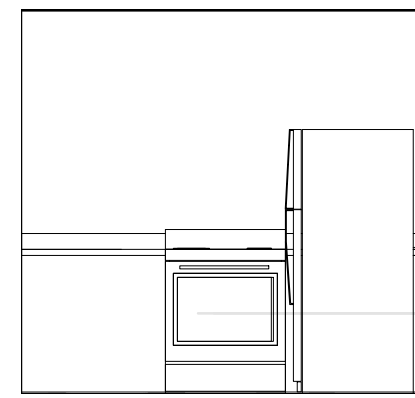
2 - a
1/4" = 1'-0"



2 - b
1/4" = 1'-0"



1 - a
1/4" = 1'-0"



1 - d
1/4" = 1'-0"

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

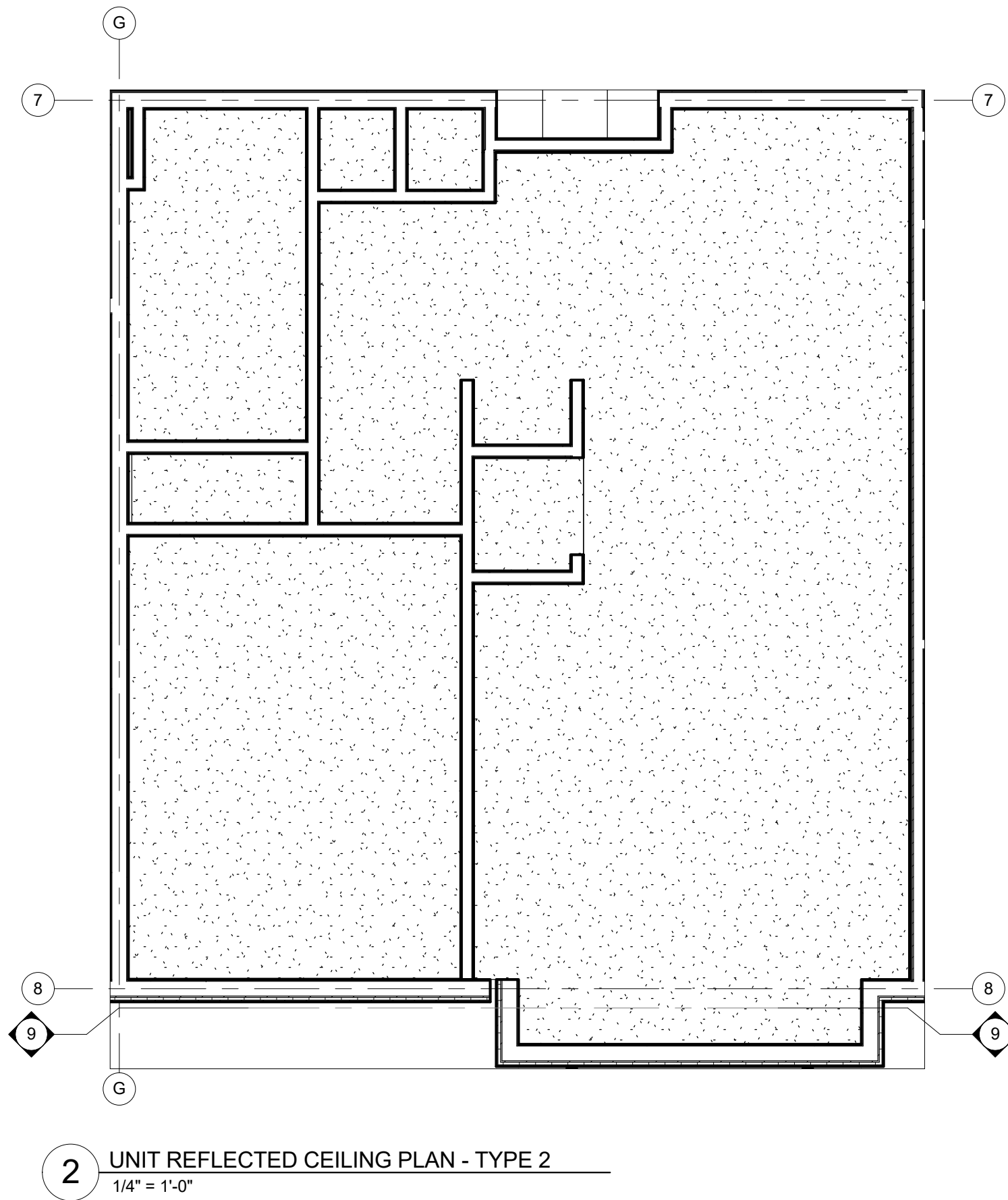
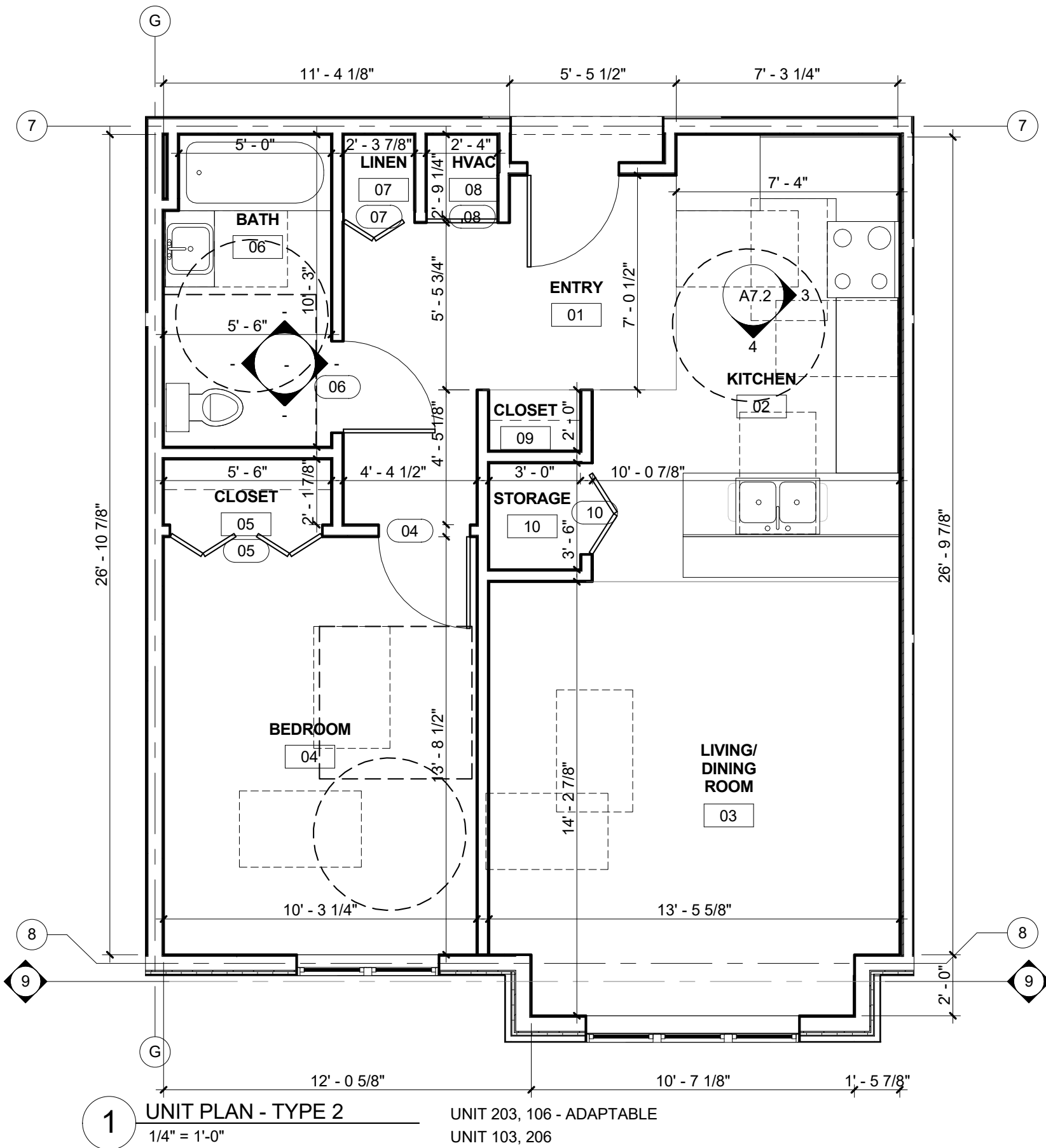
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGH VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- FIXED VANITY DRAWER BASE
- WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:

- SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309
- CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.

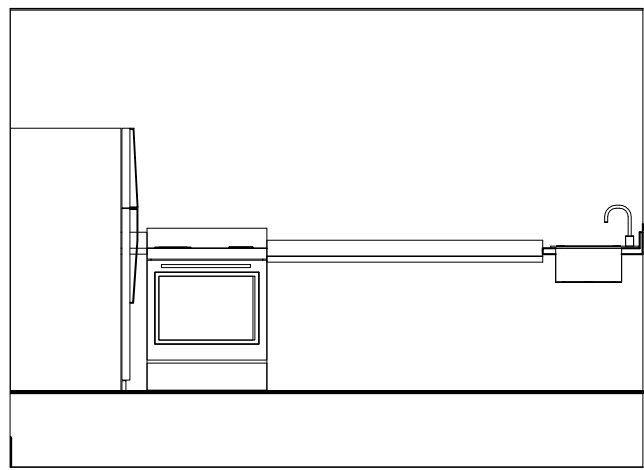
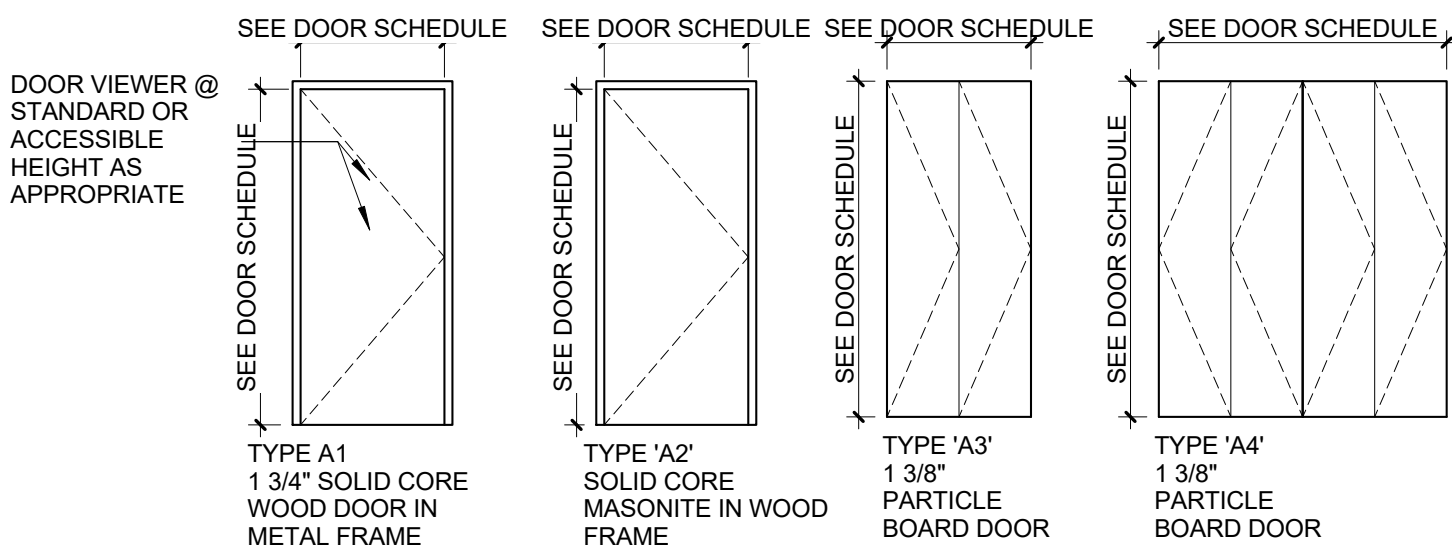


ROOM FINISH SCHEDULE 2A														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	KITCHEN													
03	LIVING/ DINING ROOM													
04	BEDROOM													
05	CLOSET													
06	BATH													
07	LINEN													
08	HVAC													
09	CLOSET													
10	STORAGE													
LEGEND														
CT: CERAMIC TILE				PT: PAINT				VIN: VINYL BASE						
GYP: GYPSUM BOARD				VP: VINYL PLANK										
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

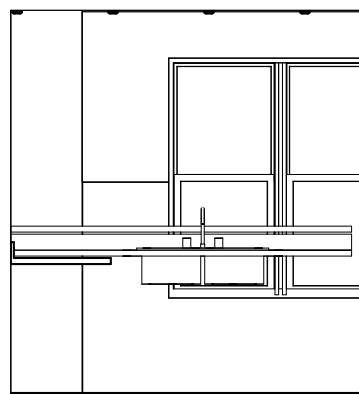
DOOR AND FRAME SCHEDULE - 2A								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
04	3'-0"x6'-8"x1 3/8"							
05	5'-0"x7'-0"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
07	2'-4"x6'-8"x1 3/8"							
08	2'-4"x6'-8"x1 3/8"							
10	3'-0"x7'-0"x1 3/8"							
LEGEND								
MATERIAL: SCM - SOLID CORE MASONITE HCM - HOLLOW CORE MASONITE		MTL - HOLLOW METAL WD - WOOD		SP- PARTICLE BOARD		FINISH: PREFIN. PT - PAINT		NOTE: SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	• 1 1/2 PR BUTT HINGES • OVERHEAD CLOSER • ENTRANCE LOCKSET • THRESHOLD • WALL STOP • PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	• 1 1/2 PR BUTT HINGES • PRIVACY LOCKSET • HINGE LIMITER
2	• 1 1/2 PR BUTT HINGES • PRIVACY LOCKSET • WALL STOP	4	• BI-FOLD TRACK • PR 5" WIRE PULLS
		5	• 1 1/2 PR BUTT • HINGES PASSAGE • LOCKSET • WALL STOP

DOOR TYPES



3 Elevation 2 - c
1/4" = 1'-0"



4 3 - d
1/4" = 1'-0"

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

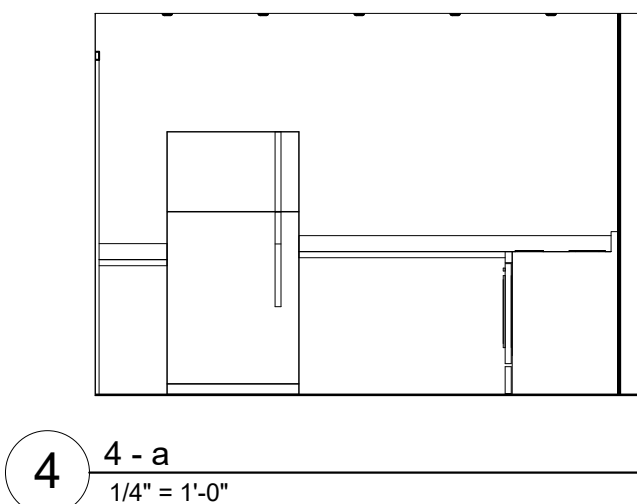
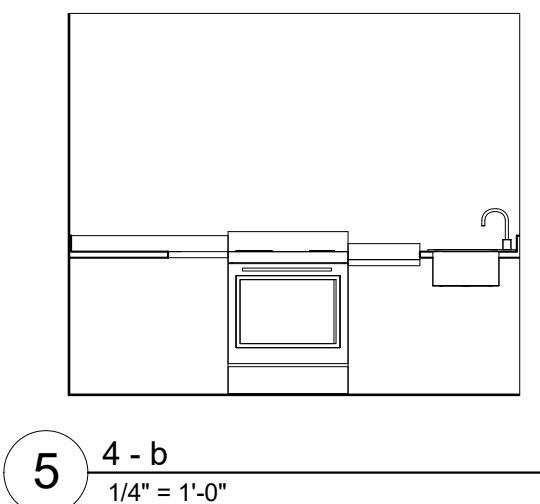
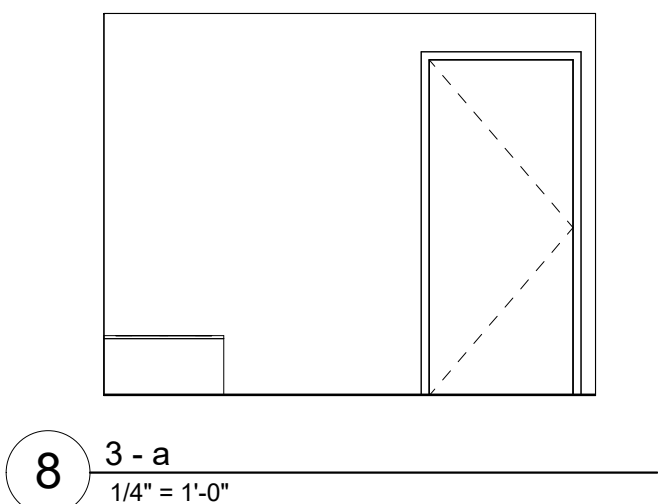
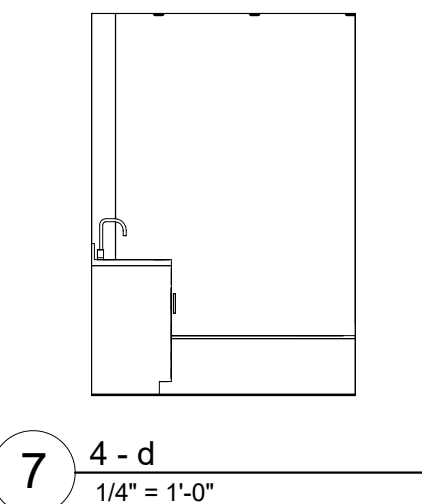
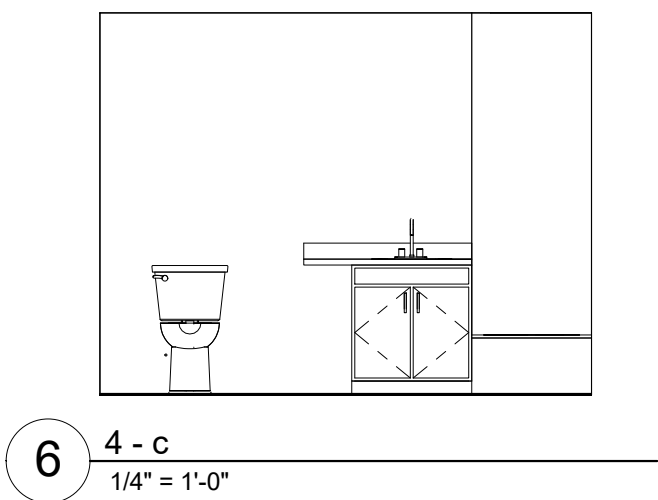
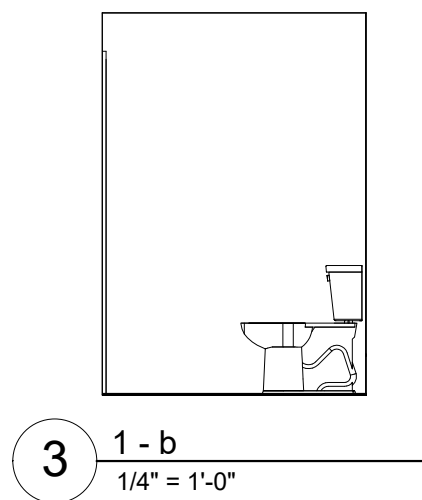
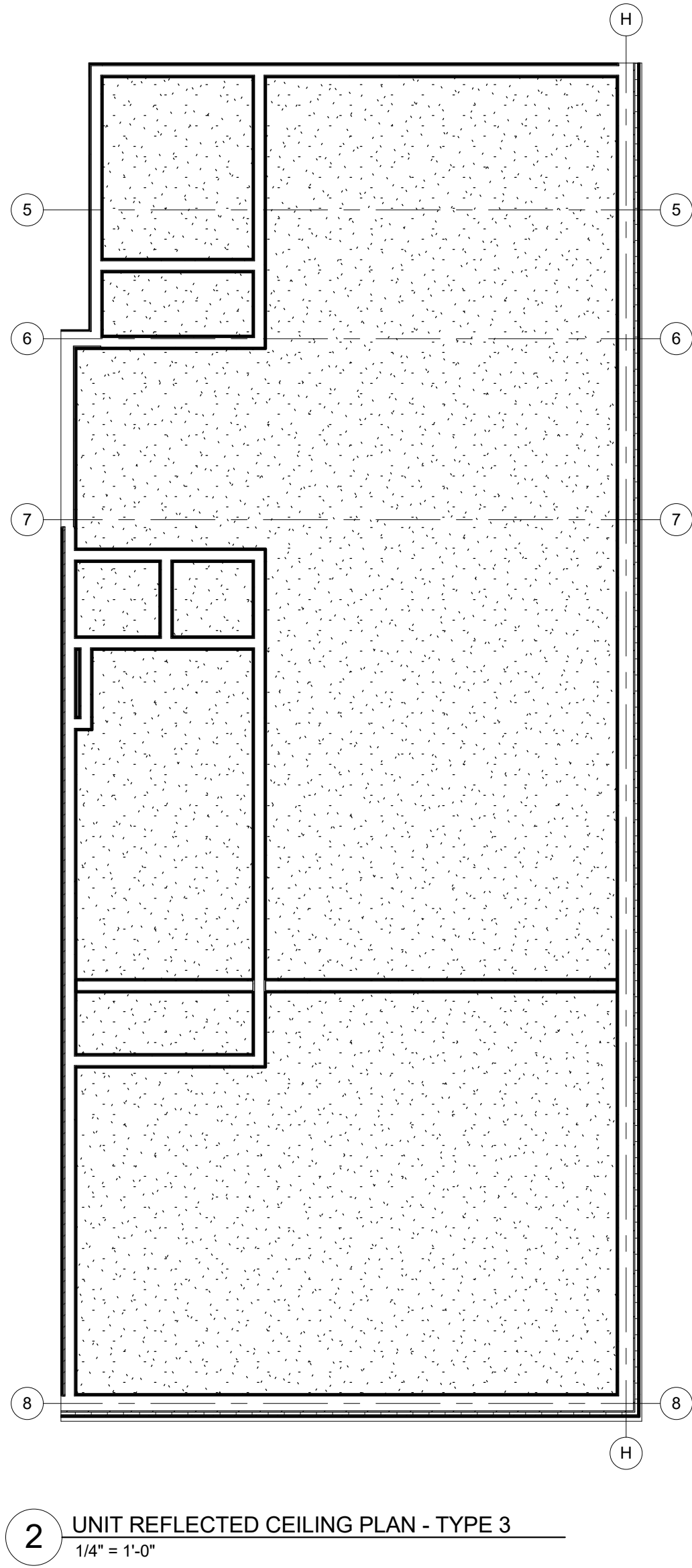
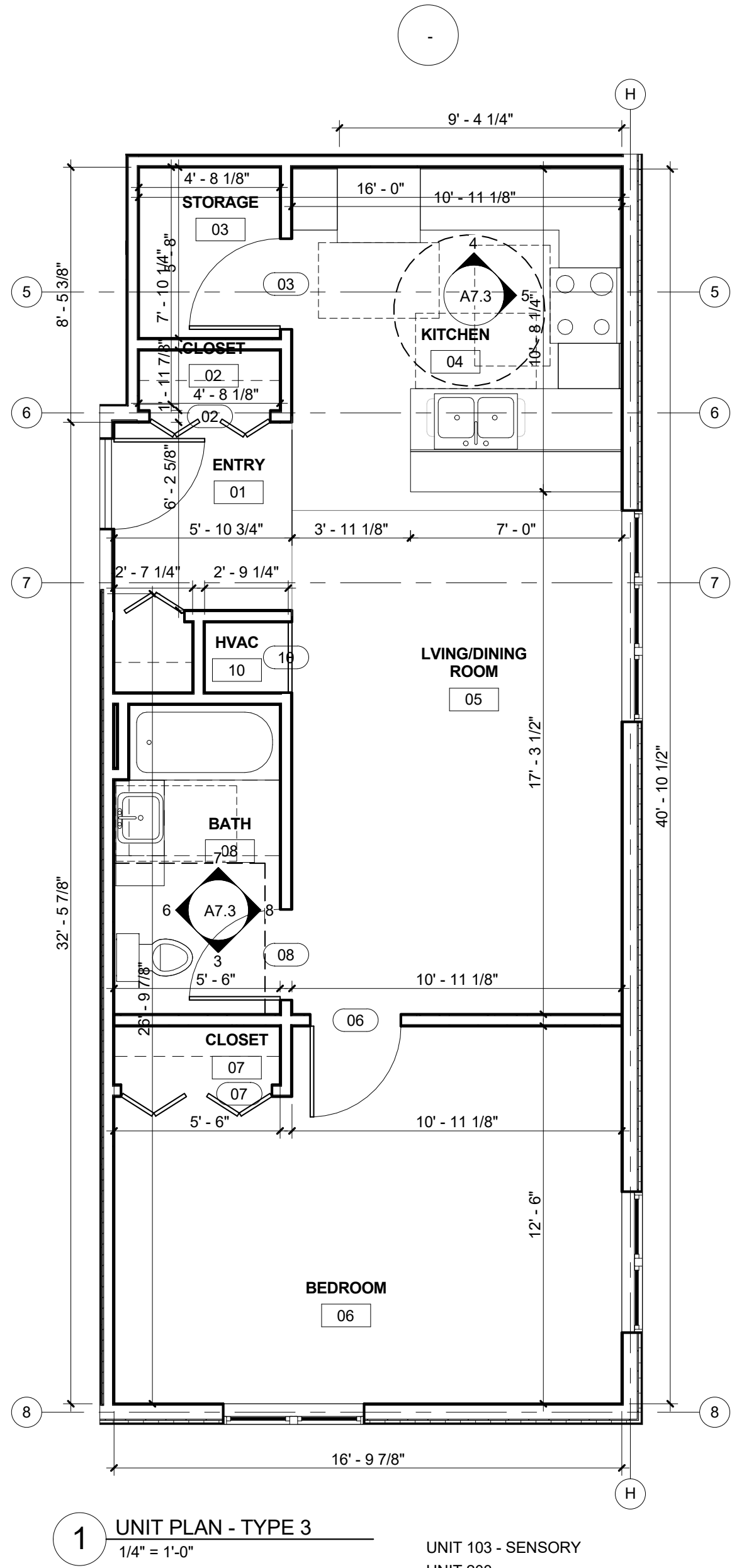
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HEIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- FIXED VANITY DRAWER BASE
- WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:

- SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANS1 306 & ANS1 309
- CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.

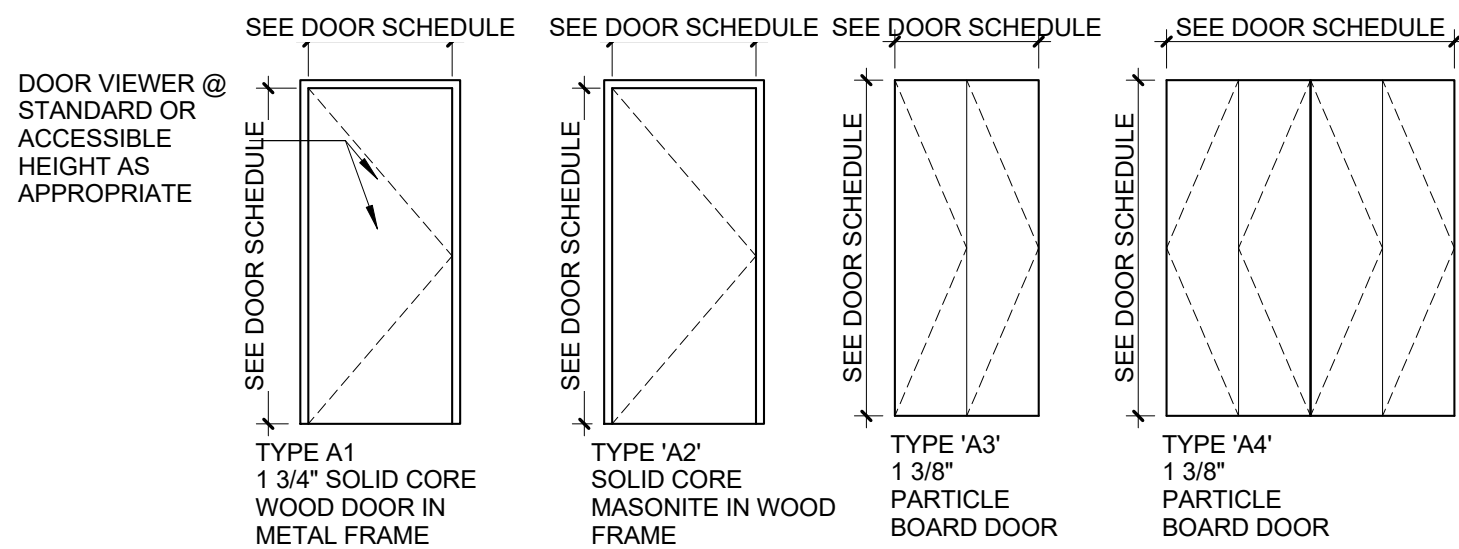


ROOM FINISH SCHEDULE 3														
ROOM NUMBER	ROOM NAME	FLO OR	BAS E	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	CLOSET													
03	STORAGE													
04	KITCHEN													
05	LIVING/DINING ROOM													
06	BEDROOM													
07	CLOSET													
08	BATH													
09	CLOSET													
10	HVAC													
LEGEND														
CT: CERAMIC TILE		PT: PAINT			VIN: VINYL BASE									
GYP: GYPSUM BOARD		VP: VINYL PLANK												
NOTE:														
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.														
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

DOOR SCHEDULE - 3								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	4'-0"x7'-0"x1 3/8"							
03	3'-0"x6'-8"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
07	5'-0"x7'-0"x1 3/8"							
08	3'-0"x6'-8"x1 3/8"							
09	2'-4"x6'-8"x1 3/8"							
10	2'-4"x6'-8"x1 3/8"							

LEGEND
MATERIAL:
SCM - SOLID CORE MASONITE
HCM - HOLLOW CORE MASONITE
MTL - HOLLOW METAL
WD - WOOD
SP - PARTICLE BOARD
FINISH:
PREFIN
PT - PAINT
NOTE:
SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS

DOOR TYPES



DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS
		5	1 1/2 PR BUTT - HINGES PASSAGE - LOCKSET - WALL STOP

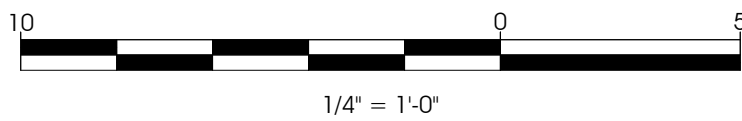
PLUMBING ACCESSORY SCHEDULE		
A	ACCESSORY 24" x 36" SURFACE MOUNTED MEDICINE CABINET	MANUF. MODEL # REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

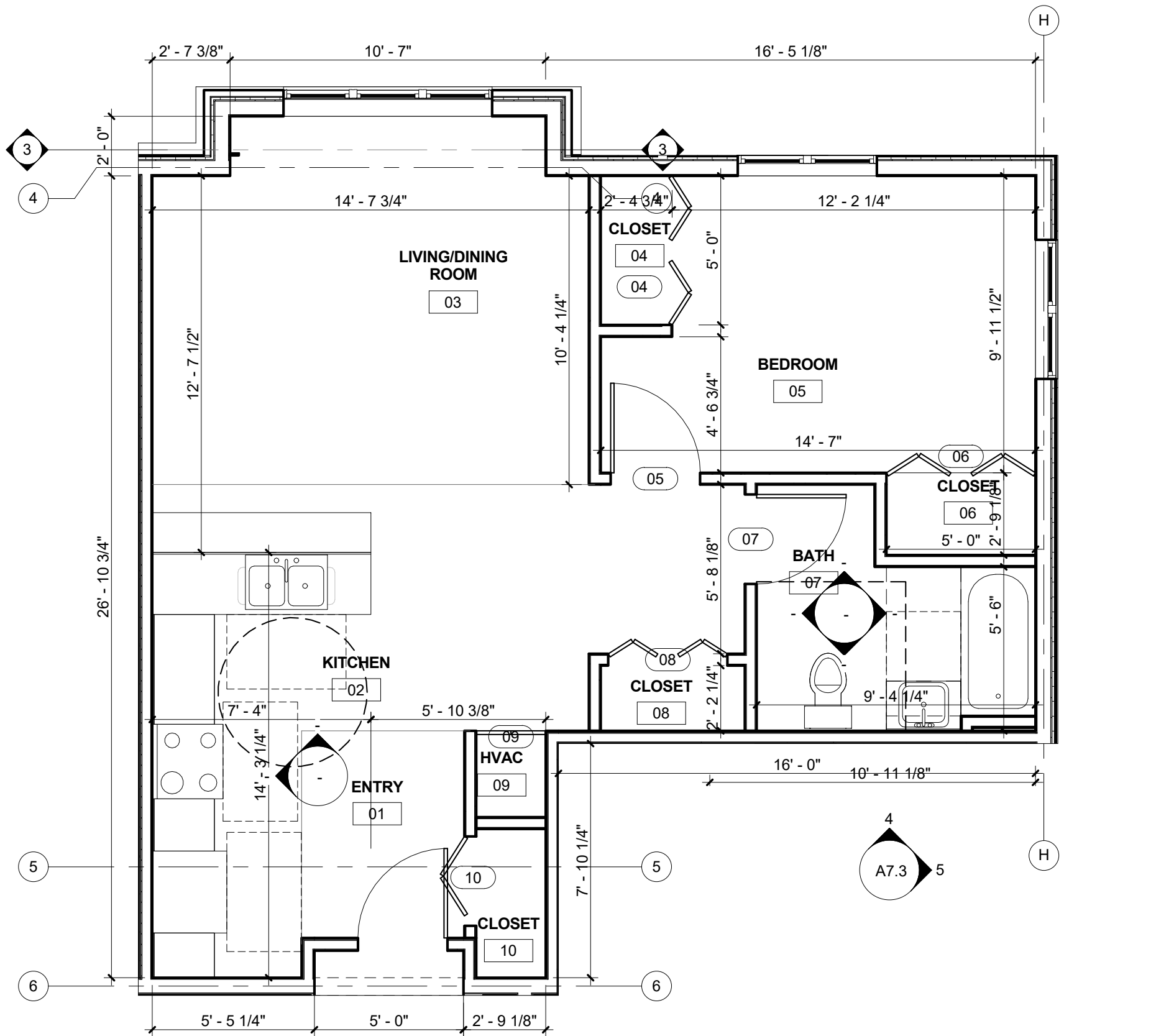
KITCHEN APPLIANCE SCHEDULE		
1	APPLIANCE ELECTRIC RANGE	MANUF. MODEL # REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT
NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

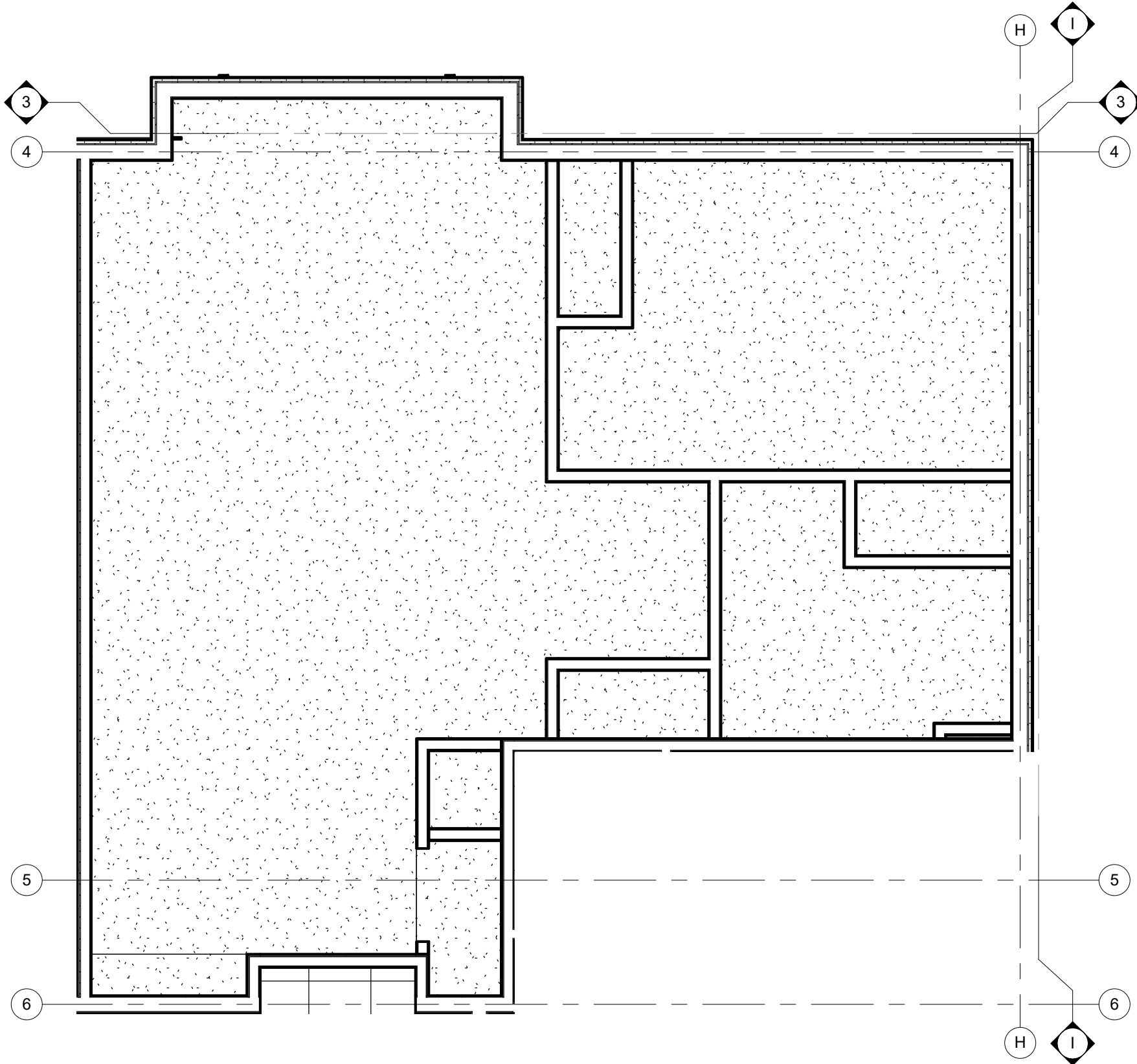
KITCHEN AND BATH KEYNOTES	
◇ K	ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
◇ K1	OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
◇ K2	MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
◇ K3	REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
◇ K4	18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
◇ T1	SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
◇ T2	WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
◇ T3	REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
◇ T4	FIXED VANITY DRAWER BASE
◇ T5	WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
◇ C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
◇ B1	AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:
1 SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
2 WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 3.06 & ANSI 3.09
3 CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A. TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.





1 UNIT PLAN - TYPE 4
1/4" = 1'-0" UNIT 102, 202



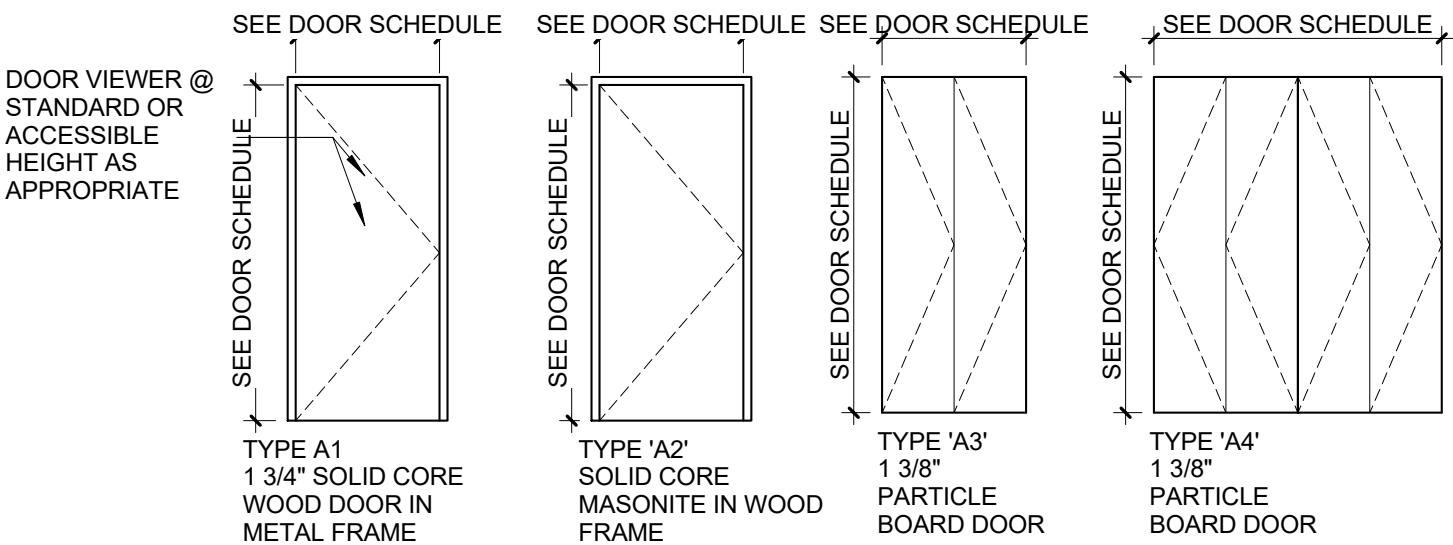
2 UNIT REFLECTED CEILING PLAN - TYPE 4
1/4" = 1'-0"

ROOM FINISH SCHEDULE 4														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARK S
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	KITCHEN													
03	LIVING/DINING ROOM													
04	CLOSET													
05	BEDROOM													
06	CLOSET													
07	BATH													
08	CLOSET													
09	HVAC													
10	CLOSET													
LEGEND														
CT: CERAMIC TILE				PT: PAINT				VIN: VINYL BASE						
GYP: GYPSUM BOARD				VP: VINYL PLANK										
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

DOOR AND FRAME SCHEDULE - 4								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
04	5'-0"x7'-0"x1 3/8"							
05	3'-0"x6'-8"x1 3/8"							
06	5'-0"x7'-0"x1 3/8"							
07	3'-0"x6'-8"x1 3/8"							
08	4'-0"x7'-0"x1 3/8"							
09	2'-4"x6'-8"x1 3/8"							
10	3'-0"x7'-0"x1 3/8"							
LEGEND								
MATERIAL:						FINISH:		NOTE: SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS
SCM - SOLID CORE MASONITE		MTL - HOLLOW METAL		SP- PARTICLE BOARD		PREFIN.		
HCM - HOLLOW CORE MASONITE		WD - WOOD				PT - PAINT		

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE @ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT HINGES - HINGES PASSAGE - LOCKSET - WALL STOP

DOOR TYPES



PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/LOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/LOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

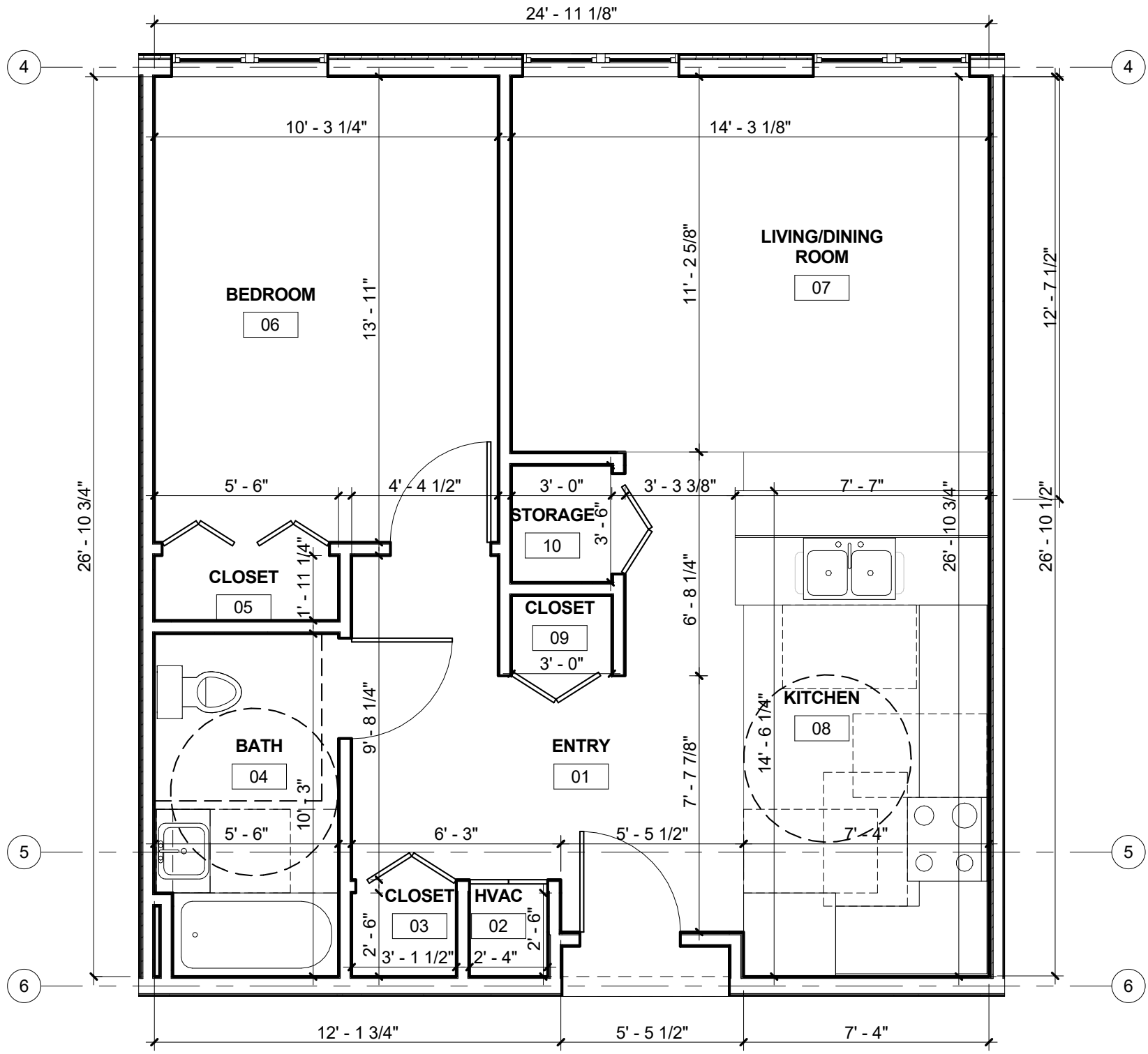
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- (K) ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- (K1) OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- (K2) MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- (K3) REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- (K4) 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- (T1) SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- (T2) WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- (T3) REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- (T4) FIXED VANITY DRAWER BASE
- (T5) WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- (C1) ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 8" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- (B1) AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

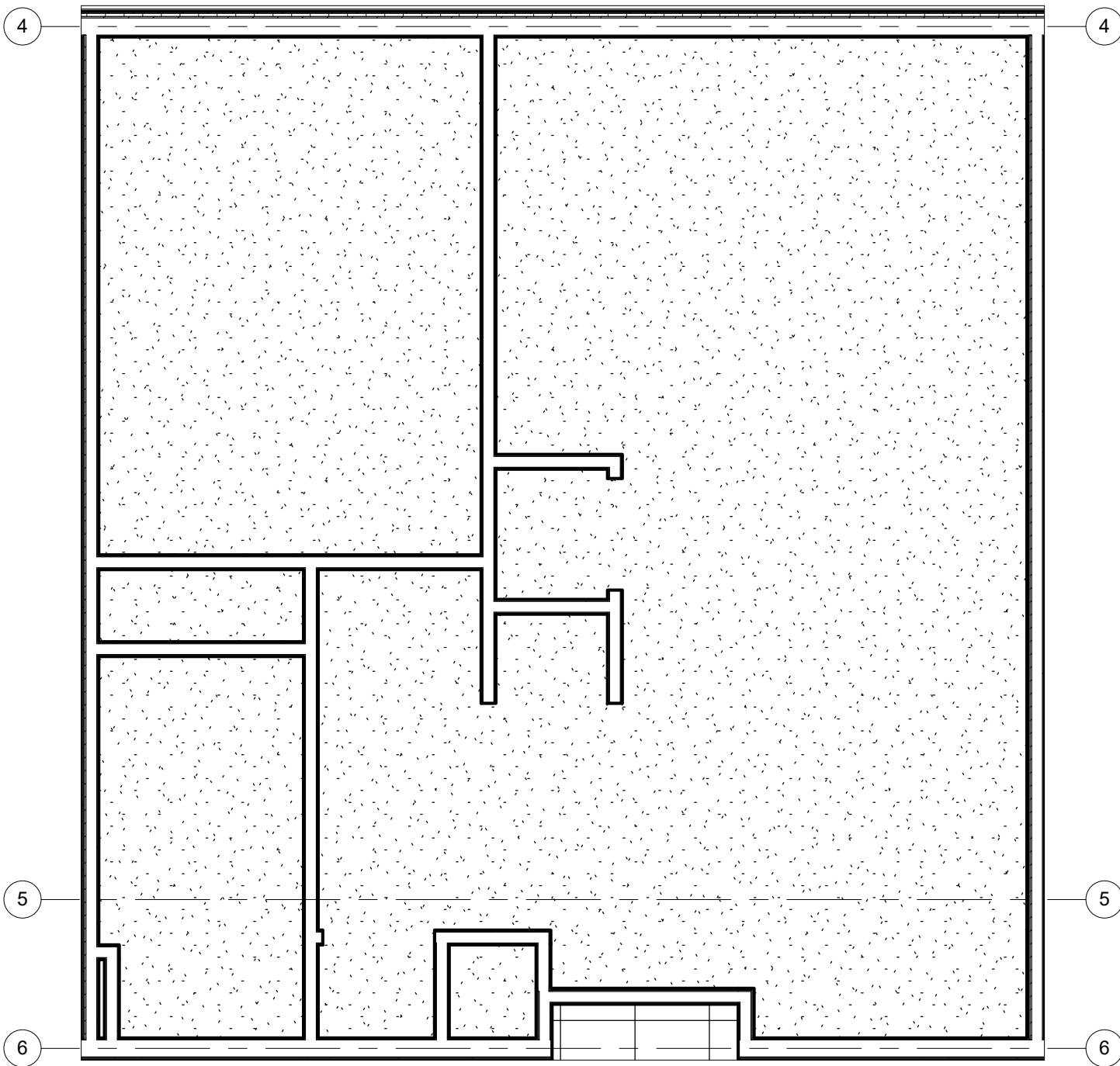
ACCESSIBILITY NOTE:

- 1 SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- 2 WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANS1 306 & ANS1 309
- 3 CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.



1 UNIT PLAN - TYPE 5
1/4" = 1'-0"

UNIT 104
UNIT 205 - ACCESSIBLE



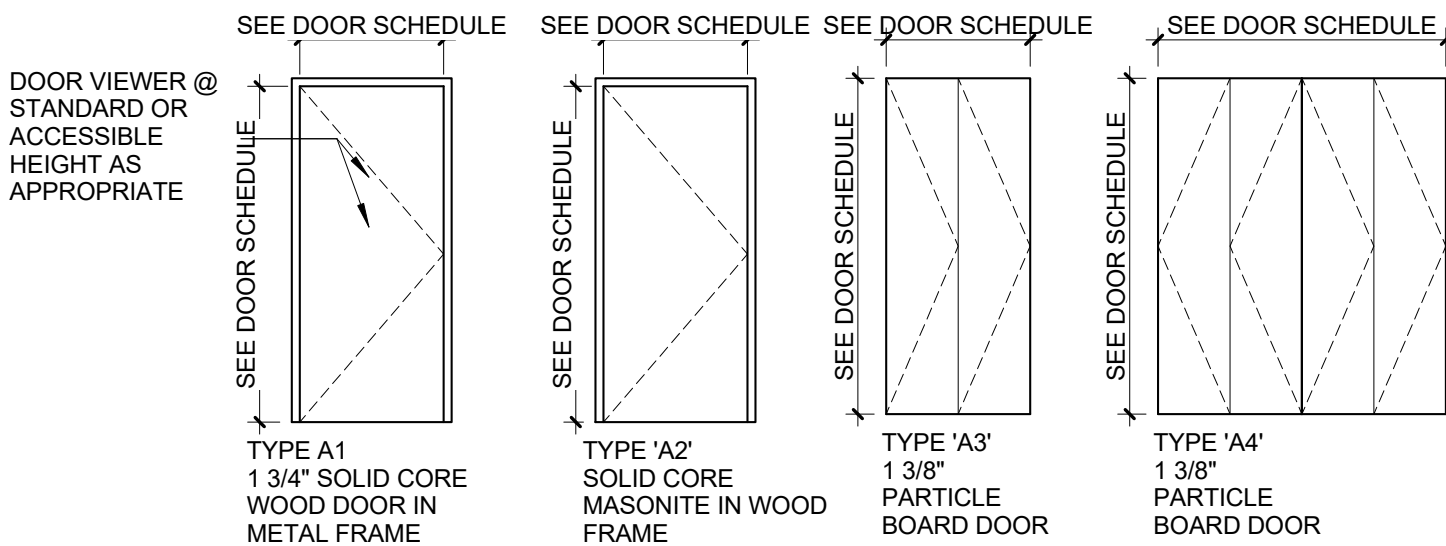
2 UNIT REFLECTED CEILING PLAN - TYPE 5
1/4" = 1'-0"

ROOM FINISH SCHEDULE 5														
ROOM NUMBER	ROOM NAME	FLO OR	BAS E	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	HVAC													
03	CLOSET													
04	BATH													
05	CLOSET													
06	BEDROOM													
07	LIVING/DINING ROOM													
08	KITCHEN													
09	CLOSET													
10	STORAGE													
LEGEND														
CT: CERAMIC TILE		PT: PAINT			VIN: VINYL BASE									
GYP: GYPSUM BOARD		VP: VINYL PLANK												
NOTE:														
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.														
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

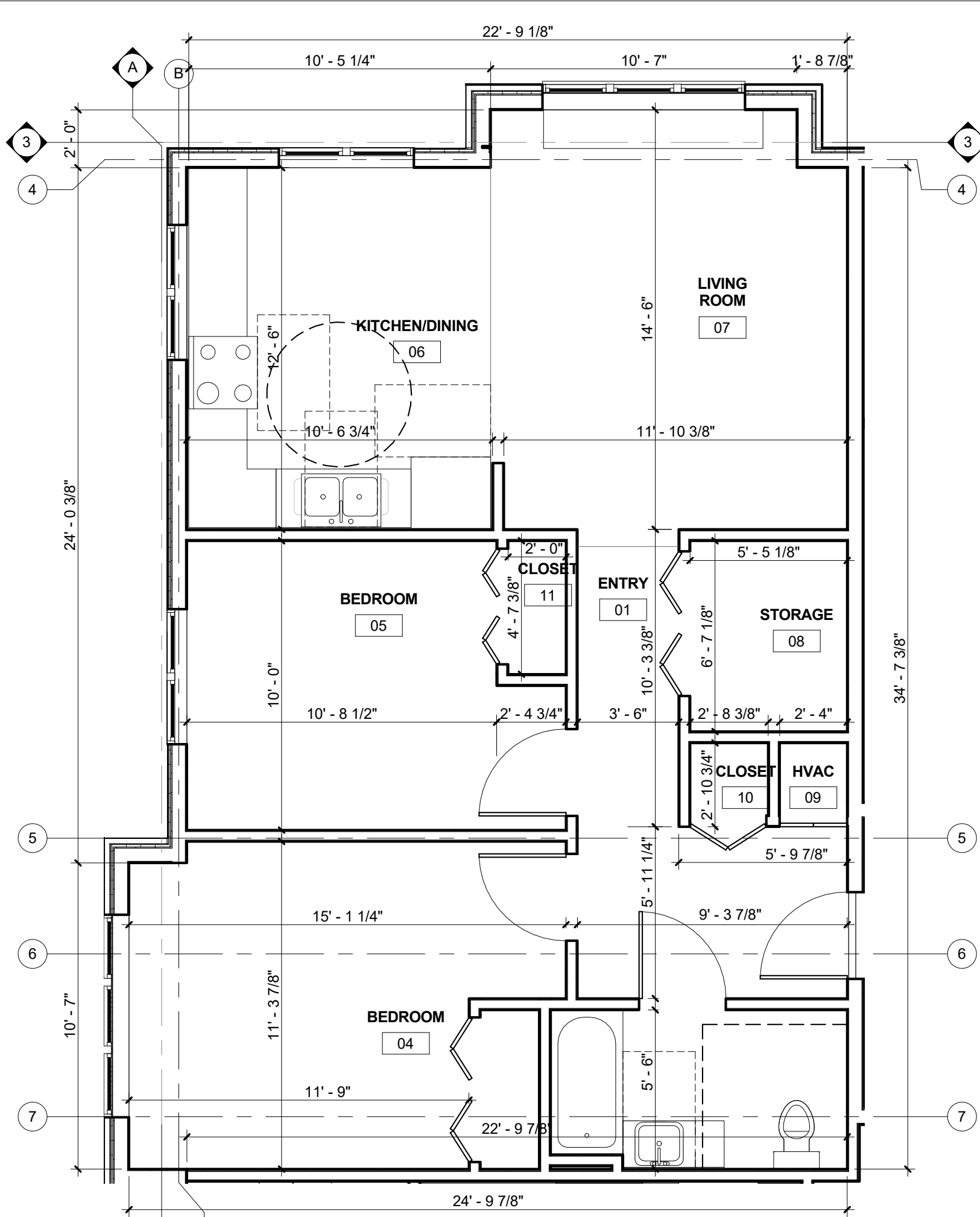
DOOR AND FRAME SCHEDULE - 5								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	2'-4"x6'-8"x1 3/8"							
03	3'-0"x7'-0"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
05	5'-0"x7'-0"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
09	3'-0"x7'-0"x1 3/8"							
10	3'-0"x7'-0"x1 3/8"							
LEGEND								
MATERIAL:		MTL - HOLLOW METAL		SP- PARTICLE BOARD		FINISH:		
SCM - SOLID CORE MASONITE		HCM - HOLLOW CORE MASONITE		WD - WOOD		PREFIN:		
						PT - PAINT		
						NOTE:		
						SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS		

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS
		5	1 1/2 PR BUTT HINGES - HINGES PASSAGE - LOCKSET - WALL STOP

DOOR TYPES

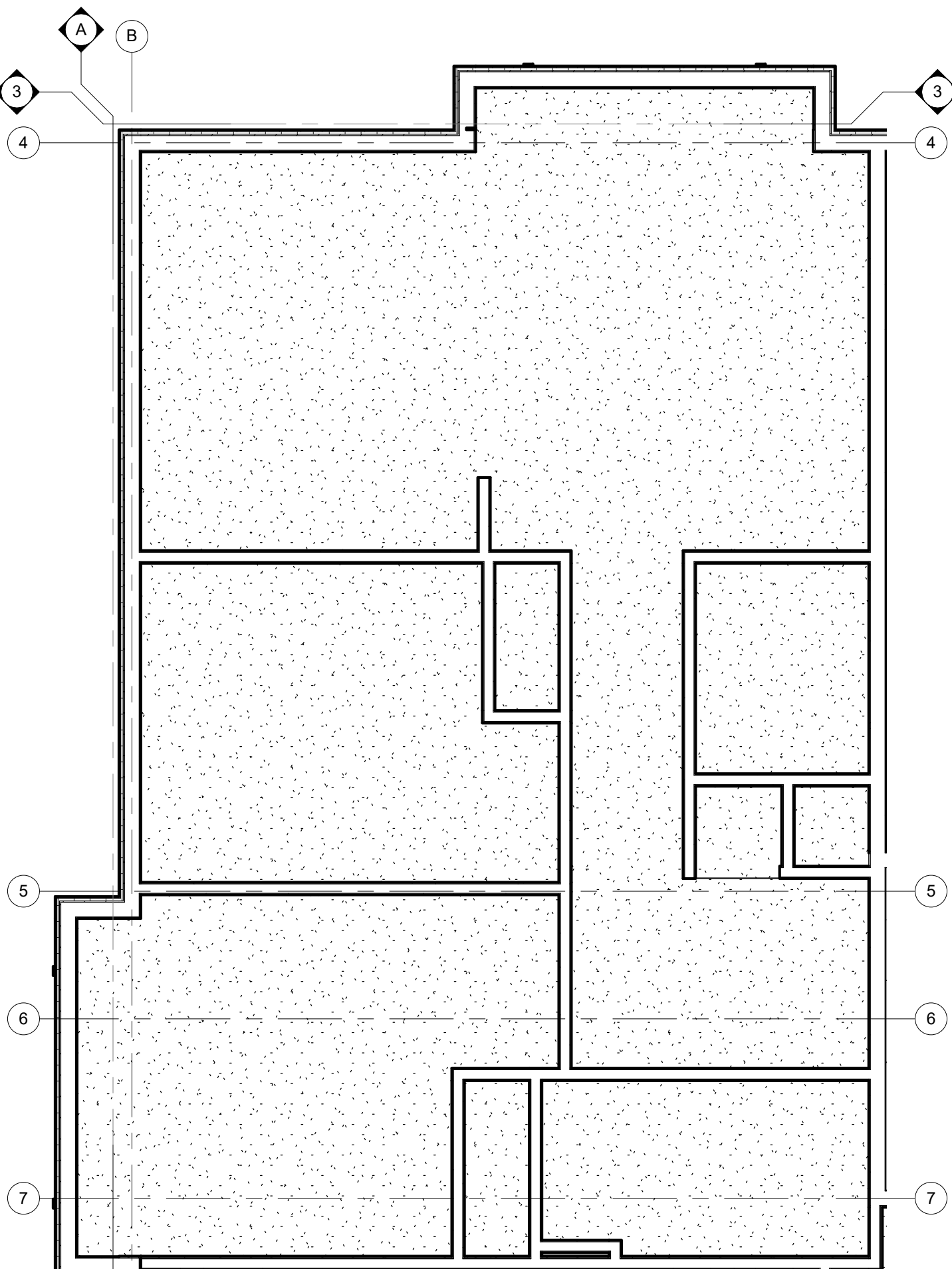


PLUMBING ACCESSORY SCHEDULE		
A	ACCESSORY 24" x 36" SURFACE MOUNTED MEDICINE CABINET	MANUF. MODEL # REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
KITCHEN APPLIANCE SCHEDULE		
1	APPLIANCE ELECTRIC RANGE	MANUF. MODEL # REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC
NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT		
NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.		
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS		
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP		
KITCHEN AND BATH KEYNOTES		
(K)	ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.	
(K1)	OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.	
(K2)	MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.	
(K3)	REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.	
(K4)	18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGH VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.	
(T1)	SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.	
(T2)	WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.	
(T3)	REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.	
(T4)	FIXED VANITY DRAWER BASE	
(T5)	WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.	
(C1)	ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.	
(B1)	AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.	
ACCESSIBILITY NOTE:		
1	SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.	
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309	
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.	



1 UNIT PLAN - TYPE 6
1/4" = 1'-0"

UNIT 110
UNIT 210 - ADAPTABLE



2 UNIT REFLECTED CEILING PLAN - 6
1/4" = 1'-0"

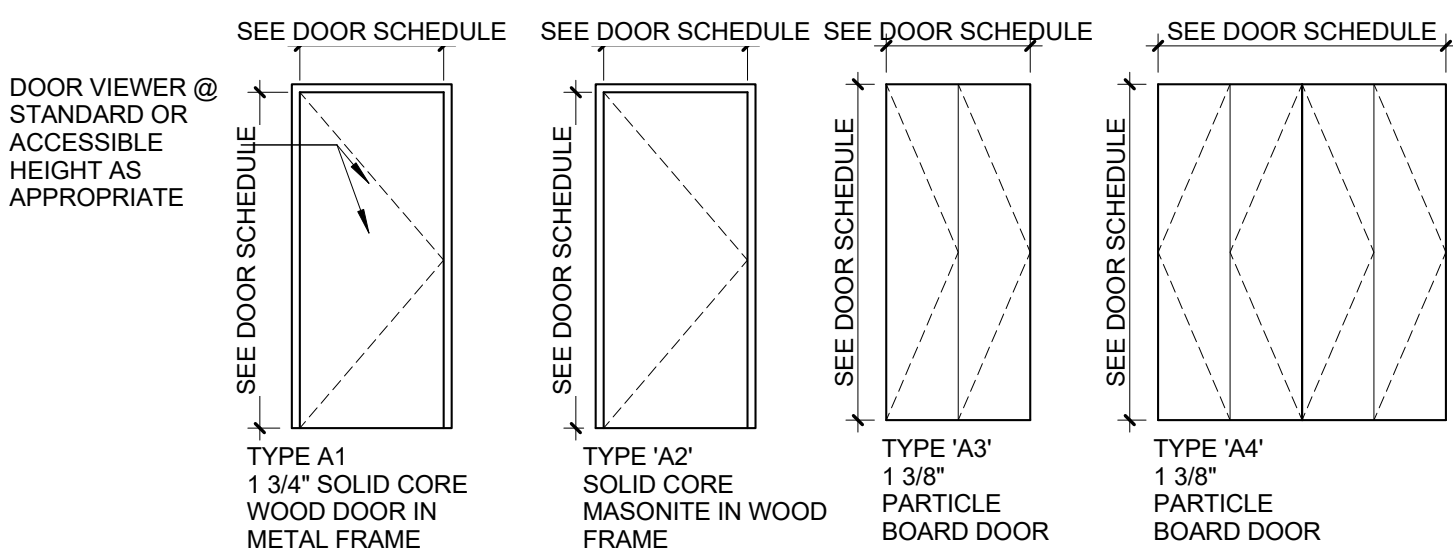
ROOM FINISH SCHEDULE 6														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARK S
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	BATH													
03	CLOSET													
04	BEDROOM													
05	BEDROOM													
06	KITCHEN/DINING													
07	LIVING ROOM													
08	STORAGE													
09	HVAC													
10	CLOSET													
10	CLOSET													
10	CLOSET													
11	CLOSET													

LEGEND		
CT: CERAMIC TILE	PT: PAINT	VIN: VINYL BASE
GYP: GYPSUM BOARD	VP: VINYL PLANK	
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.		

DOOR AND FRAME SCHEDULE - 6								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	3'-0"x6'-8"x1 3/8"							
03	5'-0"x7'-0"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
05	3'-0"x6'-8"x1 3/8"							
08	5'-0"x7'-0"x1 3/8"							
09	2'-4"x6'-8"x1 3/8"							
09	2'-4"x6'-8"x1 3/8"							
10	3'-0"x7'-0"x1 3/8"							
10	3'-0"x7'-0"x1 3/8"							
11	4'-0"x7'-0"x1 3/8"							

LEGEND				
MATERIAL:				
SCM - SOLID CORE MASONITE	MTL - HOLLOW METAL	SP- PARTICLE BOARD	FINISH:	NOTE:
HCM - HOLLOW CORE MASONITE	WD - WOOD		PREFIN.	SEE A8.2FOR JAMB, HEAD AND SILL DETAILS
			PT - PAINT	

DOOR TYPES



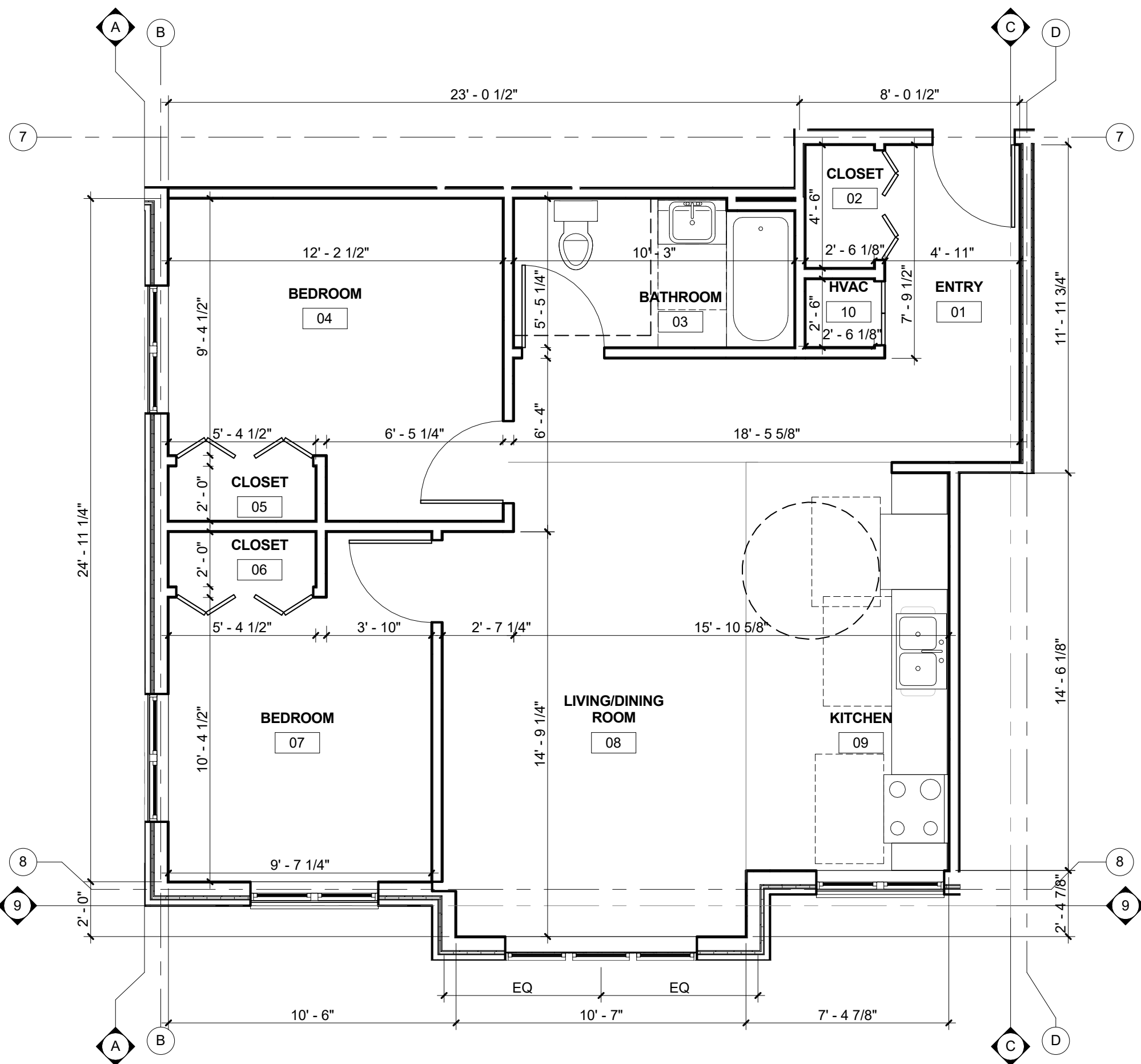
DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5\" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT - HINGES PASSAGE - LOCKSET - WALL STOP

PLUMBING ACCESSORY SCHEDULE		
A	ACCESSORY 24\" x 36\" SURFACE MOUNTED MEDICINE CABINET	MANUF. MODEL # REFER TO SPEC
B	24\" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36\" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42\" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24\" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48\" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18\" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30\" x 60\" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30\" x 60\" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30\" x 60\" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

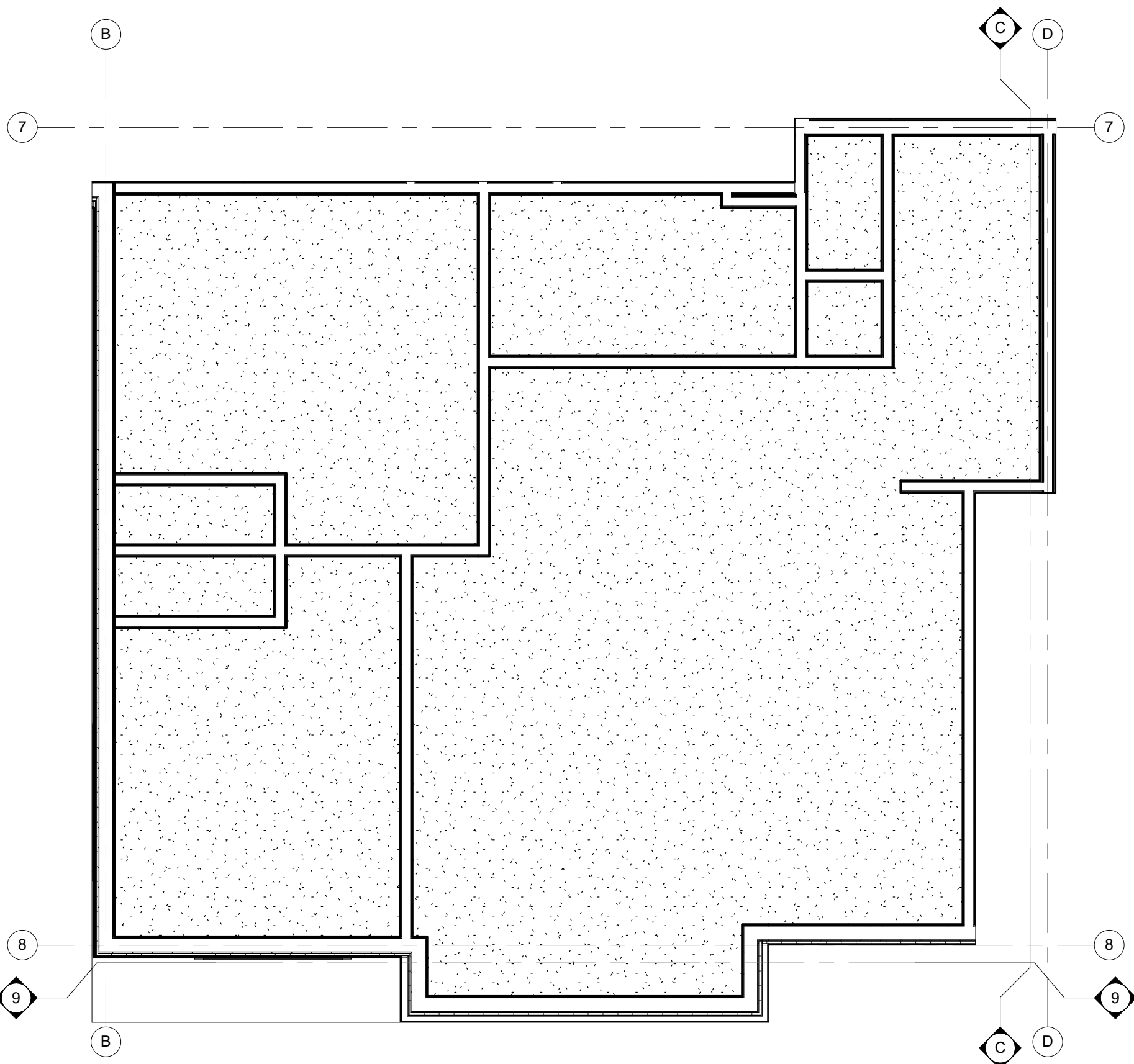
KITCHEN APPLIANCE SCHEDULE		
1	APPLIANCE ELECTRIC RANGE	MANUF. MODEL # REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC
NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT		
NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.		
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS		
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP		

KITCHEN AND BATH KEYNOTES	
K	ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
K1	OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
K2	MIN. 30\" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
K3	REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
K4	18\" W X 84\" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6\" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
T1	SHOWER SPRAY WITH A HOSE 60\" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38\" MIN TO 48\" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
T2	WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
T3	REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
T4	FIXED VANITY DRAWER BASE
T5	WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6\" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5\" LONG, (3) 6\" SLOTTED SHELF STANDARDS IN CLOSETS 5\" AND LONGER, (1) HANGING ROD, (1) 16\" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
B1	AT ALL WINDOWS, PROVIDE 1\" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:	
1	SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A. TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.



1 UNIT PLAN - TYPE 7
1/4" = 1'-0" UNIT 109



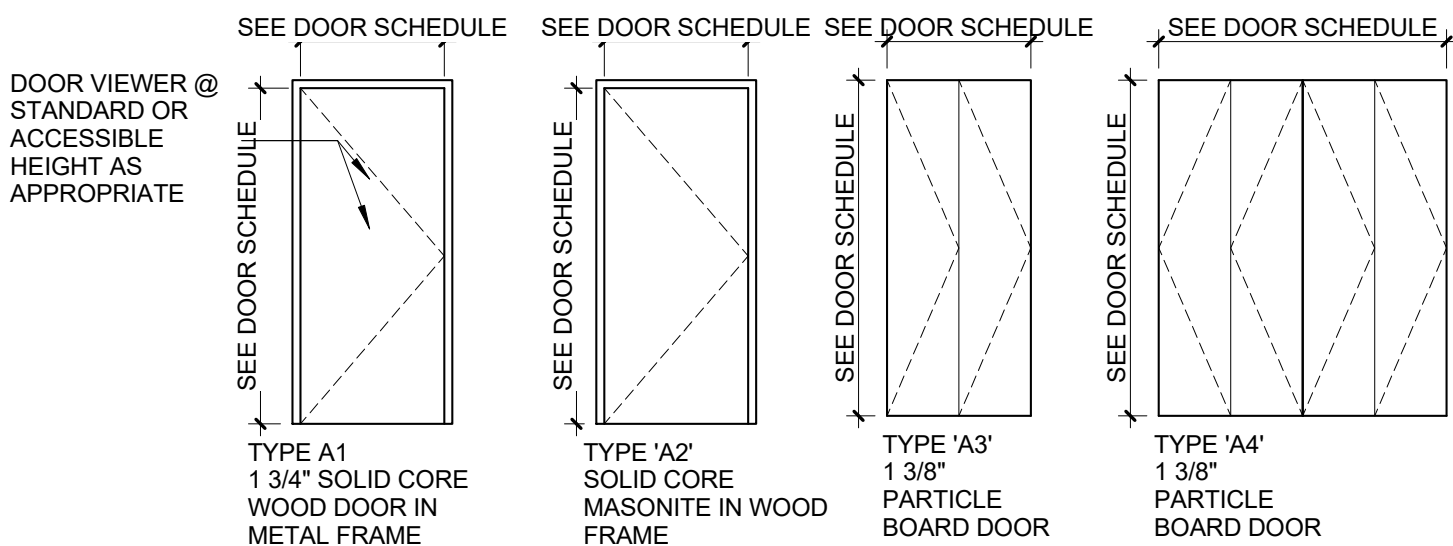
2 UNIT REFLECTED CEILING PLAN - TYPE 7
1/4" = 1'-0"

ROOM FINISH SCHEDULE 7														
ROOM NUMBER	ROOM NAME	FLO OR	BAS E	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
	Room													
01	ENTRY													
02	CLOSET													
03	BATHROOM													
04	BEDROOM													
05	CLOSET													
06	CLOSET													
07	BEDROOM													
08	LIVING/DINING ROOM													
09	KITCHEN													
10	HVAC													
LEGEND														
CT: CERAMIC TILE		PT: PAINT				VIN: VINYL BASE								
GYP: GYPSUM BOARD		VP: VINYL PLANK												
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

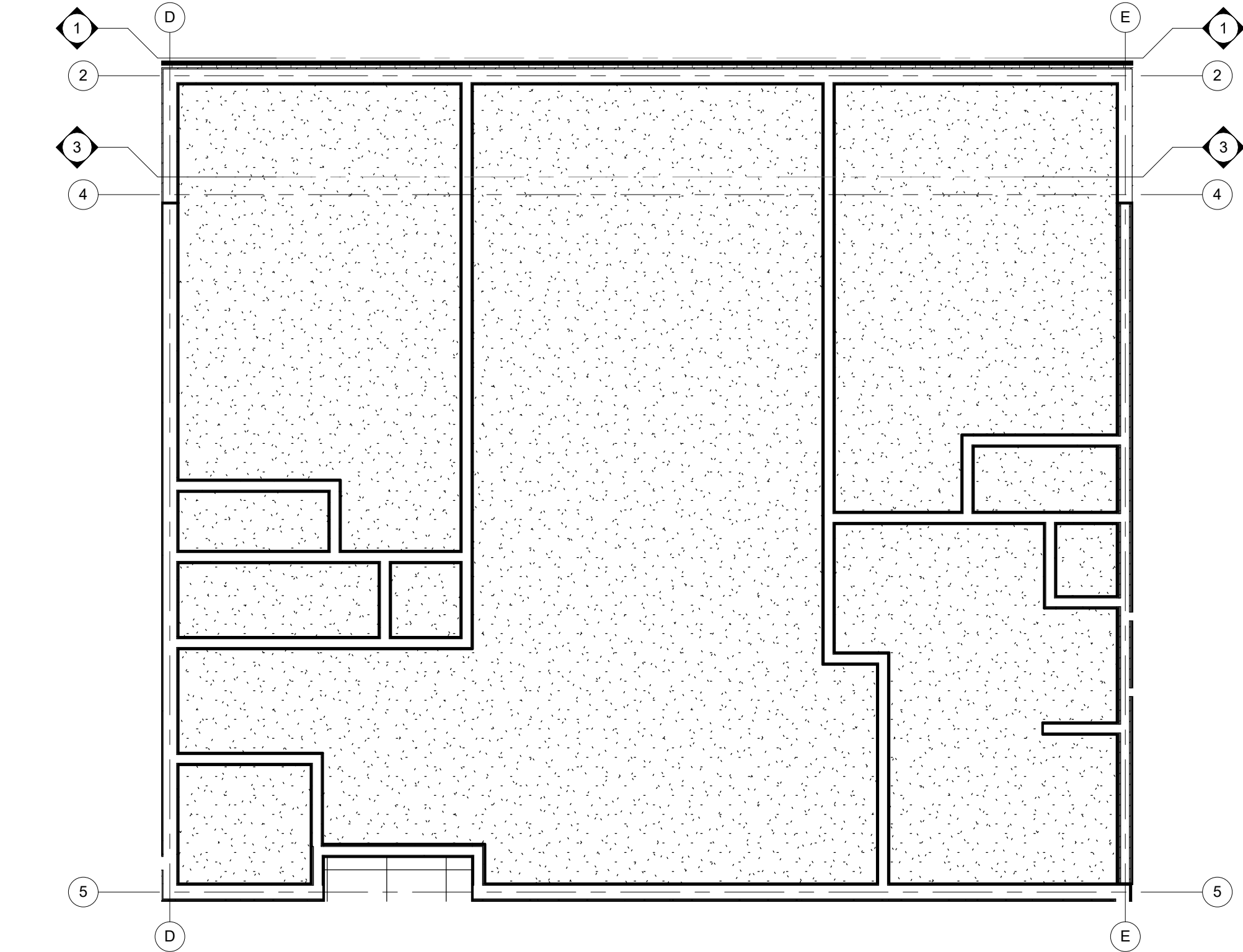
DOOR AND FRAME SCHEDULE - 7								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	4'-0"x6'-8"x1 3/8"							
03	3'-0"x6'-8"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
05								
06								
07	3'-0"x6'-8"x1 3/8"							
10	2'-4"x6'-8"x1 3/8"							
LEGEND								
MATERIAL:						FINISH:		NOTE: SEE A8.2FOR JAMB, HEAD AND SILL DETAILS
SCM - SOLID CORE MASONITE		MTL - HOLLOW METAL		SP- PARTICLE BOARD		PREFIN.		
HCM - HOLLOW CORE MASONITE		WD - WOOD				PT - PAINT		

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT - HINGES PASSAGE - LOCKSET - WALL STOP

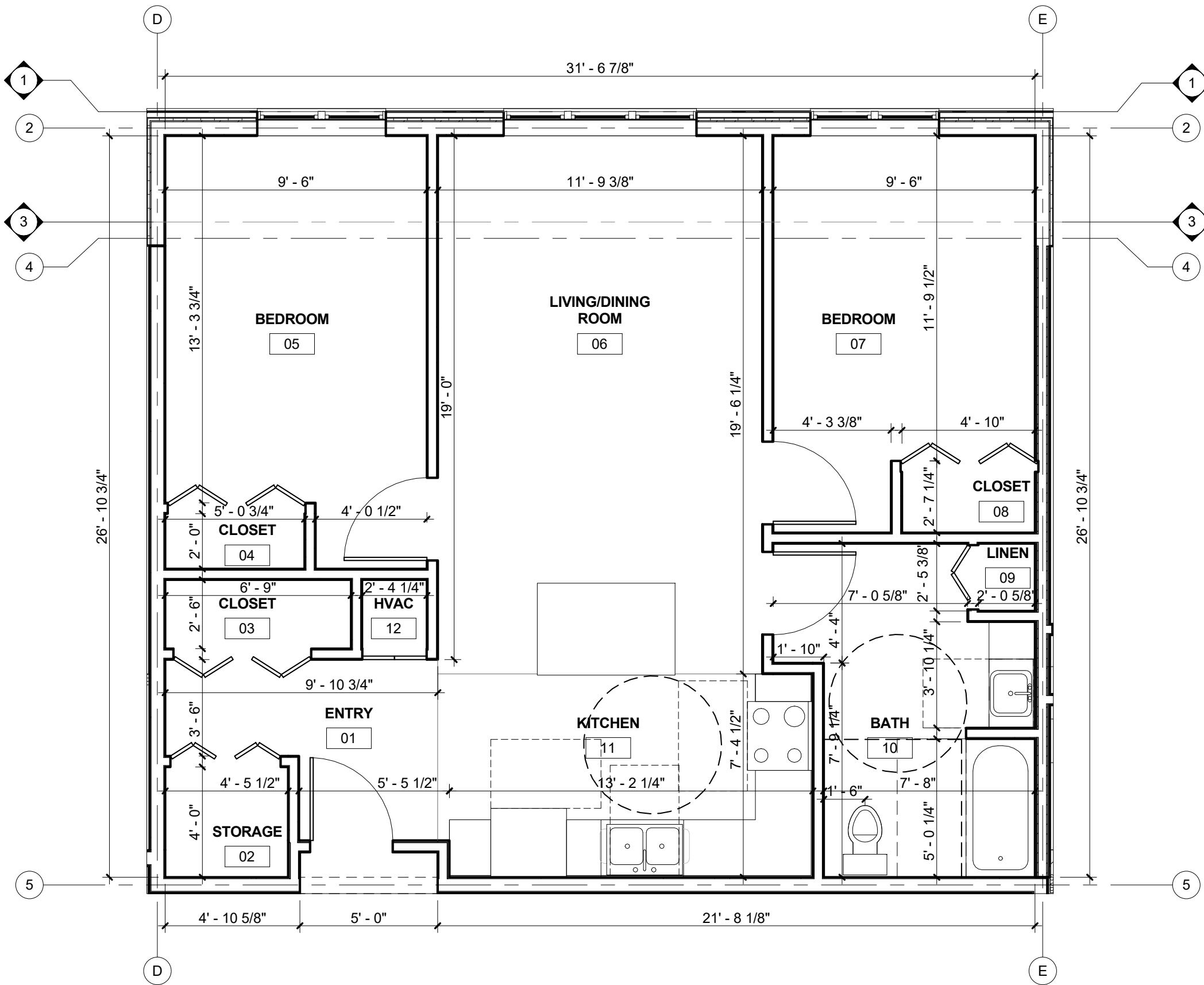
DOOR TYPES



PLUMBING ACCESSORY SCHEDULE		
A	ACCESSORY 24" x 36" SURFACE MOUNTED MEDICINE CABINET	MANUF. MODEL # REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/LOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
KITCHEN APPLIANCE SCHEDULE		
1	APPLIANCE ELECTRIC RANGE	MANUF. MODEL # REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC
NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT		
NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.		
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS		
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP		
KITCHEN AND BATH KEYNOTES		
(K)	ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.	
(K1)	OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.	
(K2)	MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.	
(K3)	REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.	
(K4)	18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGH VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.	
(T1)	SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.	
(T2)	WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.	
(T3)	REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.	
(T4)	FIXED VANITY DRAWER BASE	
(T5)	WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.	
(C1)	ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.	
(B1)	AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.	
ACCESSIBILITY NOTE:		
1	SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.	
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309	
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.	



2 UNIT REFLECTED CEILING PLAN - TYPE 8
1/4" = 1'-0"



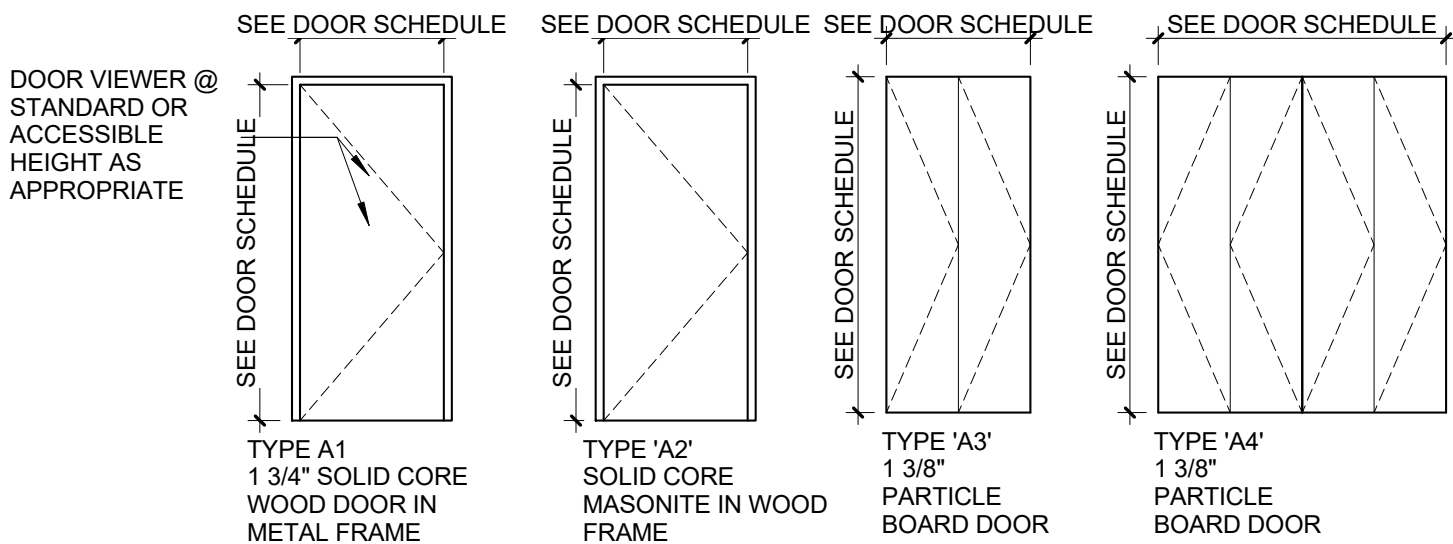
1 UNIT PLAN - TYPE 8
1/4" = 1'-0"

ROOM FINISH SCHEDULE 8														
ROOM NUMBER	ROOM NAME	FLO OR	BAS E	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	STORAGE													
03	CLOSET													
04	CLOSET													
05	BEDROOM													
06	LIVING/DINING ROOM													
07	BEDROOM													
08	CLOSET													
09	LINEN													
10	BATH													
11	KITCHEN													
12	HVAC													
LEGEND														
CT: CERAMIC TILE				PT: PAINT				VIN: VINYL BASE						
GYP: GYPSUM BOARD				VP: VINYL PLANK										
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

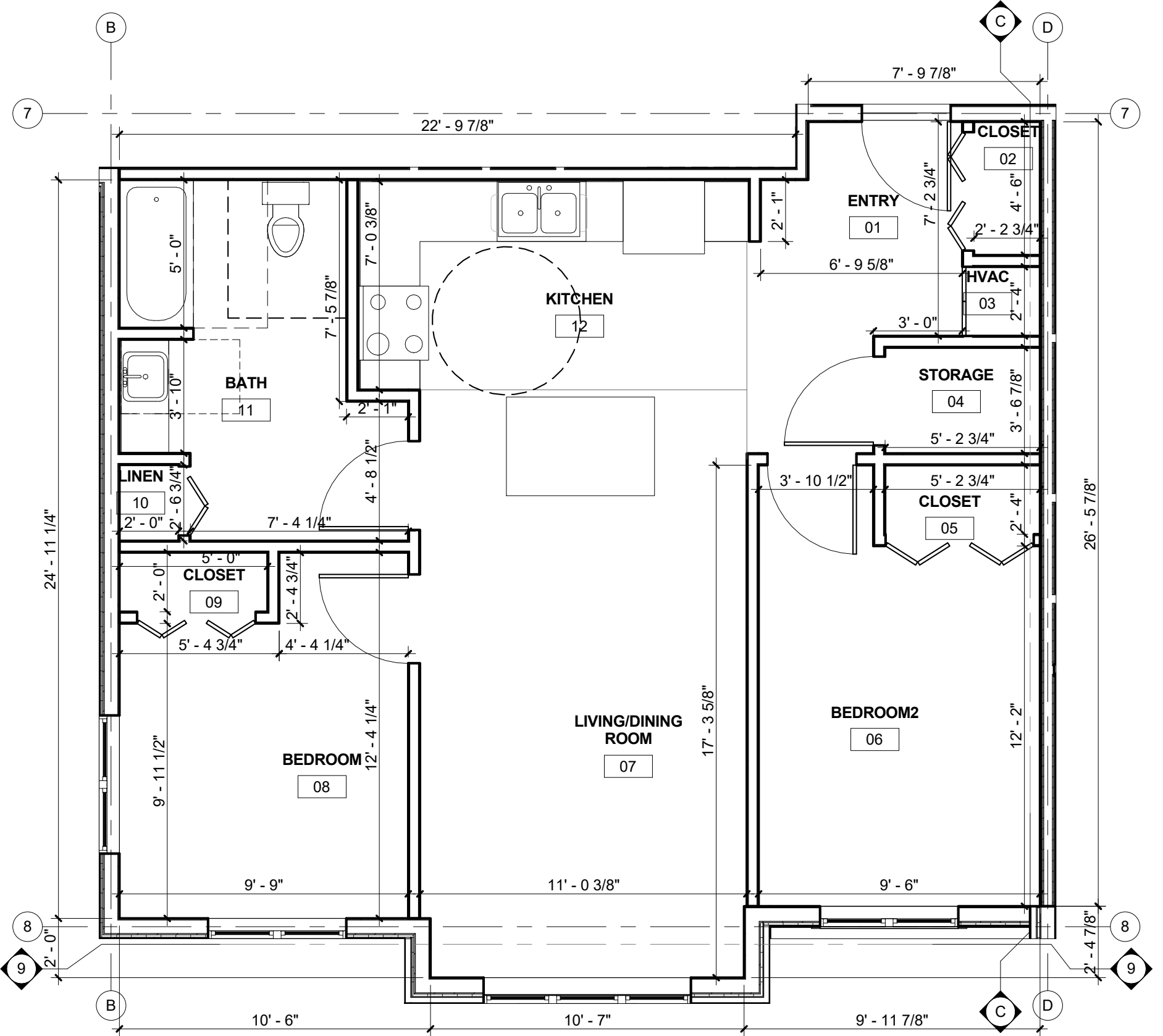
DOOR AND FRAME SCHEDULE - 8								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	4'-0"x7'-0"x1 3/8"							
03	5'-0"x7'-0"x1 3/8"							
04	5'-0"x7'-0"x1 3/8"							
05	3'-0"x6'-8"x1 3/8"							
07	3'-0"x6'-8"x1 3/8"							
08	5'-0"x7'-0"x1 3/8"							
09	2'-4"x6'-8"x1 3/8"							
10	3'-0"x6'-8"x1 3/8"							
12	2'-4"x6'-8"x1 3/8"							
LEGEND								
MATERIAL:		MTL - HOLLOW METAL		SP- PARTICLE BOARD		FINISH:		
SCM - SOLID CORE MASONITE		HCM - HOLLOW CORE MASONITE		WD - WOOD		PREFIN.		
						PT - PAINT		
						NOTE:		
						SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS		

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT - HINGES PASSAGE - LOCKSET - WALL STOP

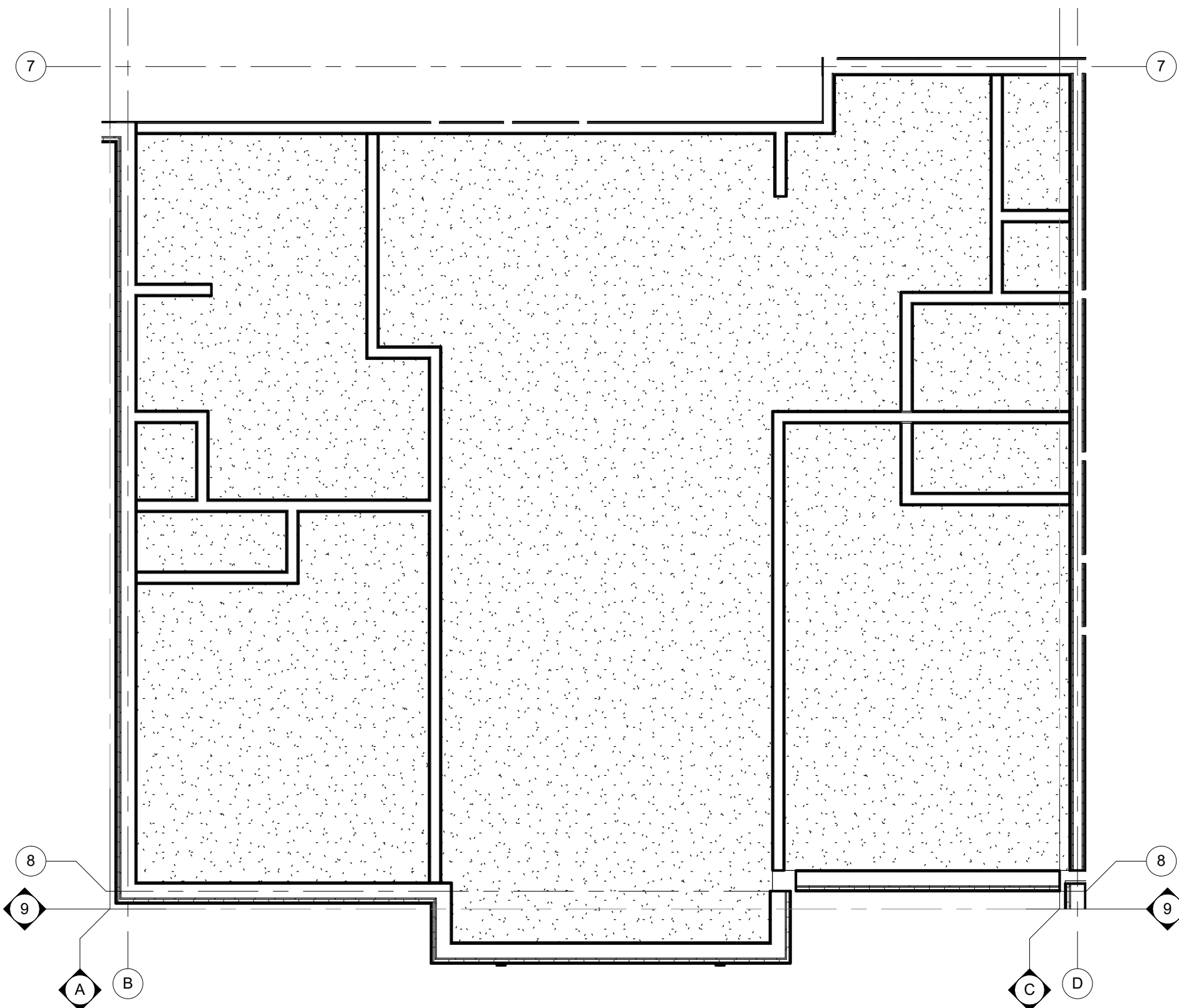
DOOR TYPES



PLUMBING ACCESSORY SCHEDULE		
A	ACCESSORY 24" x 36" SURFACE MOUNTED MEDICINE CABINET	MANUF. MODEL # REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
KITCHEN APPLIANCE SCHEDULE		
1	APPLIANCE ELECTRIC RANGE	MANUF. MODEL # REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC
NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT		
NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.		
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS		
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP		
KITCHEN AND BATH KEYNOTES		
(K)	ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.	
(K1)	OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/AX.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.	
(K2)	MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.	
(K3)	REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.	
(K4)	18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.	
(T1)	SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.	
(T2)	WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.	
(T3)	REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.	
(T4)	FIXED VANITY DRAWER BASE	
(T5)	WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.	
(C1)	ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.	
(B1)	AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.	
ACCESSIBILITY NOTE:		
1	SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.	
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309	
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.	



1 UNIT PLAN - TYPE 9
1/4" = 1'-0" UNIT 209



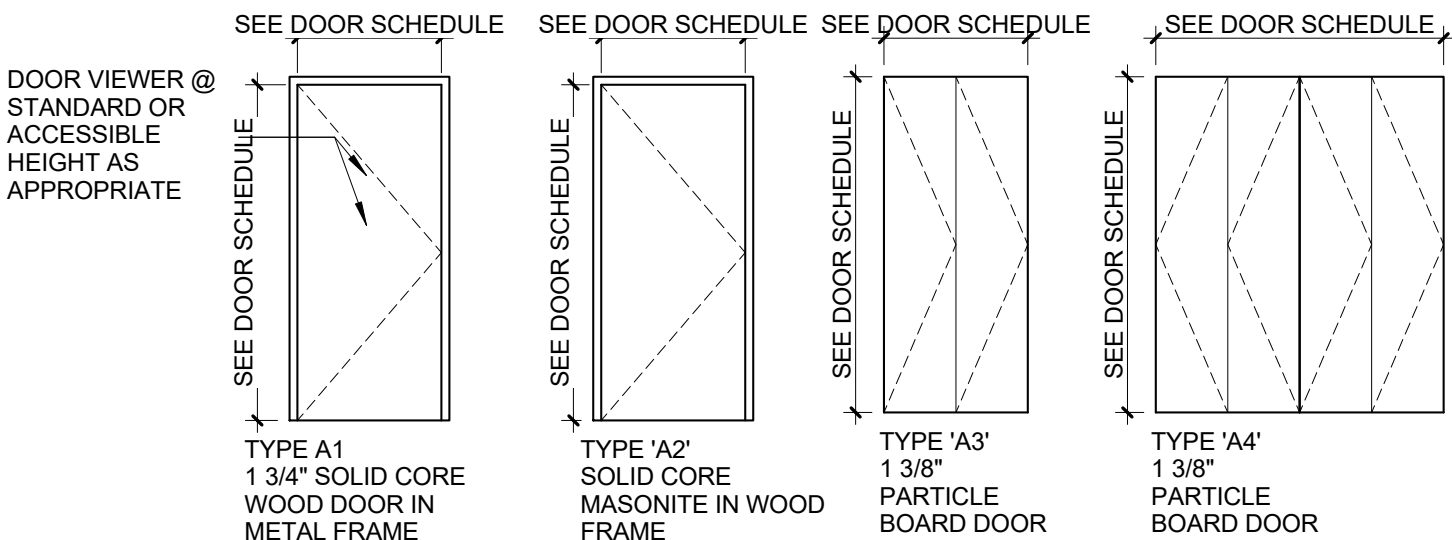
2 UNIT REFLECTED CEILING PLAN - TYPE 9
1/4" = 1'-0"

ROOM FINISH SCHEDULE 9														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	CLOSET													
03	HVAC													
04	STORAGE													
05	CLOSET													
06	BEDROOM2													
07	LIVING/DINING ROOM													
08	BEDROOM													
09	CLOSET													
10	LINEN													
11	BATH													
12	KITCHEN													
LEGEND														
CT: CERAMIC TILE			PT: PAINT			VIN: VINYL BASE								
GYP: GYPSUM BOARD			VP: VINYL PLANK											
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

DOOR AND FRAME SCHEDULE - 9								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	4'-0"x7'-0"x1 3/8"							
03	2'-4"x6'-8"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
05	5'-0"x7'-0"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
08	3'-0"x6'-8"x1 3/8"							
09	4'-0"x7'-0"x1 3/8"							
10	2'-4"x6'-8"x1 3/8"							
11	3'-0"x6'-8"x1 3/8"							
LEGEND MATERIAL: SCM - SOLID CORE MASONITE HCM - HOLLOW CORE MASONITE MTL - HOLLOW METAL WD - WOOD SP - PARTICLE BOARD FINISH: PREFIN. PT - PAINT NOTE: SEE A8.2 FOR JAMB, HEAD AND SILL DETAILS								

DOOR HARDWARE SCHEDULE			
SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE @ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT - HINGES PASSAGE - LOCKSET - WALL STOP

DOOR TYPES



PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF.75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF.75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

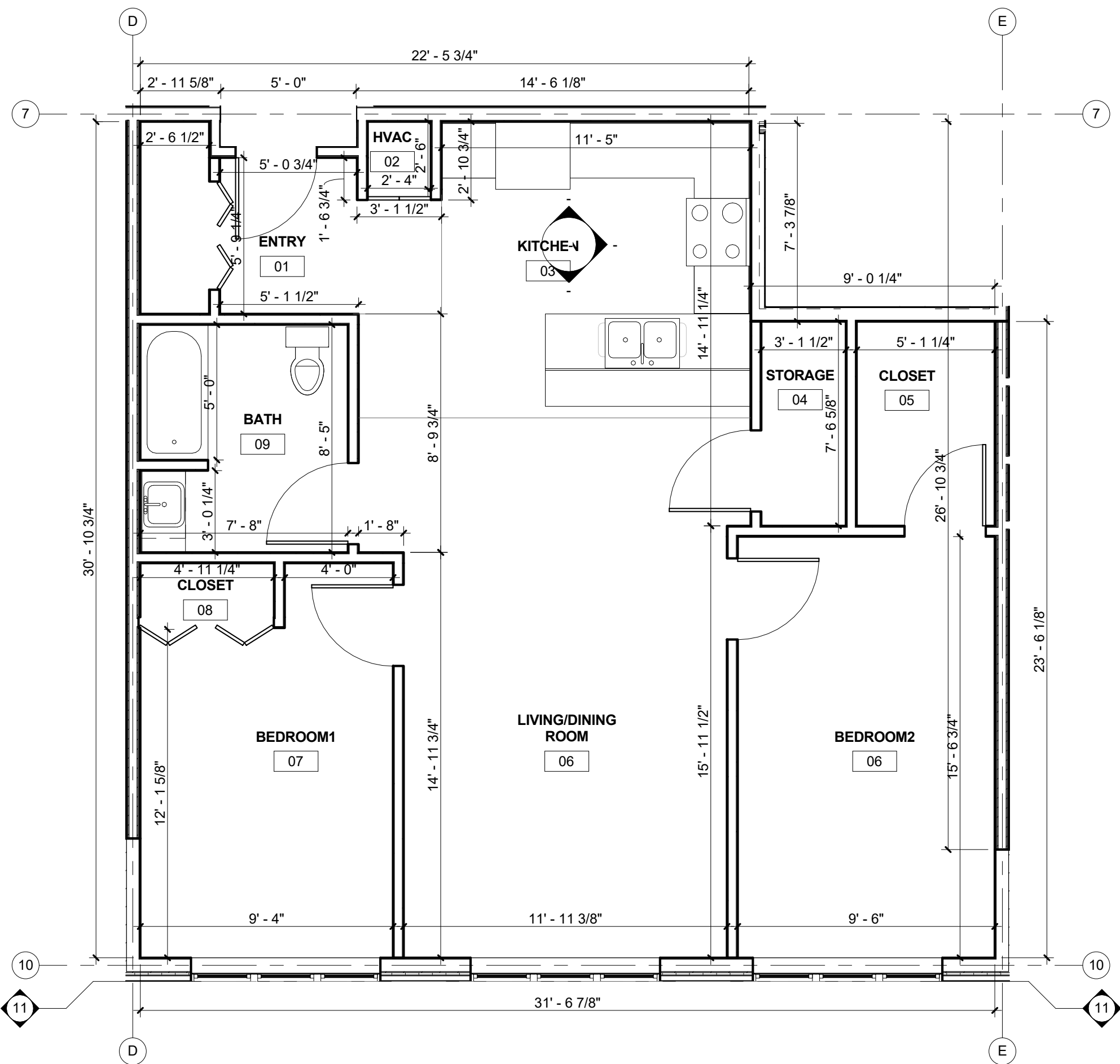
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/A.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGH VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- FIXED VANITY DRAWER BASE
- WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6' SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6' SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

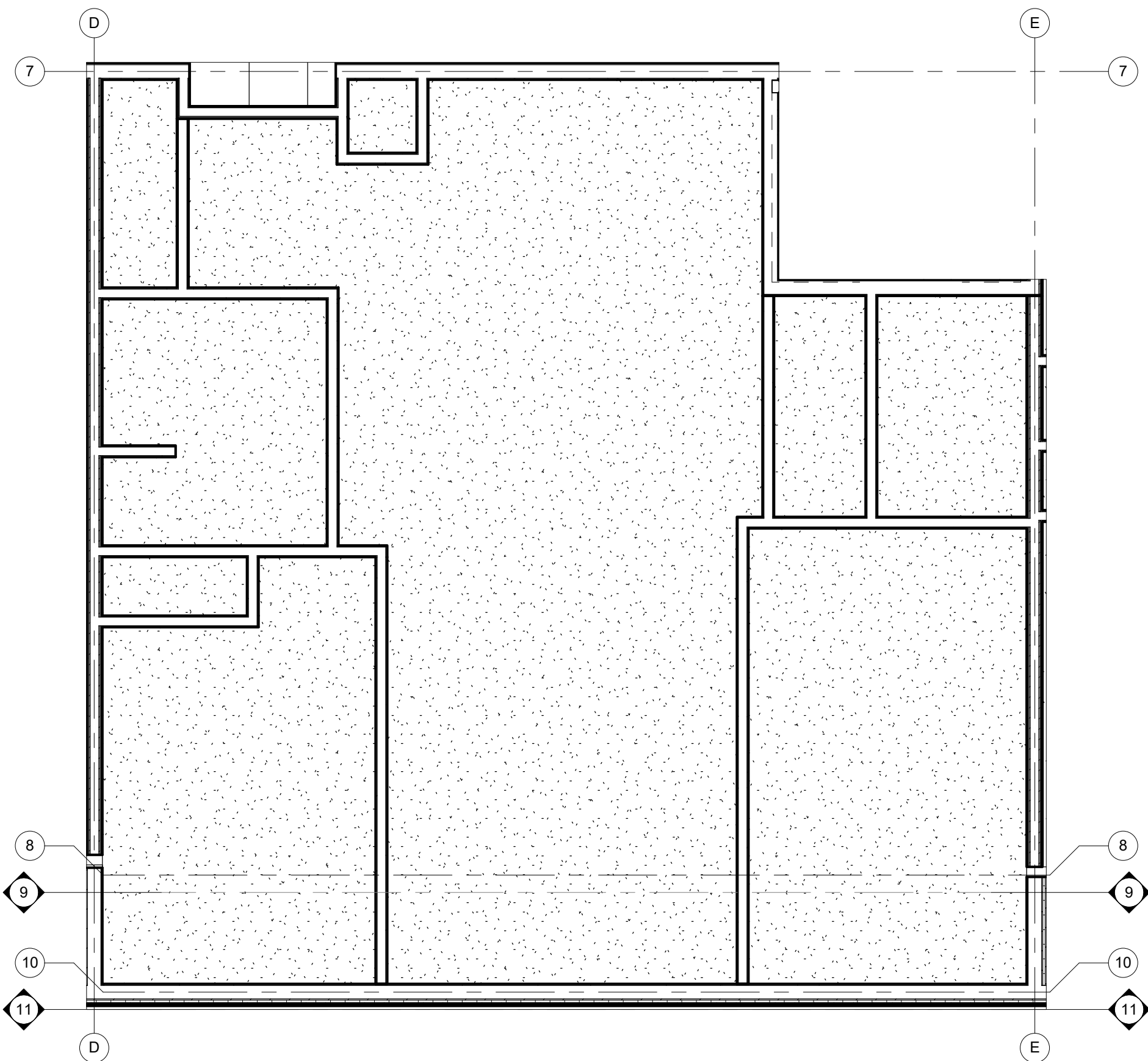
ACCESSIBILITY NOTE:

- SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANS1 306 & ANS1 309
- CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.



1 UNIT PLAN - TYPE 10
1/4" = 1'-0"

UNIT 207



2 UNIT REFLECTED CEILING PLAN - TYPE 10
1/4" = 1'-0"

ROOM FINISH SCHEDULE 10														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
01	ENTRY													
02	HVAC													
03	KITCHEN													
04	STORAGE													
05	CLOSET													
06	BEDROOM2													
06	LIVING/DINING ROOM													
07	BEDROOM1													
08	CLOSET													
09	BATH													
10	CLOSET													
LEGEND														
CT: CERAMIC TILE		PT: PAINT			VIN: VINYL BASE									
GYP: GYPSUM BOARD		VP: VINYL PLANK												
NOTE: 1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6. 2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.														

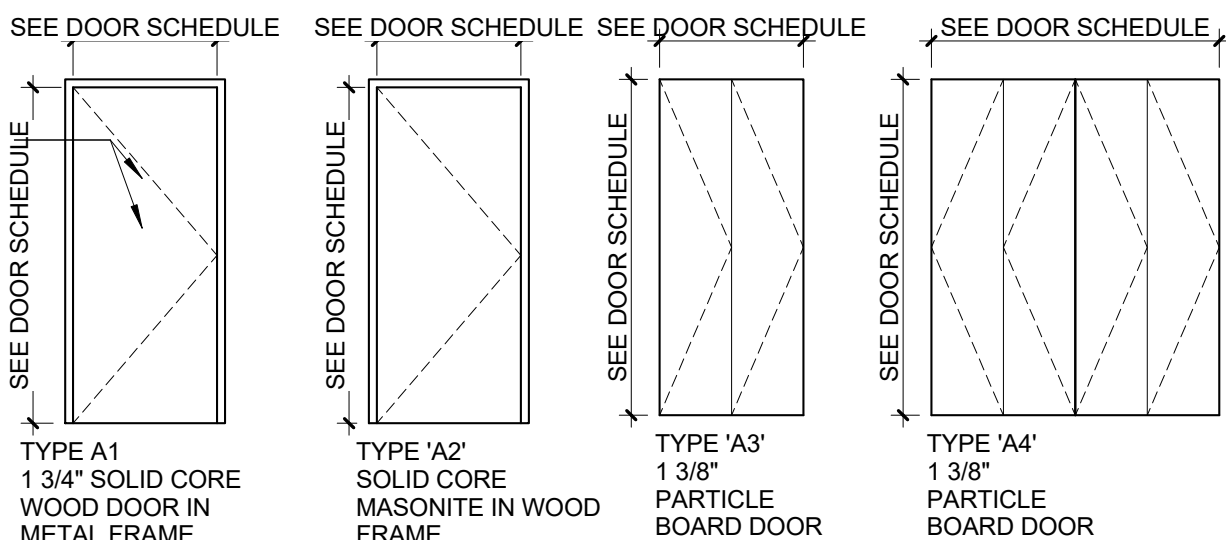
DOOR AND FRAME SCHEDULE - 10								
ROOM NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE SET NO.	FIRE RATING LABEL	FRAME FINISH	FRAME	Comments
02	2'-4"x6'-8"x1 3/8"							
04	3'-0"x6'-8"x1 3/8"							
05	3'-0"x6'-8"x1 3/8"							
06	3'-0"x6'-8"x1 3/8"							
07	3'-0"x6'-8"x1 3/8"							
08	5'-0"x7'-0"x1 3/8"							
09	3'-0"x6'-8"x1 3/8"							
10	4'-0"x7'-0"x1 3/8"							
LEGEND								
MATERIAL:						FINISH:		NOTE: SEE A8.2FOR JAMB, HEAD AND SILL DETAILS
SCM - SOLID CORE MASONITE		MTL - HOLLOW METAL		SP- PARTICLE BOARD		PREFIN.		
HCM - HOLLOW CORE MASONITE		WD - WOOD				PT - PAINT		

DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	1 1/2 PR BUTT HINGES - OVERHEAD CLOSER - ENTRANCE LOCKSET - THRESHOLD - WALL STOP - PEEP HOLE@ STANDARD & ACCESS. HEIGHTS	3	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
		4	- BI-FOLD TRACK - PR 5" WIRE PULLS
2	1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	5	1 1/2 PR BUTT HINGES - HINGES PASSAGE - LOCKSET - WALL STOP

DOOR TYPES

DOOR VIEWER @ STANDARD OR ACCESSIBLE HEIGHT AS APPROPRIATE



PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	24" x 36" SURFACE MOUNTED MEDICINE CABINET	REFER TO SPEC
B	24" TOWEL BAR	REFER TO SPEC
C	TOILET PAPER HOLDER	REFER TO SPEC
D	SHOWER ROD	REFER TO SPEC
E	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
G	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
H	48" STAINLESS STEEL GRAB BAR	REFER TO SPEC
I	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
J	ROBE HOOK	REFER TO SPEC
K	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/GRAB BARS	PRAXIS IND- AQUARIUS #G-6233 BF-75
L	30" x 60" 1-PEICE GEL-COAT ACRYLIC ROLL-IN SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF-75
M	30" x 60" 1-PEICE GEL-COAT ACRYLIC TUB/SHOWER SURROUND W/BLOCKING	PRAXIS IND- AQUARIUS #G-6233 BF-75

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1	ELECTRIC RANGE	REFER TO SPEC
2	TOP-MOUNT REFRIGERATOR-FREEZER	REFER TO SPEC
3	EXHAUST HOOD	REFER TO SPEC
4	COUNTER MICROWAVE OVEN	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

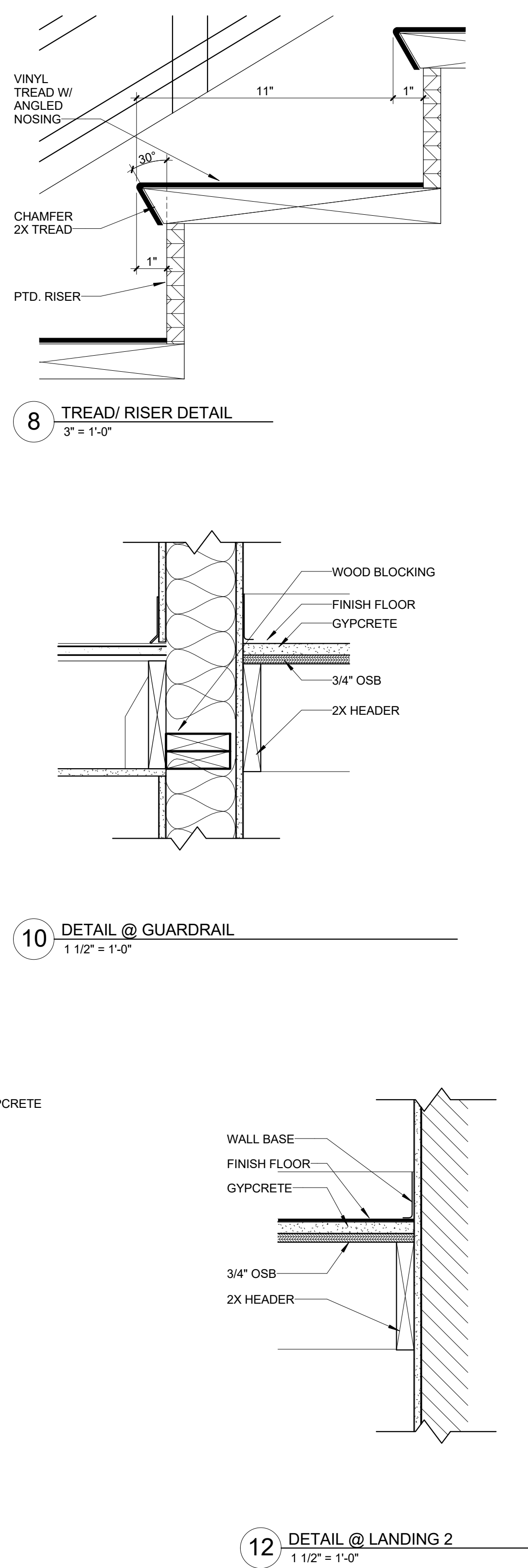
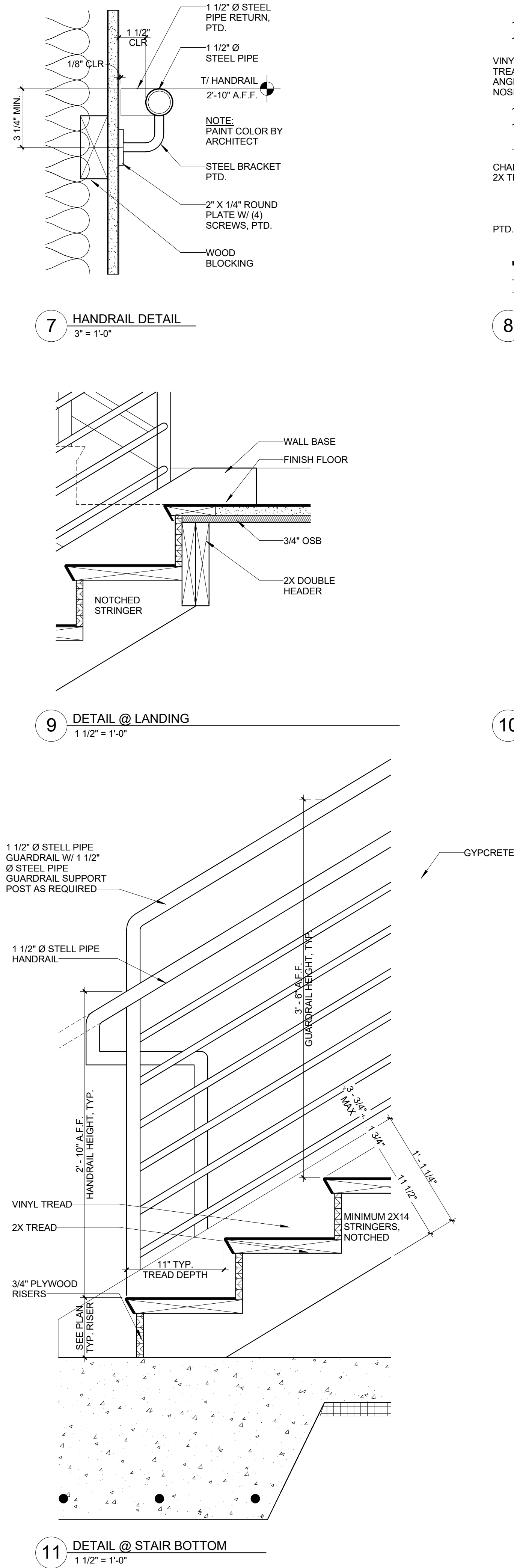
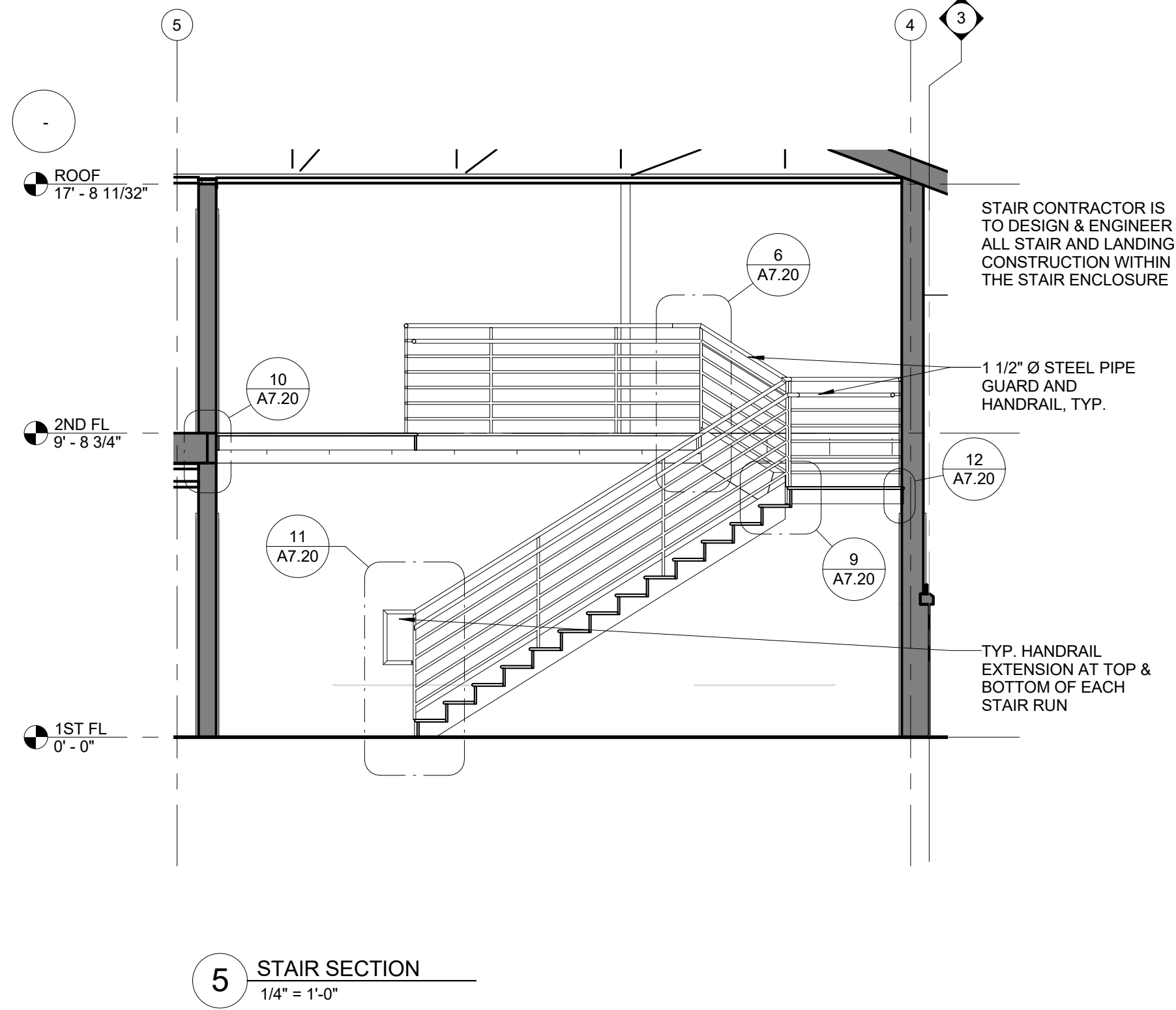
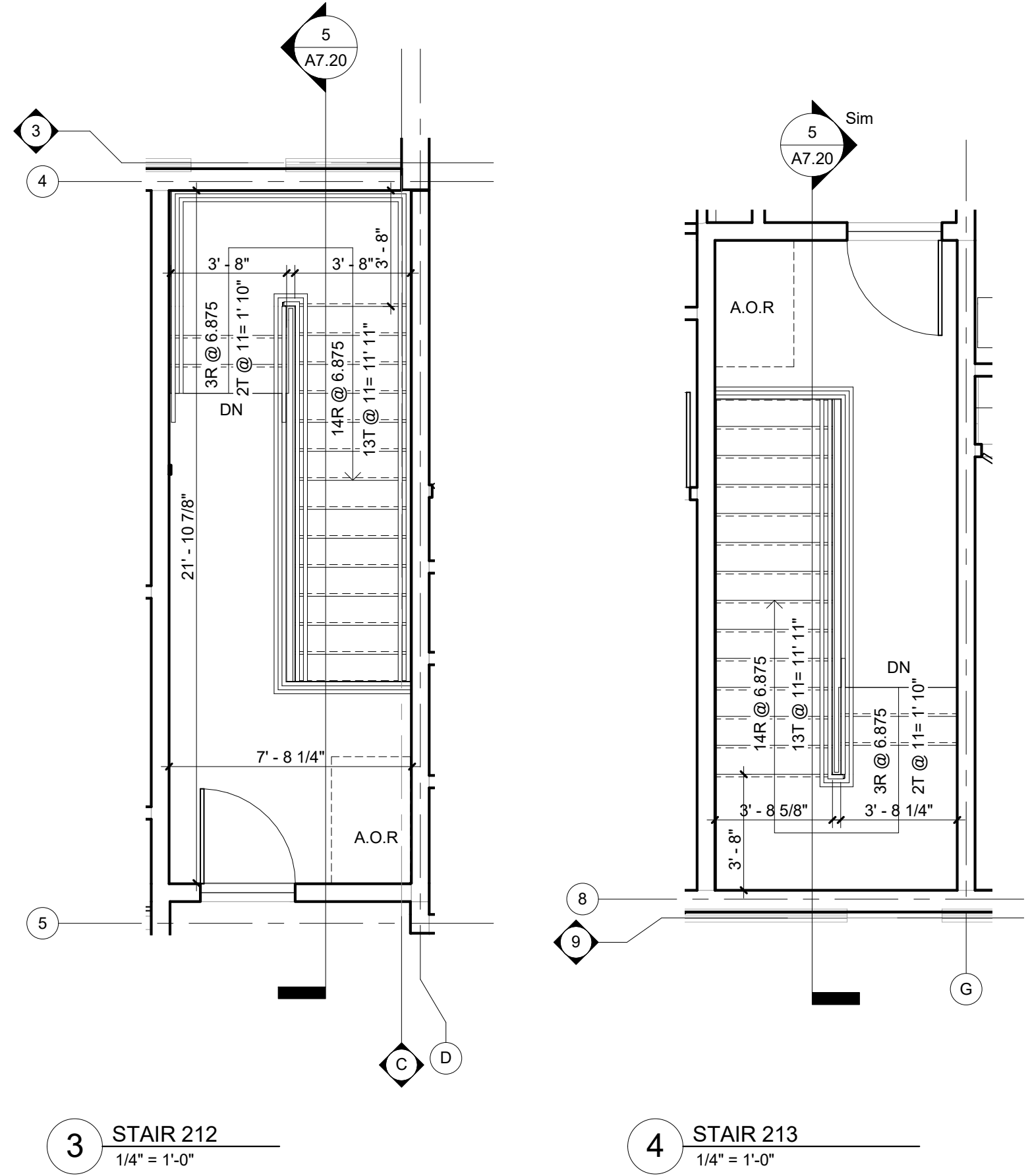
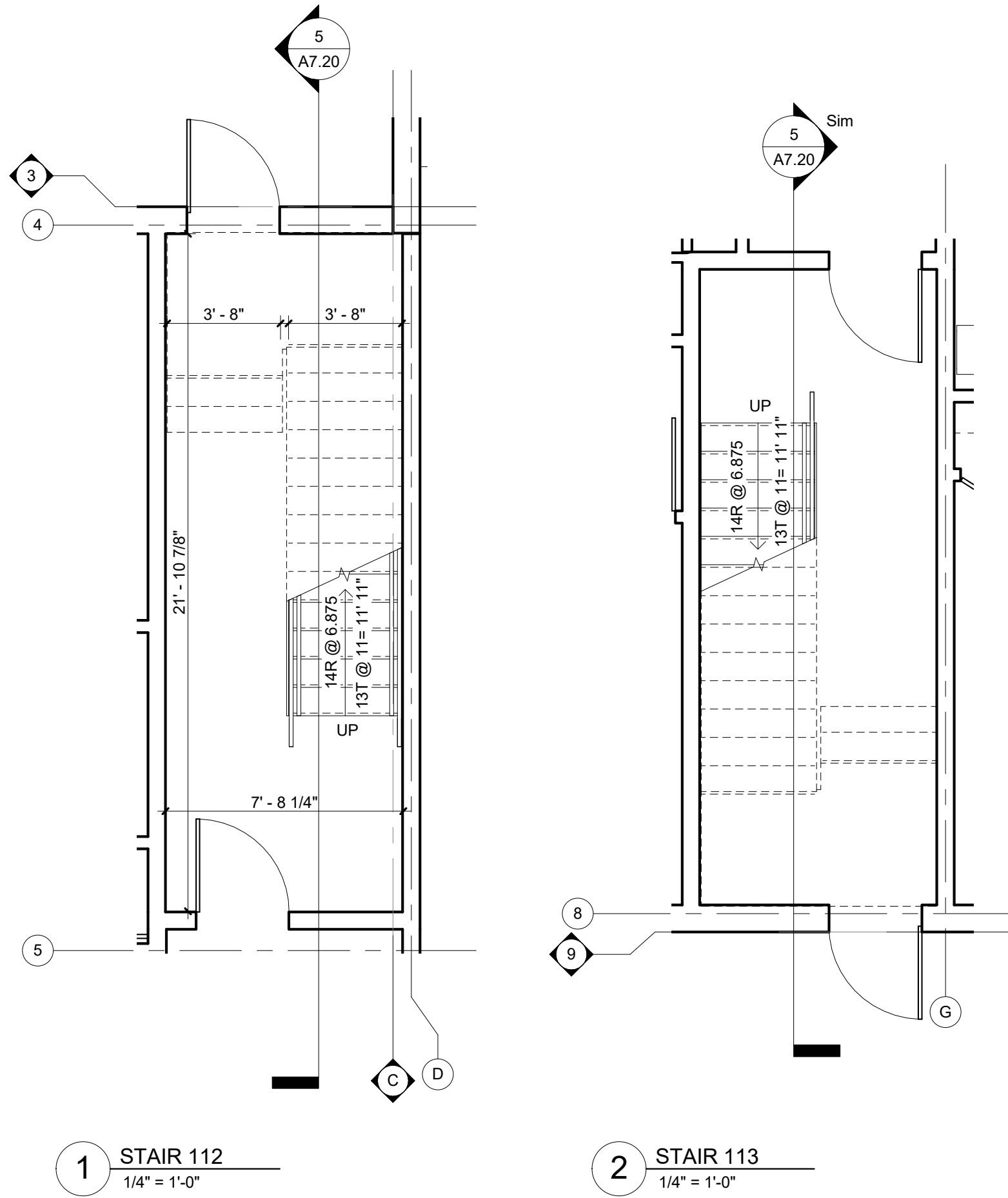
NOTE 4: PROVIDE BLOCKING BEHIND LOCATIONS FOR GRAB BARS. TYP

KITCHEN AND BATH KEYNOTES

- K** ALL BASE CABINETS TO GET (1) PULL-OUT SHELF. SEE ELEVATIONS FOR SIZE.
- K1** OPEN-FRONT SINK BASE WITH WOOD SHROUD TO MATCH CABINETS. SEE X/A.X FOR DETAIL. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS.
- K2** MIN. 30" WIDE ROLL-UNDER PLASTIC LAMINATE WORK SURFACE. COUNTER SUPPORTS TO BE FINISHED SAME AS ADJACENT CABINET FRONTS. EXTEND FLOORING UNDER COUNTER FINISH WALL BEHIND COUNTER AND PROVIDE VINYL BASE.
- K3** REMOVABLE SINK BASE CABINET. PROVIDE PLUMBING PIPE INSULATION KIT.
- K4** 18" W X 84" H PANTRY WITH (2) FULL-EXTENSION PULL OUT SHELVES AT BOTTOM COMPARTMENT. PROVIDE 6" HIGHT VALANCE TO LEVEL WITH ADJACENT WALL CABINETS.
- T1** SHOWER SPRAY WITH A HOSE 60" MIN. SPRAY UNIT MUST BE USABLE AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. CONTROLS AND SHOWER SPRAY UNIT SHALL BE LOCATED AT 38" MIN TO 48" MAX ABOVE THE FLOOR ON VERTICAL SLIDE BAR.
- T2** WALL MOUNTED CULTURED MARBLE VANITY TOP AND SPLASH W/ INTEGRAL LAV& SINGLE HANDLE LEVER FAUCET. PROVIDE BLOCKING AND MOUNT TO WALL.
- T3** REMOVABLE VANITY SINK BASE CABINET. EXTEND FLOORING BENEATH CABINET AND PROVIDE BASE TO MATCH. PROVIDE PLUMBING PIPE INSULATION KIT.
- T4** FIXED VANITY DRAWER BASE
- T5** WOOD SHROUD PANELS TO MATCH KITCHEN CABINETS.
- C1** ALL COAT AND BEDROOM CLOSETS: PROVIDE ADJUSTABLE CLOSET SYSTEM CONSISTING OF WALL-MOUNTED CLEAT, (2) 6" SLOTTED SHELF STANDARDS IN CLOSETS LESS THAN 5' LONG, (3) 6" SLOTTED SHELF STANDARDS IN CLOSETS 5' AND LONGER, (1) HANGING ROD, (1) 16" DEEP COATED WIRE SHELF AND BRACKETS TO MATCH THE NUMBER OF STANDARDS FOR THE CLOSET. CLOSETMAID OR EQ.
- B1** AT ALL WINDOWS, PROVIDE 1" ALUMINUM MINI-BLINDS W/ VALANCE.

ACCESSIBILITY NOTE:

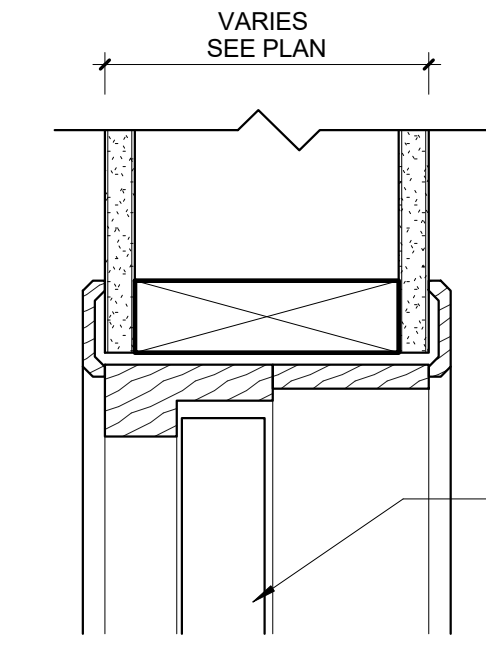
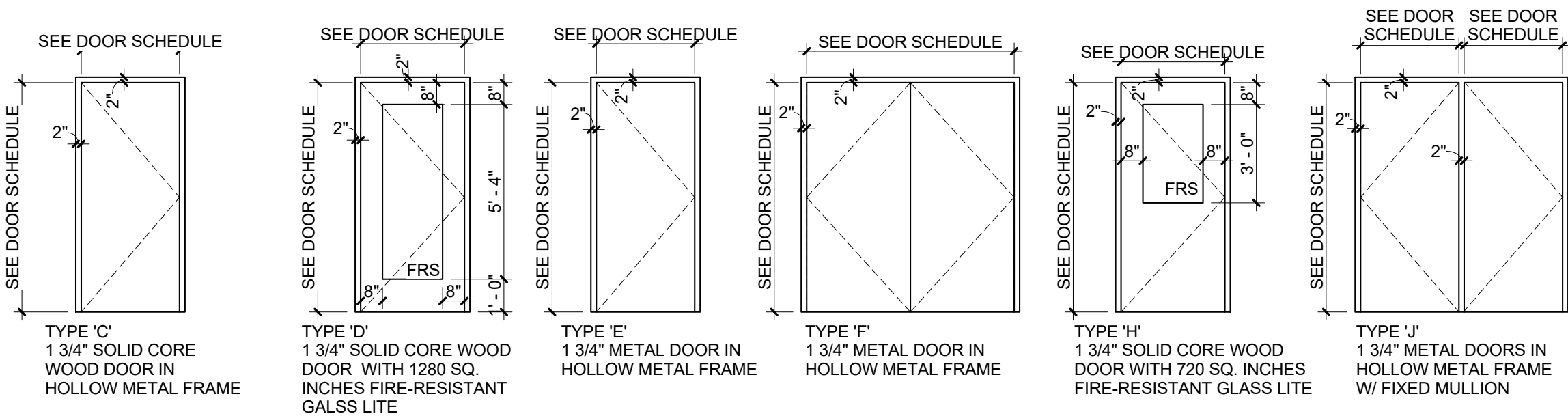
- SEE SHEET T1.1 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ANSI 306 & ANSI 309
- CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE. TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.



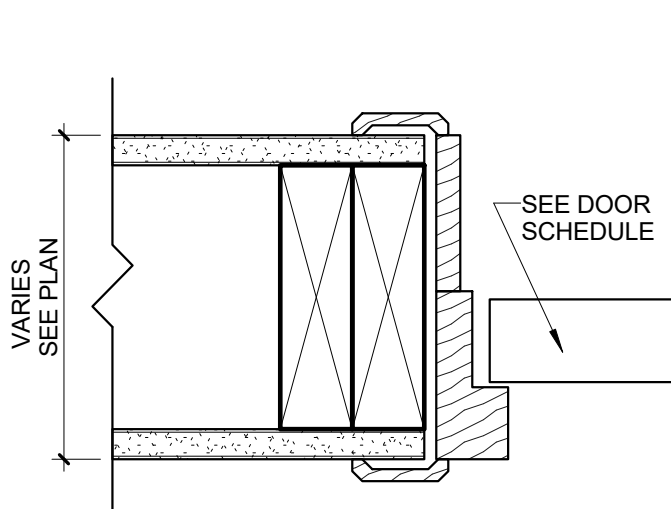
DOOR NUMBER	DOOR				DOOR		FRAME		DETAILS			FIRE RATING LABEL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	REMARKS
	W	H	T	TYPE	MAT	FIN	MAT	FIN	HEAD	JAMB	SILL																			

DOOR TYPES

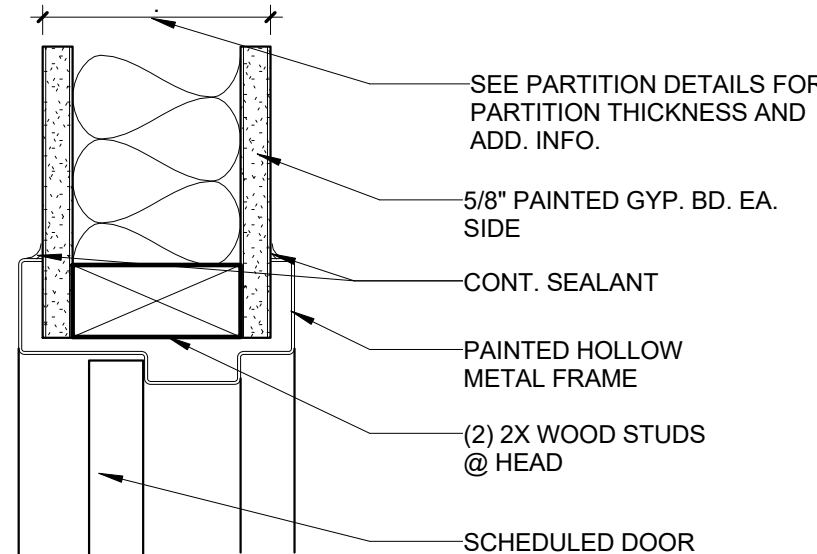
FRS= FIRE-RATED SAFETY GLASS AS REQ'D BY 15-12-170 THRU 15-12-270 AND BY 13-124-350 THRU 13-125-370



14 TYPICAL INTERIOR WOOD DOOR
DETAIL @ HEAD
3" = 1'-0"

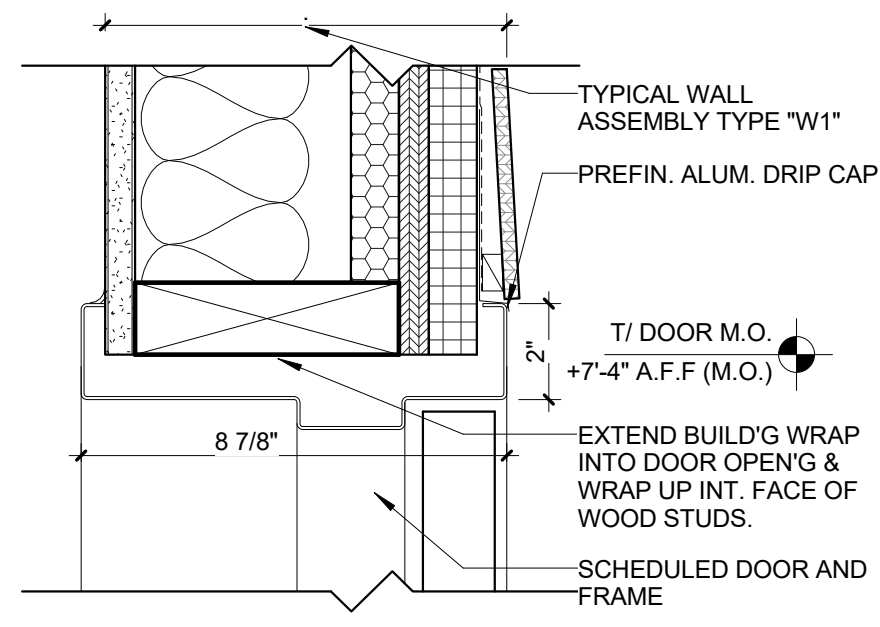


16 TYPICAL INTERIOR WOOD DOOR
DETAIL @ JAMB
3" = 1'-0"

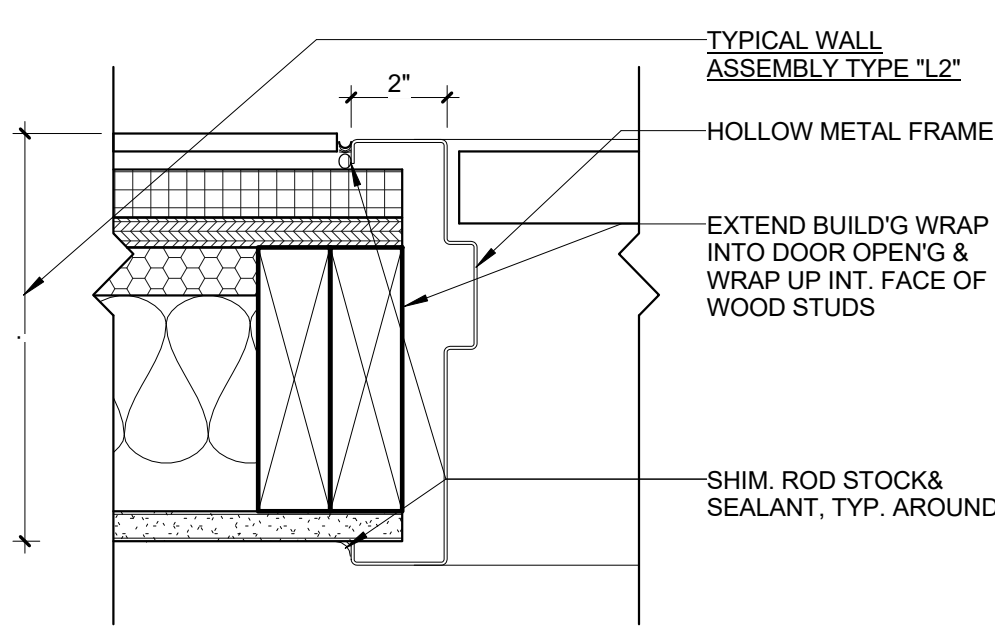


15 TYPICAL INTERIOR HOLLOW METAL DOOR
DETAIL @ HEAD
3" = 1'-0"

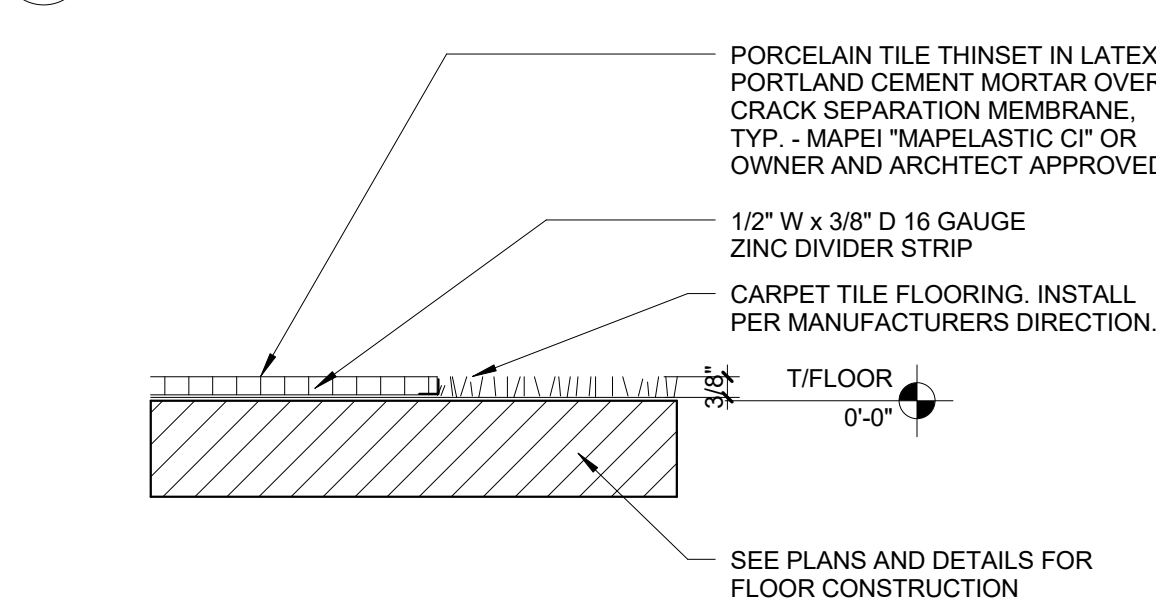
NOTE: SEE STRUCTURAL DWGS
FOR HEADER REQUIREMENTS



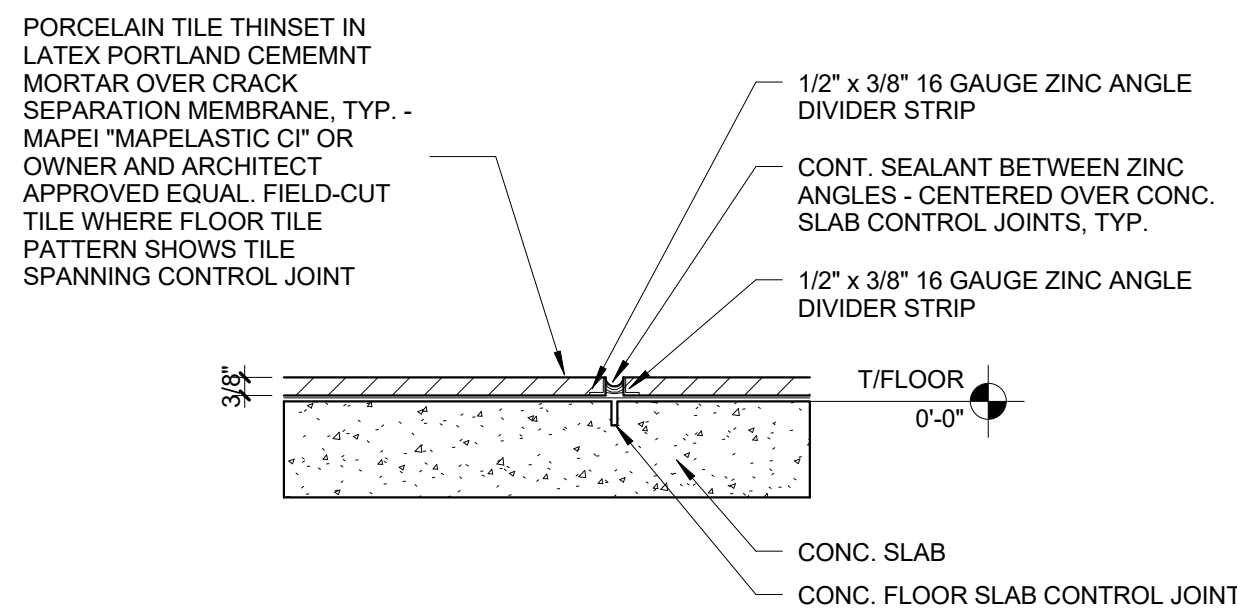
7 TYPICAL INTERIOR SECTION DETAIL AT
HOLLOW METAL DOOR @ HEAD
3" = 1'-0"



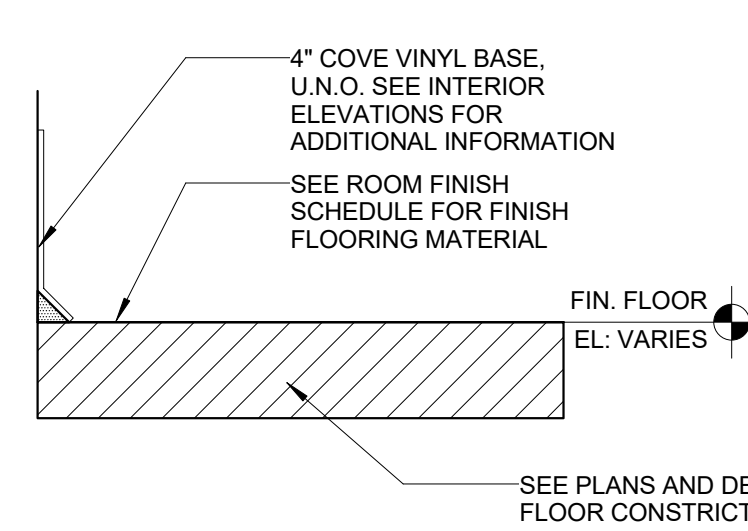
8 TYPICAL INTERIOR SECTION DETAIL AT
HOLLOW METAL DOOR @ JAMB
3" = 1'-0"



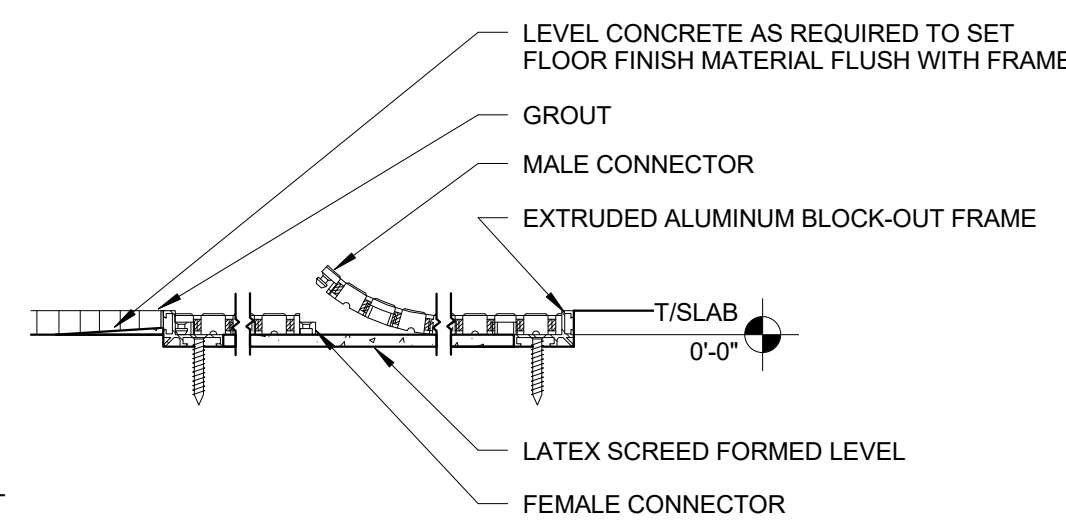
9 FLOOR TRANSITION DETAIL AT
PORCELAIN TILE TO CARPET
3" = 1'-0"



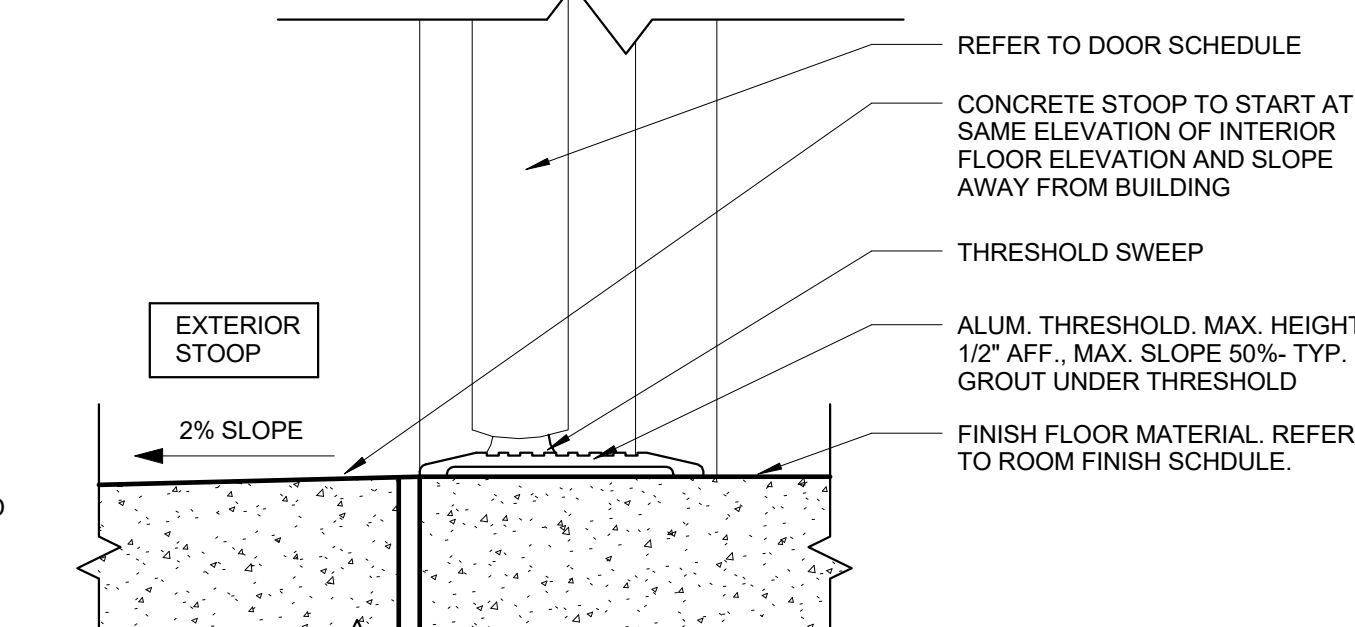
12 SECTION DETAIL AT TYPICAL
PORCELAIN TILE CONTROL JOINT
3" = 1'-0"



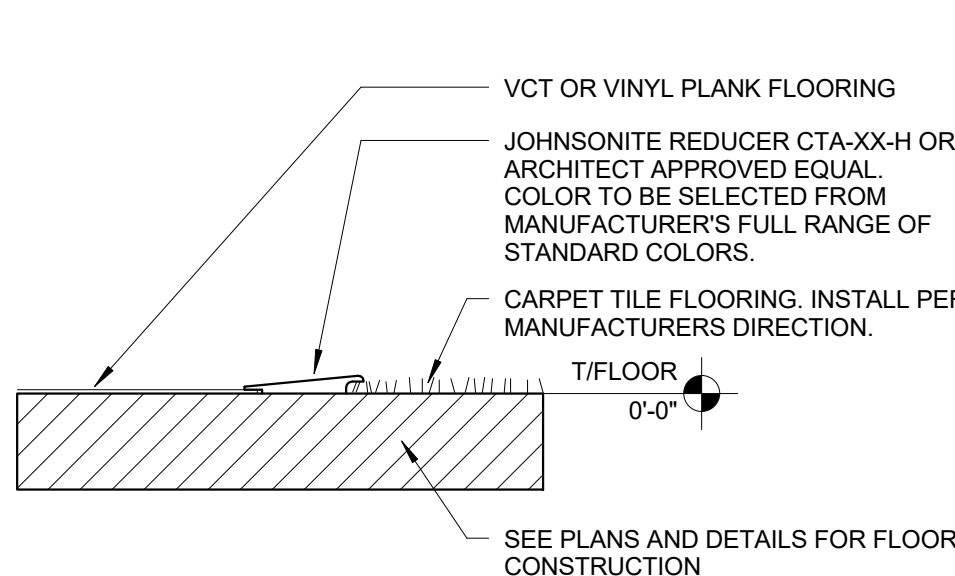
13 SECTION DETAIL AT TYPICAL
VINYL BASE
3" = 1'-0"



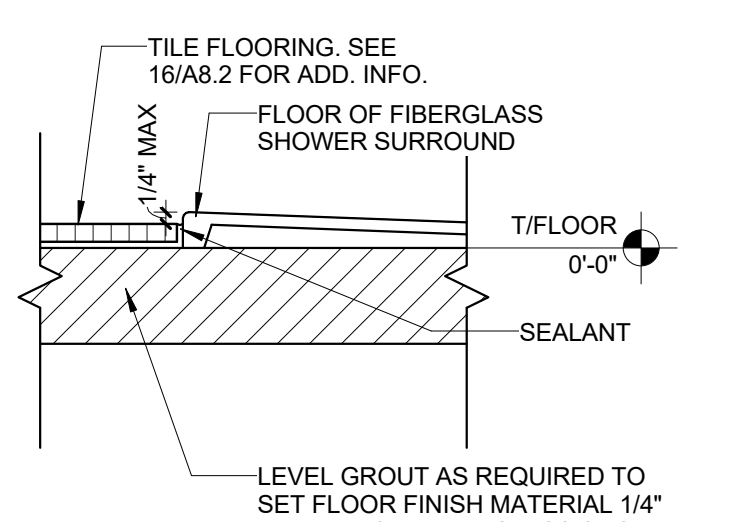
10 SECTION DETAIL AT
WALK-OFF MAT & MAT TO TILE TRANSITION
3" = 1'-0"



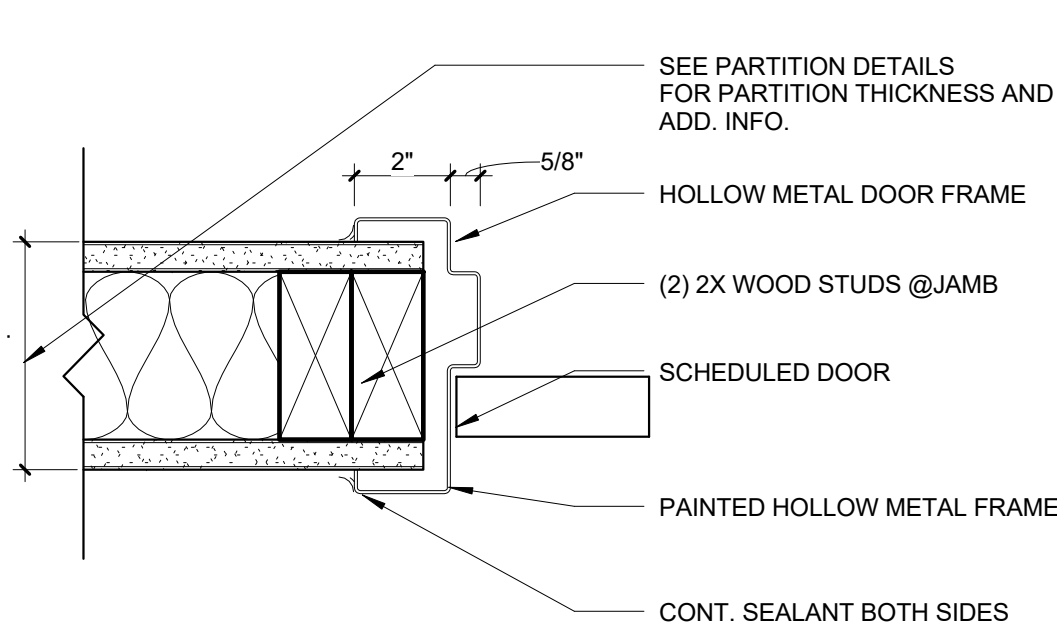
1 TYPICAL EXTERIOR SECTION DETAIL AT
HOLLOW METAL DOOR @ SILL
3" = 1'-0"



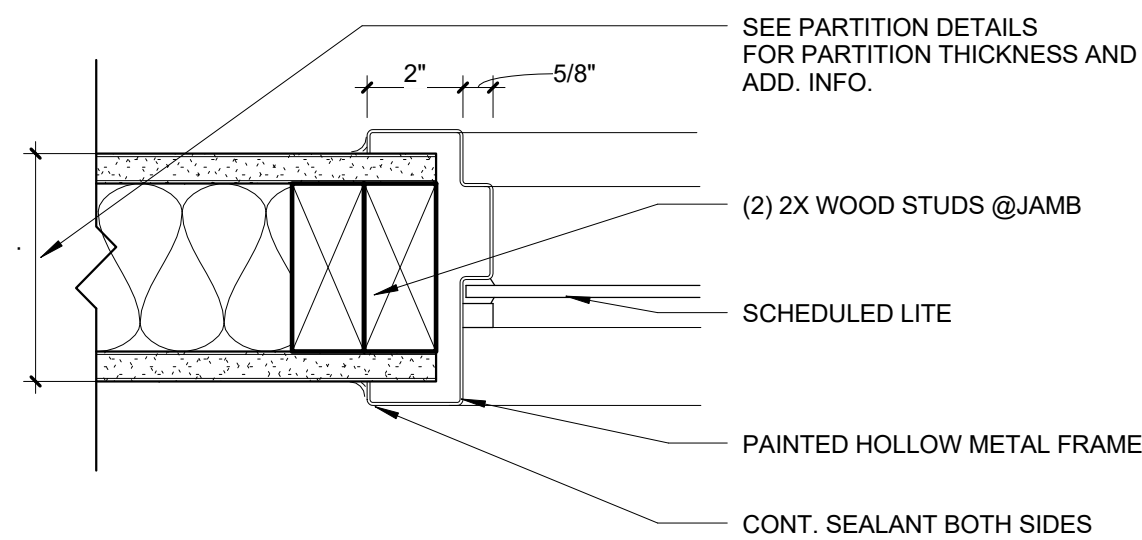
11 FLOOR TRANSITION DETAIL AT
VINYL TO CARPET
3" = 1'-0"



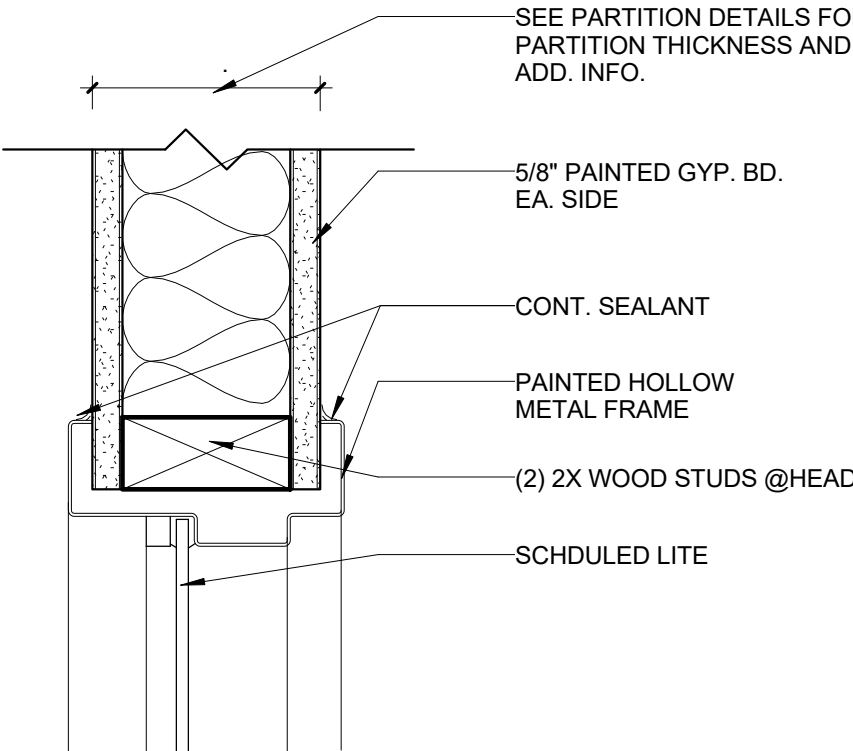
2 TYPICAL INTERIOR HOLLOW METAL LITE
DETAIL @ HEAD
3" = 1'-0"



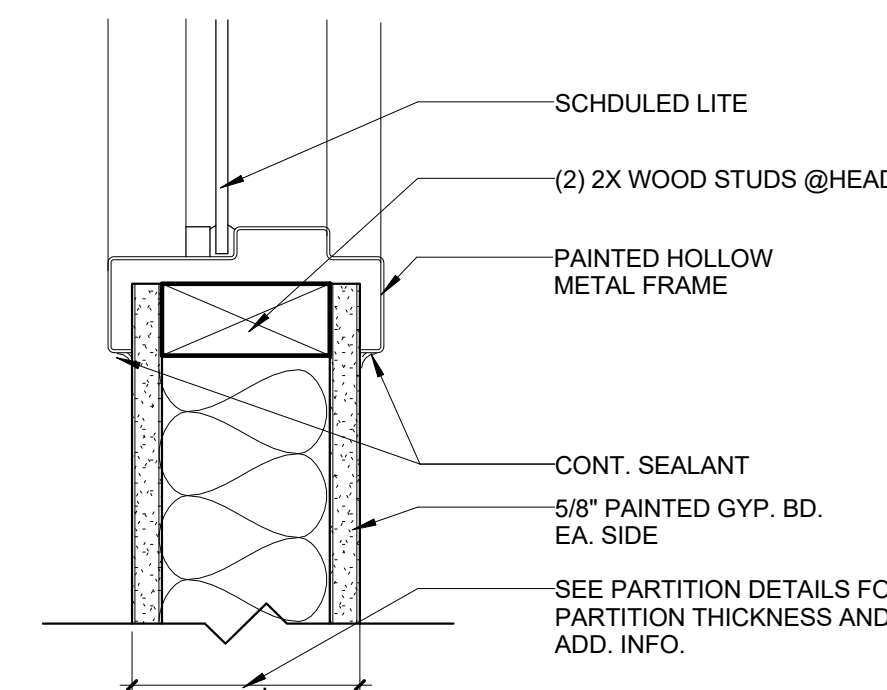
3 TYPICAL INTERIOR HOLLOW METAL DOOR
DETAIL @ JAMB
3" = 1'-0"



5 TYPICAL INTERIOR HOLLOW METAL LITE
DETAIL @ JAMB
3" = 1'-0"



4 TYPICAL INTERIOR HOLLOW METAL LITE
DETAIL @ HEAD
3" = 1'-0"



6 TYPICAL INTERIOR HOLLOW METAL LITE
DETAIL @ HEAD
3" = 1'-0"

PROGRESS SET : 12.20.2017

REVISIONS:

JOB NUMBER	17387
DATE	03.015.2018

DOOR & ROOM FINISH
SCHDULES & DETAILS

HEART'S PLACE
120-122 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS

up Development, LLC



CORDOGAN, CLARK & ASSOCIATES, INC.
: ARCHITECTS
: ENGINEERS

www.cordoganclark.com

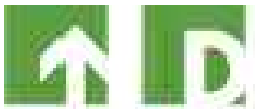
Chicago, Illinois 60610
Tel: 312.354.4577
Fax: 312.354.4577

Chicago, Illinois 60610
Tel: 312.354.4577
Fax: 312.354.4577

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DECEMBER 18, 2017



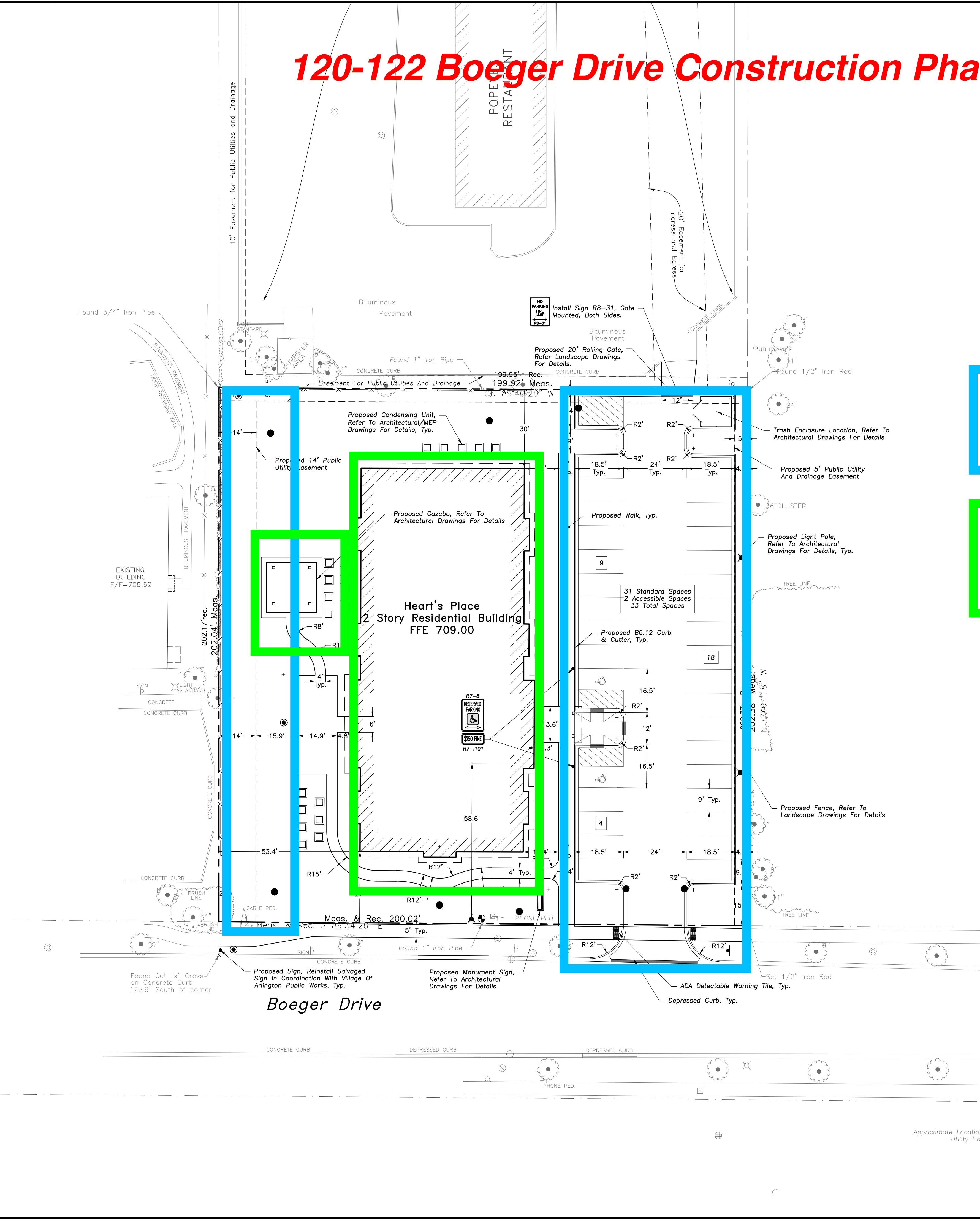
UP Development, LLC

HEART'S PLACE

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

120-122 Boeger Drive Construction Phasing Plan



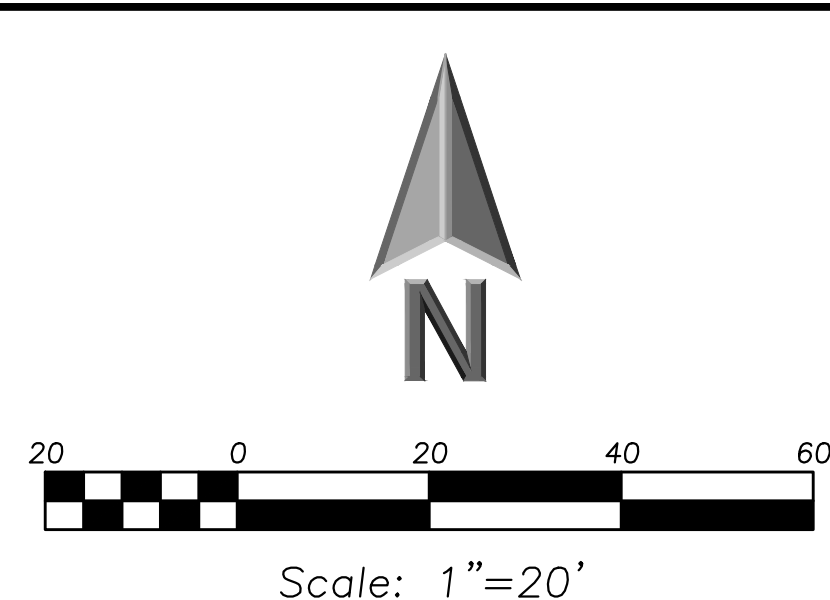
- GEOMETRY NOTES**
1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
 2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45" At 2'-0" Centers.
 3. All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
 4. Refer to Architectural Drawings for Exact Locations of All Buildings.
 5. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

1st Phase - Sewer & Water, Underground Detention, and Asphalt Parking

2nd Phase - Building Construction to commence upon completion of the 1st Phase.

Construction Parking - 2 to 20 vehicles depending on stage of construction. 1st Phase of construction includes establishing the on-site parking lot which will be used for worker parking during the 2nd Phase of construction. During the 2nd Phase, some offsite parking will be required while wall panels and trusses are staged and a crane is used to install said materials

Construction Material Staging - Materials will generally be brought to the site on an as needed basis. For the 1st Phase, necessary materials will be staged in the 2nd Phase area. In the 2nd Phase, the wood framed building will utilize panelized wall construction and prefabricated floor and roof trusses that will be craned into place. 3 to 4 construction storage trailers are expected for onsite material storage and will be placed in the parking lot.



LEGEND	
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

- GENERAL NOTES**
1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
 2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
 3. Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours in Advance of Performing Any Work.
 4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
 5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
 6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
 7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
 8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
 9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:		
Expiration Date: _____		

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2
4	12/12/17	FINAL PUD SUBMITTAL

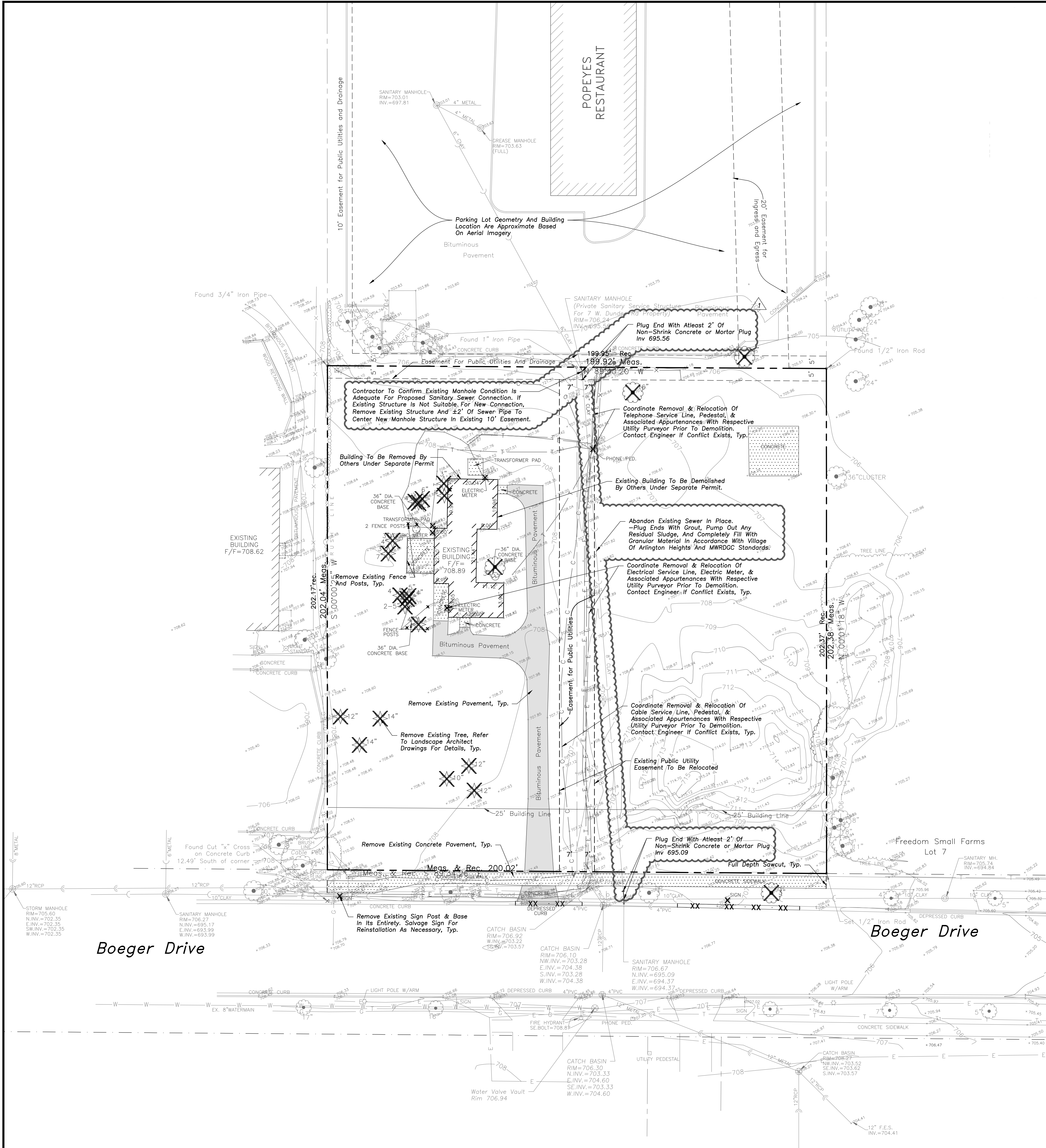
Design By: CDF		Date: 01/13/17
Approved By: MR		Project No.

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C2.0



DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village of Arlington Heights Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

LEGEND

- | EXISTING | PROPOSED |
|---------------------------------|---------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing | Tree Protection Fencing |

GENERAL NOTES

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- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2
4	12/28/17	FINAL PUD SUBMITTAL
5	02/20/18	FINAL PUD R1 & MWRD SUBMITTAL

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Design By:	CDF	Date:	01/13/17
Approved By:	MR	Project No.:	

Sheet Title:

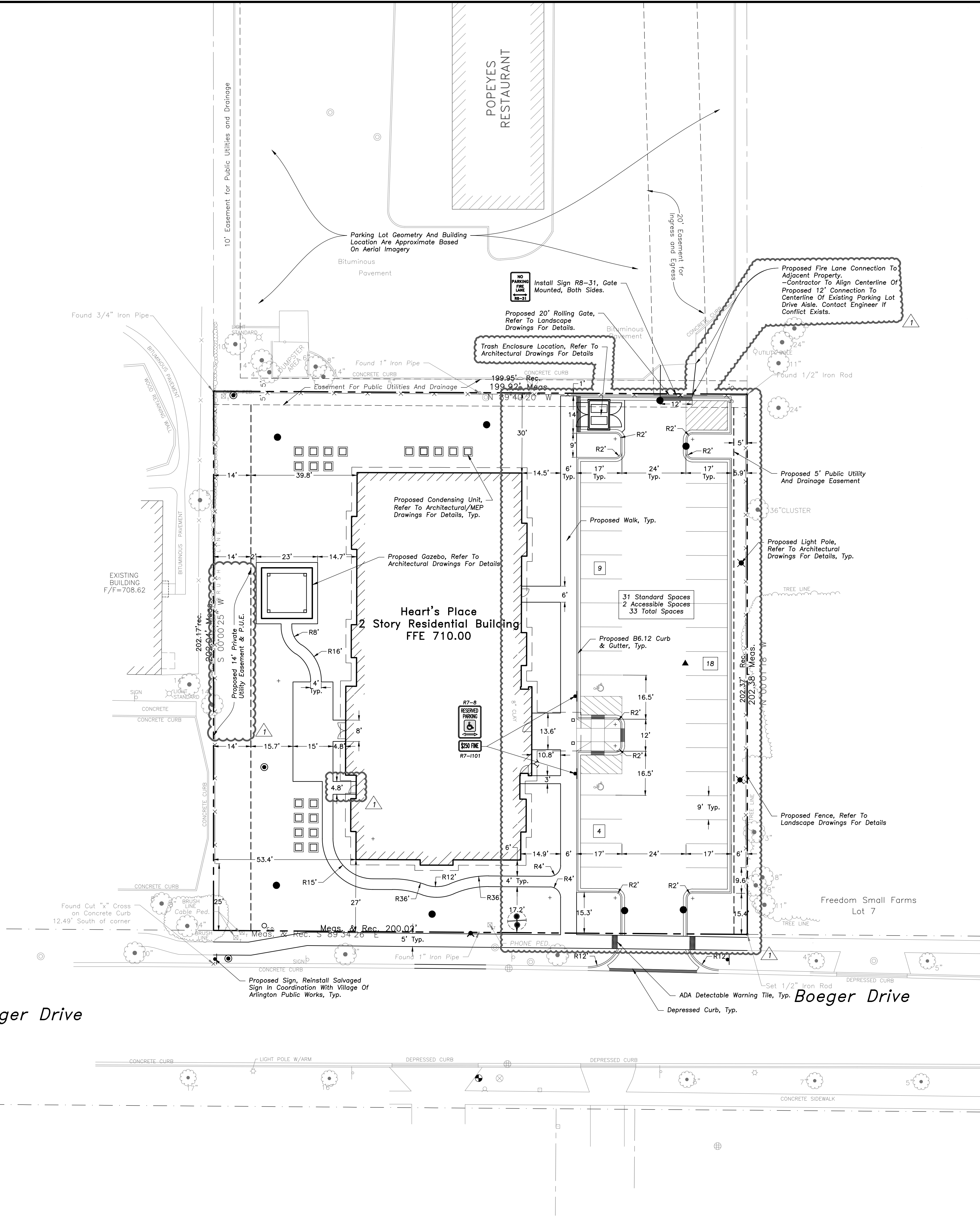
SITE DEMOLITION PLAN

Sheet No:

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Plotted: 2/20/18 @ 3:55pm By: cfontana

Boeger Drive



GEOMETRY NOTES

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LEGEND

EXISTING	PROPOSED

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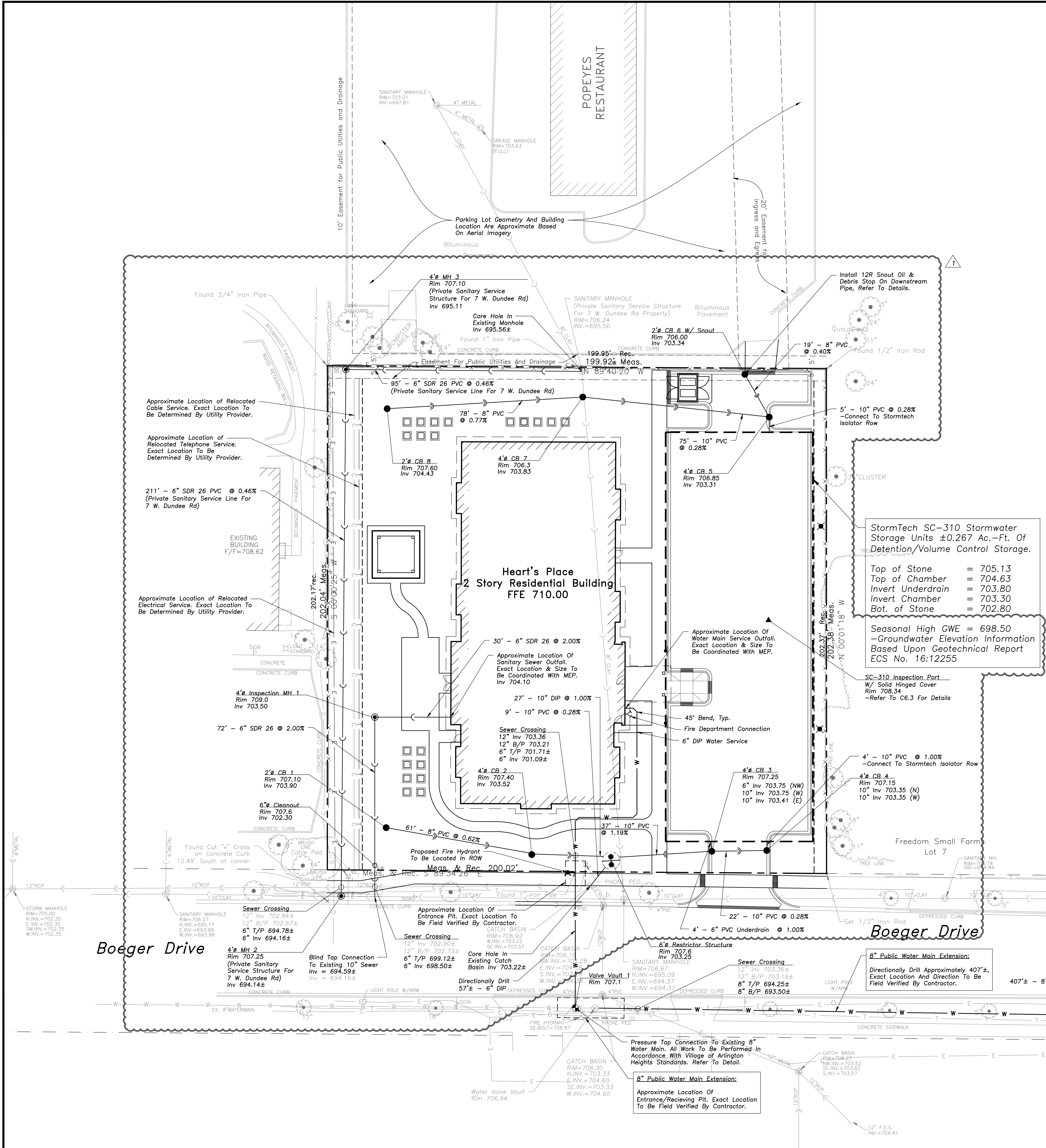
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Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C2.0

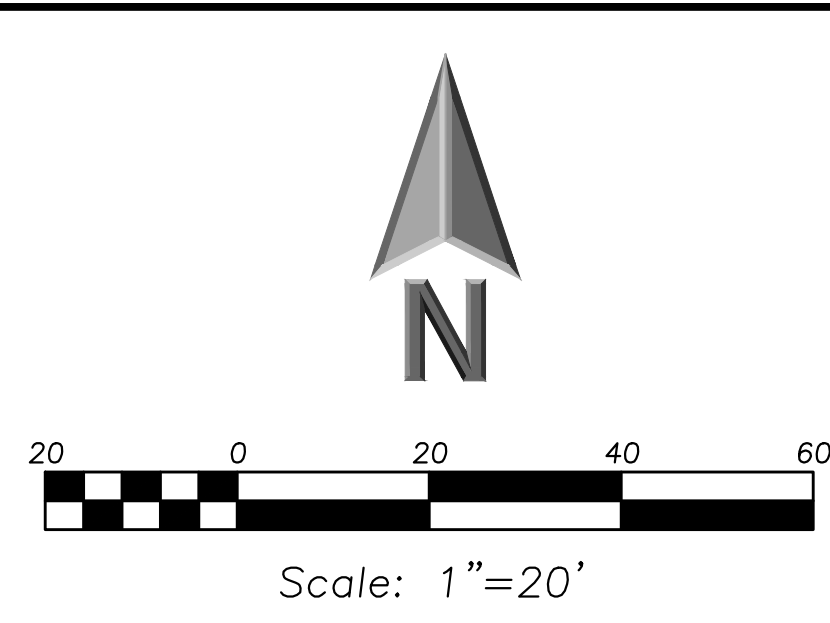


UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is to Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.



LEGEND

EXISTING	PROPOSED

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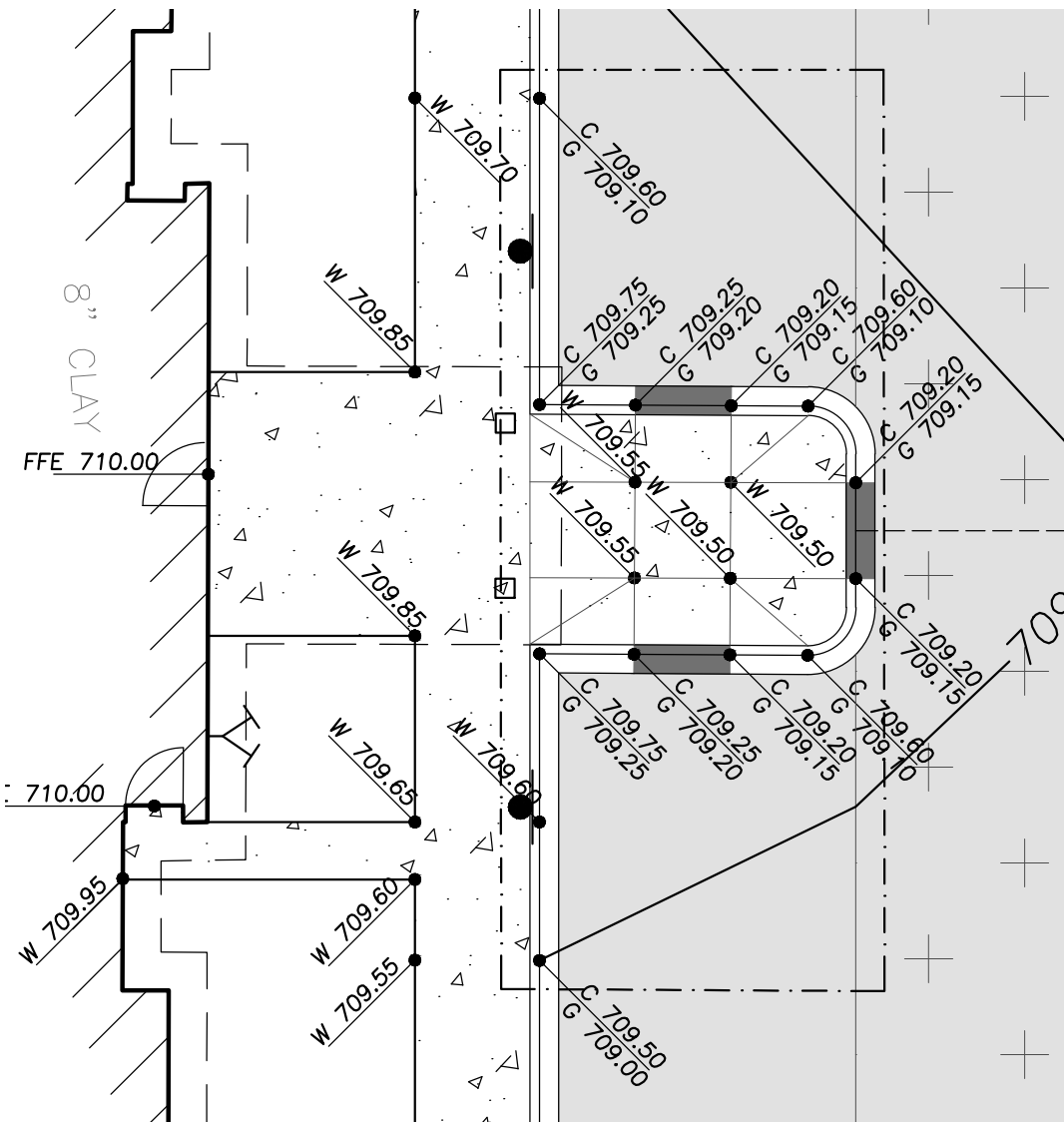
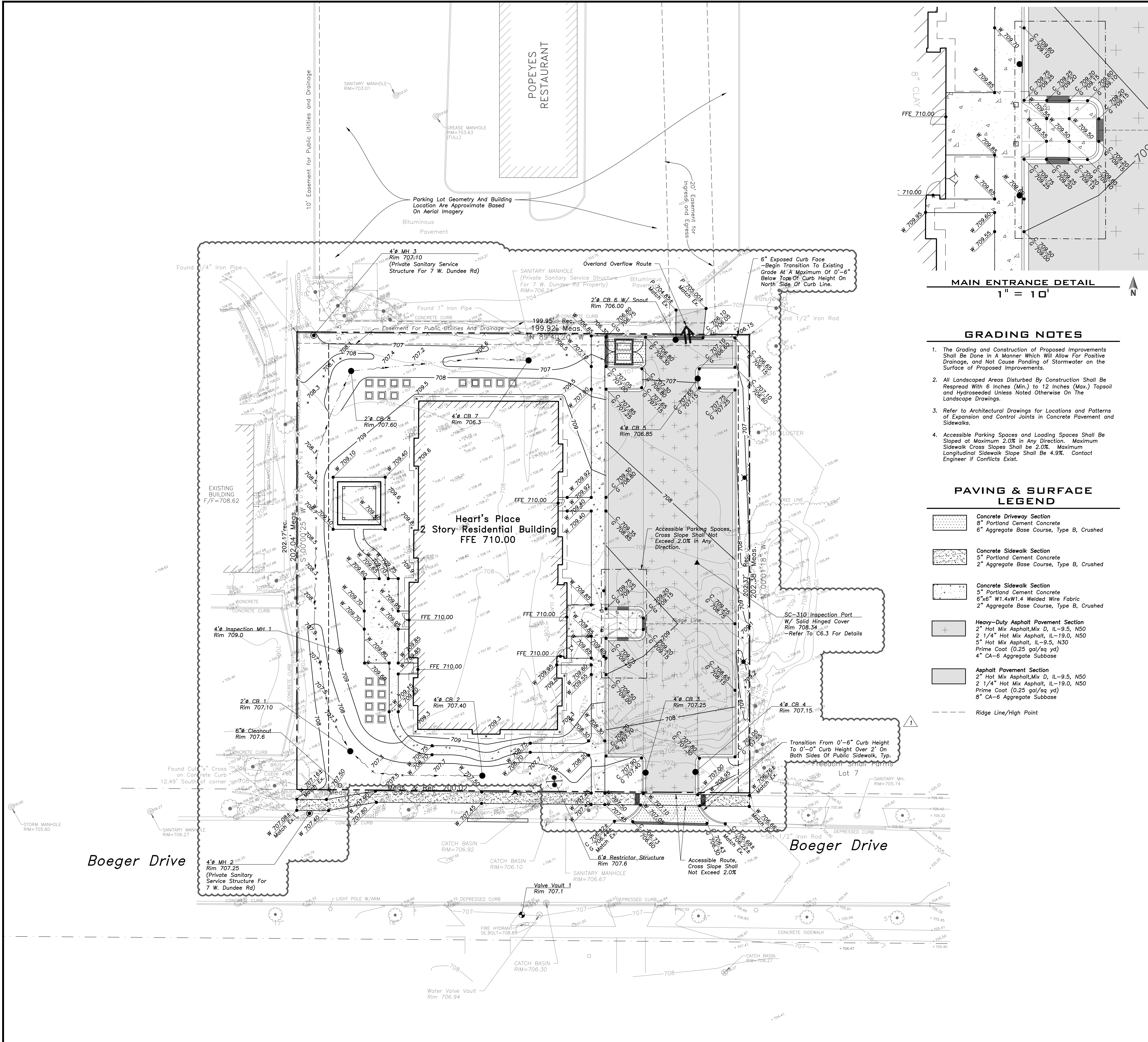
Design By:	CDF	Date:	01/13/17
Approved By:	MR	Project No.	

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C3.0

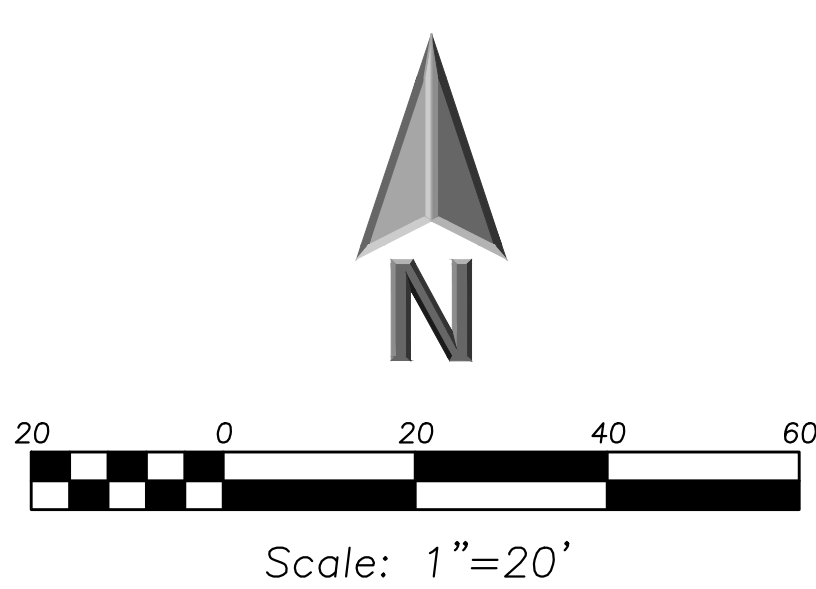


GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.

PAVING & SURFACE LEGEND

- Concrete Driveway Section
6" Portland Cement Concrete
6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt, IL-9.5, N30
Prime Coat (0.25 gal/sq yd)
4" CA-6 Aggregate Subbase
- Asphalt Pavement Section
2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" CA-6 Aggregate Subbase
- Ridge Line/High Point



LEGEND

- | EXISTING | PROPOSED |
|---------------------------------|---------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection | Tree Protection |
| Fencing at Drip Line | Fencing at Drip Line |

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Volume Control Facilities and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2
4	12/28/17	FINAL PUD SUBMITTAL
Δ	02/20/18	FINAL PUD R1 & MWRO SUBMITTAL

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Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.:

Sheet Title:

**SITE GRADING
AND PAVING PLAN**

Sheet No:

C4.0



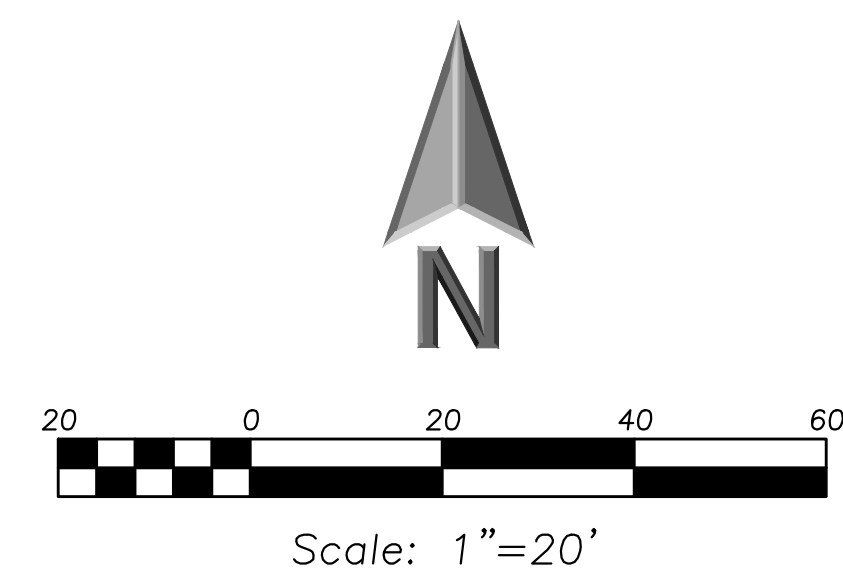
1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Stabilization Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Strips and Disturbed Areas, Where Construction Activity Will Not Occur For a Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Stabilization. The Permanent Control Measures Shall Be Installed On A Continuing Basis Until The Site is Permanently Stabilized. And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
6. Final Site Stabilization Is Defined By The EPA General Erosion Control Meaning That The Final Stabilization At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover Or Unpaved Areas Shall Be Established By Permanent Structures Have Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Install "Catch-All" Inlet Protectors (or equal) and Filter Watters Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
8. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable Cook County DCO Requirements.
9. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
10. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil And Erosion Sediment and Control Inspector Or Governing Agency.
11. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Sediment Exceeds 1% or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
12. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
13. Dewatering of Excavations Shall Be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Not Disturb Areas Until it is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. Not Disturb Areas Until it is Necessary To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Structures.
7. Remove Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Debris From Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Construction of Temporary Sedimentation Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- | | |
|---|---|
|  | Silt Fence |
|  | Erosion Control Blanket
North American Green DS75
Or Approved Equal |
|  | Catch-All, Pork Chop Sedguard (or
equal) Paved or Existing Stabilized
Areas |



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Driv Line	

GENERAL NOTES

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8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authority Having Jurisdiction Which Shall Be Made As A Minimum All Volume Control Facilities and Best Management Practices, Including All Storm and Sanitary Sewers, Structures, Stormwater Management, Storm Elevations, Watermain and Valve and Appurtenance Locations.
9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereunder, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



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Design By: <i>CDF</i>	Date: <i>01/13/17</i>
Approved By: <i>MR</i>	Project No.

Sheet Title:

**SITE SOIL
EROSION AND
SEDIMENT
CONTROL PLAN**

Sheet No:

C5.0



HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

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Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

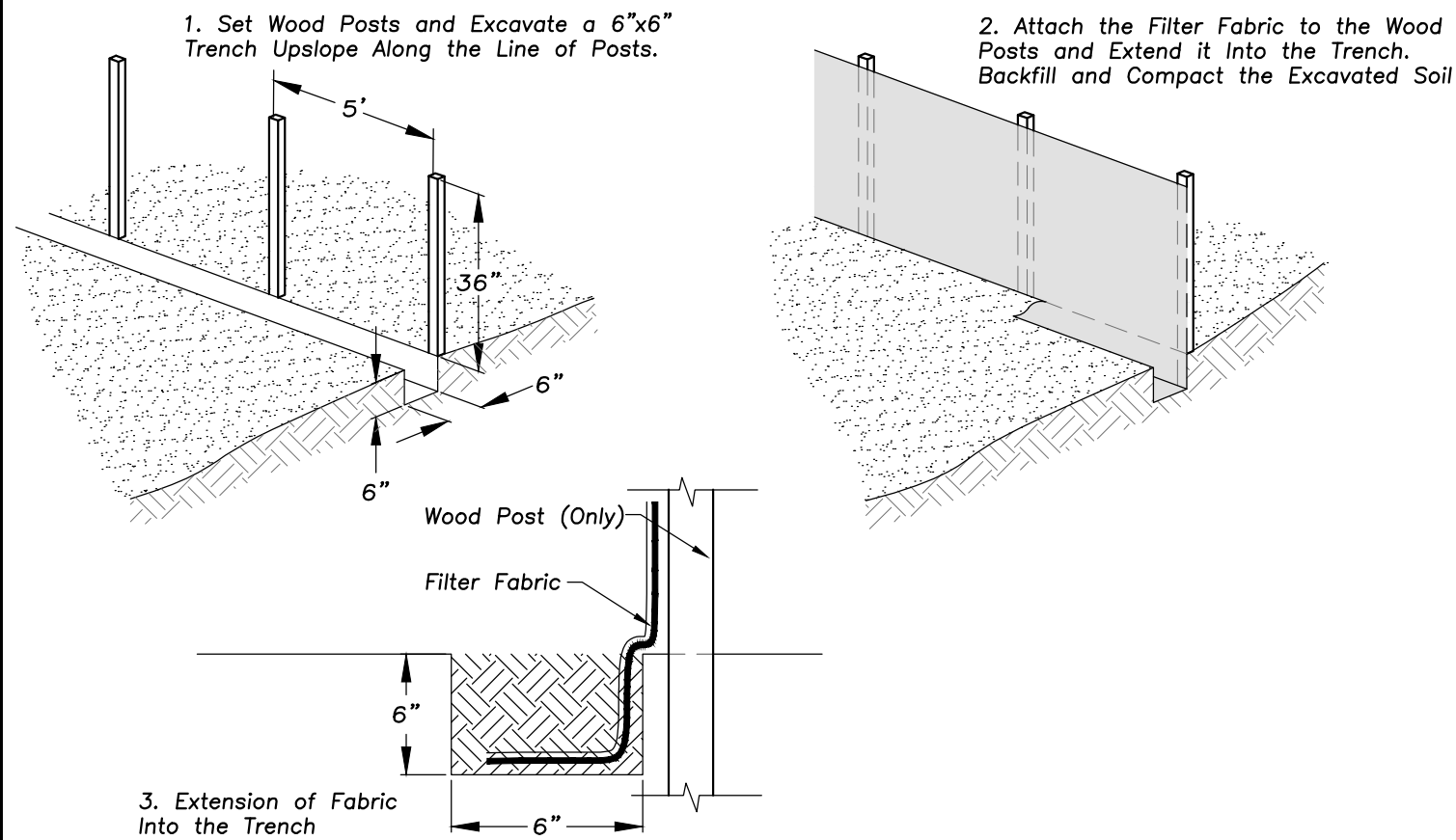
Sheet Title:

SITE WORK DETAILS

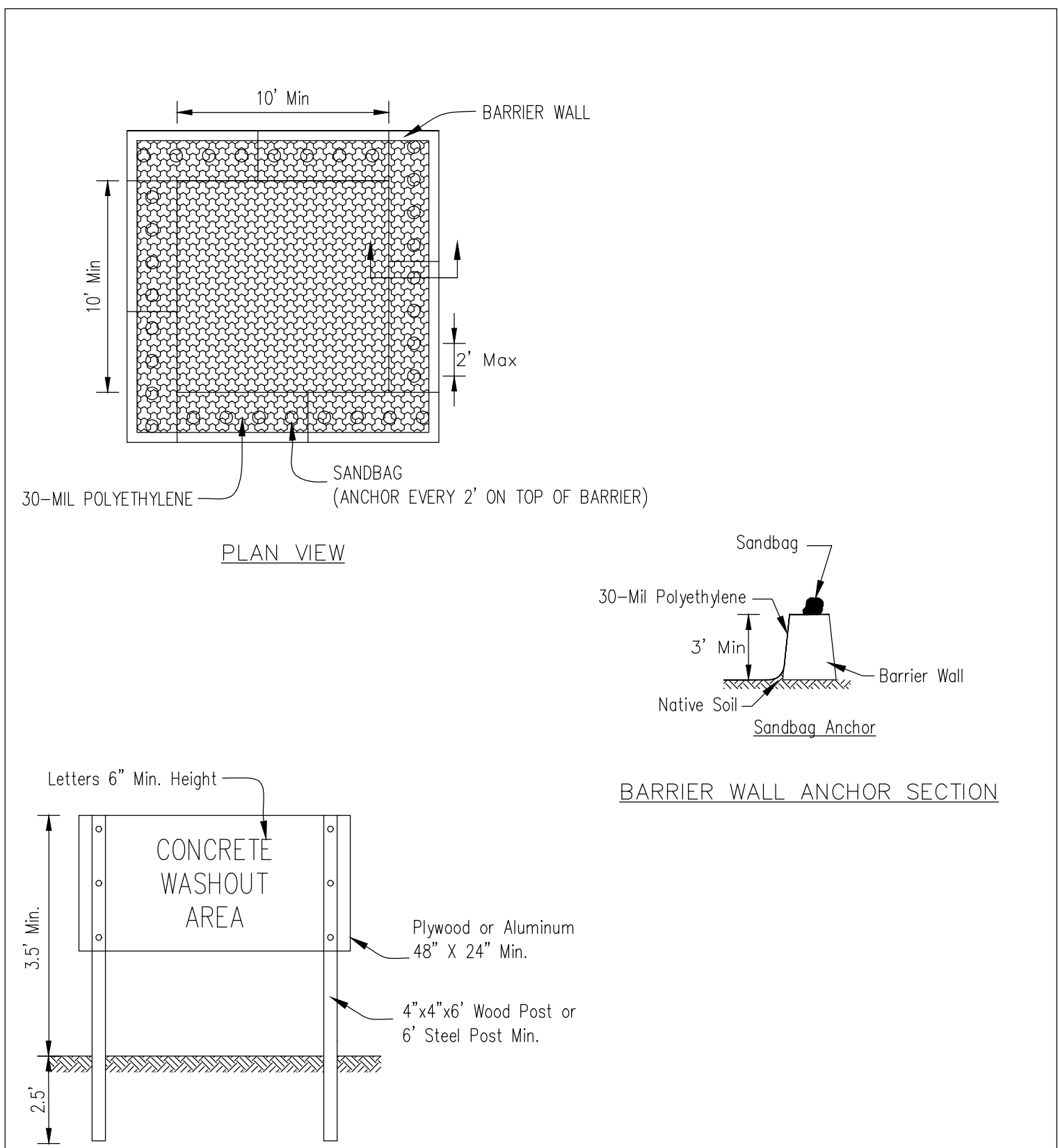
Sheet No:

C6.1

EEA - P:\Code\UP Development - Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 2/20/18 @ 4:02pm By: cfontana



SILT FENCE CONSTRUCTION (AASHTO 288-00)



SIGN DETAIL

NOTES:

- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
- Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

DESIGNED	CHECKED	DATE
_____	_____	____/____/____
Drawn: E. GIBSON	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

GENERAL NOTES

STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

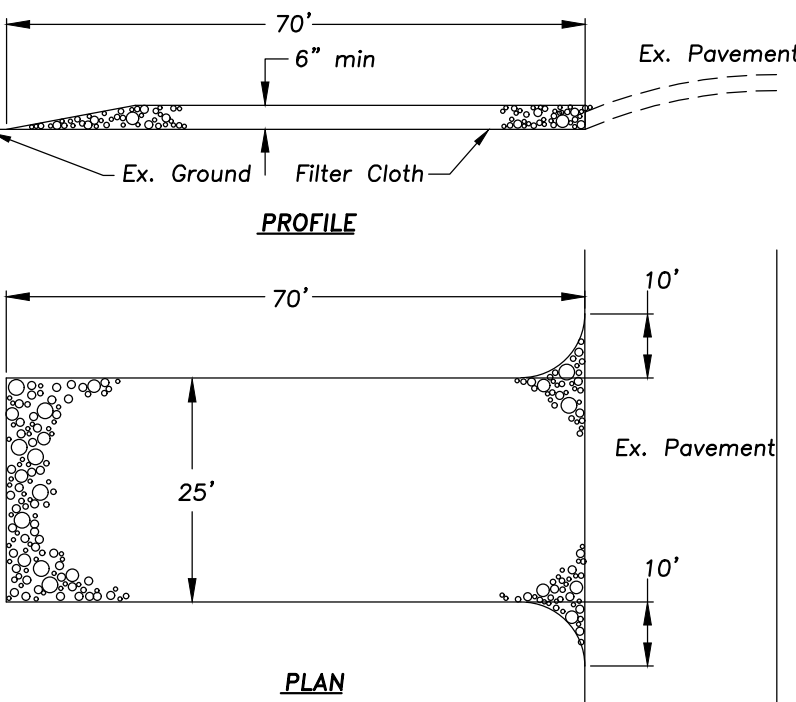
MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

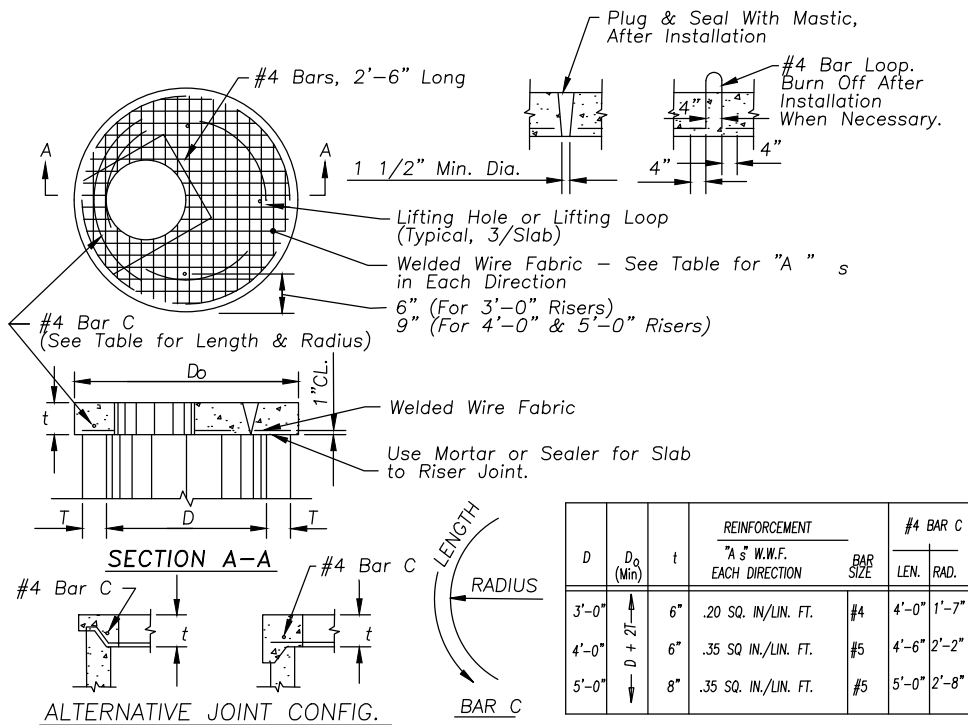
WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE



NOT TO SCALE



PRECAST REINF. CONC. FLAT SLAB TOP

General Notes:

Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

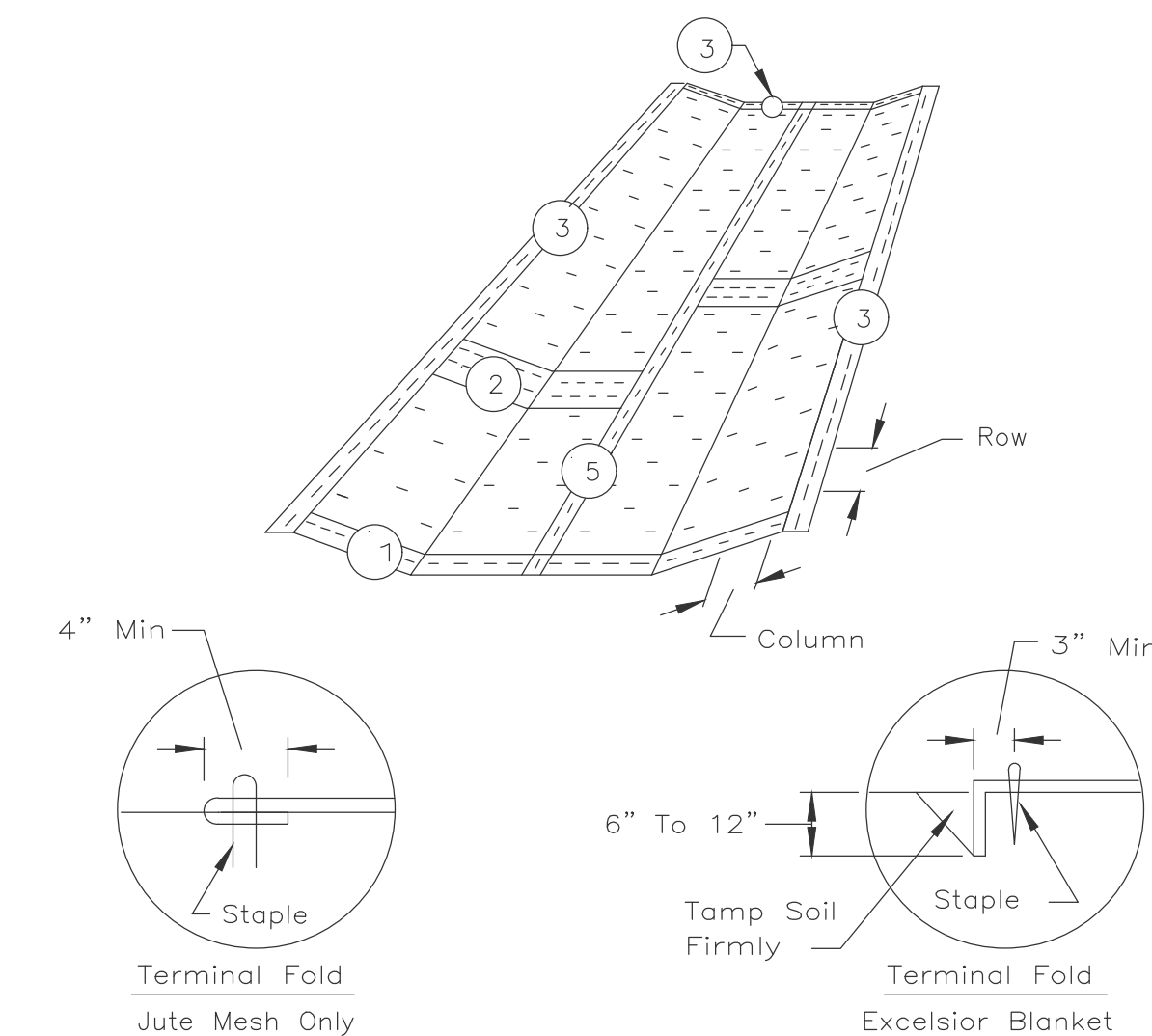
Frame: Top Flange Fabricated From 1 1/2"x1 1/2"x1/8" Angle. Base Rim Fabricated From 1 1/2"x1/2"x1/8" Channel. Handles And Suspension Brackets Fabricated From 1 1/2"x1/2" Flat Stock. All Domestic Steel Conforming To ASTM-A36.

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

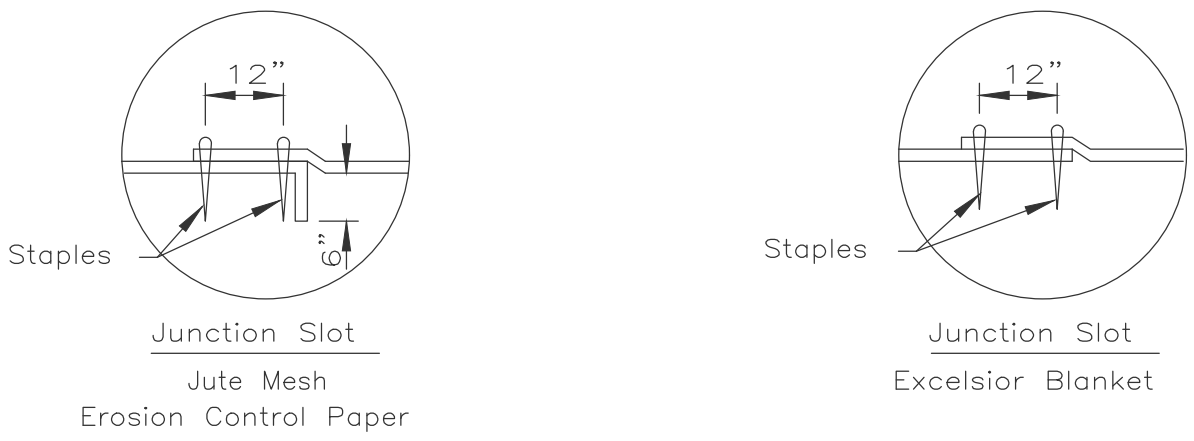
Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS - SEDIMENT BAG

EROSION BLANKET PLAN



DETAIL 1



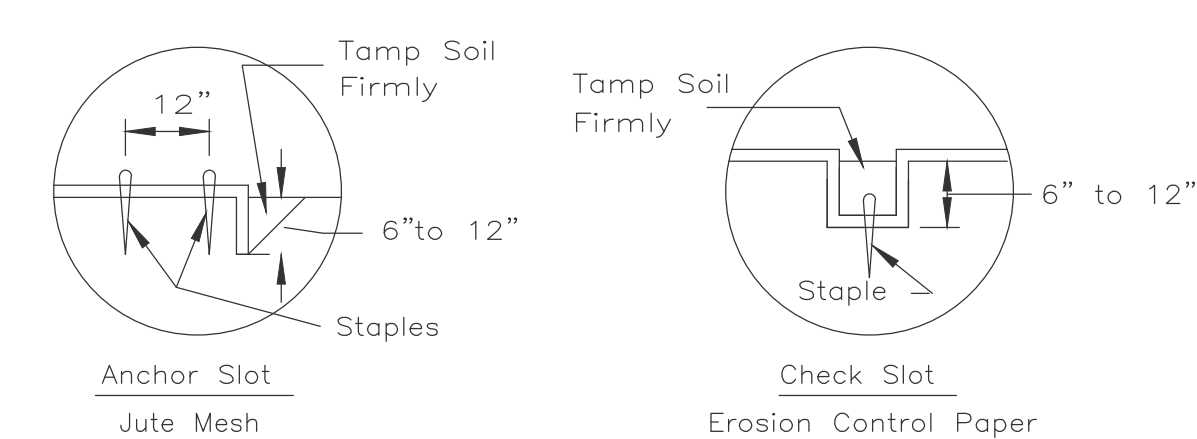
DETAIL 2

REFERENCE	PROJECT	DATE
Designed	_____	____/____/____
Checked	_____	____/____/____
Approved	_____	____/____/____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO. IL-530
SHEET 1 OF 2
DATE 5-24-94

EROSION BLANKET PLAN



DETAIL 4



STAPLE DETAIL

NOTES:

- On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
- Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
- Erosion control material shall be placed loosely over ground surface. Do not stretch.
- All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFERENCE	PROJECT	DATE
Designed	_____	____/____/____
Checked	_____	____/____/____
Approved	_____	____/____/____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO. IL-530
SHEET 2 OF 2
DATE 3-1-95



Heart's Place
120&122 Boeger Drive

STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2419 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.16 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2419 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
 - CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

STORMTECH RECOMMENDS 3 BACKFILL METHODS:

 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



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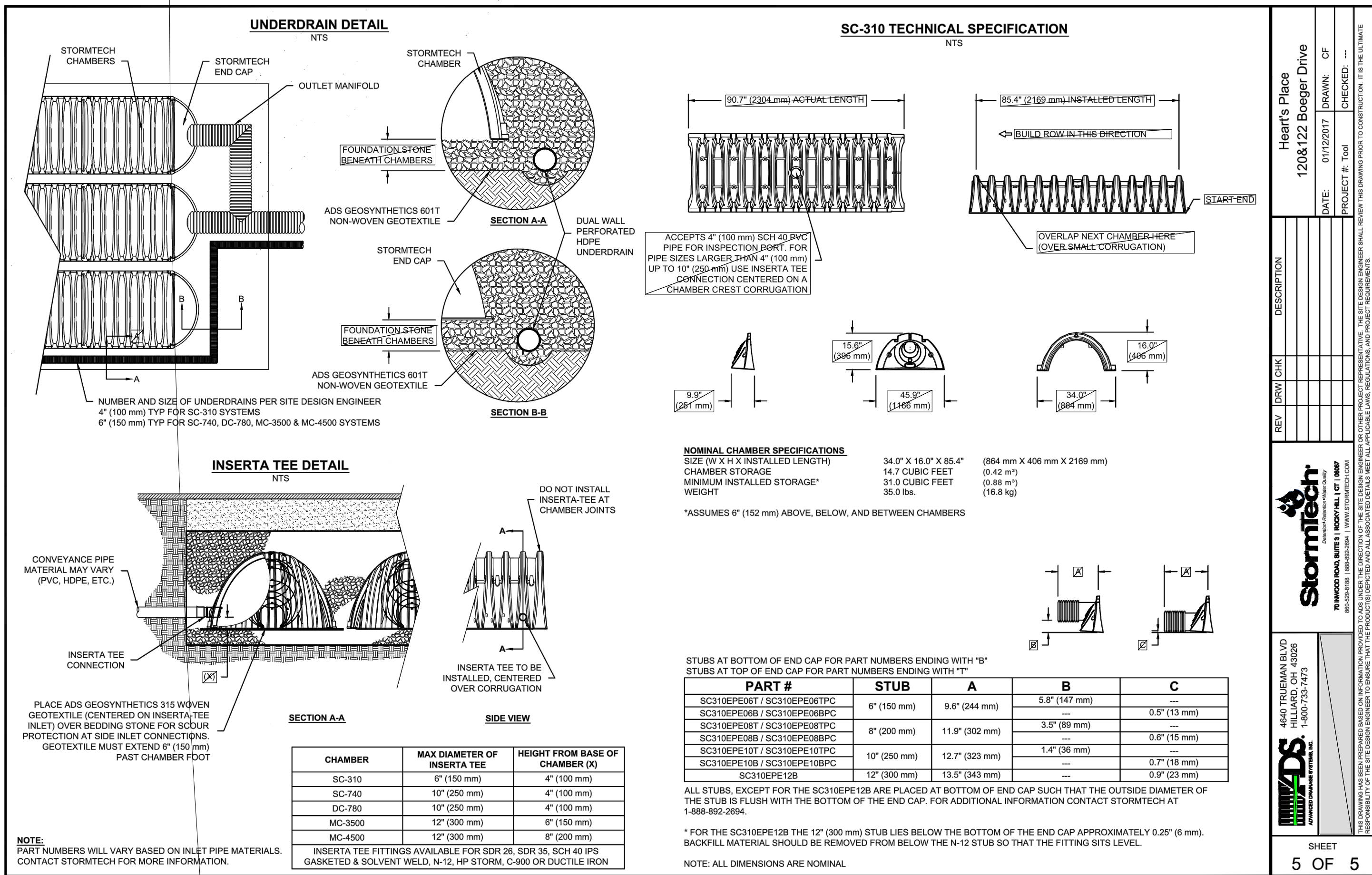
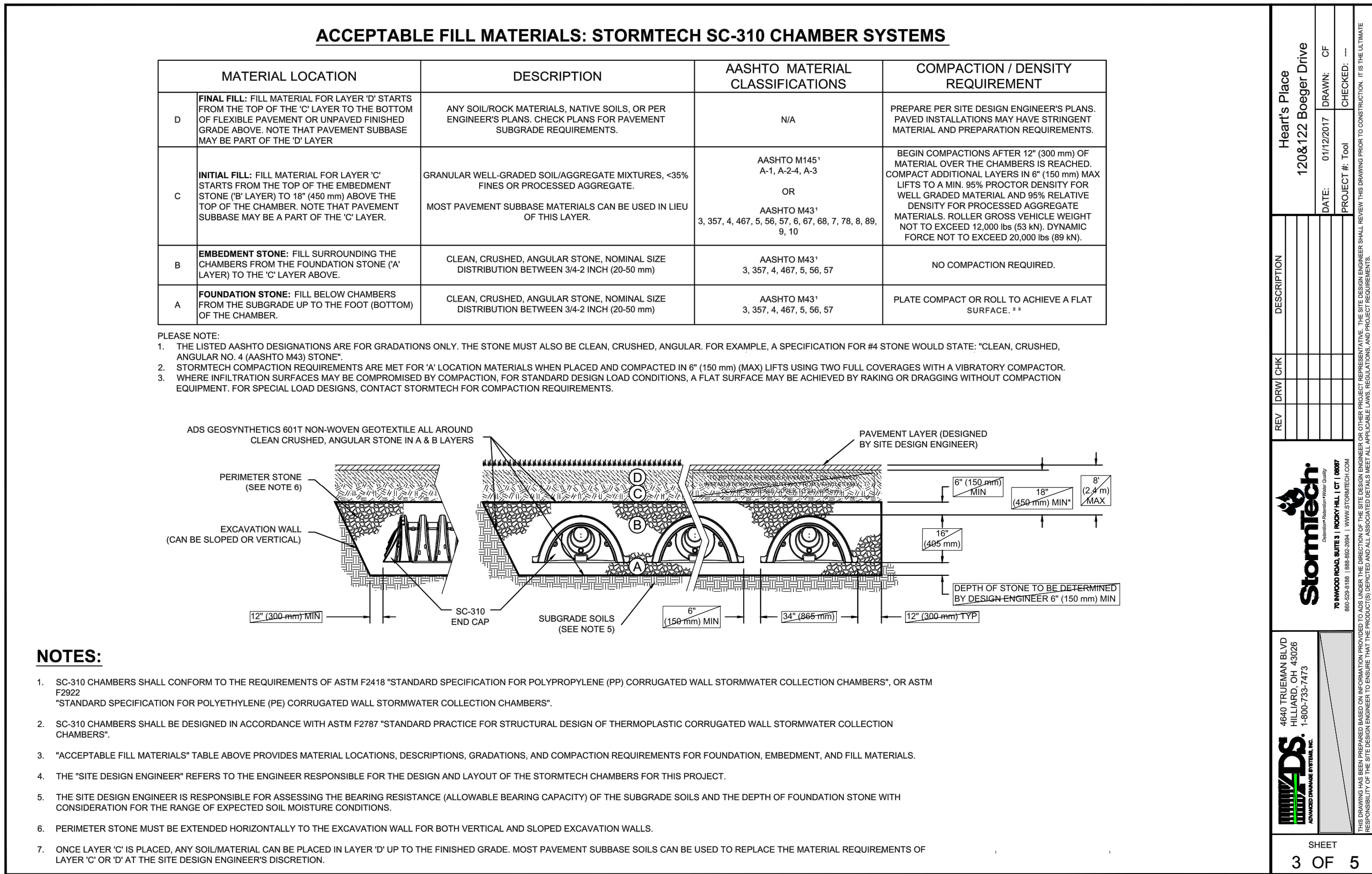
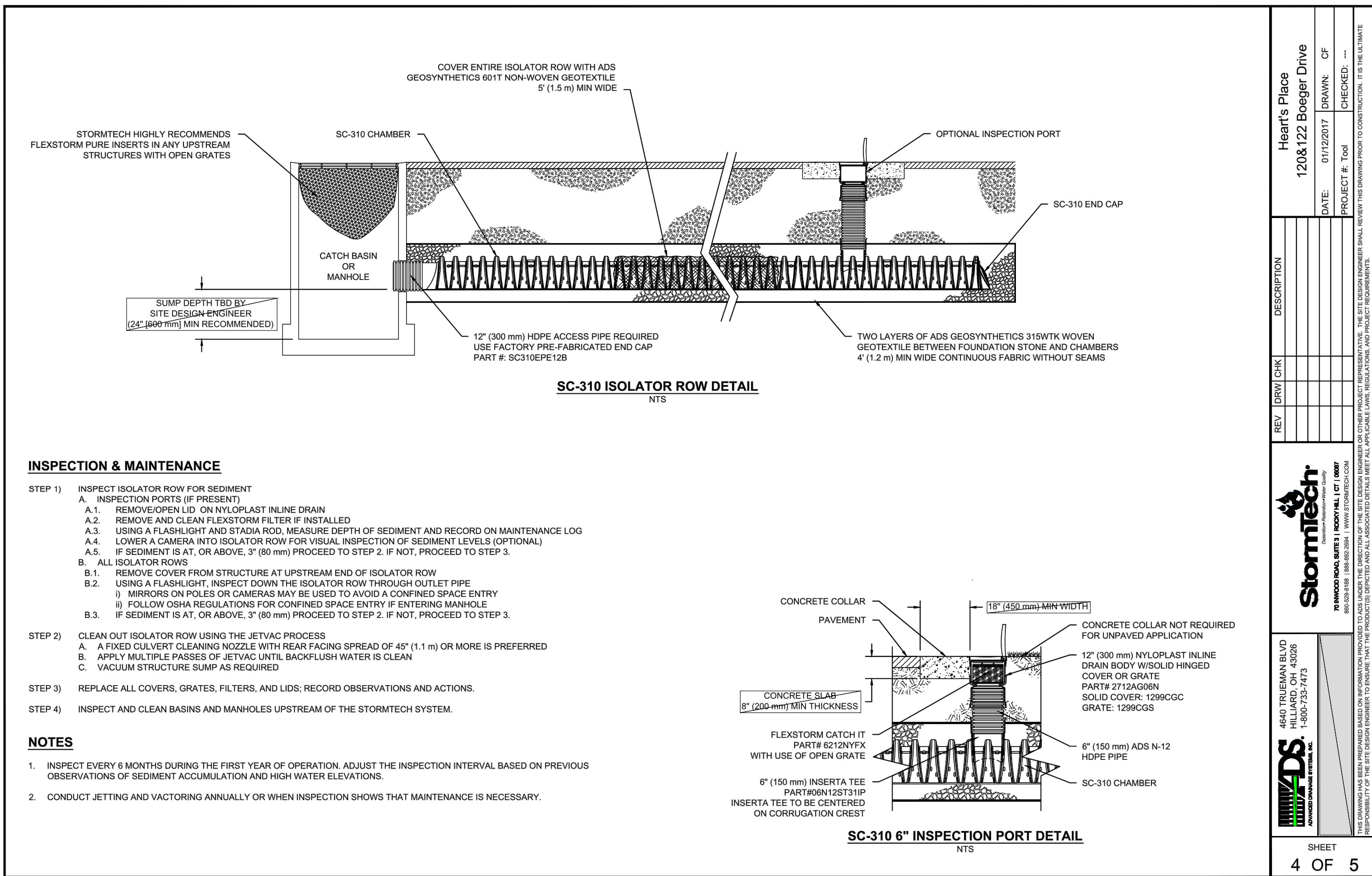
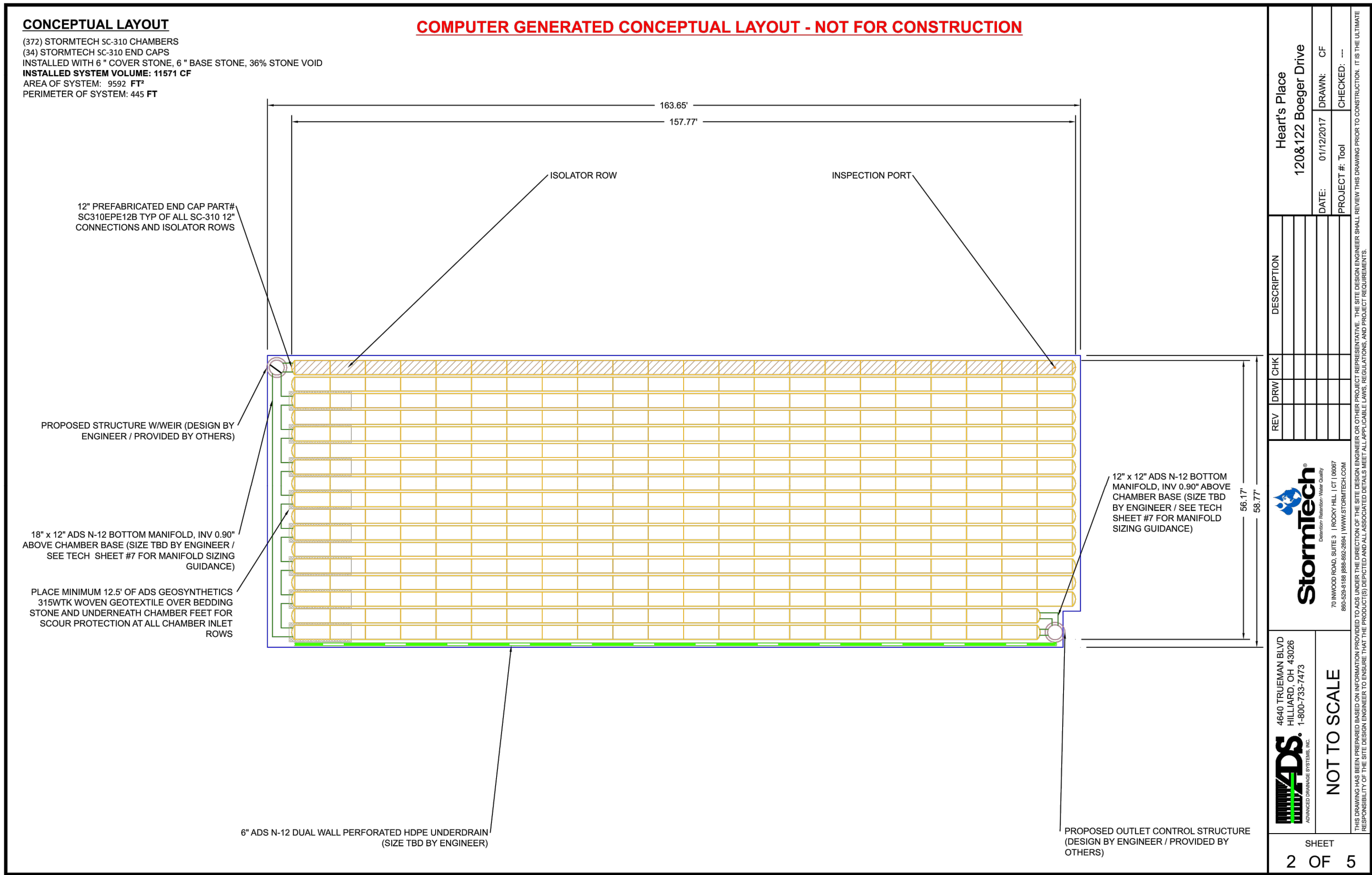
Design By:	Date:
CDF	01/13/17
Approved By:	Project No.
MR	

Sheet Title:

SITE WORK
DETAILS

Sheet No:

C6.2



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PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2
4	12/28/17	FINAL PUD SUBMITTAL
5	02/20/18	FINAL PUD R1 & MWRO SUBMITTAL

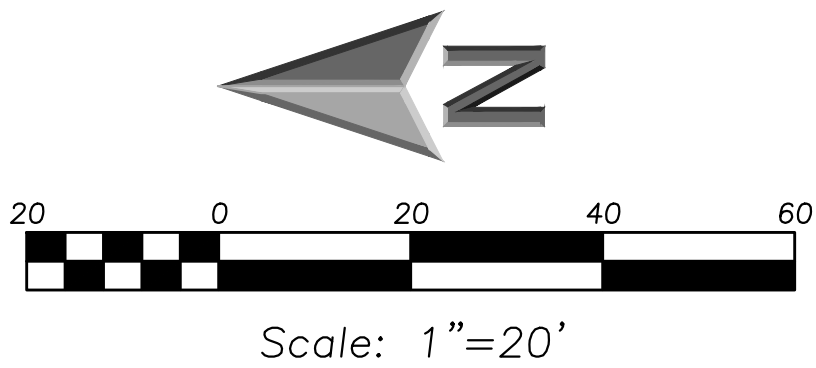
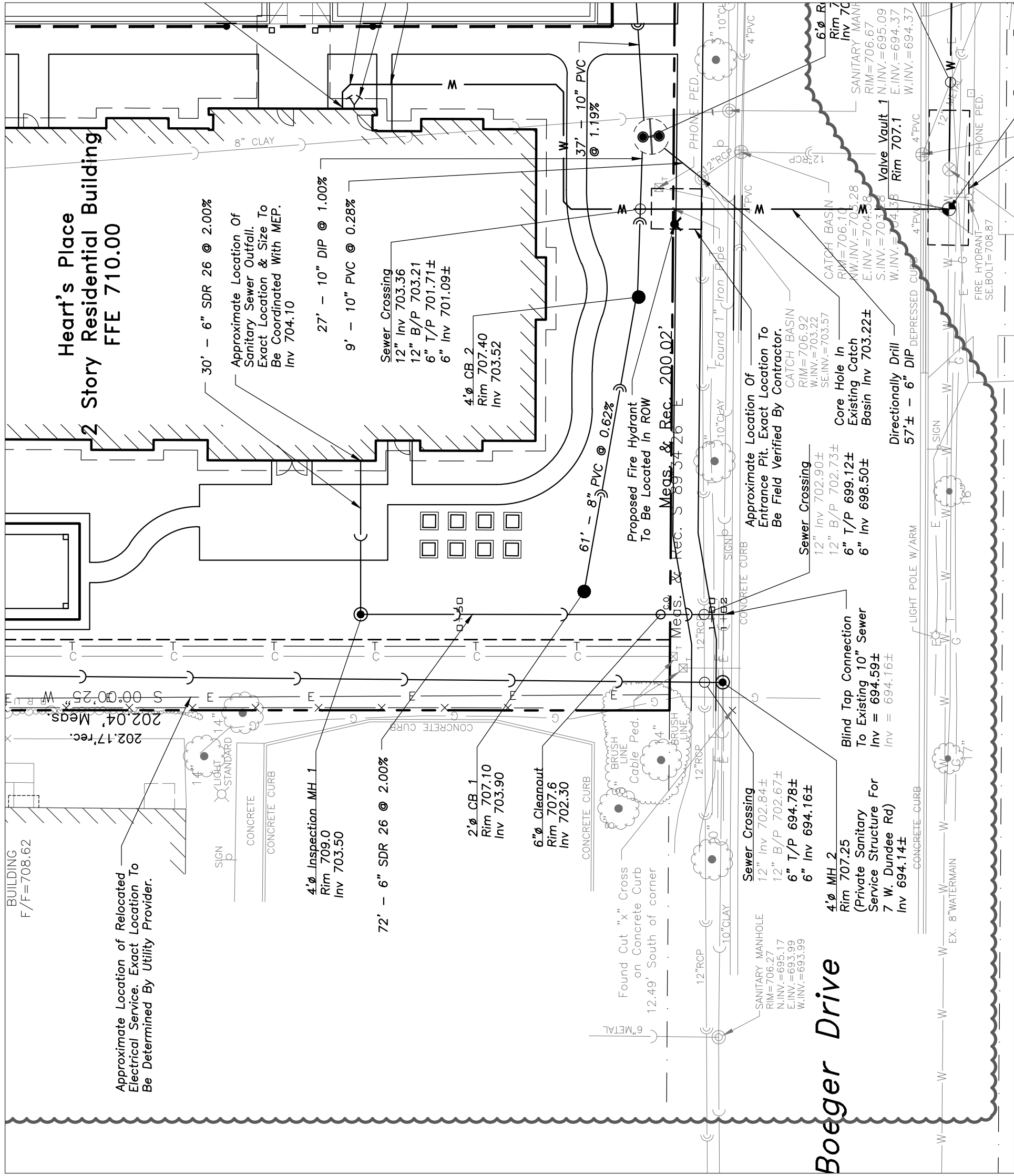
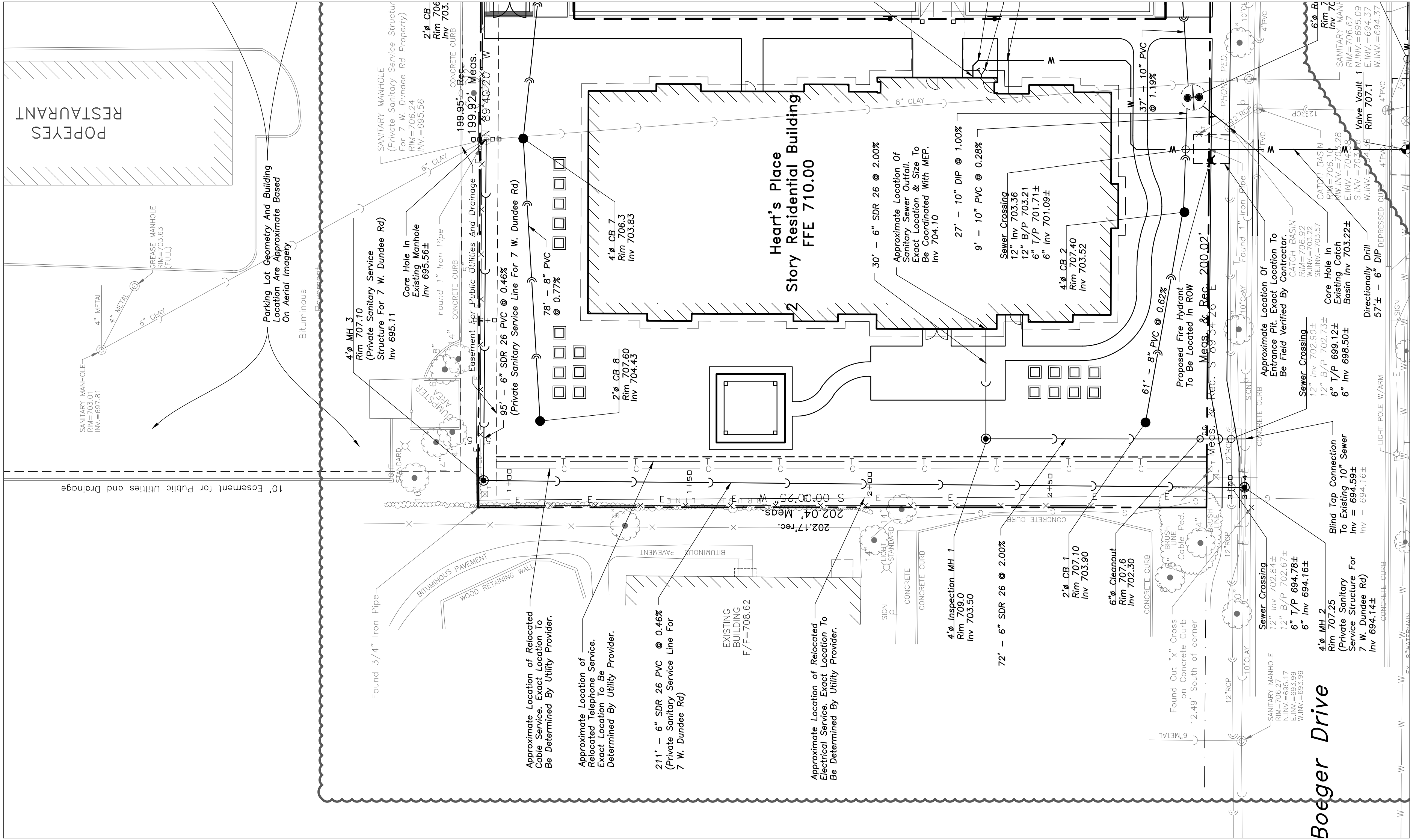
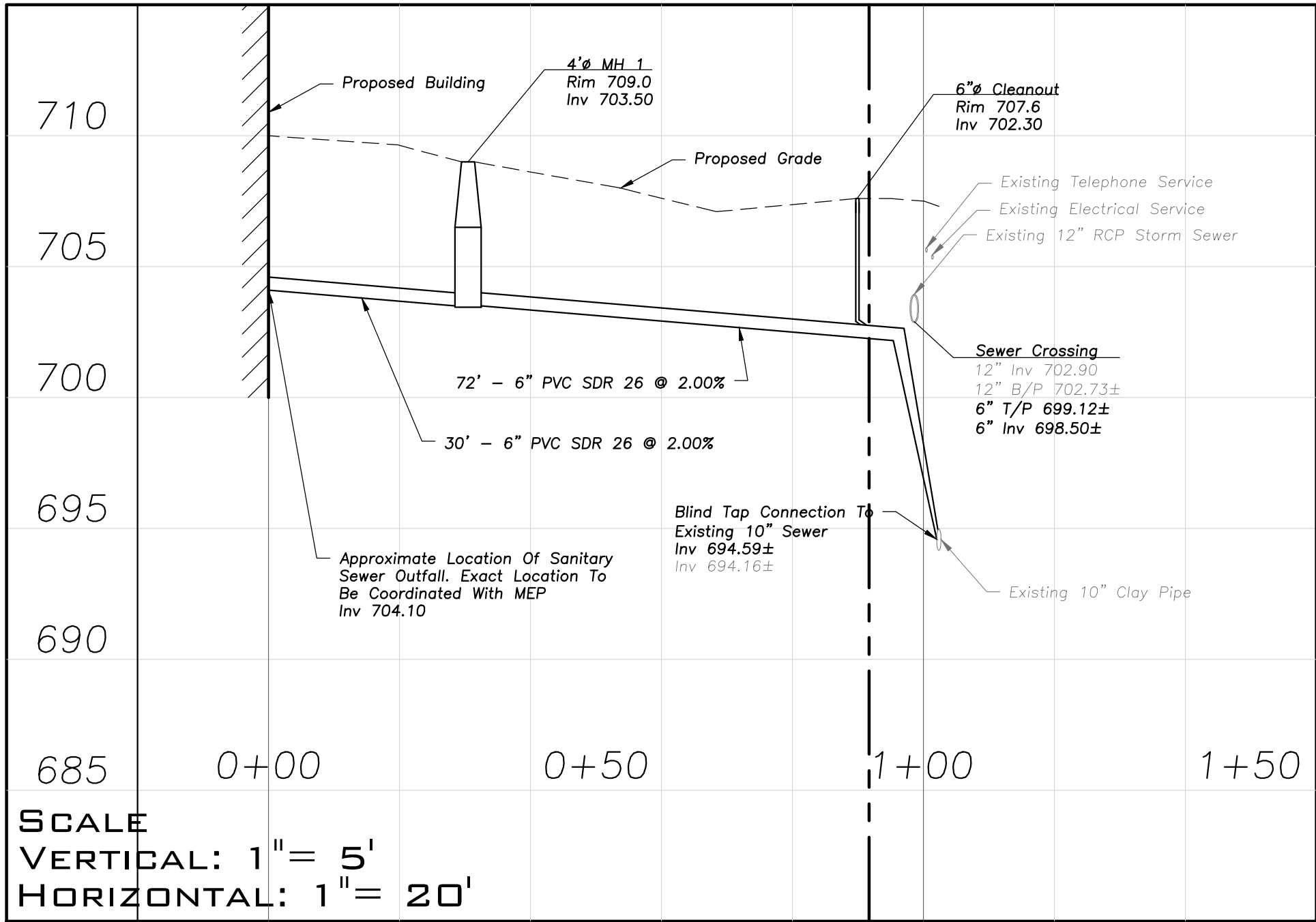
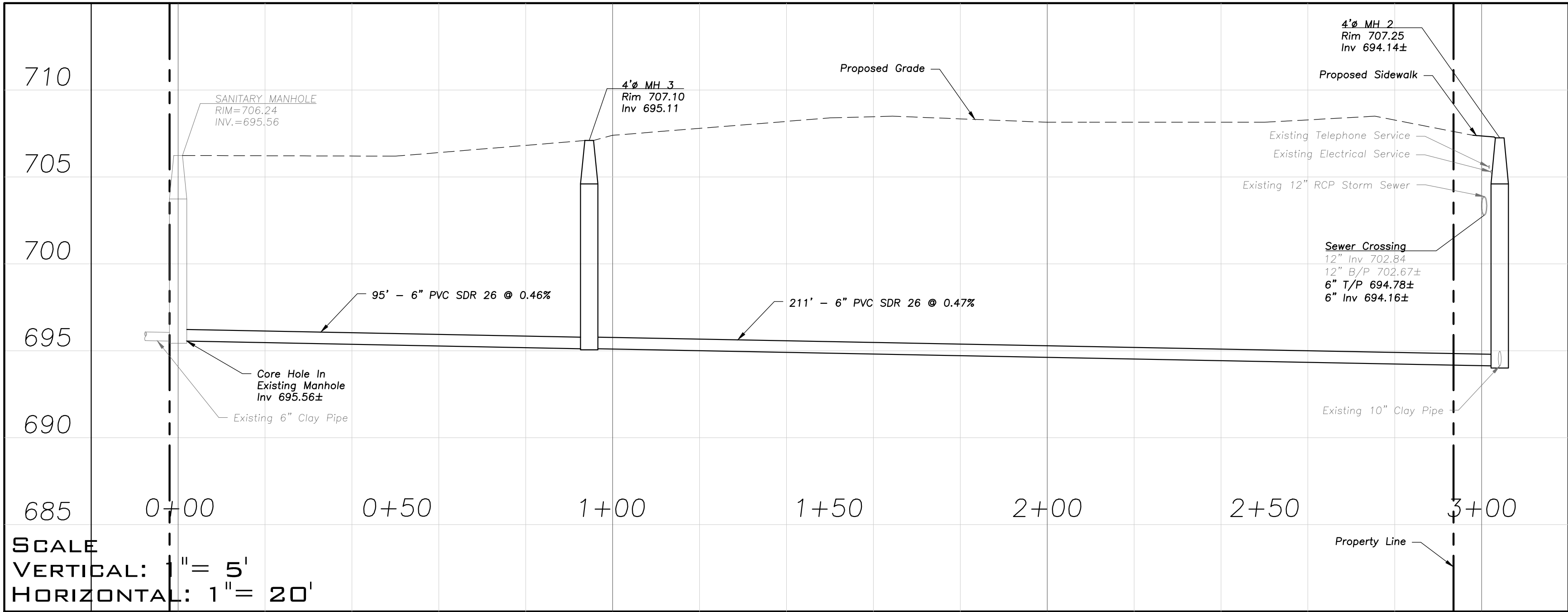
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SITE WORK DETAILS

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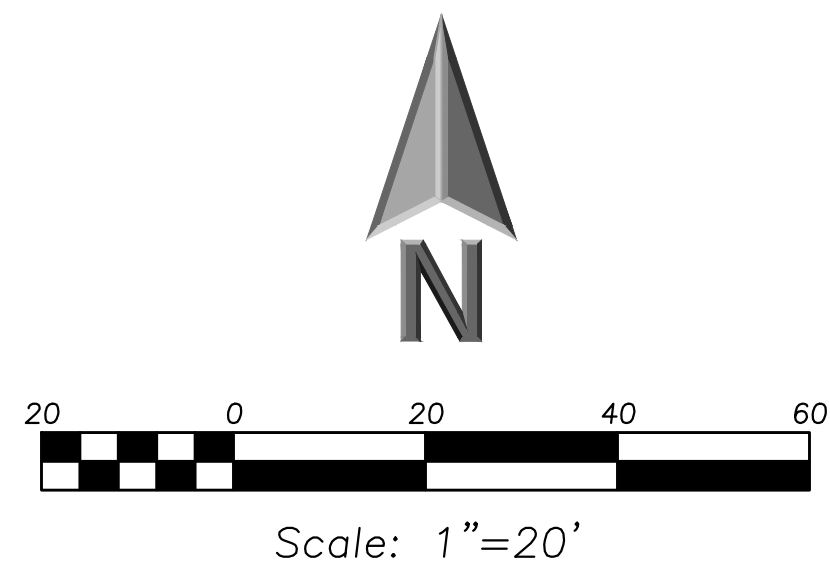
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**SANITARY SEWER
RELOCATION &
BUILDING SERVICE
PLAN & PROFILE**

Sheet No:

CX1.0



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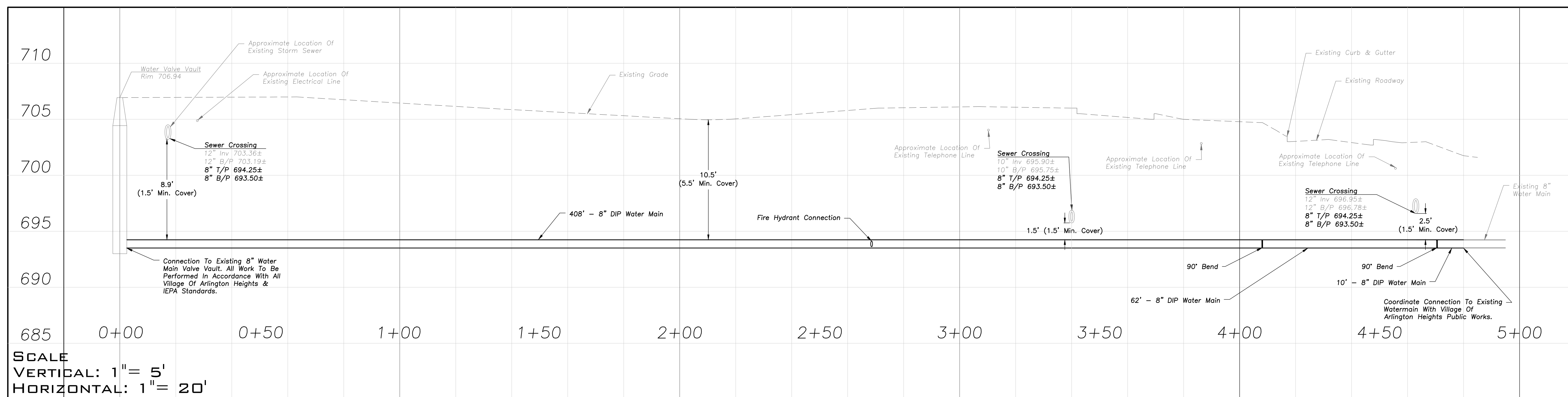
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Sheet Title:

WATERMAIN PLAN
& PROFILE

Sheet No:

CX1.1



NOTE:
CONTRACTOR TO NOTIFY VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT A MINIMUM OF 2 WEEKS PRIOR TO WATER MAIN INSTALLATION. COORDINATE INSTALLATION OF WATER MAIN EXTENSION, PROPOSED CONNECTIONS, AND ASSOCIATED APPURTENANCES PRIOR TO CONSTRUCTION.

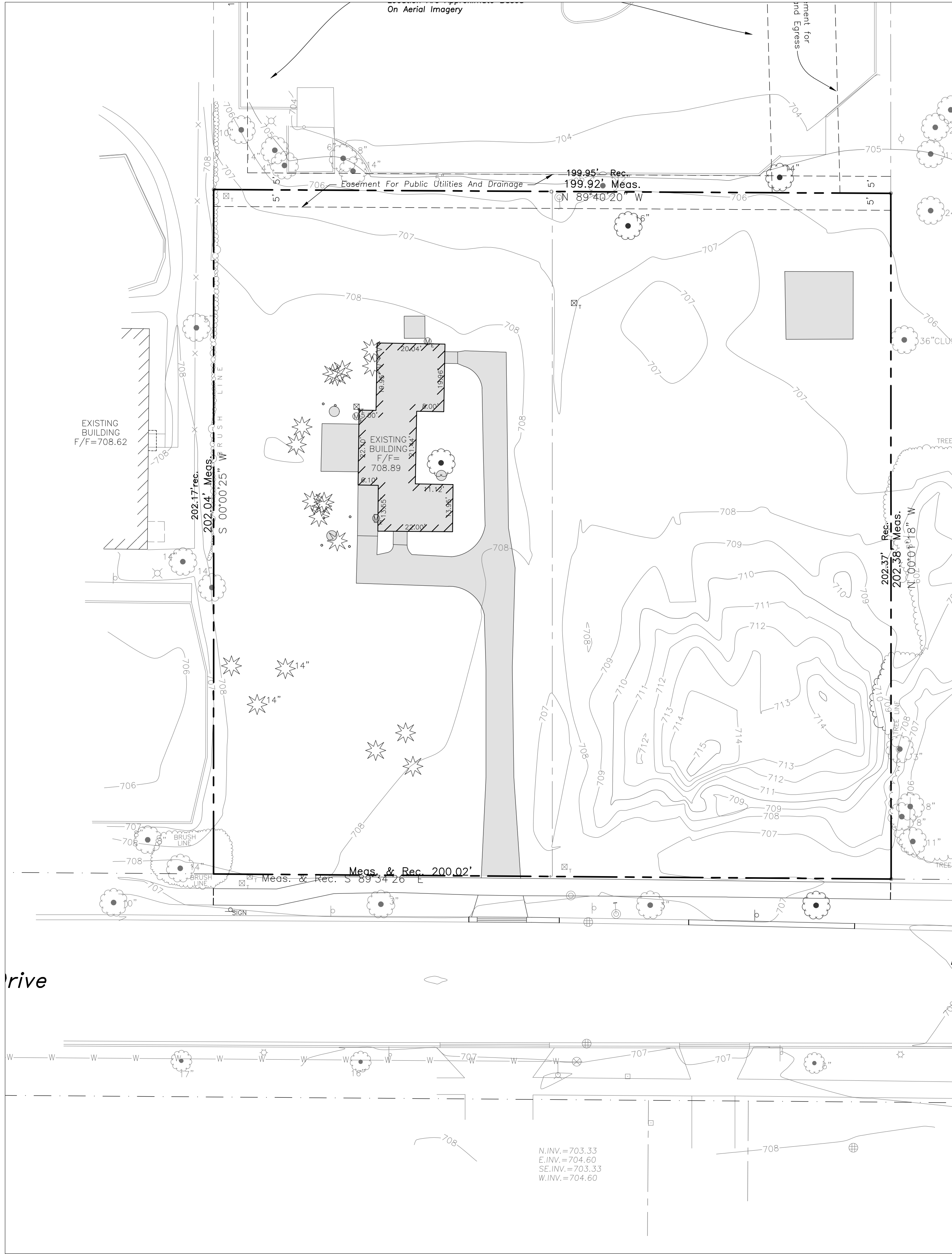
EEA - P:\Code\UP Development - Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 2/20/18 @ 4:10pm By: cfontang

Property Area Summary:	
Total Impervious Area:	0.08 Acres
Total Pervious Area:	0.85 Acres
Total Property Area:	0.93 Acres

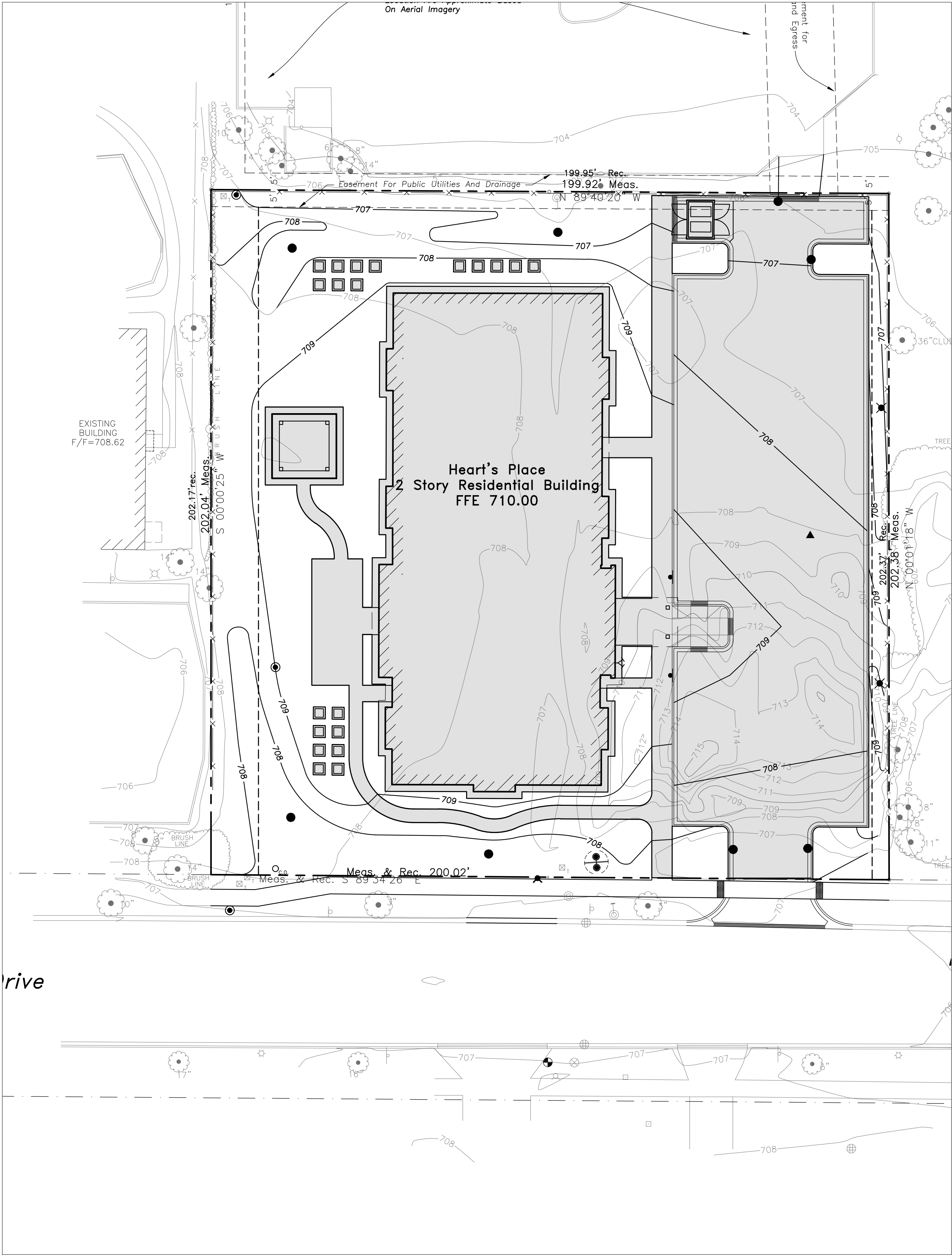
SURFACE AREA LEGEND

- Impervious Area
- Property Line

Property Area Summary:	
Total Impervious Area:	0.57 Acres
Total Pervious Area:	0.36 Acres
Total Property Area:	0.93 Acres



EXISTING CONDITIONS
SCALE 1" = 20'



PROPOSED CONDITIONS
SCALE 1" = 20'



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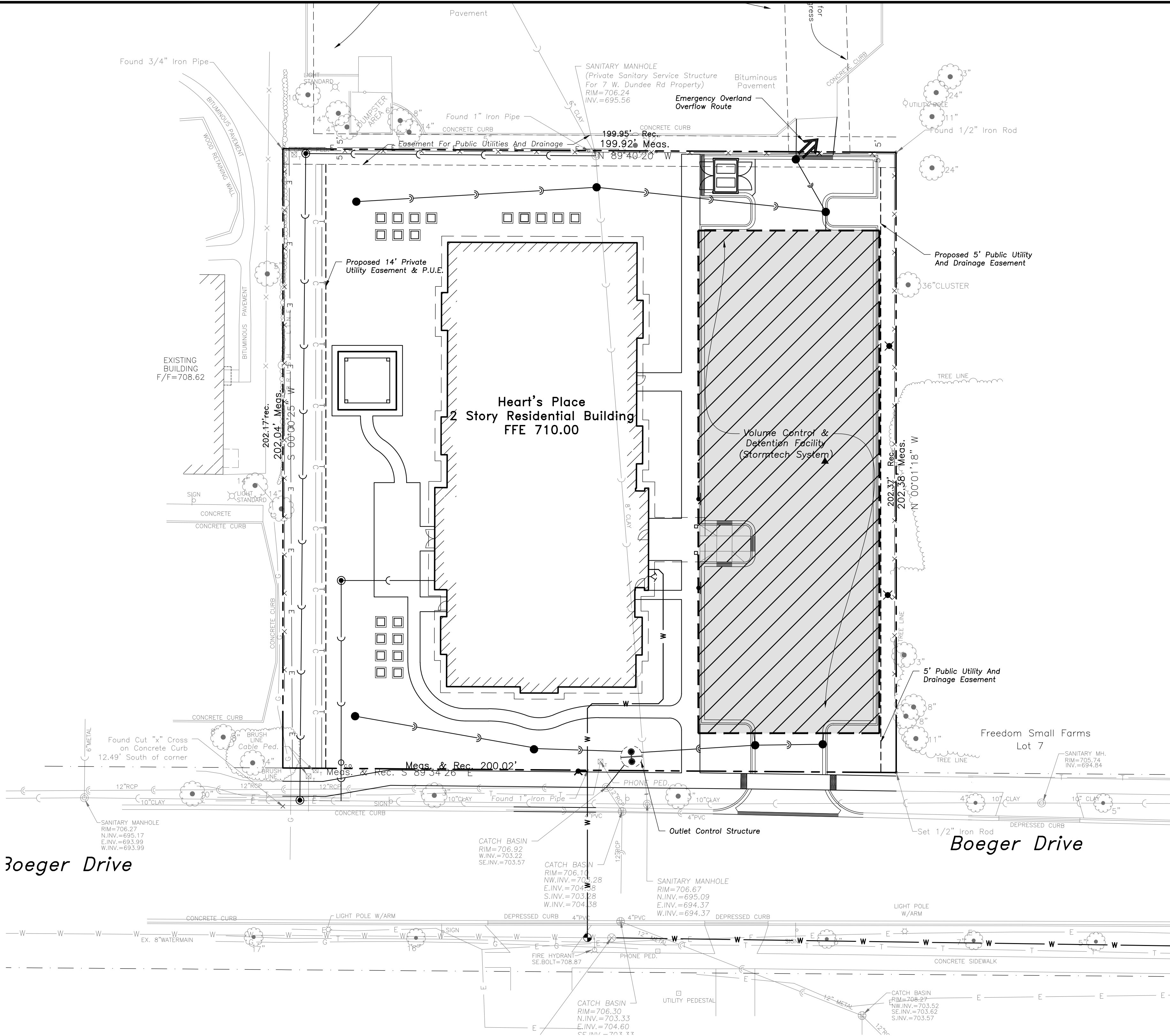
Sheet Title:

DETENTION
EXHIBIT

Sheet No:

CX2.0

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Plotted: 2/20/18 @ 4:12pm By: cfontana



MWRDGC RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

- General**
 - Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly Or As-Needed Basis. Specific Items Of Concern Include:
 - Litter And Debris Shall Be Controlled
 - Landscape Areas Shall Be Maintained With Regular Mowing And Restored With Appropriate Seeding / Vegetation As Necessary
 - Accumulated Sediment Shall Be Disposed Of Properly, Along With Any Wastes Generated During Maintenance Operations
 - Riprap Areas Shall Be Repaired With The Addition Of New Riprap, As Necessary, Of Similar Size And Shape
 - Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis
- Stormwater Management Facilities**

All Components Of The Stormwater Management Facilities Shall Be Checked Monthly Between March And November And Maintained As Necessary To Ensure Proper Performance. It Is Critical That All Inflows And Outflows To The Detention Facility Be Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

Side Slopes/Embankment/Emergency Overflow

- Structure**
- Inspect Embankments For Settlement And Erosion
 - Remove Woody Growth From The Embankment
 - Any Breaks, Hire Registered Professional Engineer For Design Resolution
 - Signs Of Piping (Leakage) Or Seepage, Repair
 - Stabilize Emergency Overflow Structure If Erosion Observed
 - Remove Obstructions Blocking Emergency Overflow Spillway
- Vegetated Areas**
- Regular Mowing To Control Vegetation, No Cutting Of Native Vegetation
 - Need For Planting, Reseeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been Successfully Established.
 - Evidence Of Grazing, Motorbikes Or Other Vehicles, Repair
 - Check For Invasive Vegetation, Remove Where Possible
 - All Vegetation Must Be Maintained Per The Approved Planting Plan
- Outlet Control Structure**
- Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced
 - Remove Accumulated Sediment At Outlet
 - Scour And Erosion At Outlet, Repair And Reseed
 - Any Ice Damage To Outlet Of Pipe, Repair If Necessary

- Condition Of Trash Racks, Remove Debris
 - Outlet Pipe Conditions Downstream
- Access For Maintenance Equipment**
- Remove Any Obstructions Placed In Maintenance Easements
- Safety Features**
- Access Controls To Hazardous Areas
 - Fences
 - Loose Or Damaged Posts
 - Loose Or Broken Wires
 - Condition Of Gates
 - Signs
- Detention Volume**
- Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.
- Volume Control Facility**

Routing Inspections And Maintenance Of Volume Control Facilities Shall Be Performed By The Owner On A Yearly Or As-Needed Basis. Specific Items Of Concern Include:

 - Facility Shall Be Inspected Yearly Using The Monitoring Well To Verify The System Is Functioning Properly.
 - Surface Of Permeable Pavement Shall Be Cleaned With Low-Pressure Power Washer.
 - Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.

- Remove Accumulated Leaves And Other Debris From Grates
 - Reset Covers/Lids On As-Needed Basis
 - Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled
- Stormwater Collection System**

The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

Storm Inlets/Manholes

 - Remove Accumulated Leaves And Other Debris From Grates
 - Reset Covers/Lids On As-Needed Basis
 - Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled

Storm Sewers/Culverts

 - Visually Inspect Pipes By Removing Manhole Lids, Make Repairs As Necessary
 - Storm Sewers And Culverts Shall Be Checked For Siltation Deposits At Inlets, Outlets, And Within The Conduit; Clean Out As Necessary
 - Restore Riprap At Outfalls If Erosion Observed
 - Replant And Reseed Any Eroded Areas

Overland Flow Routes (Ditches/Swales)

 - Annual Visual Inspections Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.
 - Remove Any Obstructions That Have Been Placed In The Drainage Path

- Seed And Sod Any Eroded Areas
 - Restore Riprap As Necessary
 - Regrade To Provide Positive Drainage As Necessary
 - Regular Mowing To Control Vegetation
- Vegetated Areas**
 - Need For Planting, Seeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Established (50% Of The Surface Area After Second Growing Season). Reseed With Alternative Native Grass Species If Original Grass Cover Has Not Successfully Established.
 - Evidence Of Grazing, Motorbikes, Or Other Vehicles, Repair.
 - Check For Invasive Vegetation, Remove When Possible
 - Regular Mowing To Control Vegetation; It Is Recommended That Native Vegetation Remain Uncut.
 - Dead Or Damaged Non-Native Grass Areas, Repair With Seeding With Fertilization Or Seeding With Mulch.
 - Compensatory Storage Area Shall Be Reseeded With Appropriate Vegetation According To The Approved Planting Plan.
 - Qualified Sewer Construction**
 - Perform Manhole Inspections Once Every Five Years, Make Repairs As Necessary.
 - Perform Sewer Inspections Once Every Five Years, Make Repairs As Necessary.
 - Perform Regular Cleaning So That Each Sewer Segment Is Cleaned Once Every 5 Years.
 - Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.

LEGAL DESCRIPTION

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

POST-CONSTRUCTION OPERATION AND MAINTENANCE LEGEND

- DETENTION FACILITY
- VOLUME CONTROL
- EMERGENCY OVERLAND SPILLWAY

PROJECT SITE SUMMARY

Property Legal Description: Section 8, Township 42N, Range 11E
Property Address: 120&122 W Boeger Drive, Arlington Heights, IL 60004
Property Index Number: 03-08-100-054-0000 & 03-08-100-053-0000
Total Contiguous Ownership: 0.93 Acres
Project Disturbed Area: 0.93 Acres

STORMWATER SUMMARY

Req. Volume Control Depth = 1 inch / 0.083 ft
Prop. Impervious Area = 0.57 Acre / 24,829 SF
Req. Volume Control Storage = 0.047 Ac-ft / 2,069 CF
Prop. Volume Control Storage = 0.200 Ac-ft / 8517 CF
Allowable Release Rate = 0.18 CFS/acre
= 0.17 CFS
Req. Detention Storage = 0.255 Ac-ft (Per Village Requirements)
Actual Release Rate = 0.167 CFS
Prop. Detention Storage = 0.267 Ac-ft

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen And Associates, LTD. For UP Development, LLC. on 12-27-16.
Order Number 16-910

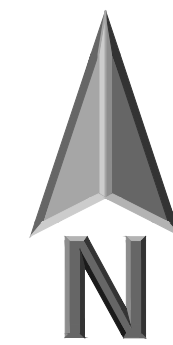
PROJECT BENCHMARKS

- BENCHMARK: MONUMENT RECOVERY SHEET VILLAGE OF ARLINGTON HEIGHTS, ILL #3436 KENNICOTT, ARLINGTON HEIGHTS, IL MONUMENT 6**

1" DISC ON THE NORTH OF A CONCRETE BASE FOR A TRAFFIC SIGNAL MAST ARM, 52' +/- SOUTH OF THE CENTERLINE OF DUNDEE ROAD AND 32' +/- WEST OF THE CENTERLINE OF KENNICOTT.
NAVD 1988
ELEVATION = 742.25

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



Scale: 1"=20'

LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon the Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



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Approved By:	Project No.
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Sheet Title:

EXHIBIT R

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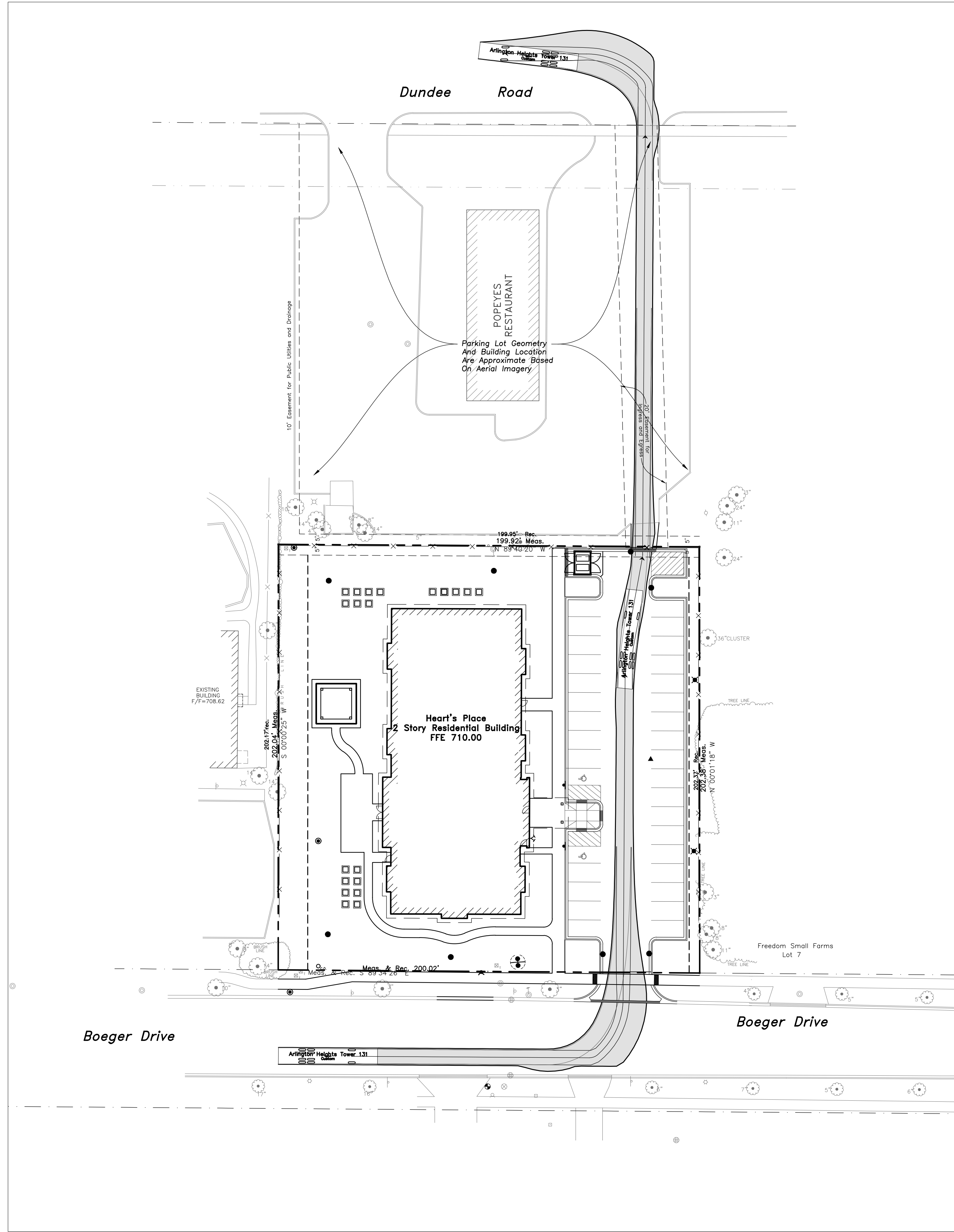
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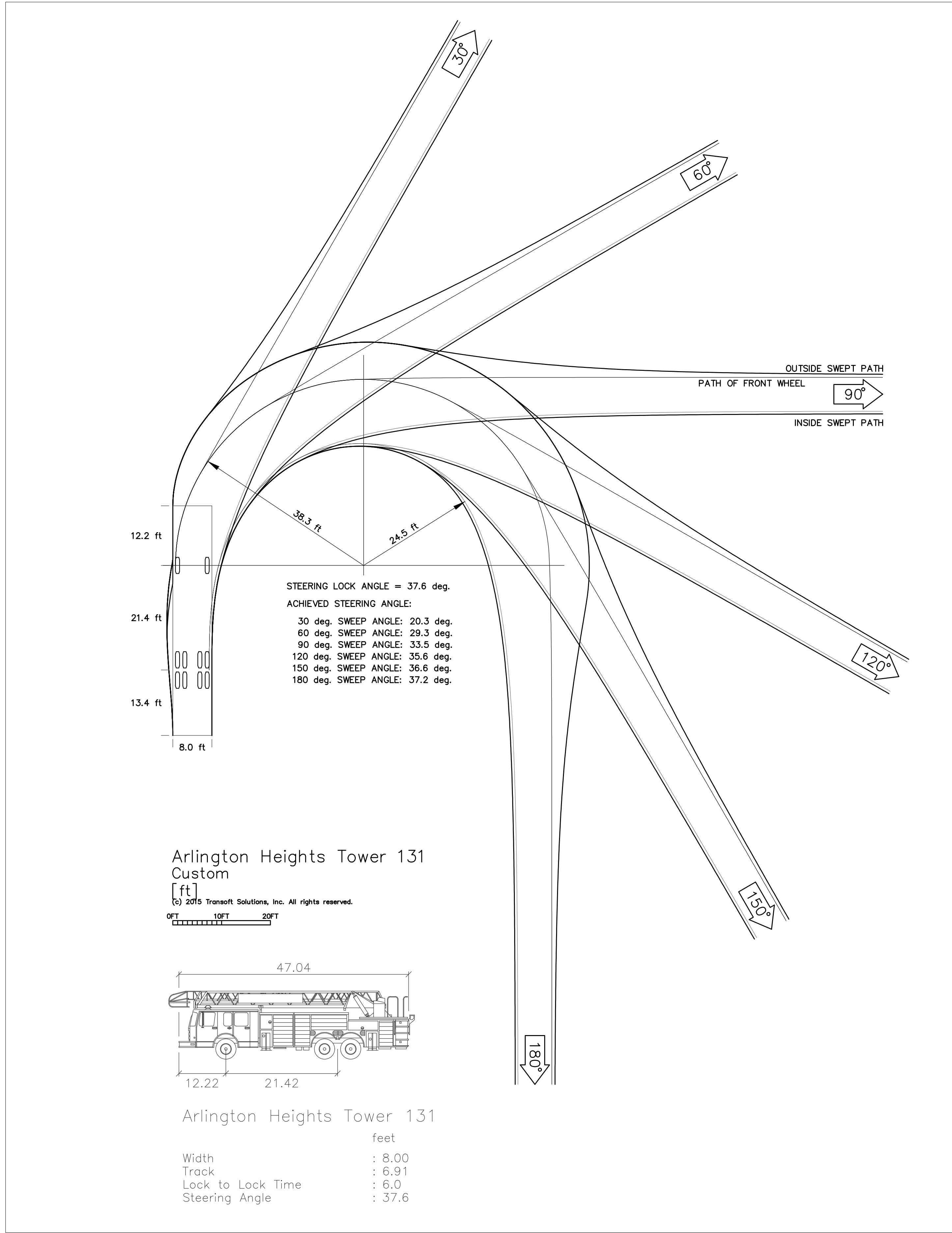
Sheet No:

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EEA - P:\Code\UP Development - Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 2/20/18 @ 4:13pm By: cfontana



FIRE TRUCK INGRESS/EGRESS
SCALE: 1"=30'



TURNING TEMPLATES (N.T.S)



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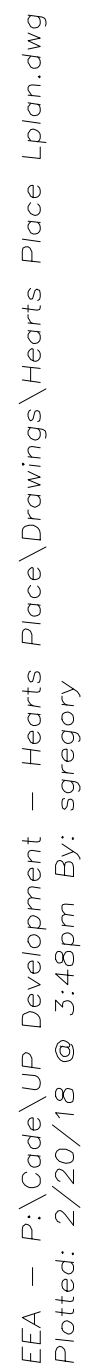
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**FIRE TRUCK
EXHIBIT**

Sheet No:

CX3.0



CANOPY TREES

LANDSCAPE NOTES

- 

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	01/30/17	P.U.D. Submittal
	03/23/17	P.U.D. Review Comments
	04/07/17	P.U.D. Review Comments #2
	12/28/17	Final P.U.D. Submittal
	02/20/18	Final PUD R1 & MWRD Submittal

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Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

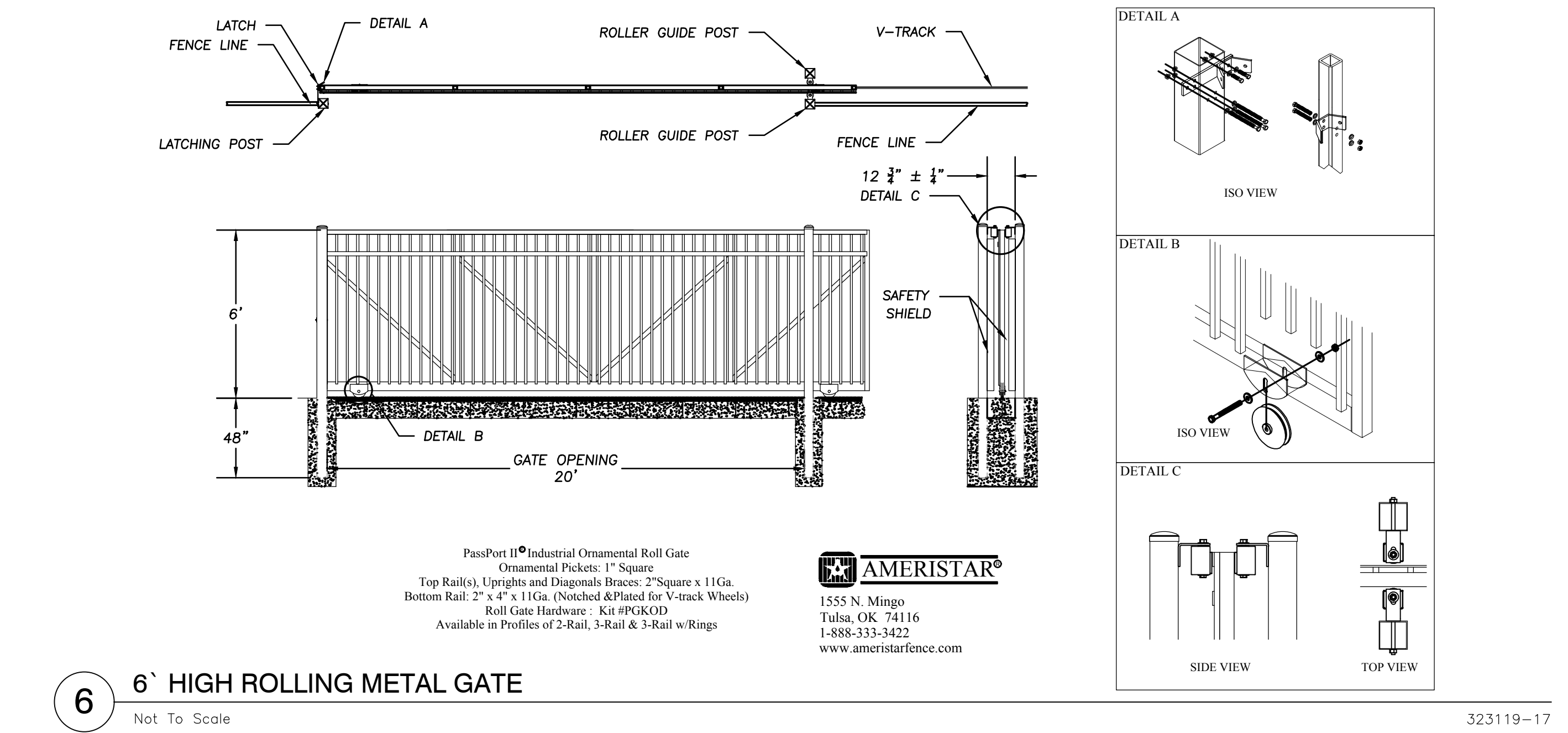
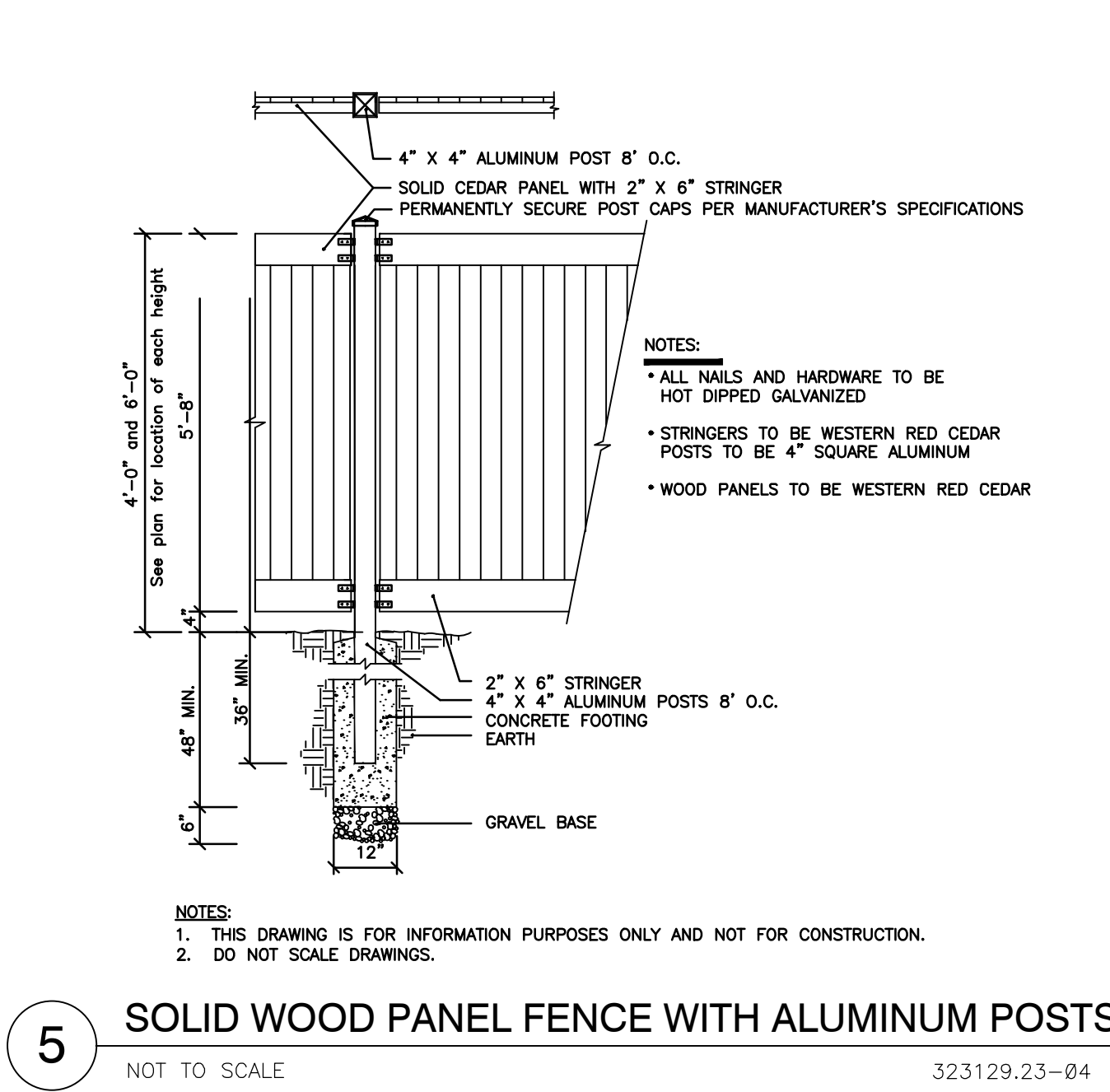
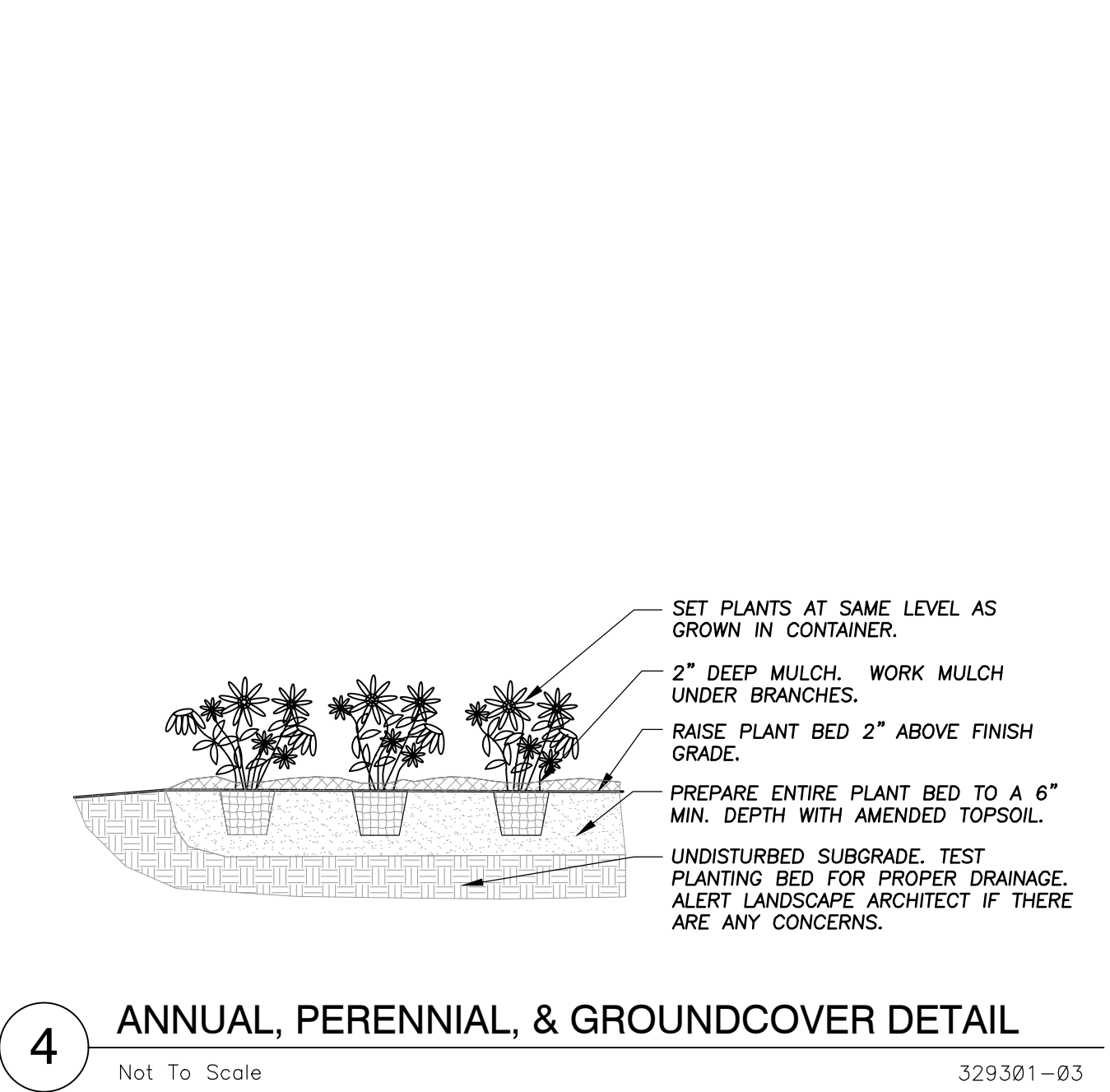
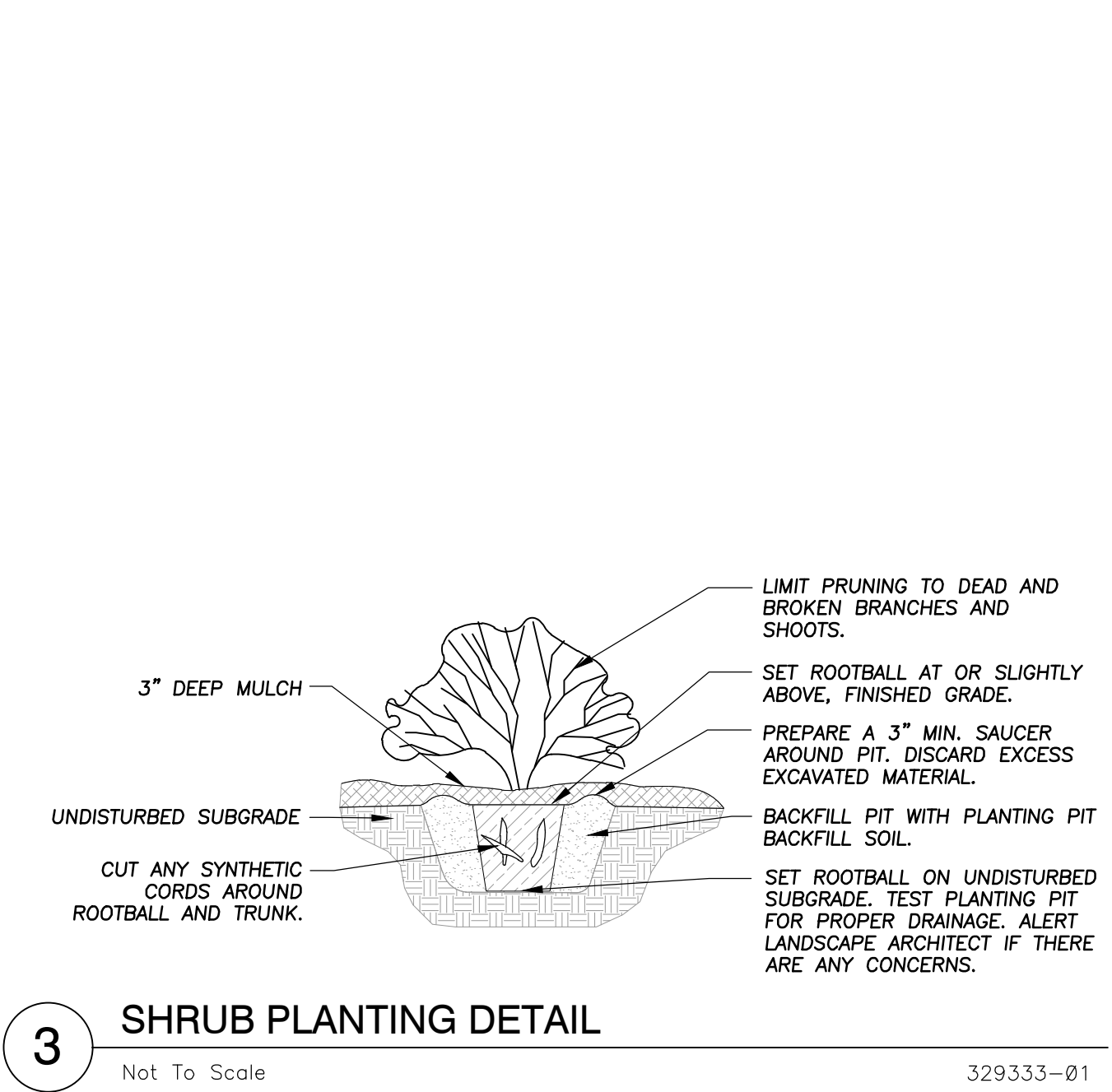
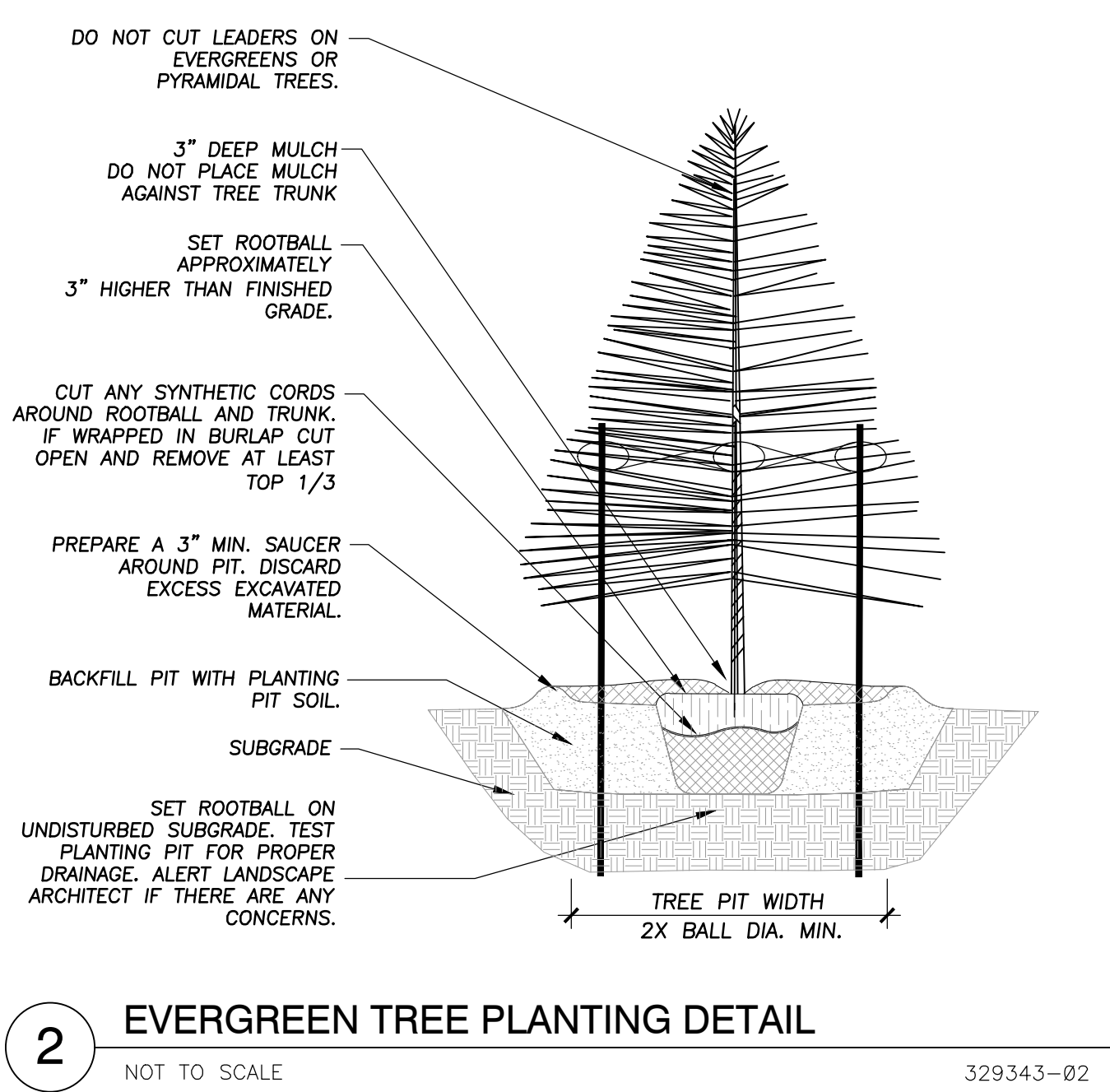
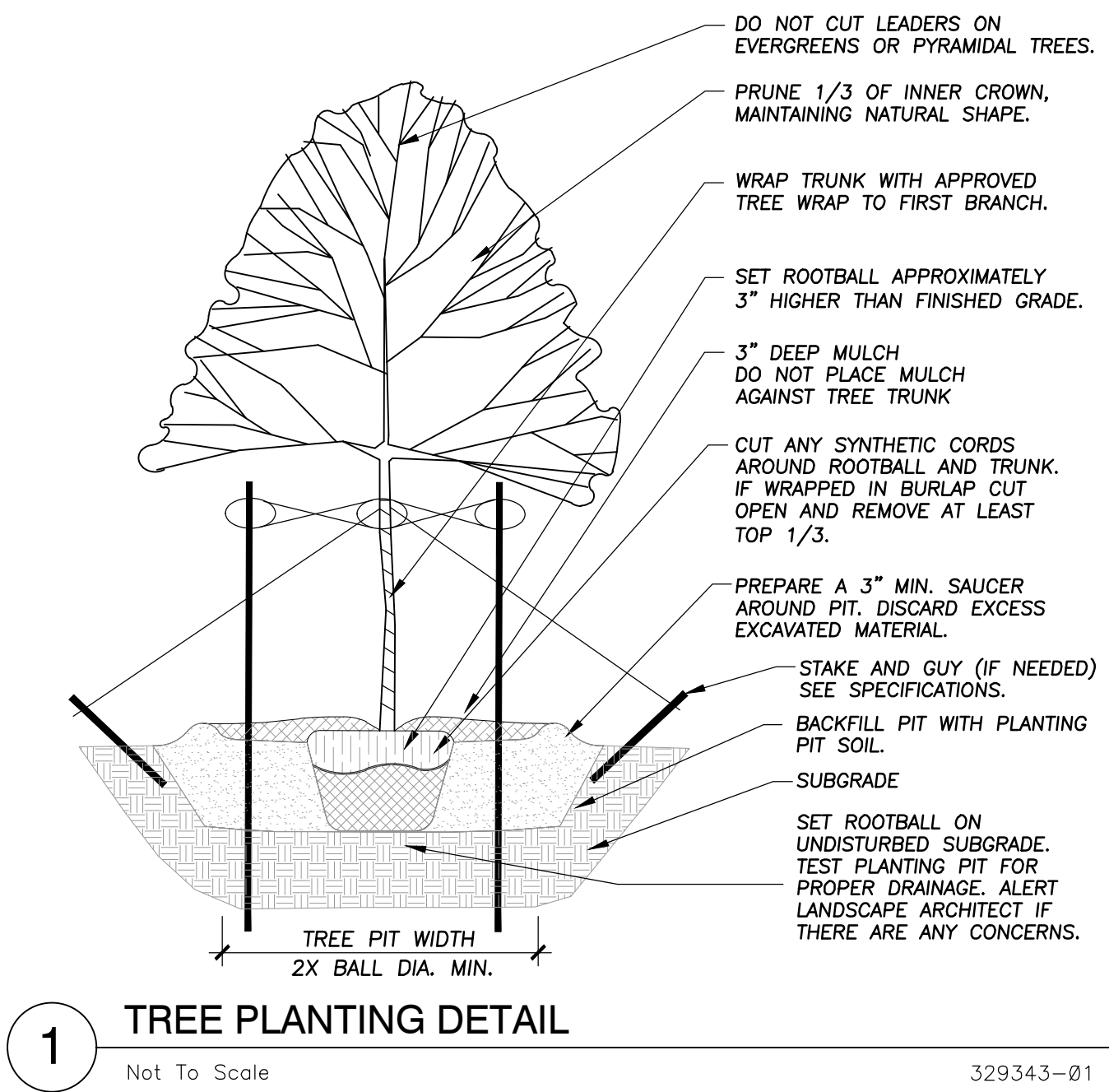
Sheet Title:

LANDSCAPE PLAN

Sheet No:

L1.0

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Plotted: 2/20/18 @ 2:48pm By: sgregory



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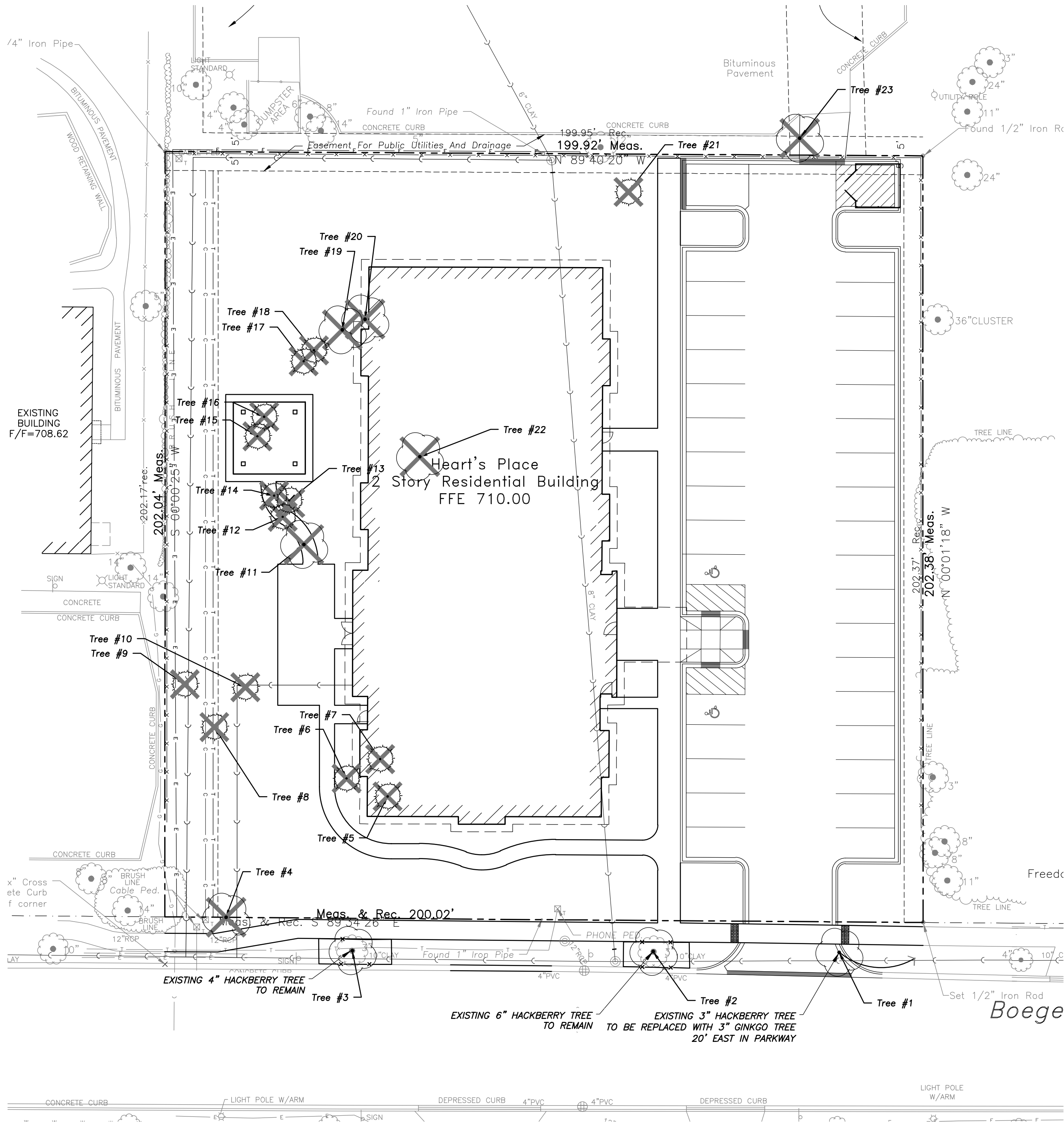
Design By:	CDF	Date:	01/13/17
Approved By:	MR	Project No.	

Sheet Title:

**LANDSCAPE
DETAILS**

Sheet No:

L1.1

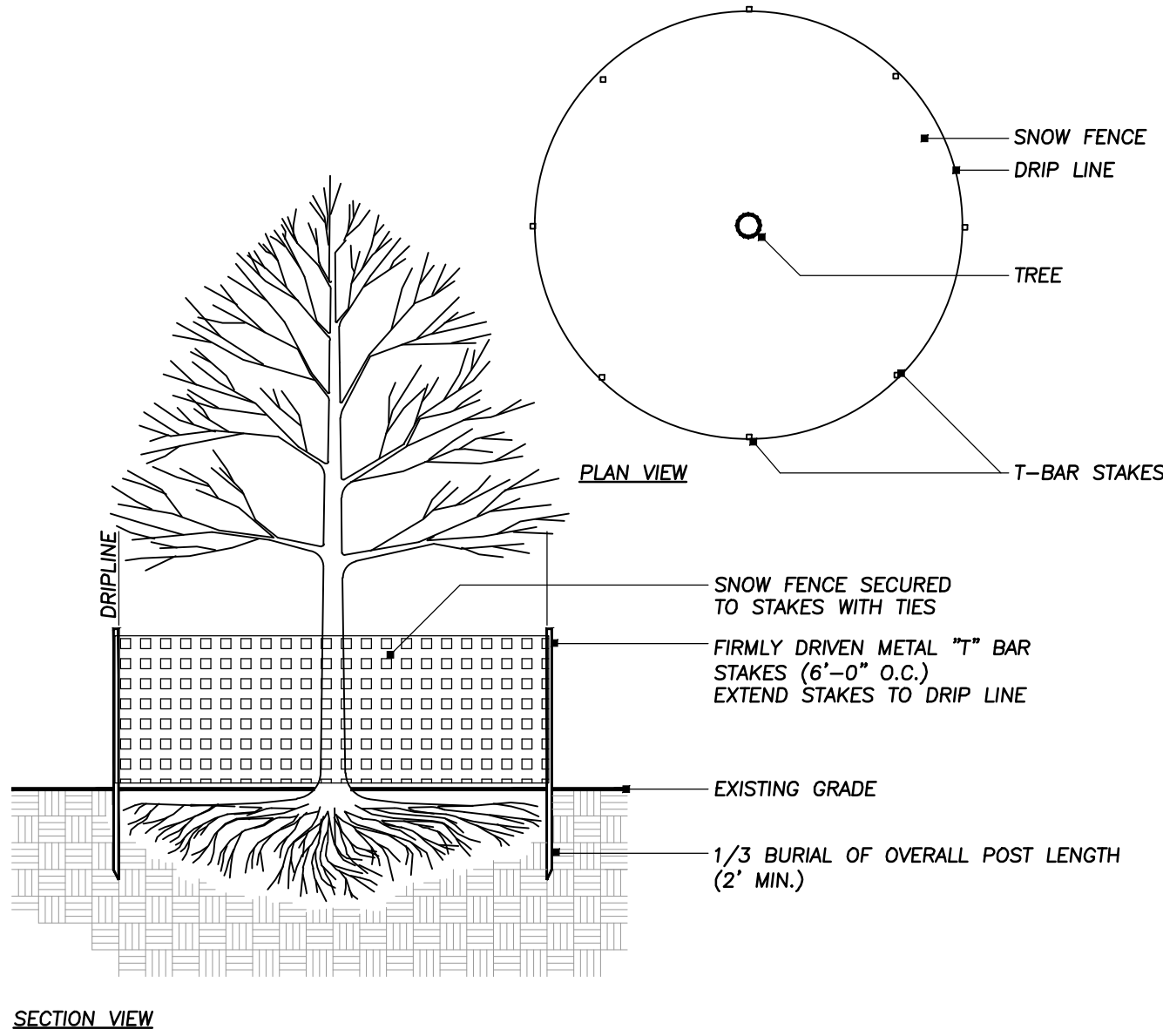


EXISTING TREE INVENTORY

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Celtis occidentalis	Common Hackberry	3' Cal.	Good	Parkway Tree (Relocate 20' to the East)
2	Celtis occidentalis	Common Hackberry	6' Cal.	Good	Parkway Tree
3	Celtis occidentalis	Common Hackberry	4' Cal.	Good	Parkway Tree
4	Robinia pseudoacacia	Black Locust	6' Cal.	Good	Invasive weed species with thorns
5	Picea pungens glauca	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
6	Picea pungens glauca	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
7	Picea pungens glauca	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
8	Picea pungens glauca	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
9	Picea pungens glauca	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
10	Picea pungens glauca	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
11	Acer negundo	Boxelder	10" Cal.	Fair	Growing right next to concrete structure
12	Thuja occidentalis	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
13	Thuja occidentalis	Arborvitae	6" & 8" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
14	Thuja occidentalis	Arborvitae	8" & 2" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
15	Thuja occidentalis	Arborvitae	3 @ 8" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
16	Thuja occidentalis	Arborvitae	10" & 3" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
17	Thuja occidentalis	Arborvitae	12" & 10" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
18	Thuja occidentalis	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
19	Acer negundo	Boxelder	10" Cal.	Poor	Growing right next to concrete building foundation
20	Acer negundo	Boxelder	8" Cal.	Poor	Growing right next to concrete building foundation
21	Juniperus virginiana	Eastern Red Cedar	16" Cal.	Fair	Some scarring on trunk
22	Acer negundo	Boxelder	8 @ 2" - 8" Cal.	Poor	Cluster of suckering growth near concrete structure and foundation
23	Fraxinus americana	White Ash	14" Cal.	Dead	

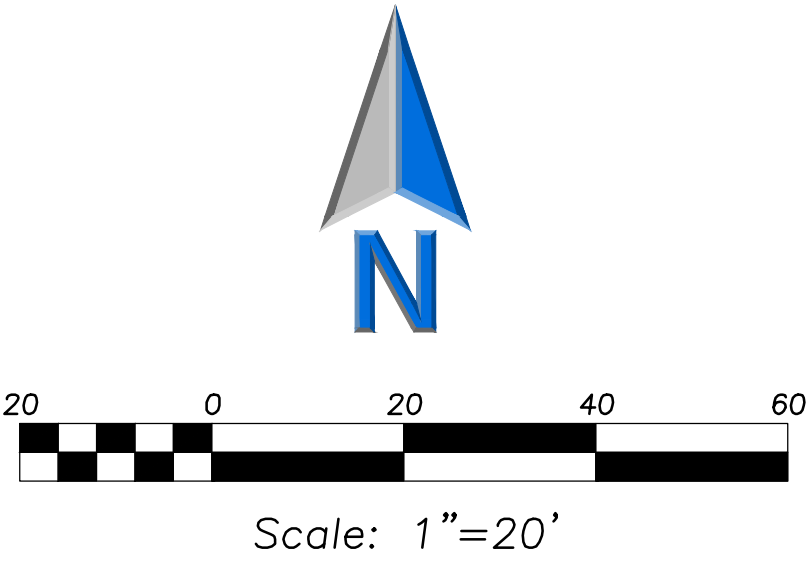
TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



SECTION VIEW
1 TREE PROTECTION DETAIL

Not To Scale 329383-01



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Design By: CDF		Date: 01/13/17
Approved By: MR		Project No.

Sheet Title:
TREE
PRESERVATION
PLAN

Sheet No:
TP1.0

Engineer's Opinion of Probable Cost - Village of Arlington Heights

Heart's Place

120&122 Boeger Drive, Arlington Heights IL

December 12, 2017



Public Improvements

Sanitary Sewer Extension					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	8" PVC	LF	304	\$33.00	\$ 10,032.00
	4' Dia. Manhole	EA	2	\$3,500.00	\$ 7,000.00
	Earthwork	LS	1	\$15,000.00	\$ 15,000.00
	Subtotal				\$ 32,032.00

Watermain Extension					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	8" DIP	LF	474	\$40.00	\$ 18,960.00
	Directional Drilling	LF	474	\$275.00	\$ 130,350.00
	Valve Vault	EA	2	\$2,150.00	\$ 4,300.00
	Misc. Restoration	LS	1	\$10,000.00	\$ 10,000.00
	Subtotal				\$ 163,610.00

	Sub-Total Costs from Above				\$ 195,642.00
	10% Design and Construction Supervision				\$ 19,564.20
	Sub-Total of Public Improvements				\$ 215,206.20

A DEMAND ANALYSIS FOR
THE PROPOSED

HEART'S PLACE
A 16-UNIT SUPPORTIVE HOUSING PROJECT

120 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004

JANUARY 16, 2017

PREPARED FOR

UP DEVELOPMENT, LLC



January 16, 2017

Ms. Jessica H. Berzac
UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

RE: Demand Analysis for Heart's Place in Arlington Heights, Illinois

Dear Ms. Berzac:

We are pleased to submit the following demand analysis for the proposed construction of Heart's Place in Arlington Heights, Illinois. The property will consist of 16 two-bedroom permanent supportive housing units targeting households with a disability and/or experiencing chronic homelessness. All units will be subsidized through the Housing Authority of Cook County's Section 8 and Regional Housing Initiative (RHI) programs and tenants units will pay 30 percent of income as rent, while supportive resident services will be coordinated by the Housing Opportunity Development Corporation (HODC).

There is very strong demand for supportive housing options from local target tenant groups. American Community Survey (ACS) disability data highlights nearly 3,000 qualified individuals in the Arlington Heights alone, while a deep secondary demand pool of income-qualified households also exists. The proposed two-bedroom layouts are very versatile and can accommodate a range of household sizes—particularly families, which remain underserved by the current supply of permanent supportive housing units in suburban Cook County—and the site will maintain good access to health care, recreation, and shopping options in the neighborhood.

The development partnership has been very successful in the past in coordinating local social service agencies to identify and meet the housing needs of these target tenant groups, and similar projects in the nearby communities of Mt. Prospect, Glenview, and Wheeling are all fully-occupied with lengthy waiting lists. Given these findings, we support your proposal. Development Strategies appreciates the opportunity to assist you with this analysis. Should you or your associates have any questions about the following report, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MAI
Illinois State Certified General Appraiser



Jake Narup
Analyst

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• Certification	
• Qualifications	

PROJECT SUMMARY INFORMATION

DEVELOPER INFORMATION

The developer of the subject property will be:

UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

Project Description:

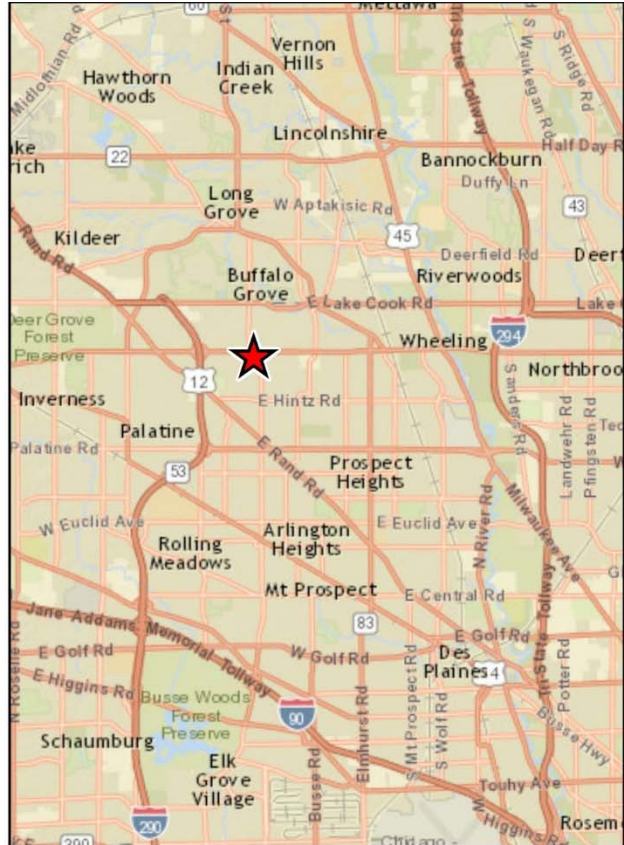
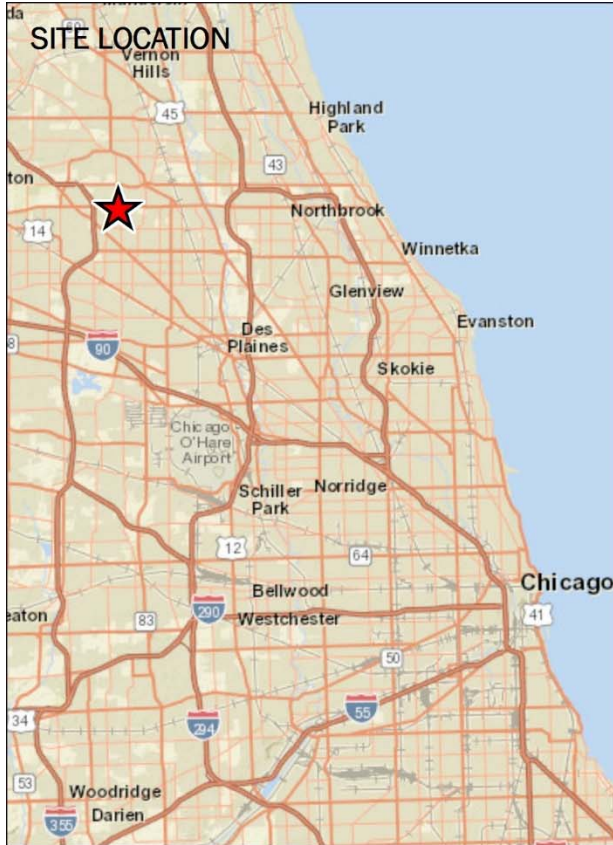
The subject of this demand analysis is the proposed Heart's Place, a new 16-unit permanent supportive housing development to be constructed at 120 East Boeger Drive in Arlington Heights, Illinois, that will be reserved for households with disabilities or experiencing chronic homelessness. Four units will be restricted to households earning below 30 percent of Area Median Income (AMI) and the remaining twelve units will be restricted at 60 percent of AMI.

The project will be partially funded by IHDA through the Low-Income Housing Tax Credit program. A Section 8 HAP contract administered by the Housing Authority of Cook County and the Regional Housing Initiative will subsidize all 16 units, while supportive housing services will be coordinated by the Housing Opportunity Development Corporation (HODC).

LOCATION

The site is located near the northern Arlington Heights near the boundary of neighboring Buffalo Grove. Boeger Drive is immediately east of North Arlington Heights Road—a primary north-south thoroughfare—and just south of East Dundee Road—a primary east-west thoroughfare and commercial corridor. Surrounding uses include several fast food restaurants, an orthodontic office, an auto care center, and a radio station. The site is within two miles of routes 53 and 83 and is easily accessible from across the northern portion of Cook County.

The following page includes a map illustrating the site's location.



APARTMENT DETAILS/RENT SCHEDULE

The subject will contain 16 two-bedroom units. Four units will be available to tenants earning less than 30 percent of AMI, and twelve units available to households earning less than 60 percent of AMI. Because of the HACC and RHI subsidies, proposed rents will exceed LIHTC maximum gross rents, but tenant contributions at 30 percent of income will fall below the rent limits. The proposed unit mix is summarized in the following table.

Heart's Place							
PROPOSED UNIT MIX							
Unit Type	Total Units	Average Unit Size	Contract Rent	Proposed Rent/SF	Utility Allowance	Gross Rent	LIHTC Max Gross Rent
30% AMI							
2-BR/1-Ba	4	980 SF	\$1,298	\$1.32	\$0	\$1,298	\$519
60% AMI¹							
2-BR/1-Ba	12	980 SF	\$1,298	\$1.32	\$0	\$1,298	\$1,039
<i>All units will be supported by an HACC, RHI, or other subsidy and tenants will pay no more than 30% of income towards rent</i>							

The landlord will pay for all utilities including water, sewer, trash, gas heat and hot water, and electricity. The proposed two-bedroom units will range in size from 809 to 1,190 square feet, averaging 980 square feet. These layouts are very versatile and can accommodate a range of household sizes, particularly families, which remain underserved by the current supply of permanent supportive housing units in Cook County.

DEMAND/AFFORDABILITY

LOCAL DEMAND FROM QUALIFIED HOUSEHOLDS

Data from the American Community Survey (ACS) provides insight into the incidence of a number of disability types in the market. While reliable data is not available at the municipal level, the incidence of disabilities at the county level can be applied to Arlington Heights' population to provide an estimate of the number of individuals that would be qualified for the proposed units. This data is provided by age group, but we have focused our analysis on adults aged 64 and younger. Disabled adults above the age of 64 are likely to pursue alternative housing accommodation in assisted living or skilled nursing facilities.

The population distribution by age and implied disability ratios for Arlington Heights are summarized in the following tables.

Age Distribution Comparison

Age Cohort	Arlington Heights	
Total 2016 population:	76,120	
0 - 4 (Pre-school)	3,839	5%
5 - 17 (K-12)	12,083	16%
18 - 24 (College Age)	5,369	7%
25 - 34 (Early Workforce)	8,443	11%
35 - 49 (Family Years)	14,836	19%
50 - 64 (Empty Nesters)	16,888	22%
65 - 74 (Seniors)	7,372	10%
2016 Median Age	43.8	

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Disability Ratios (Ages 18 to 64)

Disability	Arlington Heights	
Total population:	45,536	
Hearing	565	1.2%
Vision	688	1.5%
Cognitive	1,462	3.2%
Ambulatory	1,940	4.3%
Self-Care	692	1.5%
Independent Living	1,371	3.0%
Total	3,661	8.0%

Distribution based on county-level data;
American Community Survey 2010-2014

Though individual disability rates range from 1.2 percent (hearing difficulty) to 4.3 percent (ambulatory difficulty), many individuals have disabilities in multiple categories, resulting in an overall disability rate of eight percent for those aged 18 to 64 in Arlington Heights.

Heart's Place will be disability neutral, and able to accommodate residents with a number of types of disability types. However, it will lack the on-site staff support to accommodate individuals with a self-care disability, which is defined as "having difficulty bathing or dressing". Excluding these 692 individuals lowers the overall disability rate to 6.5 percent, which represents qualified demand of approximately 2,969 individuals in Arlington Heights.

Additional support will be derived from homeless or near homeless households. According to 2016 HUD data, the suburban Cook County Continuum of Care (CoC IL-511) identified 571 households currently residing in emergency shelters or transitional housing. This includes approximately 136 households with at least one adult and one child. This subpopulation has an average household size of 2.9 persons—too large for the studio and one-bedroom units common among many existing supportive housing communities, but well-suited for the proposed layouts of Heart's Place.

AFFORDABLE RENT ANALYSIS

We have included a secondary demand analysis identifying the number of households in Arlington Heights that are income-qualified for the proposed community. To qualify for the tax credit units, incomes of tenants must fall below 30 percent and/or 60 percent AMI for Cook County as established by HUD.

IHDA DEMAND ANALYSIS

The **capture rate** is defined by IHDA as "the percentage of low income households needed to achieve stabilized occupancy" and is calculated by dividing the number of the proposed affordable units by the total number of

income/age eligible households in the market area.¹ We have calculated the number of income-qualified households on the following pages.

The Section 8 and RHI contracts will cover all of the property's units. In this scenario, essentially any household earning less than \$41,580 (the maximum income for a two-bedroom unit at 60 percent AMI for Cook County) would be eligible to live at the subject. While some tenants may have some form of income or assistance, a minimum income of zero is used to analyze demand.

We have summarized the maximum allowable LIHTC rents, the proposed rents, and the income ranges by unit type and income level in the following table.

Rent and Income Analysis

Unit Type	Average Household Size	2016 Max. Gross Rent	Utility Allowance	Maximum Affordable Rents (Net)	Proposed Contract Rents	Proposed Gross Rents	2016 Minimum Income	2016 Maximum Income
30% AMI								
2-BR	3.0	\$519	\$0	\$519	\$1,298	\$1,298	\$0	\$20,790
60% AMI								
2-BR	3.0	\$1,039	\$0	\$1,039	\$1,298	\$1,298	\$0	\$41,580

To quantify demand for the property, we must first determine the number of households that are qualified by income to live at the property. ESRI has provided income estimates of the number of households in the Arlington Heights, which we have summarized in the following table.

Primary Market Area - Households by Income

Household Income	2016 Estimate
Total households:	31,461
Less than \$15,000	1,812 6%
\$15,000 - \$24,999	1,841 6%
\$25,000 - \$34,999	2,039 6%
\$35,000 - \$49,999	3,487 11%
\$50,000 - \$74,999	5,391 17%
\$75,000 - \$99,999	4,317 14%
\$100,000 - \$149,999	5,800 18%
\$150,000 or more	6,774 22%
Median HH Income	\$80,388

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Based on data from the previous table and the income ranges established for each unit type, we have determined that there are 7,222 households that earn less than \$41,580. Of these, 2,878 households are eligible for 30 percent AMI units.

¹ The definitions of the penetration rate and capture rate are often interchangeable and switched, depending on the agency involved. For instance, the National Council of Housing Market Analysts defines the capture rate as, "the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy."

We have summarized the capture rate calculation in the following table.

IHDA Capture Rate Calculations			
	30% AMI Units	60% AMI Units	Total Demand
ESRI Estimate of 2016 Qualified Households	2,878	7,222	7,222
Total Units	4	12	16
Indicated Capture Rate (Units ÷ Qualified HHs)	0.1%	0.2%	0.2%

By using the IHDA methodology for calculating capture rates, the project has an overall capture rate of 0.2 percent. IHDA guidelines suggest that a capture rates up to five percent are reasonable for projects that are not age-restricted to seniors. Thus, the very low capture rates for the subject suggest that there is substantial demand for affordable rental housing. In the unlikely scenario that the property stops serving a targeted tenant base with disabilities, these figures indicate the property would continue to be successful as traditional affordable housing.

DETAILED DEMAND ANALYSIS

To more accurately determine the capture rate for households that would be interested in renting units at the subject, we will eliminate homeowners from the field of potential renters and make an additional adjustments for household size. Further, we have determined that 75 percent of the units will be rented by households within the Arlington Heights, so only these units will be used in the capture rate calculations.

Renter Household Ratio

We start by subtracting the portion of renters that are not necessarily in the market for rental housing similar to the subject, as well as those that already own a home. According to 2016 ESRI estimates, approximately 24 percent of the households in Arlington Heights area are renters. However, given the cost of home ownership in the area, low-income households are much more likely to rent. Approximately 45 percent of households qualified for 30 percent AMI units rent, while 40 percent of those qualified for 60 percent AMI units rent.

Household Size Ratio

As the subject will offer only two-bedroom units, not all households will be willing to rent the units due to their household size. While a two-bedroom unit could accommodate an individual, we have focused on households of two to four persons, which comprise 62 percent of all households in Arlington Heights.

Market Area Ratio

We have estimated that 75 percent of the demand for the subject property will come from the village of Arlington Heights, with the remaining 25 percent coming from other parts of Cook County. Therefore, the capture rate calculations for the primary market area are based on twelve of the subject's 16 units.

Our detailed capture rate calculations are summarized in the following table.

Summary of Demand from Income-Qualified Households

	30% AMI Units	60% AMI Units	Total Demand
ESRI Estimate of 2013 Qualified Households	2,878	7,222	7,222
Renter Household Demand	45%	40%	41%
Household to Size Ratio	62%	62%	62%
Qualified Renter Households	803	1,791	1,836
Units Serving Income Group	4	12	16
Demand from Primary Market Area	75%	75%	75%
Units Serving Primary Market Area	3	9	12
Indicated Capture Rate (Units ÷ Qualified HHs)	0.4%	0.5%	0.7%

Given the small number of proposed units, detailed capture rates remain very low. The capture rate for 30 percent units is 0.4 percent, while 60 percent units generate an overall capture rate of 0.5 percent. The project's overall capture rate is 0.7 percent, highlighting significant demand for affordable housing.

OVERALL HOUSING NEED

The target tenant pools identified above will be further supplemented by referrals from HODC and partner social service providers such as WINGS, the Kenneth Young Center, and Alexian Brothers. The development partnership has been very successful in the past in coordinating these groups to identify housing needs within the community and advance a viable product to meet them.

HODC recently opened Axley Place, a similar 13-unit permanent supportive housing community in nearby Glenview (six miles southeast) in late 2016. The community includes a combination of one-, two-, and three-bedroom units and was fully-occupied upon completion. HODC capped the Axley Place waiting list at 100 applicants—nearly ten applicants for each unit—and Mr. Koenig indicated that a large number of additional households showed interest in applying. This represents a waiting period of several years for most qualified households, and highlights only a fraction of the demand for housing of this type.

UP Development has also completed several similar projects targeting tenants with mental disabilities. Myers Place was the first supportive housing development of this type completed in the northwest suburbs in 2013 and is located in neighboring Mt. Prospect. Demand has been overwhelming since its completion. Upon opening the application window approximately 150 submissions were made in the first several hours, essentially filling the property immediately. The waiting list was reopened in 2015 for a brief period, reaching its maximum length of 50 applicants within one hour. A second property, PhilHaven, opened in Wheeling in late 2016. Several hundred families attempted to apply the first day applications were accepted, with the waiting list for some unit types closing within four hours.

CONCLUSIONS

Heart's Place will create 16 two-bedroom permanent supportive housing units serving low-income disabled and homeless households. There are very few affordable housing options in Arlington Heights and neighboring communities, and no affordable facilities in the village that provide services for the targeted tenant base. The general demand for any type of affordable housing in Arlington Heights remains largely unmet, as evidenced by a very low capture rate of 0.2 percent under IHDA's methodology for calculating demand, and ACS data highlights nearly 3,000 qualified disabled individuals in the village.

The development team has had success in the past in meeting the supportive housing needs of the target group in other suburban Cook County communities. The property's coordination with local social service agencies will provide a significant number of supplementary tenant referrals, and the proposed two-bedroom layouts will accommodate larger households that have been historically ill-suited to studio and one-bedroom permanent supportive housing units. Overall, the project will have no negative impact on existing subsidized and market rate properties in the area and will be an asset to the community while filling an existing housing gap.

VIII. APPENDIX

1. ASSUMPTIONS AND LIMITING CONDITIONS
2. CERTIFICATION
3. QUALIFICATIONS

ASSUMPTIONS AND LIMITING CONDITIONS

This economic analysis and study of housing needs is subject to the following limiting conditions and assumptions:

1. Information provided by various secondary sources is assumed to be accurate. However, this information cannot be guaranteed or construed to represent judgments by the consultant. Such information and the results of its application by the consultant are subject to change without notice.
2. The future course of the Cook County economy is based on our current understanding of the market and representations made to us. The future course of residential development is difficult to predict and our forecast is subject to change, although we deem our projections as reasonable given current information available.
3. We have analyzed the current economic conditions in the primary market area and have taken them into consideration in making our projections. However, should the local, regional, or national economies suffer a major recession or depression, this will have a material effect on our projections.
4. Our analyses, opinions, and conclusions were prepared in conformance with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, of which Brad Beggs is a member.

CERTIFICATION

Development Strategies understands that this demand analysis is to be submitted to the Illinois Housing Development Authority (IHDA) and we certify that IHDA may rely on the data included in this document in its review of competing tax credit and financing applications. We agree to answer any questions regarding this report and our knowledge of the development proposal from IHDA staff and commissioners.

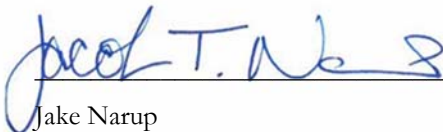
Development Strategies certifies that, to our knowledge and understanding:

- All information and procedures used to establish the study were from factual data and prepared in a professional manner.
- Development Strategies meets IHDA's requirements for professional services firms, including registration with the Illinois Department of Revenue to conduct business in Illinois, adequate insurance coverage, business tenure, and knowledge and experience in preparation of market studies for affordable housing projects using federal, state, and local funding.
- Development Strategies is a member of the National Council of Housing Market Analysts.
- Neither Development Strategies nor any of its employees has any direct or indirect identity of interest with any member of the sponsor's development team.
- Neither Development Strategies nor any of its employees has any direct or indirect ownership interest in the project.
- Our fee for preparation of this study does not rely in any way on the recommendations contained herein.
- No undue pressure or collusion with our client or its representatives exists in the findings and determination of the report.
- We have personally inspected the market area of the proposed development, including the site of the proposed development and each of the competitive properties.

Development Strategies, Inc.



Brad Beggs, MAI



Jake Narup



EDUCATION

Master of Urban Affairs,
Saint Louis University,
St. Louis, MO, 2013

Bachelor of Arts, Sociology and Political
Science, University of Illinois,
Champaign, IL 2011

CAREER SUMMARY AND BACKGROUND

Jake's experience is based in neighborhood development and outreach, where his work has focused on creating cohesive communities through resident empowerment. He works with the research team on various projects that include demographic and economic analyses, market research, and other research assignments.

Jake has been involved in a variety of projects including market studies, economic impact analyses, corridor studies, feasibility analyses, and various other projects. Prior to joining Development Strategies, Jake worked as a university research assistant in public policy, contributing to various neighborhood development initiatives in the city of St. Louis. Previously, he was a staffer in a community organizing office performing research and community outreach duties to assess the health impacts of environmental pollution in low-income neighborhoods.

EXPERIENCE

Market Studies

- Examine the feasibility of various proposed Low Income Housing Tax Credit (LIHTC) developments and/or rehabs in many states throughout the country including Missouri, Illinois, Pennsylvania, California, Michigan, the District of Columbia, and others.
- Compile demographic and housing data for market reports, including the creation and organization a database for affordable housing complexes in the St. Louis region.
- Examining the feasibility for potential residential and mixed-use development by gathering and analyzing data for sites in the St. Louis, Chicago, and Kansas City regions.
- Assessing market support for the reuse of the historic National Maritime Building in Manhattan, New York as a mixed-use medical facility.

Economic Impact Analysis

Data collection and research modeling economic impacts for the remediation and redevelopment of the River City Business Park, a brownfield site located in St. Louis, Missouri.

Neighborhood Plans

Provide market analysis and strategies, as well as economic strategies to help revitalize neighborhoods and districts.

Corridor Plans

Data collection and analysis for the future development of several nodes and neighborhoods in Kansas City, Missouri and Kansas, City, Kansas. Analysis of demographic and income projections, rental housing, for-sale housing, office space and retail demand.

Appraisals

Contributed to appraisals of newly built or rehabilitated multi-family and mixed-use properties in many cities including St. Louis, Chicago, Pittsburgh, Detroit, Kansas City, Los Angeles, Milwaukee, and others.



CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to 25 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

EXPERIENCE

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases
- Valuations involving low-income housing and historic tax credits, grants, and favorable financing
- Valuation and commentary on value methodology provided for real estate tax appeal cases
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings
- Market and investment value appraisals of Choice Neighborhood and HOPE VI public housing redevelopment projects in many cities
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses
- Hotel market studies and appraisals
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis and development strategies for a wide variety of properties in all types of locations

EDUCATION

Master of Business Administration
Washington University
Olin School of Business, 1991

All coursework completed and examinations passed for Master of Construction Management
Washington University
Sever Institute of Engineering

Bachelor of Arts, Architecture
Washington University
School of Architecture, 1990

REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
- Illinois 153001237
- Indiana CG40500281
- Kentucky 4879
- Michigan 1201074684
- Minnesota 40428193
- Missouri RA2973
- Ohio 2014004574
- Pennsylvania 4146
- Tennessee 4616
- Wisconsin 1928-10

Temporary license status in several states

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

CIVIC ACTIVITIES

Habitat for Humanity of St. Louis

- Board of Directors, 2011 - Present
- Project Development Committee
- Real Estate Committee Chairman



MEMORANDUM TO: Alex Pereira
UP Development, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 30, 2017
Revised November 13, 2017

SUBJECT: Parking Evaluation
Heart's Place
Arlington Heights, Illinois

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Heart's Place supportive housing development to be located in Arlington Heights, Illinois. The site of the proposed development is located on the north side of Boeger Place just east of Arlington Heights Road. Heart's Place is proposed to provide a total of 18 apartments units for people who are living with disabilities. As proposed, the development is to provide a total of 33 parking spaces for a parking ratio of 1.83 spaces per unit. In addition, the development will have two offices with a total of 252 square feet that will be used by the property manager, a part-time maintenance person, and one to two case workers that will be at the development at any one time.

Village of Arlington Heights Parking Requirements

The Village of Arlington Heights Zoning Code requires 2.0 parking spaces per dwelling unit for residential developments regardless of the number of units and one space per 200 square feet for office space and medical or dental clinics. With a total of 18 units, the proposed development is required to provide a total of 36 parking spaces for the residential use and two parking spaces for the office use for a total of 38 parking spaces.

Projected Parking Demand

While the 33 parking spaces to be provided as part of the development do not meet the Village's parking requirements, a review of the development's proposed operation as well as previous parking surveys performed at similar developments demonstrate that the 33 parking spaces will be sufficient to meet the peak parking demand of the supportive housing development.

Operational Analyses. Supportive housing developments have greatly different parking characteristics than a typical residential development. The majority of the residents in supportive housing developments do not own a vehicle due to their financial limitations, even though they may have a driver's license. This is evident in **Table 1** which shows that similar supportive housing developments had a 0.08 to 0.35 vehicle ownership per occupied unit ratio. In addition, supportive housing developments typically have a limited number of employees. The proposed development is expected to have a maximum of two employees working at one time and two case workers at the facility at any one time. As such, it can be seen that the development would have a peak demand of approximately 10 vehicles (six for residents' vehicles and four for employee/case workers' vehicles) which is significantly lower than the 33 parking spaces that are proposed to be constructed as part of the supportive housing development.

Table 1
SURVEY OF RESIDENTS THAT OWN A VEHICLE
AT OTHER SUPPORTIVE HOUSING DEVELOPMENTS

Development	Occupied Units	Residents With Vehicles	Vehicles Per Occupied Unit
PhilHaven – Wheeling, Illinois	40	14	0.35
Myess Place – Mt. Prospect, Illinois	39	12	0.31
Independence Center – Waukegan, Illinois	44	4	0.091
English Manor – Waukegan, Illinois	14	2	0.143
Grand Apartments – Rockford, Illinois	45	5	0.111
Spaulding and Trumbull Apartments – Chicago, Illinois	25	2	0.080
New Hope Apartment Building – Peoria, Illinois	79	7	0.089

Parking Surveys of Supportive Housing Developments. The following summarizes previous parking surveys performed at several similar supportive housing developments:

- **Table 2** illustrates the results of parking surveys conducted by KLOA, Inc. in 2010 at the Independence Center located in Waukegan, Illinois. The surveys were conducted every two hours from 7:00 A.M. to 7:00 P.M. on a weekday and a Saturday. From Table 2 it can be seen that the development had a peak parking demand of four vehicles or a maximum parking ratio of 0.09 vehicles per unit.

- **Table 3** illustrates the results of the parking surveys conducted by the operators of the Spaulding and Trumbull Apartments in Chicago, Illinois and at the New Hope Apartment Building in Peoria, Illinois. It should be noted that both of these developments also contain office space similar to the proposed development. The surveys were conducted on a Monday and Wednesday in 2010 during the evening (7:00 P.M. to 8:00 P.M.). From Table 3 it can be seen that the developments had an evening parking demand of between 0.08 to 0.13 vehicles per occupied unit.

From Tables 2 and 3 it can be seen that the three existing supportive housing developments had a peak parking demand well below the 33 parking spaces to be provided as part of the proposed supportive housing development.

Table 2

PARKING SURVEYS - INDEPENDENCE CENTER, WAUKEGAN, ILLINOIS

Time	Number of Parked Vehicles	
	Saturday, January 30, 2010	Tuesday, February 2, 2010
7:00 A.M.	4	4
9:00 A.M.	4	2
11:00 A.M.	3	1
1:00 P.M.	3	1
3:00 P.M.	1	1
5:00 P.M.	0	2
7:00 P.M.	1	4
Note: Independence Center has a total of 44 units that are currently all occupied.		

Table 3

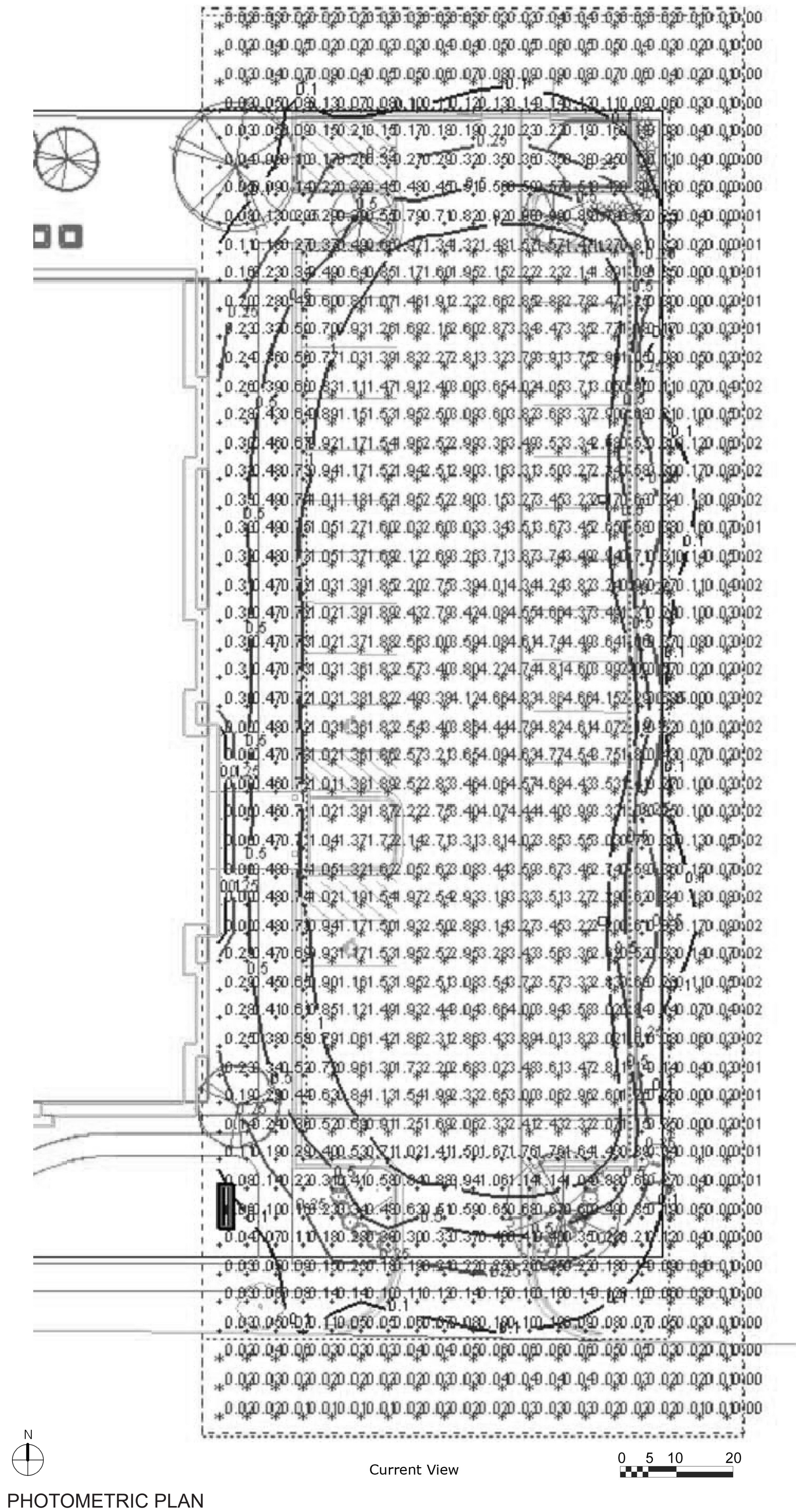
PARKING SURVEYS - SUPPORTIVE HOUSING DEVELOPMENTS

	Monday			Wednesday		Vehicles per Occupied Unit (maximum)
	Occupied Units	7:00 P.M.	8:00 P.M.	7:00 P.M.	8:00 P.M.	
Spaulding and Trumbull Apartments ¹	25	2	2	0	1	0.080
New Hope Apartment Building ¹	79	8	10	8	10	0.126
1 = Parking surveys performed by operators of the developments.						

Other Parking Surveys. It should be noted that parking rates for supportive housing developments are not provided in either the *Parking Generation Manual*, 4th Edition, published by the Institute of Transportation Engineers (ITE) or the *Shared Parking Manual* published by the Urban Land Institute (ULI). The land use most similar to supportive housing developments that is included in the publications is assisted living facilities. Based on the ITE *Parking Generation Manual*, assisted living facilities have an average peak parking demand of 0.41 vehicles per unit, which is considerably less than the 1.83 parking spaces per unit ratio to be constructed as part of the proposed supportive housing development.

Conclusion

Given the parking characteristics of supportive housing developments, the 33 parking spaces to be provided by Heart's Place will be sufficient to meet the total parking demands of the supportive housing development. This is due to the very low number of residents that own a vehicle and the limited number of employees and case workers (one to two). Further, the parking surveys at similar developments provide further evidence to the limited parking demand experienced at a similar supportive housing development.



SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

OPTICAL HOUSING:
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance $\pm .002$) to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

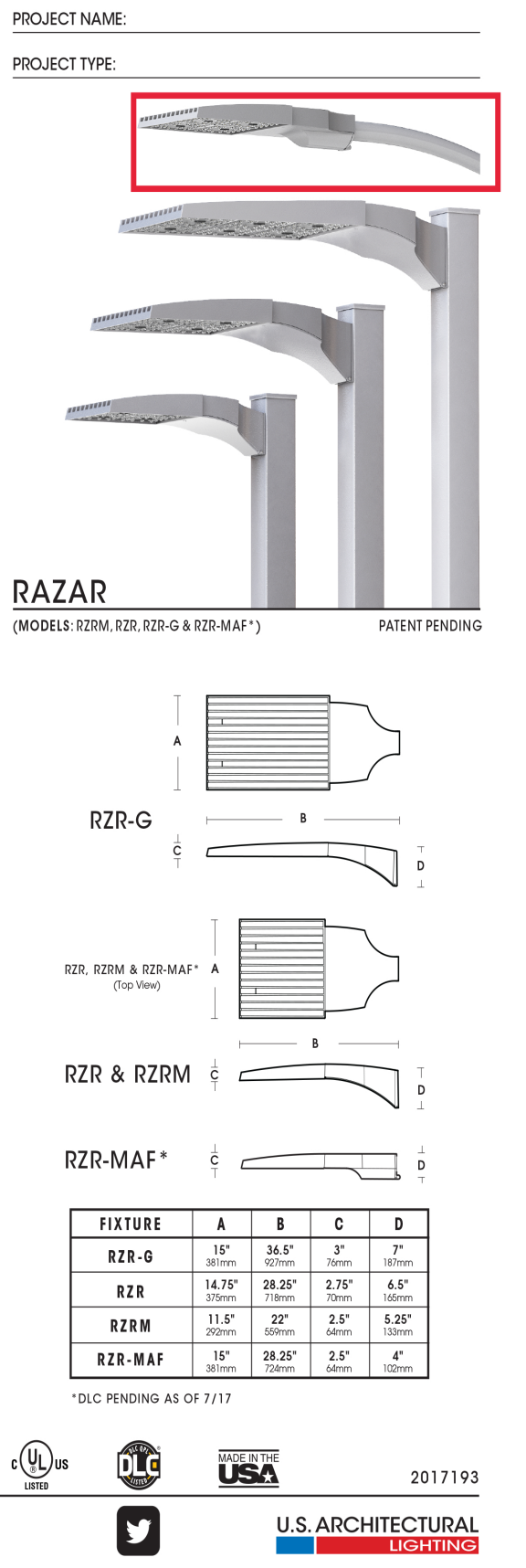
PLED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor in asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded #12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation.)

LED EMITTERS
High output LEDs are utilized with drive currents ranging from 350mA to 1050mA, 7000m Minimum. LEDs are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

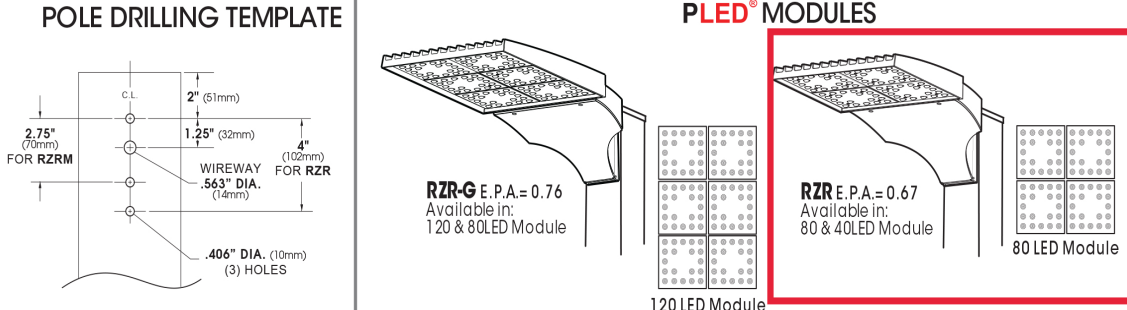
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering straps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



RAZAR SERIES-LED

SPECIFICATIONS



Approximate Average Lumens = 4000K											
350mA			525mA			700mA			1050mA		
Watts	Lumens	HD Eq.	Watts	Lumens	HD Eq.	Watts	Lumens	HD Eq.	Watts	Lumens	HD Eq.
24	28	3541	50	41	5056	53	6567	100	81	8773	155
48	45	5967	100	66	8002	87	10595	175	134	14887	255
24	55	7045	100	81	10016	105	12800	200	160	17556	290
60	87	11627	131	14576	195	174	21295	400	266	28190	495
120	137	17655	250	195	24660	400	31592	700	396	43393	1000

SPEC / ORDERING INFORMATION					
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
☐ RZR-G ☒ RZR ☐ RZR-MAF*	☐ TYPE I PLED-II ☐ TYPE II PLED-III ☐ TYPE III PLED-IV ☐ TYPE IV PLED-V ☐ TYPE V PLED-VI ☐ TYPE VI PLED-VII ☐ TYPE VII PLED-VIII ☐ TYPE VIII PLED-IX ☐ TYPE IX PLED-X ☐ TYPE X PLED-XI ☐ TYPE XI PLED-XII ☐ TYPE XII PLED-XIII ☐ TYPE XIII PLED-XIV ☐ TYPE XIV PLED-XV ☐ TYPE XV PLED-XVI ☐ TYPE XVI PLED-XVII ☐ TYPE XVII PLED-XVIII ☐ TYPE XVIII PLED-XIX ☐ TYPE XIX PLED-XX ☐ TYPE XX PLED-XXI ☐ TYPE XXI PLED-XXII ☐ TYPE XXII PLED-XXIII ☐ TYPE XXIII PLED-XXIV ☐ TYPE XXIV PLED-XXV ☐ TYPE XXV PLED-XXVI ☐ TYPE XXVI PLED-XXVII ☐ TYPE XXVII PLED-XXVIII ☐ TYPE XXVIII PLED-XXIX ☐ TYPE XXIX PLED-XXX ☐ TYPE XXX PLED-XXXI ☐ TYPE XXXI PLED-XXXII ☐ TYPE XXXII PLED-XXXIII ☐ TYPE XXXIII PLED-XXXIV ☐ TYPE XXXIV PLED-XXXV ☐ TYPE XXXV PLED-XXXVI ☐ TYPE XXXVI PLED-XXXVII ☐ TYPE XXXVII PLED-XXXVIII ☐ TYPE XXXVIII PLED-XXXIX ☐ TYPE XXXIX PLED-XXXI ☐ TYPE XXXI PLED-XXXII ☐ TYPE XXXII PLED-XXXIII ☐ TYPE XXXIII PLED-XXXIV ☐ TYPE XXXIV PLED-XXXV ☐ TYPE XXXV PLED-XXXVI ☐ TYPE XXXVI PLED-XXXVII ☐ 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SITE INFORMATION AND CALCULATION SUMMARY

Heart's Place
120&122 Boeger Drive, Arlington Heights IL
CDF

12/12/17



Proposed Conditions

Total Property Area = 0.93 acres

EXISTING AREA	Total Area =	0.93 acres	0.00145 sq mi	VoAH	MWRD		
	Impervious Area =	0.08 acres	$C_{\text{impervious}} =$	0.95	0.90	$CN_{\text{impervious}} =$	98
	Gravel Area =	- acres	$C_{\text{gravel}} =$	0.70	0.70	$CN_{\text{gravel}} =$	98
	Pervious Area =	0.85 acres	$C_{\text{pervious}} =$	0.50	0.45	$CN_{\text{pervious}} =$	80
			$C =$	0.54	0.49	$CN =$	81.6
						$\% \text{ Imp} =$	8.71%

PROPOSE D AREA	Disturbed Area =	0.93 acres	0.00145 sq mi	VoAH	MWRD		
	Impervious Area =	0.57 acres	$C_{\text{impervious}} =$	0.95	0.90	$CN_{\text{impervious}} =$	98
	Gravel Area =	- acres	$C_{\text{gravel}} =$	0.95	0.70	$CN_{\text{gravel}} =$	98
	Pervious Area =	0.36 acres	$C_{\text{pervious}} =$	0.50	0.45	$CN_{\text{pervious}} =$	80
			$C =$	0.78	0.73	$CN =$	91.0
						$\% \text{ Imp} =$	61.29%
						$CN_{\text{adj}} =$	85.53

	VoAH	MWRD
Allowable Release Rate =	0.18	0.30 cfs/acre
	0.17	0.28 cfs

	VoAH	MWRD
MAXIMUM RESTRICTOR DIAMETER =	2.16	2.16 in
ACTUAL RESTRICTOR DIAMETER =	2.165	in

	0.17	0.279 cfs
ALLOWABLE RELEASE RATE =	0.167	cfs

VOLUME CONTROL IMPERVIOUS AREA =	N/A	24829 SF	
VOLUME CONTROL REQUIREMENT =	N/A	2069 CF	(1" Per SF of Imp Area)
VOLUME CONTROL PROVIDED =	8517	CF	(Stormtech)

DETENTION VOLUME REQUIRED =	0.255 N/A	Acre*ft	(Rational Method)
DETENTION VOLUME PROVIDED =	0.267	Acre*ft	(Stormtech)

Restrictor Invert=	703.25	
High Water Elevation=	705.13	
Basin Spill Elevation=	705.25	+/-

RESTRICTOR SIZING CALCULATIONS

Heart's Place
120&122 Boeger Drive
CDF

12/12/17

Village of Arlington Heights Restrictor

$$\begin{aligned}\text{High Water Elevation} &= 705.13 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 703.25 \\ Q_{\text{allowable}} &= 0.17 \quad \text{cfs}\end{aligned}$$

$$\begin{aligned}\Delta h &= h_{\text{we}} - \text{Inv.} - 1/2 \text{ Dia.} \\ &= 1.79 \quad \text{ft.}\end{aligned}$$

$$\begin{aligned}Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 3.68 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 2.165 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 2.165 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 2.165 \text{ in.} \\ A_{\text{restrictor}} &= 3.68 \text{ in}^2 \\ \Delta h &= 1.79\end{aligned}$$

$$Q = C_D A (2gh)^{1/2}$$

Q_{release} = 0.167 c.f.s.

VILLAGE DETENTION REQUIREMENTS 100-YEAR EVENT

Heart's Place

12/12/17

120&122 Boeger Drive, Arlington Heights IL

Property Area:0.93 acre

Total Impervious Area0.57 acre

Allowable Release Rate Per Acre:0.18 cfs/acre

Allowable Release Rate:0.17 cfs

Actual Release Rate:0.17 cfs

Runoff Coefficient (C):0.78

100 Year Intnsity:7.58 in

Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.78	0.08	10.92	0.93	7.86	0.17	7.69	0.05
0.78	0.17	9.55	0.93	6.88	0.17	6.71	0.09
0.78	0.25	8.19	0.93	5.89	0.17	5.73	0.12
0.78	0.50	5.61	0.93	4.04	0.17	3.87	0.16
0.78	1.00	3.56	0.93	2.56	0.17	2.40	0.20
0.78	2.00	2.20	0.93	1.58	0.17	1.42	0.23
0.78	3.00	1.62	0.93	1.16	0.17	1.00	0.25
0.78	6.00	0.95	0.93	0.68	0.17	0.51	0.26
0.78	12.00	0.55	0.93	0.40	0.17	0.23	0.23
0.78	18.00	0.40	0.93	0.28	0.17	0.12	0.18
0.78	24.00	0.32	0.93	0.23	0.17	0.06	0.12

Required Storage: 0.255 acre-ft

Project: Heart's Place - Arlington Heights

Chamber Model - SC-310
Units - Imperial



Number of chambers - 372
Voids in the stone (porosity) - 36 %
Underdrain Invert Elevation - 703.80 ft
Base of STONE Elevation - 702.80 ft
Amount of Stone Above Chambers - 6 in
Amount of Stone Below Chambers - 6 in
Area of system - 9676 sf Min. Area 8825 sf min. area

100 Year Restrictor
Dia= 2.165 in
 $C_d = 0.61$
Inv= 703.25
 $g = 32.20$ ft/sec²
 $A_{rest} = 3.68$ in²

Height of System (inches)	Elevation (feet)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Storage (cubic feet)	Detention Volume (acre-ft)	Storage Ratio (%)	Vol. Control Storage (cubic feet)	Q (Total) (cfs)
28	705.13	0.00	0.00	290.28	290.28	11641.93	0.267	50%	8517.22	0.168
27	705.05	0.00	0.00	290.28	290.28	11351.65	0.261	50%	8372.08	0.164
26	704.97	0.00	0.00	290.28	290.28	11061.37	0.254	50%	8226.94	0.160
25	704.88	0.00	0.00	290.28	290.28	10771.09	0.247	50%	8081.80	0.155
24	704.80	0.00	0.00	290.28	290.28	10480.81	0.241	50%	7936.66	0.151
23	704.72	0.00	0.00	290.28	290.28	10190.53	0.234	50%	7791.52	0.147
22	704.63	0.06	21.87	282.41	304.28	9900.25	0.227	50%	7646.38	0.142
21	704.55	0.15	57.55	269.56	327.11	9595.97	0.220	50%	7494.24	0.138
20	704.47	0.27	98.90	254.68	353.58	9268.86	0.213	50%	7330.69	0.133
19	704.38	0.54	202.66	217.32	419.98	8915.28	0.205	50%	7153.90	0.128
18	704.30	0.70	261.90	195.99	457.90	8495.29	0.195	50%	6943.91	0.123
17	704.22	0.82	306.73	179.86	486.58	8037.40	0.185	50%	6714.96	0.117
16	704.13	0.92	343.94	166.46	510.40	7550.81	0.173	50%	6471.67	0.111
15	704.05	1.01	377.58	154.35	531.93	7040.41	0.162	50%	6216.47	0.105
14	703.97	1.09	407.17	143.70	550.87	6508.48	0.149	50%	5950.50	0.099
13	703.88	1.15	429.39	135.70	565.09	5957.61	0.137	50%	5675.07	0.092
12	703.80	1.21	451.96	127.58	579.53	5392.52	0.124	100%	5392.52	0.085
11	703.72	1.27	474.26	119.55	593.80	4812.99	0.110	100%	4812.99	0.077
10	703.63	1.32	492.74	112.89	605.63	4219.18	0.097	100%	4219.18	0.068
9	703.55	1.36	507.77	107.48	615.26	3613.55	0.083	100%	3613.55	0.057
8	703.47	1.40	522.66	102.12	624.78	2998.30	0.069	100%	2998.30	0.045
7	703.38	1.43	533.68	98.16	631.83	2373.51	0.054	100%	2373.51	0.026
6	703.30	0.00	0.00	290.28	290.28	1741.68	0.040	100%	1741.68	0.000
5	703.22	0.00	0.00	290.28	290.28	1451.40	0.033	100%	1451.40	0.000
4	703.13	0.00	0.00	290.28	290.28	1161.12	0.027	100%	1161.12	0.000
3	703.05	0.00	0.00	290.28	290.28	870.84	0.020	100%	870.84	0.000
2	702.97	0.00	0.00	290.28	290.28	580.56	0.013	100%	580.56	0.000
1	702.88	0.00	0.00	290.28	290.28	290.28	0.007	100%	290.28	0.000

Storm Sewer Minimum Pipe Slopes

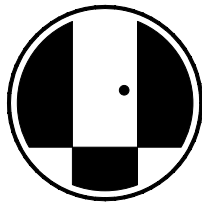
Heart's Place
120&122 Boeger Drive
CDF

12/12/17

S = Minimum Pipe Slope, ft/ft
Ks = Constant, 2.88
n = Manning's Roughness Coefficient, 0.13
V = Average Pipe Velocity, 2 ft/s
D = Pipe Diameter, ft

$$S = K_s (nV/D^{0.67})^2$$

Pipe Dia (in)	Pipe Dia. (ft)	Minimum Slope (ft/ft)
8	0.67	0.335
10	0.83	0.249
12	1.00	0.195
15	1.25	0.144
18	1.50	0.113
21	1.75	0.092
24	2.00	0.077



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

TENANT INFORMATION MANUAL



Revised 2015

HOUSING OPPORTUNITY DEVELOPMENT CORPORATION TENANT INFORMATION MANUAL

IMPORTANT PHONE NUMBERS

Management

Housing Opportunity Development Corporation
P.O. Box 480
2001 Waukegan Rd.
Techny, IL 60082

Main Office: (847) 564-2900

Marlow Thomas, Property Manager (847) 564-2900
Hours: 9-6, M-F

Chris Meeks, Housing Counselor (847-564-2900) or cmeeks@hodc.org
For all maintenance requests

Emergency pager # for evening and weekends: (847) 355-3708 (*For Emergencies Only*)

TTY 711

Police/Fire

Emergency Only 911

Village Halls

Evanston	847-328-2100
Highland Park	847-432-0800
Glenview	847-724-1700
Skokie	847-673-0500
Arlington Heights	847-368-5000

Post Offices

Evanston	847-328-6288
Highland Park	847-433-3201
Northbrook	847-272-0174
Skokie	847-676-2232
Arlington Heights	800-275-8777

Utilities

NICOR (gas)	(630) 983-4040
Commonwealth Edison (electric)	(800) 334-7661
SBC Ameritech (phone)	(800) 257-0902
Media One (cable)	(630) 716-2300
Cipher (cable)	(630) 892-2345
Comcast (cable)	(800) 266-2278

Other Services

CEDA	(847) 328-5166
North Shore Senior Center	(847) 784-6000

Tenant Information

Welcome home. We are glad that you are living with us. We want to do everything possible to make your home pleasant and comfortable.

The purpose of this Tenant Information Manual, (TIM), is to give you a reference for when you have questions or problems. Remember, if you're not sure what to do, just see TIM.

As your landlord, we have many responsibilities, primarily to provide decent, safe, quality housing. But, as a resident, you also have certain responsibilities. This manual will help to define those responsibilities.

Please take the time to read this manual through since the information will save you time and inconvenience in the future. It may answer many questions that you have from the start. We suggest you keep a copy of this manual handy for future reference. Although you can always call us with questions, it may be easier to consult TIM first.

Purpose

The purpose of these policies is to allow each resident to enjoy his or her apartment and to ensure the safety of residents and the appearance of the community. As a resident in an apartment community, you necessarily assume certain responsibilities that go along with the many benefits of the apartment life style. These are basically common rules of etiquette designed to make the community more enjoyable for all tenants.

Who We Are

Housing Opportunity Development Corporation (HODC) manages this property. We are the only community-based not-for-profit developer of permanent low and moderate-income housing serving the northern suburbs. Our goal is to expand the stock of fair housing that is affordable to low and moderate- income households. Call us to learn more.

Your Management Team

Your professional management team is discrete and efficient. The staff is professionally trained and skilled in their area of responsibility. The entire staff is dedicated to servicing your needs.

Office Hours

Hours of office operation are 9:00 to 5:00 Monday to Friday. These hours have been established to provide service coverage during normal work periods. Please feel free to visit our office or call regarding service requests or to obtain assistance. For the following emergencies during non-office hours, please call the emergency number and our answering service will contact a management representative:

- No heat in the winter
- A plumbing leak or sewer stoppage
- No electricity (contact ComEd first)
- Any condition which might be a fire hazard
- Gas odor (contact Nicor Gas first)

Our employees are concerned with doing the best job possible in serving you. However, they also enjoy spending time with their families. Please consider their time when calling after normal work hours.

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1. DRUG-FREE HOUSING

Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the building premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell distribute or use of a controlled substance.

Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on or near development premises.

Tenant or any member of the tenant's household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

Tenant or any member of the tenant's household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the building premises or otherwise. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats or violence, including but not limited to, the unlawful discharge of firearms, on or near building premises.

Violation of any of the above provisions shall be a material violation of the lease and good cause for termination of tenancy.

2. CONDUCT

Please refrain from using profane or equally offensive language in public areas.

Climbing or playing on balconies, stairs, roofs and trees is unsafe and forbidden.

Defacing, marring or damaging the community property will not be tolerated and the responsible party will be held liable for all costs to restore the property to its prior condition.

Walkways, sidewalks, stairways and halls are to be used for its intended use. You may not use any tricycles, bicycles, four-wheel vehicles, roller skates, roller blades or any other such toy or vehicle in any area of the community. Additionally, for your safety, bicycle riding is not permitted in parking areas.

Contact sports such as football, soccer, and baseball should not be played in any of the common areas of the community for safety reasons.

In order to maintain a sanitary environment, all garbage is to be disposed of in the appropriate manner. **(Place trash in the provided garbage dispensers).** Failure to dispose of trash appropriately may result in a \$25 disposal fee.

All posted signs and warnings must be adhered to at all times.

Musical instruments, radios, stereos, television sets, etc. must be turned to a low volume or to a volume so as not to disturb your neighbors.

In order to remain respectful of your neighbors, please refrain from slamming apartment doors.

Fire and emergency exits should only be used in the event of an emergency. These exits are not to be used for daily traffic or for short cuts.

No one, including household members and/or guests or visitors, may loiter around the buildings or in the common areas, which include hallways, lobbies, stairwells, decks and porches.

Lease violations will be issued for material breaches of your lease and inappropriate conduct. **NOTE: Any resident who receives three (3) lease violations during a 12 month lease term will be ineligible for renewal.**

3. GUESTS

You are responsible for the actions of your household members and guests. Any damage caused by a guest must be paid within thirty (30) days of receipt of a bill from the management office. This includes, but is not limited to, any and all interior and exterior damage, plumbing stoppages, carpet damages and appliance repairs.

A guest must be accompanied by a resident when using the common areas of the complex. This includes, but is not limited to, the laundry facilities and parking facilities.

Guests may not remain for more than fourteen (14) days without the written permission of the management office. In no case shall a guest remain for more than thirty (30) days. If you would like to add someone to your lease, the additional person must fill out an application for occupancy. It will be at the discretion of management to allow additional persons on the lease, if they do not meet the owner's screening criteria or we are unable to accommodate due to space.

4. SECURITY DEPOSIT

Resident is required to deposit with Owner a security deposit in the amount shown in the Lease Summary to secure performance of every agreement and covenant of Resident in this Lease. Owner may apply the deposit toward reimbursement for any costs incurred by Owner due to Resident's violation of this Lease, including nonpayment of rent.

Within thirty (30) days after Resident vacates the Unit, Owner shall return to Resident his/her security deposit with interest as may be required by law, less any deductions Owner is entitled to make. However, deductions for repairs shall be made only for those needed repairs for which there is a receipt or other written evidence of the costs. Note: buildings with less than 24 units are not required to pay interest on security deposits and we do not.

5. RENT PAYMENTS/LATE PAYMENTS/RETURNED CHECKS

Rent is due on the (1st) day of the month. Checks, certified checks, and/or money orders should be made payable to Housing Opportunity Development Corp (HODC). Mail or bring your payments to the main office:

P.O. Box 480, 2001 Waukegan Rd., Techny, IL 60082

If rent is not received by the fifth (5th) day of the month, you will be charged a late fee according to the terms of your lease.

Partial rent payments (including late fees) will not be accepted without the permission of supervisory personnel.

If your rent check is returned by your bank, you will be charged a \$25.00 returned check fee. You must repay the check that was returned with a money order or cashier's check (the late fee and \$25.00 returned check fee must be included in the amount paid). Partial payments will not be accepted without the permission of supervisory personnel.

If two rent checks are returned by your bank due to non-sufficient funds (NSF), you will no longer be allowed to pay your rent with a standard, personal check. You must then pay with a cashier's check or money order.

6. WORK ORDERS

As a resident, you are entitled to prompt and efficient service. Please notify us promptly of any repairs you need for equipment or fixtures. During office hours, you may request service by calling the management company at 847-564-2900. Please explain your problem as clearly and completely as you can. We need to understand your request in order to give you the best possible service. Our goal is to satisfy your request within 48 hours. If you do not hear from us in 2 days, call again so that we can follow up on the reason for the delay.

All requests are handled through the management office, so please do not ask maintenance staff to satisfy individual requests.

7. INSPECTIONS

Management will conduct inspections of all apartments at least annually to determine if any unreported repairs are needed and to review the overall housekeeping condition of your unit.

You are required by your lease to keep the apartment in good condition. If it is determined that you are not keeping your unit clean, more frequent inspections may be required or your lease may be terminated.

8. CARE OF THE COMPLEX

Personal signs, advertisements or notices may not be affixed to any part of the building, either inside or outside. No article may be suspended by any manner outside of the buildings, placed on the windowsills, or draped over the handrails or guardrails.

No tinfoil, antennas, private radio aerials, screens, bars, or other products are to be placed on or attached to the windows of your apartment.

If you wish to install an air conditioning unit, you must obtain approval from the management office. A maintenance staff member must install the a/c unit or you will be charged.

No clothing or other articles may be hung, draped or otherwise fastened to the windows, rails, balconies, stairways or any other common areas in the complex.

Painting, writing or otherwise defacing or marring the buildings and grounds is prohibited and the responsible party will be held liable for all removal costs.

You may not place or leave any item in, around or upon any common area of the building or in front of your apartment. This includes, but is not limited to, furniture, potted plants, boxes or trash bags.

You may not touch or use fire alarm boxes, sprinklers, etc. except in case of emergency.

No solicitors or unauthorized persons are permitted in the community. If you are contacted by a solicitor or suspect that an unauthorized person is in the community, please contact the management office immediately. If you feel a situation is dangerous or life threatening, call 911 before you call the management office.

No cooking, baking or similar activity is permitted outside the kitchen area.

No unsightly or unsanitary practice which could undermine the sanitation, health or appearance of the building interior or exterior shall be permitted.

9. TRASH

Residents are expected to keep the areas around the trash receptacles clean and free of litter. Failure to dispose of trash appropriately may result in a \$25 disposal fee.

A securely fastened plastic bag or trash can liner must be used to carry trash to the trash receptacle to prevent waste dripping on carpeting or concrete.

All cartons or boxes must be flattened or torn apart into smaller pieces before being placed in the trash receptacles. The resident must remove items too large to fit into the trash receptacles.

Residents are expected to maintain the garbage chute area clean and not dispose items too large into the chute. All large items must be disposed in the container in the rear of the building.

10. CARE OF YOUR APARTMENT

Keep your apartment and any other such areas assigned for your exclusive use in a decent, clean, sanitary and safe condition, and the inside of your apartment maintained according to acceptable housekeeping standards.

Use all appliances according to their directions. If you have questions or concerns regarding the operation or use of an appliance, call the management office immediately.

Appliance, plumbing fixtures, heating and electrical systems must be used only for the purpose and in the manner in which they were designed.

You may not install or keep heaters in your apartment. Residents may not install air conditioners in their apartments without written permission from the management office. A maintenance staff member must install any air conditioner.

Do not use abrasive cleaning agents such as scouring powder on paint, enameled woodwork, tubs, sinks, walls or appliances.

The smoke detector in your apartment has a battery back-up in the event of a power failure. The smoke detector will beep when the batteries have ceased functioning. It is your responsibility to call and place a work order if the unit is beeping or does not seem to be functioning properly. Maintenance will repair or replace the battery. If you have any questions or concerns regarding the smoke detector, please contact the management office immediately.

With the provision of reasonable notice, a designated representative of the managing agent may enter and inspect the premises for the following reasons:

- Making necessary or agreed upon repairs;
- Inspecting for compliance with the terms of this lease;
- Showing the premises to prospective lenders, purchasers, residents, contractors, repair workers, or representatives with the program;
- Performing contracted pest control services;
- Conducting annual and any other inspections.

Forty-eight (48) hours shall be considered reasonable notice for the purpose of entry and inspection. In addition, we may enter the premises without notice if necessary in an emergency.

Water-filled furniture, washers and dryers are not allowed in the unit unless approved by Management. Only certain buildings are set up for this.

You are responsible for calling in a work order for changing and replacing light bulbs burned out in your apartment.

Management must be notified immediately when any item in your apartment requires repair or is damaged in any way. Please note that residents will be held responsible for all fixture overflows, whether accidental or otherwise.

You are absolutely prohibited from:

- Painting or having your apartment painted by anyone other than painters authorized by the management office;
- Installing tile, wallpaper, contact paper, murals, decals, stucco, wall or ceiling decorations or markings of any kind;
- Affixing, with glue or any other substance, tile, linoleum, or any other material to the floor;
- Hanging unauthorized drapes, venetian blinds, vertical shades, etc. on windows or walls;
- Tinting your windows.

The maintenance staff employees are not permitted to complete work of a private nature for residents.

Neither the owner nor their agent is responsible or liable for any damage that may occur to your personal property. If there is a fire, earthquake, flood, water damage or theft in your apartment or if you suffer damage from an adjacent apartment, neither the owner nor their agent will be responsible for your dollar losses.

11. Insurance

We recommend that you contact an insurance agent about renter's insurance, household goods and liability insurance or other similar insurance to cover your belongings against vandalism, fire, burglary, etc. In the event of loss of damage by fire or other casualty to your apartment due to your own or your guest's fault, you will be charged and billed for restoration of loss or damaged premises. Our insurance does not cover your personal belongings.

12. PETS

If pets are allowed in your building, it is only with the express, written consent of the owner. Pets are restricted by size/weight and type. Only standard household pets are allowed. Please refer to the HODC Pet Policy for further information.

A person with a disability, or an elderly person, may keep a companion or service animal that is needed as a reasonable accommodation. Such pets are subject only to reasonable health and safety rules. Service animals are not considered pets. Please contact the manager if you want to ask about an accommodation or have any questions regarding this policy.

13. LOCKS

Lock changes without the consent of management is a violation of your lease agreement. Locks may not be changed or added to a door without the consent of management.

Duplicate keys to any new or added lock must be provided to management, if and when such consent is provided.

No locks, chains, peep holes or other additions may be added without the consent of management and in accordance with local building codes.

Any locks, chains, peep holes or other additions become the property of the community and may not be removed upon vacating the unit. If any lock, chain, peephole or other addition is removed upon vacating, any and all damages resulting from the removal will be charged against the security deposit.

Management is not responsible for money, jewelry or for damage, loss or theft of personal property and motor vehicles located on the premises. You should keep your apartment door closed and locked at all times. You should keep your motor vehicle doors closed and locked at all times.

If a key is lost, a replacement fee will be charged at prices stated below:

Front and Back Door Key Card - \$50.00

Mailbox Key - \$10.00

Apartment Door Key - \$50.00

Laundry Room Key - \$15.00

All keys, including house keys and mailbox keys, must be returned to the management office upon vacating. If keys are not returned, the above replacement fees apply.

14. LOCKOUTS

Management will not provide entry into a locked residence for any household members except the leaseholders and/or those household members who are identified in writing by the leaseholders as authorized for access. Management requests that leaseholders exercise care in designating household members for access, particularly if the individuals are underage and should not be in the unit alone

If a lockout occurs after normal business hours, on Saturday, Sunday or a Holiday, a fee of \$50.00 will be charged.

15. PARKING – *WHERE APPLICABLE

Parking is permitted only in assigned parking spaces when on-site parking is provided. Please park in designated area only. Park in a manner that allow other cars easy access in and out.

Street parking is available for you and your guests.

Cars that are parked in restricted areas will be towed at the owner's expense.

16. MOTOR VEHICLE MAINTENANCE

Automobiles may not be worked on, taken apart or repaired on the property.

Autos may not be washed on the property and water from the building may not be used.

Gasoline or other flammable liquids may not be stored anywhere in the community.

17. LAUNDRY FACILITIES

Laundry facilities are for residents' use only for residents' belongings only.

Clothes must be promptly removed from washers and dryers when cycled is completed.

Rugs, bedspreads and other heavy articles may not be placed in the washers as it may cause damage to the machines.

Any malfunctions with the machines must be reported to the management office.

Folding of laundry should be limited to the laundry area only and no other common areas of the building.

18. STORAGE

Some of our buildings have additional storage space available. If a storage area is available, you will be assigned a specific space at move-in. This is to be used for items that do not fit in your apartment or that you do not need. Please use only the space assigned to you. Do not store any perishable or hazardous items.

19. MOVE OUT

Upon moving out, before your security deposit is returned, management will inspect your apartment to be sure it is left clean and in good repair. Your unit should be left undamaged, beyond normal wear and tear. You will be charged for any damages beyond normal wear and tear. Please note: If you move out of your unit without giving the management office a 30 day written notice of your intent to vacate, you will forfeit your security deposit. It will not be returned.

20. Community Room-*where applicable

Some buildings have a Community Room located on the ground floor. Residents may ask to reserve this room for personal use.

1. Use of the Community Room is coordinated through HODC staff. Reservation of the Community Room must be made 15 days in advance of event.
2. A deposit of \$50 is required at time of reservation. The deposit will be refunded if the room is left clean and in its original condition.
3. The capacity of the room is not to exceed 25 persons.
4. The room must be left as found (tables and chairs returned to original location).

5. All “spills” (coffee, pop, etc.) must be cleaned thoroughly.
6. All problems must be reported immediately to property manager.

Types of Permitted Uses

Birthday Parties
Hobby Groups
Social Groups
Card/Game Playing
General Skills Classes
Living Skills Workshops
Family Gatherings

NOT Permitted

Political Campaigning
Unlawful Activity
Discriminatory/Exclusionary Behavior
Gambling or Profiteering
Possession of alcohol/drugs
Using offensive language or behavior
Disrupting Activities and deliberately upsetting others

Damages/Fines

The resident applying for the use will be held accountable for damages resulting from the use of the room.

Decorations/Supplies

Decoration of the community room shall be kept to a minimum. Tacks, nails glue, or tape shall not be used on the walls, furnishings, or equipment.

Personal Property

HODC shall not assume responsibility for any personal property left after the use of the room.

*Remote Control

Tenant agrees to sign out for the use of the remote control for the television and/or cable television

If the remote control is lost during the time the tenant has sign out the tenant will be responsible for paying \$20.00 for the remote control replacement.

Hours of Availability

The community room will be available for reservation by residents during the following hours:
Monday – Sunday 9:00 AM to 10:00PM

21. Changes

Management may, with thirty (30) days notice to resident, make changes and/or additions to the aforementioned house rules.

TENANT SELECTION PLAN

Other Programs

(Non-Section 8 and 236 Programs)

Heart's Place
DEVELOPMENT NAME

120 W. Boeger Dr., Arlington Heights, IL 60004
DEVELOPMENT ADDRESS

Revised: February 5, 2014

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TENANT SELECTION PLAN



For Other Programs (Non-Section 8 and 236 developments)

IHDA Identification Number: _____

Heart's Place
"Development"

Heart's Place LLC
Owner's Name (the "Owner")

Housing Opportunity Development Corporation
Managing Agent's Name (the "Management")

I. INTRODUCTION

This Tenant Selection Plan (this "Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures.

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 tenants as well as from time to time for an individual tenant. 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 one of two housing programs: (i) the HUD Section 8 program or (ii) the HUD 236 program which are further augmented by either the Rent Supplement or Rental Assistance programs. Both of these programs have household income limitations.)

In addition, the Development ☒ **does** ☐ **does not** accept Housing Choice Vouchers.
(Check the one that applies)

B. Tenant Type (Check the one that applies)

- ☐ The Development is not designated as housing exclusively for any particular tenant type. (This would typically include those developments known as "Family")
- ☒ The Development is designated as housing exclusively for: (check all that apply)
- | | |
|--|--|
| ☐ Elderly | ☐ Family & Special Needs |
| ☒ Special Needs Family | ☐ Elderly & Special Needs |

If the "Elderly" or "Elderly & Special Needs" designation is selected, the age restriction, for the units designated Elderly, will be:

(Check the one that applies)

- ☐ 55 and above (households whose head or spouse or sole member is at least 55 years of age) or,
- ☐ 55 and above (one person 55 years of age or older) or,
- ☐ 62 and above (**all** members of the household are 62 years of age) or,
- ☐ 62 and above (households whose head **or** spouse **or** sole member is at least 62 years of age) (this is only available to developments participating in a HUD housing program); or
- ☐ Other *(please describe)* _____

If any of the "Special Needs" designations is selected, the Development is serving the following special needs population(s):

(Check all that apply)

- | | |
|---|--|
| ☐ Battered Women | ☒ Developmentally Disabled |
| ☒ Disabled | ☒ Physically Disabled |
| ☐ HIV/AIDS | ☐ Ex-offenders |
| ☐ Homeless | ☐ Substance Abusers |
| ☐ Foster Care Families | ☒ Mentally Ill |
| ☐ Transient Families | |
| ☐ Other <i>(please describe)</i> _____ | |

C. Unit Distribution

1. Development (Start-Up only)

The Development will offer 18 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

4 Units at 30% Median income

14 Units at 60% Median income

_____ Units at _____% Median income

_____ Units at _____% Median income

_____ Manager unit(s)

2. Development (Up and Running only)

<u>Per Regulatory Agreement</u>				<u>Per Extended Use Agreement (if applicable)</u>			
_____	Market rate units			_____	Market rate units		
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Manager unit(s)			_____	Manager unit(s)		

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan as **Exhibit A**.

E. Civil Rights and Nondiscrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants on the basis of race, color, national origin, sex, age, disability, religion, and familial status. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, or unfavorable discharge from military service.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

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

Fair Housing Act Amendments of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status and national origin regardless of any federal financial assistance.

Under the Fair Housing Act, Owner and Management shall not take any of the actions listed below based on race, color, religion, sex, disability, familial status and national origin:

- 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;

- 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 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 any manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

Fair Housing Act provides additional protections for persons with disabilities. It requires that the 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-household housing.

Owner of federally assisted housing program shall display the Fair Housing poster 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 prohibits all recipients of federal financial assistance from discriminating based on race, color or national origin.

4. Age Discrimination Act of 1975

Age Discrimination Act of 1975 (the "Age Discrimination Act") prohibits discrimination based upon age in federally assisted and funded program, 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 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 HOME and CDBG Program)

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 as a whole, 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 changes 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 of accessible units.

If the Owner, Management and Development 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

If "Yes" was checked, indicate the name of the Section 504 Coordinator:

Name: _____

Telephone Number: _____

TDD Number: _____

6. Executive Order 13166 – Limited English Proficiency (for HUD programs only)

Executive Order 13166 requires Owner/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.

7. Violence Against Women and Justice Department Reauthorization Act of 2005 (for Tax Credit and HOME developments only)

Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005) protects victims of domestic violence, dating violence or stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed.

Owner/Management responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on a 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-91066).

Alternatively, in lieu of the certification form or in addition to it, Owner/Management 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.

Owner/Management is encouraged to carefully evaluate abuse claims as to avoid conducting an eviction based on 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 obligations. 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 because of household size.
- b) A unit transfer based on the need for an accessible unit.
- c) A unit transfer of a non-handicapped individual living in a handicapped accessible unit to accommodate a handicapped applicant on the Waiting List (as defined below). A lease addendum (**Exhibit B**) will be entered into with non-handicapped tenant living in a handicapped accessible unit.

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 preference (1) to lowest preference):

- a) Former Federal Preferences ☐ Order #
- b) HUD Pre-approved Preferences
 - i. Preference for Working Families ☐ Order #
 - ii. Preference for Persons with Disabilities ☒ Order # 1
 - iii. Preference for Victims of Domestic Violence ☐ Order #
 - iv. Preference for elderly, displaced, homeless, or disabled single person over ☐ Order #

other single persons

- | | | |
|--|--------------------------|---------------|
| c) Residency Preferences (with HUD approval) | ☐ | Order # _____ |
| d) Local Preference (as established by PHA) | ☐ | Order # _____ |
| e) Existing Tenant Transfers (other) | ☐ | Order # _____ |
- Including, but not limited to a change in household composition, a deeper rent subsidy, or for medical reasons certified by a doctor.

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:

According to HUD Fair Housing policies and rules under Section 42 Program that may apply

C. Selection of Families for Participation

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 applicants' place 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 a written notice of this determination from Management (**Exhibit D**). The notice will contain a brief statement of the reasons for the determination, and state that the applicant has the 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 Owner.

E. Exceptions to the Preference Rule

1. **Relocation and/or Unit Transfers:**
Management must give priority to current households
 - i) when their units are designated for rehabilitation and/or
 - ii) 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

(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 Cards or Pre-Applications

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 before 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 a handicapped 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**).
2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail this 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.

IV. WAITING LIST(S) PROCEDURES

A. Creation of Waiting List(s)

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(s) will be maintained in either:
(Check the one that applies)

- ☐ A bound ledger (manually)
☒ A computer program (electronically)

The Waiting List(s) will contain the following information for each applicant listed:

1. Applicant name
2. Household unit size (number of bedrooms household qualifies for under site occupancy standards)

(NOTE: applicant may qualify for multiple unit sizes)

3. Date and time application received
4. Qualification for any preferences and ranking
5. Annual income level
6. Targeted program qualifications
7. Accessibility requirements
8. Number of persons in household

The Waiting List will be maintained in accordance with the following guidelines:

- The pre-application or pre-application card will be a permanent file.
- All applicants will be maintained in order of preference. Applications equal in preference will be maintained by date and time sequence.

B. Changes In Income or Household Composition

When placed on the Waiting List, applicants will be informed to notify Management when the following changes occur:

- Address and/or phone number
- Household composition
- Preference status
- Income (Optional)

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 original application date. (Applicant will be placed on new bedroom list according to original application date.)

☐ Applicant will receive new application date based on redetermination. (Applicant will be placed at bottom of new bedroom list.)

C. Contacting Persons on the Waiting List(s)

1. Applicants on the Waiting List will be contacted as follows:

When a unit becomes or will become available within 5 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.*)

Regular mail, telephone, email

Applicants, who respond timely and accept the offered unit, will be contacted to schedule an interview. This represents the beginning of the screening process. Those applicants who do not respond timely or who do not accept the offered unit will be processed in the manner indicated below:

- a. If Management does not receive a response within 5 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 to contact the applicant and will explain that if the applicant does not respond within 57 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: (*Please indicate Management's policy below.*)

A certified letter will be sent to applicant requesting a response within 5 business days. If no response is given within allotted time applicant will move to bottom of the list

D. Updating the Waiting List(s)

1. The Waiting List will be updated at least once 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 5 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 address, it will be re-mailed to the address indicated and a new response time same as above will begin.

☐ (Other)

2. After each of the Waiting List(s) are updated based on the Reply Cards returned, 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 telephone 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 such 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(s)

1. Closing the Waiting List(s)

The Waiting List(s) for the Development will be closed when the following occurs:

After a period of 7 days, or until 100 names are gathered, whichever occurs first.

When Management decides to close the Waiting List(s), future applicants will be advised that the Waiting List(s) are closed and additional applications will not be taken. When Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

Daily Herald

The notice must state the reasons for the Management's refusal to accept additional applications.

2. Re-opening the Waiting List(s)

Prior to each re-opening of the Waiting List(s), a notice, announcing the re-opening and providing information on how to apply, will be placed in the following publications:

Daily Herald

The Waiting List(s) will be re-opened when the following occurs:

When the waitlist is depleted to less than 10 names

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List(s). Management will provide a copy of the Affirmative Fair Housing 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 same screening for drug abuse and other criminal activity applied to other applicants.

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, as a result 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 5 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. Other: _____

B. Home Visits

☒ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices are acceptable. Details of this process are outlined in **Exhibit L**. Home Visits will be conducted for all applicants who reside within 90 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 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

Birth dates must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers for all household members. An explanation of acceptable documentation is provided in **Addendum 1** attached to this Plan.

D. Student Eligibility Requirements (for Tax Credit only)

Households consisting entirely of full-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 tax return.
2. The household consists of single parent(s) and their child (or children) and no one in the household 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.

Full-time status for purposes of the LIHTC program includes attendance at regular facilities for five or more months during the calendar year in which the taxable year of the taxpayer begins.

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. For the purpose of determining the unit size for which a household may be eligible; the following will be counted as members of the household:
 - a. Fulltime 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:

Up to 2 people per bedroom

2. Upon request, an applicant or resident may be placed on as many of the Development's Waiting List(s) that the household size qualifies.
3. A household may be required to provide proof of custody of related or unrelated occupants in order to be considered for a change in unit size.

VIII. 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.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgments 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 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 contribution plus other long-term obligations (payments extending more than twelve months) should be less than 35% of his/her 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 will be rejected:
 - a) current addiction to or engagement in the illegal use of a controlled substance.
 - 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.
 - d) any household member for whom there is 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 residents. 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.
 - a) criminal convictions that involved physical violence to persons or property, or endangered the health and safety of other persons within the last 5 year(s);
 - b) criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 5 year(s); or
 - c) Other
Applicants must show capacity and ability to live independently with the supports made available through Service Providers. Heart's Place is an

independent living building with a preference for people with disabilities who desire to live in a community. Should an applicant have service needs more intense than can be provided onsite, they may be rejected.

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

☒ Housekeeping will be considered because home visits are conducted. Housekeeping criteria are 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 residents.

☐ 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: *(Check the one that applies)*

☐ Extenuating circumstances will not be considered.

☒ 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 he/she will be an acceptable resident in the future.

IX. 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 he/she 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

The applicant will have 14 days (excluding weekends and designated federal holidays) to respond in writing or request a meeting to discuss the rejection. Any 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 in the 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 or meeting. 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.

X. 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 Lists, as applicable.

XI. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XII. 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.

MANAGEMENT:

Entity Name: Housing Opportunity Development Corporation

Signature: _____

Print Name: Richard Koenig

Title: Executive Director

Today's Date: _____

OWNER:

Entity Name: Heart's Place, LLC

Signature: _____

Print Name: Richard Koenig

Title: Manager

Today's Date: _____

This Plan is reviewed as of this _____ day of _____, 20_____.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature: _____

Print Name: _____

Title: _____

EXHIBIT A

RENT STRUCTURE

# of Units	Unit Type	Market Rate	Low-Income	Very Low-Income	Utility Allowance
	Studio				
10	1 Bedroom	N/A	1014	1014	N/A
8	2 Bedroom	N/A	N/A	1166	N/A
	3 Bedroom				
	4 Bedroom				
	5 Bedroom				

NOTE: The rents shown above are the initial rents for the development. After the initial rents, this exhibit will be replaced with a copy of the most recently approved Rent Schedule for the Development.

EXHIBIT B

LEASE ADDENDUM FOR ACCESSIBLE UNIT AVAILABILITY

This addendum to the Lease Agreement between _____
(Lessor)

and _____
(Lessee)

entered into a lease agreement on _____.
(Date)

In order to comply with Section 8.27 of Section 504 of the Rehabilitation Act of 1973, the landlord or its agent must first lease vacant accessible units to current occupants requiring accessibility features of the vacant unit and occupying a unit not having such features. If no such occupants exist, the unit would be leased to an eligible qualified applicant on the waiting list, who requires the accessibility features of the vacant unit. When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the unit, the landlord must require the applicant to agree to move to a non-accessible unit when available.

The resident noted above has been offered an accessible unit and does not have handicaps requiring such a unit. The resident noted above hereby agrees, upon request of the landlord to transfer to a non-handicapped accessible unit to accommodate a person or person(s) on the wait list who have required such an accessible unit. The resident noted above will be responsible for all moving expenses they incur.

Agreed to this _____ day of _____, 20_____

(Lessor)

Date Signed: _____

(Lessee)

Date Signed: _____

Accepted:

Owner or its Agent

Date Signed: _____

EXHIBIT C

VERIFICATION OF PREFERENCE STATUS

Dear _____:

_____ (Applicant) SSN# _____,

has applied for housing at _____ and has indicated that they are eligible for a housing preference given the following circumstance:

1. State Preferences

- A.** ☐ Displaced from an urban renewal area.
- B.** ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- C.** ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.

2. Former Federal Preferences

- A.** ☐ An action by an owner which resulted in the applicant's having to vacate his/her unit where:
 - * the reason for the owner's action is beyond the applicant's ability to control or prevent.**
 - * the action occurred despite the applicant's having met all previously imposed conditions of occupancy.**
 - * the action taken is other than a rent increase.**
- B.** ☐ Actual or threatened physical violence directed against applicant or one or more members of the applicant's household by a spouse or other member of the applicant's household; or, the applicant lives in a housing unit with such an individual who engages in such violence
- C.** ☐ Applicant is living in substandard housing because:

- D.** ☐ Applicant lacks a fixed, regular, and adequate nighttime residence.
- E.** ☐ Applicant is paying \$_____ in monthly rent which is greater than 50% of the household income.

In order to determine the preference status, we are required to verify the preference. Therefore, we would appreciate your completing the certification below and returning this form in the enclosed envelope. This information will be used only for purpose of determining the preference for this applicant.

Sincerely,

I hereby authorize the release of the requested information.

Property Manager

Signature of Applicant

.....
(Please complete items below, sign and date).

I verify that _____ (Applicant's) current living situation meets
_____ preference(s) as cited on the previous page.

Firm or Agency Name _____

Signature

Print Name _____

Title _____

Firm or Agency Address _____

Phone
Number _____

Date _____

EXHIBIT D

REJECTION LETTER FOR PREFERENCES

Re: _____ Apartments

Dear _____:

In your recent application for _____ Apartments, you indicated that you qualify for the following preference(s):

- ☐ Displaced from an urban renewal area.
- ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.
- ☐ (List the preferences adopted by the owner)

After reviewing the documentation, which you submitted, we regret to inform you that you do not meet the criteria for receiving a preference based on the following reason(s):

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

If you feel this decision has been made in error and wish to provide additional documentation, please contact the rental office at _____ (voice) or _____ (TDD).

Sincerely,

Property Manager

EXHIBIT E

APPLICANT INQUIRY

Date: _____

Dear _____:

Thank you for your initial inquiry regarding housing at _____. Residents will be selected only from those eligible persons who make formal application. We had numerous inquiries for our apartments.

We are now accepting pre-application cards from interested households. If you are still interested in living at _____, please return the enclosed pre-application card by mail as soon as possible.

You may be eligible for a preference if one of the following conditions applies to you have been displaced: from an urban renewal area; by a disaster, such as a fire or flood, or by an activity carried on by an agency of the United States or by any State or local government body or agency. (Also list the preferences adopted by the owner). Households qualifying for a preference will receive assistance before any other applicant households that are not so qualified. If you feel you qualify for a housing preference, complete the appropriate certification form attached to this letter and return it along with your pre-application card by mail.

For households not claiming housing preference, screening will be conducted according to the order in which the pre-application cards were received.

Interviews will be conducted at _____. Leasing personnel will be unable to see applicants prior to their scheduled interview. If you have any questions, we will be happy to answer them at the time of your interview.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City State Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT F

PRE- APPLICATION CARD

Date Received: _____

Time Received: _____

Interested person for ☐ 1 BR ☐ 2 BR ☐ 3 BR ☐ other _____
(Check all that apply)

Name (Head of Household): _____

Address: _____

Phone (Home): _____ Phone (Work): _____
Cell phone: _____ E-Mail: _____

Would you be interested in a handicapped accessible unit? ☐ Yes ☐ No

Do you feel you qualify for a housing preference? ☐ Yes ☐ No

Do you live/work in the _____ Community? ☐ Yes ☐ No

Annual Household Income: \$ _____ Date Apartment Needed? _____

Household data: Please list all persons who will occupy the unit:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Optional and for Federally Subsidized Programs ONLY.

ETHNICITY:	☐ Hispanic or Latino	☐ Non-Hispanic or Non-Latino
RACE:	☐ Caucasian	☐ African American
	☐ Asian	☐ American Indian or Alaskan
	☐ Native	☐ Native Hawaiian or Other Pacific Islander

EXHIBIT G

**PRE - APPLICATION CARD LOG
IN ORDER OF RECEIPT**

Check All That Apply

<u>Date Rec'd</u>	<u>Time Rec'd</u>	<u>Name</u>	<u>Unit Type</u>	<u>Housing Preferenc e</u>	<u>Accessible Unit</u>	<u>Income Level – VL/L/M</u>

EXHIBIT H

SAMPLE WAITING LIST

Date Rec'd	Time Rec'd	Head of Household	Unit Size	Income Level			Need for Accessible Unit		Comment/Contact	Remove/Rejected Date	Move-in Date	Preference Type
				EL	VL	L	Y	N				
12/3/01	10:30 AM	Mary Tate	2	X				X				Working household preference; Elderly preference
12/4/01	1:00 PM	Hiroshi Kihara	2		X		X					

EXHIBIT I

WAITING LIST UPDATE

Date: _____

Dear _____:

We are currently in the process of updating our waiting list for _____

_____. Some time ago, you expressed an interest in living at our development, and your name was placed on the waiting list.

If you are still interested in living at _____,

enclosed is a card that must be returned to _____, management office, within 15 days (excluding weekends and designated Federal Holidays). Failure to return this information within this time period will result in your name being permanently removed from the waiting list.

It is not necessary to call or come in to the office at this time, as we do not have anything immediately available.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Thank you for your interest in _____.

Sincerely,

Property Manager

EXHIBIT J
REPLY CARD

I AM STILL INTERESTED IN LIVING AT

DEVELOPMENT NAME _____

APPLICANT NAME _____

CURRENT ADDRESS _____

HOME PHONE# _____

WORK PHONE# _____

E-MAIL
ADDRESS _____

CELL PHONE # _____

UNIT SIZE DESIRED

☐ 0 BR

☐ 1 BR

☐ 2 BR

☐ 3 BR

☐ OTHER

EXHIBIT K
WAITING LIST ACKNOWLEDGEMENT

Date _____

Dear _____:

This letter is to acknowledge receipt of your waiting list update card. Currently you are on our
_____ bedroom waiting list(s).

We do not have an exact time in which you will be contacted regarding an apartment; however, please remember to keep us advised of your current address and phone number.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT L HOME VISIT REPORT

Applicant Name _____

Current Address _____

☐ The person conducting the Home Visit report is employed by the Management

☐ The person conducting the Home Visit is a hired agent of the Management and is employed

by _____

Person Conducting Home Visit _____

Date of Applicant's Tenancy in this Unit: From _____ To _____

1. GENERAL CLEANLINESS

A. Bedrooms, Living/Dining Room ☐ Good ☐ Acceptable

Explain: _____

B. Kitchen Appliances ☐ Good ☐ Acceptable

Explain: _____

C. Bathroom ☐ Good ☐ Acceptable

Explain: _____

D. Are there any cleaning supplies in the unit? ☐ Yes ☐ No

E. Is there evidence of vermin infestation? ☐ Yes ☐ No

Explain: _____

2. OTHER COMMENTS

A. Did the applicant have any comments on the unit or its conditions?

B. Other comments by staff

3. I HAVE READ THE ABOVE HOME VISIT REPORT AND I AM AWARE OF ITS CONTENTS.

Applicant Signature _____

Inspector's Signature _____

Date _____

Date _____

EXHIBIT M

APPLICANT REJECTION

Date _____

Dear _____:

Thank you for your interest in renting an apartment at _____. After careful consideration and review of your application, we regret we are not able to accept your application for tenancy at this time for the following reasons:

If you wish to appeal this decision, please contact the _____

Management office at _____ (voice) or _____ (TDD) within 14 days of the date of this letter (excluding weekends and designated federal holidays) to schedule an appointment.

Regardless of whether or not you decide to respond to this notice, you may still exercise other avenues of relief available to you if you believe that you have been discriminated against on the basis of race, color, creed, religion, sex, national origin, age, familial status, ancestry, unfavorable military discharge, marital status, receipt of governmental assistance, or handicap.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City State Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

ADDENDUM 1

SOCIAL SECURITY NUMBER REQUIREMENTS

The head of household/spouse/co-head must disclose social security numbers (SSN's) for all household members. In addition, applicants must provide adequate documentation or acceptable evidence of the SSN including any of those listed below:

- Original Social Security card
- Driver's license with SSN
- Identification card issued by a federal, state or local agency, a medical insurance provider, or an employer or trade union
- Earnings statements on payroll stubs
- Bank statement
- Form 1099
- Benefit award letter
- Retirement benefit letter
- Life insurance policy
- Court records

Applicants do not need to disclose or provide verification of a SSN to be placed on the waiting list; however applicants must disclose a SSN and provide adequate documentation to verify each SSN for all non-exempt household members before they can be housed.

If household members have not disclosed and/or provided verification of the SSN at the time a unit becomes available, the next eligible applicant must be offered the available unit.

The applicant who has not provided required SSN has 90 days from the date they are first offered an available unit to disclose/verify the SSN. During this 90-day period, the applicant may retain its place on the waiting list. After 90 days, if the applicant has been unable to supply the SSN documentation the applicant will be determined ineligible and removed from the waiting list. An additional 90 days will be granted if the failure to provide documentation of a SSN is due to circumstances that are outside the control of the applicant.

Individuals who have applied for legalization under the Immigration and Reform Control Act of 1986 will be able to disclose their SSN, but unable to supply the cards for documentation. SSN are assigned to these persons when they apply for amnesty. The cards are forwarded to the Department of Homeland Security (DHS) until the persons are granted temporary lawful resident status. Until that time, their acceptable documentation is a letter from the DHS indicating social security numbers have been assigned.

December 12, 2017

Village of Arlington Heights Building Services Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 120-122 W Boeger Drive – Final PUD Submittal
Hearts Place



In response to your comment letter dated April 18, 2017, we offer the following:

Fire Safety

1. While the access provided for the Fire Tower Ladder appears to be acceptable, the revised plans do not indicate an acceptable walkway around the perimeter of the building. Sec. 504.1 of the Fire Code requires an approved access walkway leading from fire apparatus access roads to exterior openings.

RESPONSE: A sidewalk has been added around the south side of the building to serve the exterior opening at the rear of the building.

2. The location of the Fire Dept. Connection appears acceptable; however, the distance from the FDC to the fire hydrant is not shown on the revised plans. It should be confirmed that this distance does not exceed the maximum travel distance of 100' from the FDC to the fire hydrant.

RESPONSE: A dimension has been added to show the distance does not exceed 100'.

3. Drawings indicate that there will be a "gate/fence" installed between the north property line and the adjacent property across the fire access lane. Fire apparatus access road gates shall comply with all of the following criteria:

RESPONSE: Gate details have been added to the landscape drawings.

Engineering

1. Estimates of Cost.

RESPONSE: The Engineer's Opinion of Probable Cost has been included.

2. OUMA.

RESPONSE: The OUMA will be submitted under separate cover.

3. Final detention calculations.

RESPONSE: Stormwater calculations have been included in the submittal.

4. Manufacturers loading certifications.

RESPONSE: The system is rated for HS-25 loadings, however, actual fire truck loadings have not been provided to submit calculations. This item is currently being coordinated with the VoAH Fire Department and system manufacturer.

5. Photometrics

RESPONSE: Photometrics will be provided under separate cover.

6. Public sanitary sewer design

RESPONSE: A plan & profile has been included in the submittal.

7. Add utility signature blocks to final plat

RESPONSE: This will be provided under separate cover.

8. Access easement issue

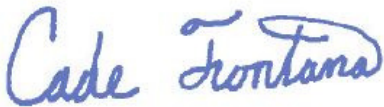
RESPONSE: Further detail has been provided on the plans to utilize the access easement, further documentation will be furnished under separate cover pending coordination with Popeyes Owner.

9. Sidewalk hatching

RESPONSE: Alternate hatching distinguishing ROW from private sidewalk has been added to the plans.

If you have any questions or need any additional information please feel free to contact me at 847-223-4804 ext. 24

Eriksson Engineering Associates, Ltd.



Cade Fontana
Design Engineer



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 120-122 E. Boeger Drive – Final Plat of Subdivision, Amendment to Preliminary PUD (Ordinance #17-028), Density Variation and Parking Variation

PC#: 17-014 – Round 1

Date: January 16, 2018

Sam:

I have reviewed the submitted documents and have the following comments:

1. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
2. The elevator shaft shall have a minimum fire-resistance rating of 1 hour.
3. Per the Tenant Selection Plan, Section VII, the total occupant load of tenants shall be 52. Two persons per bedroom. This does not include on-site employees.
4. Restroom facilities shall be provided for employees. Separate facilities for men and women are required for more than 5 employees working at any one time.
5. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.
6. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, but not less than one hour, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.

RECEIVED

JAN 16 2018

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building and Fire Safety**

**Fire Safety
Preliminary Planning Review**

Date of Review: 1/3/2018 P.C. No. 17-014 Round No. 1
Project name: Hearts Place
Address: 120-122 Boeger Dr.
Planning Department Contact: Sam Hubbard

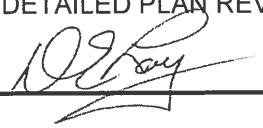
General Comments:

The following comments are in response to the revised plans submitted for review.

1. Previous Fire Safety comments made on this project should be considered to be part of this review.
2. Access to the Fire Department Connection shall not be obstructed by landscaping, parking of vehicles, etc. Parking space in front of the FDC should be posted No Parking to verify that the FDC will not be obstructed.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 1/3/2018

Reviewed By: 

RECEIVED

JAN - 3 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: January 12, 2018

Subject: 120-122 Boeger Dr., P.C. #17-014 Round 1

With regard to the proposed final plat, I have the following comments:

- 1) The position of VAHPW is that we will not be responsible for the maintenance of the proposed 305' of 8" PVC sanitary sewer. The proposed sanitary sewer will replace and reroute an existing sewer that services Popeye's Restaurant. That new "common line" will be prone to grease related maintenance issues and future maintenance would have to be performed on private property. We strongly suggest a maintenance agreement between Popeye's and Heart's Place for this common sewer line.
- 2) A fire hydrant will need to be installed at or around station 3 + 00. The Village will supply the fire hydrant. The contractor will be responsible for providing the 8x6x8 tee, 6" valve and auxiliary box. The length of bury will be coordinated at time of installation with VAHPW.
- 3) Minimum depth of bury for the water main will be 5.5'.
- 4) A set of as builts will be required for the public water main installation on Boeger. As builts will be provided in a digital form suited for Village's GIS system.
- 5) Until plumbing plans have been submitted, I will assume a 6" RPZ, and a 6 x 2 compound water meter will be required for this application. I will reserve sizing comments until Mechanical Room details have been submitted.
- 6) Proposed 5' easement is not sufficient for repair on shared sanitary sewer main. Easement shall be a minimum of 5' on either side of proposed pipe.
- 7) The existing Hackberry should not be replanted along east side of drive. Instead, we recommend planting a more columnar tree like a Ginkgo, Bald Cypress or Regal Prince Oak.

If you have any questions, please feel free to contact me.

C. file

RECEIVED

JAN 16 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-014
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, PUD Amendment
Round 1

RECEIVED
JAN 23 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

This project began as PC #17-004 and was preliminarily approved by the Village Board on July 10, 2017. The petitioner subsequently revised their plan, requiring an amendment to the preliminary PUD. The current PUD Amendment, while a new PC number, is a continuation of the previous project from a review standpoint, in effect, becoming the final engineering stage.

1. The Engineer's Opinion of Probable Cost was included in the submittal. A letter will be generated detailing the Engineering fees and deposits required for this project.
2. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be provided for review to final engineering approval. The signed executed OUMA must be provided directly to the Engineering Department before permit approval.
3. The stormwater detention calculations provided are acceptable.
4. Provide written certification from StormTech that the planned system has been designed to the AASHTO HS-25 loading standard.
5. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
6. Plans for the public sanitary sewer relocation are acceptable. Permits from the MWRD and the IEPA are required for the new public sanitary sewer main. Work directly with the Engineering Department for the submittal requirements for these permits.
7. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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.
8. It is understood that coordination with the owner of the Popeye's Restaurant is underway. The required pavement work on the Popeye's property must be completed prior to the issuance of any temporary or permanent occupancy for the subject project. Please note that the Final Plat of Subdivision will not be signed until a written document is provided, signed by both parties, acceptably documenting how this will be accomplished.
9. The alternate hatching for the public sidewalk vs. the private sidewalk is acceptable.
10. Sheet C-2.0: The public sidewalk shall take precedence over the curb through the driveway. Stop the curb on either side of the public sidewalk.

11. Sheet C-2.0: The east-facing parking stalls can be 16.5' in depth to the face of the curb, allowing for 1.5' of overhang over the curb. The west-facing parking stalls can also be 16.5' in depth to the face of curb as long as the adjoining sidewalk is also widened 1.5' to account for the overhang and not reduce the walking area. If the 18' stall depth dimension is kept, wheel stops should be installed to eliminate vehicle overhang.
12. Sheet C-2.0: The handicap sign for the northernmost handicap parking space should be positioned 8' to the south, in the middle of the proposed handicap space.
13. Sheet C-3.0: Label the existing pipe inverts to be plugged per MWRD requirements for the two existing sanitary manholes where the existing sanitary sewer main is being removed through the center of the property.
14. Sheet C-3.0: The proposed water service pressure connection shall be contained in a 5' minimum diameter valve vault. Show the valve vault on the plans.
15. Sheet C-3.0: Where will the water meter be located? The service line has an unmetered private hydrant shown.
16. Sheet C-4.0: Show the proposed grading contours along the east side of the parking lot to show how the proposed grading ties into the existing grading on the lot to the east.
17. Provide cut sheets or plan details from the manufacturer for the proposed StormTech system, including design loading criteria and proposed volume.
18. Sheet CX-1.1: Village Code requires fire hydrants at a maximum spacing of 330'. Add a fire hydrant somewhere between Station 1+50 and Station 2+75 on the new water main extension.
19. Sheet CX-1.1: Verify with the Public Works Department as to how they want the water main connection at the east end of the extension to be designed: whether to use a pressure connection and leave the dead end or eliminate the dead end and install a 90-degree elbow.


James J. Massarelli, P.E. 1/17/18
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number PC#17014

Project Name

Hearts Place PUD Amendment

Project Location

120-122 E Boeger Drive

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Previous Fire Department comments pertaining to this project should be considered part of this review.
- 2) The Fire Department must be able to open the gate in the back of the property at all times so any fire apparatus can drive through.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date January 11, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

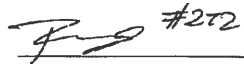
DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments
120 & 122 E. Boeger Dr.
Final Plat

Round 1 Review Comments

01/08/2018

1. **Character of use:**
-Nothing further
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
It does not appear that this project will create any traffic problems.
6. **General comments:**
 - What are the guidelines and specific procedures in place for afterhours needs of tenants? Please clarify and outline procedures on how tenants are to contact maintenance for building service issues; and how tenants in need or crisis are to contact their case manager if there is no full time management unit on site?
 - 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. 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.

 #272

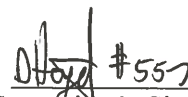
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

RECEIVED

JAN 09 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: UP Development, LLC
 900 W. Jackson Blvd. - Suite 2W
 Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich

 Contact Person: Alex Pereira
 Address: 900 W. Jackson Blvd. - Suite 2W
 Chicago, IL 60607
 Phone #: 312-870-4747
 Fax #: _____
 E-Mail: alex@updevelopers.com

P.I.N.# 03-08-100-054, 03-08-100-053
 Location: 120-122 E Boeger Dr.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ☒
 # of Lots: _____ Current: 2 Proposed: 1
 PUD: ☒ For: Amendment to PUD
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: 18
 1BR: 10 2BR: 3 3BR: 4 4BR: 1

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

1. GENERAL COMMENTS:

Complex must submit a recycling plan upon occupancy.
 Please see the attached comments from the Disability Services Coordinator.

Jeff Bohner 1/11/18
 Environmental Health Officer Date

James McCalister 1/11/18
 Director Date

Plan Review for Accessibility

Address: Hearts Place
120 & 122 E. Boeger Drive
Final Plat of Subdivision, Amendment to Preliminary PUD
(Ordinance #17-028), Density Variation, Parking Variation

Round 1 P.C. #17-014

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator 
(847) 368-5793

Date: January 11, 2018

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A0.1

1. Identify that the Gazebo is wheelchair accessible Per IAC Section 400.310(a)(1)(B).

Sheet A7.1 Include in the "Accessibility Notes" or "Door Hardware Schedule"

2. Specifications for accessible door hardware for levered-handled door openers, etc., per IAC Section 400.310(j)(8).
3. Specifications for Door Closers with opening forces in compliance with IAC Section 400.310(j)(10) for interior and exterior hinged doors.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

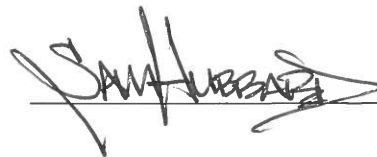
Petition #: P.C. <u>17-014</u>	P.I.N.# <u>03-08-100-054 & 03-08-100-053</u>
Petitioner: <u>Heart's Place, LP</u>	Location: <u>120 W Boeger Dr. & 5 W Dundee Rd</u>
<u>2001 Waukegan Rd., P.O. Box #480</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Techny, IL 60082</u>	Subdivision: <u> </u>
Owner: <u>Aleks and Dejan Nikolich (5 W Dundee)</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Brian Passmore (120 W Boeger Dr)</u>	PUD: <u>✓</u> For: <u>PSH Development</u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Richard Koenig</u>	
Address: <u>2001 Waukegan Rd., P.O. Box #480</u>	Land Use: <u> </u> Current: <u>Vacant</u>
<u>Techny, IL 60082</u>	Proposed: <u>Multifamily Bld</u>
Phone #: <u>847-564-2900</u>	Site Gross Area: <u>20,200 sqft</u>
Fax #: <u> </u>	# of Units Total: <u>18 units</u>
E-Mail: <u>rkoenig@hodc.org</u>	1BR: <u>10</u> 2BR: <u>8</u> 3BR: <u>8</u> 4BR: <u> </u>

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

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

Comments:

PLEASE SEE ATTACHED COMMENTS



1-16-18

Date



Planning & Community Development Dept. Review

January 14, 2018

REVIEW ROUND 1

Project: 120-122 E. Boeger Drive
Hearts Place PUD Amendment

Case Number: PC 17-014

General:

7. School, Park, and Library contributions will be required prior to the issuance of a building permit.
8. Please ensure that all plans to be resubmitted as a result of the Round 1 Village review comments include a revision date.
9. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date
10. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's.

Property Development and Use:

11. The submitted Tenant Selection Plan now lists battered woman and homeless as populations that the development will serve. Please clarify how these populations fit within the previously described parameters of supportive housing for individuals with disabilities. Please note that previous correspondence indicated that the development would not house individuals who were currently homeless, and one of the goals of the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community".
12. The Tenant Selection Plan describes the development as a "individual living building with a preference towards people with disabilities". It was our understanding that the building was to be strictly for people with disabilities. Please confirm this to be the case.
13. Per Condition 4b of the previous approval ordinance, please provide estimates for the minimum days and hours that the property manager and maintenance staff expect to be on premises during a typical week. Additionally, what are the expected days and hours that case managers/service providers expect to be on the premises during a typical week?

Zoning:

14. The Plan Commission and Village Board will have to approve the following:
 - An amendment to PUD Ordinance 17-028 to allow for the increase in units from 16 to 18. This amendment to the PUD shall also constitute final PUD approval.
 - Final plat of subdivision to consolidate the two lots into one lot.
 - A Variation from 5.1-8.4, Minimum Lot Size, to allow a 40,435 square foot lot where code requires a 43,200 sq. ft. lot.
 - A Variation from Section 11.4-1 to allow 33 parking spaces where code requires 37 parking spaces.

PC 17-014
120 & 122 Boeger Drive
Heart's Place

- 1) The condensing units must be fully screened with evergreens.
- 2) Per the Design Commission motion on April 6, 2017, item #5 requires that the Austrian Pines and the Hameln grasses be replaced with a different species. Also, per item #6, the trash enclosure must be masonry to match the building and not vinyl fencing.

02/20/2018

HEART'S PLACE

Applicant's Response to PUD Amendment Round 1 of Departmental Comments

Building & Life Safety Department

1. Elevator car specifications
Noted. The floor plan has anticipated this requirement.
2. Elevator shaft specifications
Noted.
3. Maximum total occupant load of tenants shall be 52 (doesn't include on-site employees)
Noted.
4. Restroom facilities provided for employees
One restroom is provided, as we do not expect more than 5 employees to be on-site at any given time.
5. Service disconnect specifications
Noted.
6. Electric room specifications
Noted.

Department of Building and Fire Safety

1. Previous Fire Safety comments
Previous comments have been addressed in current plans or will be addressed in the permitting phase.
2. Access to the Fire Department Connection
Please refer to attached email correspondence with Fire Safety Supervisor, Don Lay. The FDC location will shift north to provide access through the proposed sidewalk/entry. Landscape plantings will be revised to ensure ease of access in this area.

Public Works Department

1. Sanitary sewer maintenance
Per our meeting on 2/12, the sanitary services have been separated into two connections.
2. Fire hydrant
A fire hydrant has been added per Public Works & Engineering Department comments.

3. Water main depth
Noted.
4. Water main as built
This has been noted in General Note 8 of the Civil Engineering Plans.
5. Plumbing plans
Noted.
6. Sanitary sewer easement
The western manhole along the northern property line has been shifted slightly north to help the sewer more closely align with the center of the easement. Additional notes have been added to the plans to note that if the utilization of the existing manhole is not suitable for new connection, a new manhole will be installed and aligned in the center of the easement.
7. Landscaping along east side of drive
The landscape plan has been revised as requested.

Fire Department

1. Previous Fire Department comments
Previous comments have been addressed in current plans or will be addressed in the permitting phase.
2. Fire gate access
Noted.

Police Department

6. Afterhours emergency procedures and emergency information/contact card
For emergency building service issues afterhours, tenants will be provided an emergency management contact phone number. For afterhour emergencies of a medical nature, residents will follow the procedure for anyone experiencing such an emergency and call 911. Updated Emergency Information Card is enclosed.

Health Services Department

1. Recycling Plan
Noted.
2. Gazebo accessibility
The gazebo will be accessible.
3. Accessible door hardware specifications
Noted.

4. Door closers specifications
Noted.

Planning & Community Development Department

7. School, Park, and Library contributions
Noted.

8. Revision date on resubmitted plans
All enclosed plans include a revision date.

9. Final plat with signatures
As of recent meeting with The Engineering and Public Works Department, it was determined that a private easement for sewer line maintenance needs to be reflected in the plat. As such, applicant will submit an updated signed plat at a later date, and appear before Plan Commission a second time for approval of the updated plat, as discussed with Village staff. For now, the Plat that was provided in our original submission should be considered as a Preliminary Plat for Plan Commission review.

10. Final engineering and fees
As indicated by the Engineering Department, fees will be paid prior to Final Plat approval by Village Council.

11. Targeted populations – homeless persons
As noted previously, Heart's Place will not provide temporary shelter for homeless persons, and will not house currently homeless individuals. However, in accordance to Priority Need #2, Heart's Place will work with referral agencies and service providers to provide permanent homes to households in the community who are at risk of homelessness (including those who are victims of domestic abuse) or were formerly homeless, and are living with a disability. We acknowledge that the format of IHDA's Tenant Selection Plan does not allow for a clear differentiation of the two populations (currently homeless vs. formerly homeless or at-risk of homelessness); we have therefore updated the TSP and removed the 'homeless' and 'battered women' categories.

12. Targeted populations – persons with disabilities
As noted in the TSP under 'Tenant Type', the development is 'designated as housing exclusively for Special Needs Family'. The preferences noted are subordinate to this designation and, in this case, redundant as the building indeed exclusively serves households living with disabilities.

13. Typical staffing hours
During a normal week management staff will be on-site 3-5 days. Maintenance staff will be at the building at least three days per week to clean and conduct repairs for around 2-4 hours each visit. Property management staff will likely be present 1-2 days each week to talk with tenants, renew leases, complete paperwork and oversee work orders for around 1-3 hours depending on purpose. Most planned management staff visits will be during normal business hours in addition to emergency visits as needed. The amount of time to

be spent on-site by case managers and service providers will vary based on individual tenant's needs. Some residents may require daily interaction while others will need less frequent contact. It will be the responsibility of each partner provider agency to determine the needs of each resident to be independent.

14. Variations required

Noted.

15. Popeye's acknowledgment of needed improvements

Please see Popeye's owner's acknowledgement of the required improvements enclosed.

16. Construction staging plan

Updated construction staging plan enclosed.

17. AC condensing units

Item #7 of the Preliminary PUD ordinance states that 'Petitioner shall work with Staff to relocate and screen mounted condensing units to the northwest corner of the property to the extent feasible.' During discussions with the Plan Commission, it was agreed that limits on the length of refrigerant piping made it impossible to move *all* of the condensing units to the rear of the building. Instead, it was agreed that the units adjacent to the gazebo would be moved to the north end, while the remaining units would remain on the south end but be properly screened as required by the Design Commission. The site plan provided in our previous submission reflects this understanding.

18. Bicycle parking rack

Noted. As this was the only required change to site plans at this stage, we are not providing an updated plan, but the permitting plans will include a bike rack on site, as required.

19. Updated resident car ownership information

As of January, 2018:

Philhaven has 49 occupied units and 18 households own a vehicle

Myers Place has 38 occupied units and 14 households own a vehicle

Axley Place has 13 occupied units and 7 households own a vehicle

Design Commission

1. Screening of condensing units

Condensing units are screened with evergreens trees and shrubs as well as the perimeter wood fencing.

2. Landscaping and trash enclosure

Noted. The trash enclosure has been redesigned to include masonry that matches the building, at the base of the enclosure. Landscaping plans have been revised as requested.

February 20, 2018

Village of Arlington Heights Building Services Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005



Re: 120-122 W Boeger Drive – PUD Amendment Round 1 (PC#17-014)
Hearts Place

In response to your comment letter dated January 23, 2018, subsequent emails and meetings, we offer the following:

Engineering

1. The Engineer's Opinion of Probable Cost was included in the submittal. A letter will be generated detailing the Engineering fees and deposits required for this project.

RESPONSE: Noted.

2. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be provided for review to final engineering approval. The signed executed OUMA must be provided directly to the Engineering Department before permit approval.

RESPONSE: A preliminary OUMA is attached. Per discussion with the Building & Life Safety and the Engineering Department, a signed document will be furnished upon land acquisition and further coordination.

3. The stormwater detention calculations provided are acceptable.

RESPONSE: Noted.

4. Provide written certification from StormTech that the planned system has been designed to the AASHTO HS-25 loading standard.

RESPONSE: Per coordination with Mike Pagones in the Engineering Department, the HS-25 Loading letter from Stormtech provided in the previous submittal is acceptable.

5. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cutoff, and no wall pack style fixtures will be permitted.

RESPONSE: A photometric plan has been included in this submittal. See attached photometric with product data for proposed fixtures.

6. Plans for the public sanitary sewer relocation are acceptable. Permits from the MWRD and the IEPA are required for the new public sanitary sewer main. Work directly with the Engineering Department for the submittal requirements for these permits.

RESPONSE: The plans have been revised in coordination with Public Works and Engineering Staff. The sanitary sewer that services Popeye's (7 W. Dundee Road) will be relocated to the west side of the property and become a private service. The private sanitary sewer that will service the proposed building will connect directly to Village sewer independent of Popeye's relocation. All

applicable MWRD Permit Application documents will be included with the submittal to the Engineering Department.

7. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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: As a result of sanitary sewer(s) revisions mentioned in response #6, this item will be submitted under separate cover pending further coordination with Village staff and associated parties.

8. It is understood that coordination with the owner of the Popeye's Restaurant is underway. The required pavement work on the Popeye's property must be completed prior to the issuance of any temporary or permanent occupancy for the subject project. Please note that the Final Plat of Subdivision will not be signed until a written document is provided, signed by both parties, acceptably documenting how this will be accomplished.

RESPONSE: Noted, the requested document has been included in the submittal.

9. The alternate hatching for the public sidewalk vs. the private sidewalk is acceptable.

RESPONSE: Noted.

10. Sheet C-2.0: The public sidewalk shall take precedence over the curb through the driveway. Stop the curb on either side of the public sidewalk.

RESPONSE: The plans have been revised as requested.

11. Sheet C-2.0: The east-facing parking stalls can be 16.5' in depth to the face of the curb, allowing for 1.5' of overhang over the curb. The west-facing parking stalls can also be 16.5' in depth to the face of curb as long as the adjoining sidewalk is also widened 1.5' to account for the overhang and not reduce the walking area. If the 18' stall depth dimension is kept, wheel stops should be installed to eliminate vehicle overhang.

RESPONSE: Parking lot geometry has been revised in accordance with the suggestions above. East facing stalls are 16.5' in depth to the face of curb with 1.5' of overhang. West facing stalls are also 16.5' in depth to the face of curb with 1.5' of overhang, the remaining walking area maintains a minimum width of 5' including the 1.5' of overhang from the face of curb.

12. Sheet C-2.0: The handicap sign for the northernmost handicap parking space should be positioned 8' to the south, in the middle of the proposed handicap space.

RESPONSE: The plans have been revised as requested.

13. Sheet C-3.0: Label the existing pipe inverts to be plugged per MWRD requirements for the two existing sanitary manholes where the existing sanitary sewer main is being removed through the center of the property.

RESPONSE: The plans have been revised as requested. The existing sewer will be abandoned in place per Village and MWRDGC standards.

14. Sheet C-3.0: The proposed water service pressure connection shall be contained in a 5' minimum diameter valve vault. Show the valve vault on the plans.

RESPONSE: The plans have been revised as requested.

15. Sheet C-3.0: Where will the water meter be located? The service line has an unmetered private hydrant shown

RESPONSE: The water meter will be located inside the building. Per coordination with Village staff, the fire hydrant has been revised to be located in Village ROW.

16. Sheet C-4.0: Show the proposed grading contours along the east side of the parking lot to show how the proposed grading ties into the existing grading on the lot to the east.

RESPONSE: The plans have been revised as requested.

17. Provide cut sheets or plan details from the manufacturer for the proposed StormTech system, including design loading criteria and proposed volume.

RESPONSE: Per coordination with the Engineering Departments, the details were previously provided and accepted on the Building Permit Submittal plans. The details can be seen on C6.2 & C6.3

18. Sheet CX-1.1: Village Code requires fire hydrants at a maximum spacing of 330'. Add a fire hydrant somewhere between Station 1+50 and Station 2+75 on the new water main extension.

RESPONSE: The plans have been revised as requested.

19. Sheet CX-1.1: Verify with the Public Works Department as to how they want the water main connection at the east end of the extension to be designed: whether to use a pressure connection and leave the dead end or eliminate the dead end and install a 90-degree elbow.

RESPONSE: Per discussion with the Public Works Department, this item will be coordinated prior to construction. Notes detailing the coordination have been added to the water main Plan & Profile sheet to notify the VoAHPW prior to installation.

If you have any questions or need any additional information please contact me at 847-223-4804 ext. 24.

Eriksson Engineering Associates, Ltd.



Cade Fontana
Design Engineer

Cade Fontana

From: Lay, Donald <dlay@vah.com>
Sent: Tuesday, January 23, 2018 10:26 AM
To: Cade Fontana
Subject: RE: Heart's Place - 120-122 W Boeger Drive

Cade
The proposal is acceptable.
Don

From: Cade Fontana [<mailto:cfontana@eea-ltd.com>]
Sent: Tuesday, January 23, 2018 9:04 AM
To: Lay, Donald <dlay@vah.com>
Subject: Heart's Place - 120-122 W Boeger Drive

Don,

Per our telephone conversation, please see the attached sketch of the geometry plan and the associated plan review comment. Due to the limited parking layout variations, the addition of a no parking sign in front of the FDC location would result in the loss of an accessible space or overall parking count. Although we understand that a vehicle can occupy any portion of the accessible space per code, it is our experience that drivers typically do not park in the cross hatched area of the 16' space. In lieu of the no parking sign, we request that this cross hatched area will be sufficient to provide access to the FDC location. In addition, coordination with the MEP/Architect is in progress to shift the FDC location a few feet north so that unobstructed access can be maintained through the proposed sidewalk/entry area. Landscape plantings will also be coordinated to ensure ease of access.

Respectfully,

Cade Fontana
Design Engineer
p 847.223.4804. Ext. 24

ERIKSSON ENGINEERING ASSOCIATES, LTD.
Civil Traffic & Parking Landscape Architecture | www.eea-ltd.com
145 Commerce Dr., Ste. A Grayslake, IL 60030

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ACKNOWLEDGEMENT AND CONSENT

The undersigned, being the owner of the land commonly referred to as 7 W. Dundee Road in Arlington Heights, Illinois (PIN 03-08-100-052) (the "Easement Property"), hereby consents to the following:

Employees, representatives, contractors, sub-contractors, and other similar agents of Heart's Place, LLC, being the owner and developer of Heart's Place Apartments, a residential development to be located at 120 W. Boeger Drive in Arlington Heights, Illinois (the "Development Property"), performing any and all work necessary to construct those improvements requisite to satisfy the easement granted to the Village of Arlington Heights for ingress/egress across the Easement Property, such work being described as the installation and construction of an asphalt paver connection across the northeast end of the Development Property across the southeast end of the Easement Property, as to create a paved connection for the ingress/egress of the Village Fire Department's vehicles, such connection being further identified on Exhibit A attached hereto.

This consent is being delivered on the condition that the owner of the Development Property pay for those costs associated with the improvements described herein.

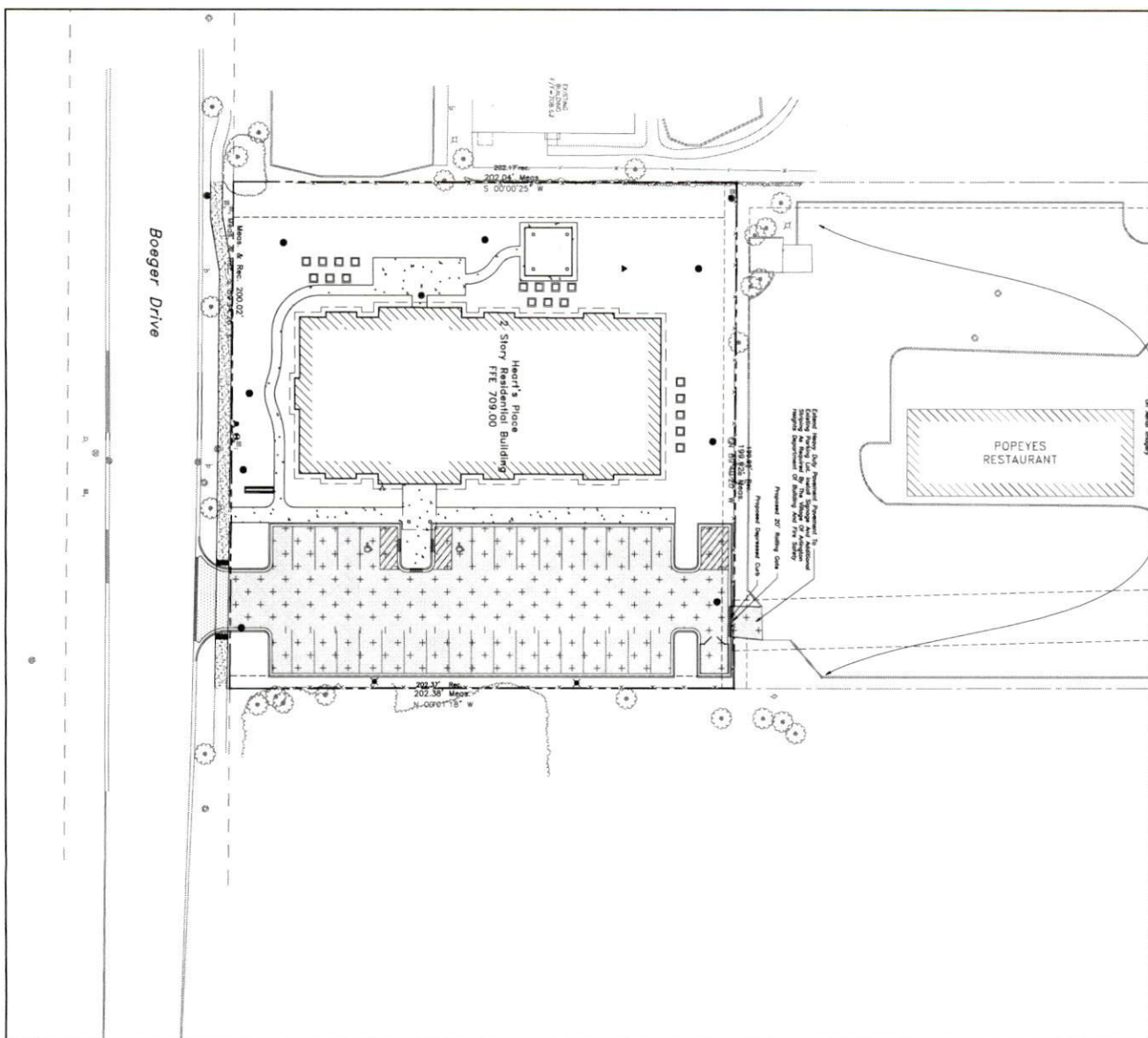
OWNER:

Dated: 1/18/18

By: 
Title: president

Exhibit A

[Exhibit begins on the following page]



Margaret Everding

451 Saddlebrook Dr.
Vernon Hills, IL 60010

To: Village of Arlington Heights
Ms. Robin Ward
Mayor Thomas W. Hayes
Board of Trustees
Plan Commission
Plat and Subdivision Committee
Office of the Village Clerk

Date: February 13, 2018

Re: Protest of the Hearts Place Apartments

To Whom It May Concern,

Please be advised that I am the owner of the property located at 110 Boeger Road. Said property is presently occupied by La Joie Daycare, LLC. The proposed Hearts Place Apartments at 120 Boeger Road is directly next to my property.

Referencing Zoning Regulation Chapter 28 Section 28-18.3 I strongly protest this project and the zoning change to institutional along with the multitude of variations.

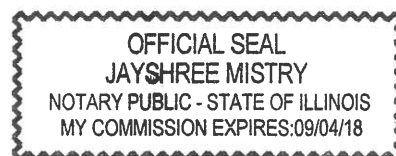
My late husband worked his entire life to provide for us and purchased this property for our retirement income. He was in the construction business and selected this site in Arlington Heights because Arlington Heights was always very strict with their zoning laws which preserved land values. Last time this project was proposed, our tenant at the time, Kindercare, vacated the building rather than have a public zoning fight. This left us with a vacant building, a very high tax bill, and no income. Suffering a stroke and being bound to a wheel chair this created an enormous amount of mental and physical stress for him. He worked very hard to replace the tenant with La Joie Daycare at a discounted rent and unfortunately passed away as the lease was being negotiated. I, along with La Joie Daycare, have invested a substantial amount of money into improving the property. La Joie Daycare has struggled to build their client base and pay even their discounted rent. I am 82 years old, now bound to a wheelchair and spent 5 of the last 6 years unsure if they would make the rent payment. This is my only source of income. They have finally built their business to thrive and recently signed another lease. This will cause great financial and emotional hardship and I beg of you to not put me through that again.

Please file this letter as my protest to the Hearts Place Apartments.

Yours truly,

Margaret Everding
Margaret Everding

Jayshree Mistry



2/15/2018



Item: Sigwalt Apartments/CA Ventures - 45 S. Chestnut Ave.- PC#17-016

Department: Planning & Community Development

Requested Action

1. A rezoning from R-3, One-Family Dwelling District into the R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required

1. Multiple Variations, see Appendix I.

Recommendation

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the following items:

- A rezoning from R-3, One-Family Dwelling District into the R-7, Multiple-Family Dwelling District
- A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
- Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

And the following Variations:

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
3. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.

4. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
6. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
7. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
8. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
9. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.
10. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front (east) yard setback.
11. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

This approval shall be subject to the following conditions:

1. Overhead utilities along Sigwalt Street west of Highland Avenue and east of Chestnut Avenue shall be buried unless Commonwealth Edison and the Village deems that it is not feasible, in which case the overhead utilities will need to be relocated to the south side of Sigwalt Street.
2. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
3. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
4. The petitioner shall provide a final construction schedule/phasing plan, including detailed information on street closures, at time of building permit for review and approval by staff.
5. The petitioner shall comply with the August 15, 2017, motion of the Housing Commission to provide a \$300,000 fee in lieu of the providing the 12 affordable housing units (\$25,000 for each unit) to be paid at the time of building permit.
6. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.

7. The Petitioner shall enter into an agreement with the Village that assigns the responsibility of snow removal within the on-street parking spaces and loading spaces (located along the north side of Sigwalt Street east of Chestnut Avenue and west of Highland Street) to the owner of the subject property.

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

ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
Public Notice	Correspondence
Aerial	Exhibits
Design Evolution	Exhibits
Conceptual Plan Review Minutes 1/24/18	Minutes
VB Early Review Minutes - 12/4/17	Minutes
DC Minutes 1/23/18	Minutes
DC Minutes 1/9/18	Minutes
DC Staff Report 1/9/18	Board or Commission Report
Project Narrative	Correspondence
Plat of Survey	Exhibits
Architectural Plans	Exhibits
Engineering EOPC	Exhibits
Engineering Plans - Exhibit R	Exhibits
Engineering Plans	Exhibits
Final Plat of Subdivision	Exhibits
Fire Truck Turning Exhibit	Exhibits
Market Study	Exhibits
Staging Plan Narrative & Plans	Exhibits
Stormwater Calculations	Exhibits
Traffic Study	Exhibits
Justification for PUD & Variations	Correspondence
Neighborhood Meeting #1	Correspondence
Neighborhood Meeting #2	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Comments - Round 2	Correspondence
Resident Feedback	Correspondence
Resident Petition Against Project	Correspondence



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

File Number: PC #17-016

Project Title: Sigwalt Apartments/CA Ventures

Address: 37-45 S. Chestnut St., 36-40 S. Highland St.

PIN: 03-30-425-021 thru 023, 03-30-425-012 thru 014

To: Plan Commission

Prepared By: Sam Hubbard,
Development Planner

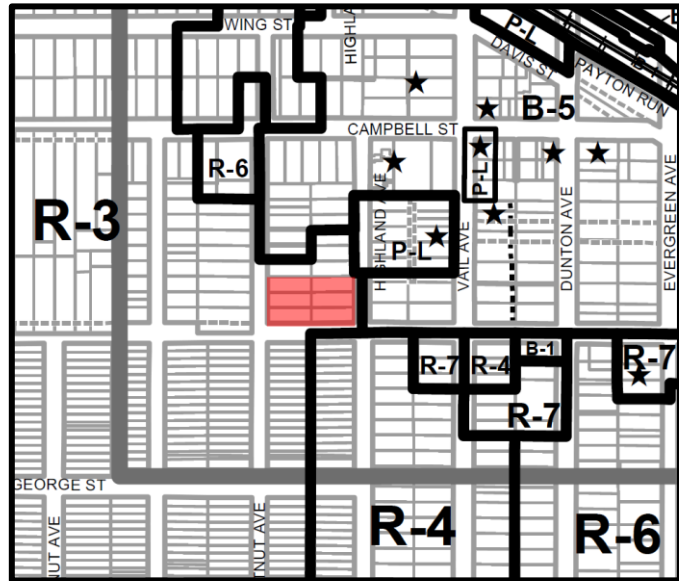
Meeting Date: February 28, 2018

Date Prepared: February 23, 2018

Petitioner: Michael Porto
CA Ventures

Address: 130 E. Randolph St. – Ste. 2100
Chicago, IL 60601

Existing Zoning: R-3: One-Family
Dwelling District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Vacant	Mixed Use
South	R-3: One-Family Dwelling District, R-4: Two-Family Dwelling District	Single Family	Single Family Attached; High Density Multi Family
East	B-5: Downtown District	AT&T Offices, Parking	Mixed Use
West	R-3: One-Family Dwelling District	Single Family	Single Family Attached

Requested Action:

1. A rezoning from R-3, One-Family Dwelling District into the R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required:

1. Multiple Variations, see **Appendix I**.

Project Background:

The subject property consists of six lots of record comprising a total of 41,987 square feet (0.96 acres) and is approximately one-third of the larger "Block 425", which is the area of land bounded by Sigwalt Street to the south, Campbell Street to the north, Highland Avenue to the east, and Chestnut Avenue to the west. Block 425 has sat vacant and undeveloped for several years. As it is an important piece of downtown, one of the Board's 2017 Strategic Priorities is to facilitate development of Block 425. Currently, the subject property is zoned R-3, One-Family Dwelling District.

CA Ventures, an international developer based out of Chicago, is proposing consolidation of the six lots into one property to accommodate the construction of a five-story 80-unit residential rental development with parking located on the first floor (51 spaces) and within the basement (69 spaces). The units would consist of 35 one-bedroom units (44%) and 39 two-bedroom units (49%), and 6 three-bedroom units (7%). One-bedroom units would range between 745 square feet and 810 square feet in size, two-bedroom units would range between 955 square feet and 1,332 square feet in size, and the three-bedroom units would range between 1,383 square feet and 1,438 square feet in size. The second level of the building would contain an outdoor amenity deck, including patio furniture, landscaping, a pergola/trellis and two barbeque grills. Residential units would be located on all floors except the basement. CA Ventures has stated that they plan to develop and manage this project for the long-term, and they do not anticipate developing and selling the building. The total cost of construction is estimated at 17.5 million dollars.

Access to the site would come from Highland Avenue, which would provide entry/exit to the interior garage. Two on-street parking spaces along Highland Avenue would be removed to accommodate the garage entrance (there are currently five on-street parking spaces along Highland Avenue adjacent to the site). An on-street loading space for deliveries/move-ins/move-outs is proposed along the north side of Sigwalt Street adjacent to the front entrance of the building, and seven on-street parking spaces would be added to the north side of Sigwalt Street as well. There are currently no on-street parking spaces along Sigwalt Street abutting the subject property, however, on-street parking along the north side of Sigwalt exists on the adjacent block to the east. The development would result in a net increase of five street parking spaces and one loading space.

Based on input from Village staff, the Village Board, and nearby residents, the proposed development has undergone several changes since first being presented to staff in early 2017. **Table I** below provides a breakdown of the development at different stages, and a detailed description of the plan modifications is included in the following section:

Table I: Development Characteristics

	FEBRUARY 2018 CURRENT PLAN PRESENTED TO PLAN COMMISSION	OCTOBER 2017 PLAN PRESENTED TO VILLAGE BOARD FOR FINAL APPROVAL	APRIL 2017 PLAN PRESENTED TO VILLAGE BOARD FOR EARLY REVIEW
Floors	5	5	5
Dwelling Units	80	88	86
Parking Spaces	120 (1.5 spaces per unit)	110 (1.25 spaces per unit)	98 (1.14 spaces per unit)
Parking Spaces needed in Vail Garage to conform to 1.5 spaces per unit requirement	0	22	31

Plan Modifications:

A previous version of this project appeared before the Plan Commission on September 22, 2017, and received a recommendation of approval by a 4-3 vote. Ultimately, the project was denied by the Village Board. Since this meeting, the petitioner has revised their proposal to address concerns raised by the Plan Commission, Village Board, and surrounding community. The following is a summary of the salient changes to the plans:

- Recessed the 5th floor
- Reduced the building height
- Reduced the development density
- Increased the amount of on-site parking

- Altered the building setbacks
- Modified the front retaining walls
- Reduced the overall number of bedrooms
- Increased the parking space sizes
- Provided additional on-street parking spaces
- Shifted the location of the loading zone

More specifically, the developer has proposed a recessed fifth floor, which will help to soften the mass of the building when viewed from the street. On the Sigwalt Street side, the fifth floor has been pushed 13 feet in from the southern face of the building. On the Highland and Chestnut Avenue sides, the fifth floor has been pushed in by 10 feet. On the north side, portions of the fifth floor at the corners have been pushed in by 10 feet from the northern edge of the building. Additionally, the building has been shifted slightly to the east to increase the separation between the building and the single-family residential areas to the west. The number of units has been reduced from 88 to 80, and the proposed bedroom mix has been modified. The number of on-site parking spaces has increased from 110 to 120 spaces, which now complies with the parking regulations within the R-7 District. Additionally, the Sigwalt Street building setback has been increased to 20 feet in order to comply with code requirements, and the height of the building has been reduced to 60 feet to comply with the R-7 height requirement.

As a result, the overall number of required variations has decreased from 15 variations (as approved by the Plan Commission in September of 2017) to 11 variations under the current proposal. A summary of the key modifications to the plans is shown in **Table II** below, and a list of the overall required variations is included within **Appendix I** located at the end of this report. For reference, a strikeout version of the previously requested variations is included within **Appendix II** at the end of this report.

Table II: Plan Modifications

	Previous Proposal	Revised Proposal	Code Requirement
Total Number of Units	88	80	53 (per proposed bedroom mix)
1-Bdrm	38	35	-
2-Bdrm	50	39	-
3-Bdrm	-	6	-
Overall Number of Bedrooms	138	131	-
Dwelling Units Per Acre	97	88	
Required Minimum Lot Size (density)	67,800 sq. ft.	61,500 sq. ft.	-
Proposed Minimum Lot Size (density)	39,587 sq. ft.	39,587 sq. ft.	-
Setbacks			
North (side)	5'	5'	35'
South (exterior side)	18.3'	20'	20'
East (front)	10.5'	6.7'	45'
West (front)	16.3'	20'	45'
F.A.R.	253%	242%	200%
Building Lot Coverage	72%	72%	45%
Height	62.5'	60'	60'
Number of Parking Spaces	110	120	120
Parking Spaces Per Unit	1.25	1.5	1.5
Loading Space	On Highland Ave.	On Sigwalt St.	One Loading Space
Number of On-Street Parking Spaces	1 (loss of 4 existing spaces)	10	-

Actions to Date

The petitioner has appeared before multiple boards/commissions to present their revised proposal prior to appearing before the Plan Commission. Below is a summary of all previous actions.

Early Review

On December 4, 2017, the petitioner appeared before the Village Board for an Early Review of the modified proposal. Overall, the Village Board was appreciative of the proposed changes and felt that the current version of the project was an enhancement over the previous version. Minutes from this meeting are attached.

Conceptual Plan Review Committee

The Conceptual Plan Review Committee met on January 24, 2018, to consider the revised proposal. The Committee believed that the proposed modifications were an improvement to the plan, and that the changes to make the on-site parking conform with code requirements had addressed some of their previous concerns. The minutes from this meeting are attached.

Housing Commission

On August 15, 2017, the Housing Commission met to discuss the proposed development. At that time, the petitioner was proposing 88 units within the development, and per the Village's Affordable Housing Policy, 15% (13 units) of the 88 units were required to be affordable. In lieu of providing these units, the developer agreed to provide \$25,000 for each of the 13 required affordable units not provided, for a total of \$325,000. The Housing Commission made a positive recommendation to the Village Board and the meeting minutes are attached. As the petitioner has reduced the overall number of units proposed, only 12 affordable units are now required. Therefore, the required affordable housing "fee in-lieu-of" payment is reduced to \$300,000, which is consistent with the Housing Commission approval since the per unit amount remains the same (\$25,000 per unit).

Neighborhood Meeting

Since the previous Plan Commission hearing, the petitioner has held two separate neighborhood meetings to introduce the revised 80-unit building with the recessed fifth floor to surrounding residents. The first meeting occurred on December 20, 2017, and was intended primarily for single-family neighbors located immediately west and south of the subject property. For this meeting, the petitioner notified every property owner within 250 feet of the subject property, as well as additional areas to the south and west that were beyond the 250-foot distance. A summary of this meeting is attached. On January 25, 2018, the petitioner held a second neighborhood meeting for the residents of condo buildings to the north and to the east of the subject property. This meeting was scheduled since it had been brought up during the first neighborhood meeting that certain condo buildings to the north and east were slightly outside of the 250' mailing area and weren't invited to the first meeting but would still be impacted by the proposed development. During this meeting, certain infrastructure concerns were identified relative to flooding and power capacity. Staff has followed up on both of these issues and information relative to these items is included within the Infrastructure section of this report. A summary of the second neighborhood meeting is also attached. Finally, Planning and Community Development staff also met with a small group of neighbors on February 9, 2018.

Design Commission

The petitioner presented the revised development to the Design Commission on January 9, 2018. This meeting resulted in a 3-2 vote to recommend denial of the project. In their motion, the Design Commission expressed that they were generally in favor of the aesthetics of the building (with recommendations for minor modifications), however, they expressed concerns regarding neighborhood compatibility, the requested variations, and conformance to the Comprehensive Plan.

Since the January 9th meeting, In-House Counsel Robin Ward discussed with the Design Commission what their role is relative to projects that also must appear before the Plan Commission and Village Board. Essentially, the role of the Design Commission is limited in these instances, specifically, the Design Commission should consider **only** the architecture/aesthetic of a proposed structure, and review of the harmony and compatibility of a structure in relation to the surrounding neighborhood, as well as any variations requested by the petitioner, is left up to the Plan Commission to consider.

The Design Commission passed a motion to reconsider the project at their next meeting on January 23, 2018. In consideration of only the architecture and aesthetic of the proposed building, the Design Commission voted 4-1 in favor of a recommendation of approval, subject to certain recommendations relative to the color of the fiber cement siding, the addition of windows, and the color of the entrance canopy and 2nd floor pergola. The Design Commission also encouraged the Plan Commission and Village Board to take under consideration the harmony and compatibility aspect of the development.

A copy of the minutes from both meetings have been included within the packet for the Plan Commission. It should be noted that the Plan Commission should not review the architectural merit and aesthetics of the development as that is the responsibility of the Design Commission.

Zoning, Comprehensive Plan, Downtown Master Plan

The subject property is currently zoned R-3, One-Dwelling Residential District. In order to proceed with the development, the site must be rezoned into the R-7, Multiple-Family Dwelling District. Staff notes the following with regards to the proposed rezoning:

2015 Comprehensive Plan:

- The Comprehensive Plan designates this property as “High Density Multi-Family”, which is appropriate for the R-7 Multiple-Family Dwelling District classification. The proposed rezoning is therefore consistent with the Comprehensive Plan land use designation.
- The R-7 District allows for high density and intensive use of land. Land Use Policy #2 states that “Intensive developments should be limited to the downtown area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections, or in conjunction with an approved redevelopment plan”. The location of the subject property is within the downtown area, in close proximity to the Arlington Heights Metra station, and the R-7 zoning classification will facilitate a high density use of land compatible to Land Use Policy #2.

2007 Downtown Master Plan:

- One of the objectives of the Downtown Master Plan is to “Strengthen downtown’s residential base by encouraging additional residential development”. The proposed rezoning is consistent with this objective as it will facilitate a high density residential development that will strengthen the downtown residential base to a greater extent than single-family homes, which are allowed under the current R-3 zoning.
- The Downtown Master Plan calls for redevelopment of Block 425, and Recommendation #1 within the plan calls for Block 425 to be redeveloped as “mixed-use on northern three-quarters of block transitioning to 4 to 6 stories on the southern quarter of block.” The proposed 5-story building is consistent with this recommendation.

Up until an amendment to the Comprehensive Plan in 1997, the subject property was shown as appropriate for mixed-use development, which correlates to B-5 Downtown District zoning and would have allowed a more intense use of land and structures up to 140 feet tall. However, this classification was revised during the 1997 amendment, which resulted in the current “High Density Residential” designation. The rationale was to have this property act as a transitional zone to the residential areas to the south and east. The proposed development is compliant with this designation and will function as a transitional zone from the more intense uses of land at the north and east, to the less intense uses of land to the south and west. As a transitional development, the project is harmonious and compatible to both the downtown district at the north and east, and the single-family residential district to the south and west. When the Comprehensive Plan was updated in 2015, the “High Density Residential” designation was retained.

Furthermore, when the Downtown Master Plan was adopted in 2007, which involved a 19-person task force and 31 public meetings, this site was specifically considered relative to its proximity to downtown and the neighboring

single-family homes. The result of this process was the recommendation that the subject property be developed with a 4-6 story building, and as stated above, the proposed building is consistent with this recommendation.

Based on the compatibility of the rezoning with the Comprehensive Plan and Downtown Master Plan, the Staff Development Committee is supportive of the proposed rezoning.

Plat of Subdivision

The petitioner has submitted the Final Plat of Subdivision showing the consolidation of the six lots into one lot to accommodate the proposed development. Staff has reviewed the Plat and found it in compliance with all applicable codes. As part of the subdivision, the petitioner is required to dedicate land on both the east and west side of the subject property for roadway Right-of-Way purposes and this dedication has been shown on the Plat. All required engineering fees, bonds, and deposits have been submitted.

PUD Variations

For variations requested in conjunction with a PUD, the variations must meet a certain set of criteria as outlined in Section 9.5 of the Zoning Code. Specifically, this section states that the Plan Commission has the authority to grant variations within a PUD if such variations “will not exercise a detrimental influence on the surrounding neighborhood”, and that “variations shall be justified when the other characteristics of the development exceed the minimum standards of the Municipal Code.” In their consideration of PUD variations, the Plan Commission shall contemplate the following items relative to the development:

- **The provision for indoor and outdoor recreations facilities, which should be proportional to the size and density of the Planned Unit Development.**
- **The conservation of natural resources such as flood plains, wet lands and wooded areas.**
- **As much as possible, the preservation of the natural drainage and floodwater retention.**

The petitioner has provided a response to the above criteria, which has been included in the packet for the Plan Commission. In regards to these standards, the following points were considered:

- The proposed development is a transition between the downtown areas to the north and east and the single-family homes to the south and west, and the five-story building (with a recessed fifth floor) complies with the height requirements of the R-7 District and is compatible with the Downtown Master plan and Comprehensive Plan. As such, the building helps to achieve the goals of these plans, and as a transitional building, the development will not have a detrimental influence on the surrounding neighborhood.
- Other five-story R-7 developments have been built south of Sigwalt Street within the predominately single-family neighborhood. Sigwalt Street and Chestnut Avenue separate the proposed development from neighboring residential homes.
- The courtyard orientation of the 2nd through 5th floors on the southern elevation provides relief from the bulk and mass of the building as viewed from the south, which helps to mitigate some of the requested variations. This courtyard design is not a code requirement and is an area of the development which exceeds the minimum standards of the code.
- The courtyard feature also allows for the proposed outdoor amenity deck, which will offer exterior recreation opportunities for building residents and conforms to the PUD standard relative to outdoor recreation as outlined.
- Where feasible, the petitioner will bury certain overhead utility lines along Sigwalt and will provide streetscape improvements to the parkway along Highland and Sigwalt. These aspects are not strict code requirements and are portions of the design that exceed minimum standards and will enhance the existing street aesthetic.

- The developer has proposed a green roof on the one story garage ramp bump out on the northern elevation. Green roofs are encouraged for their impact on stormwater runoff and their aesthetic value, but are not required by code.
- Additional outdoor patios or landscaping may be added to the recessed fifth floor area to provide an amenity space for residents with 5th floor units.
- There are no natural features on the property that warrant conservation of wetlands and wooded areas.
- The proposed building will incorporate an underground detention vault that will capture stormwater runoff. The existing site does not have any area that provides notable floodwater retention.

Variations

Staff has analyzed the development in relation to the requirements within the R-7 District and determined that multiple variations are needed (outlined in **Appendix I**). The petitioner has provided written justification for the requested variations as based on the hardship criteria outlined in the Village's Zoning Ordinance, more specifically:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

The petitioners written justification is contained within the packet provided to the Plan Commission.

In analyzing these variation requests, the Staff Development Committee has considered the context of the subject property location, which is separated from adjacent single-family residential uses by streets to the west (Chestnut Avenue) and to the south (Sigwalt Street). To the east, the subject property is separated from the neighboring office uses by Highland Avenue. It is important to note that no portion of the subject property directly abuts any single-family zoning district that contains a single-family home. These street separations help to provide a buffer from the single-family residences to the south and west, which helps to mitigate the impact of the development on these areas.

Moreover, the 2015 Comprehensive Plan allows for "Single-Family Attached" uses (i.e. townhomes) on the land located immediately west of the subject property on the west side of Chestnut Avenue, as well as on the southeast corner Sigwalt Street and Chestnut Avenue. To the south of the subject property (at the southwest corner of Highland Avenue and Sigwalt Street), the Comprehensive Plan allows for High Density Multi-Family uses. The southwest corner of Highland Avenue and Sigwalt Street would not likely be appropriate for a development at a similar scale to the current proposal as that site is directly abutting existing single-family homes and is not separated from these homes by a street. Furthermore, there are several areas of existing R-7 zoning located south of Sigwalt Street that contain five-story buildings which directly abut single-family homes. As noted, the subject site does not have the same relationship to neighboring single-family residential properties as it is separated by a street on three sides. The southern portion of Block 425 defines the edge of downtown as has been envisioned for many years.

Zoning District Size

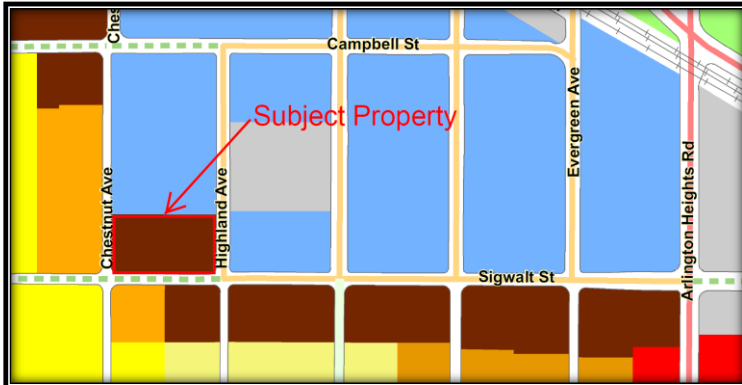
One of the variations relates to the size of the R-7 Zoning District, which in this instance will be 1.39 acres where code requires a minimum of 2 acres for land within the R-7 District. Therefore, the following variation is needed:

- **Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approximately 1.39 acres where code requires a minimum of 2 acres for the R-7 District.**

The minimum R-7 district size is primarily intended to limit instances of spot zoning on smaller properties that may be contiguous with the B-5 District. However, the Comprehensive Plan designates the site as one part of a larger strip of R-7 zoned land that is contiguous to the subject property, and when considered in sum, this strip of potential R-7 zoning is well over two acres in size. **Map I** (below) illustrates this area, with the subject property outlined in red, the

brown areas indicating properties appropriate for the R-7 District, and the blue properties as appropriate for B-5 Downtown District zoning:

Map I – Subject Property and Adjacent Comprehensive Plan Land Designations



When the vision of the Comprehensive Plan is realized, the subject property will no longer be an isolated pocket of R-7 zoning and the variation will no longer be applicable. Additionally, this property is unique in that in order to comply with the Comprehensive Plan designation of “High-Density Residential”, R-7 zoning is required and a variation is needed. For these reasons, the Staff Development Committee is supportive of the requested variation.

Density

For each of the one-bedroom, two-bedroom, and three-bedroom unit types, the building offers several different layouts which adds to the uniqueness of the development. According to the Village's Zoning Ordinance, the maximum number of units allowed is based on the bedroom mix and the size of the property. Based on the petitioner's bedroom mix, which consists of 35 one-bedroom units, 39 two-bedroom units, 6 three-bedroom units, a lot area of 61,500 square feet is required per the R-7, regulations. The lot size of the proposed development is 39,587 square feet. Therefore, the following variation has been requested:

- **Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.**

The petitioner is required to dedicate land on both the Highland Avenue side of the site and the Chestnut Avenue side of the site for public Right-of-Way (ROW) in order to bring those ROW's into compliance with minimum standards for ROW width. This dedication reduces the size of the lot and consequently contributes to the density variation. The land area of the required dedication translates to the loss of four one-bedroom units per density allowances.

In addition, staff notes that the average household size within the United States has been declining for many decades. The US Census reports that in 1970, the national average household size was 3.1 persons (the R-7 density regulations were established in 1972). By 2012, the national average household size had dropped to 2.6 persons per household. This trend holds true in Arlington Heights, where the Census Bureau data shows the average household size in Arlington Heights was 2.58 persons in 1990 (including both renter and homeowner household sizes), but had dropped to 2.41 persons by 2010 (see **Appendix III**).

Data on renter household size in Arlington Heights is only available for 2000 and 2010, and this data shows the size of renter households as smaller than that of homeowner households (1.91 in 2000 and 1.93 in 2010). Furthermore, these renter household statistics are based on all forms of rental housing, including single-family homes, and it is assumed that single-family homes are generally preferable for larger families in comparison to rental apartment forms of housing. If the data could be isolated to show only rental multi-family households, staff expects that the average persons per household would be smaller than 1.93.

Considering this data, staff believes that the density regulations of the R-7 district are somewhat obsolete in that they are based on average household sizes that are no longer applicable today. Statistically, the proposed development will not yield as many residents today as it would have in the 1970's when the density regulations were established.

Furthermore, staff notes that the proposed development, even at the proposed density, is significantly less than what could be constructed in the B-5 Zoning District, which is the zoning classification for the majority of the remainder of Block 425 (B-5 zoning applied to the subject property would allow 112 units based on the unit mix). Therefore, the proposed density of the subject property will still allow the site to function as a transition between the remainder of Block 425 and the single-family neighborhoods to the south and west.

Finally, the subject property is the only R-7/High Density Residential area along the north side of Sigwalt Avenue within the Sigwalt Avenue corridor, making this site unique. Most other R-7 zoned property along the Sigwalt Avenue corridor is located south of Sigwalt and within a single-family neighborhood. These other R-7 properties within the corridor are not separated from single-family homes by public streets, which streets provide greater separation for the proposed development. Everything east and north of the subject property is within the B-5 District, and as a transitional R-7 zoned property with street separation from adjacent single-family homes, the density of the development will not alter the essential character of the locality.

Given these facts, the Staff Development Committee is supportive of the requested density variation.

Height

The Staff Development Committee requested that the developer evaluate the height of the building in order to comply with code requirements. As a result, the height of the structure has been reduced to 60 feet, which conforms to the code requirement for maximum building height within the R-7 District. Consequently, no variation to height is required. Since the structure is meant to be a transitional building between the remainder of the block to the north (which is zoned to accommodate buildings between 90 and 140 feet) and the single-family residential homes to the south and west, the proposed 60-foot height will be compatible with the scale of the neighborhood. Reducing the height has also reduced the amount of retaining walls needed along Sigwalt Street.

When the Village Board adopted the "Downtown Master Plan" in January of 2007, the plan made explicit recommendations for the redevelopment of Block 425. Specifically, the plan calls for development on the southern quarter of Block 425 to be in the 4-6 story range. The proposed development, at 5-stories, is consistent with the Downtown Master Plan. Furthermore, a current development trend is to provide larger floor-to-ceiling heights than have been provided in residential developments in the past, and in order to reduce the impact of the height of the building, the developer has sunk one floor of parking into the basement to keep the structure at 5-stories. To further reduce the impact of the building height, the fifth floor has been recessed to provide visual relief at the buildings' peak. Given the context of the site as separated from existing residential, coupled with the conformity to the Downtown Master Plan, the Staff Development Committee is supportive of the proposed 60-foot tall building height, which now complies with code.

Setbacks

Due to the unique layout of the subject site as fronting on three streets, the subject property has two front yards, one along Highland Avenue and one along Chestnut Avenue. The required setbacks for all yards are based, in part, on the size of the structure, and the following variations are required:

- **Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.**
- **Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.**
- **Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.**

Relative to the prior version of this plan that was approved by the Plan Commission, the location of the building on the subject property has been shifted slightly to the east in an effort to increase the separation between the development and the single-family residential neighborhood to the west. This shift has decreased the east setback from the previously proposed distance of 10.5 feet to a distance of 6.8 feet, which has allowed the developer to increase the western setback from 16.3 feet to 20 feet (after 8-foot Right-of-way dedication), providing more separation between the structure and the single-family homes along Chestnut Avenue.

The building has also been narrowed on the southern side to provide a code compliant 20-foot setback along Sigwalt Street, which eliminates the need for a setback variation to the south.

Staff has evaluated the proposed setbacks and the Staff Development Committee is supportive of these variations for the following reasons:

1. The petitioner is required to dedicate 8' of land for public ROW on both the east and west sides of the property. Without this dedication, the setbacks along these frontages would be 14.8' (east side) and 28' (west side). Staff has studied similar developments within the R-7 district to determine the compatibility of the proposed development to existing R-7 developments within the community. The data relative to these developments is contained within **Exhibit I** attached to this report. In consideration of this land dedication, staff has found the proposed setbacks compatible with front yards of similar developments within the R-7 District. There are no immediate plans to widen the street along either Chestnut Avenue or Highland Avenue and therefore the dedicated ROW will remain as greenspace for the immediate, and potentially long-term future. The required street dedication is a unique aspect of the subject property.
2. To the south, east, and west, the subject property is bounded by streets, which provide a further measure of separation and buffer from the surrounding single-family properties. Therefore, the reduced setbacks will not adversely impair the flow of air or the provision of natural light to neighboring properties. As noted in **Exhibit I**, there are multiple examples of developments within the R-7 District that directly abut single-family homes and do not provide the same amount of separation as the subject property. In this regard, the proposed setback variations will not alter the essential character of the locality.
3. To the north, the setback of the subject property is 5' as measured from the 1-story garage ramp. However, the garage ramp is only one story tall and is not the full length of the building; the 5-story mass of the building is actually setback 18.3' from the north property line. Additionally, the roof of the garage will be a green roof, which provides additional greenspace that ordinarily would be provided within the required setback. The proposed garage ramp was added in order to eliminate a second garage entrance onto Chestnut Street, which helps to reduce the impact of the development on the single-family homes to the west. As such, the setback encroachment is a compromise to facilitate access and to maximize on-site parking. Finally, a 30' rear yard setback for residential uses (as measured from the north property line of the subject property) will be required for future development to the north as per the B-5 zoning regulations. In consideration of this future 30' setback, the proposed side yard setback on the subject property is suitable.
4. The smallest proposed setback (6.8-foot setback to the east) is located on the east side of the site, which abuts B-5 zoning located immediately across Highland Avenue. The B-5 Zoning allows for 0' foot setbacks along the east side of the street. In this manner, the reduced east side setback is compatible to the essential character of the locality.
5. The subject property is unique in that it has street frontage along three sides (67% of lot fronts a street). Based on this atypical amount of street frontage, the required setbacks are more stringent when compared to a similar sized property with traditional single frontage (interior lot) or dual frontage (corner lot).

FAR/Lot Coverage

In regards to both FAR and Building Lot Coverage, the following variations are needed:

- **Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.**

- **Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.**

Both FAR and Building Lot Coverage regulations are meant to restrict the bulk and mass of a building in order to minimize the visual impact of a structure as viewed from neighboring properties and public ROW's. Staff has studied other developments within Arlington Heights and found that the R-7 District contains several similar 5-story structures, many of which directly abut single-family homes, as shown in **Exhibit I**. Given the street separation between the subject property and the neighboring single-family homes, the effect of the bulk and mass of this structure will be minimized. Staff has also taken into account the required street dedication, which magnifies the extent of these variations but which land will likely be maintained as greenspace/parkway. In addition, the Downtown Master Plan calls for 4 to 6 stories on the subject site, whereas the proposed development is 5-stories. The incorporation of an underground detention facility, instead of an at grade detention basin, also helps to offset the lot coverage variation and preserves usable open space. Finally, the design of the structure, with the open amenity courtyard area in the center of the building, helps to reduce the overall mass of the structure.

The unique location of this property with street frontage on three sides, in combination with the separation provided by these streets, means that the proposed increases in Building Lot Coverage and FAR will not alter the essential character of the locality. In consideration of these items, the Staff Development Committee believes the proposed FAR and Building Lot Coverage to be acceptable.

Transformer

Per code requirements, all ground mounted mechanical infrastructure (AC Units, generators, transformers, etc.) must be located within the allowable building setback lines. The petitioner has proposed a transformer in the front yard along Highland Street, which requires the following variation:

- **Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard (east) setback.**

The Staff Development Committee is supportive of this variation due to the space constraints of the site and the unique orientation of the site with frontage along three sides. Given the parking ramp and underground detention vault at the rear of the building, there is no possibility to locate the proposed transformer behind the building. The proposed location will be away from the single-family residential areas. In addition, at the request of staff, the petitioner has incorporated additional evergreen landscape screening around this unit to provide for a year round buffer, which minimizes the effect of its appearance. Finally, there is an existing electrical switch box in the ROW on the west side of Highland Avenue, and two existing fiber optic utility pedestals in the ROW on the north side of Sigwalt Street. Due to the existing electrical and communication infrastructure that is located closer to the street than the proposed transformer, staff believes that the requested variation will not alter the essential character of the locality.

Loading Requirements

The proposed development is required to provide one on-site, 10-foot by 35-foot loading berth. The loading berth for this development is located on the street and not "on-site", and so the following variation is required:

- **A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.**

The Staff Development Committee supports the aforementioned variation as an on-street loading space will be accommodated in the public ROW along Sigwalt Street adjacent to the front door of the development. This location represents a change to the previous proposal, which placed the loading dock along Highland Avenue. The modification was made due to concerns that delivery trucks would disregard the space along Highland Avenue and

would pull over on Sigwalt Street at the front entrance of the building, creating a traffic hazard. The new loading zone location on Sigwalt Street now provides a space for delivery trucks to park in front of the building.

There are several developments within and around the downtown area that have on-street loading, such as Dunton Tower, 110 S. Evergreen, and the Parkview Apartments (currently under construction). Furthermore, the 5-story residential development located approximately 450 feet southwest of the subject property (121 S. Vail Avenue) has no on-site or off-site loading zone. In consideration of these neighboring developments, staff believes the variation to waive the on-site loading space will not alter the essential character of the locality.

As has been done with other developments in Downtown, such as Metro Lofts, Parkview Apartments, and Metropolis, the Staff Development Committee would recommend that delivery/move-in/move-out operations shall be restricted as follows: 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 4:00 PM on Saturday and Sunday. Furthermore, the Public Works Department has raised concerns about the ability to clear snow from the proposed on-street parking spaces and loading space along Sigwalt Street due to the limited maneuverability of a plow truck. Therefore, the Staff Development Committee has recommended a condition of approval that the developer enter into an agreement with the Village that would assign the responsibility of snow removal for these spaces to the property owner.

Balconies

Per Section 6.6-5.1 of the Zoning Code, balconies are only permitted to encroach into a rear yard. However, some of the proposed balconies on the subject property will encroach into the front and exterior side yards up to a distance of 5.3 feet. Therefore, the following Variation is needed:

- **Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front and exterior side yards.**

The design of the balconies is compatible with the architecture of the building and the provision of private outdoor amenity space will enhance the quality of life for residents of the subject property. To recess all balconies inside of the building would reduce the overall floor area of each unit. At the request of the Design Commission, the petitioner has recessed certain balconies where feasible (on east, north, and west elevations), which has decreased the extent of the variation and improved the design of the building. However, the balconies on all elevations will encroach into the setback areas, and therefore the variation is still required. The unique characteristic of the subject property as a lot with frontage along three public streets and no rear yard, contributes to the need for this variation. Furthermore, the 4-story residential building located approximately 250 feet southwest of the subject property (100 S. Vail Avenue) has balconies that encroach into the required front yard setback along Sigwalt Street. In consideration of these aspects, the Staff Development Committee is supportive of the proposed variation.

Drive Aisle Widths

The Zoning Code requires that any two-way drive aisle within a parking area be a minimum width of 24 feet. The two-way ramp within the interior garage is only 20 feet in width. Additionally, there are also two drive-aisles in the garage that are 22'-2" in width, therefore, the following Variation is needed:

- **Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.**

The Staff Development Committee is supportive of the requested variation for the following reasons:

1. The majority of the drive aisles within the interior parking garage meet the required 24-foot width requirement (with exception to the two areas where they are 22'-2"). Therefore, the requested variation is primarily applicable to the ramp that brings cars in and out of the basement parking level. The 24-foot width

requirement is mostly needed to allow sufficient space for cars to drive in and back out of parking stalls, and since there are no parking stalls that abut the ramp, the 24-foot width there is not a necessity.

2. The parking lot is not open to the public. As such, the only residents that will be subject to the reduced drive aisle widths will be the ones living within the building.
3. The residential use of the building means that there will not be high turnover within the parking areas (i.e. cars will not be constantly entering and exiting as within a parking lot serving commercial uses). Given the limited usage of the parking area, the reduced drive aisle width will have less of an impact.
4. The essential character of area will not be altered. Interior garages, especially within the downtown area, frequently have drive aisles that do not conform to the 24-foot width requirement. Staff notes that variations were recently granted for reduced drive aisle widths at the Parkview Apartments development.

Building Design

The building is well designed and the primary exterior material (brick) is compatible to similar structures of this size in and around Downtown Arlington Heights. The majority of the parking area is located below ground, and where the parking area extends onto the first floor, the parking is wrapped by residential units to the south, which conceals the majority of the parking area from public view. As identified above, the building architecture was favorably reviewed by the Design Commission, and review of the building architecture is not under the purview of the Plan Commission.

Site Infrastructure

The proposed development will provide on-site detention in an underground detention vault located on the northwest side of the site. The site will conform to all Village and Metropolitan Water Reclamation District (MWRD) requirements for stormwater runoff. In addition, the Village has begun design engineering for new stormwater infrastructure within this area, which will help to address historical flooding problems within the vicinity of the subject property. Implementation of the stormwater improvements is expected to begin construction within the next one to two years.

Relative to power outages that have been reported by residents within the vicinity, staff has reached out to ComEd to determine if there are any known problems with the electrical infrastructure in the area. ComEd has confirmed that there are no systematic and/or consistent power constraints, but they acknowledged that there were occasional service interruptions during 2017. Staff will be meeting with ComEd prior to the Plan Commission meeting to discuss any electrical constraints within the downtown area, however, there is sufficient power capacity to accommodate the proposed development.

There are currently four overhead utility poles that must be addressed as part of the proposed development. Block 425 contains multiple overhead wires that run along the north end of the site and down the center of the site and across the subject property. These overhead utilities must be removed to accommodate development of the block and will be relocated to the west side of Chestnut Avenue where there are existing utility poles.

There are also two utilities poles within the Sigwalt Street ROW along the north side of street and abutting the subject site. They contain overhead lines that run along the north side of Sigwalt Street to connect to a pole at the northeast corner of Sigwalt Street and Chestnut Avenue. Additionally, overhead lines run diagonally across Sigwalt Street to connect with a pole located on the southwest corner of Sigwalt Street, and there are also overhead lines that run directly across Sigwalt Street to connect with a pole directly south of the center of the property. The Fire Department will need the Sigwalt Street ROW to access the upper floors of the building during emergency situations, and in order to provide adequate overhead space for a ladder truck to maneuver, the Fire Department has requested that no overhead lines cross Sigwalt Street or be located on the northern side of Sigwalt Street.

For both fire safety and aesthetic purposes, the Planning Department and the Fire Department is requiring that *all* overhead utilities lines along Sigwalt Street west of Highland Avenue and east of Chestnut Avenue be buried as part of this development, unless the Village and ComEd determine that burial is not feasible, in which case the overhead utilities will need to be relocated to the south side of Sigwalt Street.

Landscape & Tree Preservation Issues

The petitioner has submitted a code compliant landscape plan. There are no trees on the subject property and no tree preservation plan is required. As previously indicated, the petitioner has incorporated additional evergreen plantings to screen the transformer along Highland Avenue and has enhanced some of the plantings at the entrance to the building. The landscape plan includes dense plantings along the Sigwalt Street elevation to enhance the pedestrian entrance to the building. In addition, several of the previously proposed retaining walls along Sigwalt Street were eliminated when the developer further sunk the building into the ground to conform to the R-7 height requirements. The elimination of these retaining walls helps to soften the appearance of the building as viewed from Sigwalt Street and has enhanced the overall aesthetic of the project.

Parking & Traffic

Parking for properties within the R-7 district is required at a rate of 1.5 spaces per unit, which represents the parking demand for the average of all units within the building. For an 80-unit residential development, this translates to 120 parking spaces required. The petitioner has proposed 120 on-site parking spaces (1.5 per unit) and therefore complies with code requirements. There are 15 tandem spots (totaling 30 spaces), which accounts for 25% of the overall parking spaces within the development, and these spaces will be assigned to any unit that wants more than one parking space. **Table III** below summarizes the parking requirements for this project:

Table III - Parking Assessment

Use	Square Footage / # of Units	Parking Ratio	Required Parking
R-7 Multi-Family Residential	80 units	1.5 spaces / unit	120 spaces
Total Required			120 Spaces
Total Provided On-site			120 Spaces
Surplus / (Deficit)			0

In order to ascertain local demand, staff has studied the supply of parking within developments located in Downtown Arlington Heights. The downtown area contains two rental apartment developments: Hancock Square and Dunton Tower. Staff has found that together, these two developments provided 1.51 parking spaces per unit during 2016. Furthermore, these developments do not provide any onsite parking, meaning that management must purchase parking permits from the Village for their tenants to use the North garage and Vail Avenue garage. It is unknown if the permits sold to these developments are used by residents of each development, however, the average of 1.52 parking spaces per unit is assumed to represent parking demand since those permits should not be purchased unless a tenant needs the space. Condominium developments within Downtown provide parking in the range of 1.65 spaces per unit to 1.0 spaces per unit, with an average of 1.43 spaces per unit. Staff believes that the proposed parking, at 1.5 spaces per unit, will satisfy parking demand for this project. The proposed net increase of five on-street parking spaces will also provide space for additional downtown parking.

When analyzed on a parking space per bedroom basis, Dunton Tower and Hancock Square provide 1.12 parking spaces per bedroom. The subject property is proposing 0.91 spaces per bedroom, which is generally consistent with data for properties within downtown. This data is summarized **Table IV** below, and the entire dataset is included as an attachment to this report as **Exhibit II**.

Table IV: Parking Analysis Relative to Existing Developments

	Parking Spaces per Unit	Parking Spaces per Bedroom
Dunton Tower	1.44	1.05
Hancock Square	1.59	1.17
Downtown Apartment Average	1.52	1.11
Downtown Condo Average	1.43	0.88
Sigwalt Apartments	1.50	0.91

Finally, since condo developments have historically generated additional parking demands when compared to apartment developments, staff has recommended a condition of approval that requires an amendment to the PUD should petitioner propose conversion of the subject property into condominiums.

Relative to traffic generation, the traffic analysis has found that minimal traffic will be generated by the proposed development during peak times. Furthermore, given the proximity of the site to the Metra station and the downtown retail amenities, the overall traffic generation projected for the development is expected to be reduced by 15% since residents will opt to travel by foot or bicycle rather than by car. Sigwalt Street is designated as a “collector” street per the Village “Thoroughfare and Transportation Policy Plan”, and it is meant to distribute traffic from local streets to arterial streets.

Traffic calming measures have taken into consideration both automobile and pedestrian safety at the intersection of Highland Avenue and Sigwalt Street. To address pedestrian safety, the developer will “bump out” the parkway at the northwest corner of this intersection (southeast corner of the subject property) to create a larger space for pedestrians in this area. This bump out will narrow the width of Highland Avenue and Sigwalt Street, making pedestrian crossings safer since there will be less distance to travel within the street.

The traffic study has analyzed the functionality of this intersection relative to traffic congestion and found that it currently operates at a Level of Service (LOS) of A and B (depending on what movement is made) during morning and evening peak travel times. The proposed development is expected to generate 26 cars traveling through the intersection during the morning peak hour, and 41 cars traveling through the intersection during the evening peak hour. Given this increase in automobile movements, and taking into account future traffic expected within the vicinity over the next five years, this intersection is anticipated to continue functioning at a LOS of A and B (these grades indicate favorable traffic flow conditions with very minimal delay). The chart below illustrates the specific LOS for each movement during morning and evening peaks.

CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC CONDITIONS				
	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Sigwalt Street with Highland Avenue				
• Northbound Approach	B	12.2	B	12.0
• Southbound Approach	B	13.9	B	12.5
• Eastbound Left-Turns	A	7.6	A	7.8
• Westbound Left-Turns	A	7.7	A	7.5
CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2023 TRAFFIC CONDITIONS				
	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Sigwalt Street with Highland Avenue				
• Northbound Approach	B	12.8	B	12.6
• Southbound Approach	B	15.3	B	13.5
• Eastbound Left-Turns	A	7.6	A	7.8
• Westbound Left-Turns	A	7.8	A	7.5

Based upon the traffic study, most of the traffic increases will occur along Sigwalt Street and Campbell Street, and along Highland Avenue adjacent to the development; very little increase in traffic is projected south of the site within

the single-family residential neighborhoods. Specifically, during peak times, 80% of all traffic to be generated by the development is expected to arrive and depart the site using Campbell Street and Sigwalt Street. At the intersection of South Street and Highland Avenue, the traffic study projects there will be only a 20% increase in traffic during peak travel times, which translates to seven additional cars during the morning peak hour and nine additional cars during the evening peak hour. The study has concluded that the existing roadway network adjacent to the subject property is capable of handling the minimal traffic anticipated from the development, and no improvements to the existing roadway network are warranted.

Construction/Phasing:

The petitioner has provided a preliminary construction/phasing plan outlining that the proposed development will proceed in two phases. Phase I will consist of construction of the underground parking level and first floor of the structure, as well as the utilities. Phase II will entail construction of the remainder of the building. Exterior work on the building should be complete by fall of 2018, and interior work by early 2019. The plan outlines that lane closures will occur intermittently while utility work is performed. A final construction plan, including details on all lane closures, will be required at time of building permit application.

Market Study and Economic Analysis

The petitioner has submitted a comprehensive market study in conjunction with their application, which has analyzed the local market conditions and evaluated the proposed development in relation to potential competitors. The study has found similar developments in the Northwest Suburban Cook County submarket to be at 95.7% occupancy, noting that 95% occupancy is considered “full” and illustrating that there is demand for additional units. Furthermore, the study has noted that the Northwest Suburban Cook County submarket has had incredibly little apartment development over the last 21 years (only 574 units), which further points to a pent-up demand for new rental units. When considering the lack of newly constructed units within Arlington Heights and in similar locations of neighboring communities, the study has estimated that the project will reach stabilization within 7-9 months after completion.

Staff has completed an estimated economic development impact to the Village relative to proposed development, which will provide economic benefits in the form of property taxes, impact fees, and the spending activities of the developments’ residents within the community. This estimated economic impact can be found within **Appendix IV** at the end of this report, and summary is included below in **Table V**.

Table V – Fiscal Impact

Village Share of Real Estate Taxes (annual)	\$44,798
Impact Fee's (one-time)	\$272,214
Annual Resident Spending (within 3 miles)	\$1,224,704
Affordable Housing Fee	\$300,000

Although there are costs associated with residential developments, staff notes that the proposed development will not likely house many families with children, which will reduce the impact of the development on local schools. Additionally, the proposed development does not include any dedicated senior housing and staff does not anticipate a substantial amount of ambulance service calls.

Overall, the development will provide a positive economic boost to Downtown Arlington Heights. The proposed units will include high-quality finishes and the development will have luxury amenities. With rents around \$1,963 for a one-bedroom unit, \$2,864 for a two-bedroom unit, and \$3,819 for a three-bedroom unit, tenants are expected to have significant spending power to contribute to local restaurants, retail stores, and services.

Impact on School Districts

The issue of how this development would impact the local schools was discussed during the public process for the previous proposal. Staff contacted SD #25 who provided data on number of children attending SD 25 and SD 214. Based on prior studies by the SD #25 demographer, it is estimated that this development would generate the following number of students: Elementary 2.6 students; Middle School 2.6 students; High School 2.6 students.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and recommends **approval** of the following items:

- A rezoning from R-3, One-Family Dwelling District into the R-7, Multiple-Family Dwelling District
- A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
- Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

And the following Variations:

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
3. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.
4. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
6. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
7. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
8. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
9. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.
10. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front (east) yard setback.
11. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

This approval shall be subject to the following conditions:

1. Overhead utilities along Sigwalt Street west of Highland Avenue and east of Chestnut Avenue shall be buried unless Commonwealth Edison and the Village deems that it is not feasible, in which case the overhead utilities will need to be relocated to the south side of Sigwalt Street.
2. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
3. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
4. The petitioner shall provide a final construction schedule/phasing plan, including detailed information on street closures, at time of building permit for review and approval by staff.
5. The petitioner shall comply with the August 15, 2017, motion of the Housing Commission to provide a \$300,000 fee in lieu of the providing the 12 affordable housing units (\$25,000 for each unit) to be paid at the time of building permit.
6. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
7. The Petitioner shall enter into an agreement with the Village that assigns the responsibility of snow removal within the on-street parking spaces and loading spaces (located along the north side of Sigwalt Street east of Chestnut Avenue and west of Highland Street) to the owner of the subject property.

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

February 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File #17-016

Appendix I – Required Variations

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
3. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.
4. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
6. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
7. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
8. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
9. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.
10. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard (east) setback.
11. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

Appendix II – Change to previously requested variations

Black Text = Variations still required with no change due to plan revisions

Green Bolded Text = Variations still required but reduced in extent due to plan revisions

Red Text = Variations still required and have increased in extent due to plan revisions

~~Red Strikethrough Text~~ = Variations no longer required due to plan revisions

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. **Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. ~~67,800 sq. ft.~~ in lot size.**
3. ~~Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.7' ~~10.5'~~ where code requires a 48' 45' setback.~~
4. **Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' ~~16.3'~~ where code requires a 48' 45' setback.**
5. **Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a ~~38' 35'~~ setback.**
- ~~6. Chapter 28, Section 5.1-7.6, Required Exterior Side Yard, to allow a exterior side yard setback of 18.3' where code requires a 20' setback.~~
7. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
- ~~8. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 62.5'.~~
9. **Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% ~~253%~~ F.A.R. where code limits maximum F.A.R. to 200%.**
10. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
11. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balconies to project 5.3' into the required front, exterior side, and side yards.
12. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
- ~~13. Chapter 28, Section 11.2-7, Size, to reduce the required depth of certain parking stalls from 18' to 16'.~~
14. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.
- ~~15. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off-street parking requirement from 132 parking spaces (1.5 spaces per unit) to 110 parking spaces (1.25 spaces per unit).~~

Appendix III – US Census Household Size Data for Arlington Heights

<i>Year</i>	<i>Population</i>	<i>Number of Households</i>	<i>Average Household Size</i>	<i>Average Renter Household Size</i>	<i>Average Owner Household Size</i>	<i>Total Number of Occupied Housing Units</i>	<i>Renter Occupied Housing Units*</i>	<i>Proportion of Renter Occupied Housing Units</i>	<i>Owner Occupied Housing Units</i>	<i>Proportion of Owner Occupied Housing Units</i>
2010	75,101	30,919	2.41	1.93	2.55	30,919	7,319	23.7%	23,600	76.3%
2000	76,031	30,763	2.44	1.91	2.60	30,763	7,155	23.3%	23,608	76.7%
1990	75,460	28,810	2.58	Not Available		28,810	7,896	25.9%	20,914	68.7%

Appendix IV – Estimate Fiscal Impact

Real Estate Taxes						
Units	Per Unit MV	Market Value	AV	EAV	Tax Rate	RE Taxes
80	120,000	9,600,000	960,000	2,688,000	9.6	\$ 258,048
					1.665 (VAH Portion)	\$ 44,798

Land Dedication (Impact) Fees						
	Units	SD 25	SD 214	AH Parks	Library	Total
1br	38	\$ 351	\$ 147	\$ 98,922	\$ 7,946	\$ 107,366
2br	50	\$ 18,942	\$ 8,135	\$ 135,210	\$ 10,861	\$ 173,147
	Total	\$ 19,293	\$ 8,282	\$ 234,131	\$ 18,806	\$ 280,513

Spending			
	Population	Per Person Annual	Total
	104	\$11,776*	\$ 1,224,704

*Per CoStar, figure is per person spending within a 3-mile radius

Downtown Area MultifamilyPrepared by Planning and
Community Development Dept.*Height, Setbacks, Zoning, and Density*

Building	Height	North Setback	South Setback	East Setback	West Setback	Zoning	Adjacent Zoning North	Adjacent Zoning South	Adjacent Zoning East	Adjacent Zoning West	Density	FAR	Building Lot Coverage	Aerial Image Number
100 S. Vail	40'	20' (Front)	15' (Rear)	25' (Ext. Side)	31' (Side)	R-7	B-5	R-4	R-4	R-4	59.4 Units/ Acre	1.67	41.80%	1
104 N. Pine	42' *	13' 3" (Side)	20' (Ext. Side)	25' (Front)	33' (Rear)	R-7	R-6	R-7	R-3	B-2	50 Units/ Acre*	1.48	37%***	2
110 S. Dunton	45'	29' 13/4" (Side)	29' 13/4" (Side)	30' (Front)	30' (Rear)	R-7	B-1	R-6	R-6	R-7/R-4	53.29 Units/ Acre	2.00	47%	3
110 S. Evergreen	60' 10 3/8"	20' (Front)	20' 4" (Rear)	17' (Ext. Side)	57' (Side)	R-7	B-5	R-6	R-7/R-6	R-6	47.14 Units/ Acre	2.07	37.76 %***	4
121 S. Vail	45.33' ***	17.29' *** (Side)	17.29' *** (Side)	30' (Rear)	27' (Front)	R-7	R-4	R-4	R-7	R-4	59.4 Units/ Acre	2.22***	44.37%***	5
214 N. Pine (Building Only)	44' *	22' ** (Ext. Side)	17' ** (Side)	26' ** (Front)	37' ** (Rear)	R-6	R-6	R-6	R-3	B-2	50 Units/ Acre*	1.75**	35.07%**	6
214 N. Pine (Building with Garage)	44' *	1'*** (Ext. Side)	2.5'*** (Side)	10'*** (Front)	16'*** (Rear)	R-6	R-6	R-6	R-3	B-2	50 Units/ Acre*	1.75**	69.53%**	6
215 W Miner	54' †	56.36'/ 159.24' *** (Front)	25' (Rear)	14.56' (Side)	14.86' (Side)	R-7	R-7	R-7	B-3	R-3	96.53 Units/ Acre	1.47	24.49%	7
225 E. Wing	35' 8"***	25' (Front)	32' (Rear)	20' (Ext. Side)	13' 3" *** (Side)	R-7	R-7	R-7	R-4	B-2	50 Units/ Acre	1.51	37.63%	8
320 W. Campbell	56' to 58'	57.17' (Ext. Side)	41' (Ext. Side)	121.82' (Front)	50' (Rear)	R-7	R-3/R-7	R-3/R-6	R-6/R-7	R-3	57.14 Units/ Acre	2.00	18.22%	9

* Per Pine Ave. Neighborhood Study, March 2000

† Estimated at 9' per floor

** Estimated from aerial, no detailed plans on record

*** Estimated from poor quality plans on record

Downtown Area MultifamilyPrepared by Planning and
Community Development Dept.*Height, Setbacks, Zoning, and Density*

Building	Height	North Setback	South Setback	East Setback	West Setback	Zoning	Adjacent Zoning North	Adjacent Zoning South	Adjacent Zoning East	Adjacent Zoning West	Density	FAR	Building Lot Coverage	Aerial Image Number
355 W. Miner	44'	27' (Front)	42' (Rear)	12' 8.5" (Side)	12' 8.5" (Side)	R-7	R-7	R-3	R-7	R-7	49.36 Units/ Acre	1.65	37.10%	10

* Per Pine Ave. Neighborhood Study, March 2000

† Estimated at 9' per floor

** Estimated from aerial, no detailed plans on record

*** Estimated from poor quality plans on record

AERIAL 1 - 100 S. VAIL



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 2 - 104 N. PINE



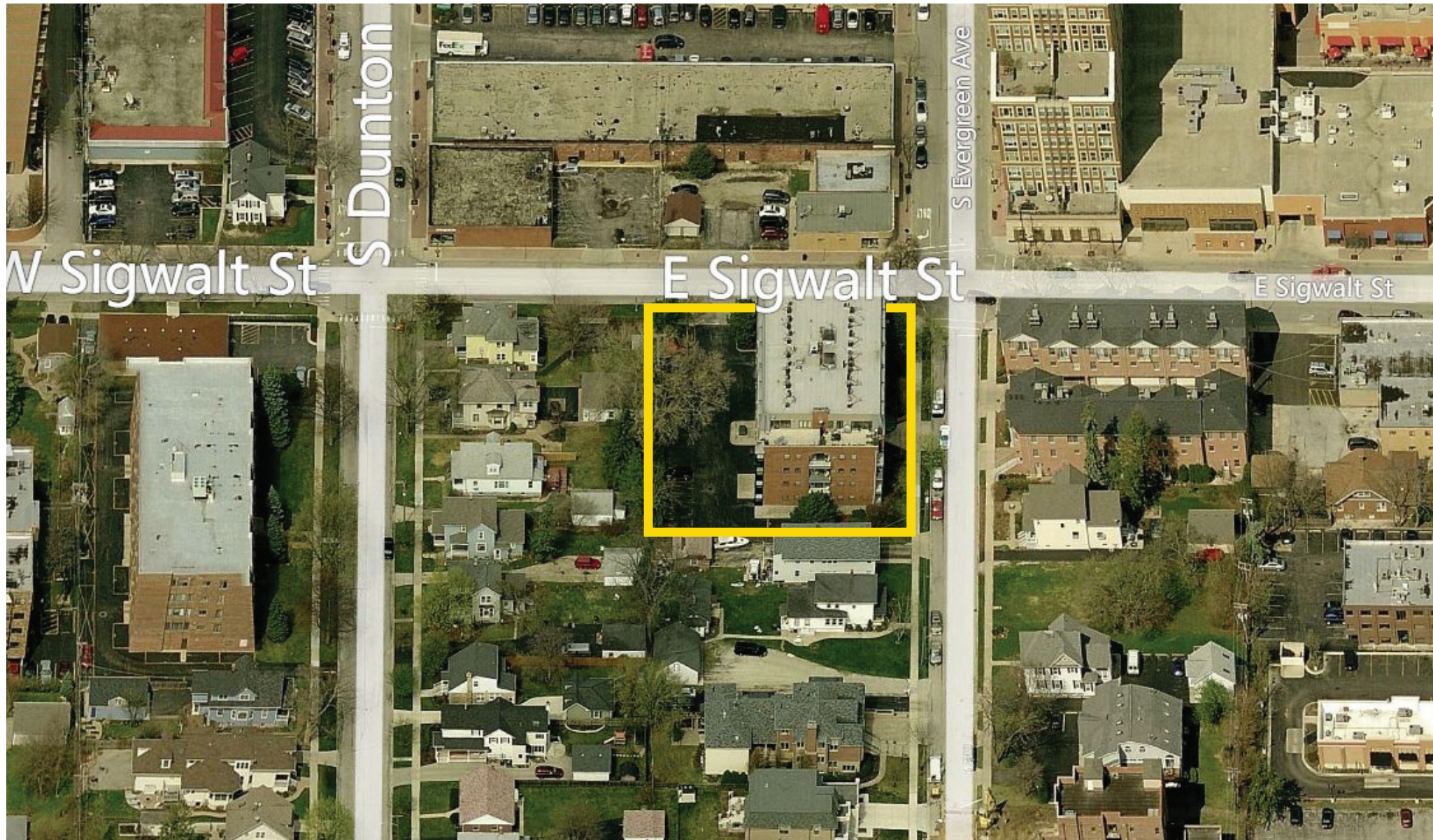
PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 3 - 110 S. DUNTON



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 4 - 110 S. EVERGREEN



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 5 - 121 S. VAIL



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 6 - 214 N. PINE



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 7 - 215 W. MINER



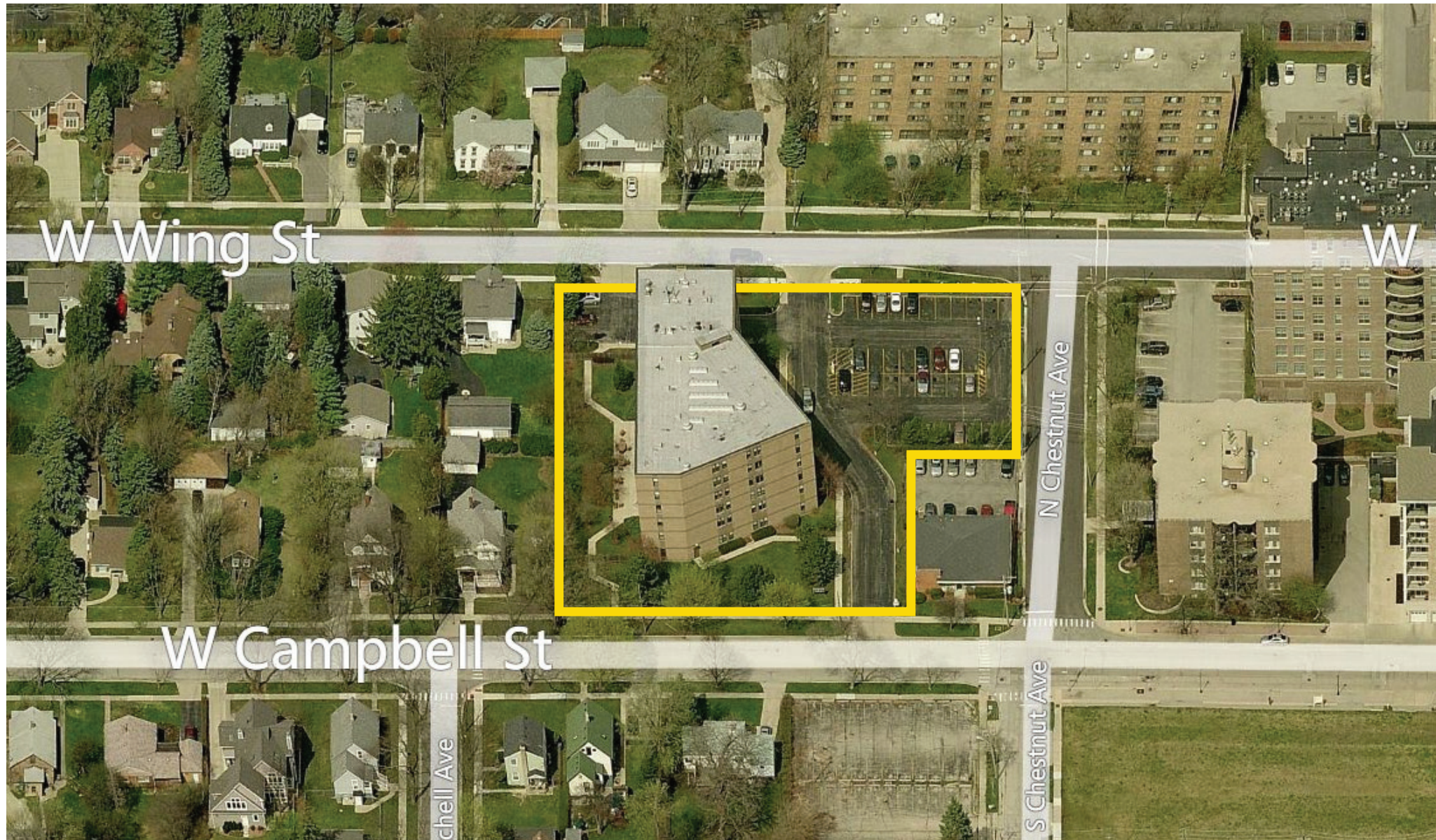
PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 8 - 225 E. WING



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 9 - 320 W. CAMPBELL



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL 10 - 355 W. MINER



PREPARED BY VILLAGE OF ARLINGTON HEIGHTS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Parking Permit Information Analysis

Introduction

For this study, sales of Parking Permits to selected downtown developments for the year 2016 were obtained from the Finance Department and analyzed. Data was obtained for overnight resident parking permits as well as sales of guest permits. Plan Commission files for the selected developments were also obtained in order to determine the number of units, number of bedrooms, and on-site parking spaces provided (if any).

Downtown Developments with some On-site Parking

Downtown developments with on-site parking were analyzed separately in this study, as they may have the ability to accommodate more on-site guest parking.

- Spaces/permits per unit range from 1.65 spaces per unit to 1.37 spaces per unit, with an average of 1.51 spaces per unit
- Spaces/permits per bedroom range from 1.08 spaces per bedroom to 0.71 spaces per bedroom, with an average of 0.84 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.14 permits per bedroom to 0.04 permits per bedroom, with an average of 0.08 permits per bedroom
- All developments with on-site parking are condominiums, with few rental units

Downtown Developments with no On-site Parking

Downtown developments with no on-site parking were also analyzed in this study, to determine the demand generated by these developments as a result of having no on-site parking available.

- Spaces/permits per unit range from 1.59 spaces per unit to 1.0 spaces per unit, with an average of 1.38 spaces per unit
- Spaces/permits per bedroom range from 1.17 spaces per bedroom to 0.92 spaces per bedroom, with an average of 1.04 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.53 permits per bedroom to 0.02 permits per bedroom, with an average of 0.36 permits per bedroom

Apartment Developments

Apartment developments were also analyzed in this study, to determine the demand generated by these developments compared to condominium developments. It should be noted that no apartment development in this study has on-site parking.

- Spaces/permits per unit range from 1.59 spaces per unit to 1.44 spaces per unit, with an average of 1.52 spaces per unit
- Spaces/permits per bedroom range from 1.17 spaces per bedroom to 1.05 spaces per bedroom, with an average of 1.11 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.53 permits per bedroom to 0.02 permits per bedroom, with an average of 0.28 permits per bedroom

Condominium Developments

Condominium developments were also analyzed in this study, to determine the demand generated by these developments compared to apartment developments. The majority of these developments have some on-site parking.

- Spaces/permits per unit range from 1.65 spaces per unit to 1.0 spaces per unit, with an average of 1.43 spaces per unit
- Spaces/permits per bedroom range from 1.08 spaces per bedroom to 0.71 spaces per bedroom, with an average of 0.88 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.46 permits per bedroom to 0.04 permits per bedroom, with an average of 0.18 permits per bedroom

Downtown Parking Permit Info - Summary

<i>Property Type</i>	<i>Spaces/Permits Per Unit Ratio</i>			<i>Spaces/Permits Per Bedroom Ratio</i>			<i>Maximum Guest Permits per Month per Bedroom</i>		
	<i>High</i>	<i>Low</i>	<i>Average</i>	<i>High</i>	<i>Low</i>	<i>Average</i>	<i>High</i>	<i>Low</i>	<i>Average</i>
With On-Site Parking	1.65	1.37	1.51	1.08	0.71	0.84	0.14	0.04	0.08
With no On-Site Parking	1.59	1.00	1.38	1.17	0.92	1.04	0.53	0.02	0.36
Apartments	1.59	1.44	1.52	1.17	1.05	1.11	0.53	0.02	0.28
Condominiums	1.65	1.00	1.43	1.08	0.71	0.88	0.46	0.04	0.18

Conclusion

It was found that, on average, developments with on-site parking had higher space/permit per unit ratios than developments without on-site parking (1.51 spaces per unit for developments with on-site parking, compared to 1.38 spaces per unit for developments with no onsite parking).

However, when observed on a per bedroom basis, developments with no on-site parking provided more permits/spaces per bedroom (1.04) than developments with on-site parking (0.84).

In regard to Guest Permits, developments with no on-site parking required more spaces per bedroom than developments with on-site parking (0.36 Guest Permits per bedroom for developments with no on-site parking compared to 0.08 Guest Permits per bedroom for developments with on-site parking).

When comparing Condominium developments to Apartment developments, it was found that, on average, Apartment developments provided more parking spaces per unit than Condo developments. Apartment developments averaged 1.52 spaces per unit, while Condominium developments averaged

1.43 spaces per unit. The same was true when analyzing spaces provided per bedroom, with Apartment developments averaging 1.11 spaces per bedroom and Condominium developments averaging 0.88 spaces per bedroom. However, it should be noted that it is unclear if the two Apartment projects utilize any of the purchased permits for other purposes, such as for employees or guests. Further, the condominium average is skewed by one development (Metropolis) having a much lower ratio. Removing this outlier, the condominium average is 1.49 spaces per unit, and 0.93 spaces per bedroom. As such, this data confirms the need for a required parking ratio of 1.5 spaces per unit.

Apartment developments also required more Guest Permits than Condominium developments, with Apartment developments requiring an average of 0.28 spaces per bedroom, and Condominium developments requiring an average of 0.18 spaces per bedroom. This could be due to the fact that no Apartment development had any on-site parking, while the majority of Condominium developments did have some on-site parking that could accommodate guests.

Prepared by Jake Schmidt, Assistant Planner

Planning and Community Development Department

9/11/2017

Parking Permit Info - Downtown

Property	*** Onsite Parking	Number of Units	Number of Bedrooms	Monthly Permits	Permit /Spaces per Unit	Permit / Spaces per Bedroom	*Guest Permits (Annual)	*Guest Permits (Max. per Month)	Guest Permits (Avg. per Month)
Dunton Tower Apartments	None	**215	296	*310 (16)	1.44	1.05	1077 (16)	158 (Sep. 16)	89.75
Hancock Square Apartments (Phase I and II)	None	**409	556	*650 (16)	1.59	1.17	32 (16)	12 (Dec. 16)	2.67
Metro Lofts	None	***55	80	81 (16)	1.47	1.01	259 (16)	37 (Nov. 16)	21.58
Metropolis	None	***90	98	90 (16)	1.0	0.92	257 (16)	41 (Nov. 16)	21.42
Arlington Town Square	118	***93	186	18 (16)	1.46	0.73	89 (16)	20 (Dec. 16)	7.42
Vail Bldg.	112	***79	133	4 (avg.) (Vail Bldg. 16)	1.47	0.87	5 (16)	5 (Apr. 16)	0.42
Campbell Bldg.	129	***98	189	5 (avg.) (Campbell Bldg. 16)	1.37	0.71	53 (16)	13 (Aug. 16)	4.42
Wing Bldg.	142	***86	176	0 (avg.) (Wing Bldg. 16)	1.65	0.81	8 (16)	8 (Jan. 16)	0.67
1 N. Chestnut	57	***40	59	*7 (avg.) (16)	1.6	1.08	17 (16)	8 (Apr. 16)	1.42

*Per Finance Dept. Records. Does not include standard monthly permits used as guest permits by mgmt.

** Per building mgmt.

***From Village Records

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 28, 2018, AT 7:00 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 17-016, a Preliminary and Final Plat of Subdivision to consolidate six lots into one lot, Planned Unit Development, and a Rezoning from the R-3 District to the R-7 District, said property located at 37-45 South Chestnut Street and 36-40 South Highland Street in Arlington Heights, IL, and legally described as follows:
LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28, AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

- Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
- Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
- Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.
- Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
- Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
- Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
- Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.

- Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
- Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.

- Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
- Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

And other variations as determined necessary by the Plan Commission.

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.

Terry Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 13, 2018 (4493357)

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 and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the 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 February 13, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

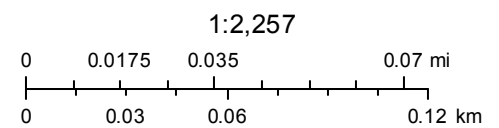
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Aerial - PC 17-008: Sigwalt Apartments



September 21, 2017



SIGWALT APARTMENT
Design Evolution / Revisions
February 23, 2018

The following slides illustrate the evolution of the proposed design for Sigwalt Apartments throughout the zoning approval process. Most recently, Staff suggested a revised design concept for the building to create a more traditional, residential style to better complement the adjacent residential neighborhood.

Slide 1, Original Concept:

- Corrugated metal panels on the fifth floor.
- Flat walls on north, east, and west.
- Design Commission requested revisions on August 8, 2017.

Slide 2, Revision 1:

- Fifth floor changed to brick.
- Balconies recessed on the north, east, and west walls.
- Approved by the Design Commission on September 12, 2017.
- Denied by the Village Board on October 16, 2017.

Slide 3, Revision 2:

- Fifth floor reduced in size and setback.
- First floor brick color changed to brown.
- Approved by the Design Commission on January 23, 2018.

Slides 4-6, Traditional Concept:

- Softer, more residential feel.
- Windows changed to traditional double-hung units with decorative window grids.
- Decorative bracketed cornice details added.
- Lighter color scheme.

The traditional design concept is being provided to the Plan Commission for information only. Staff will work with the petitioner on the final design concept in preparation for final Village Board consideration.



Sigwalt Apartments
Arlington Heights, IL

South East Sigwalt

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017





Sigwalt Apartments
Arlington Heights, IL

South East Sigwalt

SHEET 5b

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017

September 6, 2017



ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments
Arlington Heights, IL

South East Sigwalt

SHEET 5b

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017

December 11, 2017





Sigwalt Apartments
Arlington Heights, IL

South East Sigwalt

SHEET 5b

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018

February 23, 2018



ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments
Arlington Heights, IL

South West Sigwalt

SHEET 5a

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018

February 23, 2018 ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments
Arlington Heights, IL

Entry

SHEET 5c

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018
February 23, 2018



**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

January 24, 2018

Project Title: Sigwalt Street Apartments
Address: 37-45 S. Chestnut St.; 36-40 S. Highland St.
Petitioner: Michael Porto
CA Ventures
130 E. Randolph St. – Suite 2100
Chicago, IL 60601

Requested Action:

1. A rezoning from R-3, One-Family Dwelling District to R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required:

4. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
5. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
6. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 49' setback.
7. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 49' setback.
8. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 39' setback.
9. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
10. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
11. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
12. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
13. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balconies to project 5.3' into the required front, exterior side, and side yards.
14. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
15. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

Attendees:

Michael Porto, CA Ventures
Mike Firsell Atty., Firsell Ross
Mark Hopkins, HKM Architects
Sam Hubbard, Development Planner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner

Project Summary:

The subject property is located along Sigwalt Street between Highland Avenue and Chestnut Avenue, and is currently vacant. The property is within the R-3, One-Family Dwelling District and the developer has proposed rezoning the property into the R-7, Multiple-Family Dwelling District. Additionally, the developer is seeking Planned Unit Development (PUD) approval and Plat of Subdivision approval to consolidate the property into one lot to accommodate a multi-family development. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as High Density Multi-Family. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A previous version of this project appeared before the Plan Commission on September 22, 2017, and received a recommendation of approval by a 4-3 vote. Ultimately, the project was denied by the Village Board due to concerns related to parking, density, loading and deliveries, the mass, height, and setbacks of the structure, and the extent of the variations required for the proposed development. Since this meeting, the petitioner has revised their proposal to address some of the concerns raised by the Plan Commission, Village Board, and surrounding community.

The revised plans propose a five-story residential apartment building with a recessed fifth floor. The building has been shifted slightly to the east to increase the separation between the building and the single-family residential areas to the west. The number of units has been reduced from 88 to 80, and the proposed bedroom mix has been modified. The number of on-site parking spaces has increased from 110 to 120 spaces, which now complies with the parking regulations within the R-7 District. Additionally, the Sigwalt Street building setback has been increased to comply with code requirements. Finally, the overall number of required variations has decreased from 15 variations (as approved by the Plan Commission in September of 2017) to 12 variations under the current proposal.

The developer is still proposing a per unit affordable housing contribution of \$25,000 for every affordable unit required but not provided. The affordable housing contribution is calculated as a percentage of the total number of units, and since the number of units has decreased by eight; one less affordable unit is required per the Multi-Family Affordable Housing Policy. Specifically, 13 affordable units were required in conjunction with the proposed 88-unit development, and the revised 80-unit development requires only 12 affordable units. As the developers proposed fee in lieu-of providing these affordable units remains at \$25,000 per unit not provided, the overall contribution amount would be reduced from \$325,000 to \$300,000.

Meeting Discussion:

Mr. Firsell said that as this was the second time this project has come before the Committee, he would be brief and focus only on the changes from the previous proposal. Under the new proposal, there has been a reduction in units (From 86 to 80), and 120 parking spaces will be provided, resulting in a ratio which meets code required parking for the R-7 District. The fifth floor of the proposed building has also been modified, with the exterior walls now being shifted inward, away from the property lines, to reduce the mass of the building.

Mr. Firsell stated that the primary focus of the developers has been complying with the goals and objectives of the Downtown Master Plan, which calls for a 4 to 6 story development on the subject property. The proposed building is 5 stories. The height of the building on the west end is 60 feet, rising to 62 feet from grade on the east end due to the slope of the property. The building as a whole has also been shifted east 4 feet from the previous proposal, increasing the setback along Chestnut Street. The front of the building was also modified from the previous proposal, with a dedicated inset lane added to accommodate deliveries and drop off/pick-up traffic, as well as street parking. The healthy landscaping proposed previously has been unaltered for this new proposal.

Mr. Hopkins explained that the overall footprint of the building is the same as it was in the previous proposal, with slight changes made based on feedback from the various Commissions the project has been presented to. The building has been shifted east towards Highland Avenue, to relieve the setback variation needed on Chestnut. The fifth floor is set back from the main profile of the building, specifically, it is setback 10 feet from the edge of the building on Highland and Chestnut, and setback 13 feet from the edge on the Sigwalt Street side. This has softened the appearance of the building. Changes in colors and cladding have also help to soften the appearance, and previously proposed metal panels have been replaced with siding. The biggest changes to the site plan have been the new parking configuration and drop off/loading zone in front of the building. The previous plan proposed no changes to the existing curb line, whereas this new proposal includes the loading zone, and per neighbor comments, a "knuckle" at the corners which would increase pedestrian safety and define the

new street parking spaces. Currently, the new plan would add 6 street parking spaces, however it is likely that only 5 would be added due to concerns from Engineering.

Mr. Hopkins showed updated renderings and described the changes made in order to soften the appearance of the building. He noted some minor revisions, such as a redesign of the front entry to improve symmetry, and the extension of the “garden” architecture to the street. The color of the pergola and canopy for the roof deck will also be changed, per Design Commission recommendations.

Mr. Hubbard explained that staff was supportive of the project the first time it came before the Plan Commission, and that staff believes the proposed changes to the previous design are positive. Staff is still supportive of the plan as presently proposed; the development complies with the Comprehensive Plan and Downtown Master Plan. There are still a significant number of variations required for this project, though the number has dropped from 15 to 12 under the new proposal. Some of the remaining 12 variations have decreased in their extent. Regarding setbacks, staff believes the changes are positive. The project now complies with the code-required setback on Sigwalt, and it has an increased setback on Chestnut. The recessed fifth floor decreased the Floor Area Ratio, and consequently decreases the variation required. The fifth floor overall has been decreased by 21%, which decreased the mass and bulk of the building. Parking now conforms to code requirements.

Mr. Hubbard mentioned that the petitioner has already held a neighborhood meeting regarding the new proposal, and would be holding another the following evening with one of the local condo buildings. At the time that the Staff Report had been drafted, the Design Commission had recommended denial of the project in a 3-2 vote at their January 9th meeting. Mr. Hubbard believed that the Design Commission liked the overall design of the building, but had denied the project due to concerns that it wasn't compatible with the neighborhood.

Mr. Hubbard explained that one night ago, the Design Commission entertained a motion for reconsideration of the project. The motion passed and the project was reconsidered by the Design Commission, which resulted in a 4-1 motion for approval of the project. The Design Commission changed their vote due to the fact that the purview of the Design Commission is limited to the design of the building. Since their previous denial was based on neighborhood context, and the Commission had approved of the overall design, the Design Commission had changed their recommendation to a recommendation of approval.

Mr. Hubbard stated that staff still has a number of recommended approval conditions that should be considered by the Plan Commission and Village Board. He asked that the petitioner provide additional details on the height of the building as during their presentation they stated that the height of the building was 62 feet, however, the plans submitted to staff showed the building as 63 feet and 8 inches in height. From a staff perspective, he recommended that the petitioner try to lower the height of the building in order to reduce the extent of the setback variations, as the required setback is directly related to building height. Additionally, staff believes that moving forward, it will be important for the petitioner to address the standards of approval for variations and planned unit developments, as outlined in the Village code. Staff hopes to see those points integrated into the petitioner's presentation.

Commissioner Sigalos asked what the height would need to be reduced to in order to trigger a change in the setback variation.

Mr. Hubbard explained that the setback variation is proportional to height, for every foot over 45 feet, 1 linear foot of additional setback is required. If the height is reduced by 1 foot, the required setback is reduced by 1 foot.

Commissioner Sigalos asked what changes were made to the proposal between the January 9th Design Commission denial and the Design Commission approval the previous evening.

Mr. Hopkins stated that there were no changes and that it was the same proposal presented at both meetings.

Commissioner Sigalos stated that he believes that the current proposal is greatly improved from the proposal they brought

in a few months ago, particularly in regards to provided parking. The recessed fifth floor is also a notable improvement that diminishes the mass and bulk of the building.

Commissioner Cherwin expressed that while he was not as concerned with parking in the previous proposal, he is glad that it has been addressed and that the petitioner has been reactive to feedback from the neighborhood. He stated that he understood the trade off in moving the parking to Sigwalt from Highland, due to the lack of support. He asked for clarification on the cladding comment, and asked about what “metal” was being removed from the setback portion of the building.

Mr. Hopkins stated that the dark charcoal portions of metal cladding were being replaced with a warm charcoal hardi-board.

Commissioner Cherwin asked if the new rooftop created by recessing the fifth floor would remain a rooftop, or if it would be utilized as community space.

Mr. Hopkins stated that the fifth floor units have balconies on the roof, still recessed from the main profile of the building, however residents would be restricted from walking from those balconies onto the roof. To minimize height, the roof parapet is as small as possible. Access out onto the roof was still a work in progress.

Commissioner Jensen asked if the petitioner believes that the Village Board’s concerns with the previous proposal have been addressed to the extent that they would be receptive to the project.

Mr. Hubbard stated that he does not like to predict the Village Board, though he thinks there have been positive changes in the new proposal, and that the new proposal received positive comments when it went for Early Review before the Village Board.

Commissioner Jensen asked if, during that Early Review meeting, there were any resident comments or if it was open to public comment.

Mr. Hubbard stated that it was a public meeting, but he would need to review the minutes to see if there were any resident comments.

Mr. Firsel stated that he was at the Early Review meeting and that the Trustees were appreciative of some of the changes, but that there were still some questions and items to address. The Trustees had told the petitioner to go back through the process, which the petitioners are now doing and why they are hoping to appear again before the Plan Commission. Mr. Firsel reiterated that they have another neighborhood meeting the following evening with some neighbors to the east in Downtown. Specifically, with residents from Metropolitan Condos and other condo developments that were not on the original mailing list. He stated that he does not know how the Board will react, though they have tried to comply with as much of the code as possible. He also stated that Mr. Hubbard’s points earlier were well taken, and they are not taking any of the variances they are requesting for granted. However, he pointed out that many of the other Downtown developments have similar variances. He also stated that, if the proposed changes to code are approved and adopted, that the variances requested for this project would be reduced under those new standards.

Commissioner Jensen stated that he thinks this is a good project, and he hopes the petitioner makes the proposed changes.

Commissioner Green stated that he likes how the fifth floor is set back, and that the design helps the building. He asked if the 63 foot 8 inch height mentioned earlier is to the top of the fifth floor.

Mr. Hopkins replied yes, and that it was to the height of the flat roof inside the parapet. He stated that the building grew by a foot from the last proposal as a result of recessing the fifth floor, as more structure was needed to support it.

Commissioner Green repeated that it was nice the fifth floor was set back, and that it was a plus that the 3 foot setback was to the top of the recessed fifth floor, rather than for a full five story building. He also liked the idea of changing the

SIGWALT STREET APARTMENTS – TEMP FILE 1617

material from metal to siding. He stated that his only concern with the previous proposal was parking, so by bringing the provided parking up to code, the petitioner eliminated that concern. He stated that he believes the project is a positive, and he looks forward to seeing the petitioner at Plan Commission.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

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



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, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack
#129 from Southminster Presbyterian Church

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Rosenberg, Scaletta, Sidor, Glasgow, Tinaglia, Baldino, Blackwood, LaBedz.

Also present were: Randy Recklaus, Mark Burkland, Diana Mikula, Tom Kuehne, Ken Koeppen, Charles Witherington-Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/06/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

- B. Committee of the Whole 11/13/17 Approved

Trustee Robin LaBedz moved to approve. Trustee Thomas Glasgow

Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia

Abstain: Rosenberg

C. Committee-of-the-Whole 11/15/17

Approved

Trustee Mike Sidor moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Scaletta, Sidor

Abstain: Glasgow, Rosenberg, Tinaglia

D. Village Board 11/20/2017

Approved

Keith Moens asked the Board to amend the minutes from 11/20/17 in the Citizens to be Heard paragraph 2 section to include some missing information. He said that based on a conversation with Mr. Recklaus, Committee of the Whole meetings are not Public Hearings, but Public Meetings. He asked for an explanation of a Public Hearing and a Public Meeting and the difference between the two and if the Committee of the Whole or Village Board meetings are either Public Hearings or Public meetings be put in the minutes.

President Hayes said the minutes reflected what he said and minutes are not a verbatim account of meetings. Ms. Ward said minutes are intended to be a summary only.

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 11/30/2017

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 11/30/2017 in the amount of \$9,489,953.39. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,

Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing-in of Andrew Larson as Deputy Fire Chief

President Hayes summarized Mr. Larson's achievements at his various roles in the Fire Department. Mr. Larson thanked those who have had an impact on his career.

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

- B. Recognition of Retiring Board & Commission Members

President Hayes gave retiring Board and Commission members a certificate acknowledging their service to the Village. Receiving their honors were: Tara Riley, D. Court Harris, Matt Ottaviano, Ryan Danzinger, Mike Walczak, and Neil Scheuffler. Mr. Scheuffler served 22 years and began many of the current events the Village now enjoys.

President Hayes acknowledged those who served who were not present: Ruta Freimanis, Erwin Campbell, Anthony Petrillo, John Zilewicz, Jamie Janeczko, Anisa Jordan, Michael Kalway, Tom Gaynor, Amanda Thomas, Jack Barry, Karen Conway, Amy Mazurowski, and Anthony Fasolo.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Vendor Expenses Over \$20,000 In Aggregate Approved
for Calendar Year 2018

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT NEW BUSINESS

- A. Cash in Lieu of Land Dedication Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT LEGAL

- A. An Ordinance Dissolving Redevelopment Project Approved
Area Number 3 of the Village of Arlington
Heights and Related Matters

Trustee Jim Tinaglia moved to approve 17-044. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- B. An Ordinance Amending Planned Unit Development Ordinance Number 02-005 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code (St. Edna Church, 2525 N. Arlington Heights Road) Approved

Trustee Jim Tinaglia moved to approve 17-045. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- C. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code Approved

(Section 18-102, Adoption of the Illinois Vehicle Code)

Trustee Jim Tinaglia moved to approve 17-046. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

D.	A Resolution Approving an Amended Employment Agreement Between Randall R. Recklaus and the Village of Arlington Heights	Approved
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Trustee Jim Tinaglia moved to approve R17-056/A17-058. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A.	Bond Waiver - Arlington Heights Junior Woman's Club	Approved
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Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Kotis Surgical Center - 3443 N. Kennicott Ave. - Approved
Sign Variation - DC#17-125

Mr. Perkins explained the building is being renovated, so they are asking

for two wall signs; one facing Kennicott and one facing Dundee. The Design Commission recommended approval.

President Hayes asked if the "K" was actually a sign. It seems more of a design feature than a sign. Mr. Perkins said that Code says anything that is an attention getting device is classified as a sign.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

B.	Hey Nonny - 10 S. Vail Ave. - PC#17-011 PUD Amendment, Special Use for Restaurant/Auditorium (Music Venue), Variation to waive traffic study.	Approved
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Mr. Perkins said the petitioner is proposing a music venue and is seeking an amendment to waive the requirement for a parking study. The space would share some common washrooms. 88-90 parking spaces are needed for peak capacity. Mr. Perkins said there are 100+ parking spaces available each day in the Vail Garage. Varieties of days and times were counted over the past 3 years.

Chip Brooks said they are proposing a live music listening room. The food is going to be shareable plates from local farms and suppliers. Local brewers and distillers will also be featured. Mr. Dungan and Mr. Brooks are the main partners. One side is a gastro pub and the music is in another space. There is a movable acoustic wall in between the two spaces.

Chris Dungan described the interior layout of the project. Mr. Brooks said the ceiling will be insulated to keep the sound from going into the Ballroom. They intend to be open 6 nights a week and have brunch Saturdays and Sundays. They intend to work with the local hotels to encourage guests to be patrons. They hope to work with the local music schools to give them a venue for their students and for it to be an incubator for local artists.

President Hayes asked how they intend to prevent the music from spilling out. He also asked how will loud music be defined and how will staff enforce it. Mr. Brooks said it is not definable, if it bothers people on the street then it is too loud. Windows will be closed and curtains will be used to help keep sound in. It is a small space and sound system is good. They will monitor and make sure they do not bother the neighbors. President Hayes asked if the windows would be closed at night. Mr. Brooks said yes. Mr. Dungan said if the windows are open, people will be in the restaurant, and they will not want the music to be too loud. Acoustic music would be

most likely be played during the day.

Mr. Recklaus said many businesses have music like Peggy's and Big Shots, so the Village is accustomed to handling music noise.

Trustee Scaletta asked how the venting would work; he expressed concern regarding the proposed ballroom expansion. Mr. Brooks said the Ballroom addition design provides a chase in the far southwest corner for venting to come up through their space. They will not be able to put their venting in that space because it is not built yet. Initially they will vent into the alley to the west. When the expansion is built, the venting will go over the roof and will comply with Village and Health Department requirements.

Trustee Scaletta said the sound must stay in their space and not permeate the hallways or other spaces in the building. Mr. Brooks said their sound engineer said it will not be a problem. Trustee Scaletta said when they have two shows per night; they may need to expand the space in between these events. Mr. Brooks said he said they will experiment and work it out.

Trustee Scaletta questioned if the bathrooms would be sufficient and accessible for handicapped patrons. Corey Dunne, architect, said they have revised the plans to make the bathrooms ADA compliant. Mr. Brooks said the layout is the best possible way to be compliant. Mr. Dungan said it is a very small space, and will not be hard to navigate. They have the required fire exits per Code. When the detailed plans are submitted, this will be reviewed. They have storage in the basement for tables and chairs. Trustee Scaletta said he is taking them at their word that they will be good neighbors. Staff needs to make sure the Village is in a good position when it comes to noise. He does not want to affect the nearby residents negatively.

Trustee LaBedz asked how it would work for handicapped people during a show. Mr. Brooks said staff will know that is the procedure and will be trained to accommodate these customers. Trustee LaBedz asked if the decibel levels can be monitored. Mr. Brooks said the Village has adopted the Illinois Noise Pollution Statute. The Village has the ability to enforce those standards. Ms. Ward said monitoring decibels works for sustained noise; music is not easy to monitor. Calibrated equipment is needed. The Village responds to noise complaints and works with owners with a large amount of success.

There is sufficient garage space for the anticipated 20 employees. Mr. Perkins said there may be occasions where the garage is well occupied, but most days it will be sufficient. Potentially, other users can be relocated. Trustee LaBedz asked for clearer demarcation in the garage for level changes.

Trustee Sidor said with concerts at 8 p.m. and 10 p.m. the numbers may double as many folks may hang around. Mr. Perkins said some will be

coming from other restaurants, and not all will park in the Vail garage, many will use Uber, especially for the later show. He said he did not think another 80-90 spaces are needed to accommodate the patrons. Space will be tight if everyone for both shows parks in the Vail garage and there is overlap.

Trustee Sidor asked how deliveries would work on Vail Street in regards to pedestrians and safety. Mr. Perkins said deliveries are a challenge in urban areas. This building has a small loading area so delivery trucks will park on Vail or Campbell. The Police Department has worked with businesses so the deliveries do not occur at lunchtime. There may be a need to work with the businesses to have deliveries occur in the morning. Trucks should not block crosswalks or intersections. Enforcement is done with complaints or with officers making observations. Mr. Recklaus said there are officers downtown. There is no good way to deliver supplies without temporarily blocking parking spaces or part of a traffic lane. Shopping centers do not have this problem, but they are not doing well, downtowns are, and the delivery issues are a trade-off.

Trustee Sidor there are late night 'woo hoo people' who make noise when the windows are open. How the Village will keep this under wraps? Mr. Recklaus said there is an additional officer on this beat on nice nights. At 2 a.m., the officers are downtown. The challenge is whether 'woo hooing' is a citable offence. It is not illegal to be intoxicated unless one is driving or engaging in disorderly conduct. From an enforcement standpoint, the Village does have a presence. The Village will be creative about how it deploys its resources. Trustee Sidor encouraged the business owners to accept responsibility too.

Trustee Sidor asked how the smokers would be accommodated, he is unhappy with cigarette butts outside of Metropolis on the weekend mornings. He said he wanted staff to designate a smoking area for patrons that will be effective. Mr. Recklaus said is difficult to regulate, but staff would work with the applicant on this issue.

Trustee Rosenberg asked how the people would be controlled between the two spaces. Mr. Dunne said there would be an occupancy capacity for each room. Mr. Brooks said they will be selling tickets to every event and will control numbers by ticket sales. Trustee Rosenberg asked about the late night menu. Mr. Brooks said there would be more items than the three listed. Ms. Mikula said after 11 p.m. all restaurants can offer a modified menu and it could be just one item. Trustee Rosenberg reiterated the bathroom worries. Mr. Dunne said the Code is written to take care of the maximum capacities. They comply with the State Code. Mr. Brooks said most of the time not everyone is exiting at the same time. They do not envision events being later than midnight.

Trustee Blackwood asked if they had considered having valets. Mr. Brooks said they are refining 10 suggestions with other business owners to

improve parking.

Trustee Tinaglia said he confirmed the numbers on the bathrooms and they meet the governing State Code. The hope is that these bathrooms are used and commingled. There is going to be a parking study in 2018. The parking is not this businesses problem; it is the Village's problem. He said he hoped that when the study is done, the Board takes the proper steps to do what is needed. He wants more people to come to town and not blame the businesses. It is a restaurant and entertainment district. Amazon has taken over shopping.

Resident Carter Black said he was excited about this and there is parking two blocks away.

Joe Keefe, Executive Director of Metropolis said Metropolis is supportive. Entertainment campuses are the new model. This is complementary. Their ceiling of their acts is Metropolis' floor. They are going for different acts.

Karolina Skrodziuk, manager of the Marriott, said she is excited about this. Adding a 3rd entertainment venue creates impact and adds value. She said she will shuttle her guests to downtown. This project will bring revenue to the Village.

Carl Anfenson said this is a complimentary business to the Village. The operators have integrity and bring passion and a high quality venue to downtown.

Eric Weber, an owner of the 5 North Vail building, said his tenants said this is good and it will bring more patrons to the downtown.

Trustee Glasgow said he was very comfortable with this. It is symbiotic to Metropolis. He asked if they agreed with the terms and conditions. They said yes.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Early Review - CA Ventures/Sigwalt St. Apartments

Mr. Recklaus said this proposal is for a second Early Review. A previous proposal was denied in October. Based on comments, the petitioner has brought back an amended proposal. Early review is for guidance and feedback so the petitioner can decide if they want to pursue the project.

Mr. Perkins said staff recommends that the petitioner hold a neighborhood meeting prior to resubmitting for the formal process.

Attorney Mike Firsel representing the petitioner said the changes to the petition are:

- Reduced density from 88 units to 80.
- Reduced one bedrooms by three, reduced two bedrooms by eleven, added six three-bedrooms.
- Parking has been revised to be 1.5 spaces per unit in accordance with Code. There is no parking variance request.
- Loading space off Highland removed and is now on Sigwalt.
- Eleven on-street parking spaces.
- Setback modification on Chestnut to 20'.
- Fifth floor has been setback so residents cannot see the 5th floor from the corners.

Mr. Firsel said the development would have an economic impact of \$1,295,250. They will meet with the neighbors and explain the Code and the Downtown Master Plan. The project complies with the Master Plan; they have listened and made changes. He said they welcome feedback to see if they can bring this project to Arlington Heights.

President Hayes asked about the fifth floor, would they look out on rooftop? Eden Richards, architect, said yes, residents would see rooftop with pavers and railings. They will have windows that look out at landscape.

Trustee Rosenberg said he was in favor of the project and appreciated the changes made.

Trustee Tinaglia asked about the changes to Sigwalt. Ms. Richards showed the new loading location for mail, deliveries and apartments, which is close to the entry door. They created seven parking spaces for street parking and the Highland spaces were restored. Trustee Tinaglia noted that none of those parking stalls exist now, they created these 7 stalls and a loading zone. He said these were good decisions and positive improvements.

Mr. Firsel explained the underground parking which has 16 tandem stalls and single spaces. Sixteen units will have two car spaces. Code requires 1.5 per unit. Trustee Tinaglia encouraged them to find common ground with the neighbors. This is a good project and he would like to see it happen.

Trustee Scaletta said this is headed in the right direction. He pointed out that deliveries will be made on Sigwalt and there are spaces for trucks

there. He suggested the outdoor ramps be configured to help people move furniture. The parking on Sigwalt is public. For scheduled move-ins, the spots will be reserved. Mr. Recklaus said the Police Department will monitor the parking. They will be landscaping the islands where the transformers are. Trustee Scaletta said this kind of project was part of the master plan that was envisioned.

President Hayes said this is Early Review, so no vote will occur. This is to give feedback to the developer. Resident feedback will be solicited at the Plan Commission and as the project moves through the process. He said he hoped there would be a neighborhood meeting. Mr. Firsell said there would be.

Trustee LaBedz asked why they added 3 bedroom units. Mr. Firsell said many people will be willing to pay rent who no longer wish to pay property taxes. They believe more seniors and small families will be looking for this kind of living. They do not expect families with children. They are anticipating more downsizers and seasonal residents. The rest of the block will be developed and a proposal will be coming in 2018. There will be integration of the two sites. Trustee LaBedz said she wished the building design was more traditional because it is transitional to the single family neighborhood.

Trustee Blackwood said she was happy with the project before, but it is even better now.

Trustee Baldino said he appreciated the changes and the effort to address the concerns of the Board. The only reason he is not jumping in with both feet as this is transitional property between residences and the high density of the downtown. The fifth floor still bothers him, even though it is smaller.

Trustee Sidor asked them to widen the scope of the neighbors invited to the meeting. This space is transitional, and in his opinion, not the prettiest building. He likes the changes made. The Chestnut side will see the entire western façade. He said to keep that in mind when listening to the neighbors. So far, he said the project is moving in the right direction. He liked the Sigwalt parking.

President Hayes said he was very pleased with the changes made. He liked the project before, but is more in favor of it now. He said he was okay with the density as proposed, the parking, the pick-up, drop-off, and the shifting to the east. He likes the look of the building. He said he was happy with fifth floor setback. He encouraged them to go forward.

Trustee Recklaus asked the Board for additional feedback on density, architecture and setbacks in order to give the petitioner clear direction. There were no further comments. President Hayes said he assumed the Board would voice objections if they had major concerns.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked staff for the Holiday Happenings event, which was a big hit for the community. He acknowledged the great Santa Run sponsored by the Rotary Club. The Movie with the Mayor is Saturday, December 9 and sponsored by Paragon Theaters. The Rolling Meadows High School Madrigal Singers will be performing.

Sunday December 3, 2017 begins the year of celebration of the State of Illinois' 100th year.

Trustee Sidor said the RMHS Madrigal Singers were the best ever.

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 10:52 a.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 23, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Ted Eckhardt
Kirsten Kingsley
Jonathan Kubow

Members Absent: None

Also Present: Michael Porto, CA Ventures for *Sigwalt Apartments*
Mark Hopkins, HKM Architects for *Sigwalt Apartments*
Joe Labelle, Rize Properties for *221 S. Evergreen Ave. & 411 N. Pine Ave.*
Kevin Davis, Fairfield Homes for *412 W. Campbell St.*
Robin Ward, In-House Counsel for Village of Arlington Heights
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 9, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JANUARY 9, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MOTION TO RECONSIDER

A MOTION WAS MADE BY CHAIR FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECONSIDER THE MOTION MADE ON JANUARY 9, 2018 FOR THE SIGWALT APARTMENTS PROJECT AT 45 S. CHESTNUT AVENUE, DC#17-156.

COON, AYE; KINGSLEY, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. OLD BUSINESSDC#17-156 – Sigwalt Apartments – 45 S. Chestnut Ave.

Michael Porto, representing *CA Ventures*, Mark Hopkins, representing *HKM Architects*, and Mike Firsell, the attorney for the project, were present on behalf of the project.

Ms. Ward explained that as Staff reviewed the minutes from the meeting on January 9, 2018, it was noted that the motion that passed, exceeded the scope of the Design Commission's authority. Per the Village Code, the authority of the Design Commission for cases that are going to the Plan Commission or the Zoning Board of Appeals, is limited to building and signage only. The Plan Commission reviews zoning, variations, parking, setbacks, and overall compatibility; they do not look at the aesthetics of a building; that is solely within the authority of the Design Commission. The first part of the Design Commission motion addressed the aesthetics of the building; however, the second part of the motion exceeded the authority of the Design Commission in this particular case. Conversation, opinion and public comment on the pieces pertaining to zoning, setbacks and overall compatibility are encouraged, but should be made in the correct forum, which is the Plan Commission public hearing. Ms. Ward was happy to answer any questions at this time.

PUBLIC COMMENT

Kari Dwyer, 30 S. Chestnut Avenue. She appreciated the explanation and said that her concern is how a Board can approve the aesthetics of a property that does not fit the parcel it is on. She felt the process was broken, which concerns the neighbors, who are here tonight to express where they stand. There are flaws in the process and very limited to what is actually being reviewed.

Ms. Ward said that it could be looked at in two parts: the Design Commission has one part and the Plan Commission has the second part. She reiterated that comments about a project are important, but they should be presented at the Plan Commission hearing, who has the authority of those pieces. This Design Commission process is limited in scope because it is limited to the aesthetics of the building. Opinions about whether the building is ugly or beautiful are separate from whether or not the variations, setbacks, and height are appropriate; they are two separate issues that make up the entire process.

Ms. Dwyer understood these comments but felt that perhaps the process was out of order, and the planning of the property should be reviewed prior to the aesthetics. Ms. Ward replied that as a general rule, the goal has always been to try and get the Design Commission portion done prior to the Plan Commission hearing, but Staff has been discussing in the last week, the possibility of re-evaluating whether this is the best way to continue the process. She reiterated that the Design Commission review should focus on the aesthetic of the building, understanding that while some may like the design, they can still think it is too big and there are too many variations, but those issues are not for the Design Commission to deal with.

Keith Allen, 46 S. Chestnut Avenue. He was still confused, and referred to the evaluation criteria of the Village Design Guidelines that govern the Design Commission evaluation of a design submittal: #1, Conformance to Ordinances and Comprehensive Plan. Ms. Ward said that she would agree, if all of those applied in this instance; however, language in the Village Code specifically limits the powers of the Design Commission in this case. The Design Commission has broad powers as a general rule, but in cases that are going to the Plan Commission, they are limited to building and signage only; this is a specific provision of the Village Code, Chapter 28, Section 14.2-1, which she read out loud for the residents. Ms. Ward added that the Plan Commission process is more complex and more involved than the Design Commission process, with additional legal requirements as well.

Tim Meyer, 29 S. Mitchell Avenue. He now understands what was previously unclear, and he thanked Ms. Ward; however, he disagreed and felt that the aesthetics of a building and how it plays off the aesthetics of its surroundings is very much an architectural question and a design question that should be part of the Design Commission's authority. He knows that as architects, the Design Commissioners probably all understand that, and it is unfortunate that the

code is written the way it is because it is really doing a disservice to the entire process in terms of design. He thanked Staff for clarifying things tonight, but he was still disappointed. Ms. Ward encouraged the residents to attend the Plan Commission hearing to raise all of these concerns.

Donald Meersman, 202 S. Highland Avenue. He attended the first Design Commission meeting and recalled a wide range of discussion, with the project being approved with caveats about concerns to be brought to the attention of the Plan Commission. He understood the legal process but did not understand how the aesthetics of a building can be reviewed without discussing the shape, size, height, and setbacks of the building; there seems to be a lot of bleed over between the Design Commission and the Plan Commission.

Ms. Ward clarified that at the September 12, 2017 meeting, the Design Commission made a motion to approve the project, which included concerns that the Design Commission wanted to be looked at by the Plan Commission and Village Board, which was okay; however, the motion made at the last meeting on January 9, 2018 was different in that it was a motion to deny, with a statement that the aesthetics of the building were fine; when in reality, the aesthetics of the building is the Design Commission's purview. That is what raised the concerns of Staff. Mr. Meersman asked how harmony and compatibility are not aesthetic and Ms. Ward replied that harmony and compatibility are part of the whole surrounding area, which is part of the zoning review done by the Plan Commission; it is the aesthetics of the building itself.

John Peck, reiterated the previous resident's point that the aesthetics have to relate to the surrounding areas. He has attended 3 Design Commission meetings for this project and there has been a lot of discussion with respect to the design of this building and how it relates to surrounding Arlington Heights facades and buildings, but when it comes to the compatibility to the neighborhood and its lack of transition, that discussion seems to go by the wayside, especially with this conversation tonight. Ms. Ward replied that it does not go by the wayside, it gets discussed at the Plan Commission hearing. The Plan Commission does not talk about the aesthetics of the building itself, but they will talk about how the building as a whole fits into the neighborhood, that is a zoning piece. Mr. Peck said that the motion to approve at the Design Commission meeting of the first proposal, included a contingency that the commissioners did not agree with the compatibility and harmony, which was supposed to then go to the Plan Commission hearing, but it was never reviewed there. Ms. Ward explained that the Design Commission is not advisory to the Plan Commission; they are advisory to the Village Board, and motions from the Design Commission are included in the Plan Commission review, but the Plan Commission itself determines what it looks at. She understood the resident's concerns being made about this project and said that Staff could make sure these concerns are identified for the Plan Commission review in their Staff report.

Mr. Firsel, the attorney for the project, said that he has lived in Arlington Heights for 25 years, he knows the Village and this process extremely well, and he was on the Plan Commission for 8 years. He stated that the Design Commission is a recommending body regarding the aesthetics of the building, the Plan Commission is a recommending body regarding the other items brought up tonight, and the Village Board is where it all comes together. His understanding is that the job of these commissions is to present to the Village Board their observations and recommendations, so the Village Board, who is the only entity that has any decision making authority on these projects, can dissect, absorb, and consider all of the different factors. These independent hearings cannot be done without the other because the entity that is charged with putting it all together and making the ultimate decision is the Village Board. Mr. Firsel also said that if a recommendation is made at the Plan Commission public hearing, it then goes to the Village Board, which is another public hearing where the ultimate decision is made on the project. Having two separate recommending bodies that are recommending on two separate things, can be done compatibly by getting the information to the Village Board so they can make their final decision whether or not the aesthetics fits into the neighborhood, or the massing fits into the aesthetics.

Mr. Meyer said that if the aesthetics of how the building fits in with the neighborhood cannot be discussed here, and it will not be discussed by the Plan Commission, then how does the Village Board get that message? Ms. Ward reiterated again that the aesthetics of the building are what the Design Commission reviews; everything else, such as how it fits into the neighborhood, whether the setbacks and variations are appropriate, whether the building is the right size for

that location, is all within the Plan Commission's purview. She also reiterated that she will make sure that the concerns about harmony and compatibility are made part of the Plan Commission staff report so these issues can be discussed at the Plan Commission hearing. Mr. Meyer explained that as a lawyer for the Village, Ms. Ward would ensure that the Plan Commission talks about the aesthetics of how the building relates to its neighborhood, and Ms. Ward clarified that she would not refer to it as aesthetics, but instead refer to it as the harmony and compatibility of the whole project. Mr. Meyer felt the aesthetic concerns of the residents will never be discussed then, based on the process described by Ms. Ward. Ms. Dwyer agreed and reiterated her previous comment that the process is broken, and the residents have given so much time as a community to be here, and the only paid people in this room right now are the developers and the two Village Staff, which the residents have all lost trust in. She asked how Staff will ensure that their voice is heard throughout this process, and Ms. Ward reiterated that Staff will make sure that the Staff report that goes to the Plan Commission identifies as a concern, the harmony and compatibility within the neighborhood, and that the liaison to the Plan Commission mentions that as a concern as well. The Village is not trying to silence the neighbors, they are just trying to make sure that the points being made are made in the right place.

A resident asked for clarification about this project being on the agenda for tomorrow night's Conceptual Plan Review Committee meeting. Ms. Ward explained that the Conceptual Plan Review Committee consists of 4 Plan Commissioners that have an informal conversation about projects, sort of like step one before the Plan Commission hearing, and although the public may attend, it is not intended to take a lot of public comment; there are no decisions or recommendations or final actions made by that committee.

Francine Fossler, 44 N. Vail Avenue. She has lived here for 12 years and what drew her to the Downtown building she lives in was the aesthetics, design and footprint, which fit into the overall big plan of what Downtown Arlington Heights was to be. She was on a Village Board in the community where she previously lived and she understands how hard this process is, although her previous community had no Design Commission. She always thought the Village would feather into this vacant lot, feather something that was compatible with what surrounds it, and she referred to Evergreen Avenue, one block south of the Downtown where her daughter lives. This block is a good example of feathering with row homes, town homes, and single-family homes that are adjacent to the Downtown. She assumed this lot would do the same thing; be developed with something that is in harmony with the Vail Avenue building, the Campbell building, Wing Street building, and Metropolis Lofts, not something that sticks out like a sore thumb and does not belong here. Ms. Ward encouraged the resident to bring her comments to the Plan Commission. Ms. Fossler also said that she worries about how this project will affect the value of her property, which is the bottom line that everyone in this room is thinking about, and she also felt that Downtown Arlington Heights did not need any more rentals.

Brian Rybick, 38 S. Mitchell Avenue. He said that Staff is asking the Design Commission to vote on the aesthetics of this building, but what happens if the Plan Commission changes the mass and structure of the building. Ms. Ward explained that the Plan Commission does not change the mass, structure or color of a building; the Plan Commission will review what is being proposed, have a conversation, listen to any public comment, and decide whether to recommend it be approved or denied; they will do the same thing as the Design Commission, but on their pieces of the project. If the Plan Commission does not support any of the pieces they review and they recommend denial, the petitioner has to decide if they want to go forward to the Village Board with this recommendation, or go back to the drawing board, or go away. Mr. Rybick said that if the Design Commission does not feel that a 5-story building wall is appropriate on this site, how can they decide what color that wall should be. If the Design Commission approves the 'design' of the building, then they are also giving their endorsement to the way the building looks as proposed.

Donald Meersman said that the appearance of the building does not exist in a bubble; this building has got to exist, it has got to be there. Ms. Ward repeated that the Design Commission decides if the building looks great, and the Plan Commission decides if the building looks great on this site.

A resident said that the design and aesthetics of a building are completely dependent on its surroundings, it cannot be designed in a bubble and it cannot be discussed in a bubble; it is impossible and does not work. Other residents agreed. Michael Voss asked if and how residents will have access to the Plan Commission Staff report, which Ms. Ward explained will be available on the Village website the Friday before the project goes to the Plan Commission.

Shawn Collins asked for clarification on how it was decided that this matter be brought back to the Design Commission for reconsideration. Ms. Ward explained that she was asked by Staff to review the minutes from the last meeting, and after doing so, she determined that the Design Commission exceeded the scope of their authority in this particular instance, per Village Code. The project was then brought back to the Design Commission as an item to reconsider.

Justin Pease said that he felt it was a great looking building and all of the comments thus far have been relative to how it fits in, which Ms. Ward explained comes next with the Plan Commission review. He has not heard any neighbors say that they hate the way the building looks in general, and he wanted to hear comments from the Design Commission on the revisions that were made to the building and move on.

Teresa Gurnin said that she felt the proposed building looked like a factory, and she urged the commissioners to reconsider that the aesthetics are okay with a couple of caveats. In her opinion and in a lot of the neighbors' opinion, this is not an attractive building.

Commissioner Coon thanked Ms. Ward for speaking to the residents tonight because he was concerned that there would be confusion with all of this. He partly took blame for this whole fiasco, and commented that he just joined this commission last June. He questioned why it was not brought to the commissions' attention last September when the original motion to approve the project was made, that discussions about compatibility and scale should not have happened; was it because the commissioners approved the project then? Ms. Ward explained that it was not because the project was approved, it was because that motion included 2 advisory comments that the commissioners specifically called out that they wanted the Plan Commission and Village Board to pay attention to, which was okay. The difference with the motion made on January 9th was that it said that the aesthetics were okay, but the project is denied based on things that are not within the scope of the Design Commission.

Commissioner Coon said that part of the aggravation from the residents has come from what happened at the last Plan Commission review, where a lot of time was spent talking about the shared parking in the garage, and residents were left feeling that the issues of compatibility, setbacks, variations, etc. were not addressed to the same length and depth as the parking issue. He wanted the Design Commission to meet with the Village Board as a Committee of the Whole so the Design Commission can find a better way to make sure that all of these things get addressed. It is not about him saying that the Plan Commission is not doing their job and leaving parts out, and he is willing to work with the Plan Commission and offer his 22 years of experience to help in evaluating a building with regards to context, which he now clearly understands is not his role as a Design Commissioner. However, those issues need to get addressed in order to be fully vetted for the residents, otherwise they feel like they are not being listened to. Ms. Ward stated that Staff can do their best to make sure that issues and concerns are identified in the Staff report; however, like the Design Commission, the Plan Commission controls their own conversations, so it is up to residents to attend those meetings to make sure their concerns are heard and discussed. There is also the option of going to the Village Board when the project is reviewed; there are steps to the process.

Chair Fitzgerald felt the legalities of the review process have been successfully completed, and he asked for clarification on how the Design Commission should continue on this matter. Ms. Ward said it was up to the commissioners to determine if they felt more time was necessary to discuss the aesthetics of the building, or if there was something new or different to discuss; otherwise a motion should be made at this time. Chair Fitzgerald said that he had something new to discuss and he asked for discussion from each commissioner.

Commissioner Kingsley said that perhaps she was the reason why we are all here tonight because she made the motion to deny at the last meeting. This is her second time on the Design Commission and this issue has never come up. It is very difficult for her as an architect to just look at the building and its form, and she did not understand how she could say that a building is aesthetically pleasing and not know that the setback was designed specifically for the site; however, knowing what the Design Commission is being asked to do tonight, then that is what they are going to have to do tonight. She added that since she began her second term on this commission, she has brought up at almost every meeting that the Design Guidelines need to be looked at. She said that it did not matter if a motion was made

to approve this project or not because the Design Commission is just advisory, and anything the Design Commission feels strongly about should be put in the motion so it is not put on Staff to communicate to the Plan Commission. In a way, it does not really matter because the commissioners have already made their comments about the aesthetics, but all of the things the commissioners are worried about should be in the motion.

Commissioner Eckhardt said that it sounds like this is a 'for the good of the brotherhood' discussion and not what the commission is supposed to be doing. In all the years he has been on this Board, his attitude has always been that his job is to review each building that comes before him, and not redesign a building but critique it. He added that all petitioners have the same rights, whether it is an addition to a single-family home or a small office building, the petitioner is asking this commission to give them their comments about its aesthetics. Height and setbacks are not the purview of this commission, and he admitted to getting caught up in the dedication and emotions of the residents over the past few meetings for this project. Instead of reviewing the building for the petitioner, the commissioners previously nitpicked it, and the petitioner made changes to it that pretty much responded to everything previously commented on by the commissioners. He felt the petitioner accomplished something different than when the building first came before the commission, and he was happy to move forward with a motion at this time, which he previously voted against denying.

Commissioner Coon wanted to talk about the 3 building designs that have been presented to the commission. The first building presented had the fifth floor entirely constructed out of a material that is not recommended for use by the Design Guidelines, and the commissioners encouraged the petitioner to look at another solution, something more permanent that fit in with the Downtown. The petitioner came back with a very attractive building; a top was added to the building, a cornice, and he was very enthralled with the job that the petitioner did to address the commissioners' comments, which he felt were major comments and not nitpicky. At that time, the commissioners did express concerns about the massing and compatibility, but ultimately approved the aesthetics of the building. The third time around, the building came back with an entire fifth floor made up of a residential material, the fiber cement lap board siding, which is more common to a Randhurst development or something a little more suburban, as opposed to the urban feel of our Downtown with buildings such as the Wing Street building across from Jewel that has really fine detailing and permanent detailing in the stonework on the cornice. He was excited that the new building had a contemporary feel to it, and he liked that feel, but what he did not like and commented on last time was how much lap siding was being proposed; he felt like there was a bait and switch with the materials and the building has taken a step back to the first initial design. One of the hard things that he has with the building now is the amount of fiber cement board siding, and he referred again to the Design Guidelines on materials that state that weather resistant wood type materials should be limited to trim and limited in its use. He felt the step back was not that effective and he was not going to judge the building based on that, but he wanted to see the material changed back to brick and the wall pulled back out; give us the building we previously approved with the shift on the site. Mr. Hautzinger pointed out that this issue was barely mentioned at the last meeting; however, he acknowledged the aesthetic concern by Commissioner Coon. Commissioner Coon said that these are his comments relative to reconsidering the motion.

Commissioner Kubow said that the Design Commission approved the architecture of the building last September and again on January 9th, but did not approve its compatibility. So for the third time, the Design Commission is here to either approve or deny the architecture of the building. He said this whole process has been just ridiculous. He approved the architecture on January 9th and he approves the architecture again today, and there is not much more he could say on the matter.

Chair Fitzgerald said that he still liked the building and felt the points brought up by Commissioner Coon were valid. He pointed out that the pergola on the second level and the awning were changed to a stone color, which he wanted to see changed back to the previous dark color because he was not in favor of staining wood a stone color that is next to real stone. Mr. Hopkins said that he believed that the previous motion said this, and they are in agreement with that. A resident asked that a visual of the building be presented, which was done so by Staff. Commissioner Coon said that he made comments at the last meeting specifically about the north elevation, and Mr. Hautzinger replied that it was mentioned, but it did not seem like it was the basis for the denial.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PETITION FOR *SIGWALT APARTMENTS* TO BE LOCATED AT 45 S. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 12/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. IN GENERAL, THE DESIGN COMMISSION IS IN APPROVAL OF THE AESTHETICS OF THE BUILDING WITH THE FOLLOWING COMMENTS:
 - a. THAT THE COLOR OF THE FIBER CEMENT SIDING BE RECONSIDERED.
 - b. THAT ADDITIONAL WINDOWS AT THE TOP FLOOR TO BREAK UP THE AMOUNT OF WALL SIDING BE CONSIDERED.
 - c. THAT THE COLOR OF THE CANOPY AND PERGOLA BE A DARK TONE INSTEAD OF THE STONE COLOR STAIN.
2. DUE TO THE FACT THAT ITEMS 5 & 6 FROM THE DESIGN COMMISSION'S PREVIOUS APPROVAL, WHICH HAD TO DO WITH 'HARMONY AND COMPATIBILITY' AND 'CONFORMANCE TO ORDINANCES AND THE COMPREHENSIVE PLAN', THE DESIGN COMMISSION IS OBLIGED TO DENY THE PETITION.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that in light of the information given tonight by In-House Counsel, Item 2 needed to be changed. Commissioner Eckhardt reviewed Item 2 and made an amendment to the motion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

2. THE DESIGN COMMISSION ENCOURAGES THE PLAN COMMISSION AND VILLAGE BOARD TO TAKE UNDER CONSIDERATION, THE MATTER OF HARMONY AND COMPATIBILITY.

Commissioner Kingsley questioned whether or not Item 2 should be a stronger statement, and she referred to the variations being requested for the project. Ms. Ward said that the variations are well outside the scope of the Design Commission's authority and she recommended against including it in the motion.

KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE; COON, NAY.
MOTION CARRIED.

Commissioner Kubow left the meeting at this time due to illness.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 9, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Ted Eckhardt
Kirsten Kingsley
Jonathan Kubow

Members Absent: None

Also Present: Michael Porto, CA Ventures for *Sigwalt Apartments*
Mark Hopkins, HKM Architects for *Sigwalt Apartments*
Tony Divizio, Divizo Group for *523 W. Ridge Ct. & 504 S. Mitchell Ave.*
Piotr J. Janota, Miyako Investments LLC for *223 S. Dunton Ave.*
Brian Hyde, Greenscape Homes for *626 N. Harvard Ave.*
Don Forlani, Owner of *626 N. Harvard Ave.*
Keith Ginnodo, Kingsley/Ginnodo Architects for *132 W. Northwest Hwy.*
Michael & Ellen Para, Owners of *132 W. Northwest Hwy.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 12, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF DECEMBER 12, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY RE-REVIEWDC#17-156 – Sigwalt Apartments – 45 S. Chestnut Ave.

Michael Porto, representing *CA Ventures*, and Mark Hopkins, representing *HKM Architects*, were present on behalf of the project.

Chair Fitzgerald asked if there was any public comment on the project and there was response from the audience.

Mr. Hautzinger stated that tonight's meeting is regarding design review, and this project will then proceed to the Plan Commission for zoning review which is currently scheduled for February 14, where comments regarding zoning and parking can be discussed, and then proceed to the Village Board for final review. This project was previously reviewed by the Design Commission on August 8, 2017 and again on September 12, 2017. At that time, the Design Commission recommended approval of the design with the following conditions:

1. A requirement to add at least one false window on the east elevation first-floor. This requirement has been addressed in these revised plans.
2. A requirement to change the Morton Sweetpire shrubs around the electrical transformer to evergreen shrubs for year-round screening. This requirement has been addressed in these revised plans.
3. A requirement to change the Candytuft perennials along the front of the brick garden walls to a different perennial that has more height to soften the wall. This requirement has been addressed in these revised plans.
4. A requirement that the north wall be revisited with the same undulations as the east and west walls. This requirement is in regards to the semi-recessed balconies on the east and west walls, which have now been added to the north wall.
5. The design does not meet the Design Guidelines evaluation criteria for 'Harmony and Compatibility', specifically regarding height and setback.
6. The design does not meet the Design Guidelines evaluation criteria for 'Conformance to Ordinances and Comprehensive Plan'.

Following the Design Commission review, the project was reviewed by the Plan Commission on September 27, 2017, and the Plan Commission recommended approval. The project was then reviewed by the Village Board on October 16, 2017, and the project was denied. On December 4, 2017 the petitioner presented revisions to the project to the Village Board during early review.

At this time, the developer has made the changes to the proposed development, with highlights as follows:

1. The top floor of the building has been stepped back to reduce the massing and height at the outer walls in response to the Design Commission's concerns regarding harmony and scale. Staff feels this is a good improvement to the project.
2. The brick on the first floor has been changed from a black color to a brownish color, and the black granite at the building entrance has been changed to the brownish brick. The goal was to be more compatible with the color tones of the neighborhood, which Staff also feels is a nice change.
3. The entire building has been shifted approximately 4 feet to the east on the site providing a larger setback to the west.

Overall, Staff feels the proposed changes to the design are positive improvements to reduce the scaling and massing; however, Staff encourages the petitioner to maximize the amount of windows on the top floor to break up the amount of wall siding and lighten the appearance. Staff recommends approval of the revised design.

Mr. Hopkins said that Staff summarized the changes that were made to the building; however, he said that one of the major changes to the building is at the entry, and he presented a revised image that shows a limestone color on the pergola and the canopy, rather than the dark bronze shown on the rendering. They feel the revised color is a better

design. In addition, the pergola was pulled off the elevator tower and brought forward as a garden element, in a further attempt to create a more residential approach to the design.

PUBLIC COMMENT

Vera DeGiorio, 102 S. Chestnut Avenue. She thought this project was denied by the Village Board late last year and now the petitioner is back with what they see as essentially the same plan that was previously denied, although the petitioner claims the development has been redesigned to accommodate earlier Village objections, but we just do not see it that way; what we see is a re-hash of the earlier design with a few non-critical modifications that seems to be in effort to placate the wishes of the Village and our neighborhood. We understand the Design Commission is limited in its scope of review, so she will keep her comments isolated to those comments. She believes the massing of this building on this site, which is just under 1 acre in size, is too dense and is not fitting for this neighborhood. She believes that was a point of objection on the prior design, and the developer has not properly addressed this objection with its new design. The project size for this site and neighborhood was also a strong point of objection, and we notice the developer has made slight modifications to the building size by adding 3 bedroom units to the mix and reducing the total number of units by 8 apartments to the proposed 80 units. The developer's revised plan shows the actual bedroom count has been reduced by only 8 bedrooms in the complex. Once again, we believe the development size is not fitting for the neighborhood and the petitioner has done very little to address the concerns of the Village and the neighbors. Finally, we find the appearance of the building has changed very little over the design that was originally submitted, and subsequently rejected by the Village Board. In several ways we feel this design is actually worse than the original submittal. The petitioner's attempt to set the 5th floor back from the top of the 4th floor exterior wall; while seeing it makes the 5th floor not visible from the neighbor's vantage point is a foolish statement, one completely without merit and a move that drastically degrades the architecture and integrity of this building. In addition to these concerns regarding design, we are at a loss to understand why Staff supports this development with such vigor. It has become somewhat obvious to us that the Staff's desired approval for this development is in direct conflict with the wishes of the neighboring property owners and at least a majority of our Trustees, as proven by their last denial of this plan. We beg the commission to reject the approval of this submittal as presented; this plan does not fit our neighborhood and the petitioner has not made a good faith effort to address objections. Thank you.

Keith Allen, 46 S. Chestnut Avenue. He agreed with Vera's comments completely. Essentially for the third time, this is the same building; same size, same footprint, and the majority of the same issues that caused the project to be rejected in the first place remain unresolved. From his point of view, reducing the number of units by adding the 3 bedroom apartments, enabled the petitioner to comply with the required parking ratio; however, it did not accomplish addressing the problems with the parking layout, the drive aisle widths, insufficient turning radiuses, and the basic layout of the first and basement levels. Parking was added along Sigwalt by taking away the public right-of-way, which the petitioner will argue adds parking, but he will argue that it may exacerbate the parking and traffic issues on Sigwalt, as there is now loading/unloading/move in/move out/public parking/package and mail delivery, all vying for those spots on Sigwalt. If those spots are full, there will be double parking on Sigwalt, which is the thru street, and will cause a disaster. It also takes away substantial green space along that side of the building. The step back at the fifth floor will only be hidden for people standing on this parcel or in the middle of the street; neighbors around this parcel, it makes no difference to them, they see it from their front porch, their front windows and second-story windows; it does not hide it from them at all. All of this leaves us with the following big issues still unresolved: a comprehensive plan that does not reflect the actual conditions surrounding this parcel; an R-7 building on a parcel that is less than half the size required to support an R-7 development; a non-compliant building that still requires numerous variance requests, and a building that is not harmonious or compatible with its surroundings. In the commissioners' evaluation of the proposal tonight, he would ask the commissioners to focus on 2 big picture criteria that are set forth in the Village Design Guidelines that govern this commissions' evaluation of a design proposal: conformance to ordinances and the Comprehensive Plan, and the harmony and compatibility of the proposal to the surroundings.

Kari Dwyer, 30 S. Chestnut Avenue. She agreed with her neighbors that already spoke; there are not enough changes that have occurred to the renderings. Her greatest concern is 2-fold, with the first being the amount of variances that are being requested. She had to comply with a lot of regulations that the Village has set forth when restoring her 100

year old home, which she was willing to do so, although frustrating at times, for the fact that the guidelines are in place for a reason; to preserve the aesthetics of this community, the reason why we live in this community. From the community's perspective, she asked what message this sends to the next developer that comes in that asks for more variances; where does it stop and what legal recourse if any, do we have for those that have already complied with these variances and projects were denied. It does seem fair that we can now turn the tide and start to view projects in a different direction because it is convenient when someone is available to build on this property. We should stay true to the community and make sure this project is the right fit for the parcel that is available. Her other concern is that we continue to reflect on the Comprehensive Plan and how this property is R-7 and how our homes are actually on a Comprehensive Plan viewed to be R-6. She would ask then, when proposed to the Commission and Board over a year ago, why was the property next to her at 26 S. Chestnut Avenue approved to be developed for a single-family home? We could have turned the tides then and agreed at that point that it should have been zoned for R-6, but it was not and it continued to remain R-3, and now we have done nothing to create more of a flow from this large massive building to our homes, but yet it was approved. She just wondered: is it the conflict with the Comprehensive Plan that has been established, does that need further review? Because we are trying to fit something so large on such a small space, but yet we are not asking for any changes anywhere else. These are a couple of considerations and we ask that you listen to our voice; we know you are appointed officials and that you are speaking on behalf of us.

Commissioner Eckhardt thanked the neighbors for coming out and asked the petitioner if he had any meetings with the community, which he believed was the intent of the Village Board and others. Mr. Porto replied that there was a meeting held with the neighbors. Commissioner Eckhardt asked for a show of hands from residents that attended that meeting, and although hands were raised, a resident spoke out and said that the hands raised was not a comprehensive assessment as to who was actually invited to attend the meeting because she was not invited, although she lives directly across from the site. Commissioner Eckhardt felt that the intent of the Village Board and others was to make sure the petitioner was talking with the neighbors, which is important, and he reiterated that this commission only reviews the architecture of the building, which the Design Commission previously approved based on the merits of the building, with comments. He was unsure if he agreed with the residents who state that there has been no effort made by the petitioner to change the building; the residents are not architects and the building looks the same to them; however, to those who review architecture, he felt the changes are worthy. He explained that the Master Plan allows for a building of this size or larger on this site, which is unfortunate that in so doing, the Village self-created the need for many of these variations being requested. He is aware that there is another project coming for the north side of this site, and he suspects that it will make this building look like a pipsqueak, although he has only heard rumors and not seen any drawings. Commissioner Eckhardt also said that the Master Plan, rightfully or wrongfully, also designates the homes on the west side of Chestnut as a higher density zoning than R-3. In terms of the massing of the building, he referred to the context elevations, and said that the massing of the new building appears to fit going east; however, there is an obvious difference in height and in character to the west, which abuts residential. In terms of the effort to set back the building, he felt a site line would show that the top floor, when standing across the street on the sidewalk, only a hint of the top floor would be visible; however, from the upstairs levels, the top floor would be visible. Although the fifth floor is there, it no longer creates a wall that was at one time right on the front. With regards to the materials being proposed, he liked that the ground-floor of the building is now warmer browns instead of the previous harsh black tones. In an effort to keep cars from double parking on the street, Commissioner Eckhardt pointed out that the petitioner has created a place for cars to park around the building and not restrict traffic flow, however, this resulted in a loss of green space in various places around the building, which is somewhat of a concern for him. Commissioner Eckhardt asked Staff to review the variances being requested so he can understand how many of the variations are relative to the fact that anything is being built on this small site, versus what might be viewed as getting an advantage to create more density.

Mr. Hautzinger read the list of the variances from the notification for the Plan Commission hearing:

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.

3. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 49' setback.
4. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20.0' where code requires a 49' setback.
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback (north side) of 5' where code requires a 39' setback.
6. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
7. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
8. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
9. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
10. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balconies to project 5.3' into the required front, exterior side, and side yards.
11. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
12. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

Commissioner Kingsley thanked the audience for being here and addressing the commission in such a concise and thoughtful manner. She liked the changes that were made to the proposed building and agreed with Commissioner Eckhardt that the changes are worthy of looking at, and she commended the petitioner for addressing some of these issues. That being said, she felt that a lot of the items previously talked about by the commissioners had to do with the variances and compatibility; the design does not meet the Design Guidelines criteria for 'Harmony and Compatibility', and the design does not meet the Design Guidelines criteria for 'Conformance to Ordinances and Comprehensive Plan'. These two items are still outstanding and this concerned her. Specifically, the things that both the architect and the developer have done, such as stepping back the top floor, lightening the pergola, changing the base color, and moving the building to the east; all of those were worthy of looking at. It is hard for her to hear the neighbors and their objections, and for the commissioners to approve something based on just the design, when in reality, there are still two items that are outstanding and cause her to pause.

Commissioner Coon said that he does not take this project lightly, being a \$17.5 million dollar project, and he does recognize that changes were made in terms of the massing, density, setbacks, and an effort was made to accommodate the concerns about the fifth floor height, which was one of the major things he previously had an issue with. He watched the Village Board review of the project and put together some thoughts based on that review, because he did not want to come here tonight and say that the changes were not worthy enough and the petitioner did not go far enough, when the petitioner did have a meeting with the neighbors and sent out notices farther than the required 250-foot radius. He received a letter because he lives within the boundaries, and heard there were approximately 40 people at the meeting. He asked the petitioner if there were any changes in the design being presented tonight, as opposed to the design that was shown at the early review with the Village Board on December 4, that incorporated any comments, suggestions, or input from any of the neighbors. Mr. Porto replied that no changes were made because drawings for tonight's meeting had already been submitted prior to the neighborhood meeting, and they want to gather all of the input from the neighborhood meeting.

Commissioner Coon liked the changes that were made at the front entrance, going from the black brick to a brownish brick color at the first floor, which fits better with the color tones of the adjacent residential neighborhood. With regards to the massing, in terms of density and height, he illustrated in a very elementary way, the difference in square footage between the original design and the revised design by holding up paper squares representing the two sizes. One representing an 88-unit, 100,165 sf building and the other being 5% less, 95,220 sf of density. He then showed other paper squares with a perceptible difference in the sizes. He then discussed the addition of 3-bedroom units to the building plans and explained the difference in overall beds compared to the overall square footage as being less than

5%, which he would not say are worthy by any means. With all due respect, he heard some really good comments from the residents tonight, and to sweep those aside saying that they are not architects; he has been an architect for 22 years and he knows the difference.

With regards to the height, Commissioner Coon referred to the Village Comprehensive Plan, which calls for the best use of an undeveloped site, and pointed out that Planning Department Staff demonstrated the tax generation and retail establishment benefits of the proposed new building. He also referred to the 'Downtown Master Plan Objectives' in the Goals and Policies of the Village Comprehensive Plan, which were touched on at the Village Board early review of this project by Village Staff who said that the site is planned as R-7, 4-6 stories, and the proposed development fits right in at 5 stories, and the building is not adjacent to single-family homes because it is across the street from single-family homes that are comprehensively planned to be R-6 thus creating the change in density and height. He also reported that the Village Manager said that this is a challenging parcel, and Commissioner Coon agreed that it is a challenging parcel, which became challenging when it was decided to extend the parking structure over the street. He stated that it was also said this development already takes the height and goes from high to low to lowest to single-family, but right now it is one story higher than the parking structure. It may be true when considering the future development of the AT&T site as residential, which may be 7 to 8 stories in height, but right now this is spot zoning by our own zoning definition. The definition of spot zoning is that it's not continuous with the R-7 development. The R-7 zoning district is 2 acres and this is 1.39 measured to the right-of-way centerline of the adjacent streets and on those borders is a different zoning district. However, Planning Staff also noted that per the Comprehensive Plan, the parcels on either side of Highland are comprehensively planned for R-7, and there is an R-7 development currently at the corner of Vail and Sigwalt on the west side, and taking in all of those elements creates a zoning district.

Commissioner Coon said that he thoroughly studied the 'Goals and Policies' in the Comprehensive Plan and pointed out that there is a lot of revenue that can be used to support our Police and Fire departments; however, what is not being discussed are all of the things in the Comprehensive Plan that are looking out for the residents, which is his job as an appointed design commission member; to look out for what is best for this community and not what is best for the revenue stream of Arlington Heights, that is not his job. After reading through the Comprehensive Plan, he has many questions that he will be sending the Village Trustees and the Comprehensive Planning team of 19 people, because he felt there are some serious issues that need to be addressed with the Comprehensive Plan along this corridor. He also touched on the value of historic preservation in the Comprehensive Plan, which is repeated several times. In the R-7 comprehensively planned zones south of Sigwalt, there are nine houses approximately 100 years old with very fine character that we are justifying this saying these could be other apartment or condo buildings to create a wall of high density multi-family along this corridor. With regards to height, he looked at the height and setbacks of the four buildings along Sigwalt that are located across the street from single-family homes; a comparative analysis of what the right solution is here. Personally, he felt all of the condo buildings located in the single-family neighborhoods are a downside of Arlington Heights; there is no aesthetic value, but it is a condition that exists. There are many examples where these buildings are located across from single-family homes, generally 4-stories, 40 to 45 feet tall, with just one 5-story building that is setback 26 feet. To say that this is the appropriate scale is questionable, but to say that a 5-story building across the street from single-family is an appropriate solution, he strongly disagreed with, and to say that a 20-foot setback is adequate when the majority of that setback is taken up by underground water storage that will not allow for trees or shrubs to grow above that.

Commissioner Coon also wanted to look at what impact the step back has on the building. At the previous review, the petitioner's attorney showed a rendering that was cut off at the top and he stated that the fifth floor would not be seen; however, if the rendering were extended up, there was no question that it would be seen. Line of sight studies will show that standing from across the street on the sidewalk, the 60 degree cone of vision encompasses the entire building; you will not see sky until you look up. This is not meaningful to him; it is an incremental change that is not worthy. At the second Design Commission review of the project, the developer stated that if the Design Commission voted no, then they would pull the plug; therefore the commissioners voted yes with comments that the project did not comply with harmony and scale or the zoning guidelines. They say that the Design Commission's job is to approve the aesthetics; however, he felt the commissions' job is to go beyond that, and he reiterated the eight things in the Commercial Design Guidelines that the Design Commission looks at. He said that the building has not really changed

in terms of architectural aesthetics, which he likes now and at the last meeting, he thinks it is a very good looking building, although he questioned the fiber cement board siding but understood this change due to the setback and structural reasons.

Commissioner Coon elaborated on why he feels the building does not comply with ordinances is not just because of the excessive list of variances, but because it does not follow Section 9.4-2 of the Planned Unit Development, 'Qualifications for Granting Variations', 1) such exceptions shall not exercise a detrimental influence on the surrounding neighborhood, and 2) exceptions shall be justified when other characteristics of the development exceed the minimum standards of the Municipal Code. He did not know how it can be justified that they are exceeding the minimum standards, when the petitioner is asking for variances that get them out of all of the requirements for R-7. That is where he stands on that, and he does not support this design. He prefers a 3-1/2 story building, basically the same building with a floor off of it with the same setbacks. Lastly, he commented on the petitioner's statement that any changes to the density meant this project is dead, but the petitioner came back really quick with changes in square footage and in units, and it did not kill the project. He wonders if there is more room to go here. He did not want to see them go away; he felt it was a good project, but it is too tall and it takes up too much site, and the petitioner should work on the setbacks and on the height as it relates to the single-family. He felt there needed to be a balance between what works for the Central Business District and what works for the single-family homes that are adjacent to it, and that is demonstrated in our Goals and Policies throughout Chapter 2 of the Comprehensive Plan.

Commissioner Kubow appreciated the comments already made, and said that he was not at the previous reviews of this project, which he acknowledged is a very important matter to the Village and the residents. He agreed with Commissioner Kingsley that the petitioner has taken into account a lot of the recommendations previously made by the commissioners, trustees and residents, and he referred to the list of conditions from the previous approval listed in the Staff report, with Items 1 through 4 being met by the architect and developer. Instead of going back and talking about architecture, massing or zoning, which have already been talked about significantly, he wanted to give the petitioner the opportunity to speak about Items 5 and 6, and how they believe this development meets 'Harmony and Compatibility' and 'Conformance to Ordinances and the Comprehensive Plan'.

Mr. Hopkins said that the Village has been trying to formulate its image of what the Downtown should end up being for many decades. Over the past decades, there have been guided improvements to the Central Business District to try to establish it as what it is today, which is a leader in the nation with regards to urban planning and livability in a Downtown. A zoning district is a chosen mechanism for approval to determine whether this fits into the image of where we think Arlington Heights wants to go, and clearly there is a disconnect and tension here at the edge between the existing residential fabric and the edge of development, which is not uncommon across the country. The Master Plan is in tension with existing conditions at Chestnut and Sigwalt, but looking farther north along Campbell there are 6-story apartment buildings that have been there even prior to the Village Green or Metropolis, and those were adjacent to single-story properties; those tensions occur. He cited other examples of larger buildings adjacent to single-family on Evergreen. The Master Plan anticipates that the west side of Chestnut and the south side of Sigwalt are designated as transitional zones, but what we have here is the first brick in the final steps of the redevelopment of the Downtown, and the next project to the north could be two times the height of this building, according to the mixed-use B-5 district. The AT&T site could be in the range of eight or nine stories. We have to see some sort of common picture of what will be the completed picture of the Central Business District. It is hard to take a look at this project in a vacuum. We have to take a look at this thing as a community and in the context of a bigger picture of an evolving design, and where do we want that evolving design to end up, and what is the real picture of Downtown Arlington Heights in its completed form.

Mr. Hopkins continued and asked how does this development fit in? Well if you believe the Master Plan, it fits in well; in fact, 6-stories is anticipated, with 3 to 4-stories across the street. He questioned whether there would be the same kind of resistance if this were a 4-story building because the building is abrasive at this time because the picture is not complete and we do not have a full context for the final design.

Chair Fitzgerald said he was a little torn, and he went back to what he said at the previous review; he felt the building itself looks good, he liked the materials, he liked the building, and he would go back to the dark color on the pergola and the overhang. That being said, he referred to the resident living across the street from this site who spoke about the renovations she made to her home and was made to stay within specific zoning standards, and now we are telling her and everyone else on her block that this development does not. He was going to stick to just the aesthetics of the building because that is what this commission is supposed to do; he felt the building was a very nice building, but he was not sure if it is good in this spot.

Chair Fitzgerald asked if there were any more comments from the commissioners, or a motion, and there was no response. He added that a minimum of 3 positive votes was required for the project to pass.

Commissioner Kubow asked if Staff had any other comments about the project regarding mechanical screening or any other comments, and Mr. Hautzinger replied that he previously did not mention the rooftop mechanical screening because nothing changed since the last review; the rooftop mechanical units are proposed to be screened, and are illustrated on the drawings. Also, the trash dumpsters will be stored inside the building and the transformer on the east side of the building will be screened with evergreens.

Commissioner Eckhardt asked Staff for clarification about whether the Master Plan splits this super block into two areas, or is the entire site zoned R-7, with anticipation that ownership of the north portion of this site will come in with B-5 zoning. Mr. Hautzinger replied that the Master Plan designates the southern portion of this block, which is the site being reviewed tonight, to be zoned R-7, and everything north to be B-5 mixed use. Commissioner Eckhardt questioned how the line between the R-7 and B-5 was determined. He pointed out that there will be another zoning change request for the north portion of this site, which is rumored to be a B-5 zoning. His concern tonight, which Mr. Hopkins hit square on, is the decision about where the edge of the Metropolis of Arlington Heights going to stop. If the Village Board decides not to approve this project, then the value of the property goes down, and someone is going to build 3-story buildings, and eventually the single-family homes across the street might also be 3-story buildings, and that will be the end of the growth going west. He previously lived at Sigwalt and Walnut many years ago and often wondered if the Downtown would ever reach where he lived, and now it is right at the front door of those on Chestnut. He agreed with Chair Fitzgerald that we are here to look at a building that has been submitted by a petitioner, and we make a determination based on aesthetics and not so much the zoning, which is reviewed by the Plan Commission and the Village Board. He liked the building and approved it the first time around, even though it was rejected by the Village Board. The petitioner has come back with changes, and as Commissioner Coon pointed out from a percentage basis, the changes are not so significant to satisfy the scale and desire of the residents on the other side of the street. He reiterated that something really big could be coming for the north portion of this site, and it will be interesting to see what happens. Honestly, he was of the ilk of being sympathetic, he would like to see this building built, and felt everything to the right and to the north is fitting in; however, if this ends up being the edge of the Downtown, then it is a little bit troubling that it is going to go from this, to that, if it never grows to the west. That is sort of where he stands right now.

Mr. Hautzinger said that he did not come prepared to talk about the Comprehensive Plan; however, based on information he pulled from his file, he clarified that per the Comprehensive Plan, this site is envisioned to be zoned R-7; everything north on this block is envisioned to be mixed-use, which essentially is the Downtown B-5 Zoning District. Across the street to the west is envisioned be either moderate density or single-family attached, zoned either R-5 or R-6, and R-7 is envisioned all across the south side of Sigwalt, except for the westernmost edge that changes to R-5 or R-6 before transitioning back to single-family neighborhood that is envisioned to always remain that way. So according to the Comprehensive Plan, this site is not quite the edge of development, and it is possible that the houses on the west side of Chestnut could be redeveloped as something more dense in the future.

Chair Fitzgerald asked if all the properties located on the west side of Chestnut could eventually be similar to what is on Evergreen south of Sigwalt, where there are some attached row homes; or are we talking even bigger. Mr. Hautzinger replied that it could probably be three-story row homes to which Chair Fitzgerald said that in his opinion, row homes next to this proposed building is a fairly large transition. Commissioner Eckhardt added that row homes

could be 35-feet tall, 3-stories. Commissioner Kingsley pointed out that if the single-family homes across the street are rezoned to R-5 or R-6, the lots would need to be consolidated, and it could be 100 years or more before that ever happens. We see a lot of this throughout the Village where there are larger homes intermittent in a residential community, and it would be interesting if we could get some background on when this zoning was written, which could have been when some of these neighborhoods were previously in transition and we were not yet established. This is another thing that causes us to stop and ask whether the Comprehensive Plan is really something that is going to happen, or are we going to have this severe drop off. Commissioner Eckhardt asked staff if any preliminary drawings have been submitted for the north side of this site and Mr. Hautzinger said there are none to his knowledge.

Chair Fitzgerald asked if there was a motion to forward this project with any changes to it, or a motion to deny this project, or do a straw vote of what the commissioners think about this project as presented. A straw vote was taken with Commissioner Kubow being in favor of approving, Commissioner Coon being against, Chair Fitzgerald being against, and Commissioner Eckhardt being in favor of eliminating one-story.

Commissioner Kingsley said that she had a very difficult time with this because the commissioners previously approved the project with specific conditions, after debating about whether or not to approve the project, as well as discussing the purview of this commission. At that time, she wanted to send a very strong opinion to the Plan Commission and Village Board that the Design Commission likes the aesthetics of the new building, but not Items 5 and 6 listed in the motion that was made. The petitioner has returned with Items 1 through 4 taken care, but not Items 5 and 6; so does that mean that the project should be denied tonight?

Mr. Hautzinger stated that the commissioners had the same discussion and struggles at the last review of this project, and he reiterated the two options that Staff suggested at that time: a motion to approve because the commissioners like the design, which was done with a caveat about concerns about the harmony, compatibility, ordinances and Comprehensive Plan; or a motion for denial, which he recommended should include an explanation that the denial is not because of how the building looks, but rather that it does not meet some of the Design Guidelines evaluation criteria. He explained that the Design Commissioners have stated tonight that they like the design, and the Plan Commission and Village Board want an opinion from the Design Commission on the aesthetics of the building. He understood the Design Commission's concerns about harmony and compatibility, but he posed the question that, in a bubble, without context, do you like the way the building looks or not? Last time the decision was to recommend approval with the concerns about the Design Guideline criteria, which is a viable approach again this time. If there is a motion for denial, then it should be clarified as well. Chair Fitzgerald was in favor of that line of thinking, saying that the building looks good but here are the reasons why not. He thought that was fair to everyone and clear moving forward.

Based on that, Commissioner Coon wanted to add some thoughts on the aesthetics of the building that he did not previously address. He wanted the color of the fiber cement board siding to be studied so that it better works with the two brick tones, because now it feels even more of a third material. He felt the darker brown brick was an improvement and he liked getting rid of the stone at the base; he felt the entry feature has improved greatly, especially now that it is symmetrical and seems to have resolved itself a little more in a nicer way. He also felt that the charcoal grey siding should be looked at to determine whether it is appropriate, or whether it should be a warmer material or something with more earth tones to it. Also, the fifth floor was previously a corrugated metal panel that he strongly objected to; however, a change was made to bring in the dark brick at the top floor, which is a nice change, but now along the north side the fifth-floor wall is on top of brick, but now it is siding. He wanted to see that come back to the more permanent material.

A MOTION WAS MADE BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR SIGWALT APARTMENTS TO BE LOCATED AT 45 S. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 12/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT ADDITIONAL WINDOWS BE ADDED TO THE TOP FLOOR TO BREAK UP THE AMOUNT OF WALL SIDING.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

There was no second to the motion; therefore, the motion failed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO DENY THE PETITION FOR *SIGWALT APARTMENTS* TO BE LOCATED AT 45 S. CHESTNUT AVENUE. THIS DENIAL IS BASED UPON THE ARCHITECTURAL PLANS DATED AND RECEIVED 12/11/17, AND THE FOLLOWING:

1. IN GENERAL, THE DESIGN COMMISSION IS IN APPROVAL OF THE AESTHETICS OF THE BUILDING WITH THE FOLLOWING COMMENTS:
 - a. THAT THE COLOR OF THE FIBER CEMENT SIDING, THE COLOR OF THE CANOPY, AND THE COLOR OF THE PERGOLA BE RECONSIDERED.
 - b. THAT ADDITIONAL WINDOWS AT THE TOP FLOOR TO BREAK UP THE AMOUNT OF WALL SIDING BE CONSIDERED.
2. DUE TO THE FACT THAT ITEMS 5 & 6 FROM THE DESIGN COMMISSION'S PREVIOUS APPROVAL, WHICH HAD TO DO WITH 'HARMONY AND COMPATIBILITY' AND 'CONFORMANCE TO ORDINANCES AND THE COMPREHENSIVE PLAN', THE DESIGN COMMISSION IS OBLIGED TO DENY THE PETITION.

Commissioner Eckhardt said that he continues to be very concerned that when a large development comes in on the north part of the block, the entire site is going to look out of balance and lopsided and be a complete failure. He is now rethinking his thoughts about a stepped elevation concept where the building would get taller as it goes back. His gut feeling is that he wants to see this building here, but the reality is that it is going to sit alone for a long time before the rest of the block development comes around, and for that reason, he goes back to the Design Guidelines about compatibility. The building makes sense where it is, but there is one side of it that does not make sense, and he wonders if the U-shaped top floor could be pulled back to leave the taller part in the back, so that there is no chance of seeing it because it will be at least one unit back. At this time, he is leaning towards some modifications to the building, although he believes he could still support it, but the way it is presented tonight and the way things are going, and the uncertainty, he is very concerned about this, and even more concerned about what is happening to the north.

Chair Fitzgerald made the point that we do not know what is happening to the north, nothing has been submitted; therefore, it should not be considered at this time.

KINGSLEY, AYE; COON, AYE; FITZGERALD, AYE; KUBOW, NAY, ECKHARDT, NAY.
MOTION CARRIED.

Chair Fitzgerald asked Staff what the petitioner's next steps are. Mr. Hautzinger stated that the project can continue to proceed forward to the Plan Commission and the Village Board if the petitioner chooses. The Design Commission is advisory to the Village Board, so they will be taking the Design Commission's vote into consideration for their final review.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sigwalt Apartments
Project Address: 45 S. Chestnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: December 21, 2017

PETITION INFORMATION:

DC Number: 17-156
Petitioner Name: Michael Porto
Petitioner Address: CA Ventures
130 E. Randolph Street, Suite 2100
Chicago, IL 60601
Original Meeting Date: January 9, 2018

Requested Action(s):

1. Approval of the architectural design for a new multi-family apartment building.

ANALYSIS:

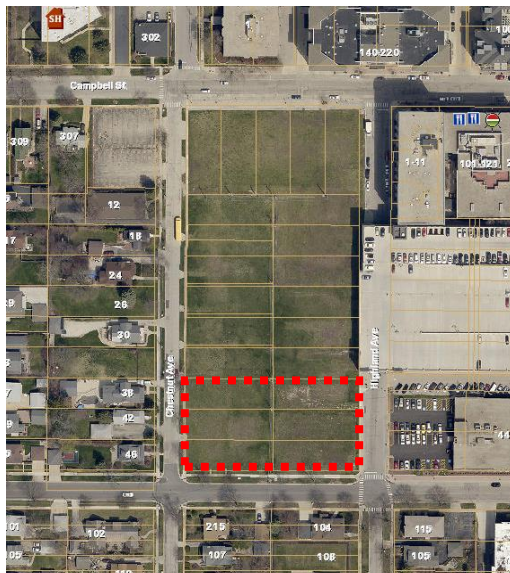
Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

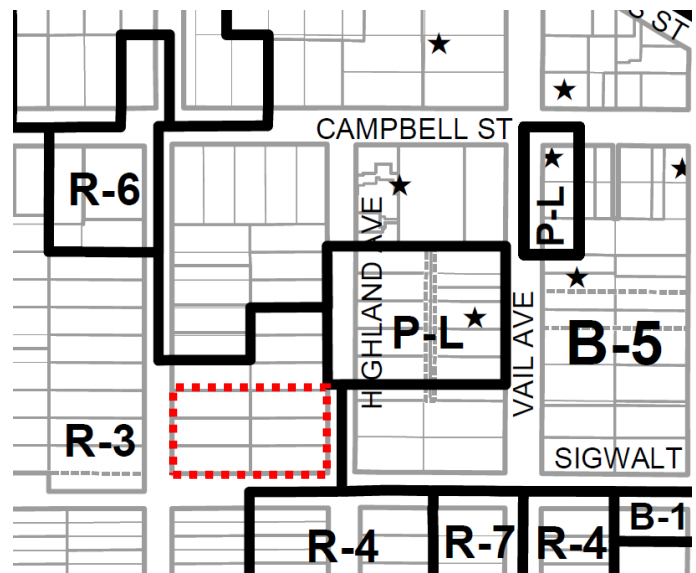
The petitioner is seeking approval of the architectural design for a new five-story apartment building with 80 residential apartment units and 120 indoor parking spaces. Parking will be located in the basement and first floor. The proposed site is the southern end of the vacant block on Sigwalt Street between Chestnut Avenue and Highland Avenue just west of the Downtown.

The Downtown Master Plan identifies the southern quarter of this block for 4 to 6 story development. This project requires Plan Commission review and Village Board approval for the following: rezone the property from R-3 One-Family Dwelling District to R-7 Multiple-Family Dwelling District, Planned Unit Development, lot consolidation, and miscellaneous zoning variations.

SITE:



Aerial of Property



Zoning Map of Property

SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One-Family Dwelling District (R-7, Multi-Family Dwelling District proposed)	Vacant	High Density Multi-Family
North	R-3, One-Family Dwelling District / B-5, Downtown District	Vacant	Mixed Use
South	R-3, One-Family Dwelling District / R-4, Two Family Dwelling Units	Single Family Residences	Single Family Attached / High Density Multi-Family
East	B-5, Downtown District	AT&T office building	Mixed Use
West	R-3, One-Family Dwelling District	Single Family Residences	Single Family Attached

BACKGROUND:

This project was previously reviewed by the Design Commission on August 8, 2017 and again on September 12, 2017. At that time, the Design Commission recommended approval of the design with the following conditions:

1. **A REQUIREMENT TO ADD AT LEAST ONE FALSE WINDOW ON THE EAST ELEVATION, FIRST FLOOR.**
2. **A REQUIREMENT TO CHANGE THE MORTON SWEETSPIRE SHRUBS AROUND THE ELECTRICAL TRANSFORMER TO EVERGREEN SHRUBS FOR YEAR-ROUND SCREENING.**
3. **A REQUIREMENT TO CHANGE THE CANDYTUFT PERENNIALS ALONG THE FRONT OF THE BRICK GARDEN WALLS TO A DIFFERENT PERENNIAL THAT HAS MORE HEIGHT TO SOFTEN THE WALL.**
4. **A REQUIREMENT THAT THE NORTH WALL BE REVISITED WITH THE SAME UNDULATION AS THE EAST AND WEST WALLS.**
5. **THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR 'HARMONY AND COMPATIBILITY', SPECIFICALLY REGARDING HEIGHT AND SETBACK.**
6. **THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR 'CONFORMANCE TO ORDINANCES AND COMPREHENSIVE PLAN'**

Following the Design Commission review, the project was reviewed by the Plan Commission on September 27, 2017. The Plan Commission recommended approval. The project was then reviewed by the Village Board on October 16, 2017. The project was denied primarily due to concerns about parking and zoning variations. On December 4, 2017 the petitioner presented revisions to the project to the Village Board during early review.

PROJECT UPDATE:

At this time, the developer has made changes to the proposed development and has submitted new plans for review. A summary of the changes is as follows:

1. The top floor of the building has been stepped back, and the wall material has been changed from brick to fiber cement horizontal siding. The walls are stepped back ten feet on the east and west sides, and 13.5 feet on the south. The center portion of the building on the south remains setback above the first floor.
2. The brick on the first floor has been changed from a black color to a brownish color, and the black granite at the building entrance has been changed to the brownish brick.
3. The entire building has been shifted approximately 4 feet to the east on the site providing a larger setback to the west.

4. The pergola feature on the second floor recreation deck was moved south, and the parapet wall opened up for a view of the recreation deck from the main entrance landing below.
5. The number of residential units has been reduced from 88 to 80, and the number of interior parking spaces has been increased from 110 to 120.
6. Street parking and loading has been added in front of the building along Sigwalt Street.
7. Per the previous Design Commission approval requirement, partially recessed balconies have been added to the north elevation.
8. Per the previous Design Commission approval requirement, an additional false window has been added to the east elevation, first floor.
9. The landscaping has been revised in accordance with the Design Commission's requirements.

STAFF COMMENTS:

Overall, the proposed changes to the design are positive improvements to reduce the scale and massing.

- The shifted building position on the site and the stepped back top floor reduces the overall mass and scale of the building, which helps to address the Design Commission's previous concerns about "harmony and scale" relative to height and setback.
- The brown brick color on the first floor has a softer appearance than the previous black brick, and the brown brick fits better with the color tones of the adjacent residential neighborhood.
- The new brick main entrance design has a more traditional appearance than the previous black granite entry feature.

The only suggestion to improve the design is to add more windows on the top floor to break up the amount of wall siding and lighten the appearance.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design has all of the rooftop mechanical equipment recessed from the exterior walls and enclosed within mechanical equipment screens.

Dumpster and Utility Screening:

Trash dumpsters will be stored inside the building. The exterior transformer on the east side of the building is fully screened with landscaping.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Sigwalt Apartments* to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated and received 12/11/17, 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. It is recommended that additional windows be added to the top floor to break up the amount of wall siding.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission

- approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.

December 21, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 17-156



January 26, 2018

Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 45 S. Chestnut – Project Description

Dear Plan Commission,

CA Ventures/CA Residential is proposing a new multi-family residential project to be located on the property along Sigwalt Street between Highland Avenue and Chestnut Avenue. The entire block is currently vacant but this proposed project would be located at the southern portion of the site.

A previous version of this project was presented to the Village Board on October 16, 2017, which resulted in a denial. Most of the concerns that the Village Board had related to density, parking, loading, traffic, mass and scale. Since that meeting, the project has undergone significant revisions to address these concerns.

Part of the new development will include rezoning the property from R3 to R-7 multiple family, Planned Unit Development, which is consistent with the Village's Comprehensive Plan. The Comprehensive Plan designated the site as High Density Multi Family.

The development now includes 80 rental apartments in a 5-story building with a basement. The basement will include parking, storage, mechanical and electrical spaces. The first floor will include parking, residential units and the lobby/public spaces. The second floor is a mix of residential units and amenity spaces such as a community room, fitness room and an outdoor roof deck. The third, fourth and fifth floor are all residential units.

The design of the building is contemporary and will mesh with both the residential neighborhood and the feel of the mixed-use downtown area. The exterior materials of the building include a mix of utility size face brick, cast stone and fiber cement siding. The Village Board had concerns with the previous submittal regarding the mass of the building as it relates to the surrounding neighborhood.

The new proposal includes a 10-foot setback of the 5th floor on the east and west elevations. In addition, the 5th floor is now partially set back 10 feet along the north elevation and 13 feet along the south elevation.

Sustainability is also an important aspect of this project and multiple elements have been incorporated into the design of both the site and building. Due to the location of the site, the project will have a very pedestrian-focused approach. The first floor units will have patios facing the street, which will help to activate the street levels and engage the community. In addition to the patios, landscaped planters and bicycle racks near the main entrance will help to accommodate pedestrians, especially along Sigwalt. The entire site will be designed with low maintenance and drought-tolerant landscape elements, helping to reduce water consumption.

The building itself will also incorporate several sustainable elements. The HVAC system will be a high-efficiency system and LED lighting will be implemented on both the exterior and interior. Plumbing fixtures will be high efficiency/low-flow to help reduce water consumption. In addition, the design team is still considering potential sustainable options such as adding a car charging station and purchasing Energy Star rated appliances.

120 parking spaces will be provided in the basement and first floor parking areas. This equates to a 1.50 ratio of parking stalls per unit, which meets the Village's Municipal Code. In terms of street parking, 3 of the 5 existing parking spaces along Highland Ave will remain. In addition, 7 more parking spaces and a loading zone will be provided along Sigwalt St intended to be used for both guest parking and general public parking.

The height of the building is approximately 57'-3" above grade on the west side and approximately 60'-0" above grade on the east side. This elevation varies because the site grading slopes down from west to east. The U-shaped nature of the floor plan allows the second-floor roof deck to be formed along the south façade of the building. This helps to reduce the overall massing of the building along the major elevation on Sigwalt street. As previously mentioned, the new proposal includes setbacks of the 5th floor on all 4 sides of the building to reduce the bulk of the building.

In response to the Village's Affordable Housing Policy, CA Ventures/CA Residential has gotten approval from the Housing Commission to contribute \$25,000 per required affordable unit towards the Village's affordable housing trust. This equates to \$300,000 total.

There are several variations that we are seeking for this development. Please refer to the separate Justification for Variation letter for further detail.

Throughout this entire process, the project is intended to be sensitive to the concerns of the neighborhood while still maintaining the goals that the Village has identified for this site. The revisions that have been made address the major concerns that the Village Board had relating to parking, density, traffic, mass and scale.

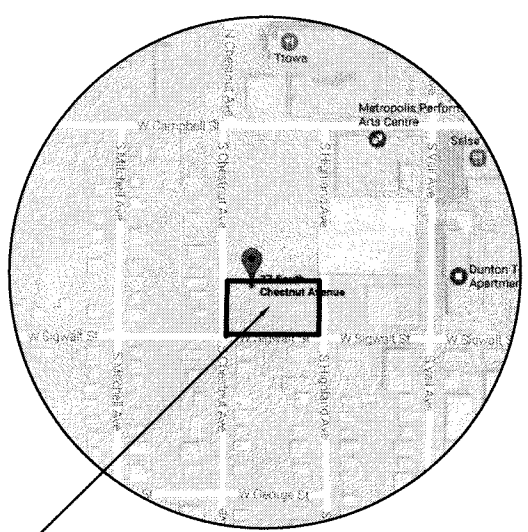
We are very excited about the new version of this project and look forward to working with the Village throughout this entire process.

Regards,

A handwritten signature in blue ink, appearing to read 'M. Porto', with a long horizontal stroke extending to the right.

Michael Porto
Project Manager
CA Ventures

VICINITY MAP



SURVEY SITE

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL.: (847) 675-3000, FAX: (847) 675-2167
E-mail: pa@professionalsassociated.com
www.professionalsassociated.com

ALTA/NSPS LAND TITLE SURVEY
OF

LEGAL DESCRIPTION AS PER TITLE POLICY:

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

METES AND BOUNDS LEGAL DESCRIPTION:

THAT PART OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 15, 16 AND 17, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF SOUTH CHESTNUT AVENUE, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 12 AND 17, A DISTANCE OF 279.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12, 13 AND 14, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF SOUTH HIGHLAND AVENUE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF WEST SIGWALT STREET, A DISTANCE OF 279.90 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

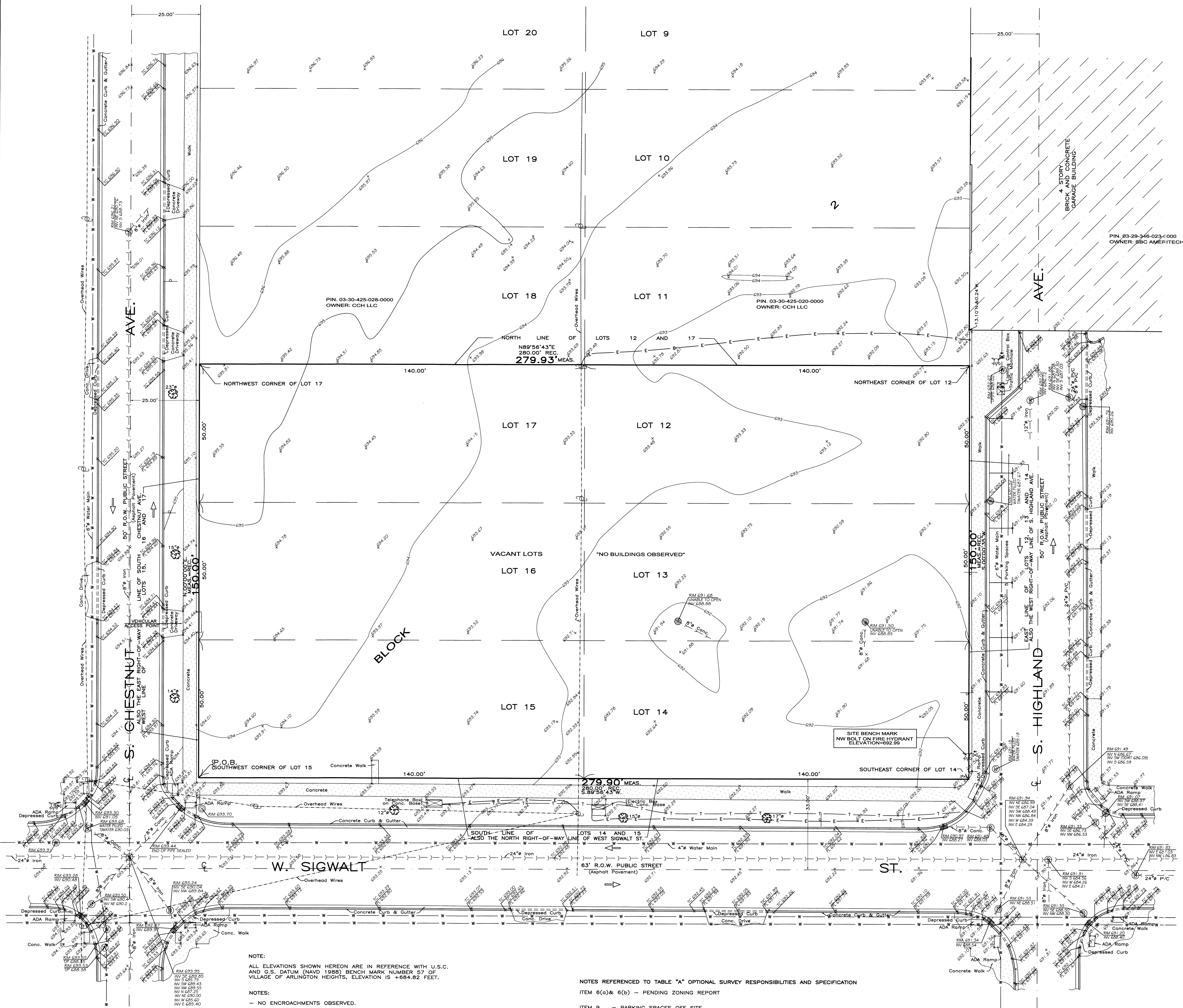
LAND TOTAL AREA: 41,987 SQ. FT. = 0.964 ACRE.

COMMONLY KNOWN AS: 37-45 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS AND
36-40 SOUTH HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

NORTH
GRAPHIC SCALE

15 0 15 30
(IN FEET)
1 inch = 15 Ft.

PERMANENT INDEX NUMBERS: 03-30-425-012-0000
03-30-425-013-0000
03-30-425-014-0000
03-30-425-021-0000
03-30-425-022-0000
03-30-425-023-0000



NOTE:
ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM (NAVD 1988) BENCH MARK NUMBER 57 OF VILLAGE OF ARLINGTON HEIGHTS, ELEVATION IS +894.82 FEET.

NOTES:

- NO ENCROACHMENTS OBSERVED.
- BY OBSERVATION THERE IS DIRECT PEDESTRIAN ACCESS FROM SUBJECT PROPERTY TO PUBLIC RIGHT-OF-WAY STREETS, SOUTH CHESTNUT AVENUE, SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET.
- BY OBSERVATION THERE IS DIRECT VEHICULAR ACCESS TO SOUTH CHESTNUT AVENUE BY WAY OF THE CONCRETE DRIVEWAY AND DEPRESSIONED CURB.
- UNINTERRUPTED BARRIER CURBING RESTRICTS ACCESS TO SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET.
- LOCATION OF UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVED EVIDENCE VISIBLE ON THE SITE, MARKINGS BY UTILITY COMPANIES AND FROM VARIOUS UTILITY COMPANY RECORDS. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR MORE ACCURATE LOCATIONS FIELD EXCAVATE OR CONTACT RESPECTIVE UTILITY COMPANY.
- THERE IS VISIBLE EVIDENCE (OVERHEAD ELECTRICAL WIRES AND SUPPORTING POLES ACROSS THE SUBJECT PROPERTY RUNNING NORTH FROM SIGWALT STREET) OF A UTILITY EASEMENT. NO DOCUMENTATION FOR AN EASEMENT WAS PROVIDED TO THE SURVEYOR.
- NO VISIBLE EVIDENCE OF UNDERGROUND UTILITY LINES CROSSING THE SUBJECT PROPERTY WAS OBSERVED IN THE COURSE OF THE SURVEY. LOCATION OF UNDERGROUND UTILITIES (IF ANY) WILL BE PLOTTED IF THEY ARE MARKED IN THE FIELD BY THE RESPECTIVE UTILITY AND/OR MUNICIPAL ENTITIES AND SUBSEQUENTLY A REVISION TO THIS PLAT OF SURVEY WILL BE ISSUED.

LEGEND:

- = SEWER MANHOLE
- ⊙ = STORM MANHOLE
- ⊕ = CATCH BASIN
- ⊖ = INLET
- ⊗ = MANHOLE
- ⊘ = WATER MANHOLE
- ⊙ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊖ = POWER POLE
- ⊗ = TRAFFIC SIGN
- ⊘ = TREE
- ⊙ = SPOT ELEVATION
- ⊖ = CONTOUR LINE
- TC = TOP OF CURB ELEVATION
- FL = FLOW LINE ELEVATION
- = SEWER LINE
- = STORM LINE
- = WATER LINE
- = ELECTRIC LINE
- = TELEPHONE LINE

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION

- ITEM 6(a)& 6(b) - PENDING ZONING REPORT
- ITEM 9 - PARKING SPACES OFF SITE REGULAR.
- ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
- ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.
- ITEM 18 - NO INFORMATION SHOWING WETLANDS DELINEATION MARKERS COMPLETED BY QUALIFIED PERSONNEL. WAS PROVIDED BY CLIENT FOR THE SUBJECT PROPERTY.
- ITEM 19 - THERE ARE NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OF ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING PROPERTY.
- ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

FLOOD CERTIFICATE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS DATED AUGUST 19, 2008, THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X" COMMUNITY PANEL NUMBER 170055.0203 J (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

TO CLARK STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2017.

DATE OF PLAT

IL PROF LAND SURVEYOR NUMBER 35-2281
MY LICENSE EXPIRES NOVEMBER 30, 2018.
Drawn By: ZZ

REVISED: APRIL 18, 2017.
(ADDED METES AND BOUNDS LEGAL DESCRIPTION)

REVISED: APRIL 11, 2017.
(ADDED NOTES)

BASIS:
FIRST AMERICAN TITLE INSURANCE COMPANY,
ORDER NO. NCS-828605-CH12,
EFFECTIVE DATE: DECEMBER 9, 2016.

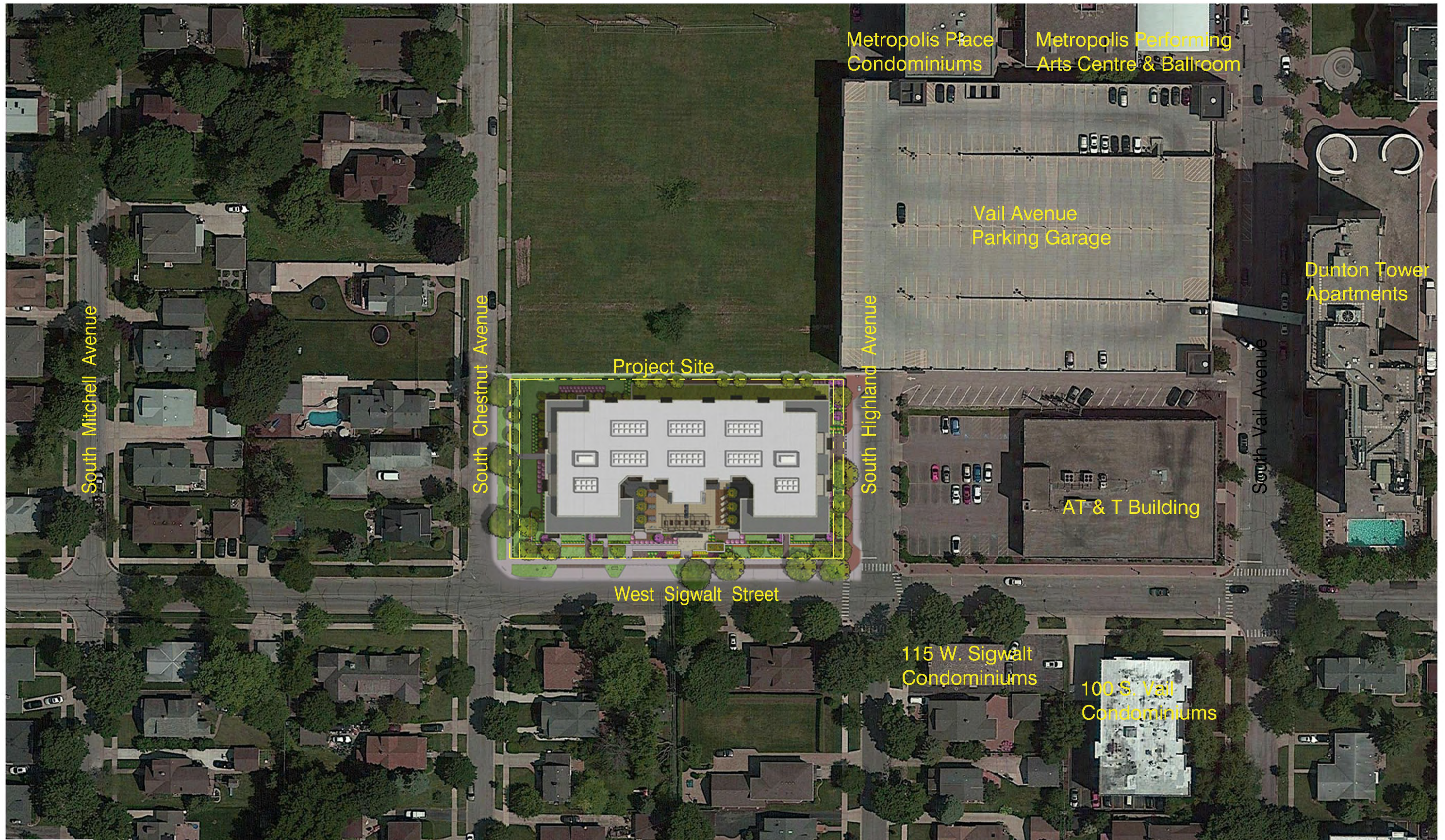
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 17-91627

SCALE: 1 INCH = 15 FEET.

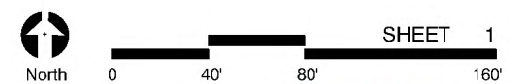
DATE OF FIELD WORK: February 13, 2017.

ORDERED BY: POLSINELLI
Attorneys at Law



Sigwalt Apartments
Arlington Heights, IL

Location Map



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



December 11, 2017 ARCHITECTS + PLANNERS, INC.



View 2



View 1



View 9



View 3



View 8



View 4



View 7



View 5



View 6



Sigwalt Apartments
Arlington Heights, IL

Context Site Plan



0 40' 80' 160'

SHEET 2

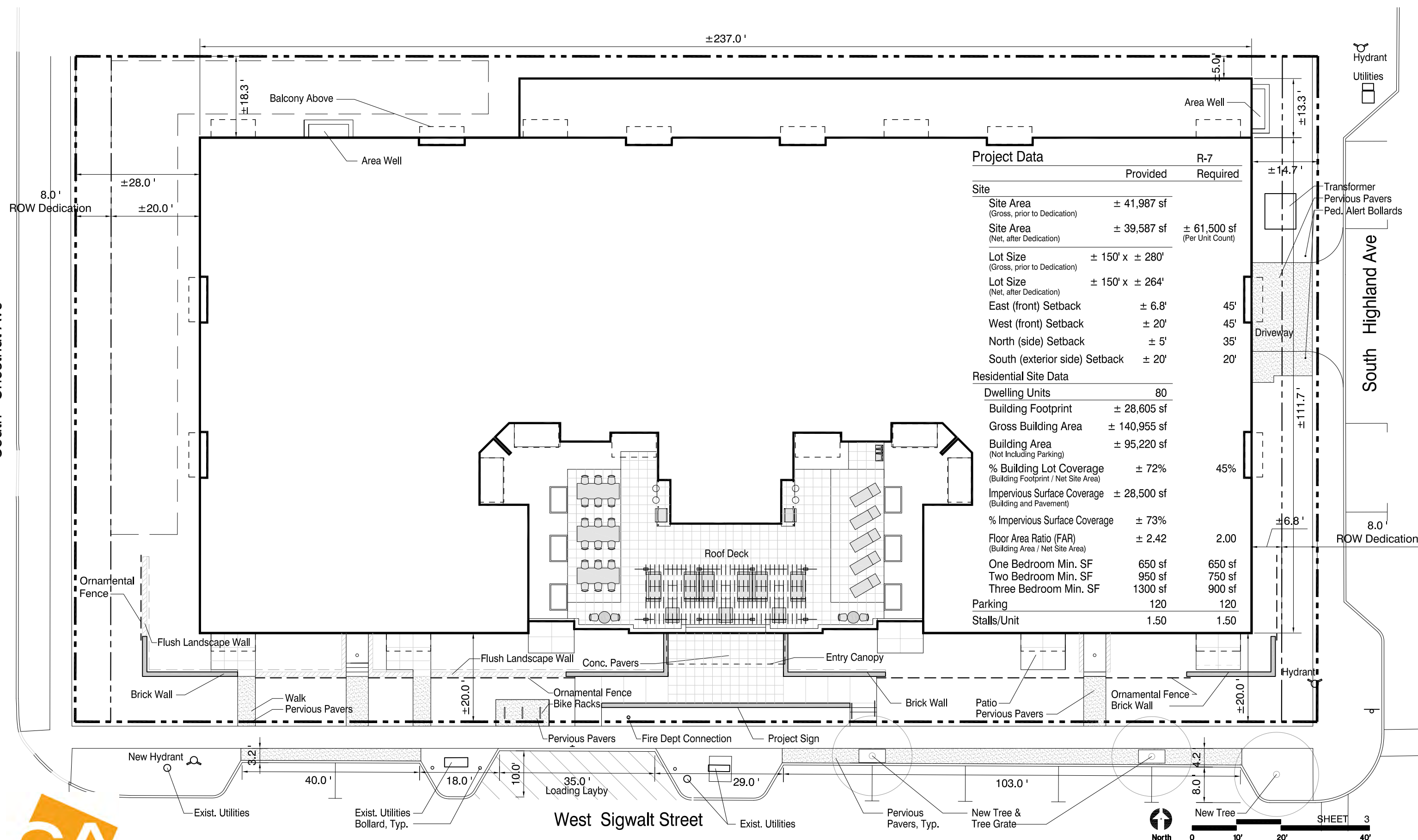
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Arlington Heights, Illinois 60005
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June 29, 2017 ARCHITECTS + PLANNERS, INC.

South Chestnut Ave

South Highland Ave



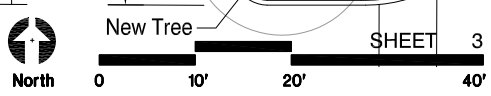
Project Data

	Provided	R-7 Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 61,500 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 6.8'	45'
West (front) Setback	± 20'	45'
North (side) Setback	± 5'	35'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	80	
Building Footprint	± 28,605 sf	
Gross Building Area	± 140,955 sf	
Building Area (Not Including Parking)	± 95,220 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%	45%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf	
% Impervious Surface Coverage	± 73%	
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.42	2.00
One Bedroom Min. SF	650 sf	650 sf
Two Bedroom Min. SF	950 sf	750 sf
Three Bedroom Min. SF	1300 sf	900 sf
Parking	120	120
Stalls/Unit	1.50	1.50



Sigwalt Apartments
Arlington Heights, IL

Site Plan



43 South Vail Avenue
Arlington Heights, Illinois 60005
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February 20, 2018
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Sigwalt Apartments
Arlington Heights, IL

South West Sigwalt

SHEET 5a

43 South Vail Avenue
Arlington Heights, Illinois 60005
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December 11, 2017



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Sigwalt Apartments
Arlington Heights, IL

South East Sigwalt

SHEET 5b

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Arlington Heights, Illinois 60005
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December 11, 2017



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Sigwalt Apartments
Arlington Heights, IL

Entry

SHEET 5c

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Arlington Heights, Illinois 60005
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December 11, 2017



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South Elevation



Sigwalt Apartments
Arlington Heights, IL

SHEET 6
0 10' 20' 40'

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018



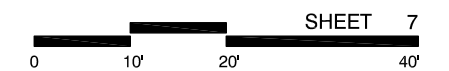
January 26, 2018 ARCHITECTS + PLANNERS, INC.



East Elevation



Sigwalt Apartments
Arlington Heights, IL



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018
January 26, 2018
HKM
ARCHITECTS + PLANNERS, INC.



North Elevation



Sigwalt Apartments
Arlington Heights, IL

0 10' 20' 40'

SHEET 8

43 South Vail Avenue
Arlington Heights, Illinois 60005
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January 26, 2018 ARCHITECTS + PLANNERS, INC.



West Elevation



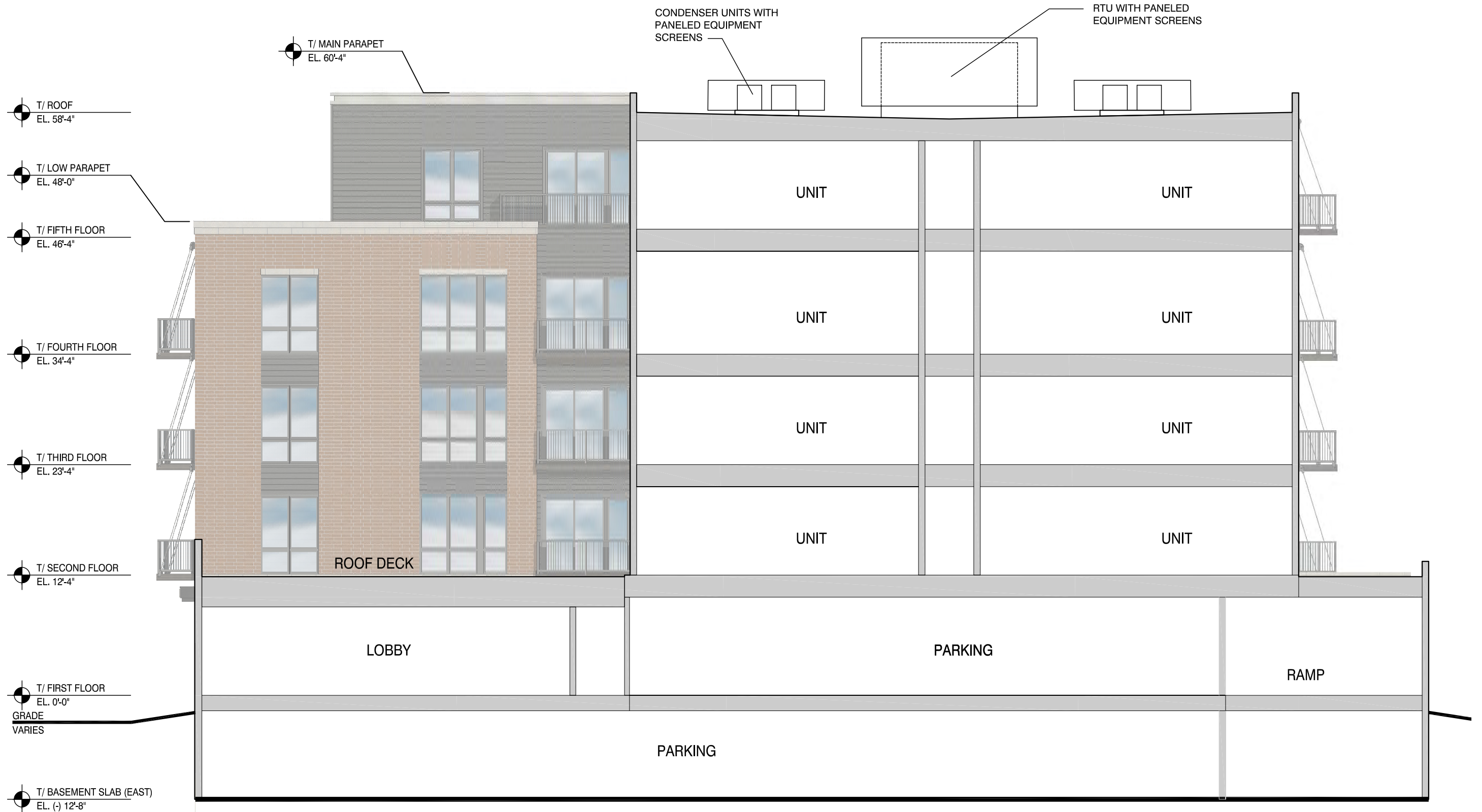
Sigwalt Apartments
Arlington Heights, IL

SHEET 9
0 10' 20' 40'

43 South Vail Avenue
Arlington Heights, Illinois 60005
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January 26, 2018 ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments
Arlington Heights, IL

Building Section - North South

SHEET 10
0 5' 10' 20'

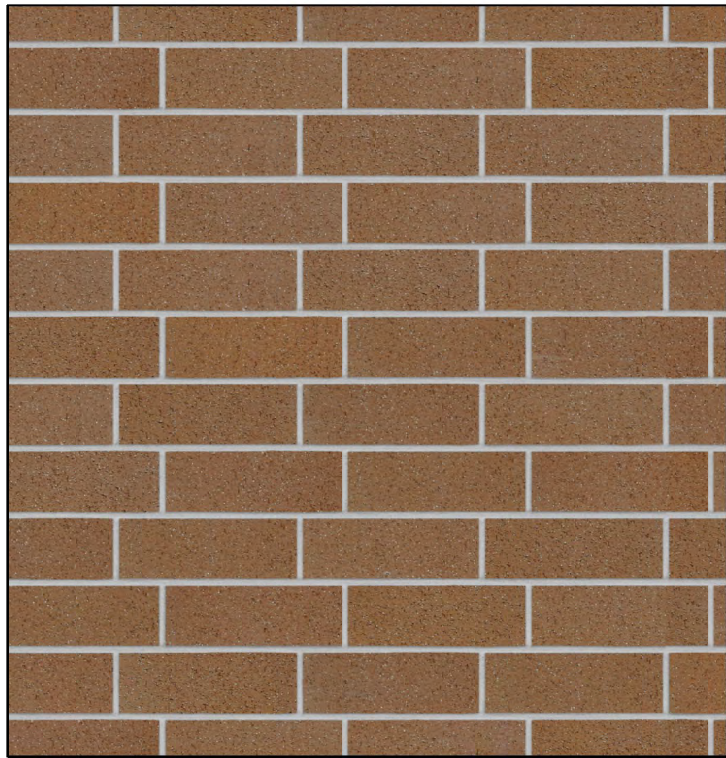
43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018



January 26, 2018 ARCHITECTS + PLANNERS, INC.



Utility Size Face Brick A



Utility Size Face Brick B



Fiber Cement Lap Siding

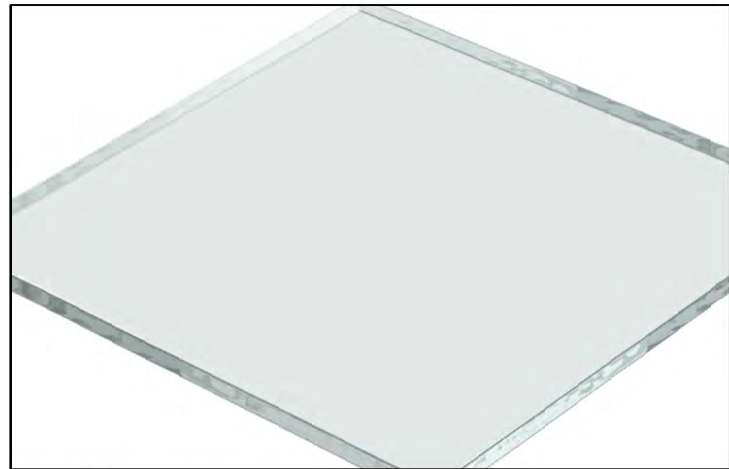


Building Materials

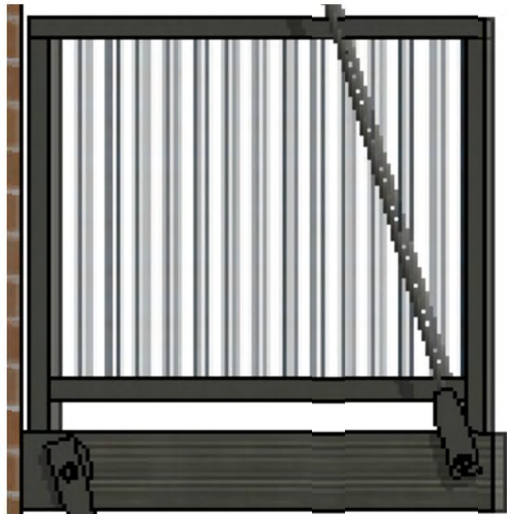


Sigwalt Apartments
Arlington Heights, IL

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017
December 11, 2017
HKM ARCHITECTS + PLANNERS, INC.



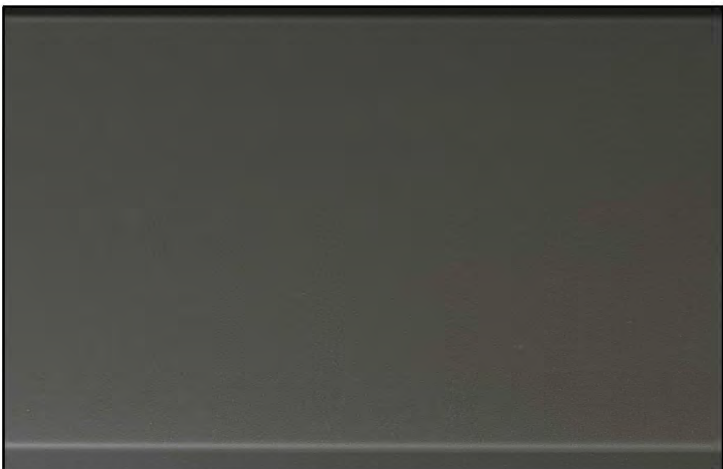
Low E coated Glass



Square Metal Picket Balcony Rail



Cast Stone Headers & Banding

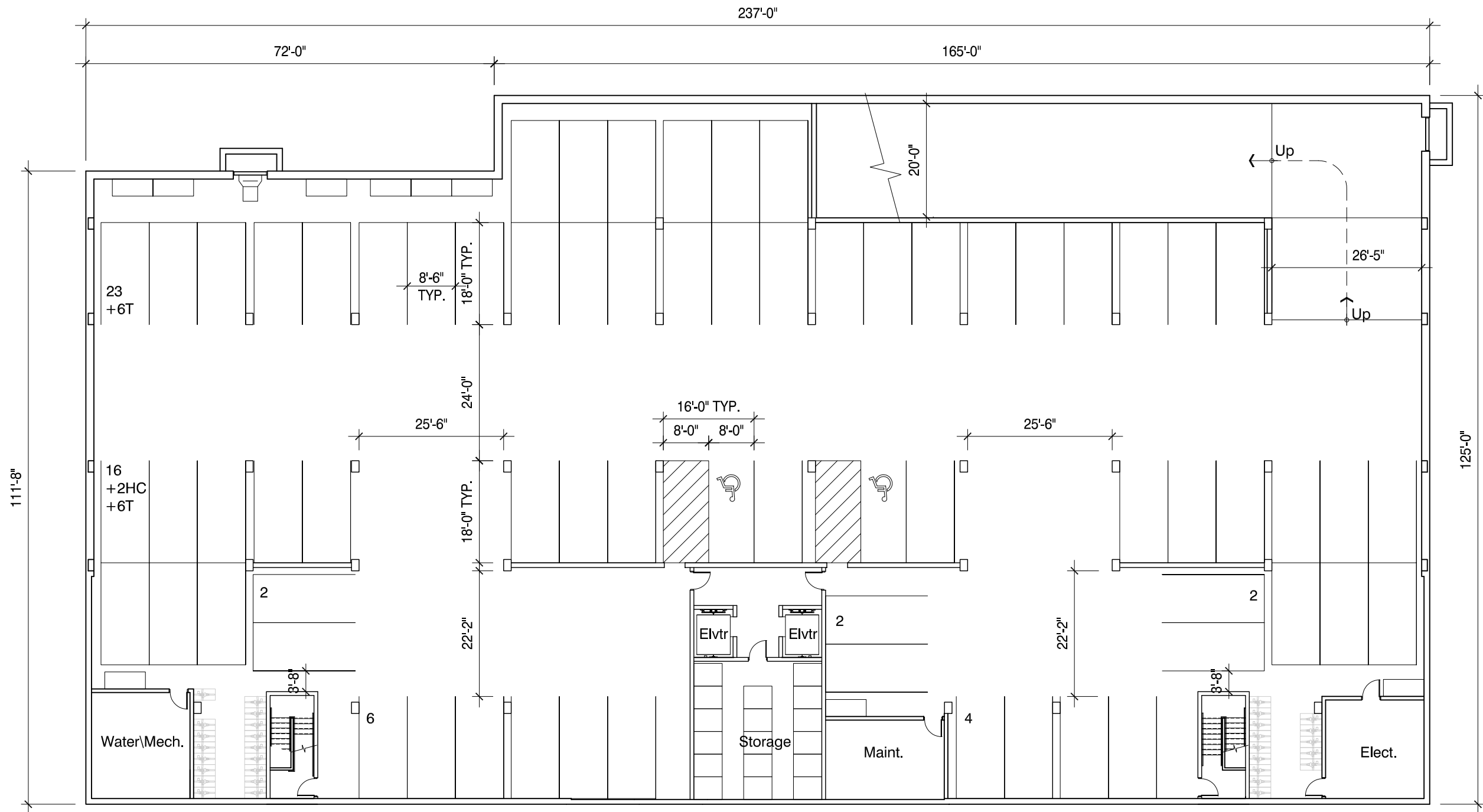


Pre-Finished Metal Balcony



Building Materials





Sigwalt Apartments
Arlington Heights, IL

Basement Plan



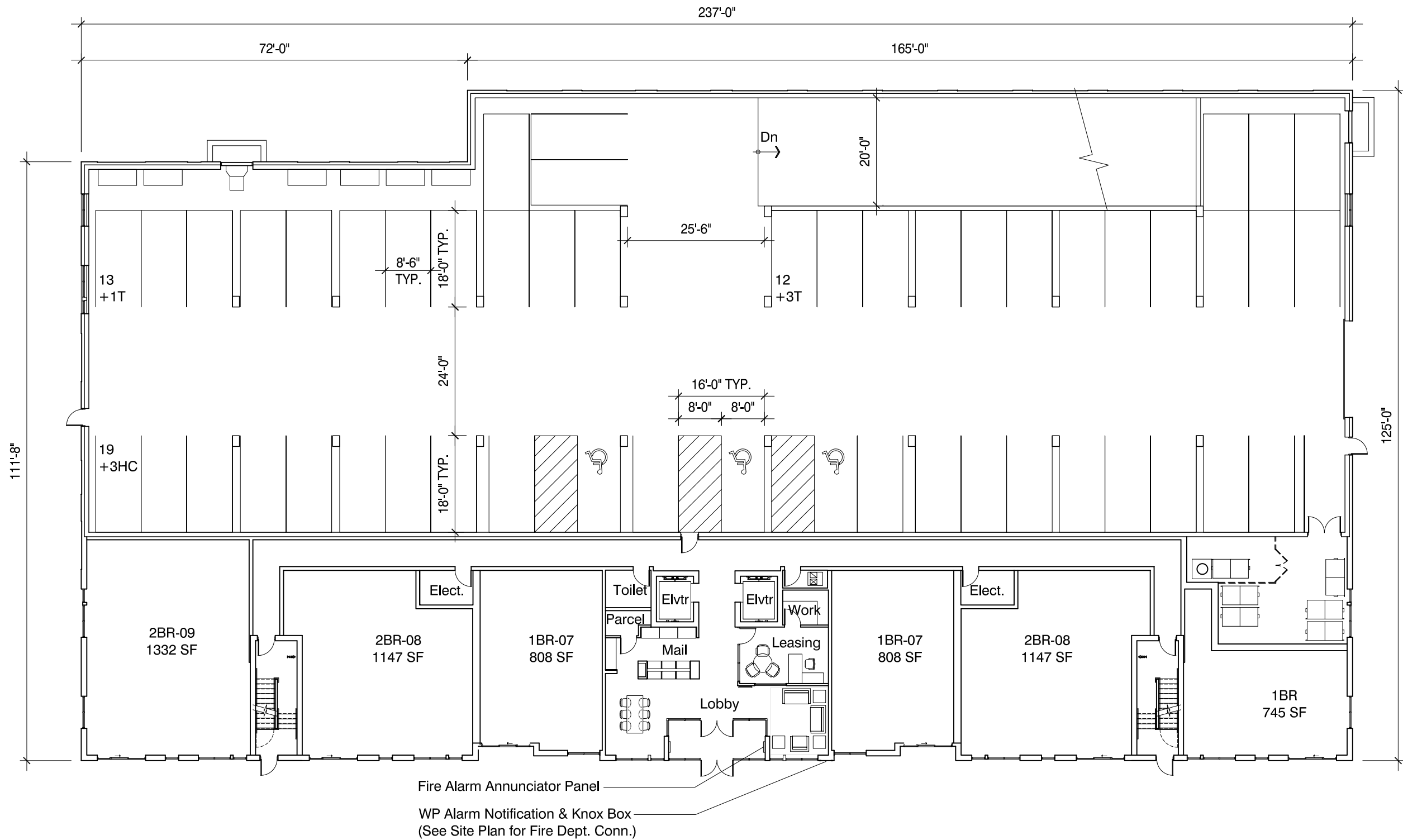
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SHEET 12

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018



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First Floor Plan



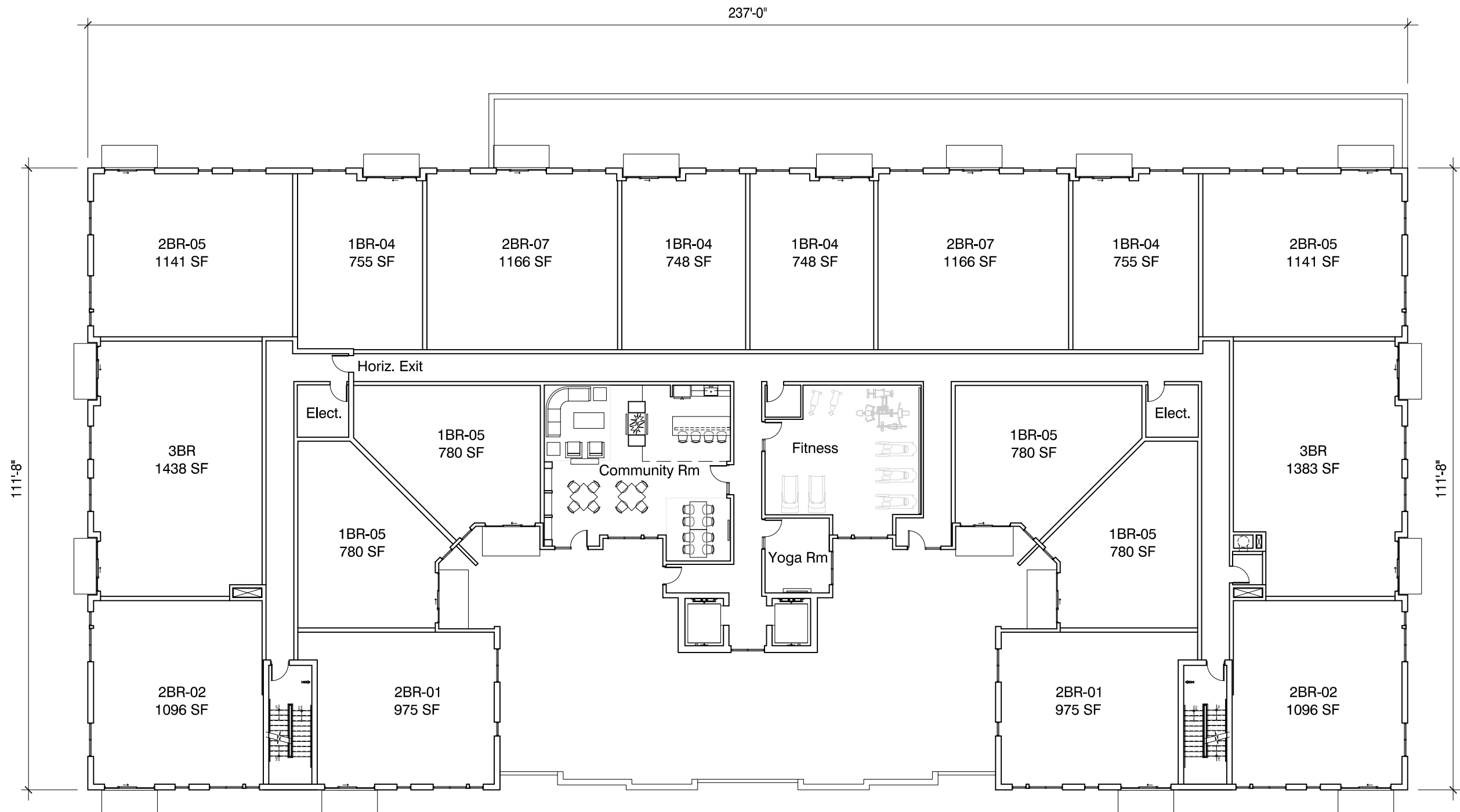
Sigwalt Apartments
Arlington Heights, IL



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Sigwalt Apartments
Arlington Heights, IL

Second Floor Plan



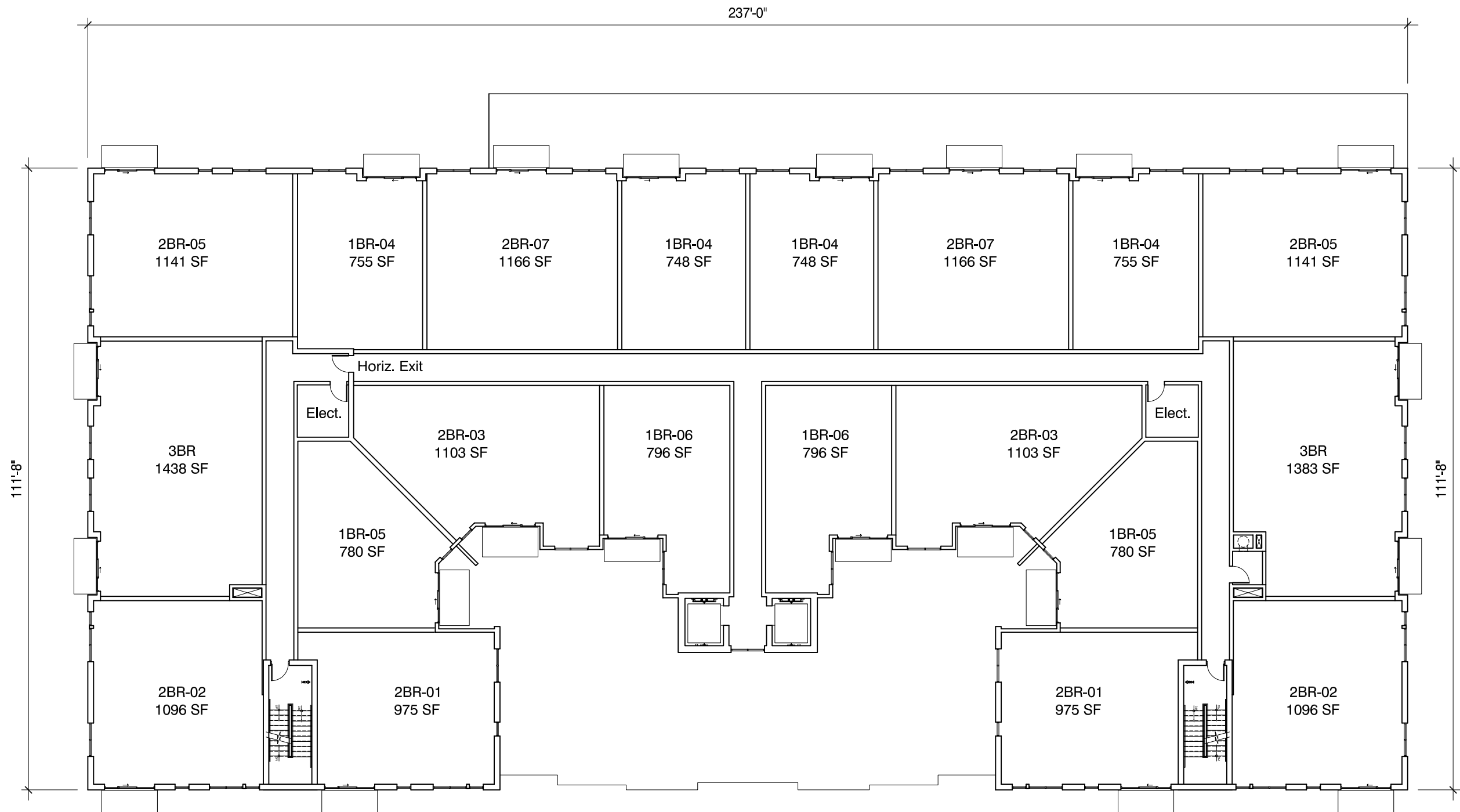
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SHEET 14

43 South Vail Avenue
Arlington Heights, Illinois 60005
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Sigwalt Apartments
Arlington Heights, IL

Third Floor Plan



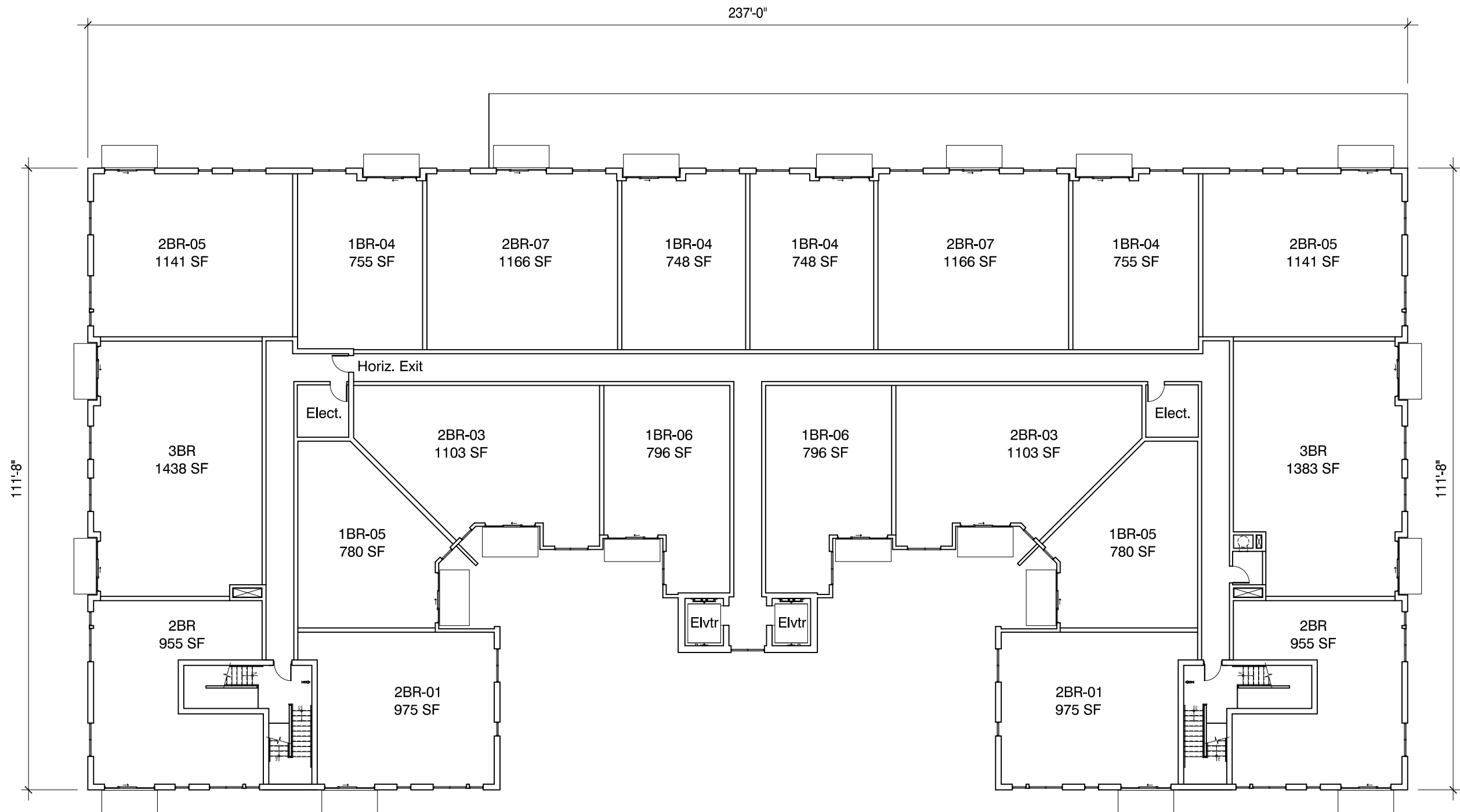
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SHEET 15

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Arlington Heights, Illinois 60005
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Sigwalt Apartments
Arlington Heights, IL

Fourth Floor Plan



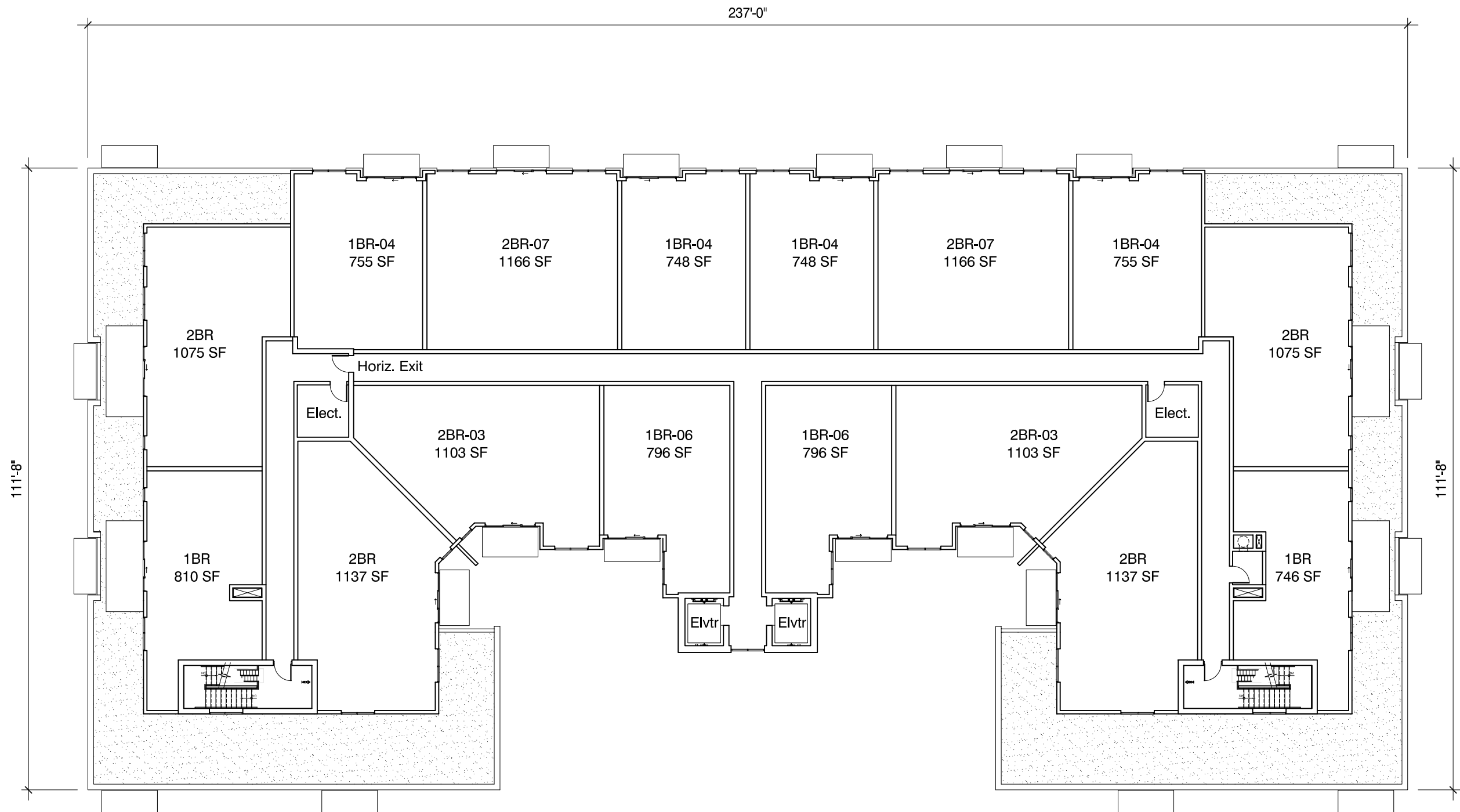
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SHEET 15a

43 South Vail Avenue
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Fifth Floor Plan



Sigwalt Apartments
Arlington Heights, IL



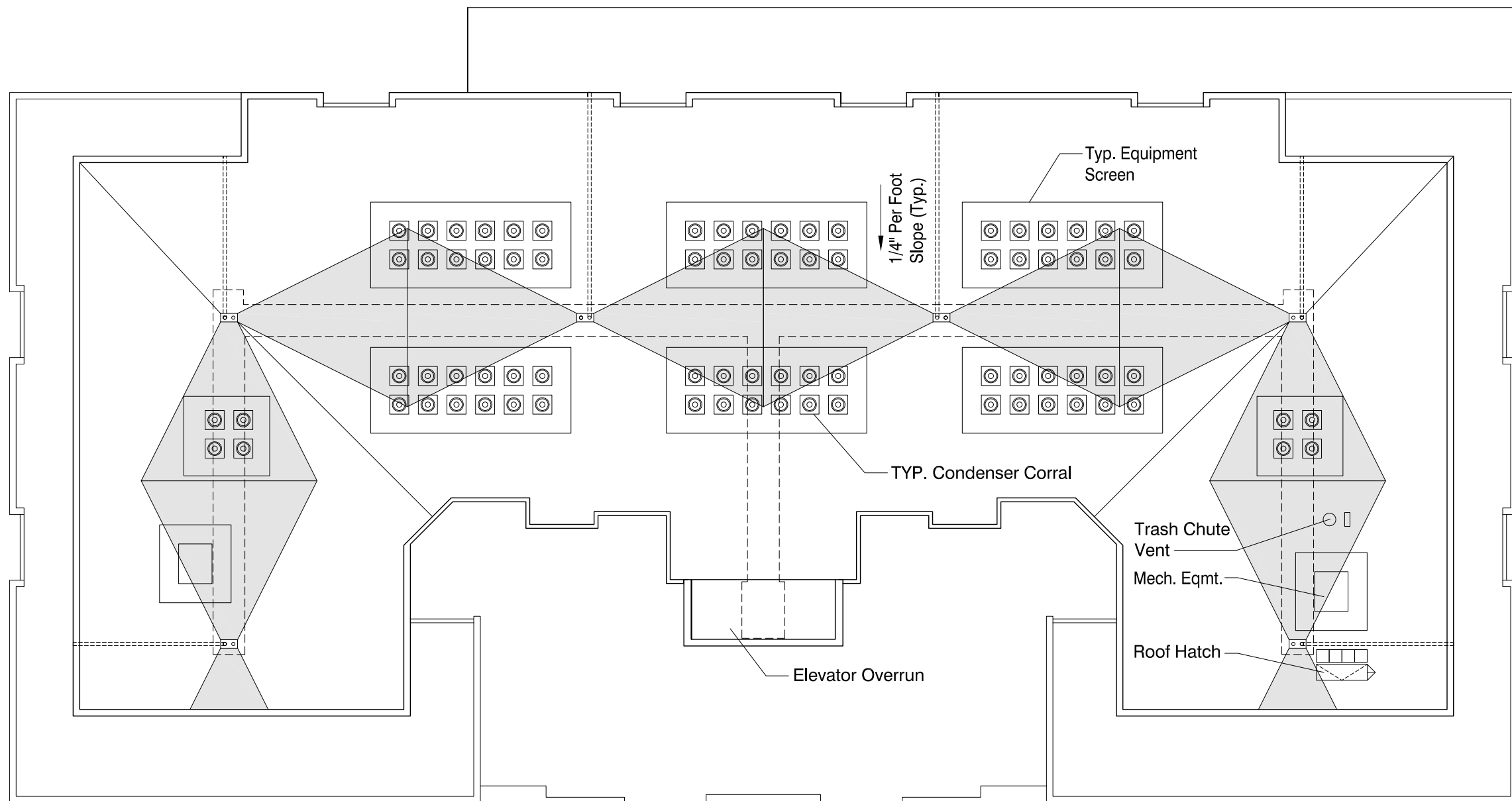
0 10' 20' 40'

SHEET 15b

43 South Vail Avenue
Arlington Heights, Illinois 60005
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Roof Plan



Sigwalt Apartments
Arlington Heights, IL



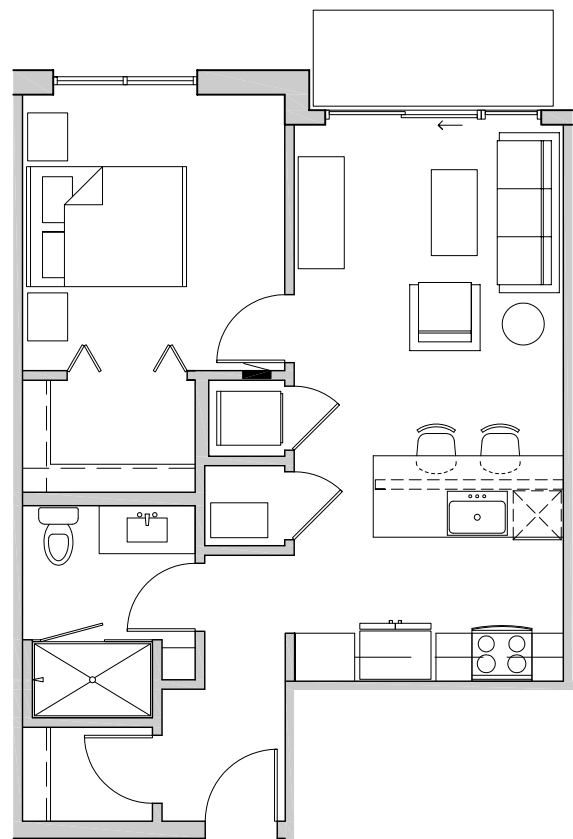
0 10' 20' 40'

SHEET 16

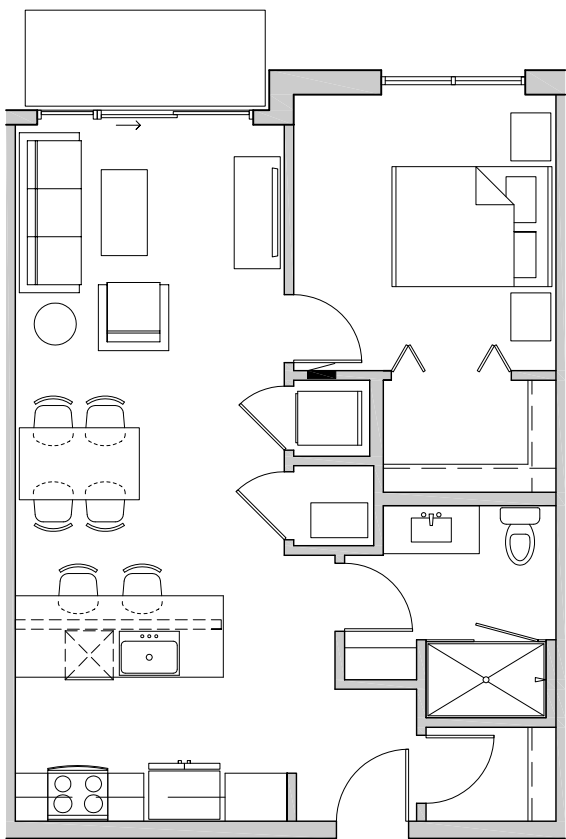
43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



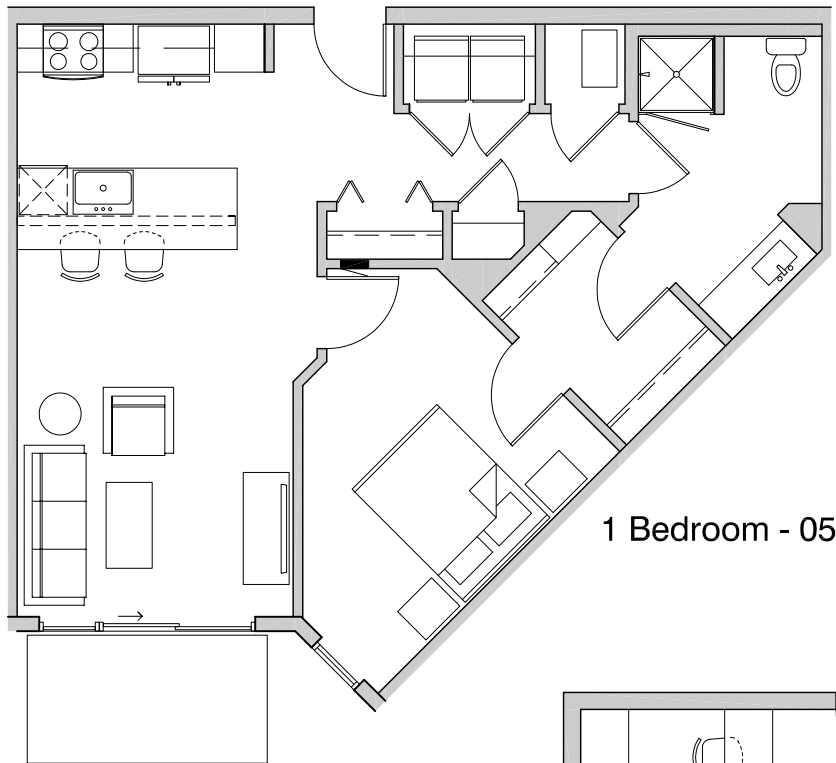
December 11, 2017 ARCHITECTS + PLANNERS, INC.



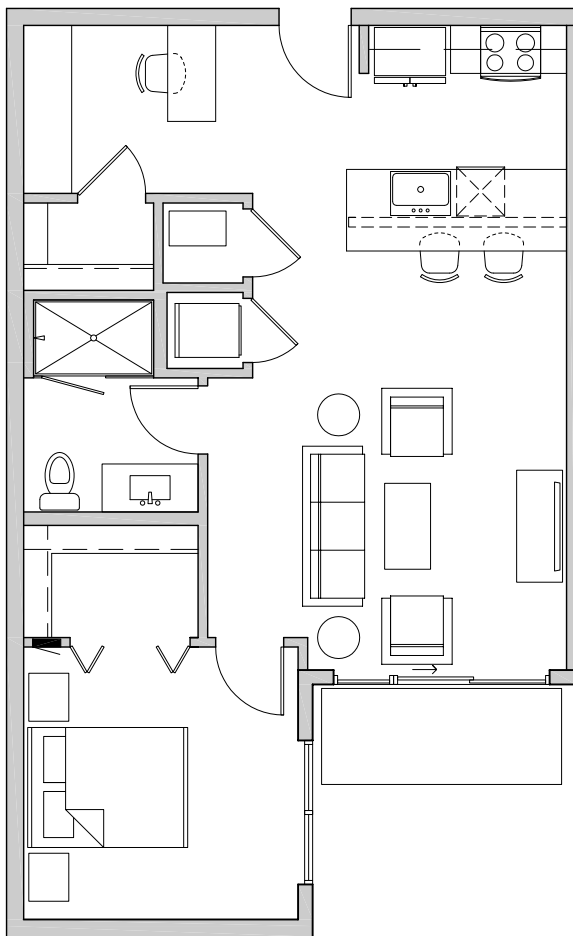
1 Bedroom - 01



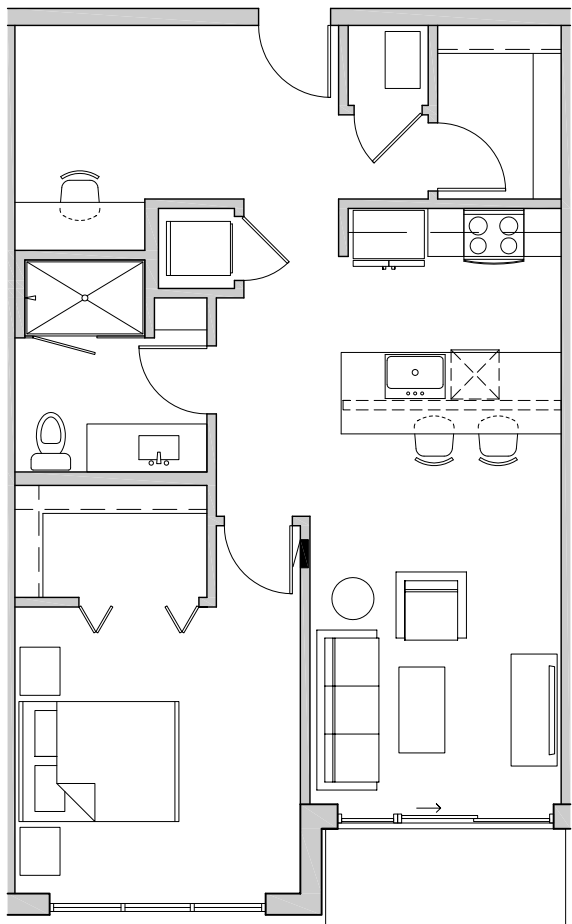
1 Bedroom - 03 (02 & 04 sim.)



1 Bedroom - 05



1 Bedroom - 06



1 Bedroom - 07



Sigwalt Apartments
Arlington Heights, IL

Conceptual Unit Plans

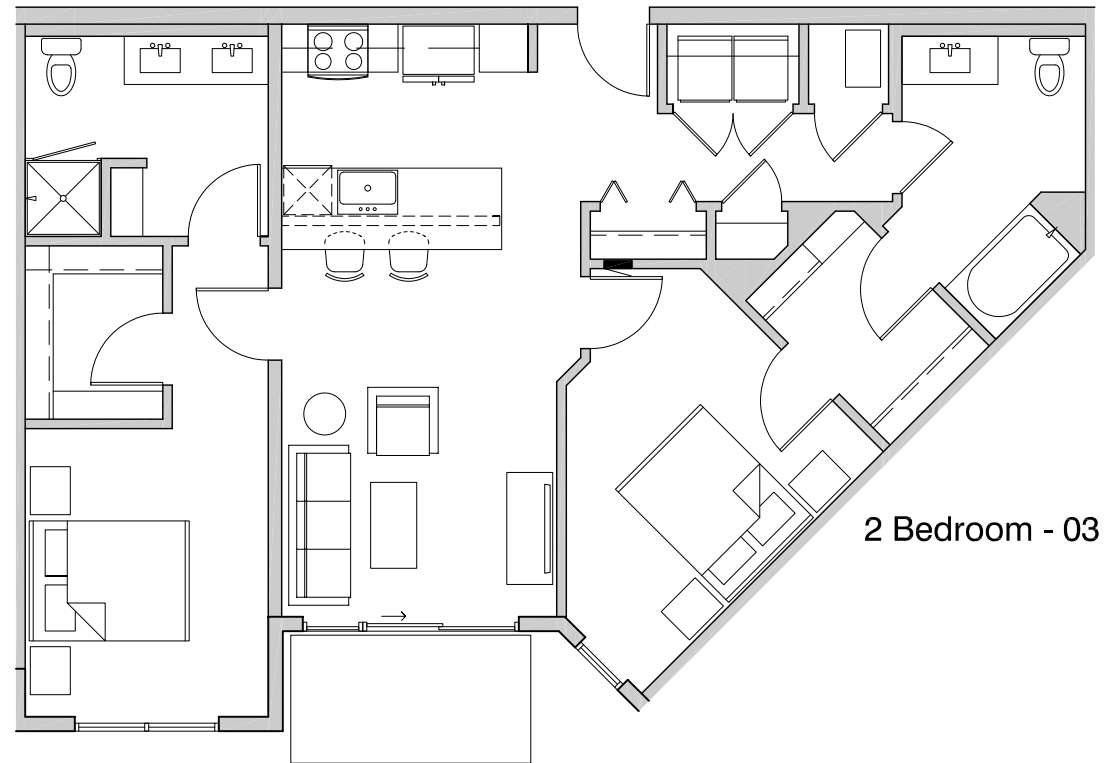
0 4' 8' 16'

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017

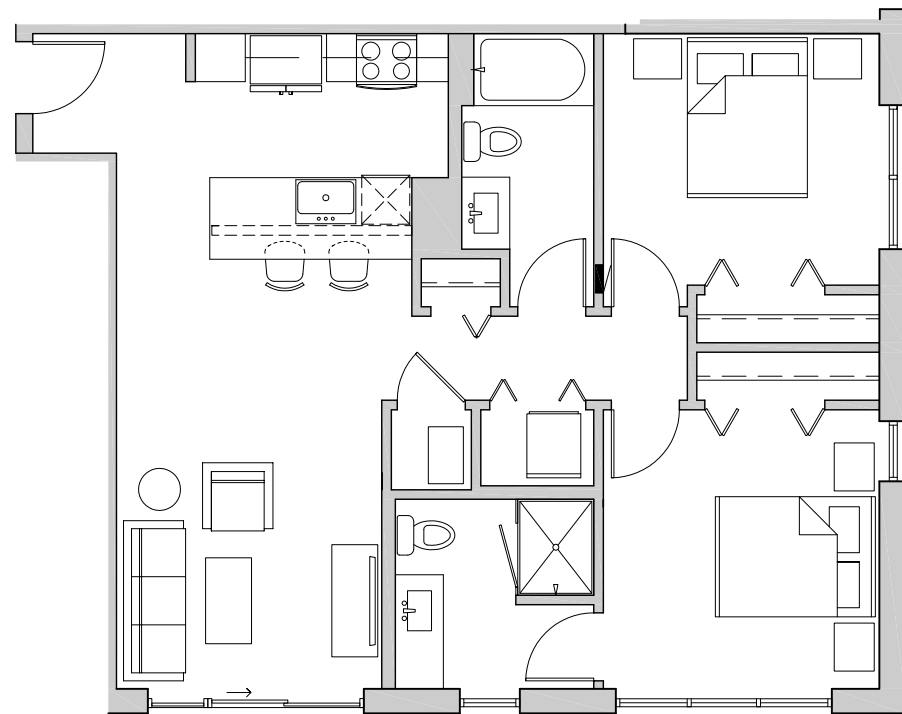


December 11, 2017 ARCHITECTS + PLANNERS, INC.

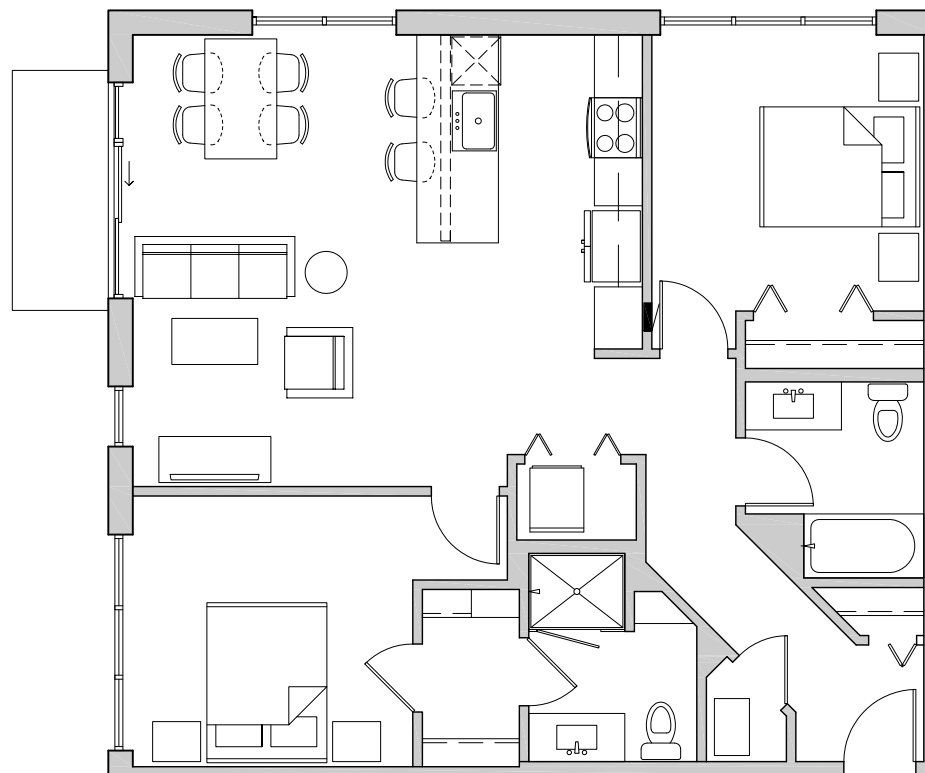
SHEET 16a



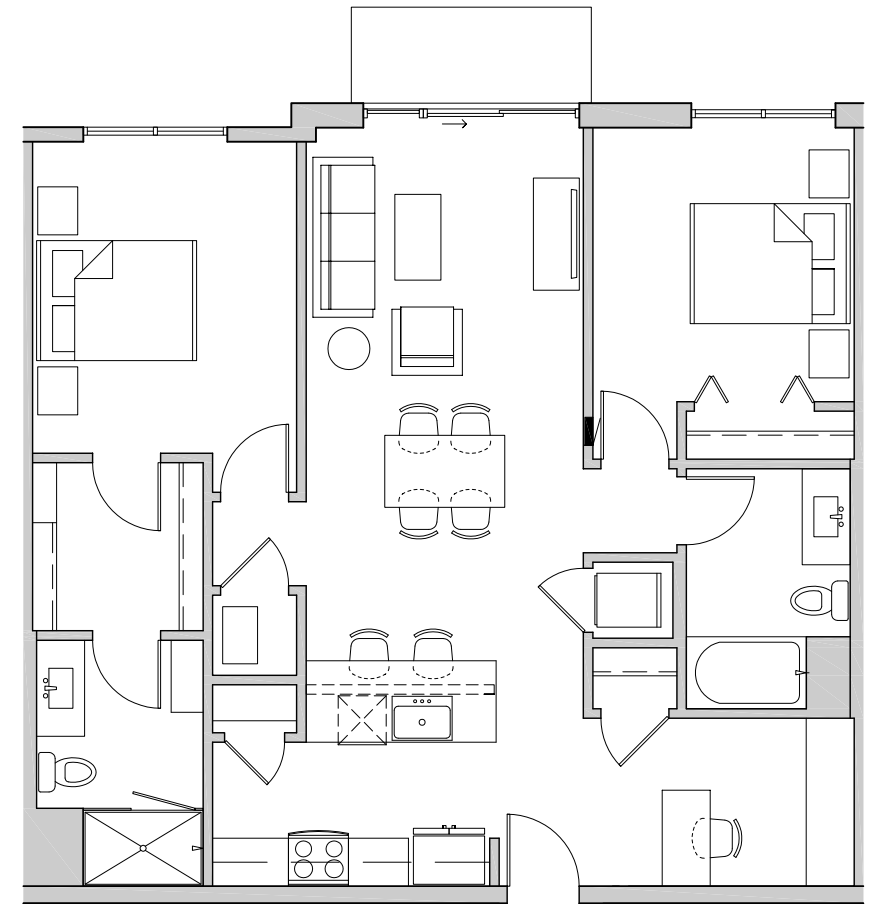
2 Bedroom - 03



2 Bedroom - 01



2 Bedroom - 02 (05 sim.)



2 Bedroom - 04 (07 sim.)



Sigwalt Apartments
Arlington Heights, IL

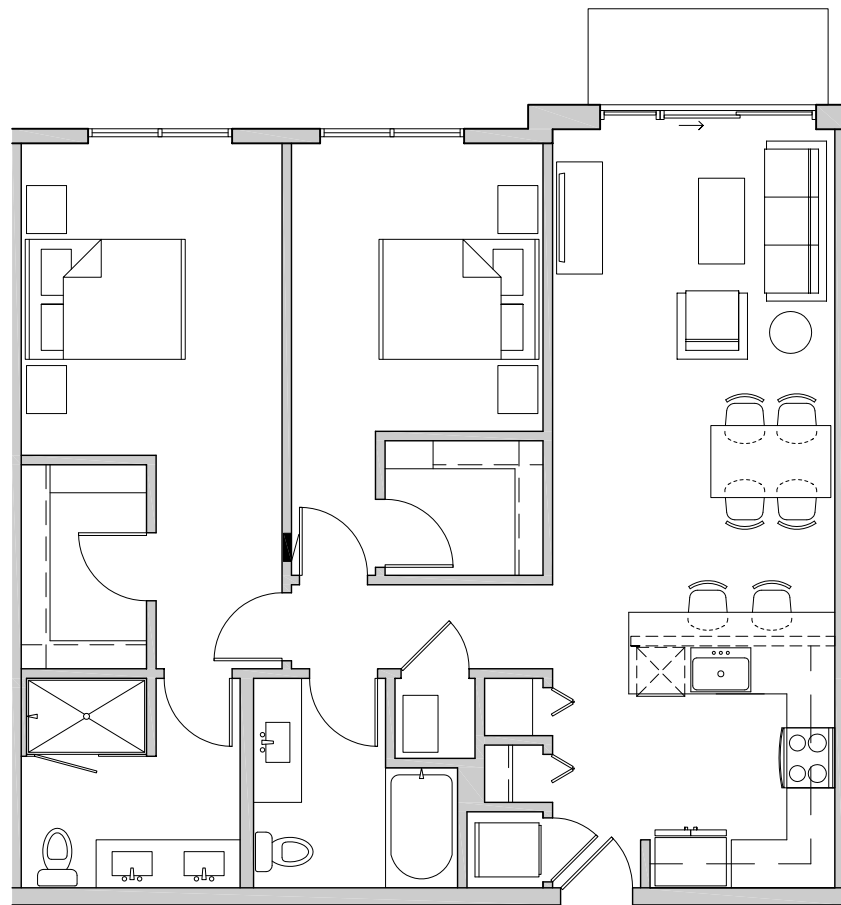
Conceptual Unit Plans

SHEET 16b
0 4' 8' 16'

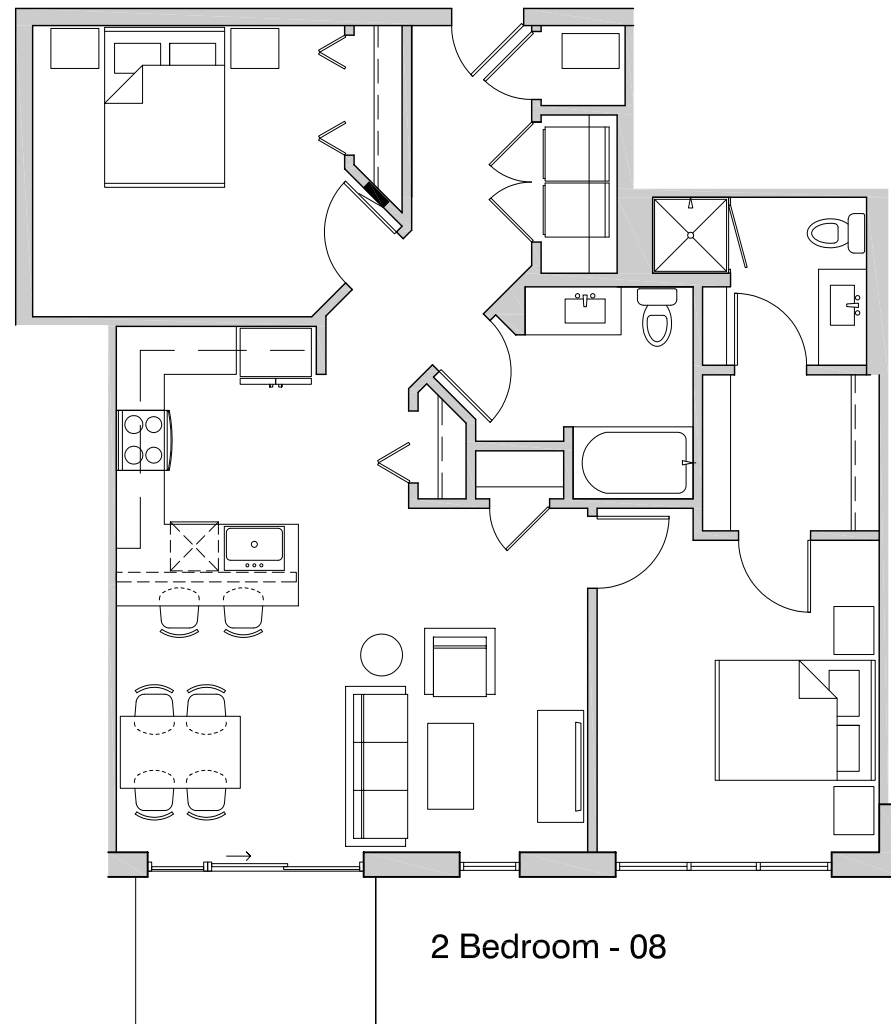
43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



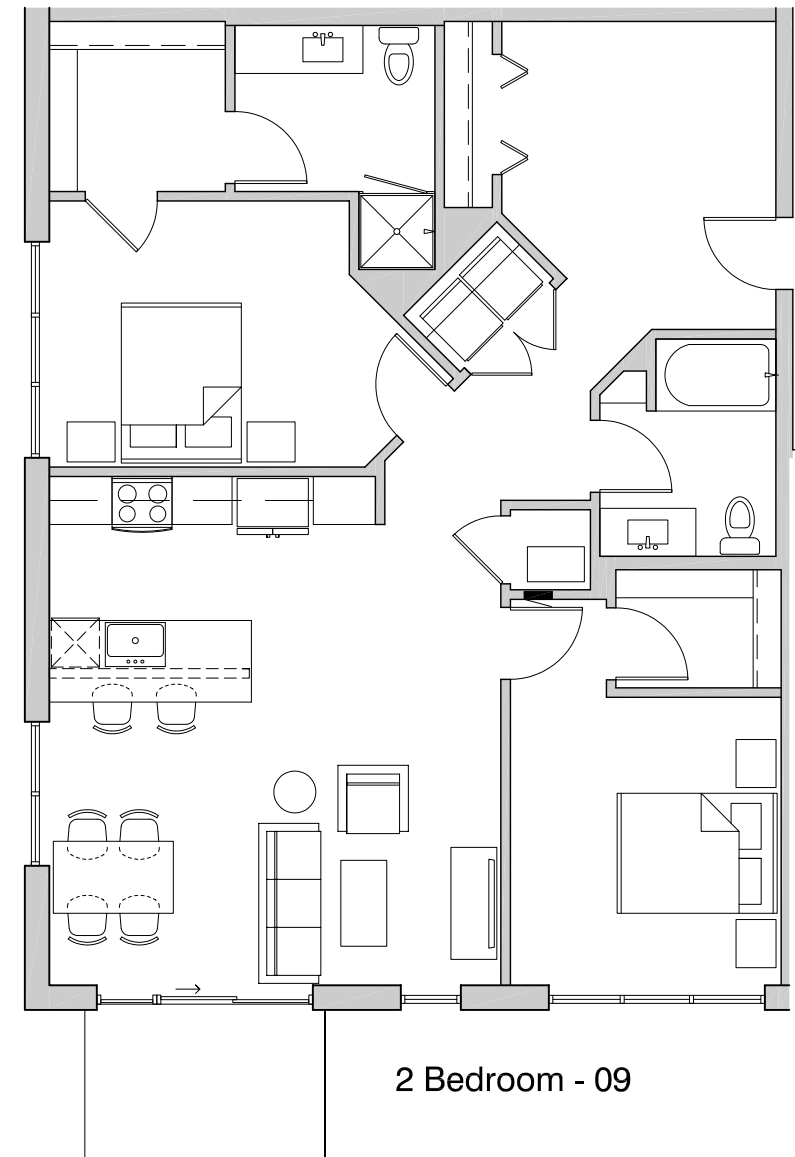
December 11, 2017 ARCHITECTS + PLANNERS, INC.



2 Bedroom - 06



2 Bedroom - 08



2 Bedroom - 09



Sigwalt Apartments
Arlington Heights, IL

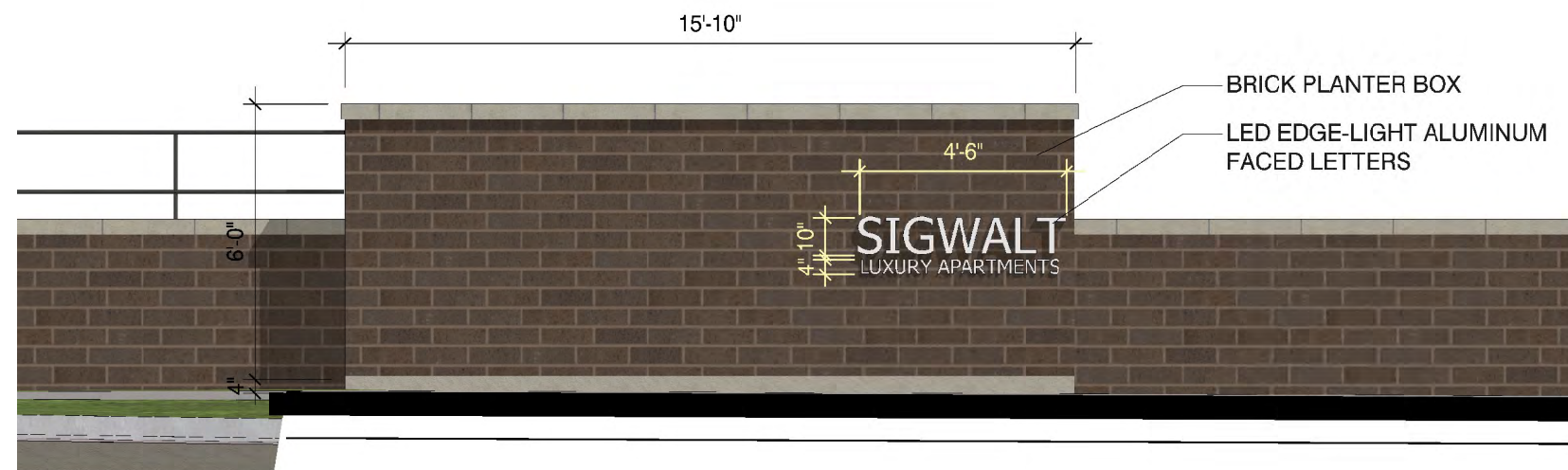
Conceptual Unit Plans

SHEET 16c
0 4' 8' 16'

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Arlington Heights, Illinois 60005
Job No. 16031 © 2017



December 11, 2017 ARCHITECTS + PLANNERS, INC.



Project Sign



Sigwalt Apartments
Arlington Heights, IL

SHEET 17
0 2' 4' 8'

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



December 11, 2017 ARCHITECTS + PLANNERS, INC.



Engineering, LLC

Civil Engineering Real Estate Consulting Project Management
975 E. 22nd Street, Suite 400, Wheaton, IL 60189 630.480.7889

ENGINEER'S CONCEPT OPINION OF PROBABLE CONSTRUCTION COST
for
SIGWALT APARTMENTS - FULL SITE IMPROVEMENTS - ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, ILLINOIS
(BASED ON **FINAL PLAN** BY RWG ENGINEERING, LLC, LATEST DATE **01/26/2018**)

DATE: 1/26/2018

FILE: 291-127-16

<u>ITEM</u>	<u>DESCRIPTION</u>		<u>UNIT</u>		<u>UNIT PRICE</u>		<u>EXTENSION</u>
<u>PRIVATE IMPROVEMENTS:</u>							
A. DEMOLITION, EXCAVATION, GRADING & EROSION CONTROL							
1.	SILT FENCE	910	L.F.	\$	2.50	\$	2,275.00
2.	PERIMETER CONSTRUCTION CHAIN LINK FENCE (6') w/GATE	910	L.F.	\$	12.00	\$	10,920.00
3.	STABILIZED CONSTRUCTION ENTRANCE	1	EA.	\$	1,500.00	\$	1,500.00
4.	TREE PROTECTION FENCE	6	EA.	\$	200.00	\$	1,200.00
5.	REMOVE EXISTING SIDEWALK / APRONS	1,720	S.F.	\$	4.00	\$	6,880.00
6.	REMOVE EXISTING STORM PIPE / STRUCTURES	155	L.F.	\$	20.00	\$	3,100.00
7.	MASS GRADE SITE	0.9	AC.	\$	12,500.00	\$	11,250.00
8.	INLET PROTECTION BASKETS	7	EA.	\$	350.00	\$	2,450.00
9.	TOPSOIL RESPREAD / EROSION CONTROL BLANKET	1,485	S.Y.	\$	6.00	\$	8,910.00
TOTAL DEMOLITION, EXCAVATION, GRADING & EROSION CONTROL						\$	48,485.00
B. SANITARY SEWER							
1.	8" DIP CL 52 SANITARY SEWER	47	L.F.	\$	90.00	\$	4,230.00
2.	48" MANHOLE TYPE A W/FRAME & LID	1	EA.	\$	2,500.00	\$	2,500.00
3.	60" MANHOLE TYPE A W/FRAME & LID INCL CONNECTION TO EX PIPE	2	EA.	\$	4,750.00	\$	9,500.00
4.	SELECT TRENCH BACKFILL	47	L.F.	\$	42.00	\$	1,974.00
TOTAL SANITARY SEWER						\$	18,204.00
C. STORM SEWER							
1.	4" PERFORATED PVC UNDERDRAIN PIPE W/FITTINGS & SELECT BACKFILL	78	L.F.	\$	16.00	\$	1,248.00
2.	4" SOLID WALL PVC DRAIN PIPE W/FITTINGS & SELECT BACKFILL	140	L.F.	\$	16.00	\$	2,240.00
3.	6" SOLID WALL PVC DRAIN PIPE W/FITTINGS & SELECT BACKFILL	432	L.F.	\$	20.00	\$	8,640.00
4.	18" RCP CL IV	31	L.F.	\$	30.00	\$	930.00
5.	18" DIP CL 52	31	L.F.	\$	34.00	\$	1,054.00
6.	8" PVC YARD DRAIN STRUCTURE	8	EA.	\$	125.00	\$	1,000.00
7.	12" PVC YARD DRAIN STRUCTURE	1	EA.	\$	175.00	\$	175.00
8.	48" CATCH BASIN W/FRAME & GRATE	1	EA.	\$	1,850.00	\$	1,850.00
9.	72" SPECIAL STRUCTURE W/RESTRICTOR ASSEMBLY	1	EA.	\$	4,750.00	\$	4,750.00
10.	STORMTRAP W/4 INLET STRUCTURES & FRAME & GRATES - INSTALLED COMPLETE	1	EA.	\$	188,000.00	\$	188,000.00
11.	SELECT TRENCH BACKFILL	31	L.F.	\$	30.00	\$	930.00
TOTAL STORM SEWER						\$	210,817.00
D. WATERMAIN							

1. 8" DUCTILE IRON WATERMAIN, INCL FITTINGS	88	L.F.	\$	85.00	\$	7,480.00
2. 8" VALVE & BOX	1	EA.	\$	2,150.00	\$	2,150.00
3. 8" VALVE IN 60" CONC VAULT INCL PRESSURE TAP EX 10" MAIN	1	EA.	\$	4,800.00	\$	4,800.00
4. FIRE HYDRANT W/AUX VALVE & 6" SERVICE PIPE	1	EA.	\$	3,400.00	\$	3,400.00
5. SELECT GRANULAR BACKFILL	50	L.F.	\$	30.00	\$	1,500.00
6. FDC - STANDPIPE	1	EA.	\$	4,500.00	\$	4,500.00

TOTAL WATERMAIN **\$ 23,830.00**

E. PAVING, CURBS, SIDEWALK

1. PRIVATE PERMEABLE PAVER SIDEWALK/APRON INCL CONCRETE EDGING RIBBON	910	S.F.	\$	15.00	\$	13,650.00
2. CONCRETE SIDEWALK (5" PCC ON 4" AGG)	342	S.F.	\$	5.50	\$	1,881.00
3. BIKE RACK - COMPLETE	1	EA.	\$	2,750.00	\$	2,750.00

TOTAL PAVING, CURBS, SIDEWALK **\$ 18,281.00**

PUBLIC IMPROVEMENTS:

F. PAVING, CURBS, SIDEWALK

1. REMOVE & REPLACE EXISTING CURB W/DEPRESSED B6.12 CURB & GUTTER	36	L.F.	\$	28.00	\$	1,008.00
2. REMOVE & REPLACE EXISTING CURB W/FULL HEIGHT B6.12 CURB & GUTTER	346	L.F.	\$	28.00	\$	9,688.00
3. CONCRETE DRIVEWAY APRON	20	S.Y.	\$	75.00	\$	1,500.00
4. OPEN CUT (SAWCUT) SIGWALT W/FULL DEPTH RESTORATION	48	S.Y.	\$	150.00	\$	7,200.00
5. VILL STD BRICK PAVER SIDEWALK W/CONCRETE EDGING RIBBON	1,030	S.F.	\$	18.00	\$	18,540.00
6. CONCRETE SIDEWALK (5" PCC ON 4" AGG)	2,300	S.F.	\$	5.50	\$	12,650.00
7. STRIPING/SIGNAGE	1	L.S.	\$	875.00	\$	875.00
8. SIGWALT ONSTREET NEW PARKING	220	S.Y.	\$	50.00	\$	11,000.00
9. PUBLIC PERMEABLE PAVERS SIDEWALK	381	S.F.	\$	15.00	\$	5,715.00

TOTAL PAVING, CURBS, SIDEWALK **\$ 68,176.00**

SUMMARY

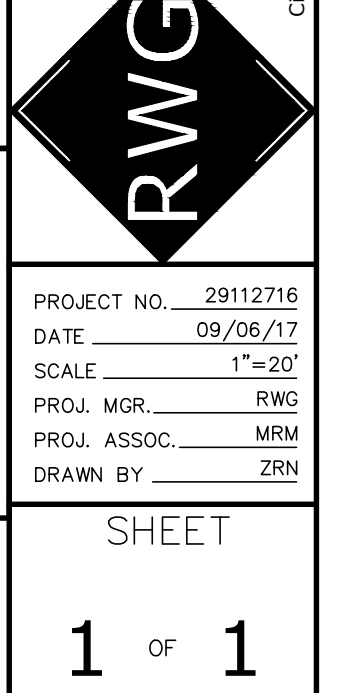
A. DEMOLITION, EXCAVATION, GRADING & EROSION CONTROL	\$ 48,485.00
B. SANITARY SEWER	\$ 18,204.00
C. STORM SEWER	\$ 210,817.00
D. WATERMAIN	\$ 23,830.00
E. PAVING, CURBS, SIDEWALK - PRIVATE	\$ 18,281.00
F. PAVING, CURBS, SIDEWALK - PUBLIC	\$ <u>68,176.00</u>

SUBTOTAL **\$ 387,793.00**

ADD 10% CONTINGENCY **\$ 38,779.30**

TOTAL OPINION OF CONSTRUCTION COST **\$ 426,572.30**

NOTE: THIS ENGINEER'S OPINION OF PROBABLE COST HAS BEEN PREPARED BASED ON THE ENGINEER'S EXPERIENCE AS A DESIGN PROFESSIONAL AND IS FURNISHED FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ACTUAL CONSTRUCTION COSTS.



RWG ENGINEERING, LLC
CIVIL ENGINEERING — REAL ESTATE CONSULTING — PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND		EXISTING	PROPOSED
SANITARY MANHOLE		⊙	⊙
STORM MANHOLE		⊙	⊙
CATCH BASIN		○	●
INLET		□	■
PRECAST FLARED END SECTION		▽	▼
CONCRETE HEADWALL		⌋	⌋
VALVE VAULT		⊗	⊗
VALVE BOX		⊗	⊗
FIRE HYDRANT		⌘	⌘
BUFFALO BOX		⊙	⊙
CLEANOUT		⊙	⊙
SANITARY SEWER		—	—
FORCE MAIN		—	—
STORM SEWER		—	—
WATER MAIN		—	—
CONSTRUCT WATER MAIN UNDER SEWER		—	—
GRANULAR TRENCH BACKFILL		—	—
STREET LIGHT		⊙	⊙
ELECTRICAL CABLE		—	—
2" CONDUIT ENCASUREMENT		—	—
ELECTRICAL TRANSFORMER OR PEDESTAL		⊙	⊙
POWER POLE		⊙	⊙
STREET SIGN		⊙	⊙
GAS MAIN		—	—
TELEPHONE LINE		—	—
CONTOUR		—	—
SPOT ELEVATION		× (750.00)	× 750.00
WETLANDS		—	—
FLOODWAY		—	—
FLOODPLAIN		—	—
HIGH WATER LEVEL (HWL)		—	—
NORMAL WATER LEVEL (NWL)		—	—
DIRECTION OF SURFACE FLOW		—	—
DITCH OR SWALE		—	—
OVERFLOW RELIEF ROUTING		—	—
SLOPE BANK		—	—
TREE WITH TRUNK SIZE		⊙	⊙
SOIL BORING		⊙	⊙
TOPSOIL PROBE		⊙	⊙
FENCE LINE, WIRE OR SILT		—	—
FENCE LINE, CHAIN LINK OR IRON		—	—
FENCE LINE, WOOD OR PLASTIC		—	—
CONCRETE SIDEWALK		—	—
CURB AND GUTTER		—	—
DEPRESSED CURB		—	—
REVERSE PITCH CURB & GUTTER		—	—
EASEMENT LINE		—	—

ABBREVIATIONS		NWL	NORMAL WATER LEVEL
BL	BASE LINE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TO	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



Formerly JULIE 1-800-892-0123

FINAL ENGINEERING PLANS

FOR

SIGWALT STREET APARTMENTS

45 S. CHESTNUT AVE

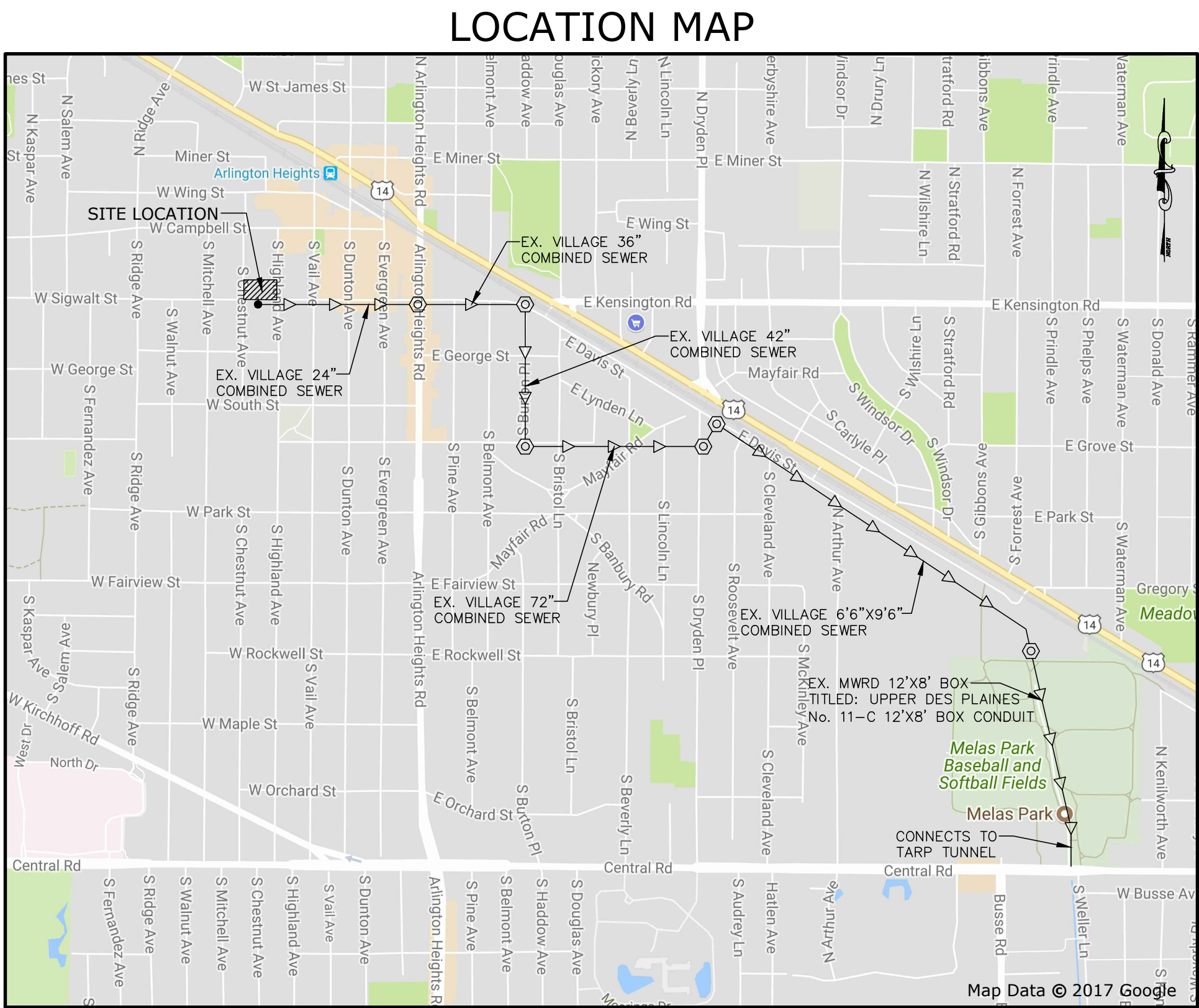
ARLINGTON HEIGHTS, ILLINOIS

CONTACTS

VILLAGE OF ARLINGTON HEIGHTS
Community Development: (847) 368-5200
Address
City, State ZIP

Public Works Department: (847) 368-5800
222 N Ridge Ave.
Arlington Heights, IL 60005

JULIE
Underground Utility Locations
1-800-892-0123
811



GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Arlington Heights Public Works Department (847-368-5800)
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by Professional Associated Survey, Inc., dated February 13, 2017. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
- Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
 - "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
 - "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
 - "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
 - The subdivision and development codes and standards of the Village of Arlington Heights, as published by the Municipality.
 - "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective April 24, 1997.
 - The National Electric Code.
 - "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
- The Village of Arlington Heights Development Ordinance shall take precedence if a conflict in project specifications occurs.

PLANS PREPARED FOR

CA VENTURES

130 E. RANDOLPH STREET SUITE 2100
CHICAGO, ILLINOIS 60601
(312) 800-5370

INDEX OF SHEETS

- TITLE SHEET
- EXISTING CONDITIONS AND DEMOLITION PLAN
- SITE GEOMETRIC AND PAVING PLAN
- SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
- GRADING PLAN
- UTILITY PLAN
- PROJECT NOTES AND SPECIFICATIONS
- CONSTRUCTION DETAILS AND STANDARDS
- CONSTRUCTION DETAILS AND STANDARDS

NOTE:
COORDINATES AT LOT CORNERS SHOWN HEREON ARE REFERENCED TO ILLINOIS STATE PLANE SYSTEM COORDINATES, EAST ZONE, ESTABLISHED THROUGH VRS TRIMBLE NETWORK.

NORTHWEST CORNER:
N 1972496.8772, E 1078414.4342

SOUTHWEST CORNER:
N 1972346.8773, E 1078414.2808

NORTHEAST CORNER:
N 1972496.8590, E 1078678.3594

SOUTHEAST CORNER:
N 1972346.8592, E 1078678.1808

"TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE VILLAGE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS PROJECT."



Maureen R. Mulligan
REGISTERED PROFESSIONAL ENGINEER

BENCHMARKS

SOURCE BENCHMARK:
ALTA/NSPS LAND TITLE SURVEY PROVIDED BY PROFESSIONALS ASSOCIATED SURVEY, INC.
7100 N. TRIP AVENUE, LINCOLNWOOD, IL. 60712

SITE BENCHMARK:
FIRE HYDRANT ON N.W. CORNER OF SIGWALT STREET AND S. HIGHLAND AVENUE. N.W. BOLT ON FIRE HYDRANT
ELEV.= 692.99



EXPIRATION DATE: 11/30/17

SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
TITLE SHEET

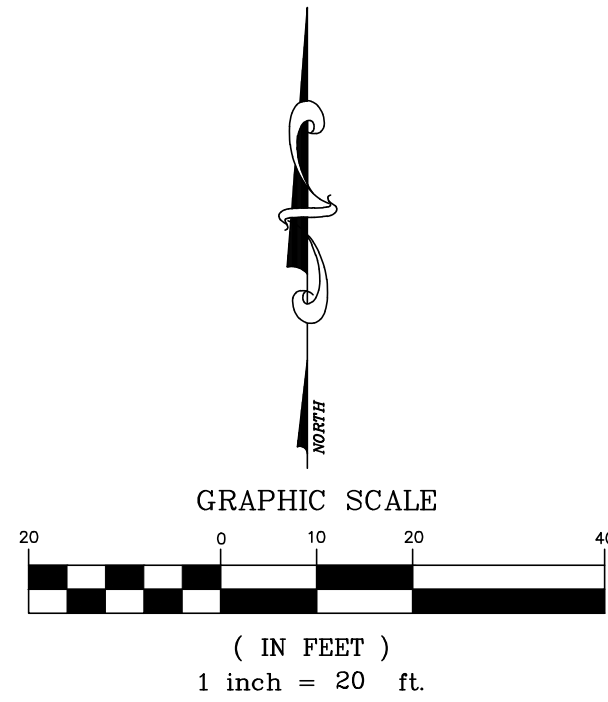
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
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PROJECT NO. 29112716
DATE 07/10/17
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY ZRN

SHEET

1 OF 9



ABBREVIATIONS LEGEND
(IN ADDITION TO TITLE SHEET LEGEND)

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
EC	=	EDGE OF CONCRETE
RW	=	RETAINING WALL
RW	=	RIGHT OF WAY
RC/BC	=	BACK OF CURB TO BACK OF CURB
S	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL

LEGAL DESCRIPTION: LOTS 12, 13, 14, 15, 16 AND
IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27
28 AND 29 IN ASSESSOR'S SUBDIVISION OF
SECTION 30, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CO
COUNTY, ILLINOIS

EXISTING UTILITY STRUCTURE SCHEDULE	
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STORM SEWER STRUCTURES

11 EX STM INLET RIM= 690.97 INV= 688.27 (8" E)	12 EX STM M.H. RIM= 691.48 INV= 688.03 (8" W,SE)
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WATERMAIN STRUCTURES	
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	DATE	REVISIONS	DRAWN BY
1.	08/16/17	VILLAGE REVISIONS	ZRN
2.	09/06/17	VILLAGE REVISIONS	TLM
3.	12/15/17	VILLAGE/CLIENT REVISIONS	TLM
4.	01/26/18	VILLAGE REVISIONS	TLM
5.	02/13/18	CLIENT REVISIONS	AVS

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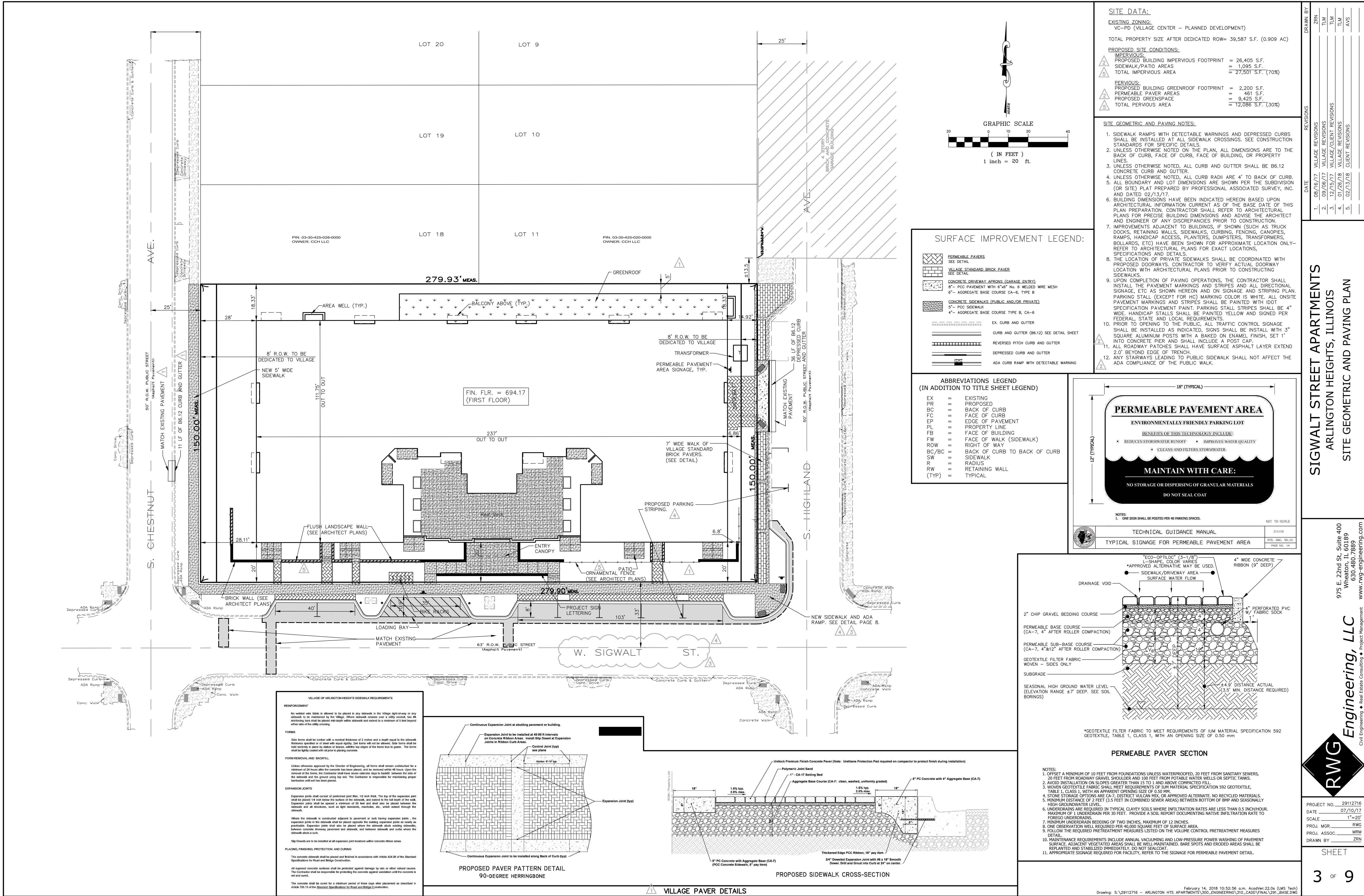
SHEET
2 OF 9

DEMOLITION LEGEND

-  - REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
-  - TREE/BUSH/STRUCTURE REMOVAL
-  - REMOVE EXISTING UTILITY LINE
-  - TREE PROTECTION FENCE

1. EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROJECT IMPROVEMENT AREA AT UNKNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE DURING WORKING TO AVOID DAMAGE TO CABLES.
3. ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL PROVIDE A PROPERLY CRUSHED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO UTILITIES AND FACILITIES SCHEDULED TO REMAIN. PROPER SAUCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY, SERVICE, WATERMAIN, SERVICE, GAS, SEWER, ETC. SHALL BE PROTECTED BY CUTTING AND COVERING WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STRUCTURES, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
7. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP. ANY DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR RESTORED WITH MINIMUM 4" TOPSOIL AND SEED, OR RESTORED IN ACCORDANCE WITH THE LANDSCAPE PLAN (SEE BY OTHERS).
8. DISTURBED AREAS OF PUBLIC PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SEED.
9. ALL EXISTING DRIVEWAY APRONS SHALL BE SAWCUT ALONG WITH REMOVAL OF ANY EXISTING DEPRESSIONED CURB AND GUTTER, AND NEW BARRIER CURB AND GUTTER (SIZED TO MEET EXISTING ADJACENT UTILITIES) SHALL BE CONCRETE AND DOWELED INTO THE EXISTING ADJOINING CURB AND GUTTER.
10. UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN. SECURELY DISCONNECTED AT ALL POINTS OF CONNECTION AND REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS OF TOP LABS AND CONCRETE SECTIONS SHALL BE REMOVED AND FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).

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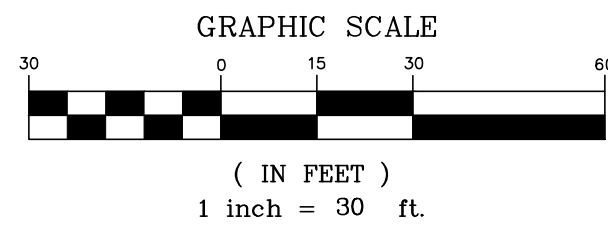
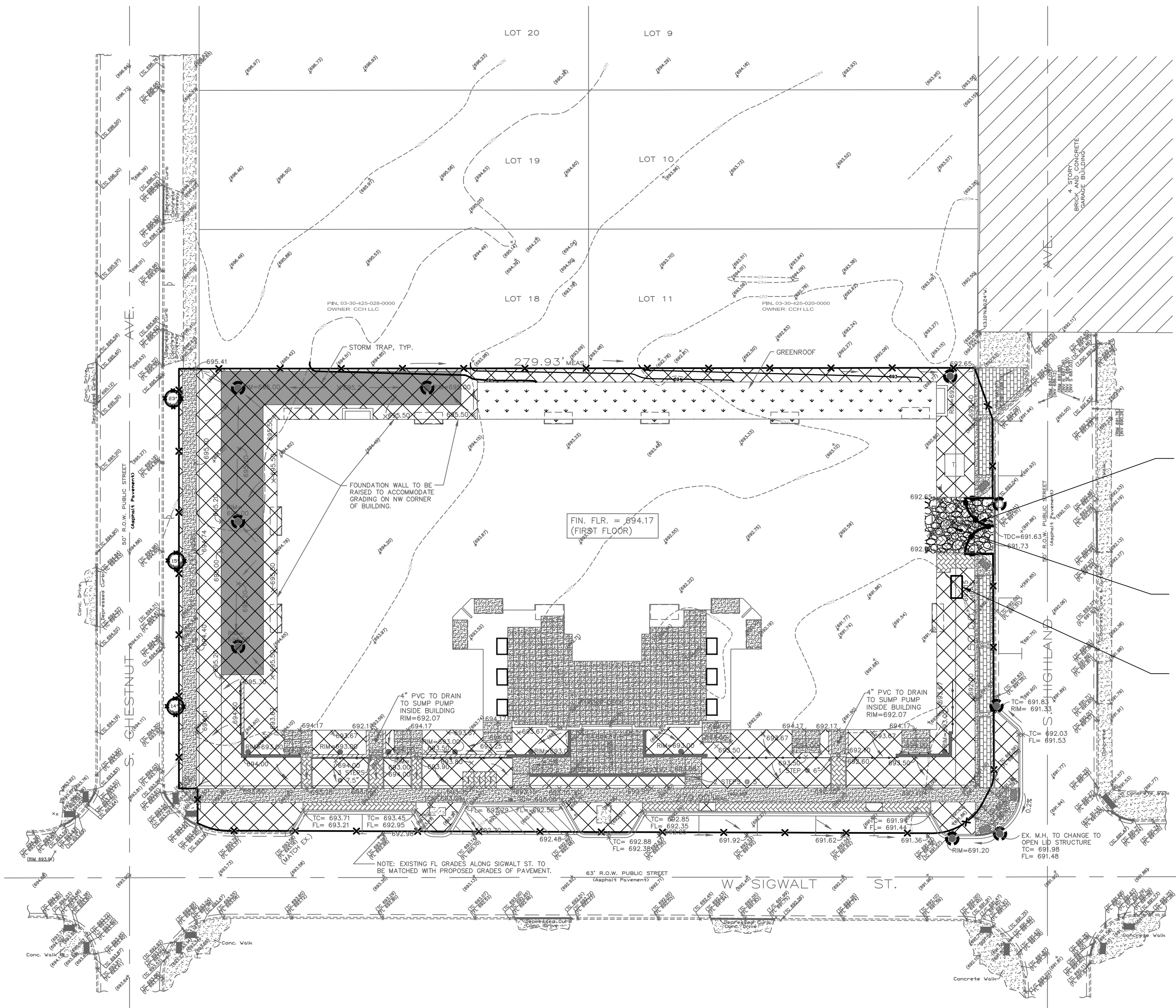
SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

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3 OF 9



CATCH-ALL Inlet Protection Device

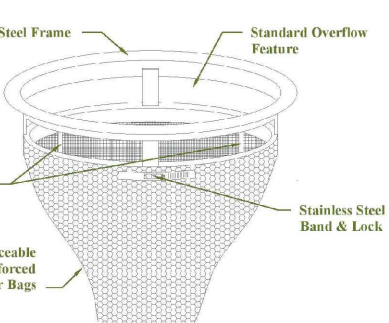
Catch-All is a storm drain system inlet protection device designed to filter most construction site pollutants from stormwater runoff before they enter the drain system. Custom fitted to meet virtually any structure and inlet catch/grate combination, the slurry metal frame fits under the grate without appreciably changing the grate height - no concerns for street cleaning and plowing crews. The durable frame is reusable - protect after project. The filter bag has two layers: a high flow, small pore-opening, non-woven geotextile inner layer, supported by a strong, polyester net outer layer. A stainless band with a worm-screw clamp secures the reusable, replaceable filter bag to the lower frame ring. Unique and critically important, the tie-ring frame design provides an overflow capacity greater than the grate flow rate, all but eliminating any potential for a water back-up and site flooding condition, even with a fully loaded filter.



Property	Test Method	Units	MARV
Grab Tensile	ASTM D-4632	lbs	100
Grab Elongation	ASTM D-4632	%	50
Trap Tear	ASTM D-4633	lbs	45
Puncture	ASTM D-4633	lbs	65
Mullen Burst	ASTM D-3786	psi	225
Permeability	ASTM D-4491	sec/ft	2.0
Water Flow	ASTM D-4491	gpm/ft	145
ACS	ASTM D-4751	U.S. Std	70
UV Resistance	ASTM D-4355	%/hrs	70/500

The information presented herein is, to the best of our knowledge, true and accurate. No warranty or guarantee, expressed or implied, is made regarding the performance of any product, unless the nature of use and handling are beyond the control of HanesGeo Components. Nothing contained herein is to be construed as an endorsement or as a recommendation to ratings or a rating.

HanesGeo.com
Metro Detroit: 313.261.8030
Metro Dallas: 972.480.5125
Toll free: 800.860.0300



- Catch-All Features:**
- Low initial cost for reusable metal frame, filter bag with integral band
 - Easy to install and maintain
 - Filter bags are replaceable
 - Overflow capacity exceeds grate inlet flow rate
 - Minimum 2 cubic feet of pollutant storage capacity
 - Initial filtration down to 70 microns, with a flow rate of 145 gal/min/ft

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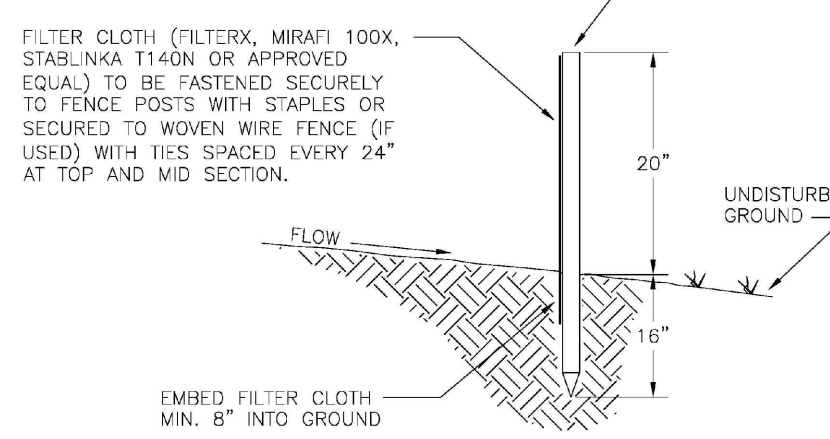
HanesGeo.com
Metro Detroit: 313.261.8030
Metro Dallas: 972.480.5125
Toll free: 800.860.0300

SPECIAL CONCRETE WASHOUT NOTE:

CONCRETE WASHOUT SHALL BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHALL NOT BE ALLOWED TO ENTER STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ALL WASTE SHALL BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHALL BE DESIGNATED WITH PROPER SIGNAGE (SEE PLAN).

SILT FENCE

2"x2"x36" FENCE POSTS 10' O/C WITH WOVEN WIRE FENCE (14 1/2 GAGE MIN. MAX. 6" MESH SPACING) OR 5' O/C WITHOUT WIRE FENCE.



SILT FENCE SHALL BE INSTALLED AND INSPECTED BY HANOVER PARK ENGINEERING DEPARTMENT PERSONNEL PRIOR TO ANY OTHER CONSTRUCTION.

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.

TOPSOIL STOCKPILES SHALL HAVE DIVERSION DITCHES PLACED AROUND THEM WITH A SILT TRAP BUILT AT THE LOW POINT OF THE DITCHES.

SILT FENCE TO BE PROVIDED AROUND ENTIRE PERIMETER OF ALL WETLAND AREAS PRIOR TO MASS EARTHWORK START.

MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SOIL EROSION CONTROL CONSTRUCTION SCHEDULE:

- INSTALL SEDIMENT CONTROL MEASURES
- INLET BASKETS/BARRIER FILTERS
- SITE DEMOLITION WORK
- SAW/CUT/REMOVE PAVEMENT/SIDEWALKS/CURBS/CONCRETE SLABS
- INSTALL BUILDING EXPANSION FOUNDATION WALLS
- INSTALL GANTRY UNDERDRAIN SYSTEM & OUTFALL SEWER PREPARE SUBGRADE FOR BLOC FLOOR SLAB & PAVT AREAS
- INSTALL BASE COURSE MATERIALS
- INSTALL NEW CURB/SIDEWALK/CANOPY CONCRETE SLABS
- INSTALL NEW ASPHALT PAVEMENT
- REPAIR & SEAL/CAT EXISTING ASPHALT PAVEMENT & RE-STRIPE
- PERMANENT VEGETATIVE STABILIZATION OF DISTURBED GREENSPACE
- REPAIR TOPSOIL IN NEW ISLAND
- MULCH/SEED AS SPECIFIED
- CLEANUP/RESTORATION
- REMOVE INLET BASKETS/BARRIER FILTERS

SESC INSPECTION SCHEDULE:

- DIVERSION AND STRUCTURAL MEASURES - WILL BE INSPECTED AT 7 DAY INTERVALS AND AFTER EVERY 1/2" RAIN.
- SEDIMENT BASINS AND PONDS - WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
- VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
- REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 15 DAYS, OR EARLIER IF POSSIBLE BASE ON FIELD CONDITIONS.
- MOWING - DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNATED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
- FERTILIZATION - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED IF NECESSARY.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS AS OUTLINED IN THE "ILLINOIS URBAN MANUAL".
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PROJECT (MAINTENANCE AND/OR REPLACEMENT COST IS INCIDENTAL).
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CONSTRUCTION SEQUENCE (SEE SCHEDULE).
- ALL SITE RUNOFF SHALL BE ROUTED THROUGH TRAPS AND SILTATION CONTROL DEVICES PRIOR TO DISCHARGE DOWNSTREAM/OFFSITE.
- INLET PROTECTION FILTER BASKETS SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
- ALL DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DISCHARGE DIRECTLY INTO FIELD TILE OR STORM SEWER IS PROHIBITED.
- DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
- SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED ON A DAILY BASIS.
- LOOSE MATERIAL DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE DITCH SHALL BE REMOVED ON A DAILY BASIS.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER (OR THE EQUIVALENT SNOWFALL). REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE IMMEDIATE.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

EROSION CONTROL LEGEND

- STORM DRAINAGE STRUCTURE
- INLET PROTECTION
- TREE PROTECTION FENCE
- SILT FENCE & CHAIN-LINK FENCE
- TEMPORARY SEEDING AND EROSION CONTROL BLANKET (LANDSCAPING/SOIL TO FOLLOW)

PLAN ABBREVIATION LEGEND

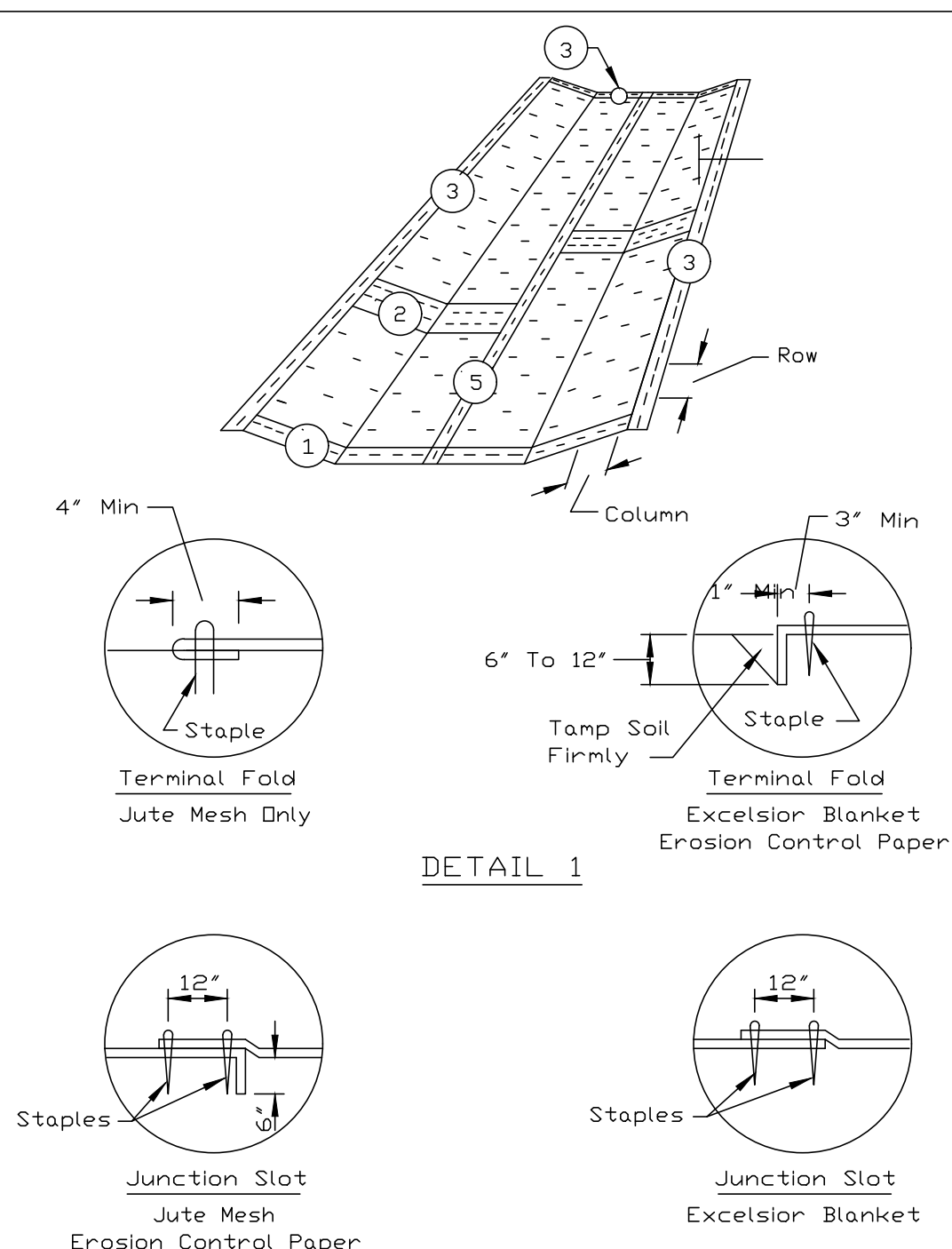
- (IN ADDITION TO TITLE SHEET)
- P = PAVEMENT
 - R = RIM (OR RADIUS)
 - TC = TOP OF CURB
 - SW = WALK (OR TOP OF WALK)
 - FF = FINISHED FLOOR
 - EP = EDGE OF PAVEMENT
 - FL = FLOW LINE
 - TW = TOP OF WALL ELEV
 - BW = BOTTOM OF WALL (GRADE) ELEV
 - TDC = TOP OF DEPRESSED CURB



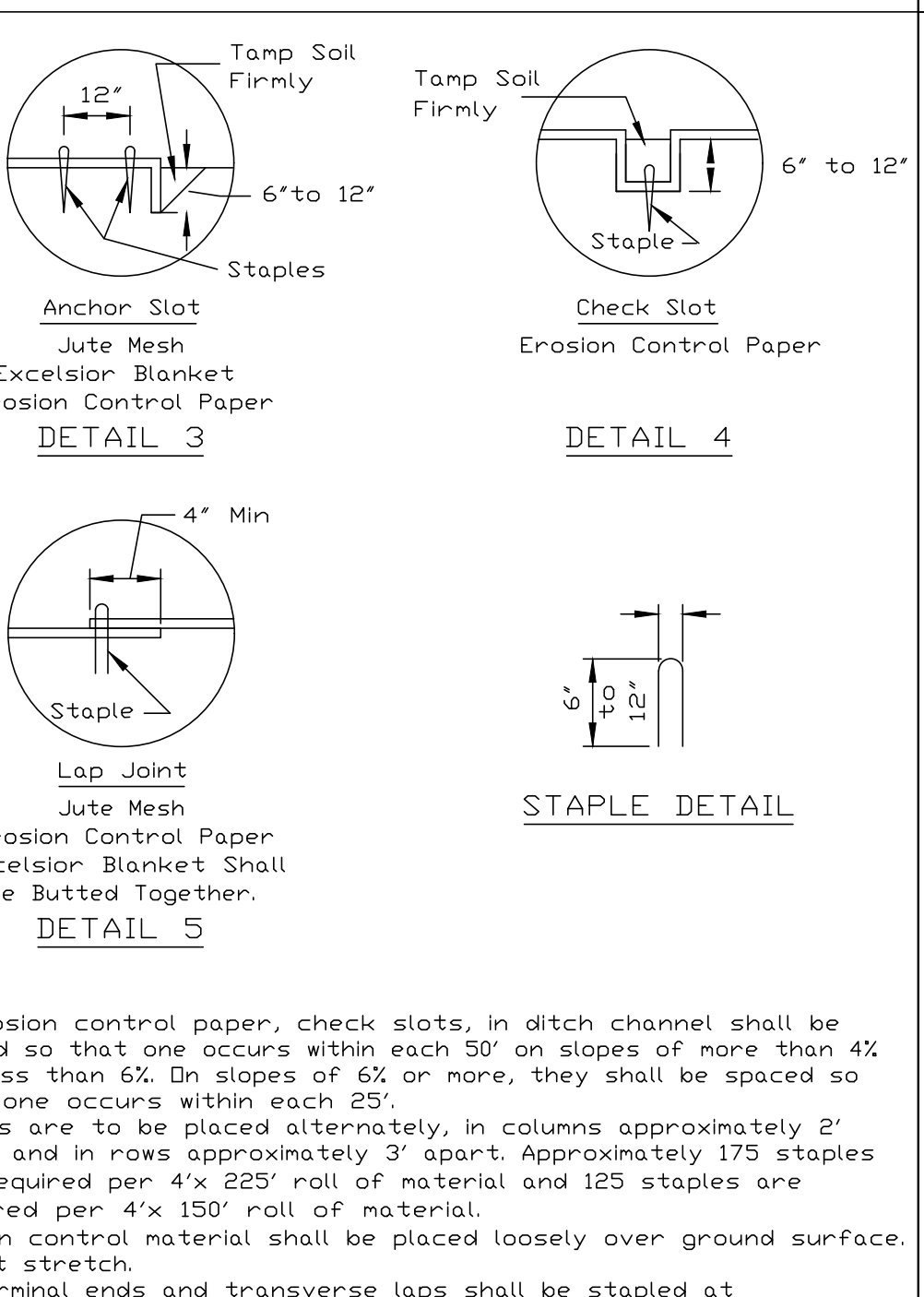
MBL Recycling Concrete Washouts - 7 Cubic Yards

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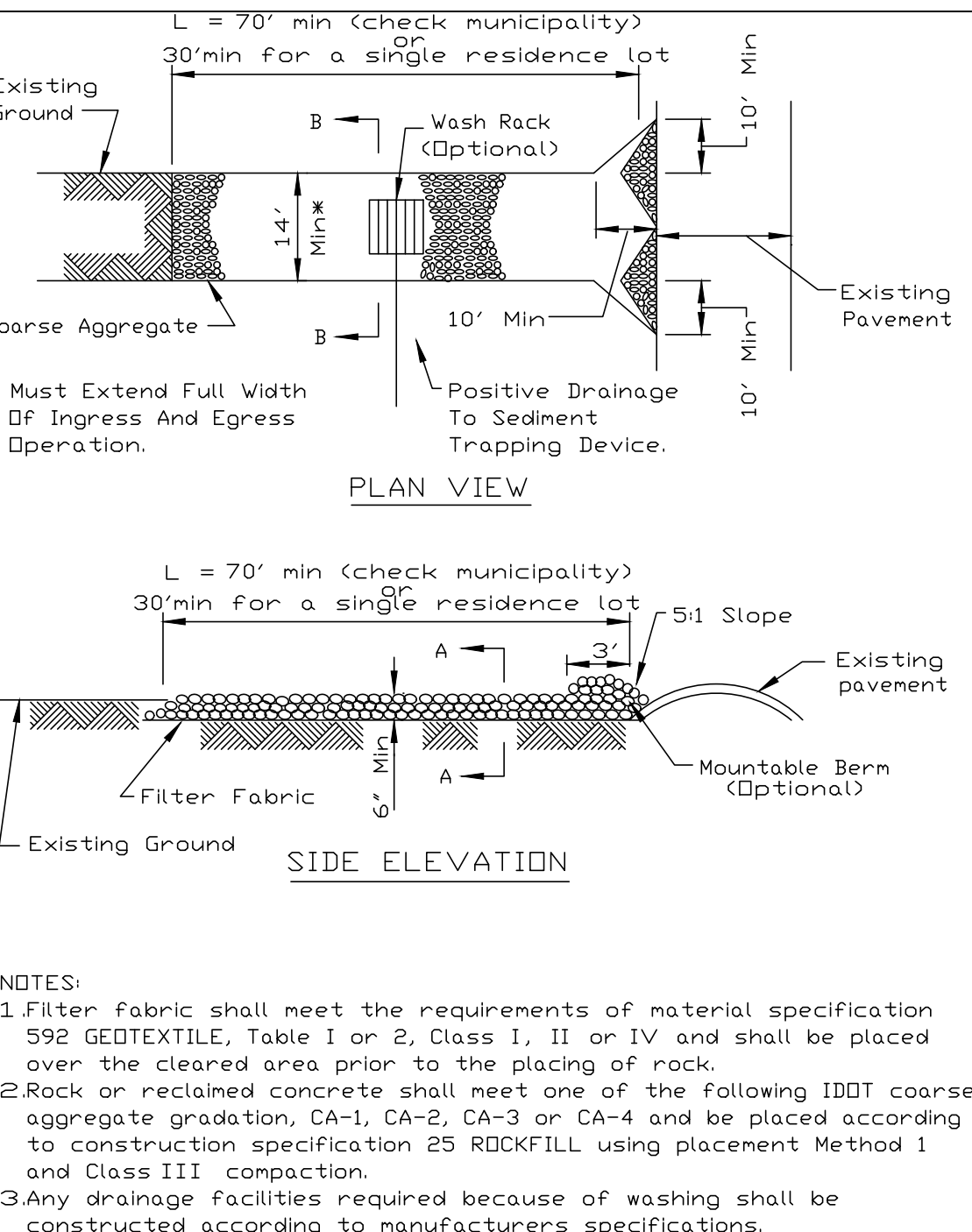
EROSION BLANKET PLAN



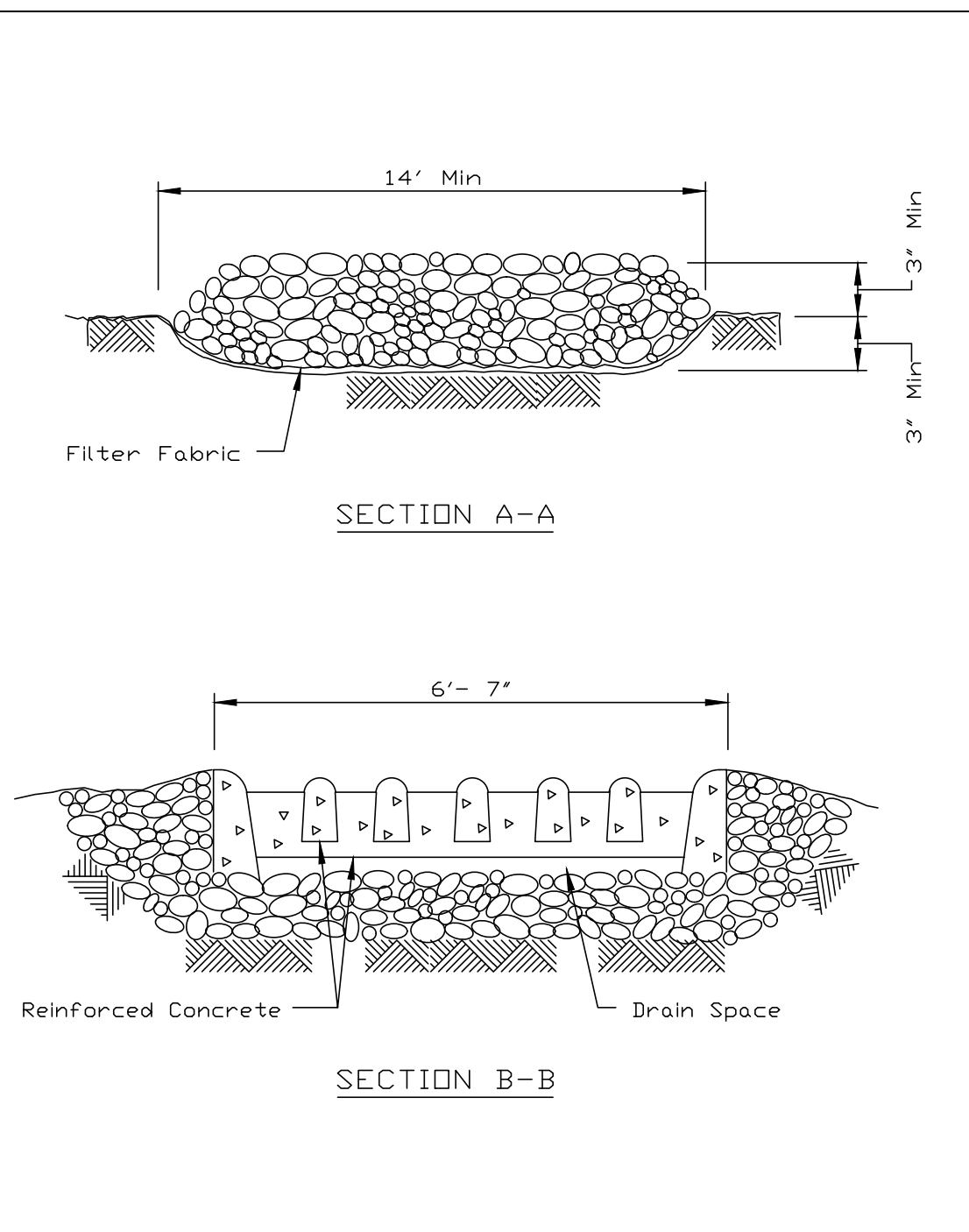
EROSION BLANKET PLAN

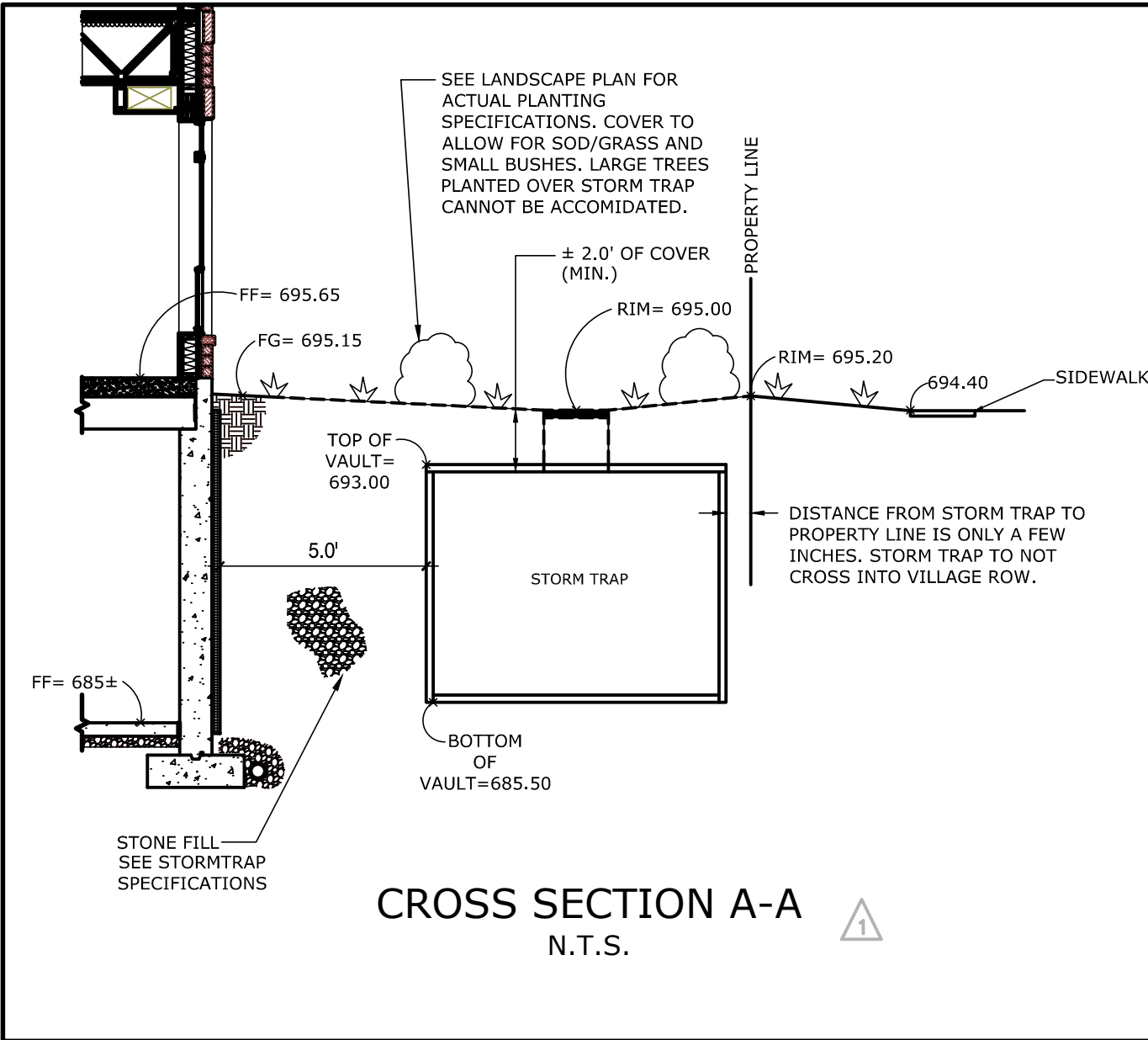
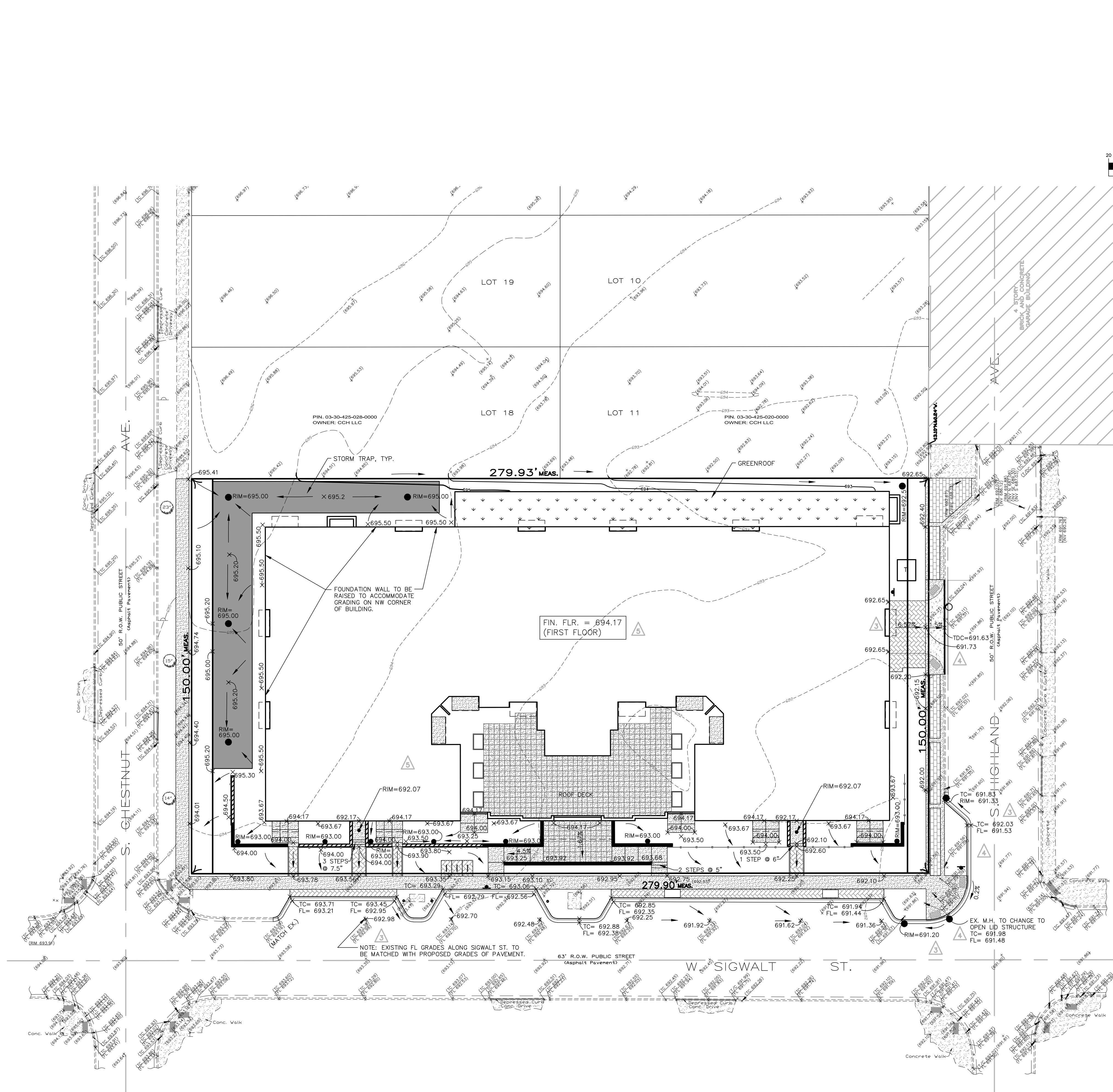


STABILIZED CONSTRUCTION ENTRANCE PLAN



STABILIZED CONSTRUCTION ENTRANCE PLAN





- GRADING NOTES:**
1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%.
 3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER LINES.
 4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
 5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
 6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
 7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.

GRADING LEGEND	
EXISTING	PROPOSED
CONCRETE HEADWALL	>
PRECAST FLARED END SECTION	>
STORM DRAINAGE STRUCTURE	○
RETAINING WALL	—
CONTOUR	---749---
5' CONTOUR	---750---
SPOT ELEVATION	X(750.00)
DIRECTION OF SURFACE FLOW	→
DITCH OR SWALE	→
OVERFLOW RELIEF ROUTING	→
SLOPE BANK	→
RR-3 ROCK RIP-RAP	→

SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS

GRADING PLAN

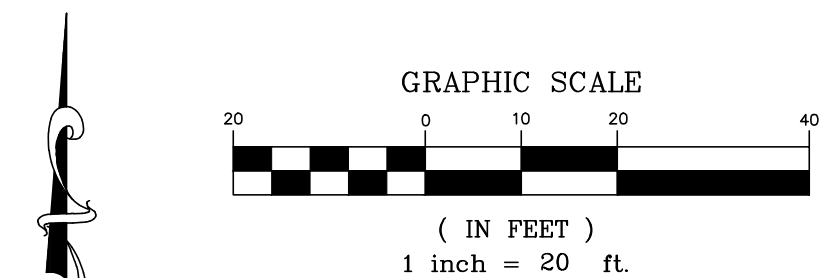
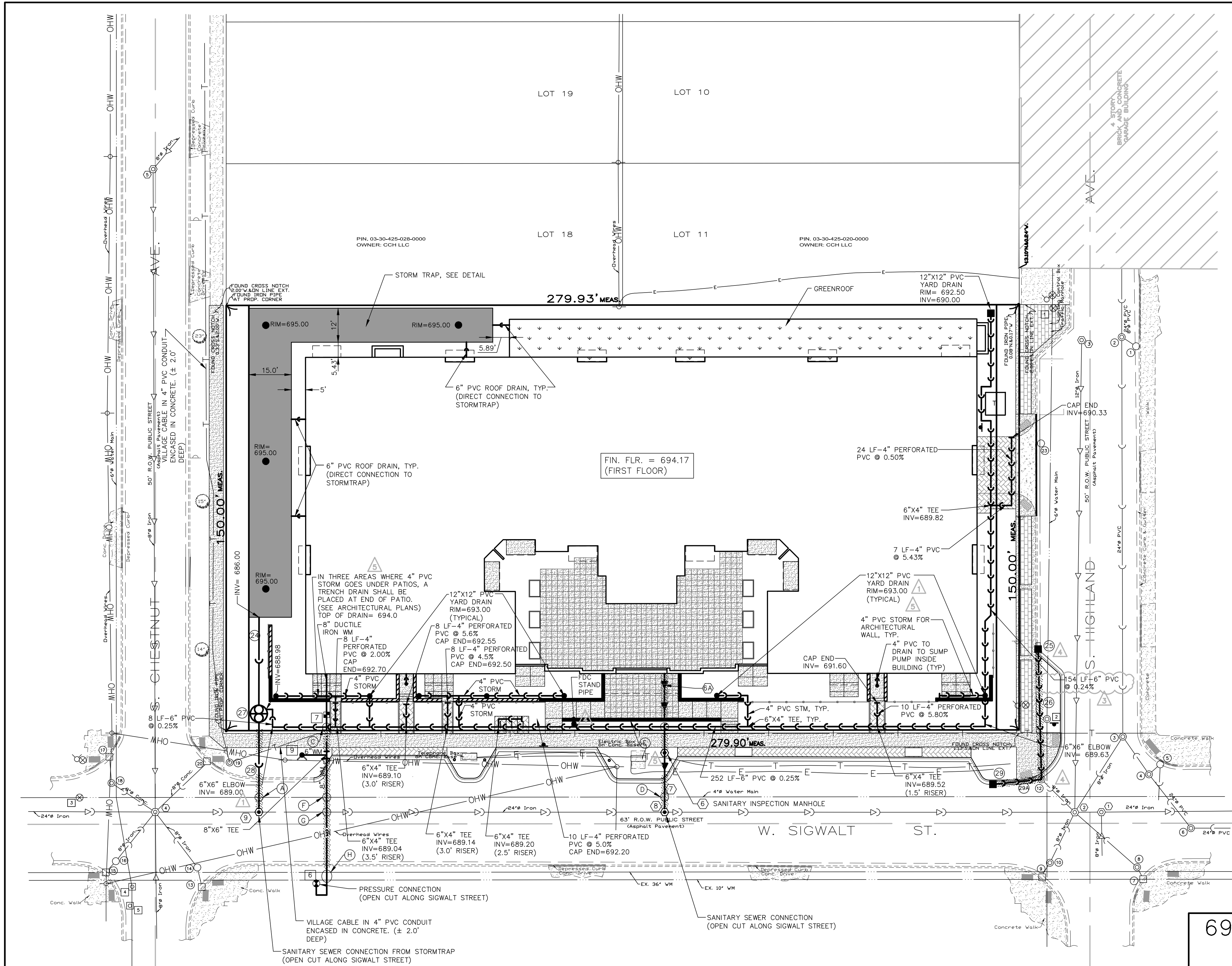
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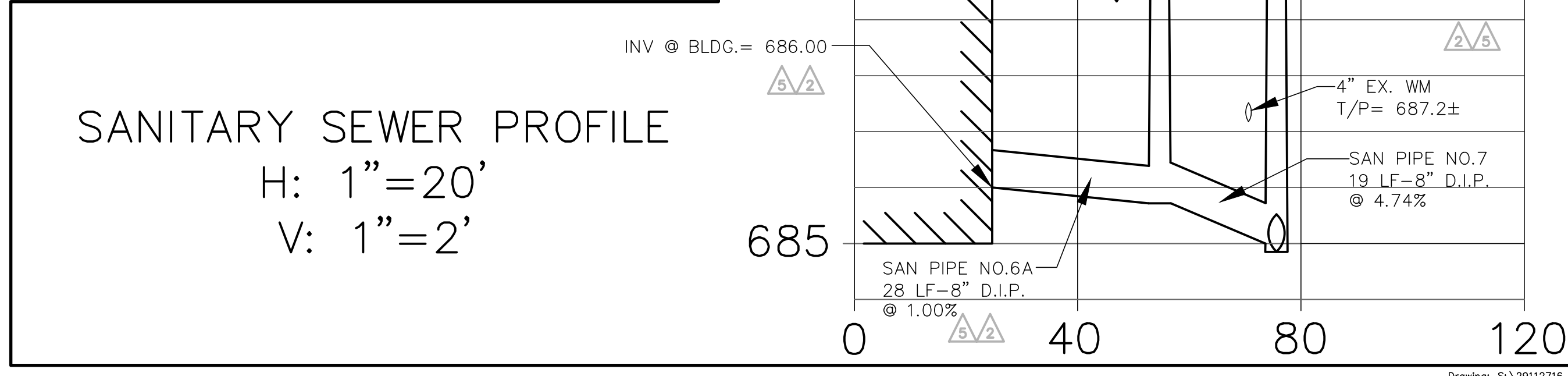
PROJECT NO. 29112716
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SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY ZRN

SHEET

5 OF 9



- UTILITY NOTES:**
1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE).
 2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IE INCLUDING LENGTH OF FLARED END SECTION).
 3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
 4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
 5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
 6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.
 9. 4" PVC STORM FOR ARCHITECTURAL WALL TO BE A MINIMUM OF 12" DEEP AND HAVE A MINIMUM SLOPE OF 1.0% DIRECT CONNECTION MADE TO 6" PVC STORM SEWER WITH 6"x4" TEE. 4" PVC STORM TO CROSS ABOVE ARCHITECTURAL WALL FOOTING.
 10. ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO THE MOST RECENT VERSION (DATED PRIOR TO THE APPROVAL DATE OF THIS PLAN SET) OF "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC AND PRIVATE IMPROVEMENTS" AS PUBLISHED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT. THE WATERMAIN SHOULD BE ZINC COATED D.I.P. AND SHOULD BE WRAPPED IN "V-BIO" POLY ETHYLENE WRAPPING.
- UTILITY CROSSING SCHEDULE**
- | CROSSING | SIZE (IN.) | MATERIAL | UTILITY | BOTTOM OF PIPE | TOP OF PIPE | CLEARANCE |
|----------|------------|----------|---------|----------------|-------------|------------------|
| (A) | 4" | DIP | EX. WM | 687.92 | 687.28 | 0.64' |
| (B) | 18" | DIP | STM | | | |
| (C) | 6" | PVC | STM | 689.03 | 687.53 | 1.50' DEPRESS WM |
| (D) | 4" | DIP | EX. WM | 686.87 | | 0.93' |
| (E) | 6" | PVC | STM | 689.33 | | 2.69' |
| (F) | 4" | DIP | EX. WM | 687.75 | 686.64 | 1.50' DEPRESS WM |
| (G) | 24" | DIP | STM | 685.22 | | 1.50' DEPRESS WM |
| (H) | 36"x10" | DIP | EX. WM | 686.08± | 684.58± | 1.50' DEPRESS WM |
- UTILITY STRUCTURE SCHEDULE**
- | SANITARY SEWER STRUCTURES | |
|--|---|
| 1 EX SAN M.H. RIM= 691.91 INV= 684.56 (8" S) INV= 684.26 (24" W) INV= 684.21 (24" E) | 2 EX SAN M.H. RIM= 693.95 INV= 686.99 (8" NE) INV= 687.04 (8" SE) INV= 688.49 (8" SW) INV= 686.84 (8" NW) INV= 684.59 (24" W) INV= 684.29 (24" E) |
| 3 EX SAN M.H. RIM= 692.02 INV= 686.12 (12" S) | 4 EX SAN M.H. RIM= 689.85 (8" SE) INV= 685.75 (8" S) INV= 689.43 (8" SW) INV= 689.55 (8" NW) INV= 687.25 (8" N) INV= 690.00 (8" NE) INV= 685.60 (24" W) INV= 685.40 (24" E) |
| 5 EX SAN M.H. RIM= 696.21 INV= 690.76 (8" NE) INV= 688.73 (8" S) | 6 SAN INSPECTION M.H. 48" DIA. TYP. A RIM= 692.90 INV= 685.72 |
| 7 19 LF - 8" DIP, CL52 SAN @ 4.74% | 8 SAN M.H. 60" DIA. TYP. A RIM= ±692.70 PROP. INV= 685.00 EX. INV= ±684.82 |
| 9 SAN M.H. 60" DIA. TYP. A RIM= ±693.55 INV= 685.75 EX INV= ±685.29 (24" PIPE) | 10 28 LF - 8" DIP CL52 SAN @ 1.00% INV BLDG. = 686.00 |
- STORM SEWER STRUCTURES**
- | | |
|---|--|
| 1 EX STM C.B. RIM= 691.76 INV= 690.26 (8" NW) | 2 EX STM M.H. RIM= 691.88 INV= 687.08 (24" N) INV= 689.30 (8" E) INV= 687.03 (24" S) |
| 3 EX STM M.H. RIM= 691.49 INV= 686.67 (24" SE) INV= 686.09 (8" SW) INV= 686.59 (24" N) | 4 EX STM M.H. RIM= 691.33 INV= 686.73 (24" NW) INV= 686.53 (24" SE) |
| 5 EX STM C.B. RIM= 691.07 INV= 688.97 (24" SW) INV= 688.91 (24" S) | 6 EX STM M.H. RIM= 691.83 INV= 687.03 (24" E) INV= 686.83 (24" NW) |
| 7 EX STM INLET RIM= 691.26 INV= 688.40 (8" NW) | 8 EX STM M.H. RIM= 691.55 INV= 688.50 (8" SE) INV= 688.30 (8" NW) |
| 9 EX STM INLET RIM= 691.34 INV= 688.54 (8" NE) | 10 EX STM M.H. RIM= 691.33 INV= 688.51 (8" NE) |
| 11 EX STM INLET RIM= 690.97 INV= 688.27 (8" E) | 12 EX STM M.H. (OPEN LID) RIM= 690.97 INV= 688.03 (8" W, S, E, N) |
| 13 EX STM INLET RIM= 691.52 INV= 689.97 (8" N) | 14 EX STM C.B. RIM= 693.28 INV= 690.04 (8" SE) INV= 689.84 (8" NW) |
| 15 EX STM INLET RIM= 693.28 INV= 690.48 (8" NE) | 16 EX STM C.B. RIM= 693.50 INV= 690.40 (8" SW) INV= 690.20 (8" NE) |
| 17 EX STM INLET RIM= 693.30 INV= 691.05 (8" S) | 18 EX STM M.H. RIM= 693.30 WATER FILLED T/WATER= 690.03 |
| 19 EX STM M.H. RIM= 693.70 | 20 EX STM INLET RIM= 693.44 END OF PIPE SEALED |
| 21 EX STM C.B. RIM= 691.68 UNABLE TO OPEN INV= 688.88 (8" SE) | 22 EX STM C.B. RIM= 691.50 UNABLE TO OPEN INV= 688.85 (8" S) |
| 23 EX STM C.B. RIM= 691.52 WATER FILLED T/WATER= 687.67 | 24 30 LF - 18" RCP CL V @ 0.15% |
| 25 24" DIA. INLET RIM= 688.33 INV= 688.33 | 26 46 LF - 8" PVC AWWA C900 WM QUALITY PIPE @ 0.65% |
| 27 SPECIAL RESTRICTOR STRUCTURE, SEE DETAIL 72" DIA. TYP. C RIM= 694.00 INV= 685.95 INV= 686.00 (S) *SEE CHECK VALVE DETAIL; INSTALLED ON DOWNSTREAM PIPE | 28 31 LF - 18" DIP, CL52 @ 0.81% |
| | 29 17 LF - 8" RCP CL V @ 0.82% |
- STORM SEWER DRAINAGE STRUCTURE LEGEND**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------------|
| □ | ■ | STORM INLET - OPEN GRATE |
| ○ | ● | STORM CATCH BASIN - OPEN GRATE |
| ⊙ | ⊙ | STORM MANHOLE - CLOSED LID |



SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
UTILITY PLAN

PROJECT NO. 29112716
DATE 07/10/17
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY ZRN

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

REVISIONS

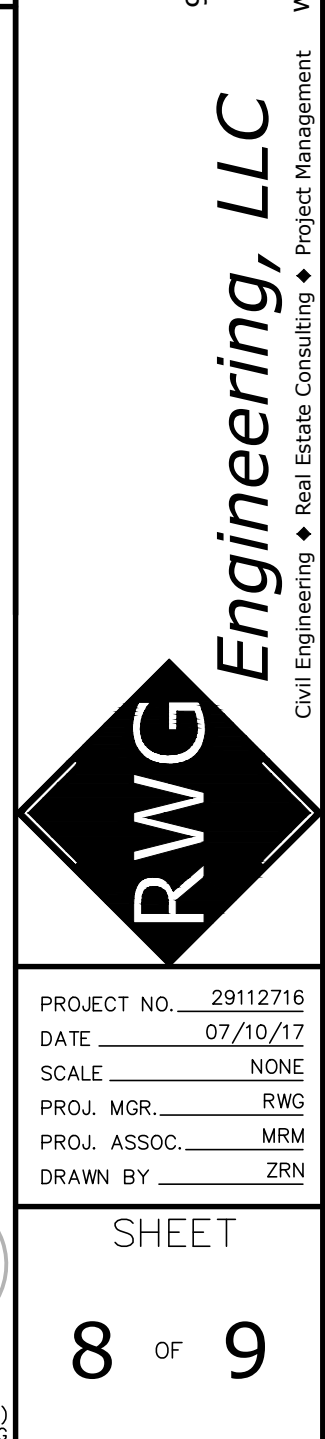
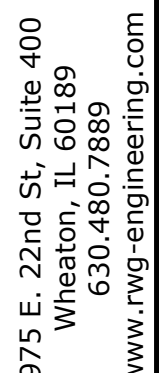
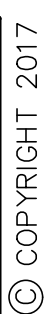
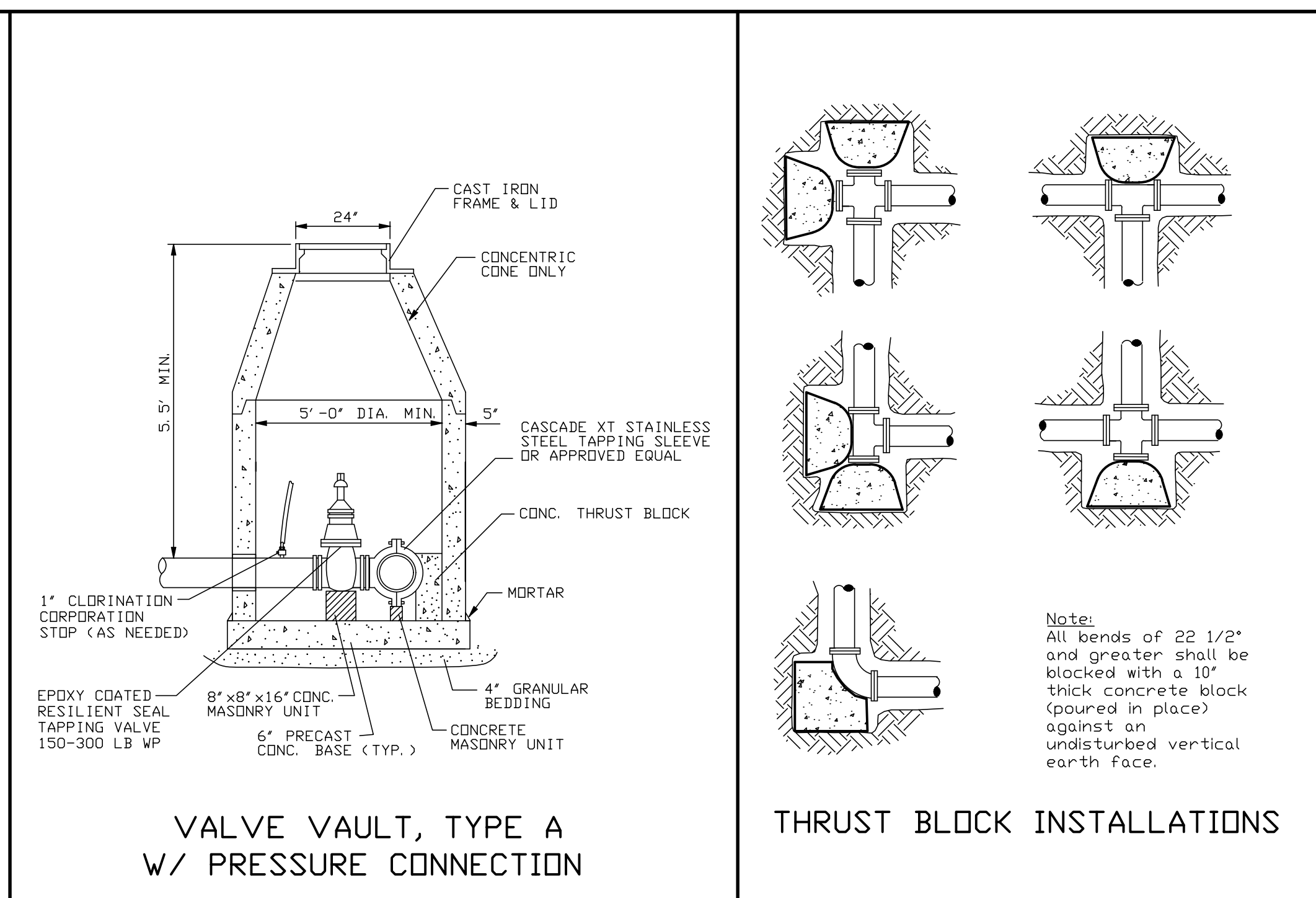
NO.	DATE	DESCRIPTION
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2.	09/06/17	VILLAGE REVISIONS
3.	12/15/17	VILLAGE/CLIENT REVISIONS
4.	01/26/18	VILLAGE REVISIONS
5.	02/13/18	CLIENT REVISIONS

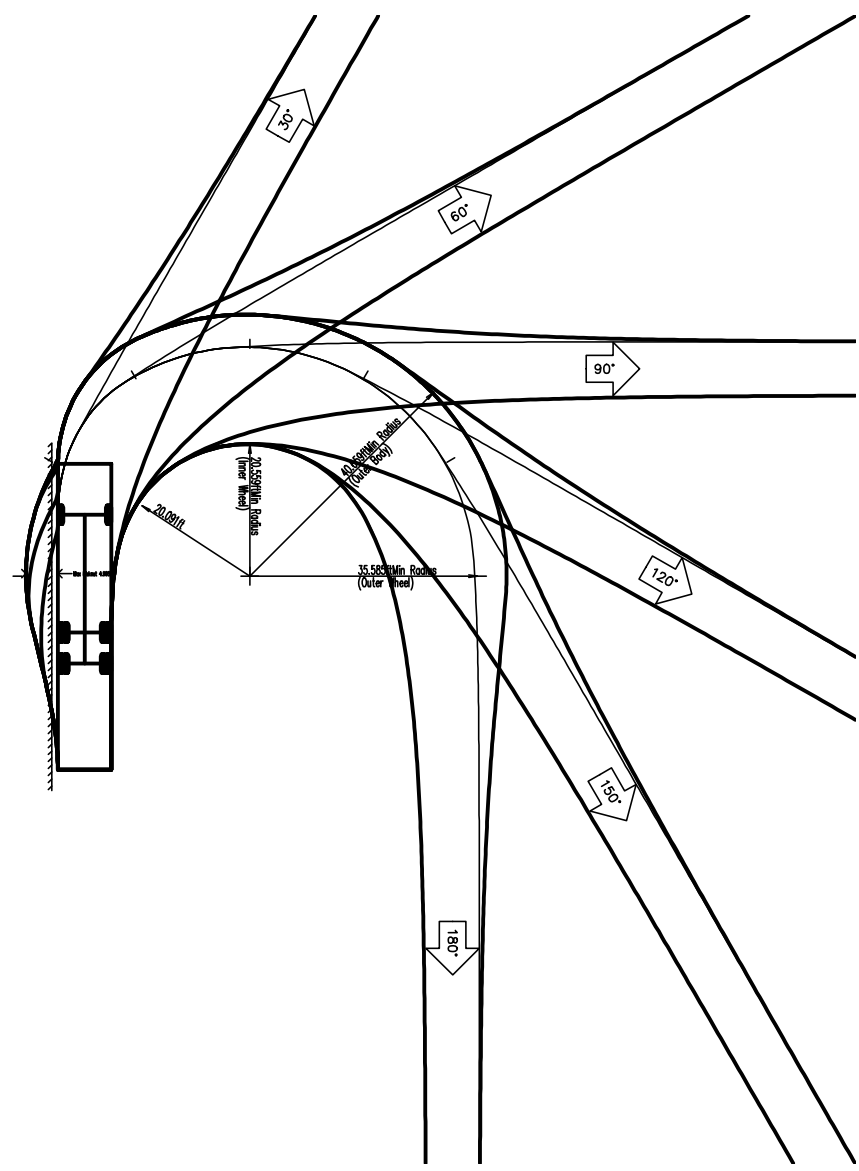
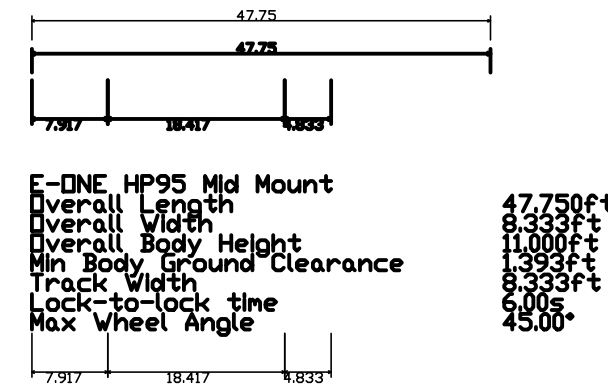
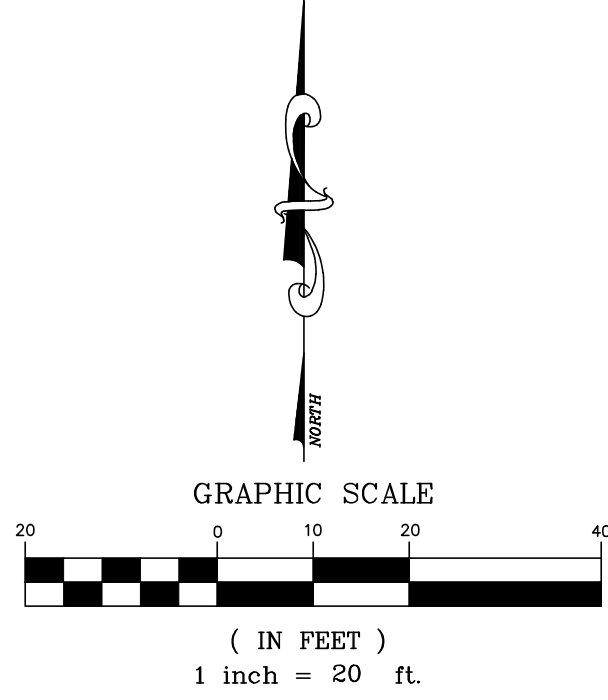
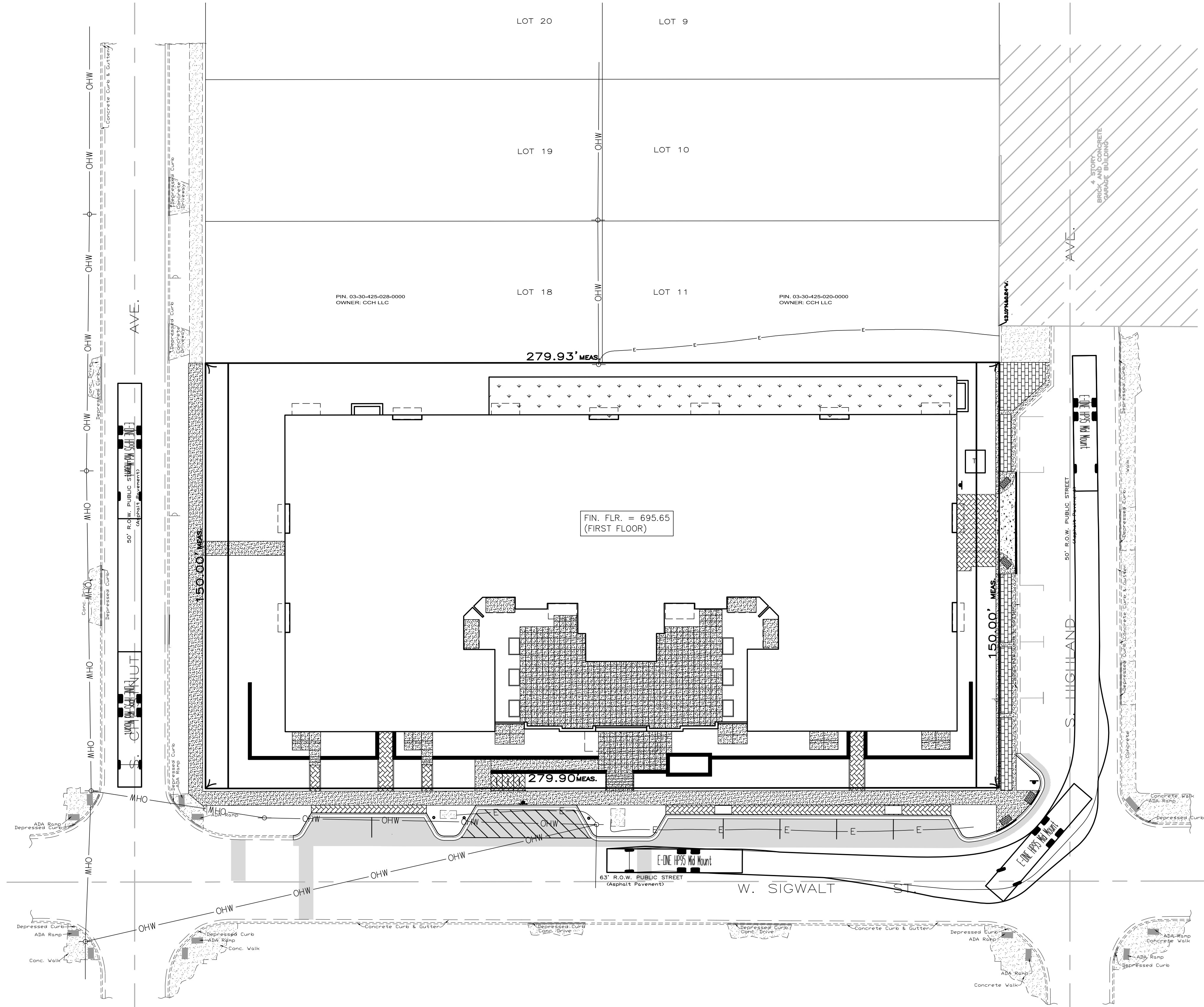
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1.	08/16/17	VILLAGE REVISIONS
2.	09/06/17	VILLAGE REVISIONS
3.	12/15/17	VILLAGE/CLIENT REVISIONS
4.	01/26/18	VILLAGE REVISIONS
5.	02/13/18	CLIENT REVISIONS

SHEET
6 OF 9

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SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
FIRE LANE AND TRUCK MANEUVERING PLAN

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RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 29112716
DATE 08/16/17
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY TLM

DATE	REVISIONS	DRAWN BY
3.12.15/17	VILLAGE/CLIENT REVISIONS	TLM

Market Study

Sigwalt Apartments (Proposed Construction)

Multifamily Property

45 S. Chestnut Ave.

Arlington Heights, Cook County, Illinois 60005

Prepared For:

CA Ventures

Effective Date of the Market Study:

December, 2017

IRR - Chicago

File Number: 194-2017-0174





Sigwalt Apartments (Renderings of the Proposed Development)

45 S. Chestnut Ave.

Arlington Heights, Illinois



December 18, 2017

Michael Porto
Project Manager - Development
CA Ventures
130 East Randolph St
Chicago, IL 60601

SUBJECT: Market Study
 Sigwalt Apartments (Proposed Construction)
 45 S. Chestnut Ave.
 Arlington Heights, Cook County, Illinois 60005
 IRR - Chicago File No. 194-2017-0174

Dear Mr. Porto:

Integra Realty Resources – Chicago is pleased to submit the accompanying market study of the referenced property.

Information for this report was researched and gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the Suburban Chicago apartment market. On a quarterly basis since 2005, we have also researched the rental apartment market for Suburban Chicago. This ongoing work, along with our database going back 40+ years, well positions us to analyze and understand market trends specific to the proposed project.

Should you have any questions about this report or desire further consultations as you decide to move forward, please do not hesitate to call us directly.

Michael Porto
CA Ventures
December 18, 2017
Page 2

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Chicago



Gail Lissner, SRA, CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842, exp. 9/30/2019
Telephone: 312-565-3423
Email: glissner@irr.com



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General Information

Purpose of the Market Study

The purpose of this report is to provide:

- An overview of the Suburban Chicago rental apartment market.
- Analysis of the market demand for rental apartment units at the subject location.
- Analysis of the target renter demographic.
- Survey and overview of the rental competition in the market in terms of current and proposed inventory, unit sizes and mix, amenities and finishes, rent trends, utility bill-backs, occupancy levels, and absorption rates.
- Critique of the proposed project's unit mix, unit sizes, unit finishes and building amenities.
- Conclusions regarding market rent levels and absorption projections for the proposed units. The rent levels will be projected in 2017 dollars and at the time of occupancy.

Effective Date

The effective date of the analysis and conclusions is December 2017.

Intended Use and User

The addressee on the letter of transmittal is the client and the intended user of this report.

This report is prepared for exclusive use by the addressee for internal planning purposes.

Sources of Data / Extent of Research

An inspection of the subject site and neighborhood was completed along with a review of the architectural drawings which were provided for the subject property.

The following data sources were researched:

- Inspection of the site and a review of the architectural plans
- Visual inspection of the immediate neighborhood
- Ongoing discussions with brokers, developers, lenders and investors active in the suburban Chicago rental market
- Inspection of the competing rental buildings in the market and discussions with management and leasing agents
- Previous assignments where information was not confidential

Applicable Requirements

This market study is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Inspection

Gail Lissner, SRA, CRE, conducted an inspection of the property on December 12, 2017.

Executive Summary and Conclusions



Sigwalt Apartments – Architect's Rendering

Location

45 S. Chestnut Ave.
Arlington Heights, Cook County, Illinois 60005

Concept

A 39,587 SF site is planned for development with an 80 unit, seven story rental apartment building. Construction is proposed to begin in April 2018 with completion in July 2019. The development plan, designed by HKM Architects-Planners Inc., includes the following unit mix:

Unit Type	No. Units	%	SF Range	Avg SF	Total SF
1BR	35	43.8%	745-828	771	26,997
2BR	39	48.8%	955-1,332	1,102	42,986
3BR	6	7.5%	1,383-1,438	1,411	8,463
Total/Avg	80	100.0%	745-1,438	981	78,446

The current design includes a total of 120 garage spaces, indicating a parking ratio of 1.5:1.

Conclusion

Based upon our analysis of the subject location, the proposed development plan, and the suburban rental apartment market, we believe that rental apartments will be marketable at this location.

We made the rent projections based on the developer's proposed unit mix and unit sizes and concluded that net effective rents of approximately \$2.31 PSF should be achievable in 2017 dollars, along with garage parking at \$75 per space per month. Rents have been projected to increase at an annual rate of 2% until occupancy, indicating rents of \$2.40 PSF in 2019. Lease-up has been estimated at about 10 to 12 units per month, achieving stabilized occupancy within approximately six to eight months.

Analysis and Conclusions

Northwest Suburban Cook County Market Area

The Cook County Northwest submarket is defined as roughly Interstate 294 to the east, Lake County on the north, Route 59 on the west and DuPage County to the south. O'Hare International Airport is at the southeastern most part of the submarket. Cook County Northwest was one of the first submarkets to develop in suburban Chicago to a significant density. The lack of newer product has been more a function of lack of suitable sites for development rather than submarket economics.

Property Location

The subject property is located in Arlington Heights, a community of approximately 76,000 persons located northwest of O'Hare Airport in the northwest suburbs of Chicago. The location is 25 miles from Chicago's central business district ("The Loop") and 15 miles from O'Hare Airport. Specifically, the subject is located just outside of the downtown core area and is bordered by single-family on the west and south and commercial uses, a parking garage and high-rise condominium buildings to the east and north. The village is bordered by Buffalo Grove on the north, Wheeling, Prospect Heights and Mount Prospect on the east, Elk Grove Village on the south and Rolling Meadows and Palatine on the west. Interstate 90 runs along portions of the southern border while Illinois Route 53 extends along portions of the western border. It is also served by the Metra Union Pacific/Northwest Line which has stops at Arlington Park and downtown Arlington Heights to Ogilvie Transportation Center. The Arlington Heights stop is within walking distance of the subject. The location is also within walking distance of the many restaurants and retailers located within downtown Arlington Heights.

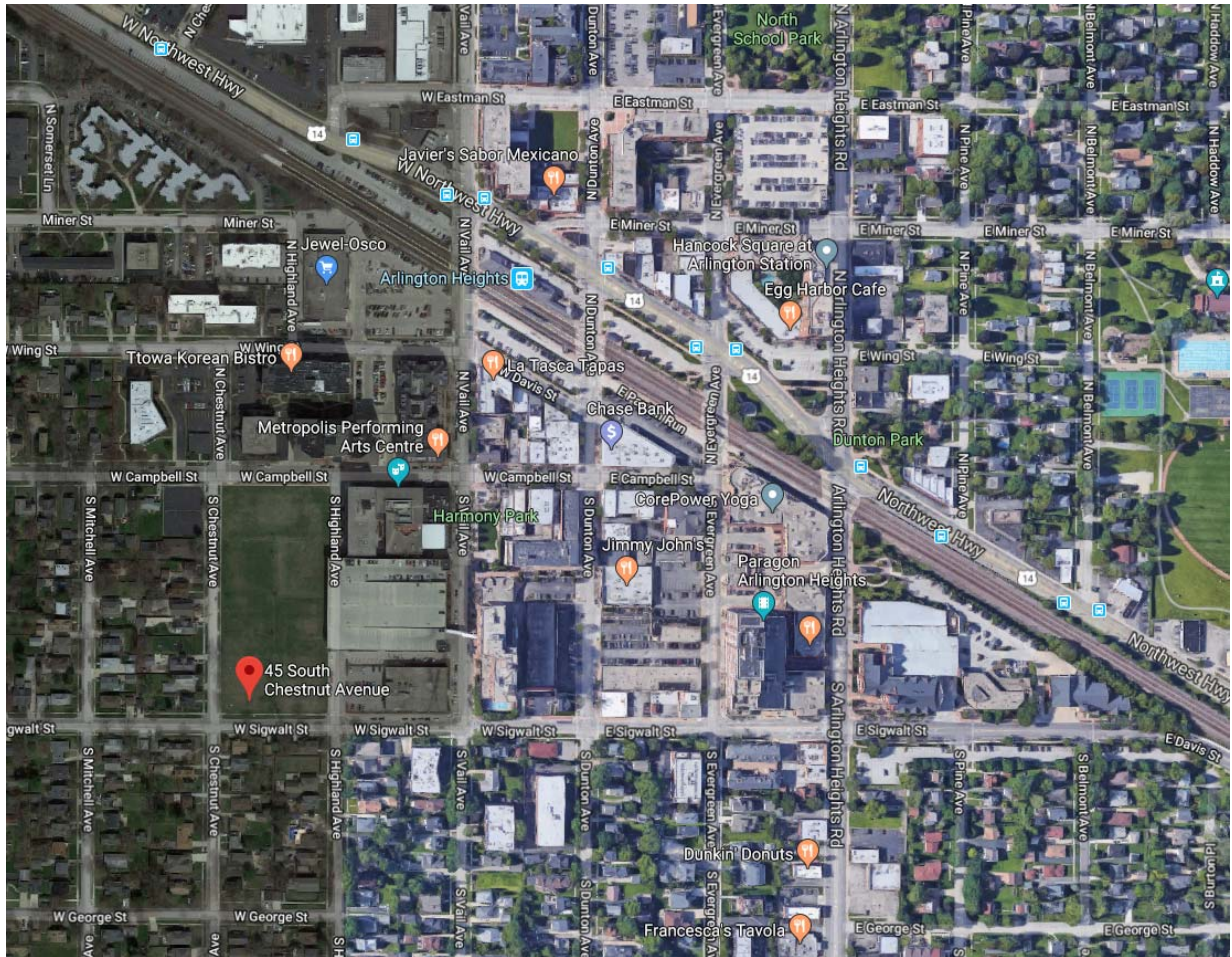
The average household income is estimated at \$112,734 with a median household income of \$84,640, according to 2017 estimates by Nielsen. Within the past 12 months, according to MRED LLC, 819 detached single family homes in Arlington Heights sold at prices averaging \$415,349, with a median house price of \$375,000. Home sales ranged between \$175,000 and \$1,088,569. 546 condominium and townhome units also sold, with an average price of \$187,140 and a median price of \$164,950. Prices ranged between \$54,600 and \$745,000.

Accessibility to transportation is a key advantage, with Illinois Route 53 spanning portions of the village's western edge. There is a full interchange at Euclid Avenue, located approximately 3 miles west. Cars are the main mode of transportation in the suburbs, but there are also two Metra stations, including one which is less than a 10 minute walk from the subject site.

Woodfield Mall, one of the largest malls in the county is five miles south. This is a premier shopping center and destination for both locals and tourists. Anchor tenants include Macy's, Nordstrom, Lord & Taylor, JC Penny and Sears. There are approximately 300 stores. To the south of the mall is the Streets of Woodfield which includes a 20-screen movie theater as well as additional retailers including Carson's and a Legoland Discovery Center. Being situated close to Woodfield Mall is considered to be an excellent amenity for the subject property.

Unlike other areas in the suburban metropolitan area, there has been very limited large-scale rental development in the Northwest suburbs and specifically in Arlington Heights. The only new completed project to date is One Arlington, a 214 unit adaptive reuse project which was completed in 2014. This

project is situated west of Arlington Park. Currently, the Parkview Apartment project, a 45-unit building, is under construction in the downtown area at the southwest corner of Dunton Avenue and Eastman Street in downtown Arlington Heights. This project will be completed in 2018 and consists of a mix of one, two, and three bedroom units, with 19 units being affordable units. While there are additional projects being proposed for development in and near the downtown area, there has been little rental development activity to date despite the vibrancy and desirability of Arlington Heights' downtown area.



Northwest Cook Suburban Rental Market Conditions

Integra Realty Resources – Chicago's database for the Cook County Northwest submarket consists of 25,711 dwelling units. The median unit size for the submarket is 877 square feet which is in-line with the overall suburban market. The median year built was 1975 compared to the overall suburban market having a median of 1986. Cook County Northwest was one of the first submarkets to be developed in suburban Chicago to a significant density. The lack of newer product has been more a function of lack of suitable sites for development rather than submarket economics.

Median net rent per square foot as of 3Q2017 stands at \$1.50, a gain of 2.5 percent from a year ago. Rents in the Northwest Cook submarket are up 4.3 percent compared to the levels posted two years ago. One-bedrooms have a median rent of \$1,191 while two bedrooms have a median net rent of \$1,440. Occupancy dropped from 96.0 percent a year ago to the current level of 95.3 percent. The submarket remains relatively “full” with pricing therefore expected to remain stable.

Renter Profile

The subject’s location within downtown Arlington Heights will be appealing to both persons with or without use of a car. There is a grocery store within walking distance. The Metra station is also within walking distance. There are numerous restaurants in downtown Arlington Heights. Thus, the location will appeal a wide variety of persons who are attracted to the urban/suburban nature of its location. Specifically, elderly empty nesters without a car will find this to be a very attractive location too and younger, more mobile empty nesters who would want a walkable suburban downtown location will find this to be an excellent choice when down-sizing from a detached residence in the area.

It is anticipated that the renter profile will also be comprised of persons who work in the area, commute via train or I-90, I-290, or I-294 or couples who work in different parts of the metropolitan area and require a location which is centralized for their individual commutes. With the proximity to the O’Hare and Schaumburg office markets, and the multitude of other employment opportunities available via the highway network, this is a rather central location for a person working in the northwest suburban market.

We also view the demand for this location to be from persons who have a connection to Arlington Heights. It is also a location which could also appeal to persons in transition – i.e. moving locally or transferees, persons in the process of obtaining a divorce, divorced parents, or active grandparents relocating to be closer to their adult children and grandchildren and desiring a new construction rental apartment. Thus, the property is expected to appeal to a rather wide renter profile.

Competition Overview

The subject will compete with other rental apartment developments also located within the Northwest Cook submarket and more specifically those located within Arlington Heights and the surrounding communities including Schaumburg, Wheeling and the North Shore communities of Glenview and Deerfield.

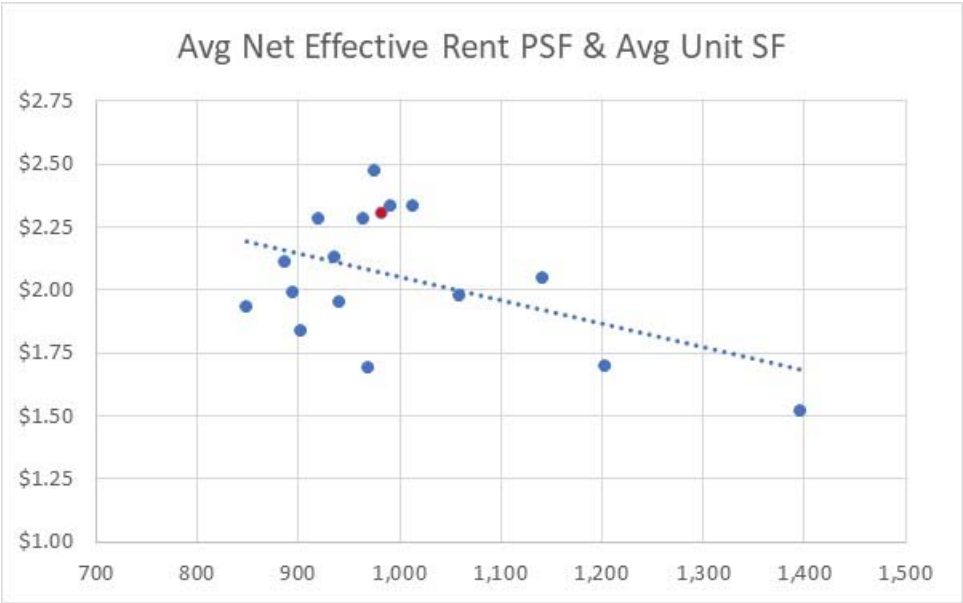
Sixteen properties comprising of 3,377 units were identified as providing potential competition to the subject units, either as primary or secondary competition. Of the 16 properties, two are older buildings which have been renovated and are located within downtown Arlington Heights and one is a newly developed property located close to Arlington Park, in the western section of Arlington Heights. In addition, Parkview, a 45-unit apartment building, is currently under construction in downtown Arlington Heights at the southwest corner of Dunton Avenue and Eastman Street, and will be ready for occupancy in 2018.

A summary of the data is presented below and on the following pages.

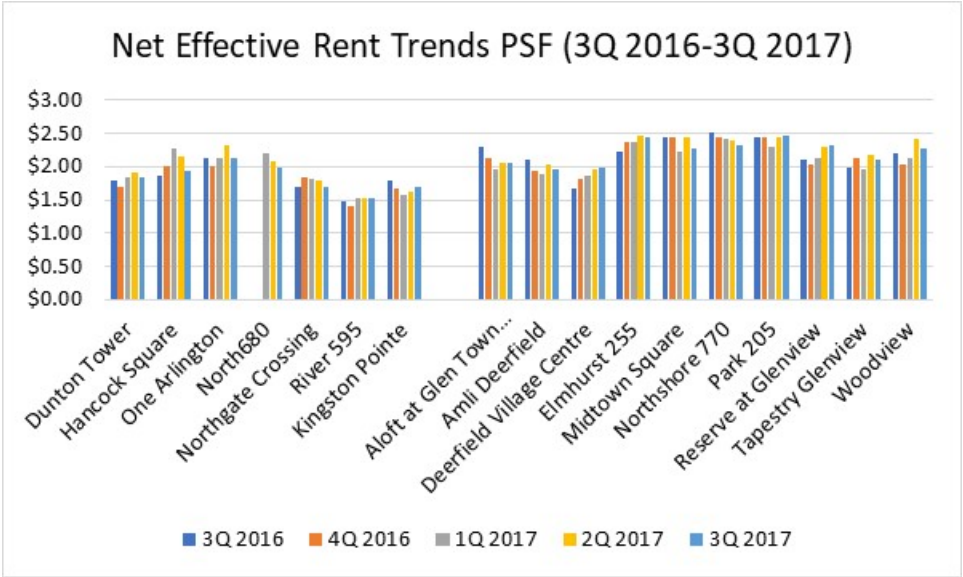
Apartment Competition Summary

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Name	Address	Suburb	Total Units	Class	Date Built	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF	Garage Fee	Occup.
Subject	45 S. Chestnut	Arlington Heights	80	A	Proposed	981				
Primary Data Set										
Dunton Tower	55 South Vail	Arlington Heights	216	B	1986	902	\$1.84	\$1.84	\$70	96.8%
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	409	B	1988	849	\$1.93	\$1.93	\$75	93.9%
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	214	A	2014	936	\$2.23	\$2.13	\$75	95.8%
North680	680 E. Algonquin Rd.	Schaumburg	180	A	2017	894	\$2.25	\$1.99	\$75 - \$120	In lease-up
Tapestry Glenview	2550 Waterview Dr	Glenview	290	A	2014	887	\$2.25	\$2.11	\$60	98.6%
Northgate Crossing	250 Northgate Pkwy	Wheeling	300	A	2016	969	\$1.77	\$1.69	\$145 - \$175	In lease-up
River 595	595 S. River Rd	Des Plaines	60	A	2011	1,397	\$1.65	\$1.52	\$65	90.0%
Kingston Pointe	1646 River St	Des Plaines	144	A	2009	1,203	\$1.70	\$1.70	\$50 - \$100	93.1%
Total			1,813							
Secondary Data Set										
Aloft at Glen Town Center	1991 Tower Drive	Glenview	181	A	2004	1,141	\$2.05	\$2.05	\$75 - \$125	96.1%
Amli Deerfield	1525 Lake Cook Rd	Deerfield	240	A	2015	941	\$2.13	\$1.95	\$125	91.3%
Deerfield Village Centre	625 Deerfield Road	Deerfield	56	A	2000	1,059	\$2.15	\$1.98	\$50 - \$75	96.4%
Midtown Square	998 Church St	Glenview	138	A	2014	920	\$2.41	\$2.28	\$135	92.0%
Northshore 770	770 Skokie Blvd	Northbrook	347	A	2016	992	\$2.45	\$2.33	\$150 - \$220	In lease-up
Park 205	205 W. Touhy	Park Ridge	115	A	2015	975	\$2.47	\$2.47	\$125 - \$200	94.8%
Reserve at Glenview	195 N. Waukegan Rd	Glenview	239	A	2015	1,013	\$2.33	\$2.33	\$75 - \$125	In lease-up
Woodview	15 Parkway North Blvd	Deerfield	248	A	2015	965	\$2.28	\$2.28	\$75 - \$125	90.3%
Total			1,564							

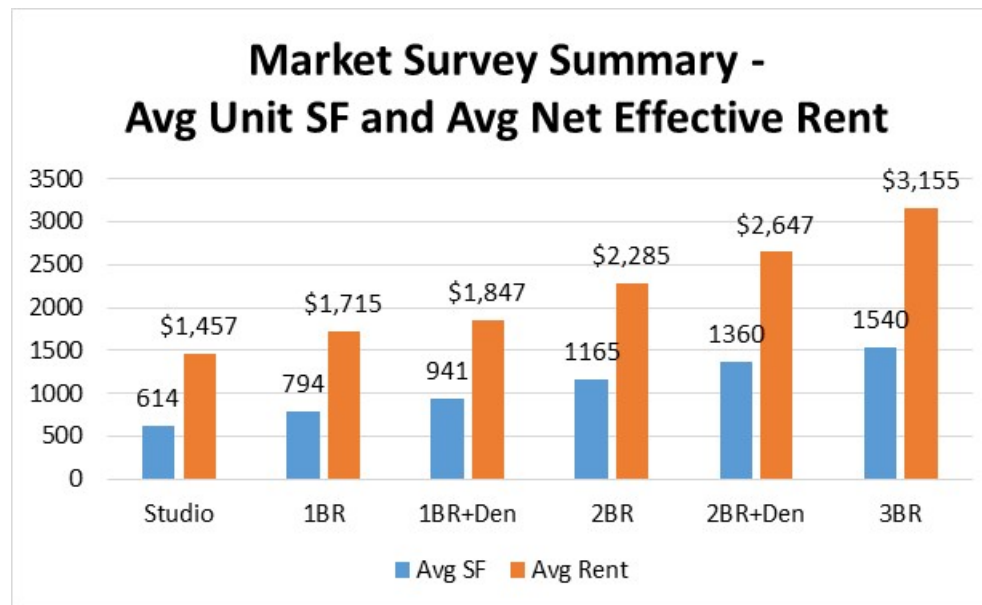


Subject’s projected rents shown in red



Apartment Competition Survey – By Unit Type

Unit Type	No. Units	%	Avg SF	Quoted Rent		Net Effective Rent	
				Per Unit	PSF	Per Unit	PSF
Studio/Convertible	179	5%	614	\$1,535	\$2.50	\$1,457	\$2.37
One Bedroom	1,490	44%	794	\$1,770	\$2.23	\$1,715	\$2.16
One Bedroom + Den	291	9%	941	\$1,891	\$2.01	\$1,847	\$1.96
Two Bedroom	1,228	36%	1,165	\$2,371	\$2.03	\$2,285	\$1.96
Two Bedroom + Den	132	4%	1,360	\$2,846	\$2.09	\$2,647	\$1.95
Three Bedroom	57	2%	1,540	\$3,172	\$2.06	\$3,155	\$2.05
Total/Avg	3,377	100%	967	\$2,052	\$2.12	\$1,981	\$2.05



The Subject Property - Unit Mix

We have been provided with the unit mix and the unit sizes for the subject property but the individual unit layouts were not available. Thus, we were not able to refine our conclusions relative to the functional appeal of the individual unit layouts.

The current mix of units is as follows:

Developer Unit Mix and Unit Sizes

Unit Type	No. Units	%	SF Range	Avg SF	Total SF
1BR	35	43.8%	745-828	771	26,997
2BR	39	48.8%	955-1,332	1,102	42,986
3BR	6	7.5%	1,383-1,438	1,411	8,463
Total/Avg	80	100.0%	745-1,438	981	78,446

Based upon our review of the inventory in the market and how each building is performing, we conclude that the unit mix and the sizes for the subject development are appropriate considering its location. Its unit sizes fall within the range of the competing units and offer sizes which are generally well received by renters in the market.

The Subject Property - Unit Finishes and Amenities

The proposed unit finishes will be consistent with the new construction competition in the suburban market and will meet the expectation of tenants seeking modern homes with the latest design and features. These finishes will include wood-style vinyl plank throughout the living areas and kitchen and porcelain tiles in the bathrooms. The units will have in-unit washer and dryer, and individually controlled heating and air conditioning. Each unit will also have a balcony, with several top floor units offering expansive terraces. The kitchens will have flat panel doors with Euro style pulls, stainless steel appliances, and quartz or granite countertops with full tile backsplash.

The Subject Property - Building Amenities

The common area amenities will be located on the second floor. The amenities will include a fitness center with yoga room, community room with a kitchen, and an outdoor deck with seating areas, grilling areas, and a pergola. These amenities are consistent with what are available at the competition and will be consistent with the expectations of tenants in the Class A apartment market, although on a smaller-scale due to the boutique nature of this 80-unit building. Amenity packages have become very important in the lease-up and tenant retention in existing properties and are a necessity for a luxury property aiming to achieve top market rents.

The Subject Property - Parking Amenity

The development will include a two level garage accommodating 120 cars, indicating a parking ratio of 1.5:1. Approximately 16 of these spaces will be tandem spaces accommodating 32 cars.

Our research regarding parking demand along with the KLOA study of parking facilities at recently developed suburban apartment properties indicates that subject's 1.5:1 parking ratio exceeds what is

typical in the market, particularly for suburban downtown locations. Given its downtown Arlington Heights location in close proximity to shopping, restaurants, and the Metra, it is anticipated that this parking ratio will be quite ample to meet the parking needs of the building's residents. We have estimated a monthly parking fee of \$75 per month in current dollars which is consistent with other buildings in the downtown Arlington Heights market.

The Subject Property - Recommended Rents (average)

Based upon an analysis of the subject location, the developer's unit mix and average sizes, and a review of the market, we believe that the units will be marketable at this location at the rents shown below. These rents in current dollars reflect the desirable amenities of its location, the unit mix and finishes, and the building amenities planned.

Unit Type	No. Units	%	SF Range	Avg SF	Total SF	Est. Rent	Rent PSF
1BR	35	43.8%	745-828	771	26,997	\$1,850	\$2.40
2BR	39	48.8%	955-1,332	1,102	42,986	\$2,500	\$2.27
3BR	6	7.5%	1,383-1,438	1,411	8,463	\$3,200	\$2.27
Total/Avg	80	100.0%	745-1,438	981	78,446	\$2,268	\$2.31

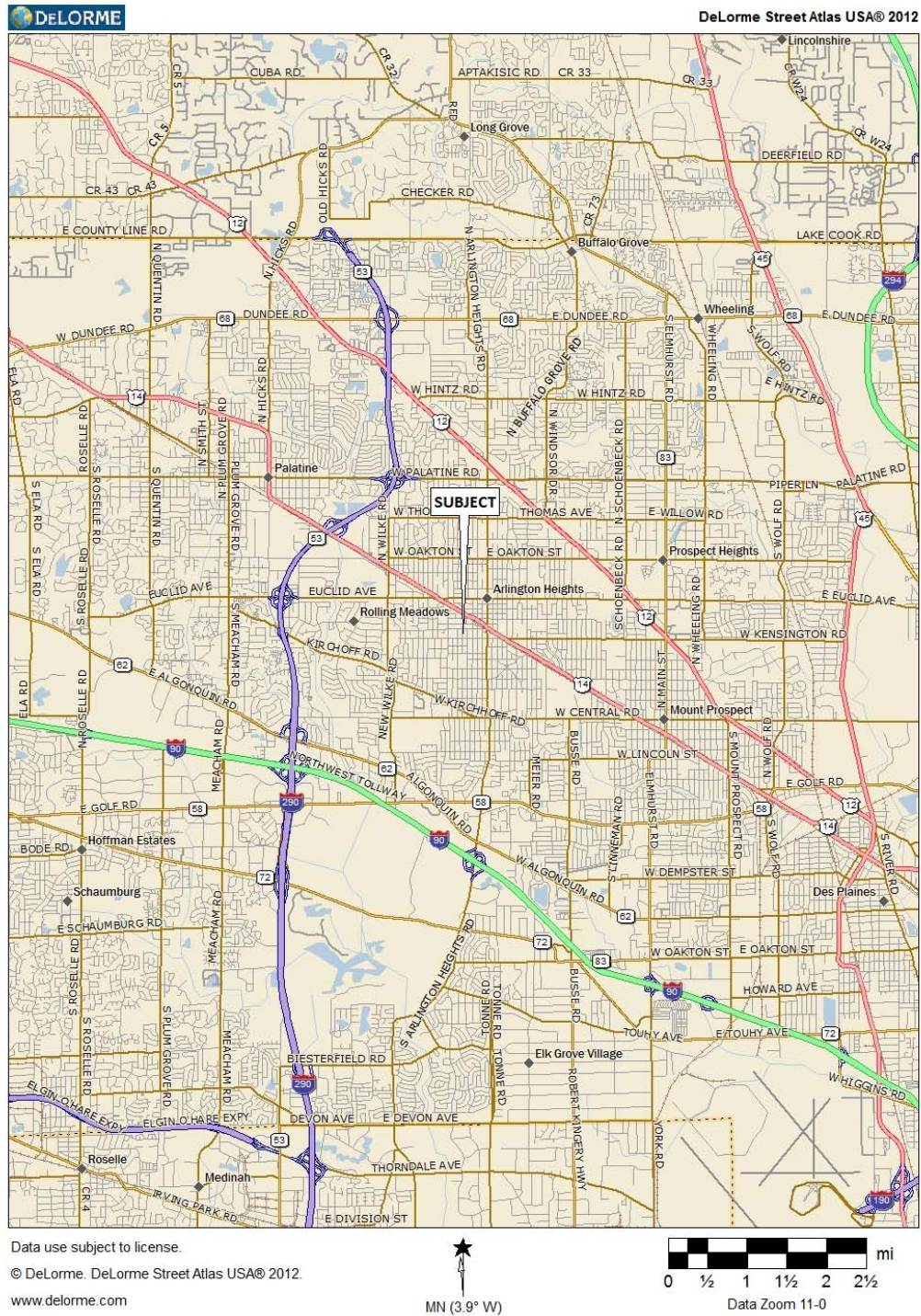
With the developer's unit mix, we have concluded that a net effective rent of \$2.31 PSF should be achievable in current dollars, with parking at \$75/space/month. We expect that rents will increase and have estimated an annual rate of about 2% per year, which would indicate rents of \$2.40 PSF in 2019 when the property is completed.

The Subject Property - Estimated Absorption

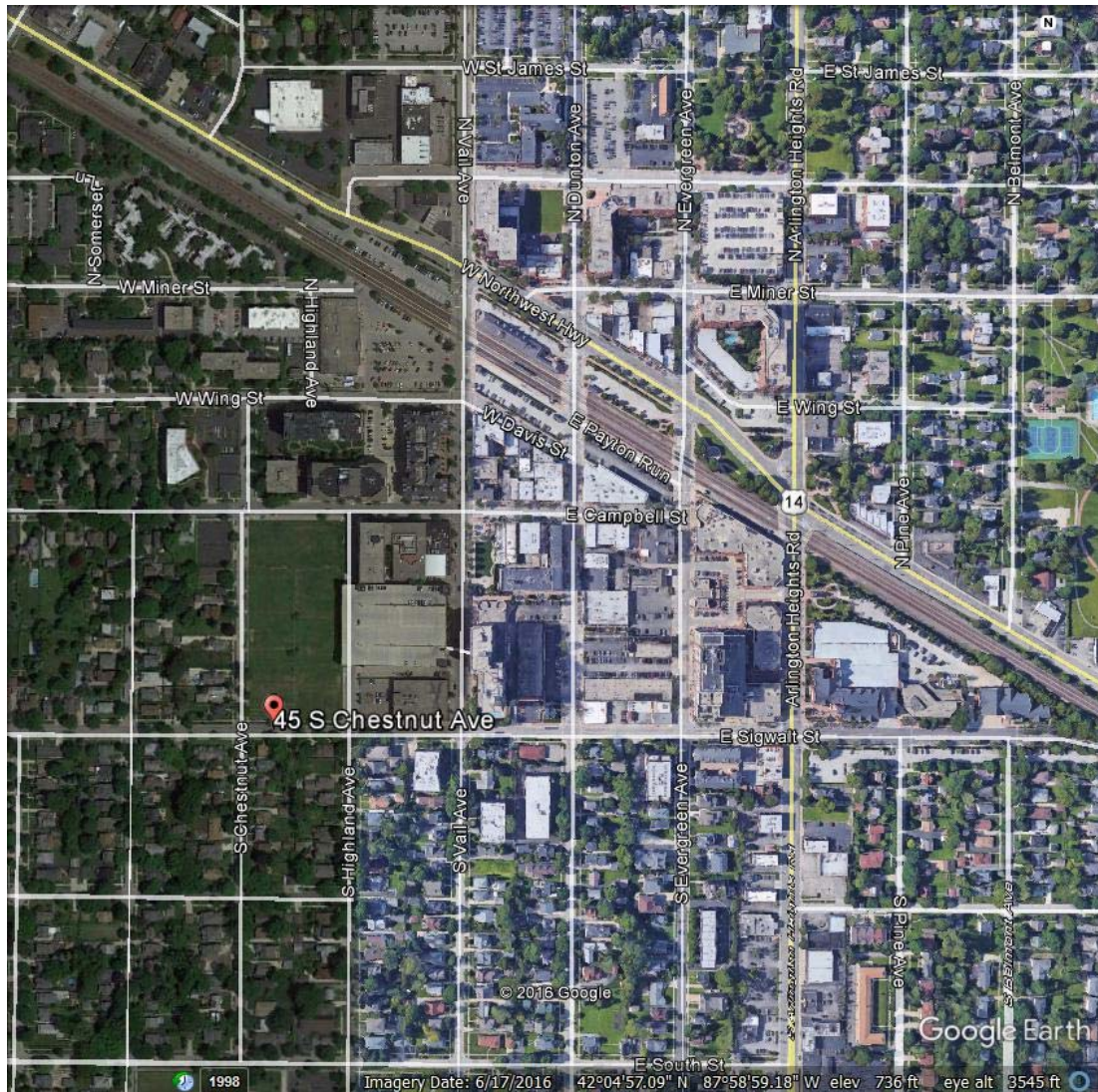
As is typical of lease-up programs, lease-up can occur with a large spurt of activity at the beginning of the program, particularly if it is timed for the spring and summer leasing season, with the pace slowing as the program continues.

The subject units will not be facing direct new construction competition when it opens in 2019. Overall, we are projecting a lease-up pace of approximately 10 to 12 units per month, achieving stabilized occupancy within approximately 6 to 8 months. Given the seasonal nature of leasing in buildings of this type, it will be important to time the occupancies in accordance with the spring and summer leasing season.

Location Map



Aerial View of Site





View east from Chestnut (subject at right)
(Photo Taken on December 12, 2017)



View north from Sigwalt on Highland (subject at left)
(Photo Taken on December 12, 2017)



View of residential buildings on Campbell
(Photo Taken on December 12, 2017)



View of single family residences on Sigwalt
(Photo Taken on December 12, 2017)

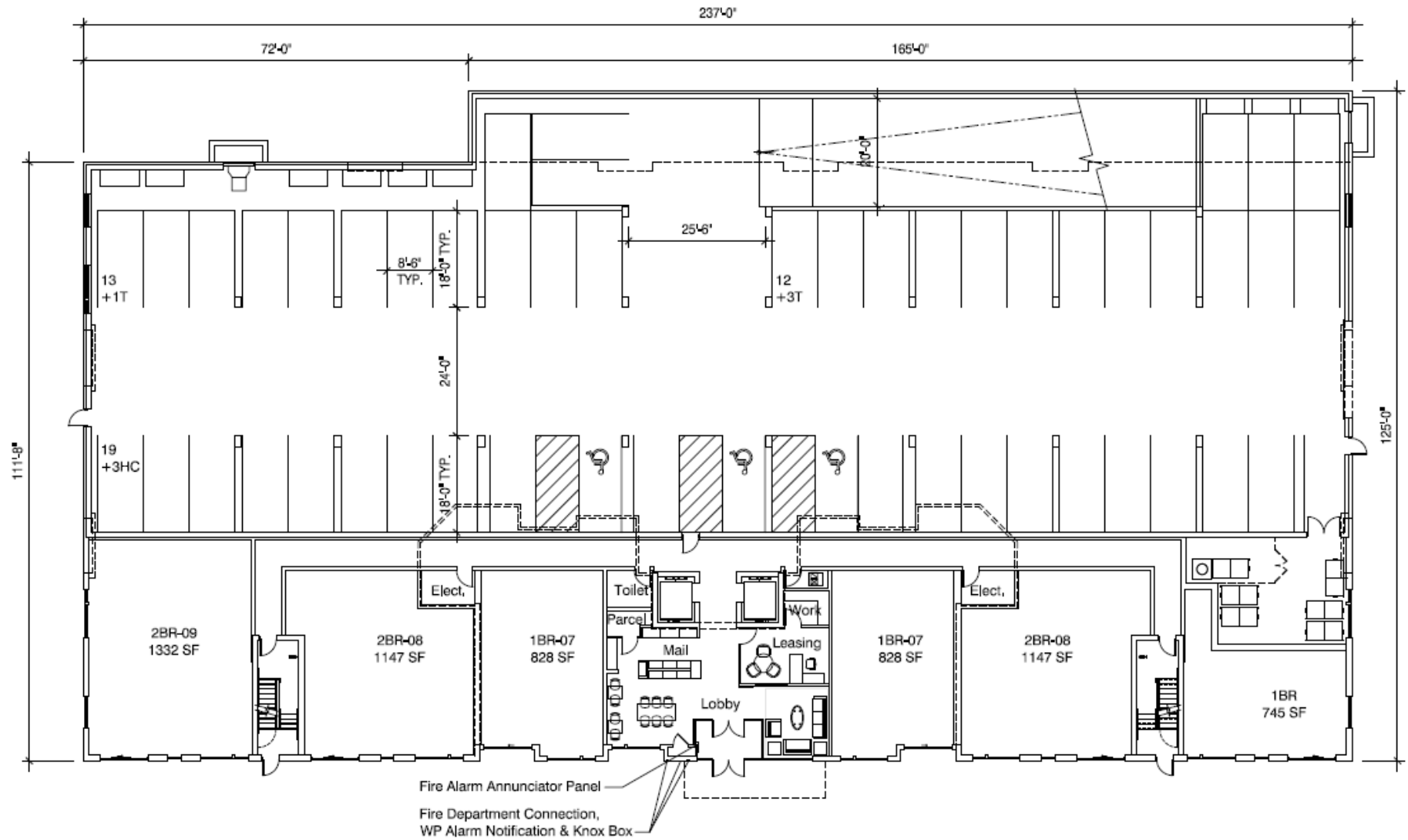


View of subject site and additional vacant site to north
(Photo Taken on December 12, 2017)

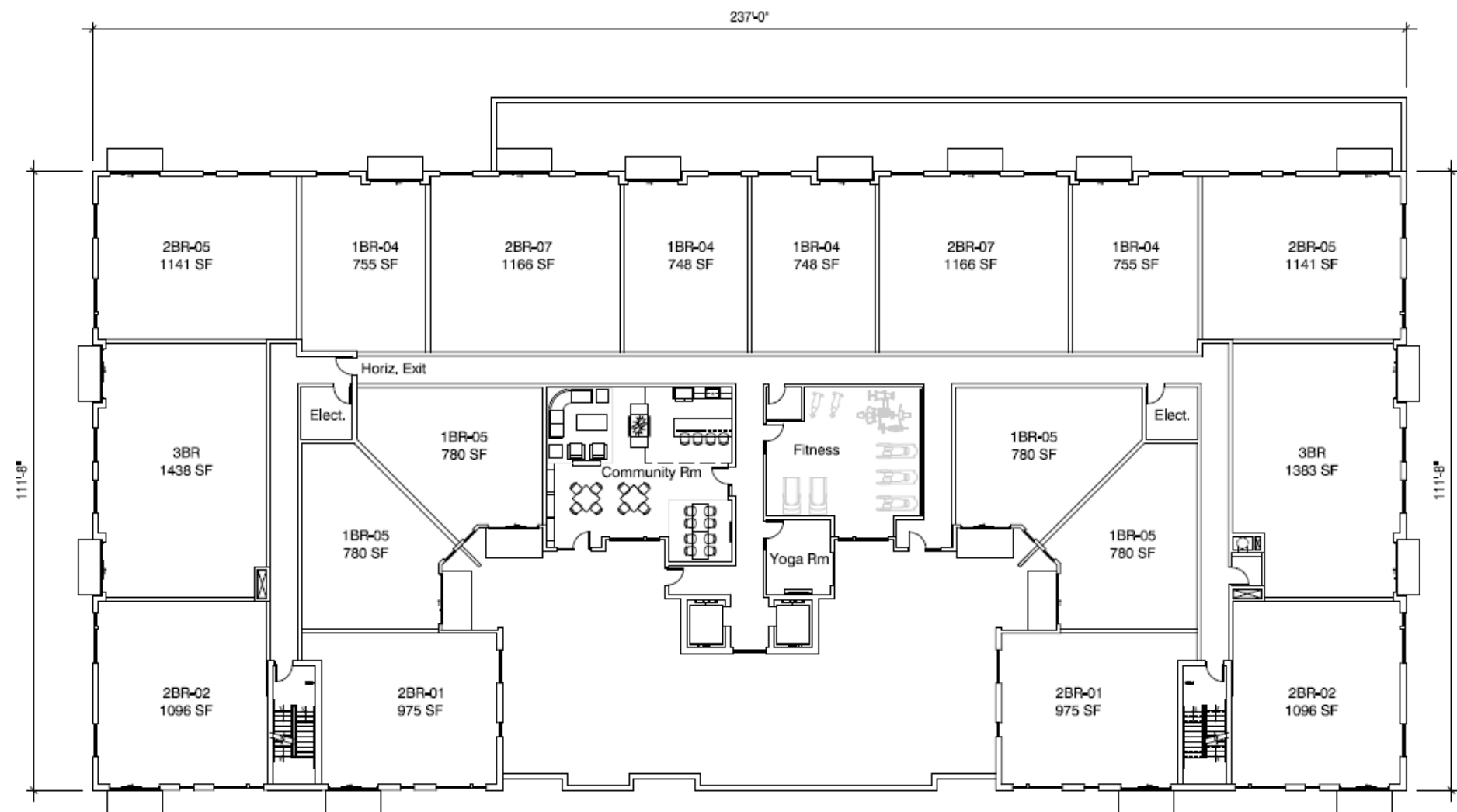


View from Sigwalt NW at subject towards Chestnut ***
(Photo Taken on December 12, 2017)

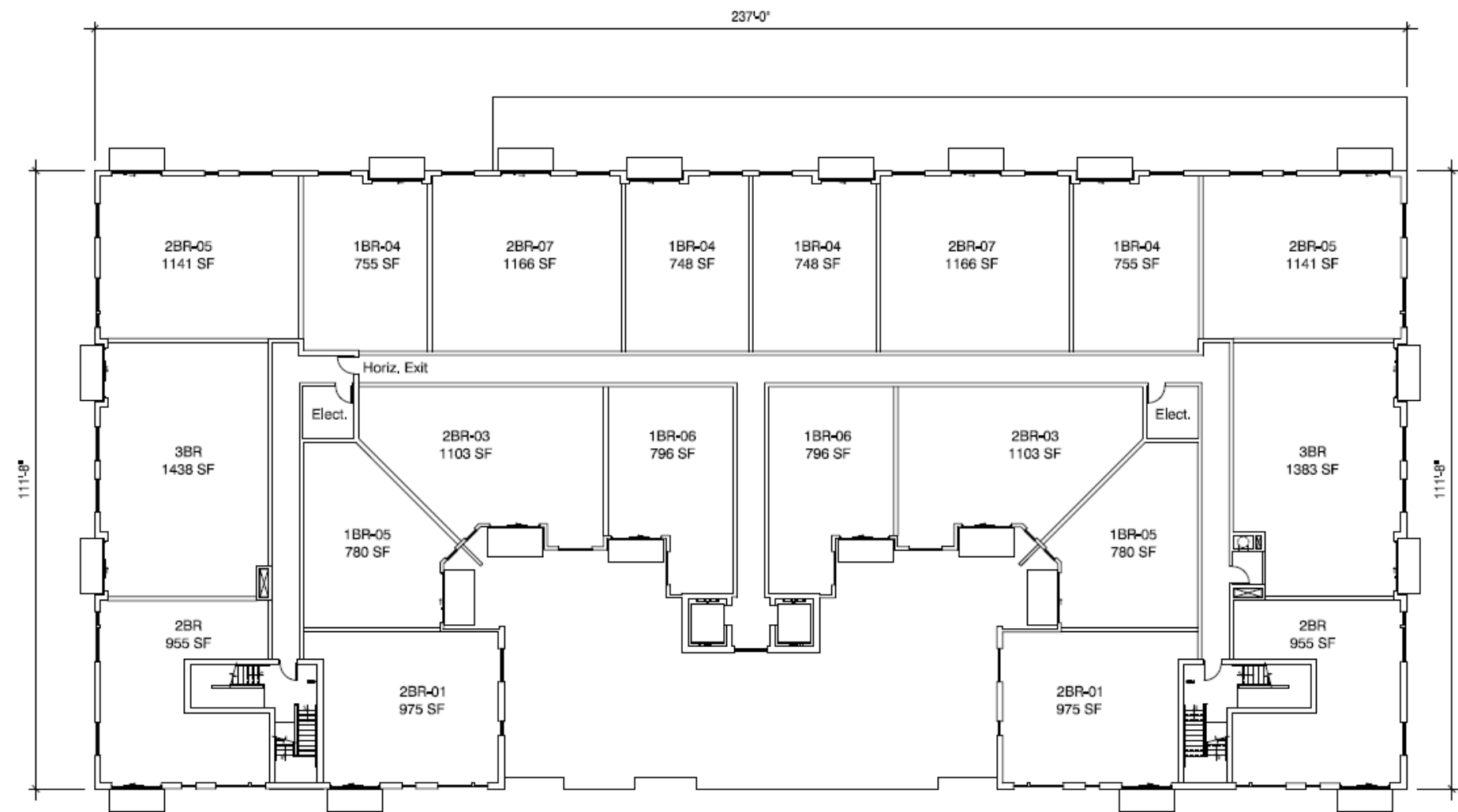
Floor Plan – First Floor (Architectural Drawings by HKM Architects-Planners, Inc.)



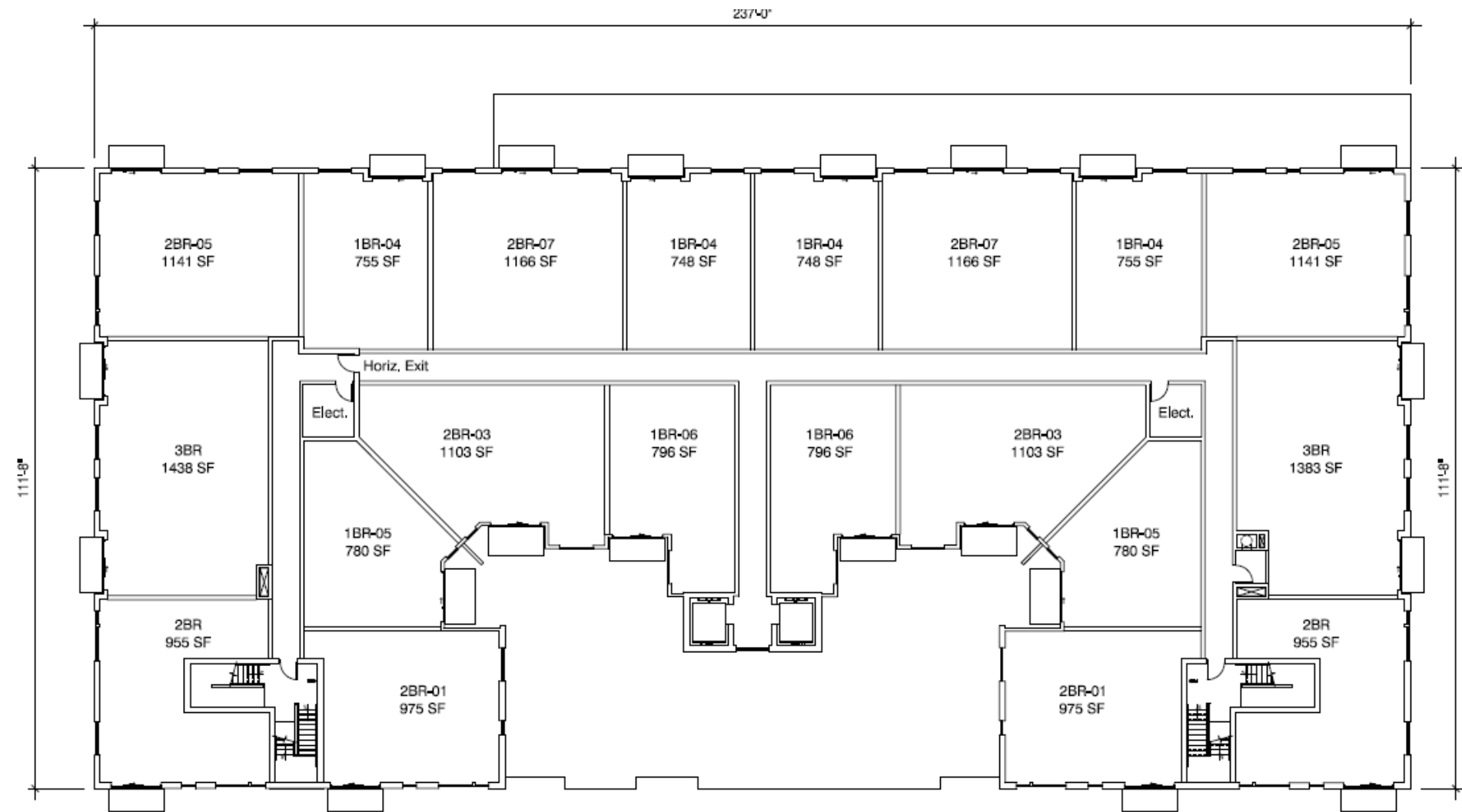
Floor Plan – Second Floor



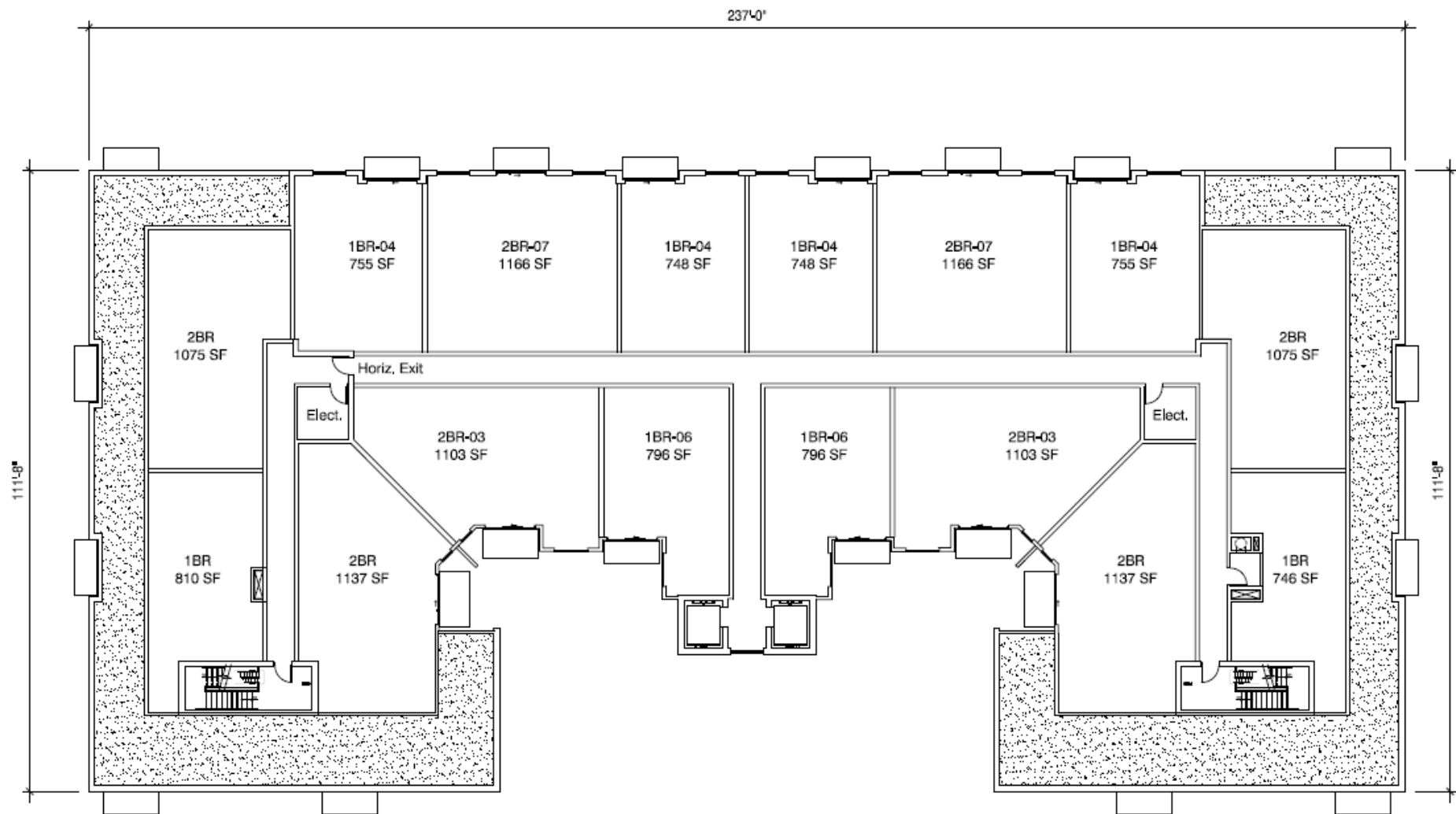
Floor Plan – Third Floor



Floor Plan – Fourth Floor



Floor Plan – Fifth Floor



Survey property profile

The database for the Suburban Chicago survey includes 300+ complexes with a total of over 95,000 dwelling units indicating an average development size of just over 300 units. Our survey includes virtually every major apartment community developed since 1995 plus older developments (primarily post-1970) throughout the MSA. The data was gathered by direct contact with on-site staff and/or ownership.

Rent Trends & Concessions

As of 3Q 2017, median net rent per square foot is at \$1.45 which is up 4.5 percent from a year ago and accompanied by a drop in occupancy. One bedroom units have a median net rent of \$1,185 per month while two bedrooms are at \$1,487. Compared to two years ago, net rent growth has amounted to a positive 8.5 percent. We expect rent growth to continue trending upward in the near term for the overall suburban market due to demand fundamentals, occupancy levels and limited new supply in most markets.

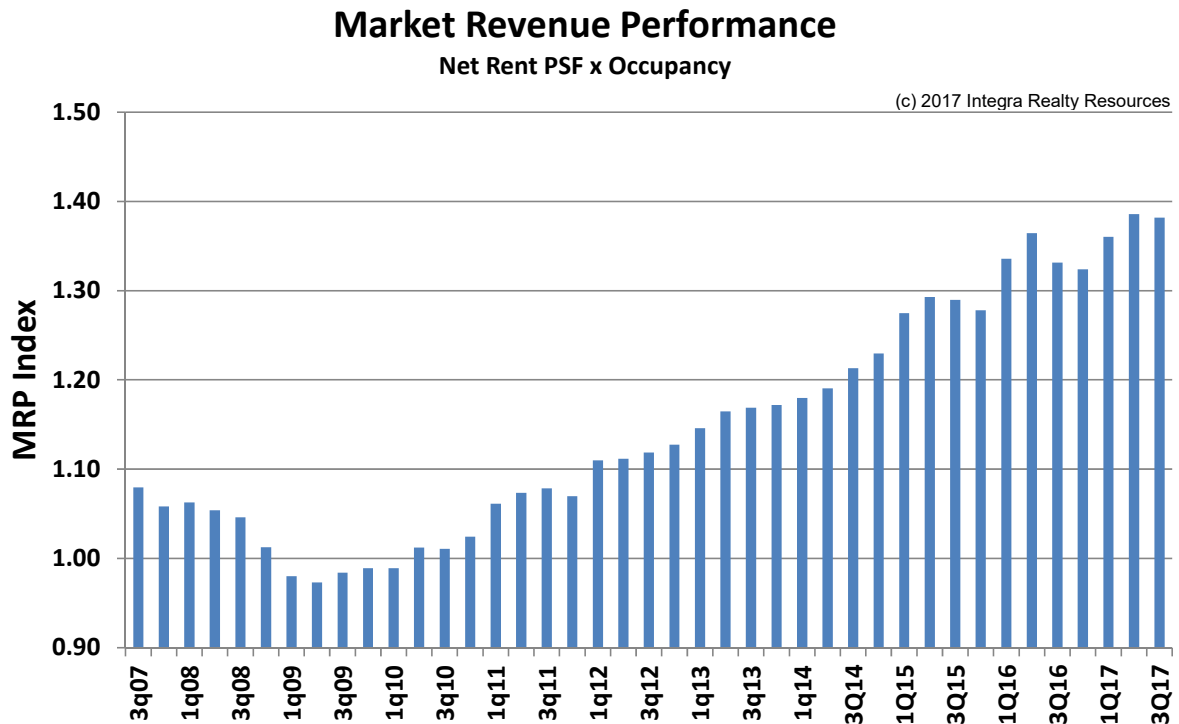
Concessions are a marketing tool used to react to current demand without the need for continually adjusting “market” rents. The percent of complexes offering concessions is over 20 which is fairly steady over the last several quarters. The amount of the concession, currently offered at just less than one month per lease year, has been flat over the past two years. Concessions are expected to remain in the market over the next year.

Occupancy

As of 3Q 2017, physical occupancy is at 95.4 percent for the entire market – down 700bps from a year ago and 120 bps from two years ago. At just 95+ percent occupancy, the suburban market overall is considered “full” indicating pricing will continue to escalate in spite of the modest amount of new supply being added. We expect occupancy to remain steady in the near term with owners continuing to push rents in spite of the downward trend in occupancy.

Market Revenue Performance

Market revenue performance is a function of the product of net rent and occupancy.



Market revenue performance for the overall suburban market remains strong. The modest downward trends in the last quarters of the year are seasonal.

New Construction/Projects in Lease-up

There are a number of projects under construction throughout the MSA. Details are presented in the Housing Supply section.

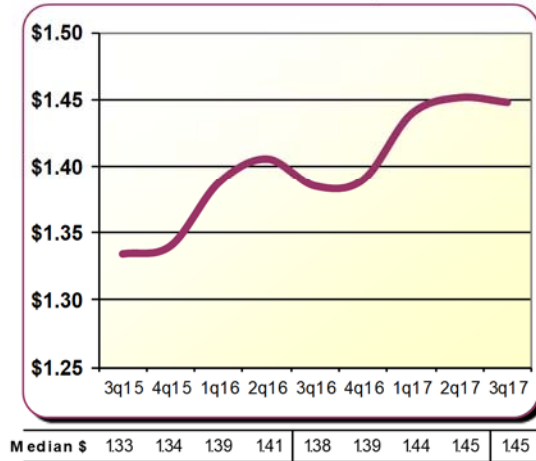
Several of the projects we are tracking are mid-rise buildings on in-fill sites rather than traditional walk up complexes. These have been favored in redeveloping downtown areas where transit oriented development is needed but the all-in costs of construction at over \$300 per square foot or \$300,000+ per unit (wrap product) require fairly high rent levels for project feasibility. Walk up product cost is in the \$125,000-\$135,000 per unit range (not including soft costs or land).

In response to the inability to add new product to the market, owners are undertaking renovation projects in order to capitalize on demand for higher end product. Renovations often include replacing cabinetry, counters, fixtures and floor coverings.

All Suburban Apartments - 3q17

Showing median trend lines

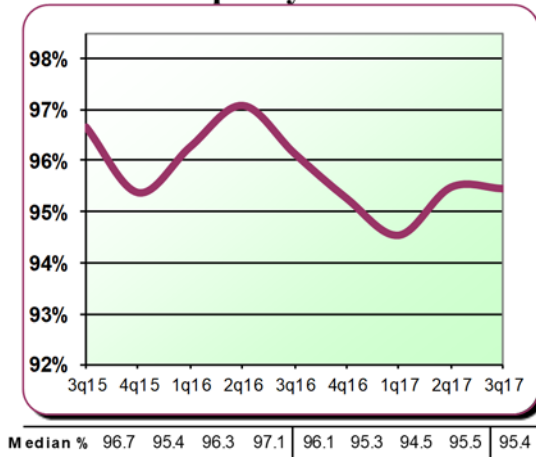
Net Rent PSF - \$1.45



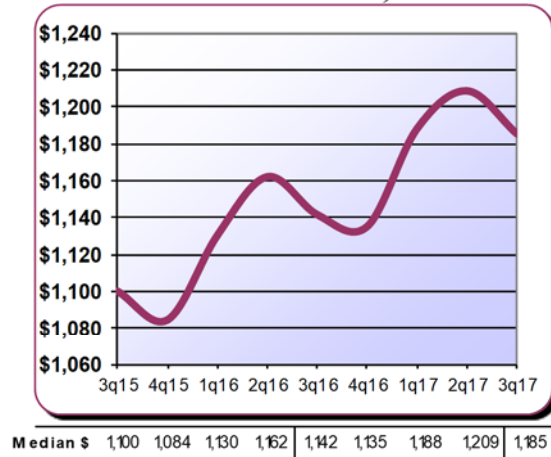
Snapshot & Trends

Suburban Metro	
Complexes	317
Units	96,455
SF/unit	904
Yr Built	1985
Net PSF	\$1.45 ↗
Occupancy	95.4% →
Pct W/concessions	24.0% →
Concession Amt	7.7% →
One Bdrm/Mo	\$1,185 →
Two Bdrm/Mo	\$1,407 ↗

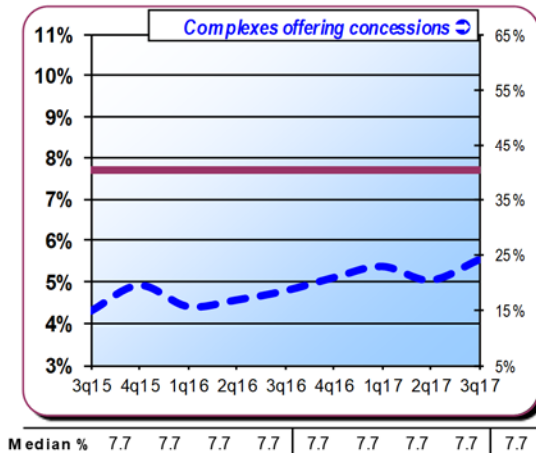
Occupancy - 95.4%



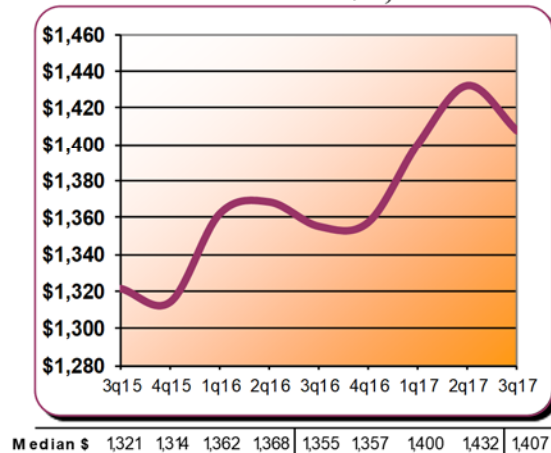
Net One Bdrm - \$1,185/mo



Concessions - 7.7% when offered



Net Two Bdrm - \$1,407/mo



Performance by Property Class

The suburban survey dataset includes has the following characteristics:

	Class A	Class B	Class C
Distribution (Units)	25%	35%	40%
Median Year Build	2006	1987	1972
Median Unit Size	975	884	839
Average Complex Size	257	342	311

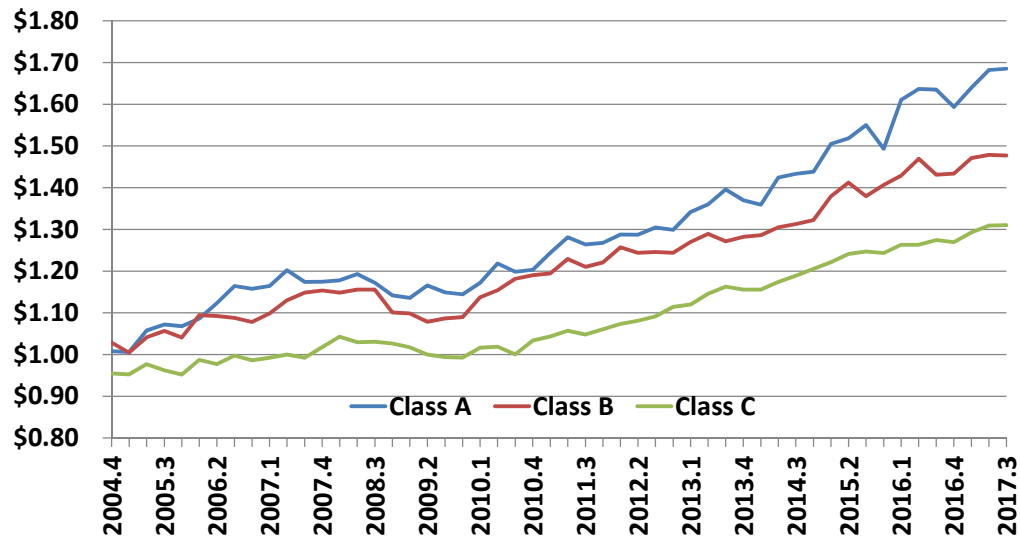
Property Classes are generally defined as follow:

Class A - Newer properties that have generally been constructed since the early 1990s. Amenities often include open layout floor plans, 9 foot ceilings, in-unit washer and dryer, high quality cabinetry and potentially granite counters and stainless-steel appliances. Some communities have direct entry garages. The complex typically has a clubhouse, fitness center and swimming pool.

Class B - Typically constructed in the 1980s but may include older product that has been significantly renovated. Amenities often include open layout floor plans, 8 foot ceilings, in-unit washer and dryer, good quality cabinetry and laminate counters. The complex typically has a clubhouse, fitness center and swimming pool.

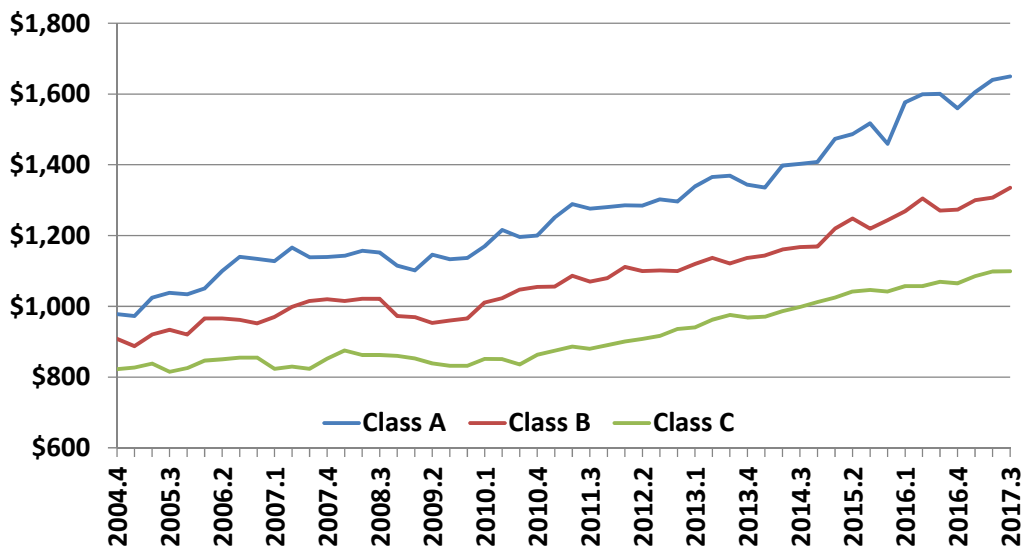
Class C -Typically constructed in the 1970s with limited renovations, if any. Units typically have older style floor plans (such as galley style, closed kitchens), average quality cabinetry and laminate counters. The complex may have a clubhouse and swimming pool but the quality is generally average. Laundry facilities are typically limited to a laundry room in the complex.

Net Rent PSF by Property Class



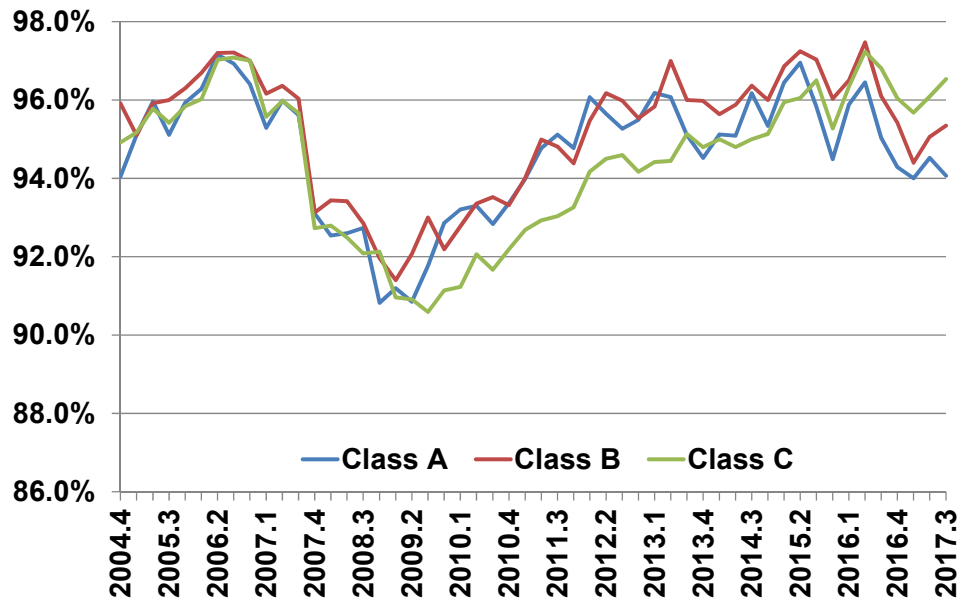
There was a clear bifurcation in performance by property class in 2010 with gains in net rent achieved primarily in the Class A and B markets while Class C properties lagged. The Class C market turned in 2011 with product gaining momentum primarily due to the rising cost of A and B product. On a year over year basis, rents psf increased 3.1%, 3.2% and 2.8% for A, B and C product respectively. The monthly “chunk” rent spread is shown below. Class A product chunk pricing averages a 23.6% premium over B and B product is 21.5% over C.

Monthly Rent by Property Class



After tracking fairly consistent for years, a 100 basis point spread in occupancy between A/B versus C product emerged in 2010 and continued through 2Q13. Starting in 3Q13 the spread moved back to traditional patterns. Occupancy for all classes declined in 4Q15 in part due to seasonality of the rental market but strengthened in 1Q16. The 3Q16 numbers showed another dip in the market which continued into 1Q17. The trend reversed in 2Q17.

Occupancy by Property Class



Summary of Rent, Occupancy & Concession Trends by Submarket

The following trends by submarket are based on our quarterly survey of over 90,000 units. Detailed analysis of the data is contained within the submarket reports.

Net Rent PSF by Submarket

Submarket	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$1.30	\$1.31	\$1.32	\$1.33	\$1.35	\$1.36	\$1.38	\$1.41	\$1.43	\$1.41	\$1.46	\$1.49	\$1.46	\$1.46	\$1.50	\$1.50	\$1.50	2.5%	4.3%
Cook South	\$1.17	\$1.17	\$1.17	\$1.17	\$1.20	\$1.21	\$1.21	\$1.23	\$1.23	\$1.19	\$1.22	\$1.27	\$1.27	\$1.25	\$1.29	\$1.30	\$1.30	2.8%	6.3%
DuPage	\$1.23	\$1.23	\$1.24	\$1.26	\$1.25	\$1.28	\$1.31	\$1.32	\$1.31	\$1.31	\$1.34	\$1.37	\$1.37	\$1.36	\$1.40	\$1.42	\$1.38	1.2%	5.9%
Kane/Kendall	\$1.16	\$1.16	\$1.15	\$1.17	\$1.17	\$1.18	\$1.20	\$1.22	\$1.22	\$1.23	\$1.26	\$1.27	\$1.29	\$1.27	\$1.29	\$1.29	\$1.30	0.7%	6.1%
Lake	\$1.30	\$1.32	\$1.31	\$1.34	\$1.39	\$1.36	\$1.40	\$1.49	\$1.46	\$1.45	\$1.44	\$1.48	\$1.47	\$1.43	\$1.48	\$1.54	\$1.53	4.1%	4.7%
McHenry	\$1.07	\$1.01	\$1.01	\$1.03	\$1.01	\$1.04	\$1.08	\$1.08	\$1.07	\$1.09	\$1.12	\$1.13	\$1.13	\$1.13	\$1.13	\$1.13	\$1.13	0.3%	6.1%
Naperville/Aurora	\$1.26	\$1.26	\$1.26	\$1.28	\$1.29	\$1.30	\$1.35	\$1.35	\$1.35	\$1.38	\$1.41	\$1.44	\$1.41	\$1.43	\$1.47	\$1.47	\$1.49	6.0%	10.2%
North Shore	\$2.22	\$2.11	\$2.06	\$2.20	\$2.19	\$2.19	\$2.16	\$2.16	\$2.17	\$2.13	\$2.18	\$2.19	\$2.27	\$2.22	\$2.20	\$2.40	\$2.31	1.7%	6.3%
Waukegan/Gurnee	\$1.05	\$1.06	\$1.08	\$1.03	\$1.09	\$1.05	\$1.05	\$1.04	\$1.07	\$1.06	\$1.10	\$1.12	\$1.12	\$1.09	\$1.11	\$1.15	\$1.16	3.7%	8.3%
Will	\$1.16	\$1.15	\$1.14	\$1.15	\$1.15	\$1.20	\$1.22	\$1.25	\$1.27	\$1.20	\$1.23	\$1.23	\$1.28	\$1.28	\$1.30	\$1.34	\$1.32	2.6%	3.7%
All Suburban	\$1.23	\$1.23	\$1.24	\$1.25	\$1.27	\$1.29	\$1.32	\$1.34	\$1.33	\$1.34	\$1.39	\$1.41	\$1.38	\$1.39	\$1.44	\$1.45	\$1.45	4.5%	8.5%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

One Bedroom Median Rent by Submarket

Submarket	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$1,016	\$1,052	\$1,035	\$1,086	\$1,093	\$1,098	\$1,125	\$1,131	\$1,127	\$1,131	\$1,183	\$1,207	\$1,150	\$1,187	\$1,211	\$1,212	\$1,191	3.5%	5.6%
Cook South	\$810	\$830	\$843	\$877	\$877	\$872	\$893	\$908	\$908	\$919	\$930	\$1,010	\$990	\$955	\$978	\$1,006	\$1,044	5.5%	15.1%
DuPage	\$975	\$975	\$972	\$1,020	\$1,027	\$1,013	\$1,039	\$1,059	\$1,037	\$1,036	\$1,089	\$1,105	\$1,100	\$1,086	\$1,111	\$1,148	\$1,124	2.2%	8.4%
Kane/Kendall	\$863	\$875	\$879	\$908	\$908	\$930	\$908	\$885	\$885	\$910	\$967	\$930	\$942	\$949	\$1,000	\$981	\$981	4.2%	10.9%
Lake	\$1,020	\$1,043	\$1,138	\$1,132	\$1,177	\$1,155	\$1,142	\$1,153	\$1,134	\$1,143	\$1,148	\$1,199	\$1,182	\$1,115	\$1,176	\$1,273	\$1,244	5.3%	9.7%
McHenry	\$829	\$793	\$813	\$804	\$794	\$818	\$831	\$835	\$835	\$866	\$877	\$885	\$885	\$885	\$884	\$874	\$890	0.6%	6.6%
Naperville/Aurora	\$1,081	\$1,077	\$1,094	\$1,136	\$1,123	\$1,151	\$1,162	\$1,203	\$1,203	\$1,188	\$1,251	\$1,249	\$1,240	\$1,259	\$1,252	\$1,283	\$1,320	6.4%	9.7%
North Shore	\$1,750	\$1,739	\$1,754	\$1,829	\$1,752	\$1,725	\$1,782	\$1,776	\$1,728	\$1,701	\$1,754	\$1,842	\$1,858	\$1,828	\$1,799	\$1,922	\$1,894	1.9%	9.6%
Waukegan/Gurnee	\$763	\$795	\$840	\$823	\$843	\$839	\$854	\$812	\$825	\$823	\$820	\$845	\$812	\$790	\$798	\$810	\$825	1.6%	0.0%
Will	\$900	\$795	\$803	\$804	\$887	\$970	\$935	\$978	\$993	\$965	\$1,015	\$1,015	\$1,035	\$1,008	\$1,050	\$1,050	\$1,050	1.4%	5.8%
All Suburban	\$991	\$998	\$998	\$1,033	\$1,040	\$1,049	\$1,085	\$1,104	\$1,100	\$1,084	\$1,131	\$1,162	\$1,142	\$1,135	\$1,188	\$1,209	\$1,185	3.8%	7.8%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

Two Bedroom Median Rent by Submarket

Submarket	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$1,255	\$1,280	\$1,271	\$1,281	\$1,275	\$1,278	\$1,334	\$1,343	\$1,340	\$1,348	\$1,394	\$1,408	\$1,375	\$1,390	\$1,419	\$1,446	\$1,400	1.8%	4.5%
Cook South	\$1,148	\$1,148	\$1,143	\$1,143	\$1,148	\$1,148	\$1,158	\$1,168	\$1,168	\$1,168	\$1,193	\$1,210	\$1,210	\$1,202	\$1,278	\$1,279	\$1,280	5.8%	9.6%
DuPage	\$1,260	\$1,245	\$1,228	\$1,276	\$1,230	\$1,278	\$1,293	\$1,278	\$1,309	\$1,305	\$1,340	\$1,374	\$1,355	\$1,315	\$1,385	\$1,430	\$1,396	3.0%	6.6%
Kane/Kendall	\$1,096	\$1,075	\$1,102	\$1,089	\$1,116	\$1,184	\$1,185	\$1,225	\$1,250	\$1,183	\$1,270	\$1,363	\$1,246	\$1,246	\$1,288	\$1,345	\$1,337	7.3%	7.0%
Lake	\$1,184	\$1,206	\$1,298	\$1,273	\$1,308	\$1,416	\$1,292	\$1,441	\$1,405	\$1,406	\$1,420	\$1,412	\$1,381	\$1,396	\$1,404	\$1,441	\$1,466	6.2%	4.3%
McHenry	\$956	\$933	\$963	\$963	\$963	\$942	\$958	\$980	\$980	\$988	\$1,010	\$1,003	\$990	\$995	\$1,010	\$1,025	\$1,038	4.8%	5.9%
Naperville/Aurora	\$1,286	\$1,281	\$1,325	\$1,344	\$1,321	\$1,330	\$1,389	\$1,408	\$1,407	\$1,418	\$1,429	\$1,445	\$1,432	\$1,435	\$1,479	\$1,491	\$1,516	5.9%	7.7%
North Shore	\$2,529	\$2,466	\$2,550	\$2,657	\$2,405	\$2,518	\$2,603	\$2,625	\$2,522	\$2,441	\$2,603	\$2,533	\$2,481	\$2,446	\$2,465	\$2,675	\$2,623	5.7%	4.0%
Waukegan/Gurnee	\$918	\$938	\$968	\$988	\$1,007	\$1,015	\$988	\$990	\$988	\$1,003	\$1,008	\$1,035	\$1,040	\$1,000	\$1,030	\$1,063	\$1,084	4.2%	9.7%
Will	\$1,029	\$1,001	\$1,051	\$986	\$993	\$1,034	\$1,080	\$1,099	\$1,155	\$1,099	\$1,125	\$1,116	\$1,180	\$1,185	\$1,200	\$1,206	\$1,181	0.1%	2.2%
All Suburban	\$1,214	\$1,221	\$1,225	\$1,225	\$1,230	\$1,261	\$1,306	\$1,318	\$1,321	\$1,314	\$1,364	\$1,368	\$1,355	\$1,357	\$1,400	\$1,432	\$1,407	3.9%	6.5%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

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Occupancy by Submarket

Submarket	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Y/Y Chng	2 Yr Chng
Cook NW	96.1	95.5	95.8	95.5	96.6	95.8	96.9	96.9	97.3	95.1	96.0	97.2	96.0	95.4	94.1	95.2	95.3	-0.7%	-2.1%
Cook South	93.0	93.8	94.5	94.5	95.3	95.0	95.1	96.4	96.5	95.5	96.1	96.9	96.9	95.9	94.9	95.8	96.3	-0.6%	-0.2%
DuPage	95.5	95.0	94.8	95.1	95.8	95.3	96.1	96.3	96.6	95.3	96.7	97.2	96.1	95.7	94.4	95.4	95.5	-0.5%	-1.1%
Kane/Kendall	93.9	93.8	95.0	94.6	95.2	95.0	96.3	95.7	95.8	96.0	96.7	97.6	96.4	95.2	95.1	96.2	96.1	-0.3%	0.2%
Lake	95.1	97.6	97.7	96.3	96.9	96.9	97.7	98.3	98.0	96.6	97.0	97.5	96.9	95.5	95.0	95.5	95.3	-1.6%	-2.7%
McHenry	96.6	95.4	95.4	95.5	95.3	95.3	96.1	96.4	96.1	95.4	96.2	97.9	96.1	95.6	93.9	95.1	96.4	0.3%	0.4%
Naperville/Aurora	94.6	96.0	95.5	95.8	96.0	96.1	97.1	97.6	96.9	96.0	96.4	97.1	95.1	95.0	94.4	95.6	94.8	-0.3%	-2.1%
North Shore	96.4	94.1	94.6	91.9	94.8	95.3	96.8	96.4	96.1	94.2	95.4	95.7	95.4	93.8	92.9	94.6	93.8	-1.7%	-2.4%
Waukegan/Gurnee	96.5	95.5	96.4	95.3	95.4	94.6	95.6	95.8	96.0	95.2	96.5	96.6	96.8	96.9	95.8	96.0	95.9	-0.9%	-0.2%
Will	94.9	93.5	94.2	95.4	95.4	94.7	95.4	95.6	96.4	94.1	95.4	96.1	96.5	95.5	96.7	96.9	96.6	0.1%	0.2%
All Suburban	95.2	95.1	95.4	95.2	95.9	95.3	96.3	96.7	96.7	95.4	96.3	97.1	96.1	95.3	94.5	95.5	95.4	-0.7%	-1.2%

Note: Quarterly occupancy values are rounded for display purposes but not for Yr/Yr Change calculations.

Concessions by Submarket

Submarket	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Y/Y Chng
Cook NW	5.5	5.5	5.5	4.0	4.5	5.4	6.1	6.0	2.5	5.9	7.7	6.2	6.3	7.7	5.6	7.7	7.7	23.0%
Cook South	4.2	8.3	8.0	8.0	5.9	6.1	5.9	4.8	7.7	5.0	7.7	8.0	7.7	8.0	8.0	7.7	7.7	0.0%
DuPage	7.7	7.7	7.7	7.7	8.3	7.7	7.7	7.7	7.7	7.7	8.0	8.3	7.7	7.7	7.7	6.7	8.3	8.3%
Kane/Kendall	5.0	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	6.7	7.7	8.3	4.7	8.3	25.0%
Lake	8.3	8.3	8.3	8.3	7.2	7.2	8.3	5.6	2.8	8.0	7.1	7.2	8.3	7.6	7.6	6.2	6.2	-25.3%
McHenry	7.7	5.7	8.5	8.3	6.2	5.0	6.0	0.0	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	n/a
Naperville/Aurora	4.2	8.7	7.8	8.3	1.7	8.6	4.2	7.5	8.0	5.5	3.5	4.3	6.0	8.3	3.2	6.3	5.4	-9.9%
North Shore	4.5	6.4	4.8	8.3	8.3	6.0	4.2	8.3	4.7	8.3	8.3	8.3	8.2	8.0	7.7	8.3	7.4	-9.8%
Waukegan/Gurnee	4.3	8.3	8.3	5.6	8.3	8.3	8.3	8.3	8.3	7.3	5.5	8.3	6.0	7.5	8.3	8.3	8.2	37.8%
Will	8.3	8.3	6.3	7.0	4.2	6.3	4.2	8.3	8.0	8.3	2.5	5.6	3.7	3.0	7.6	6.3	1.1	-70.2%
All Suburban	7.7	7.7	7.7	7.7	7.7	7.7	7.6	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	0.0%

Note: Numbers shown are percentages - 1 month free rent on 12 month lease equals 8.3%.

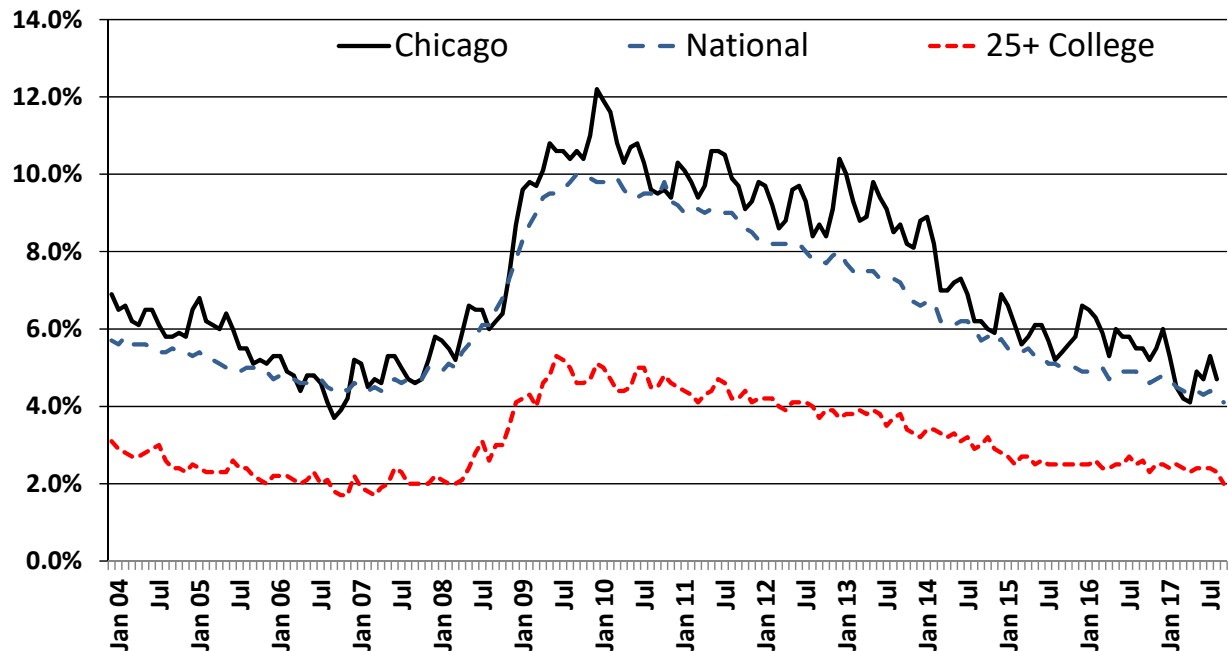
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Demand Generators

The apartment market is influenced by a number of factors including employment, homeownership trends and a desire to maintain flexibility.

The unemployment rate for the Chicago MSA is 4.7 percent (National, 4.2 percent) as of September 2017. The national unemployment rate for 25+ year olds with a bachelor's degree is at 2.0 percent.

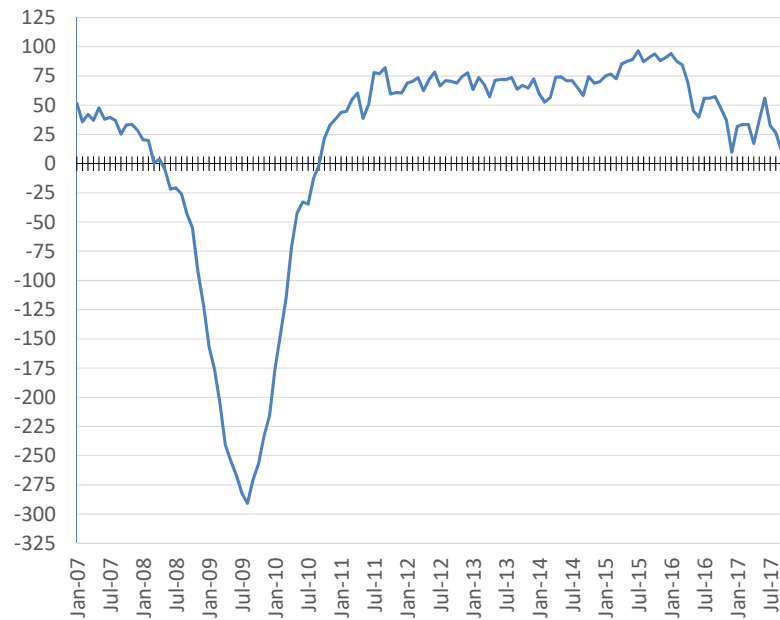
Chicago vs. National Unemployment Rate – BLS Data



The Chicago market generated an annual average of 75,000 new jobs from 1992-2000 – a trough to peak period. Employment declined from 2000-2003 with peak post-recession employment achieved in 2007 which did not even match the 2000 employment level. The 2016 employment level of 4.684M finally eclipsed the prior 2000 total employment peak of 4.631M.

By looking at the month over month comparisons to prior year employment, the trends in employment become more evident. The rate of growth in employment has declined precipitously over the past year.

Year over Year Employment Growth – Chicago MSA



Chicago MSA Employment - Non Farm (000s)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006	4397.8	4411.7	4445.1	4492.2	4529.9	4572.7	4544.3	4547.6	4553.9	4555.2	4570.3	4573.1
2007	4449.3	4447.5	4487.3	4529.2	4577.6	4610.6	4583.9	4584.5	4579.1	4588.4	4603.8	4601.7
2008	4469.7	4467.3	4487.8	4533.2	4572.4	4588.8	4563.2	4558.4	4536.0	4533.5	4511.2	4480.1
2009	4313.0	4291.2	4282.8	4292.0	4317.4	4321.7	4280.8	4267.6	4265.5	4276.7	4278.1	4264.1
2010	4137.3	4146.0	4167.3	4220.2	4274.8	4288.9	4246.1	4255.1	4264.3	4298.8	4311.2	4302.4
2011	4181.1	4190.8	4222.3	4280.6	4313.5	4339.2	4324.0	4332.2	4346.4	4358.4	4372.1	4363.0
2012	4250.0	4261.2	4295.8	4343.1	4385.5	4417.5	4390.6	4403.3	4416.8	4427.2	4446.6	4440.7
2013	4313.5	4334.9	4363.7	4400.3	4456.8	4489.6	4462.5	4477.0	4480.6	4494.1	4511.3	4513.2
2014	4373.4	4387.6	4420.1	4474.2	4531.1	4560.5	4533.6	4541.8	4539.0	4568.6	4580.2	4583.4
2015	4448.2	4464.3	4492.7	4559.6	4618.8	4649.6	4630.1	4629.1	4629.9	4662.4	4668.3	4674.1
2016	4542.4	4551.8	4577.2	4629.7	4664.3	4689.5	4686.1	4685.1	4687.2	4710.1	4705.6	4683.8
2017	4574.2	4585.4	4610.8	4647.0	4701.4	4745.6	4718.7	4711.5	4698.5			

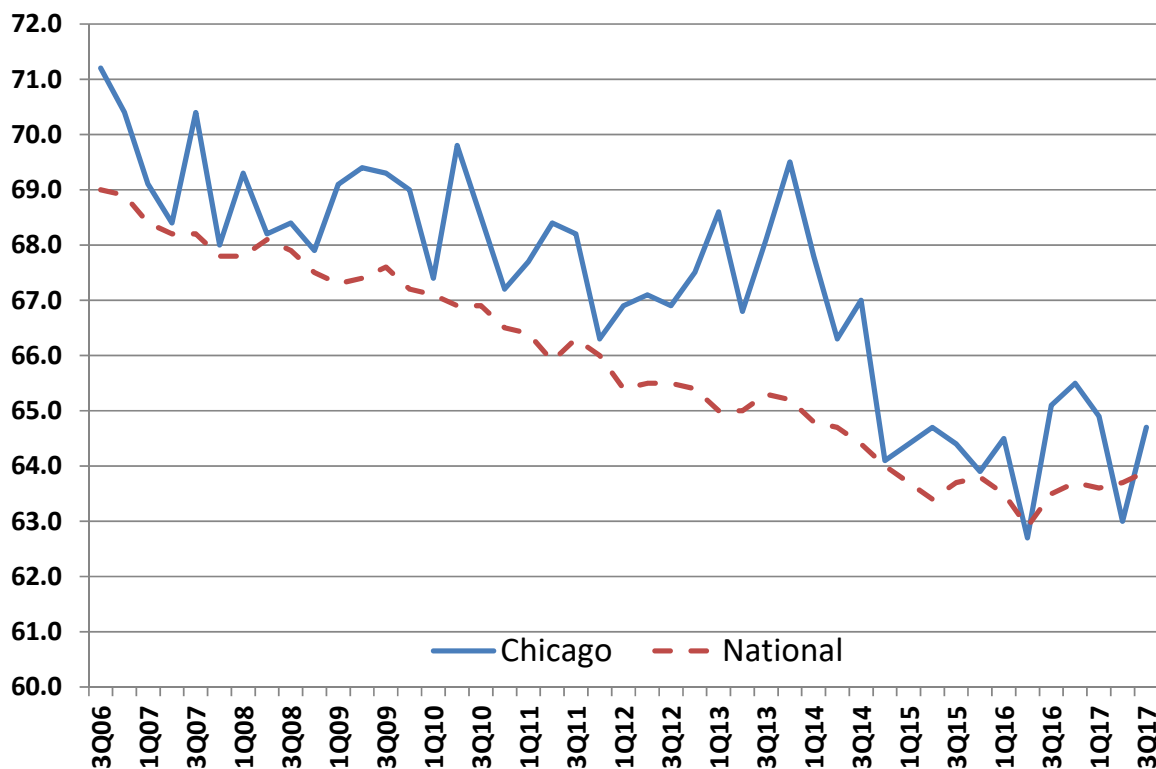
Revised BLS numbers indicate a deceleration in employment growth as follows:

Employment Change	
Year	Annual Change
2007	37,425
2008	(28,442)
2009	(237,558)
2010	(44,875)
2011	59,267
2012	71,225
2013	68,267
2014	66,333
2015	86,133
2016	57,142

Homeownership Trends

Rental demand is being driven by instability in the for-sale housing market, the inability to obtain a mortgage due lack of down payment, debt to income ratios (including the impact of student loans) and/or credit issues. Homeownership rates throughout the region had been on a decline through year end 2011 but rose through 2013 – seemingly pointing to a turn in the market. With the Dodd Frank lending rules starting in January 2014, obtaining a loan has become even more difficult due to increased underwriting requirements. Nationally, the rate continues to show a decline but with an upward bump in 3Q16. Each percentage point change equates to roughly 30,000 households in the Chicago MSA.

Homeownership Rate – Chicago MSA



The rental market is most heavily influenced by demographic trends in the 25-35 age cohort. This age group is less concerned about owning a home than maintaining flexibility for potential job-related moves. The prospect of tying up funds for a down payment on a home and then worrying about the ability to “cash out” for a move in a timely manner (not to mention getting whole relative to the initial purchase) have weighed on the for-sale market. Renting provides options. While price levels of for sale product have been increasing, it has been overall at a modest rate. There has been pressure on interest rates which will motivate some to act on homeownership. There are few compelling reasons to act now on the purchase of a residence.

From a household formation standpoint, there is pent up demand in the 25-34 year old cohort as many in this category remain living with parents.

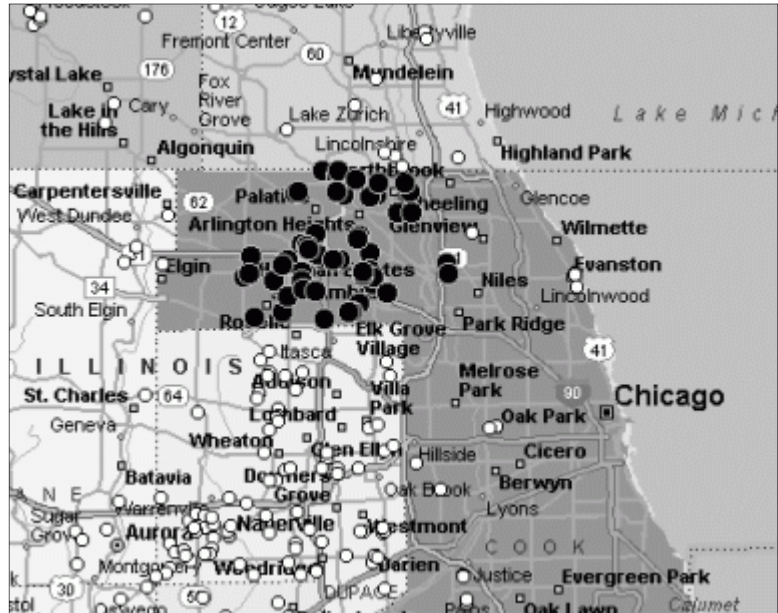
Cook – NW Apartment Submarket Overview

Market area defined

The Cook County Northwest submarket is defined as roughly 294 to the east, Lake County on the north, Route 59 on the west and DuPage County to the south. O'Hare International Airport is at the southeastern most part of the submarket.

Survey property profile

The database for the Cook County – Northwest survey consisted of 25,711 dwelling units. Median unit size for the submarket is 877 square feet which is in-line with the overall suburban market. The median year built was 1975 compared to the overall suburban market having a median of 1986. Cook County Northwest was one of the first submarkets to develop in suburban Chicago to a significant density. The lack of newer product has been more a function of lack of suitable sites for development rather than submarket economics.



Demand drivers

Significant housing demand is driven by the primary employment centers of O'Hare International Airport and its surrounding industrial base in the southeast quadrant, the Schaumburg office/retail market in the northwest and the I-88 office corridor to the south.

Rent Trends & Concessions

As of 3Q 2017, median net rent per square foot currently stands at \$1.50 – a gain of 2.5 percent from a year ago. Rents in the Northwest Cook submarket are up 4.3 percent compared to the levels posted two years ago. One-bedrooms have a median rent of \$1,191 while two bedrooms have a median net rent of \$1,440.

The value of the concession stands at just under one month free rent. Concessions will remain in the market.

Occupancy

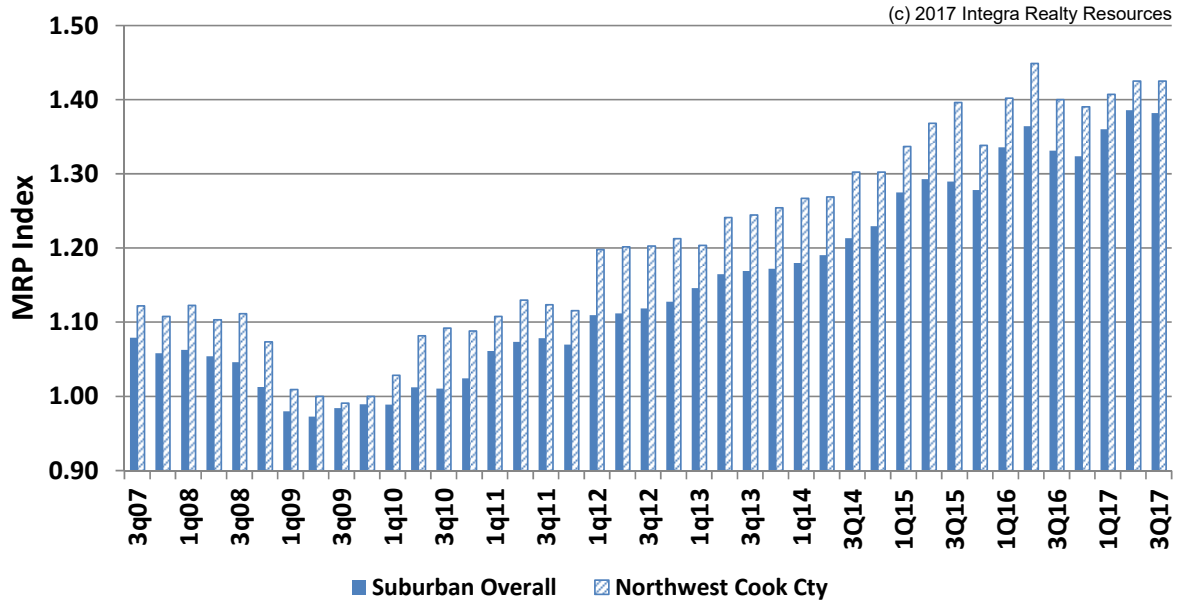
Occupancy dropped from 96.0 percent a year ago to the current level of 95.3 percent. The submarket remains relatively “full” with pricing therefore expected to remain stable.

Market Revenue Performance

Market performance is a function of the product of net rent and occupancy.

Market Revenue Performance

Net Rent PSF x Occupancy

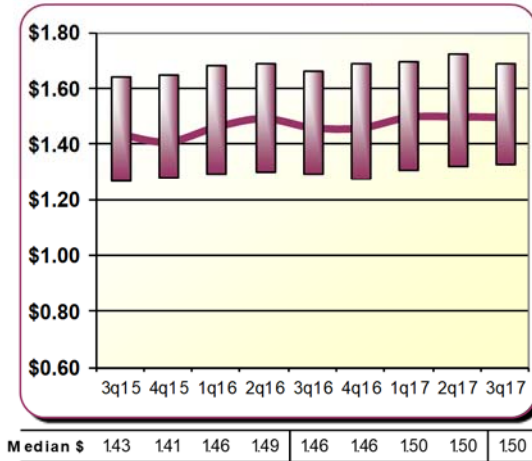


The Northwest Cook submarket has been tracking consistent with the overall suburban market. Performance leveled off in the second half of 2011 until the significant gain in 1Q12 and then in 2Q13 which has held, albeit with a modest decline in 4Q15. The 1Q16 results put the submarket “back on trend” with a pullback in the last half of 2016.

Cook County-Northwest Apartments - 3q17

Showing (a) median trend line and (b) middle 2/3rds surveyed (thick bars).

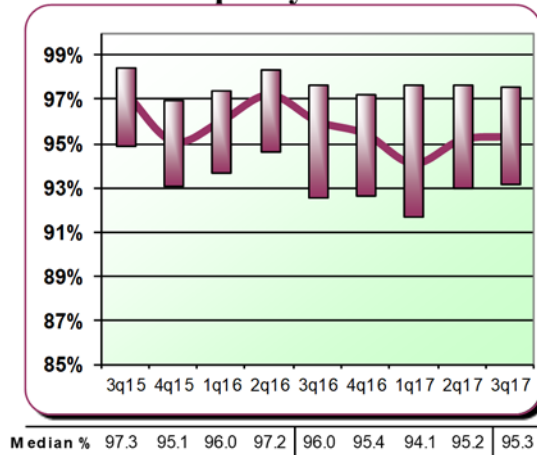
Net Rent PSF - \$1.50



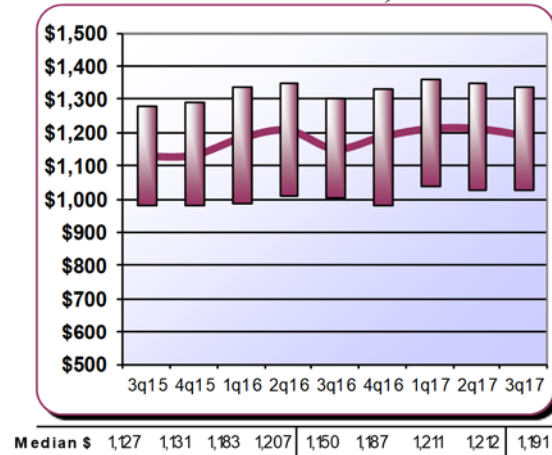
Snapshot & Trends

Cook Cnty NW		Suburban Metro
66	Complexes	317
25,711	Units	96,455
877	SF/unit	904
1975	Yr Built	1985
\$1.50 →	Net PSF	\$1.45 ↗
95.3% →	Occupancy	95.4% →
28.8% →	Pct W/concessions	24.0% →
7.7% →	Concession Amt	7.7% →
\$1,191 →	One Bdrm/Mo	\$1,185 →
\$1,400 →	Two Bdrm/Mo	\$1,407 ↗

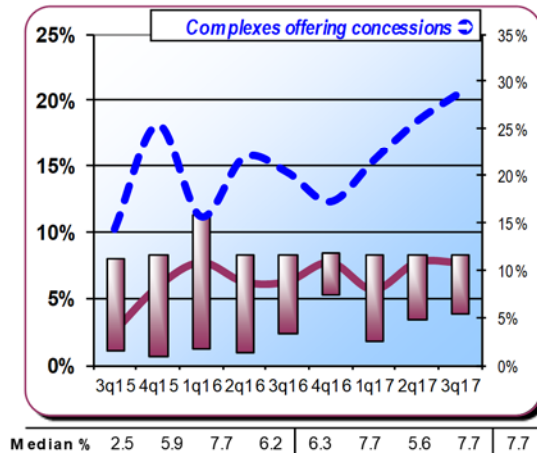
Occupancy - 95.3%



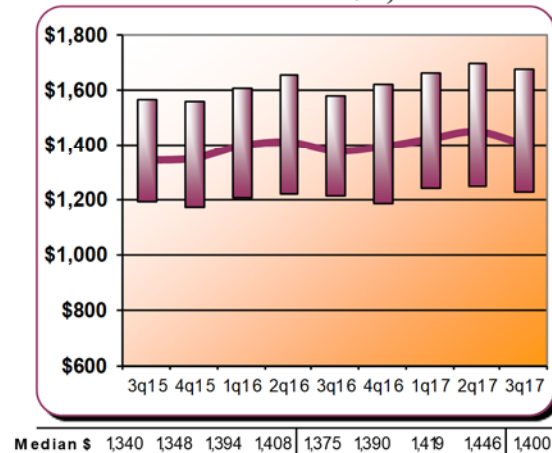
Net One Bdrm - \$1,191/mo



Concessions - 7.7% when offered



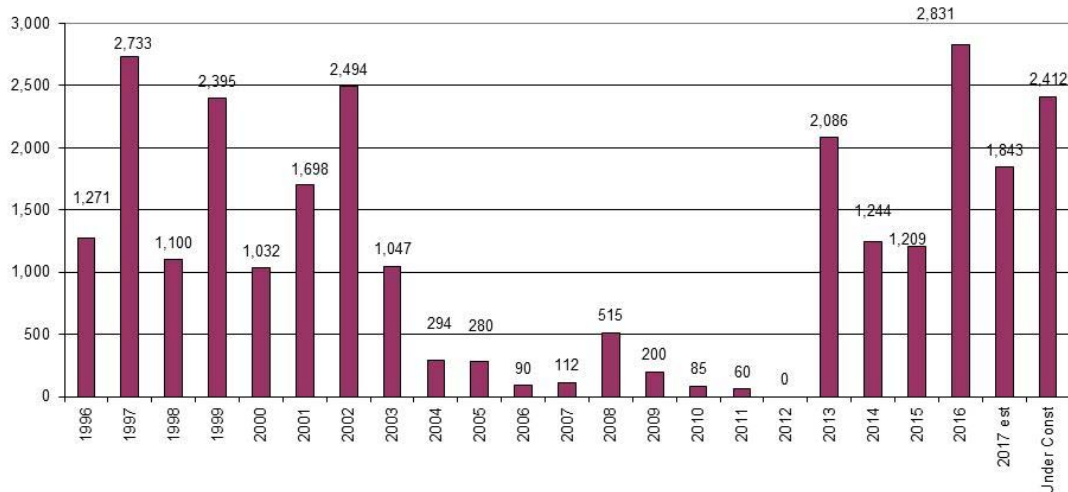
Net Two Bdrm - \$1,400/mo



Suburban Multi-Family Housing Supply

Integra Realty Resources - Chicago has been tracking rental apartment construction on an annual basis since 1996. Since that time, there have been over 24,600 units delivered to the suburban market plus an additional 2,400 unit which are currently under construction.

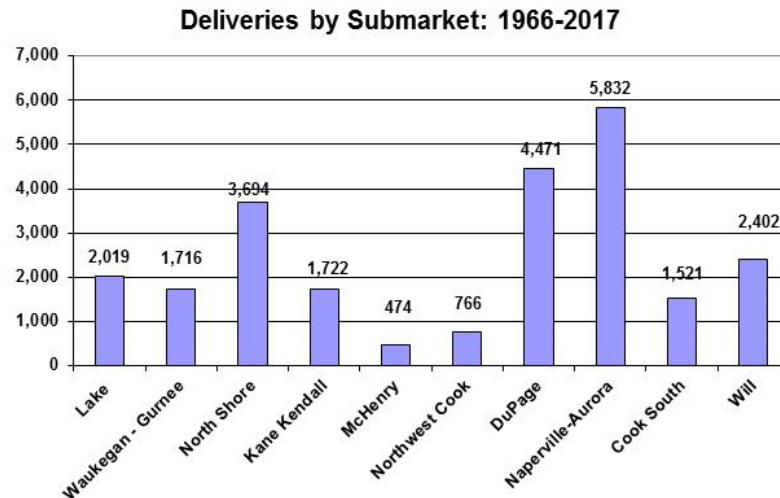
Suburban Chicago Apartment Deliveries: 1996-2018



While there was a large amount of development activity which occurred in the late 1990s, there was virtually no rental apartment development activity between 2004 and 2012. There has been a surge of new development activity since 2013, with the deliveries in 2016 actually the peak of the market. However, it should be noted that suburban projects often comprise multiple buildings which are delivered over time, so some of the buildings in the 2016 projects did not actually get completed until 2017.

Deliveries by Submarket

Most of the construction that has occurred since 1996 has been in DuPage County – specifically, the Aurora- Naperville submarket. Following is a delivery distribution by submarket for the developments which will have delivered through 2017, excluding the 2018 deliveries.



More recently, the North Shore submarket has seen a large surge of activity. Given the size of the submarket, this has been a substantial increase in the base with absorption in the newer product slowing notably in the latter half of 2015. Concessions are prevalent in the market.

The remaining submarkets have added relatively few units. Of particular note is the small amount of new development activity which has occurred in the Northwest Cook submarket. This market has a high concentration of Class B and C buildings with pent up demand for Class A product.

Current Status - Selected Projects/Sites

We are tracking many development sites where new product is being proposed. Locations range from the North Shore markets out to Kane and the South Cook submarkets. A few sites have been approved for development by the local municipalities; however, several projects have not moved forward either due to rents not being high enough to support construction costs or the inability to obtain either the equity or a construction loan. Some projects classified as “confidential” are consulting assignments for which we have been retained but are not yet public.

The proposed projects are typically 150 to 300 units and are widely distributed throughout the region. There are numerous additional sites in the region proposed for multi-family.

On the following page is a summary of projects which are currently under construction or being proposed for development in the Northwest Cook market.

Suburban Cook Northwest

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Under Construction / Planning

Property	Submarket	City	Developer	Status	Units
Northwest Cook County					
Wheeling Town Center/Dundee & Northgate	Cook NW	Wheeling	Urban R2	Construction	301
Uptown 501/501 W Dundee	Cook NW	Wheeling	DAC/Atlas	Planning	265
Bryn Mawr/Delphia/O'Hare	Cook NW/Chicago	Chicago	TBD	Planning	200/194
Marriott/Host site/8535 W Higgins	Chicago	Chicago	Glenstar	Planning	299
The Delamore/E of Barrington Rd S of Golf	Cook NW	Hoffman Estates	Vintage Design & Dev	Planning	600
Buckingham Place/Littelfuse site/800 E NW Hwy	Cook NW	Des Plaines	Dearborn-Buckingham	Construction	270
Sim's Bowl site/1555-65 Ellinwood	Cook NW	Des Plaines	Opus	Planning	108
Covington Lexington Woods/Golf & E River Rd	Cook NW	Des Plaines	Lexington	Planning	236
Plum Farms/NWC Rts 59 & 72	Cook NW	Hoffman Estates	Iatarola/Urban Street	Planning	253
NWC Lake & Church	Cook NW	Hanover Park	Monroe Residential	Planning	127
Sigwalt St Apts/Sigwalt, Highland, Chestnut	Cook NW	Arlington Heights	CA Ventures	Planning	80
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	443
Northwest Hwy & Walnut	Cook NW	Arlington Heights	Brian Properties	Planning	106
Confidential	Cook NW	Confidential	Confidential	Planning	200+/-
Confidential	Cook NW	Confidential	Confidential	Planning	150

Conclusions

With an average delivery of roughly 1,100 units per year in the suburban market since 1996, the addition to overall supply has been minimal for the suburbs comprising the Chicago Metropolitan Area. While certain submarkets are adequately supplied with rental units at this time, we believe opportunities exist to create additional rental product. The diverse employment base for the MSA and our direct surveys of buildings in the market indicates a strong long-term picture for multi-family rental product.

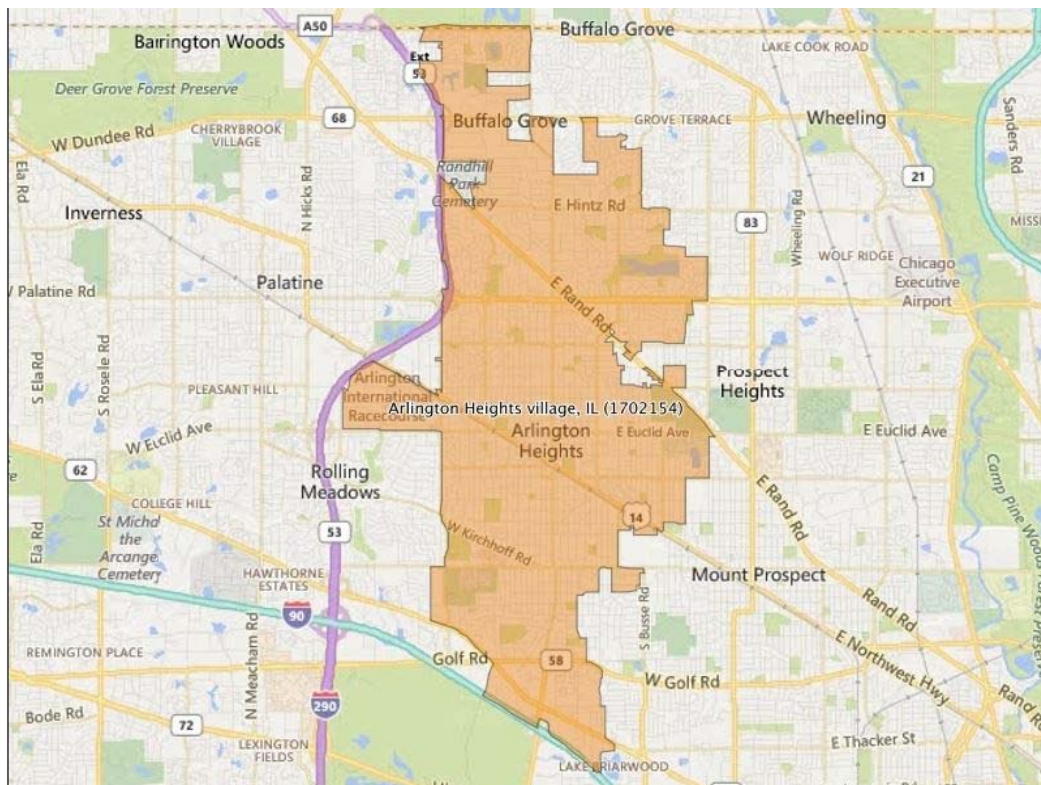
Difficulties remain however in securing large enough sites suitable for development and obtaining the necessary zoning approvals considering general community opposition to rental development. As shown, these factors are contributing to a shift in development to more high-density sites – potentially in redeveloping downtown markets as transit oriented developments. The costs of construction remain high (\$250+/- psf) for these mid-rise structures (concrete construction) and while demand may certainly exist, the feasible rent levels will be catering to the upper end of the market. While adding supply of substance appears improbable at this point in the MSA overall, we note a significant increase in activity.

Demographic Trends – 2017 Statistics

The following is Claritas data from the Nielsen Company for the demographics of the residents located in Arlington Heights. This includes information relating to the 2000 U.S. Census and 2017 estimates (based upon the 2010 census).

We fully recognize that while the demographics provide insights on the existing population, demand for the subject units will come from both the immediate market area and from outside this market area.

Boundary Map



Demographics: Arlington Heights

Description	Arlington Heights village, IL (1702154)	
	Total	%
Population		
2022 Projection	75,477	
2017 Estimate	75,881	
2010 Census	75,101	
2000 Census	79,163	

— Arlington Heights village, IL (1702154)

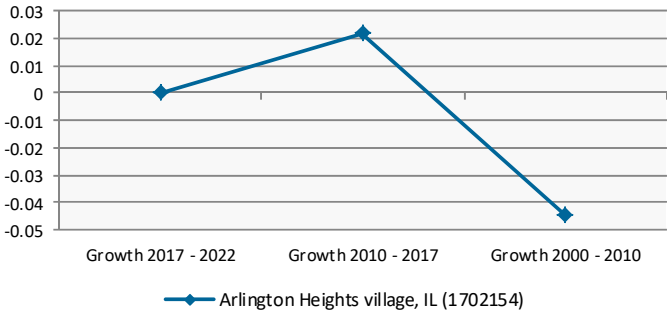
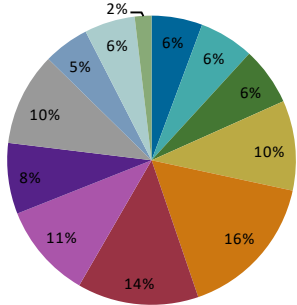
Growth 2017 - 2022		-0.53%
Growth 2010 - 2017		1.04%
Growth 2000 - 2010		-5.13%

2017 Est. Population by Age	75,881	
Age 0 - 4	4,084	5.38%
Age 5 - 9	4,181	5.51%
Age 10 - 14	4,514	5.95%
Age 15 - 17	2,841	3.74%
Age 18 - 20	2,586	3.41%
Age 21 - 24	3,486	4.59%
Age 25 - 34	8,239	10.86%
Age 35 - 44	8,945	11.79%
Age 45 - 54	10,983	14.47%
Age 55 - 64	11,438	15.07%
Age 65 - 74	7,640	10.07%
Age 75 - 84	4,366	5.75%
Age 85 and over	2,578	3.40%
Age 16 and over	62,165	81.92%
Age 18 and over	60,261	79.42%
Age 21 and over	57,675	76.01%
Age 65 and over	14,584	19.22%
2017 Est. Median Age	44.0	
2017 Est. Average Age	42.5	

Households		
2022 Projection	31,495	
2017 Estimate	31,466	
2010 Census	30,633	
2000 Census	31,721	

— Arlington Heights village, IL...

Growth 2017 - 2022		0.09%
Growth 2010 - 2017		2.72%
Growth 2000 - 2010		-3.43%

Description	Arlington Heights village, IL (1702154)	
	Total	%
Family Households		
2022 Projection	20,819	
2017 Estimate	20,816	
2010 Census	20,373	
2000 Census	21,324	
		
Growth 2017 - 2022		0.01%
Growth 2010 - 2017		2.17%
Growth 2000 - 2010		-4.46%
2017 Est. Households by Household Type	31,466	
Family Households	20,816	66.15%
Nonfamily Households	10,650	33.85%
2017 Est. Group Quarters Population	713	
2017 Est. Households by Household Income	31,466	
		
Income < \$15,000	1,791	5.69%
Income \$15,000 - \$24,999	1,932	6.14%
Income \$25,000 - \$34,999	2,041	6.49%
Income \$35,000 - \$49,999	3,166	10.06%
Income \$50,000 - \$74,999	5,153	16.38%
Income \$75,000 - \$99,999	4,279	13.60%
Income \$100,000 - \$124,999	3,343	10.62%
Income \$125,000 - \$149,999	2,496	7.93%
Income \$150,000 - \$199,999	3,278	10.42%
Income \$200,000 - \$249,999	1,612	5.12%
Income \$250,000 - \$499,999	1,785	5.67%
Income \$500,000+	590	1.88%
2017 Est. Average Household Income	\$112,734	
2017 Est. Median Household Income	\$84,640	



		Arlington Heights village, IL (1702154)	
Description		Total	%
2017 Est. Households by Household Size		31,466	
1-person 2-person 3-person 4-person 5-person 6-person 7-or-more-person			
1-person	9,581	30.45%	
2-person	10,180	32.35%	
3-person	4,846	15.40%	
4-person	4,465	14.19%	
5-person	1,751	5.56%	
6-person	504	1.60%	
7-or-more-person	139	0.44%	
2017 Est. Average Household Size	2.39		
2017 Est. Households by Number of Vehicles		31,466	
No Vehicles	1,881	5.98%	
1 Vehicle	10,315	32.78%	
2 Vehicles	14,385	45.72%	
3 Vehicles	3,750	11.92%	
4 Vehicles	980	3.11%	
5 or more Vehicles	155	0.49%	
2017 Est. Average Number of Vehicles	1.8		
2017 Est. Pop 16+ by Occupation Classification		38,984	
Blue Collar White Collar Service and Farm			
Blue Collar	5,048	12.95%	
White Collar	29,454	75.55%	
Service and Farm	4,482	11.50%	
2017 Est. Workers Age 16+ by Transp. to Work		38,327	
Drove Alone	31,173	81.33%	
Car Pooled	1,705	4.45%	
Public Transportation	2,513	6.56%	
Walked	512	1.34%	
Bicycle	118	0.31%	
Other Means	222	0.58%	
Worked at Home	2,084	5.44%	
2017 Est. Workers Age 16+ by Travel Time to Work			
Less than 15 Minutes	7,482		
15 - 29 Minutes	11,774		
30 - 44 Minutes	8,935		
45 - 59 Minutes	3,914		
60 or more Minutes	4,166		
2017 Est. Avg Travel Time to Work in Minutes	33.00		
2017 Est. Occupied Housing Units by Tenure		31,466	
Owner Occupied	24,272	77.14%	
Renter Occupied	7,194	22.86%	
2017 Owner Occ. HUs: Avg. Length of Residence		18.5	
2017 Renter Occ. HUs: Avg. Length of Residence		6.4	

Description	Arlington Heights village, IL (1702154)	
	Total	%
2017 Est. Owner-Occupied Housing Units by Value	24,272	
Value Less than \$20,000	466	1.92%
Value \$20,000 - \$39,999	181	0.75%
Value \$40,000 - \$59,999	167	0.69%
Value \$60,000 - \$79,999	353	1.45%
Value \$80,000 - \$99,999	664	2.74%
Value \$100,000 - \$149,999	1,598	6.58%
Value \$150,000 - \$199,999	1,469	6.05%
Value \$200,000 - \$299,999	4,852	19.99%
Value \$300,000 - \$399,999	5,309	21.87%
Value \$400,000 - \$499,999	4,624	19.05%
Value \$500,000 - \$749,999	3,253	13.40%
Value \$750,000 - \$999,999	903	3.72%
Value \$1,000,000 or more	433	1.78%
2017 Est. Median All Owner-Occupied Housing Value	\$344,943	
2017 Est. Housing Units by Units in Structure	33,501	
1 Unit Attached	2,299	6.86%
1 Unit Detached	18,912	56.45%
2 Units	173	0.52%
3 or 4 Units	979	2.92%
5 to 19 Units	4,223	12.61%
20 to 49 Units	2,987	8.92%
50 or More Units	3,928	11.73%
Mobile Home or Trailer	0	0.00%
Boat, RV, Van, etc.	0	0.00%
2017 Est. Housing Units by Year Structure Built	33,501	
Housing Units Built 2010 or later	477	1.42%
Housing Units Built 2000 to 2009	1,546	4.61%
Housing Units Built 1990 to 1999	3,102	9.26%
Housing Units Built 1980 to 1989	5,245	15.66%
Housing Units Built 1970 to 1979	7,876	23.51%
Housing Units Built 1960 to 1969	7,555	22.55%
Housing Units Built 1950 to 1959	5,449	16.27%
Housing Units Built 1940 to 1949	1,017	3.04%
Housing Unit Built 1939 or Earlier	1,234	3.68%
2017 Est. Median Year Structure Built	1972	

2017 Household Income by Age of Householder

Description	Arlington Heights village, IL (1702154)								Total	Percentage
	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 64	Age 65 - 74	Age 75 - 84	Age 85+		
Household Totals	647	3,495	4,884	6,185	6,670	4,742	3,014	1,829	31,466	
% of Total Households	2.06%	11.11%	15.52%	19.66%	21.20%	15.07%	9.58%	5.81%		
Income Less than \$15,000	73	151	119	212	315	259	336	326	1,791	5.69%
% Across Age Ranges	4.08%	8.43%	6.64%	11.84%	17.59%	14.46%	18.76%	18.20%		
% Within Age Range	11.28%	4.32%	2.44%	3.43%	4.72%	5.46%	11.15%	17.82%		
Income \$15,000 - \$24,999	80	135	102	141	196	382	502	394	1,932	6.14%
% Across Age Ranges	4.14%	6.99%	5.28%	7.30%	10.14%	19.77%	25.98%	20.39%		
% Within Age Range	12.36%	3.86%	2.09%	2.28%	2.94%	8.06%	16.66%	21.54%		
Income \$25,000 - \$34,999	46	272	192	197	288	395	390	261	2,041	6.49%
% Across Age Ranges	2.25%	13.33%	9.41%	9.65%	14.11%	19.35%	19.11%	12.79%		
% Within Age Range	7.11%	7.78%	3.93%	3.19%	4.32%	8.33%	12.94%	14.27%		
Income \$35,000 - \$49,999	81	416	379	391	481	668	504	246	3,166	10.06%
% Across Age Ranges	2.56%	13.14%	11.97%	12.35%	15.19%	21.10%	15.92%	7.77%		
% Within Age Range	12.52%	11.90%	7.76%	6.32%	7.21%	14.09%	16.72%	13.45%		
Income \$50,000 - \$74,999	121	703	676	907	1,053	913	510	270	5,153	16.38%
% Across Age Ranges	2.35%	13.64%	13.12%	17.60%	20.43%	17.72%	9.90%	5.24%		
% Within Age Range	18.70%	20.11%	13.84%	14.66%	15.79%	19.25%	16.92%	14.76%		
Income \$75,000 - \$99,999	185	537	656	815	892	731	317	146	4,279	13.60%
% Across Age Ranges	4.32%	12.55%	15.33%	19.05%	20.85%	17.08%	7.41%	3.41%		
% Within Age Range	28.59%	15.36%	13.43%	13.18%	13.37%	15.42%	10.52%	7.98%		
Income \$100,000 - \$124,999	30	462	737	699	697	479	152	87	3,343	10.62%
% Across Age Ranges	0.90%	13.82%	22.05%	20.91%	20.85%	14.33%	4.55%	2.60%		
% Within Age Range	4.64%	13.22%	15.09%	11.30%	10.45%	10.10%	5.04%	4.76%		
Income \$125,000 - \$149,999	19	259	423	627	638	351	126	53	2,496	7.93%
% Across Age Ranges	0.76%	10.38%	16.95%	25.12%	25.56%	14.06%	5.05%	2.12%		
% Within Age Range	2.94%	7.41%	8.66%	10.14%	9.57%	7.40%	4.18%	2.90%		
Income \$150,000 - \$199,999	7	337	836	888	844	257	87	22	3,278	10.42%
% Across Age Ranges	0.21%	10.28%	25.50%	27.09%	25.75%	7.84%	2.65%	0.67%		
% Within Age Range	1.08%	9.64%	17.12%	14.36%	12.65%	5.42%	2.89%	1.20%		
Income \$200,000 or more	5	223	764	1,308	1,266	307	90	24	3,987	12.67%
% Across Age Ranges	0.13%	5.59%	19.16%	32.81%	31.75%	7.70%	2.26%	0.60%		
% Within Age Range	0.77%	6.38%	15.64%	21.15%	18.98%	6.47%	2.99%	1.31%		
Median Household Income	\$58,988	\$78,282	\$110,787	\$115,361	\$103,945	\$68,264	\$43,304	\$32,452		

According to the data presented, there is a large component of small households in the area, which is the target market for multi-family housing. Single person households comprise 30.45% of the households within Arlington Heights, with two person households comprising 32.35% of the households in the city. Thus, the one and two person households comprise 62.80% of the households in this market area.

As already discussed, the subject property will draw prospective renters from an area that is much wider than these geographic boundaries. Additional renter demand will be generated from persons from outside the area due to job relocations or others relocating to be closer to their employment.

Qualifying Income

Our recommendations for the subject units result in average monthly rents as shown below, along with the minimum income to qualify, utilizing a 30% to 35% rent/income ratio:

	1BR	2BR	3BR
Monthly Rent	\$1,850	\$2,500	\$3,200
12 months	12	12	12
Annual Rent	\$22,200	\$30,000	\$38,400
Rent/Income Ratio	30%	30%	30%
Minimum Income	\$74,000	\$100,000	\$128,000

	1BR	2BR	3BR
Monthly Rent	\$1,850	\$2,500	\$3,200
12 months	12	12	12
Annual Rent	\$22,200	\$30,000	\$38,400
Rent/Income Ratio	35%	35%	35%
Minimum Income	\$63,429	\$85,714	\$109,714

Residents living in Arlington Heights have an average household income of \$112,734 and a median household income of \$84,640. With 14,884 renter households in this primary market area with incomes over \$60,000 and the subject property comprising only 80 units, the subject property would need to capture less than 1% of the target market. In reality, the property will be drawing from a larger radius than the city of Arlington Heights, which would reduce the required capture rate even further.

Rental Competition Survey

Existing Competition

Due to the lack of new construction rental apartment units in downtown Arlington Heights, the competition for the subject units will be located in a broader market area and therefore our market survey includes 16 properties with over 3,300 units. As a new construction property, the subject building will be competing with other properties which were built within the past several years and which are located in surrounding communities along with older properties in its immediate area.

The buildings in the competitive survey are currently reporting rents ranging from \$1.52 to \$2.47 PSF and average unit sizes ranging from 849 to 1,397 SF. Parking prices are ranging from \$60 to \$150 per space per month, with tandem spaces renting as high as \$200 per month. The following is a summary of this survey data followed by a discussion of the buildings which comprise the primary and secondary competition for the subject property.

Apartment Competition Survey – By Unit Type

Unit Type	No. Units	%	Avg SF	Quoted Rent		Net Effective Rent	
				Per Unit	PSF	Per Unit	PSF
Studio/Convertible	179	5%	614	\$1,535	\$2.50	\$1,457	\$2.37
One Bedroom	1,490	44%	794	\$1,770	\$2.23	\$1,715	\$2.16
One Bedroom + Den	291	9%	941	\$1,891	\$2.01	\$1,847	\$1.96
Two Bedroom	1,228	36%	1,165	\$2,371	\$2.03	\$2,285	\$1.96
Two Bedroom + Den	132	4%	1,360	\$2,846	\$2.09	\$2,647	\$1.95
Three Bedroom	57	2%	1,540	\$3,172	\$2.06	\$3,155	\$2.05
Total/Avg	3,377	100%	967	\$2,052	\$2.12	\$1,981	\$2.05

One Arlington, Dunton Tower and Hancock Square are located in Arlington Heights. One Arlington is located next to the Arlington International Racecourse and just east of Route 53. It is northwest of the downtown area and part of the Arlington Downs master planned development. The property was originally built as a hotel in 1969 and had been vacant since 2009. The conversion was completed in 2014. As a future phase, there will be retail space, a hotel, several restaurants, and an additional phase of multifamily units developed on adjoining sites. The location is within walking distance to a Metra station but not within the downtown area. The finishes are consistent with the Class A new construction rental product. This 12-story building offers excellent views and extensive amenities including a roof top sundeck, clubroom, fitness center, along with other amenities such as a golf driving range.

Dunton Tower and Hancock Square are located within downtown Arlington Heights offering locations very similar to the subject property. Both properties are within walking distance of the Metra station as well as the shops and restaurants. The units have been updated with granite and some wood-look flooring in the kitchens but Dunton Tower lacks in-unit washers and dryers which are now standard in new construction projects. Both properties are high-rise elevator buildings.

While these properties have updated finishes, they are not new construction and therefore are not able to command the new construction rent premiums.

North680 is the newest addition to the rental market in Schaumburg. This development began delivering units in 2017 and still is engaged in lease-up. It is a more of a typical suburban garden-style development with a location on Algonquin Road, west of Route 53. Thus, it lacks the suburban downtown location which the subject property offers and therefore reflects rent levels which are below what is indicated for the subject units.

Des Plaines also has two rental apartment buildings located in its downtown area which could be alternatives to the subject property: **Kingston Pointe** and **River 595** were originally designed and constructed as condominium buildings but delivered in the recession and were converted to rental utilization. Both buildings have similar locations in the downtown area and are walking distance to shops, restaurants and the Metra station. The unit mix at both of these building is geared toward larger units since the buildings were originally planned to be condominiums. The larger unit sizes results in rents on a per square foot basis at the lower end of the comparable data set. The finishes are typical of new construction alternatives in the market but the amenity package is limited at Kingston Pointe and reflective of the smaller building size at River 595. With the larger average unit sizes, inferior amenities, and a less vibrant downtown ambience, these rents will fall below the levels indicated for the subject units.

Northgate Crossing is located in northern Cook County in Wheeling, north of Dundee Road. It is a heavily car dependent location; however, it is within walking distance of a Metra station although the Metra service to this station is not as frequent as at the Arlington Heights station. This development includes several buildings with garages built into the first floor. Some of the units include attached garages while others require tenants to exit the unit in order to access the garage. This provides for private garages but can be less desirable if a tenant has to walk outside to access the garage. The amenities are located in a separate clubhouse rather than attached to the building. Give the location in Wheeling and the inferior building design, the rents are considered to fall below what would be achievable at the subject.

There are four developments located in Glenview which were included in the survey. Three of these were built within the last couple years. The Glenview location on the North Shore market is considered to be similar to the subject's Arlington Heights location. However, only **Midtown Square** is located in a walking distance to the Metra and downtown retail and restaurants. **The Reserve** is adjacent to the Golf Metra station but lacks the walkable downtown location that many renters now desire. **Tapestry** is situated overlooking I-294 at the four-way interchange with Willow Road. This location lacks a suburban ambience but provides excellent auto access to the metropolitan area. Midtown Square is a mixed-use project while the Reserve at Glenview and Tapestry are solely residential, although both are part of large retail shopping centers, each anchored by a Mariano's supermarket. The finishes at these projects are typical of new construction rental product. While the amenities at the larger projects are superior, the subject has a superior downtown location. **Aloft at Glen Town Center** is part of the larger planned

development known as The Glen Town Center. The location is within walking proximity to many retail and restaurants amenities but is a longer “hike” to the Glen/North Glenview Metra station. Completed in 2004, Aloft lacks the newest design features seen in the newer buildings.

Park 205 has an excellent location in downtown Park Ridge adjacent to a Whole Foods and within walking distance of the Metra station. With only 115 units, Park 205 offers a swimming pool, club room and fitness center and has been able to generate strong rents.

Northshore 770, AMLI Deerfield, and Woodview are all located in the Northbrook/Deerfield market. These properties were completed in 2015/2016. While these properties have a North Shore location, none are located in a suburban downtown. Northshore 770 is situated by the Edens Expressway, and AMLI Deerfield and Woodview are both located close to I-294. While lacking walkable downtown locations, each property has excellent amenities and Northshore 770 even provides a full-time doorman, an usual amenity for a suburban building. Also in this same market is **Deerfield Village Center**, a smaller building situated in a prime suburban downtown location in Deerfield. Constructed in 2000, the development has an average unit size which is larger than the subject but the property has dated finishes. Its location drives its rents, providing a downtown location within walking distance to an extensive array of shopping, restaurants, and the Metra station. Due to the small size of this property, it has extremely modest amenities, impacting its rent levels.

Future Competition

At the present time, the **Parkview Apartments** are under construction at Dunton and Eastman in downtown Arlington Heights. This is a smaller project and will include only 45 units along with ground floor retail space. The residences will be located on the upper five floors, with 58 parking spaces on the first floor. Nineteen of the 45 units will reportedly be rented to person who qualify under the affordable housing requirements.

Also under construction in Des Plaines is a 270 unit project called **Buckingham Place** on Northwest Highway, approximately one mile from downtown Des Plaines. While situated outside of the downtown area, it is within walking distance of a secondary Metra station which also serves Des Plaines. However, it lacks the downtown ambiance and amenities of a suburban downtown. With its large project size, it will feature extensive amenities and its unit finishes will also be competitive with other new projects in the market.

Wheeling is also being transformed with new developments as the 301 unit **Wheeling Town Center** is currently under construction. This project is being constructed adjacent to a Metra Station and new retail facilities which are also under construction. On the north side of Dundee Road, an additional 265 unit development has been entitled and is being developed. This project too will be within a short walk to the Metra station although neither project will be able to command the rent premiums which are achievable with a downtown Arlington Heights location.

Rental Competition Summary and Details

Apartment Competition Map



Apartment Rental Competition Overview

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Name	Address	Suburb	Submarket	Total Units	Class	Date Built	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF	Garage Fee	Occup.
Subject	45 S. Chestnut	Arlington Heights	Cook	80	A	Proposed	981				
Primary Data Set											
Dunton Tower	55 South Vail	Arlington Heights	NW Cook	216	B	1986	902	\$1.84	\$1.84	\$70	96.8%
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	NW Cook	409	B	1988	849	\$1.93	\$1.93	\$75	93.9%
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	NW Cook	214	A	2014	936	\$2.23	\$2.13	\$75	95.8%
North680	680 E. Algonquin Rd.	Schaumburg	NW Cook	180	A	2017	894	\$2.25	\$1.99	\$75 - \$120	In lease-up
Tapestry Glenview	2550 Waterview Dr	Glenview	North Shore	290	A	2014	887	\$2.25	\$2.11	\$60	98.6%
Northgate Crossing	250 Northgate Pkwy	Wheeling	NW Cook	300	A	2016	969	\$1.77	\$1.69	\$145 - \$175	In lease-up
River 595	595 S. River Rd	Des Plaines	NW Cook	60	A	2011	1,397	\$1.65	\$1.52	\$65	90.0%
Kingston Pointe	1646 River St	Des Plaines	NW Cook	144	A	2009	1,203	\$1.70	\$1.70	\$50 - \$100	93.1%
Total				1,813							
Secondary Data Set											
Aloft at Glen Town Center	1991 Tower Drive	Glenview	North Shore	181	A	2004	1,141	\$2.05	\$2.05	\$75 - \$125	96.1%
Amlı Deerfield	1525 Lake Cook Rd	Deerfield	North Shore	240	A	2015	941	\$2.13	\$1.95	\$125	91.3%
Deerfield Village Centre	625 Deerfield Road	Deerfield	North Shore	56	A	2000	1,059	\$2.15	\$1.98	\$50 - \$75	96.4%
Midtown Square	998 Church St	Glenview	North Shore	138	A	2014	920	\$2.41	\$2.28	\$135	92.0%
Northshore 770	770 Skokie Blvd	Northbrook	North Shore	347	A	2016	992	\$2.45	\$2.33	\$150 - \$220	In lease-up
Park 205	205 W. Touhy	Park Ridge	North Shore	115	A	2015	975	\$2.47	\$2.47	\$125 - \$200	94.8%
Reserve at Glenview	195 N. Waukegan Rd	Glenview	North Shore	239	A	2015	1,013	\$2.33	\$2.33	\$75 - \$125	In lease-up
Woodview	15 Parkway North Blvd	Deerfield	North Shore	248	A	2015	965	\$2.28	\$2.28	\$75 - \$125	90.3%
Total				1,564							

(Integra Realty Resources - Chicago conclusions for the subject units are shown in RED.)

Apartment Rental Competition Unit Mix

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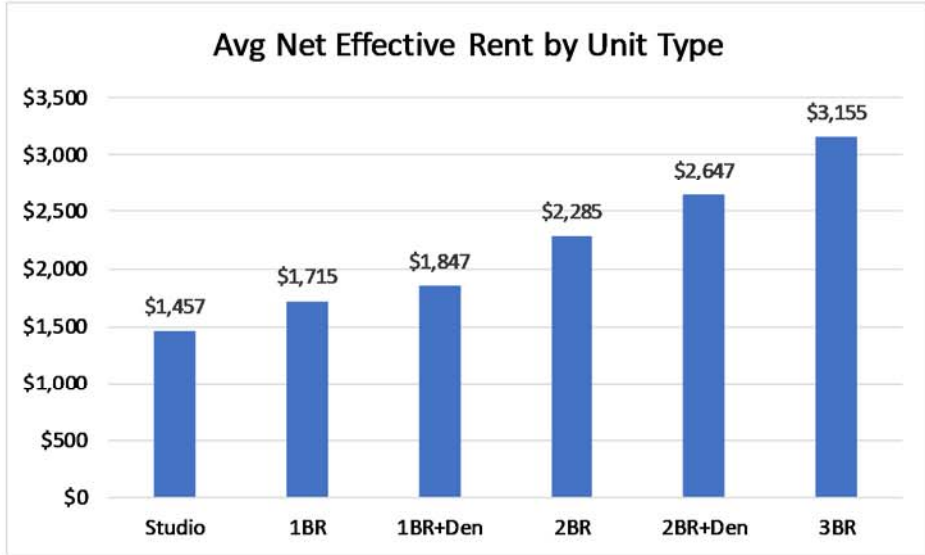
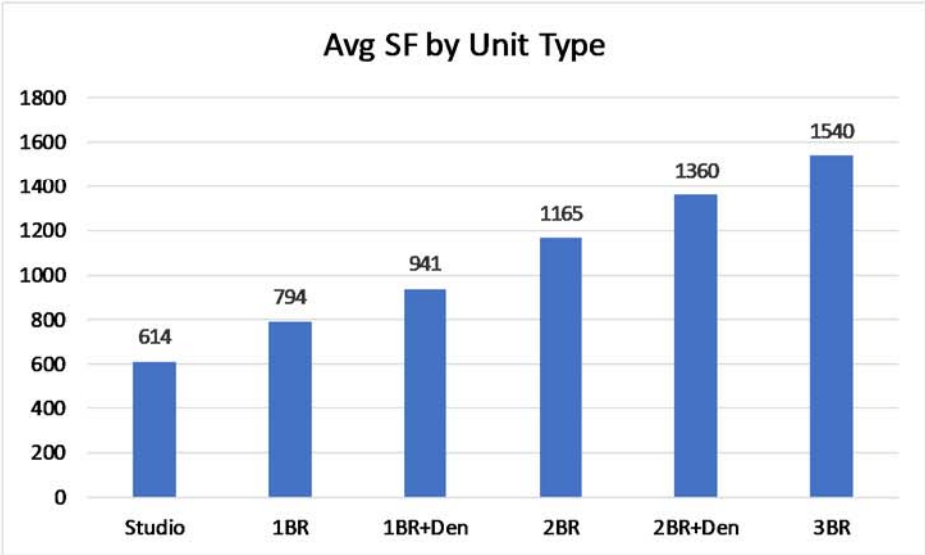
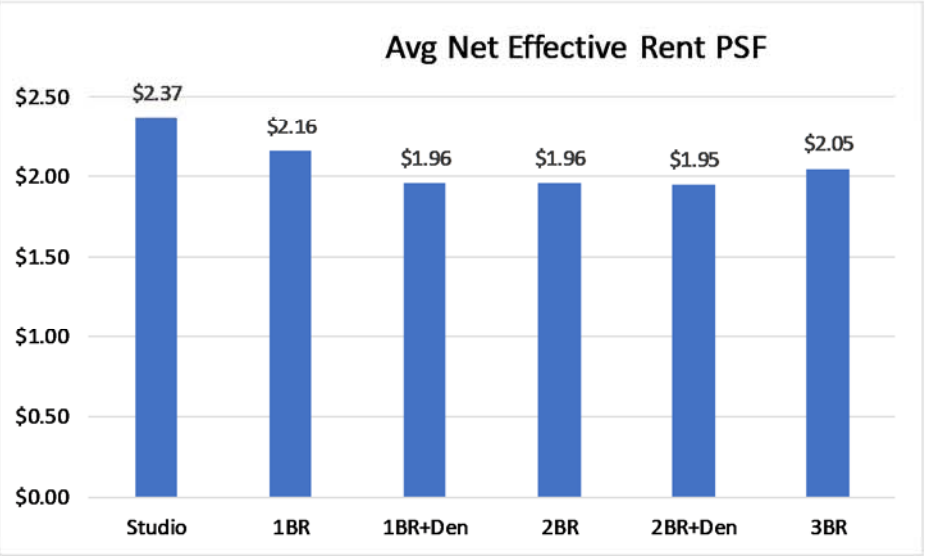
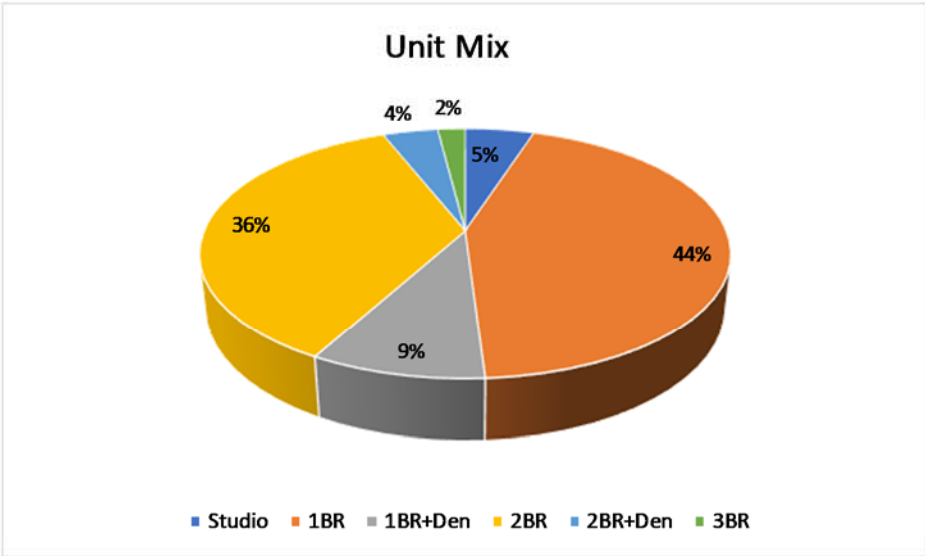
Name	Address	Suburb	Date Built	Avg Size (SF)	Studio	Studio	1BR	1BR	1BR +den	1BR +den	2BR	2BR	2BR +den	2BR +den	3BR	3BR	Total
Subject	45 S. Chestnut	Arlington Heights	Proposed	981			35	44%			39	49%			6	7%	80
Dunton Tower	55 South Vail	Arlington Heights	1986	902	27	12%	108	50%			81	38%					216
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	1988	849	30	7%	143	35%	89	22%	147	36%					409
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	2014	936	51	24%	113	53%			50	23%					214
North680	680 E. Algonquin Rd.	Schaumburg	2017	894			104	58%	24	13%	52	29%					180
Tapestry Glenview	2550 Waterview Dr	Glenview	2014	887	29	10%	136	47%	12	4%	113	39%					290
Northgate Crossing	250 Northgate Pkwy	Wheeling	2016	969			162	54%	20	7%	106	35%			12	4%	300
River 595	595 S. River Rd	Des Plaines	2011	1,397			5	8%			5	8%	50	83%			60
Kingston Pointe	1646 River St	Des Plaines	2009	1,203			34	24%	28	19%	72	50%	7	5%	3	2%	144
Aloft at Glen Town Center	1991 Tower Drive	Glenview	2004	1,141			81	45%	8	4%	90	50%	2	1%			181
Amli Deerfield	1525 Lake Cook Rd	Deerfield	2015	941	23	10%	122	51%	6	3%	75	31%	14	6%			240
Deerfield Village Centre	625 Deerfield Road	Deerfield	2000	1,059			20	36%	16	29%	20	36%					56
Midtown Square	998 Church St	Glenview	2014	920			99	72%			39	28%					138
Northshore 770	770 Skokie Blvd	Northbrook	2016	992			86	25%	63	18%	142	41%	56	16%			347
Park 205	205 W. Touhy	Park Ridge	2015	975			57	50%	7	6%	45	39%	3	3%	3	3%	115
Reserve at Glenview	195 N. Waukegan Rd	Glenview	2015	1,013	6	3%	103	43%	18	8%	76	32%			36	15%	239
Woodview	15 Parkway North Blvd	Deerfield	2015	965	13	5%	117	47%			115	46%		0%	3	1.21%	248
Total/Percentage					179	5%	1,490	44%	291	9%	1,228	36%	132	4%	57	2%	3,377

Apartment Rental Competition Unit Sizes

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Name	Address	Suburb	Date Built	Avg Size (SF)	Studio		1BR		1BR+Den		2BR		2BR+Den		3BR	
Subject	45 S. Chestnut	Arlington Heights	Proposed	981			745	828			955	1,332			1,383	1,438
Dunton Tower	55 South Vail	Arlington Heights	1986	902	600		785	800			1,100	1,200				
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	1988	849	608		677		850	925	975	1,128				
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	2014	936	549	769	803	1012			1,193	1,521				
North680	680 E. Algonquin Rd.	Schaumburg	2017	894			665	785	1,039		1,130	1,588				
Tapestry Glenview	2550 Waterview Dr	Glenview	2014	887	599		715	822	1,019		1,064	1,212				
Northgate Crossing	250 Northgate Pkwy	Wheeling	2016	969			696	873	883		1,190	1,212			1,971	2005
River 595	595 S. River Rd	Des Plaines	2011	1,397			860				1,325		1,390	1,660		
Kingston Pointe	1646 River St	Des Plaines	2009	1,203			820	1005	971	1,089	1,207	1,448	1,769		1,725	1,924
Aloft at Glen Town Center	1991 Tower Drive	Glenview	2004	1,141			775	1000	1,050	1,325	1,100	1,600	1,800			
Amli Deerfield	1525 Lake Cook Rd	Deerfield	2015	941	527	631	722	859	966		1,147	1,301	1,260	1,365		
Deerfield Village Centre	625 Deerfield Road	Deerfield	2000	1,059			780	1000	1,050	1,090	1,040	1,400				
Midtown Square	998 Church St	Glenview	2014	920			763	909			923	1,341				
Northshore 770	770 Skokie Blvd	Northbrook	2016	992			667	904	755	972	1,009	1,157	1,099	1,341		
Park 205	205 W. Touhy	Park Ridge	2015	975			606	881	942	1,064	1,080	1,345	1,316		1,387	1423
Reserve at Glenview	195 N. Waukegan Rd	Glenview	2015	1,013	630		750	810	964		1,105	1,271			1,385	1,407
Woodview	15 Parkway North Blvd	Deerfield	2015	965	525	611	659	1005			958	1,315			1,328	
Average Unit Size (SF)					614		794		941		1,165		1,360		1,540	

Market Survey Summary



Rent Survey Summary and Detailed Project Summary Sheets

On the following pages are the summaries of the current rents for the primary competition and secondary competition. In each of the corresponding graphs, the IRR rent conclusions for the subject are shown in red.

Studio/Convertible Apartment Comparables

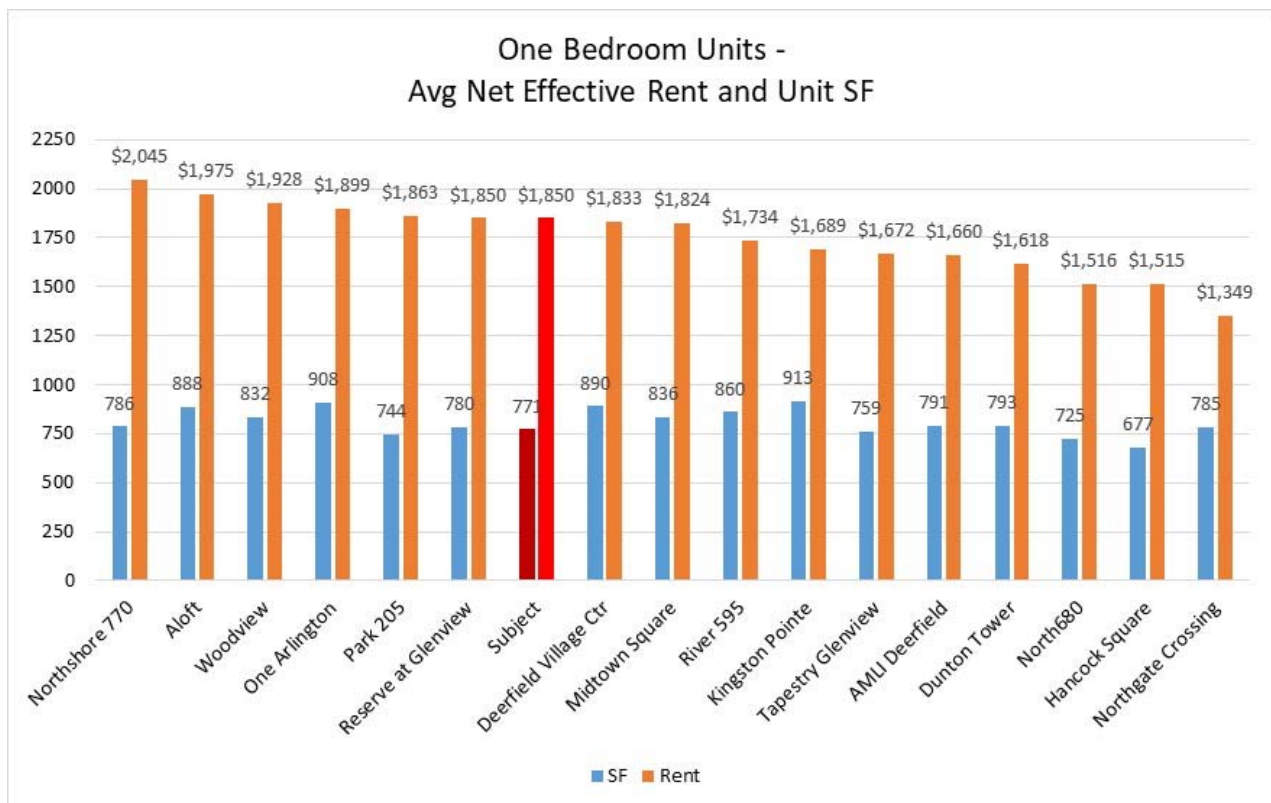
Unit Description	Unit	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
AMLI Deerfield										
Studio	23	9.6%	527	\$1,475	\$2.80	\$2.57	8.3%	\$1,352	\$2.57	\$2.35
1.0 Bath			631	\$1,475	\$2.34			\$1,352	\$2.14	
Dunton Tower										
Studio	27	12.5%	600	\$1,241	\$2.07	\$2.14	0.0%	\$1,241	\$2.07	\$2.14
1.0 Bath			600	\$1,328	\$2.21			\$1,328	\$2.21	
Hancock Square At Arlington Station										
Studio	30	7.3%	608	\$1,457	\$2.40	\$2.40	0.0%	\$1,457	\$2.40	\$2.40
1.0 Bath			608	\$1,457	\$2.40			\$1,457	\$2.40	
One Arlington										
Studio	51	23.8%	549	\$1,489	\$2.71	\$2.59	8.3%	\$1,365	\$2.49	\$2.37
1.0 Bath			769	\$1,899	\$2.47			\$1,741	\$2.26	
Reserve at Glenview										
Studio	6	2.5%	630	\$1,580	\$2.51	\$2.51	0.0%	\$1,580	\$2.51	\$2.51
1.0 Bath			630	\$1,580	\$2.51			\$1,580	\$2.51	
Tapestry Glenview										
Studio	29	10.0%	599	\$1,549	\$2.59	\$2.67	8.3%	\$1,420	\$2.37	\$2.45
1.0 Bath			599	\$1,649	\$2.75			\$1,512	\$2.52	
Woodview										
Studio	13	5.2%	525	\$1,390	\$2.65	\$2.60	0.0%	\$1,390	\$2.65	\$2.60
1.0 Bath			611	\$1,565	\$2.56			\$1,565	\$2.56	
Total/Weighted Avg	179		614	\$1,535		\$2.50		\$1,457		\$2.37

One Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Aloft at Glen Town Center										
One Bedroom	81	44.8%	775	\$1,600	\$2.06	\$2.21	0.0%	\$1,600	\$2.06	\$2.21
1.0 Bath			1,000	\$2,350	\$2.35			\$2,350	\$2.35	
AMLI Deerfield										
One Bedroom	122	50.8%	722	\$1,658	\$2.30	\$2.29	8.3%	\$1,520	\$2.11	\$2.10
1.0 Bath			859	\$1,963	\$2.29			\$1,799	\$2.09	
Deerfield Village Centre										
One Bedroom	20	35.7%	780	\$1,950	\$2.50	\$2.28	8.3%	\$1,788	\$2.29	\$2.09
1.0 Bath			1,000	\$2,050	\$2.05			\$1,879	\$1.88	
Dunton Tower										
One Bedroom	108	50.0%	785	\$1,554	\$1.98	\$2.04	0.0%	\$1,554	\$1.98	\$2.04
1.0 Bath			800	\$1,681	\$2.10			\$1,681	\$2.10	
Hancock Square At Arlington Station										
One Bedroom	143	35.0%	677	\$1,515	\$2.24	\$2.24	0.0%	\$1,515	\$2.24	\$2.24
1.0 Bath			677	\$1,515	\$2.24			\$1,515	\$2.24	
Kingston Pointe										
One Bedroom	34	23.6%	820	\$1,653	\$2.02	\$1.87	0.0%	\$1,653	\$2.02	\$1.87
1.0 Bath			1,005	\$1,725	\$1.72			\$1,725	\$1.72	
Midtown Square										
One Bedroom	99	71.7%	763	\$1,830	\$2.40	\$2.38	8.3%	\$1,678	\$2.20	\$2.18
1.0 Bath			909	\$2,150	\$2.37			\$1,971	\$2.17	
North680										
One Bedroom	104	57.8%	665	\$1,589	\$2.39	\$2.37	11.5%	\$1,406	\$2.11	\$2.09
1.0 Bath			785	\$1,839	\$2.34			\$1,627	\$2.07	
Northgate Crossing										
One Bedroom	162	54.0%	696	\$1,229	\$1.77	\$1.81	5.3%	\$1,163	\$1.67	\$1.71
1.0 Bath			873	\$1,620	\$1.86			\$1,534	\$1.76	
Northshore 770										
One Bedroom	86	24.8%	667	\$1,700	\$2.55	\$2.60	0.0%	\$1,700	\$2.55	\$2.60
1.0 Bath			904	\$2,390	\$2.64			\$2,390	\$2.64	
One Arlington										
One Bedroom	113	52.8%	803	\$1,599	\$1.99	\$2.08	0.0%	\$1,599	\$1.99	\$2.08
1.0 Bath			1,012	\$2,199	\$2.17			\$2,199	\$2.17	
Park 205 Apartments										
One Bedroom	57	49.6%	606	\$1,765	\$2.91	\$2.57	0.0%	\$1,765	\$2.91	\$2.57
1.0 Bath			881	\$1,960	\$2.22			\$1,960	\$2.22	
Reserve at Glenview										
One Bedroom	103	43.1%	750	\$1,745	\$2.33	\$2.37	0.0%	\$1,745	\$2.33	\$2.37
1.0 Bath			810	\$1,955	\$2.41			\$1,955	\$2.41	
River 595										
One Bedroom	5	8.3%	860	\$1,829	\$2.13	\$2.18	7.7%	\$1,688	\$1.96	\$2.02
1.0 Bath			860	\$1,929	\$2.24			\$1,781	\$2.07	

One Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Tapestry Glenview										
One Bedroom	80	27.6%	715	\$1,699	\$2.38	\$2.38	4.2%	\$1,628	\$2.28	\$2.28
1.0 Bath			715	\$1,699	\$2.38			\$1,628	\$2.28	
Tapestry Glenview										
One Bedroom	56	19.3%	822	\$1,810	\$2.20	\$2.20	4.2%	\$1,735	\$2.11	\$2.11
1.0 Bath			822	\$1,810	\$2.20			\$1,735	\$2.11	
Woodview										
One Bedroom	117	47.2%	659	\$1,595	\$2.42	\$2.34	0.0%	\$1,595	\$2.42	\$2.34
1.0 Bath			1,005	\$2,261	\$2.25			\$2,261	\$2.25	
Total/Weighted Avg	1,490		794	\$1,770		\$2.23		\$1,715		\$2.16



Projected rents for the subject property shown in red.

One Bedroom +Den Apartment Comparables

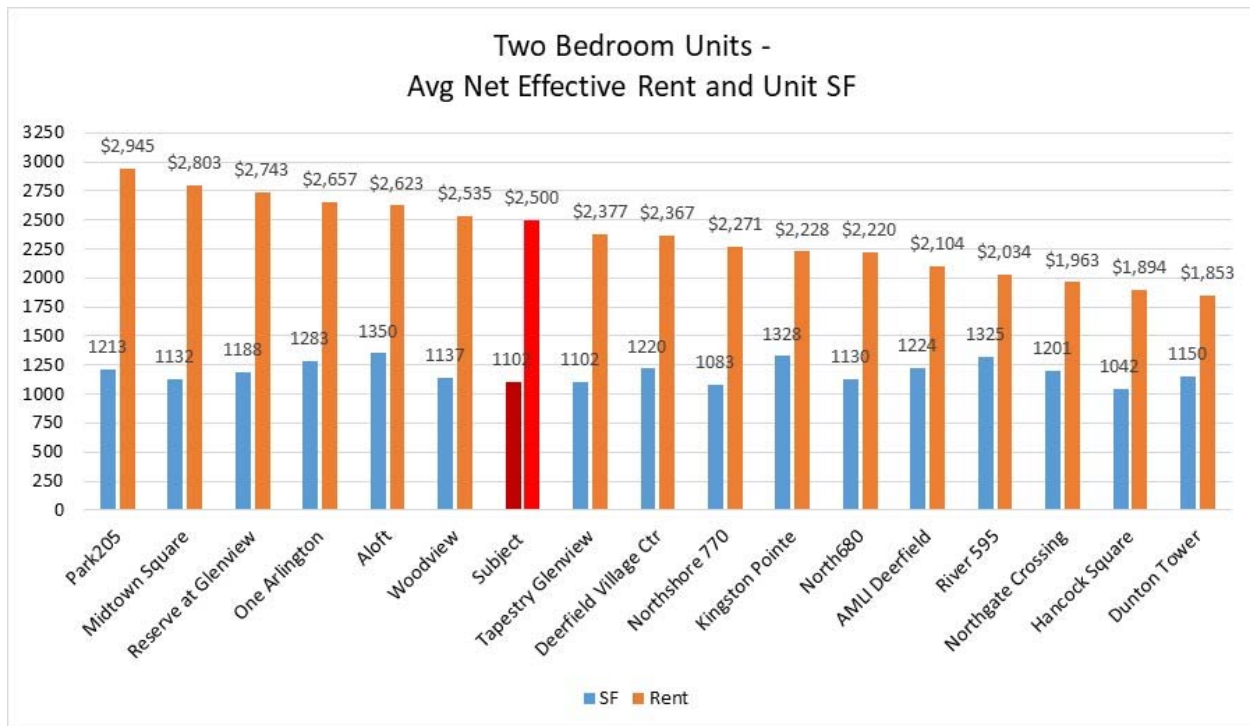
Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Aloft at Glen Town Center										
One Bedroom + Den	8	4.4%	1,050	\$2,350	\$2.24	\$2.07	0.0%	\$2,350	\$2.24	\$2.07
1.0-2.0 Bath			1,325	\$2,520	\$1.90			\$2,520	\$1.90	
AMLI Deerfield										
One Bedroom + Den	6	2.5%	966	\$2,075	\$2.15	\$2.16	8.3%	\$1,902	\$1.97	\$1.98
1.0 Bath			966	\$2,100	\$2.17			\$1,925	\$1.99	
Deerfield Village Centre										
One Bedroom + Den	16	28.6%	1,050	\$2,260	\$2.15	\$2.11	8.3%	\$2,072	\$1.97	\$1.94
1.0 Bath			1,090	\$2,260	\$2.07			\$2,072	\$1.90	
Hancock Square At Arlington Station										
One Bedroom + Den	89	21.8%	850	\$1,395	\$1.64	\$1.64	0.0%	\$1,395	\$1.64	\$1.64
1.0 Bath			925	\$1,524	\$1.65			\$1,524	\$1.65	
Kingston Pointe										
One Bedroom + Den	28	19.4%	971	\$1,705	\$1.76	\$1.69	0.0%	\$1,705	\$1.76	\$1.69
1.0 Bath			1,089	\$1,768	\$1.62			\$1,768	\$1.62	
North680										
One Bedroom + Den	24	13.3%	1,039	\$1,999	\$1.92	\$1.99	11.5%	\$1,768	\$1.70	\$1.76
1.0 Bath			1,039	\$2,139	\$2.06			\$1,892	\$1.82	
Northgate Crossing										
One Bedroom + Den	20	6.7%	883	\$1,760	\$1.99	\$1.99	4.9%	\$1,674	\$1.90	\$1.90
1.0 Bath			883	\$1,760	\$1.99			\$1,674	\$1.90	
Northshore 770										
One Bedroom + Den	63	18.2%	755	\$1,690	\$2.24	\$2.45	0.0%	\$1,690	\$2.24	\$2.45
1.0 Bath			972	\$2,580	\$2.65			\$2,580	\$2.65	
Park 205 Apartments										
One Bedroom + Den	7	6.1%	942	\$2,360	\$2.51	\$2.36	0.0%	\$2,360	\$2.51	\$2.36
1.0 Bath			1,064	\$2,360	\$2.22			\$2,360	\$2.22	
Reserve at Glenview										
One Bedroom + Den	18	7.5%	964	\$2,285	\$2.37	\$2.37	0.0%	\$2,285	\$2.37	\$2.37
1.0 Bath			964	\$2,285	\$2.37			\$2,285	\$2.37	
Tapestry Glenview										
One Bedroom + Den	12	4.1%	1,019	\$2,299	\$2.26	\$2.26	4.2%	\$2,203	\$2.16	\$2.16
1.0 Bath			1,019	\$2,299	\$2.26			\$2,203	\$2.16	
Total/Weighted Avg	291		941	\$1,891		\$2.01		\$1,847		\$1.96

Two Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Aloft at Glen Town Center										
Two Bedroom	90	49.7%	1,100	\$2,155	\$1.96	\$1.95	0.0%	\$2,155	\$1.96	\$1.95
2.0 Bath			1,600	\$3,090	\$1.93			\$3,090	\$1.93	
AMLI Deerfield										
Two Bedroom	75	31.3%	1,147	\$2,160	\$1.88	\$1.88	8.3%	\$1,980	\$1.73	\$1.72
2.0 Bath			1,301	\$2,430	\$1.87			\$2,228	\$1.71	
Deerfield Village Centre										
Two Bedroom	20	35.7%	1,040	\$2,495	\$2.40	\$2.15	8.3%	\$2,287	\$2.20	\$1.97
2.0 Bath			1,400	\$2,670	\$1.91			\$2,448	\$1.75	
Dunton Tower										
Two Bedroom	81	37.5%	1,100	\$1,818	\$1.65	\$1.61	0.0%	\$1,818	\$1.65	\$1.61
2.0 Bath			1,200	\$1,887	\$1.57			\$1,887	\$1.57	
Hancock Square At Arlington Station										
Two Bedroom	87	21.3%	975	\$1,784	\$1.83	\$1.92	0.0%	\$1,784	\$1.83	\$1.92
2.0 Bath			991	\$1,994	\$2.01			\$1,994	\$2.01	
Hancock Square At Arlington Station										
Two Bedroom	60	14.7%	1,128	\$1,755	\$1.56	\$1.69	0.0%	\$1,755	\$1.56	\$1.69
2.0 Bath			1,128	\$2,047	\$1.81			\$2,047	\$1.81	
Kingston Pointe										
Two Bedroom	72	50.0%	1,207	\$1,955	\$1.62	\$1.67	0.0%	\$1,955	\$1.62	\$1.67
2.0 Bath			1,448	\$2,500	\$1.73			\$2,500	\$1.73	
Midtown Square										
Two Bedroom	39	28.3%	923	\$2,335	\$2.53	\$2.48	0.0%	\$2,335	\$2.53	\$2.48
2.0 Bath			1,341	\$3,270	\$2.44			\$3,270	\$2.44	
North680										
Two Bedroom	48	26.7%	1,130	\$2,379	\$2.11	\$2.22	11.5%	\$2,105	\$1.86	\$1.96
2.0 Bath			1,130	\$2,639	\$2.34			\$2,335	\$2.07	
North680										
Two Bedroom	4	2.2%	1,588	\$3,379	\$2.13	\$2.13	11.5%	\$2,989	\$1.88	\$1.88
2.0 Bath			1,588	\$3,379	\$2.13			\$2,989	\$1.88	
Northgate Crossing										
Two Bedroom	16	5.3%	883	\$1,820	\$2.06	\$2.06	4.7%	\$1,735	\$1.96	\$1.96
1.0 Bath			883	\$1,820	\$2.06			\$1,735	\$1.96	
Northgate Crossing										
Two Bedroom	90	30.0%	1,190	\$1,985	\$1.67	\$1.70	4.1%	\$1,903	\$1.60	\$1.63
2.0 Bath			1,212	\$2,110	\$1.74			\$2,023	\$1.67	
Northshore 770										
Two Bedroom	142	40.9%	1,009	\$2,450	\$2.43	\$2.28	7.7%	\$2,262	\$2.24	\$2.11
2.0 Bath			1,157	\$2,470	\$2.13			\$2,280	\$1.97	
One Arlington										
Two Bedroom	36	16.8%	1,193	\$2,499	\$2.09	\$2.23	8.3%	\$2,291	\$1.92	\$2.04
2.0 Bath			1,273	\$2,999	\$2.36			\$2,749	\$2.16	
One Arlington										
Two Bedroom	14	6.5%	1,303	\$3,000	\$2.30	\$2.33	8.3%	\$2,750	\$2.11	\$2.14
2.0 Bath			1,521	\$3,600	\$2.37			\$3,300	\$2.17	

Two Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Park 205 Apartments										
Two Bedroom	45	39.1%	1,080	\$2,610	\$2.42	\$2.43	0.0%	\$2,610	\$2.42	\$2.43
2.0 Bath			1,345	\$3,280	\$2.44			\$3,280	\$2.44	
Reserve at Glenview										
Two Bedroom	76	31.8%	1,105	\$2,505	\$2.27	\$2.31	0.0%	\$2,505	\$2.27	\$2.31
2.0 Bath			1,271	\$2,980	\$2.34			\$2,980	\$2.34	
River 595										
Two Bedroom	5	8.3%	1,325	\$2,159	\$1.63	\$1.66	7.7%	\$1,993	\$1.50	\$1.54
2.0 Bath			1,325	\$2,249	\$1.70			\$2,076	\$1.57	
Tapestry Glenview										
Two Bedroom	84	29.0%	1,064	\$2,249	\$2.11	\$2.11	8.3%	\$2,062	\$1.94	\$1.94
2.0 Bath			1,064	\$2,249	\$2.11			\$2,062	\$1.94	
Tapestry Glenview										
Two Bedroom	29	10.0%	1,212	\$2,749	\$2.27	\$2.27	8.3%	\$2,520	\$2.08	\$2.08
2.0 Bath			1,212	\$2,749	\$2.27			\$2,520	\$2.08	
Woodview										
Two Bedroom	115	46.4%	958	\$1,995	\$2.08	\$2.21	0.0%	\$1,995	\$2.08	\$2.21
2.0 Bath			1,315	\$3,075	\$2.34			\$3,075	\$2.34	
Total/Weighted Avg	1,228		1,165	\$2,371		\$2.03		\$2,285		\$1.96



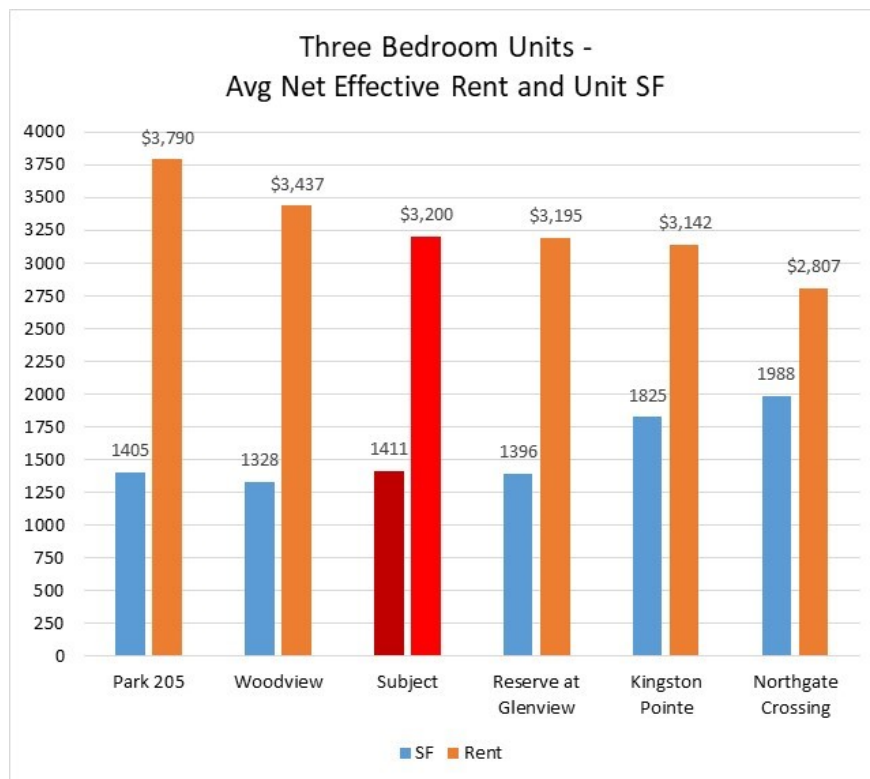
Projected rents for the subject property shown in red.

Two Bedroom + Den Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Aloft at Glen Town Center										
Two Bedroom + Den	2	1.1%	1,800	\$3,810	\$2.12	\$2.45	0.0%	\$3,810	\$2.12	\$2.45
2.0 Bath			1,800	\$5,000	\$2.78			\$5,000	\$2.78	
AMLI Deerfield										
Two Bedroom + Den	14	5.8%	1,260	\$2,579	\$2.05	\$2.18	8.3%	\$2,364	\$1.88	\$2.00
2.0 Bath			1,365	\$3,170	\$2.32			\$2,906	\$2.13	
Kingston Pointe										
Two Bedroom + Den	7	4.9%	1,769	\$2,593	\$1.47	\$1.47	0.0%	\$2,593	\$1.47	\$1.47
2.5 Bath			1,769	\$2,593	\$1.47			\$2,593	\$1.47	
Northshore 770										
Two Bedroom + Den	56	16.1%	1,099	\$2,500	\$2.27	\$2.65	7.7%	\$2,308	\$2.10	\$2.45
2.0 Bath			1,341	\$4,060	\$3.03			\$3,748	\$2.79	
Park 205 Apartments										
Two Bedroom + Den	3	2.6%	1,316	\$3,295	\$2.50	\$2.50	0.0%	\$3,295	\$2.50	\$2.50
2.0 Bath			1,316	\$3,295	\$2.50			\$3,295	\$2.50	
River 595										
Two Bedroom + Den	30	50.0%	1,390	\$2,199	\$1.58	\$1.62	7.7%	\$2,030	\$1.46	\$1.50
2.0 Bath			1,390	\$2,309	\$1.66			\$2,131	\$1.53	
River 595										
Two Bedroom + Den	10	16.7%	1,480	\$2,299	\$1.55	\$1.59	7.7%	\$2,122	\$1.43	\$1.47
2.0 Bath			1,480	\$2,409	\$1.63			\$2,224	\$1.50	
River 595										
Two Bedroom + Den	5	8.3%	1,620	\$2,589	\$1.60	\$1.60	7.7%	\$2,390	\$1.48	\$1.48
2.0 Bath			1,620	\$2,589	\$1.60			\$2,390	\$1.48	
River 595										
Two Bedroom + Den	5	8.3%	1,660	\$2,689	\$1.62	\$1.62	7.7%	\$2,482	\$1.50	\$1.50
2.0 Bath			1,660	\$2,689	\$1.62			\$2,482	\$1.50	
Total/Weighted Avg	132		1,360	\$2,846		\$2.09		\$2,647		\$1.95

Three Bedroom Apartment Comparables

Unit Description	Unit	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Kingston Pointe										
Three Bedroom	3	2.1%	1,725	\$3,142	\$1.82	\$1.73	0.0%	\$3,142	\$1.82	\$1.73
3.0 Bath & up			1,924	\$3,142	\$1.63			\$3,142	\$1.63	
Northgate Crossing										
Three Bedroom	12	4.0%	1,971	\$2,800	\$1.42	\$1.45	2.9%	\$2,719	\$1.38	\$1.41
2.0 Bath			2,005	\$2,980	\$1.49			\$2,894	\$1.44	
Park 205 Apartments										
Three Bedroom	3	2.6%	1,387	\$3,785	\$2.73	\$2.70	0.0%	\$3,785	\$2.73	\$2.70
2.0 Bath			1,423	\$3,795	\$2.67			\$3,795	\$2.67	
Reserve at Glenview										
Three Bedroom	36	15.1%	1,385	\$3,120	\$2.25	\$2.29	0.0%	\$3,120	\$2.25	\$2.29
2.0 Bath			1,407	\$3,270	\$2.32			\$3,270	\$2.32	
Woodview										
Three Bedroom	3	1.2%	1,328	\$3,437	\$2.59	\$2.59	0.0%	\$3,437	\$2.59	\$2.59
2.0 Bath			1,328	\$3,437	\$2.59			\$3,437	\$2.59	
Total/Weighted Avg	57		1,540	\$3,172		\$2.06		\$3,155		\$2.05



Projected rents for the subject property shown in red.

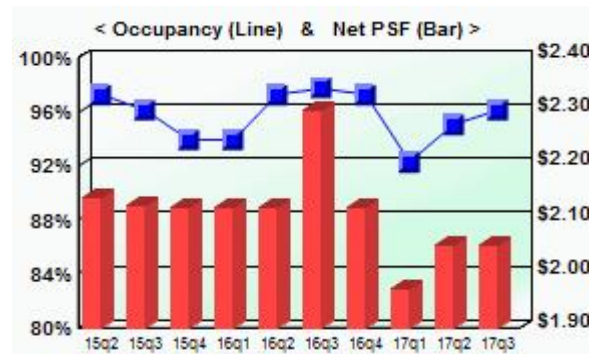
On the following pages are the detailed rent pages for each of the survey properties.

Aloft at Glen Town Center

1991 Tower Drive (S of Willow Rd, W of Rt 43)
Glenview, Cook County, IL 60026

**North Shore**

Class: A, Market Rate
ID: 540; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

<u>Physical Profile</u>
Units: 181
Avg Unit SF: 1,141
Built: 2004
Renovated: na

<u>Economic Profile</u>
Occupancy: 96.1%
Quoted Rent: \$2.05
Concessions: 0.0%
Effective Rent: \$2.05

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>	<u>Concession</u>	<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
One Bedroom	81	44.8%	775	\$1,600	\$2.06	\$2.21	0.0%	\$1,600	\$2.06	\$2.21
1.0 Bath			1,000	\$2,350	\$2.35			\$2,350	\$2.35	
One Bedroom + Den	8	4.4%	1,050	\$2,350	\$2.24	\$2.07	0.0%	\$2,350	\$2.24	\$2.07
1.0-2.0 Bath			1,325	\$2,520	\$1.90			\$2,520	\$1.90	
Two Bedroom	90	49.7%	1,100	\$2,155	\$1.96	\$1.95	0.0%	\$2,155	\$1.96	\$1.95
2.0 Bath			1,600	\$3,090	\$1.93			\$3,090	\$1.93	
Two Bedroom + Den	2	1.1%	1,800	\$3,810	\$2.12	\$2.45	0.0%	\$3,810	\$2.12	\$2.45
2.0 Bath			1,800	\$5,000	\$2.78			\$5,000	\$2.78	

Paid Parking: \$75 (Self-Park Gar/Encl) to \$125 (Reserved Gar/Encl) per month. Free parking available.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Clubhouse
9' Ceiling	Microwave	Conference Room
Smooth Ceiling	Range - Gas	Movie Theater Rm
Window Blinds	Refrigerator	Pets Allowed
Granite Counters	WasherDryer Incl	Parking
Patio/Balcony/Deck	Fitness	Reserved Gar/Encl
	Fitness Center	
	Bike Storage	

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.05	0.0%	96.1%	\$2.05
20172	\$2.05	0.0%	95.0%	\$2.05
20171	\$2.12	7.0%	92.3%	\$1.97
20164	\$2.12	0.0%	97.2%	\$2.12
20163	\$2.30	0.0%	97.8%	\$2.30
20162	\$2.12	0.0%	97.2%	\$2.12
20161	\$2.12	0.0%	93.9%	\$2.12
20154	\$2.12	0.0%	93.9%	\$2.12
20153	\$2.13	0.0%	96.1%	\$2.13
20152	\$2.14	0.0%	97.2%	\$2.14

Notes: Marketing began in December 2003. Two buildings, 3-stories each with retail on first floor. Participate in RUBS Program. Free parking available in detached garage across the street from property. Parking fees listed are for underground parking.

Oliver McMillan

AMLI Deerfield

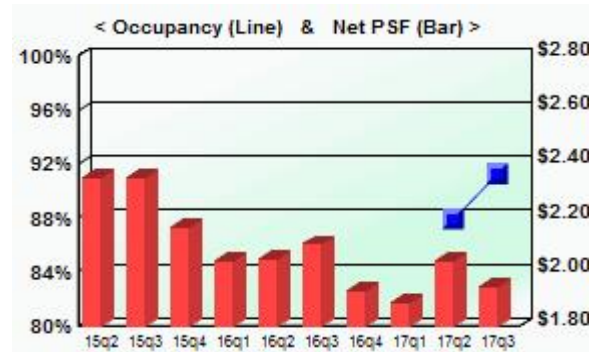
1525 Lake Cook Rd

Deerfield, Cook County, IL 60015

**North Shore**

Class: A, Market Rate

ID: 1445; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

<u>Physical Profile</u>	
Units:	240
Avg Unit SF:	941
Built:	2015
Renovated:	na

<u>Economic Profile</u>	
Occupancy:	91.3%
Quoted Rent:	\$2.13
Concessions:	8.3%
Effective Rent:	\$1.95

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>	<u>Concession</u>	<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
Studio	23	9.6%	527	\$1,475	\$2.80	\$2.57	8.3%	\$1,352	\$2.57	\$2.35
1.0 Bath			631	\$1,475	\$2.34			\$1,352	\$2.14	
One Bedroom	122	50.8%	722	\$1,658	\$2.30	\$2.29	8.3%	\$1,520	\$2.11	\$2.10
1.0 Bath			859	\$1,963	\$2.29			\$1,799	\$2.09	
One Bedroom + Den	6	2.5%	966	\$2,075	\$2.15	\$2.16	8.3%	\$1,902	\$1.97	\$1.98
1.0 Bath			966	\$2,100	\$2.17			\$1,925	\$1.99	
Two Bedroom	75	31.3%	1,147	\$2,160	\$1.88	\$1.88	8.3%	\$1,980	\$1.73	\$1.72
2.0 Bath			1,301	\$2,430	\$1.87			\$2,228	\$1.71	
Two Bedroom + Den	14	5.8%	1,260	\$2,579	\$2.05	\$2.18	8.3%	\$2,364	\$1.88	\$2.00
2.0 Bath			1,365	\$3,170	\$2.32			\$2,906	\$2.13	

Paid Parking: \$125 (Reserved Gar/Encl) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Smoke Free
Smooth Ceiling	Range - Gas	Extra Storage
Window Blinds	Refrigerator	Pets Allowed
Granite Counters	WasherDryer Incl	Fire Pit
Quartz Counters	Fitness	Grilling Area
Tile Backsplash	Fitness Center	Pet Wash Station
Undermount Sinks	Outdoor Pool	Parking
Patio/Balcony/Deck	Bike Storage	Attached Garage

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.13	8.3%	91.3%	\$1.95
20172	\$2.23	8.3%	87.9%	\$2.04
20171	\$2.26	16.7%	79.2%	\$1.88
20164	\$2.31	16.7%	65.8%	\$1.93
20163	\$2.29	8.3%	61.7%	\$2.10
20162	\$2.29	10.5%	57.5%	\$2.05
20161	\$2.23	8.3%	45.4%	\$2.04
20154	\$2.36	8.3%	27.5%	\$2.17
20153	\$2.35	0.0%	22.5%	\$2.35
20152	\$2.35	0.0%	7.1%	\$2.35

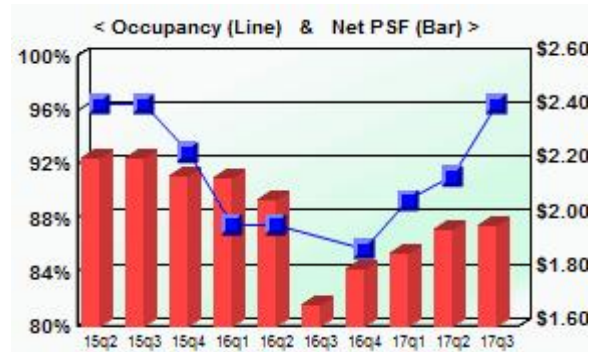
Notes: Leasing began in May, 2015. Bldg opened 8/30/15. Studio units function as convertibles.**AMLI Residential**

Deerfield Village Centre

625 Deerfield Road (Deerfield Rd, E of Rt 43)
Deerfield, Lake County, IL 60015

North Shore

Class: A, Market Rate
ID: 367; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile

Units: **56**
Avg Unit SF: **1,059**
Built: **2000**
Renovated: **na**

Economic Profile

Occupancy: **96.4%**
Quoted Rent: **\$2.15**
Concessions: **8.3%**
Effective Rent: **\$1.98**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Concession	Net Effective Rent		
				Rent	PSF	PSF Avg			Rent	PSF	PSF Avg
One Bedroom	20	35.7%	780	\$1,950	\$2.50	\$2.28		8.3%	\$1,788	\$2.29	\$2.09
1.0 Bath			1,000	\$2,050	\$2.05				\$1,879	\$1.88	
One Bedroom + Den	16	28.6%	1,050	\$2,260	\$2.15	\$2.11		8.3%	\$2,072	\$1.97	\$1.94
1.0 Bath			1,090	\$2,260	\$2.07				\$2,072	\$1.90	
Two Bedroom	20	35.7%	1,040	\$2,495	\$2.40	\$2.15		8.3%	\$2,287	\$2.20	\$1.97
2.0 Bath			1,400	\$2,670	\$1.91				\$2,448	\$1.75	

Paid Parking: \$50 (Reserved Gar/Encl) to \$75 (Tandem Space) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Doorman
Window Blinds	Dishwasher	Laundry Room
Granite Counters	Microwave	Business Center
Tile Backsplash	Range - Gas	Conference Room
Undermount Sinks	Refrigerator	Party/Social Room
	WasherDryer Incl	Extra Storage
	Fitness	Pets Allowed
	Fitness Center	Parking
		Self-Park Gar/Encl
		Reserved Gar/Encl

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.15	8.3%	96.4%	\$1.98
20172	\$2.14	8.3%	91.1%	\$1.96
20171	\$2.04	8.3%	89.3%	\$1.87
20164	\$1.98	8.3%	85.7%	\$1.81
20163	\$1.90	11.9%	76.8%	\$1.68
20162	\$2.22	6.9%	87.5%	\$2.07
20161	\$2.24	4.2%	87.5%	\$2.15
20154	\$2.35	8.3%	92.9%	\$2.16
20153	\$2.22	0.0%	96.4%	\$2.22
20152	\$2.22	0.0%	96.4%	\$2.22

Notes:

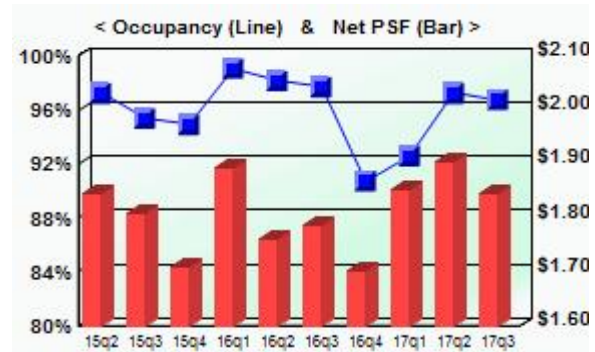
M2 Property Group

Dunton Tower

55 South Vail Avenue (Vail Ave, S of Northwest Hwy)
Arlington Heights, Cook County, IL 60005

**Cook County-Northwest**

Class: B, Market Rate
ID: 407; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	216
Avg Unit SF:	902
Built:	1986
Renovated:	2006

Economic Profile	
Occupancy:	96.8%
Quoted Rent:	\$1.84
Concessions:	0.0%
Effective Rent:	\$1.84

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	27	12.5%	600	\$1,241	\$2.07	\$2.14	0.0%	\$1,241	\$2.07	\$2.14
1.0 Bath			600	\$1,328	\$2.21			\$1,328	\$2.21	
One Bedroom	108	50.0%	785	\$1,554	\$1.98	\$2.04	0.0%	\$1,554	\$1.98	\$2.04
1.0 Bath			800	\$1,681	\$2.10			\$1,681	\$2.10	
Two Bedroom	81	37.5%	1,100	\$1,818	\$1.65	\$1.61	0.0%	\$1,818	\$1.65	\$1.61
2.0 Bath			1,200	\$1,887	\$1.57			\$1,887	\$1.57	

Paid Parking: \$70 (Attached Garage) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Laundry Room
Vinyl Plank Floors	Dishwasher	Business Center
Popcorn Ceiling	Microwave	Clubhouse
Window Blinds	Range - Electric	Party/Social Room
Granite Counters	Refrigerator	Extra Storage
Undermount Sinks	Fitness	Pets Allowed
Patio/Balcony/Deck	Fitness Center	Grilling Area
	Outdoor Pool	Parking
	Sauna	Detached Garage
	Whirlpool	Self-Park Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$1.84	0.0%	96.8%	\$1.84
20172	\$1.90	0.0%	97.2%	\$1.90
20171	\$1.85	0.0%	92.6%	\$1.85
20164	\$1.70	0.0%	90.7%	\$1.70
20163	\$1.79	0.0%	97.7%	\$1.79
20162	\$1.76	0.0%	98.1%	\$1.76
20161	\$1.89	0.0%	99.1%	\$1.89
20154	\$1.71	0.0%	94.9%	\$1.71
20153	\$1.81	0.0%	95.4%	\$1.81
20152	\$1.85	0.0%	97.2%	\$1.85

Notes:

Lincoln Property

Hancock Square At Arlington Station

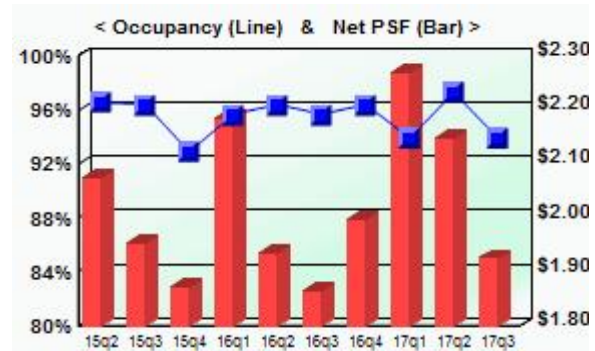
200 North Arlington Heights Road (Arlington Hts Rd, N of Northwest Hwy)
Arlington Heights, Cook County, IL 60004



Cook County-Northwest

Class: B, Market Rate

ID: 178; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights	✓	✓	Trash	✓	✓
Gas Forced Air Heat	✓	✓	Water	✓	✓
Unit Central AC	✓	✓	Cable TV	✓	✓
L=Landlord pays, T=Tenant pays			Internet	✓	✓

Physical Profile	
Units:	409
Avg Unit SF:	849
Built:	1988
Renovated:	2016

Economic Profile	
Occupancy:	93.9%
Quoted Rent:	\$1.93
Concessions:	0.0%
Effective Rent:	\$1.93

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	30	7.3%	608	\$1,457	\$2.40	\$2.40	0.0%	\$1,457	\$2.40	\$2.40
1.0 Bath			608	\$1,457	\$2.40			\$1,457	\$2.40	
One Bedroom	143	35.0%	677	\$1,515	\$2.24	\$2.24	0.0%	\$1,515	\$2.24	\$2.24
1.0 Bath			677	\$1,515	\$2.24			\$1,515	\$2.24	
One Bedroom + Den	89	21.8%	850	\$1,395	\$1.64	\$1.64	0.0%	\$1,395	\$1.64	\$1.64
1.0 Bath			925	\$1,524	\$1.65			\$1,524	\$1.65	
Two Bedroom	87	21.3%	975	\$1,784	\$1.83	\$1.92	0.0%	\$1,784	\$1.83	\$1.92
2.0 Bath			991	\$1,994	\$2.01			\$1,994	\$2.01	
Two Bedroom	60	14.7%	1,128	\$1,755	\$1.56	\$1.69	0.0%	\$1,755	\$1.56	\$1.69
2.0 Bath			1,128	\$2,047	\$1.81			\$2,047	\$1.81	

• 30 units incl a den

Paid Parking: \$75 (Attached Garage) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Business Center
Popcorn Ceiling	Dishwasher	Clubhouse
Window Blinds	Microwave	Party/Social Room
Granite Counters	Range - Electric	Extra Storage
Undermount Sinks	Refrigerator	Pets Allowed
Patio/Balcony/Deck	Washer/Dryer Incl	Grilling Area
	Fitness	Picnic Tables
	Fitness Center	Parking
	Outdoor Pool	Self-Park Gar/Encl
	Indoor Pool	
	Sauna	
	Whirlpool	
	Bike Storage	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$1.93	0.0%	93.9%	\$1.93
20172	\$2.15	0.0%	97.3%	\$2.15
20171	\$2.27	0.0%	93.9%	\$2.27
20164	\$2.00	0.0%	96.3%	\$2.00
20163	\$1.87	0.0%	95.6%	\$1.87
20162	\$1.94	0.0%	96.3%	\$1.94
20161	\$2.18	0.0%	95.6%	\$2.18
20154	\$1.87	0.0%	92.9%	\$1.87
20153	\$1.95	0.0%	96.3%	\$1.95
20152	\$2.07	0.0%	96.6%	\$2.07

Notes: Mixed use building with 40,297 square feet of retail and 346,570 square feet of residential space.

Lincoln Property

Kingston Pointe

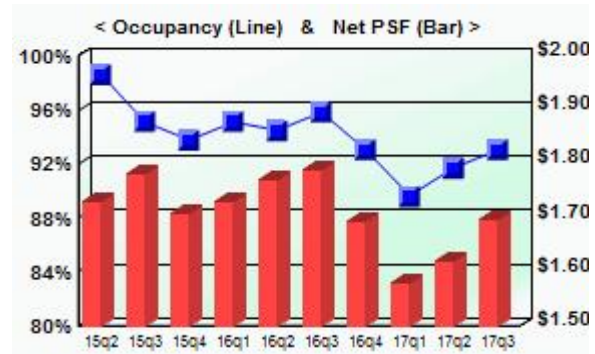
1646 River St

Des Plaines, Cook County, IL 60016

**Cook County-Northwest**

Class: A, Market Rate

ID: 1044; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights		✓	Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile

Units: **144**
 Avg Unit SF: **1,203**
 Built: **2009**
 Renovated: **na**

Economic Profile

Occupancy: **93.1%**
 Quoted Rent: **\$1.70**
 Concessions: **0.0%**
 Effective Rent: **\$1.70**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Concession	Net Effective Rent		
				Rent	PSF	PSF Avg			Rent	PSF	PSF Avg
One Bedroom	34	23.6%	820	\$1,653	\$2.02	\$1.87		0.0%	\$1,653	\$2.02	\$1.87
1.0 Bath			1,005	\$1,725	\$1.72				\$1,725	\$1.72	
One Bedroom + Den	28	19.4%	971	\$1,705	\$1.76	\$1.69		0.0%	\$1,705	\$1.76	\$1.69
1.0 Bath			1,089	\$1,768	\$1.62				\$1,768	\$1.62	
Two Bedroom	72	50.0%	1,207	\$1,955	\$1.62	\$1.67		0.0%	\$1,955	\$1.62	\$1.67
2.0 Bath			1,448	\$2,500	\$1.73				\$2,500	\$1.73	
Two Bedroom + Den	7	4.9%	1,769	\$2,593	\$1.47	\$1.47		0.0%	\$2,593	\$1.47	\$1.47
2.5 Bath			1,769	\$2,593	\$1.47				\$2,593	\$1.47	
Three Bedroom	3	2.1%	1,725	\$3,142	\$1.82	\$1.73		0.0%	\$3,142	\$1.82	\$1.73
3.0 Bath & up			1,924	\$3,142	\$1.63				\$3,142	\$1.63	

Paid Parking: \$50 (Surface Parking) to \$100 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Extra Storage
Wood Floors	Dishwasher	Pets Allowed
9' Ceiling	Microwave	Parking
Smooth Ceiling	Range - Gas	Self-Park Gar/Encl
Window Blinds	Refrigerator	
Granite Counters	WasherDryer Incl	
Patio/Balcony/Deck	Fitness	
	Bike Storage	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$1.70	0.0%	93.1%	\$1.70
20172	\$1.76	8.1%	91.7%	\$1.62
20171	\$1.72	8.1%	89.6%	\$1.58
20164	\$1.69	0.0%	93.1%	\$1.69
20163	\$1.79	0.0%	95.8%	\$1.79
20162	\$1.80	1.4%	94.4%	\$1.77
20161	\$1.74	0.5%	95.1%	\$1.73
20154	\$1.72	0.5%	93.8%	\$1.71
20153	\$1.78	0.0%	95.1%	\$1.78
20152	\$1.73	0.0%	98.6%	\$1.73

Notes: Building began as Everleigh Condos, developed by Sertus Capital Partners LLC. **Apartment Management Consultants LLC**
 Only 3 units sold and it has since become a rental property. Leasing began in the spring of 2011. The property has no recreational amenities. All units include one parking space.

Midtown Square

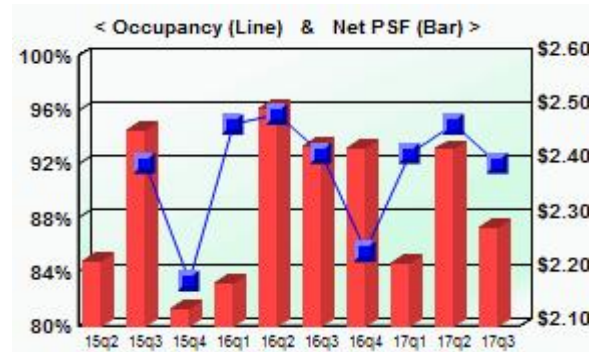
998 Church St

Glenview, Cook County, IL 60025

**North Shore**

Class: A, Market Rate

ID: 1344; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile

Units: **138**
 Avg Unit SF: **920**
 Built: **2014**
 Renovated: **na**

Economic Profile

Occupancy: **92.0%**
 Quoted Rent: **\$2.41**
 Concessions: **5.4%**
 Effective Rent: **\$2.28**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Concession	Net Effective Rent		
				Rent	PSF	PSF Avg			Rent	PSF	PSF Avg
One Bedroom	99	71.7%	763	\$1,830	\$2.40	\$2.38		8.3%	\$1,678	\$2.20	\$2.18
1.0 Bath			909	\$2,150	\$2.37				\$1,971	\$2.17	
Two Bedroom	39	28.3%	923	\$2,335	\$2.53	\$2.48		0.0%	\$2,335	\$2.53	\$2.48
2.0 Bath			1,341	\$3,270	\$2.44				\$3,270	\$2.44	

Paid Parking: \$135 (Reserved Gar/Encl) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Clubhouse
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Extra Storage
Window Blinds	Range - Gas	Pets Allowed
Quartz Counters	Refrigerator	Pet Wash Station
Tile Backsplash	WasherDryer Incl	Parking
Undermount Sinks	Fitness	Surface Parking
Patio/Balcony/Deck	Fitness Center	Attached Garage
	Bike Storage	

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.41	5.4%	92.0%	\$2.28
20172	\$2.43	0.0%	94.9%	\$2.43
20171	\$2.42	8.3%	92.8%	\$2.22
20164	\$2.43	0.0%	85.5%	\$2.43
20163	\$2.43	0.0%	92.8%	\$2.43
20162	\$2.50	0.0%	95.7%	\$2.50
20161	\$2.44	10.6%	94.9%	\$2.18
20154	\$2.44	12.5%	83.3%	\$2.13
20153	\$2.60	5.2%	92.0%	\$2.46
20152	\$2.42	8.3%	70.3%	\$2.22

Notes:

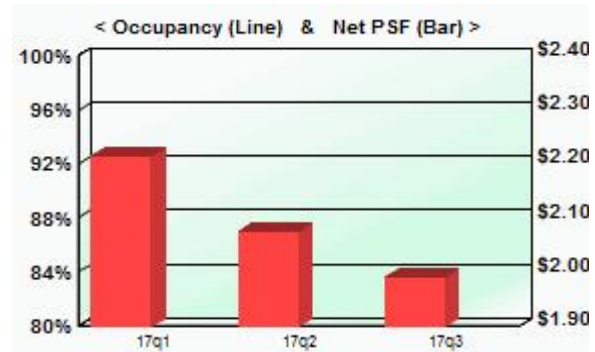
Lincoln Property

North680

680 E Algonquin Rd
Schaumburg, Cook County, IL 60173

**Cook County-Northwest**

Class: A, Market Rate
ID: 1645; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

<u>Physical Profile</u>	
Units:	180
Avg Unit SF:	894
Built:	2017
Renovated:	na

<u>Economic Profile</u>	
Occupancy:	49.4%
Quoted Rent:	\$2.25
Concessions:	11.5%
Effective Rent:	\$1.99

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>	<u>Concession</u>	<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
One Bedroom	104	57.8%	665	\$1,589	\$2.39	\$2.37	11.5%	\$1,406	\$2.11	\$2.09
1.0 Bath			785	\$1,839	\$2.34			\$1,627	\$2.07	
One Bedroom + Den	24	13.3%	1,039	\$1,999	\$1.92	\$1.99	11.5%	\$1,768	\$1.70	\$1.76
1.0 Bath			1,039	\$2,139	\$2.06			\$1,892	\$1.82	
Two Bedroom	48	26.7%	1,130	\$2,379	\$2.11	\$2.22	11.5%	\$2,105	\$1.86	\$1.96
2.0 Bath			1,130	\$2,639	\$2.34			\$2,335	\$2.07	
Two Bedroom	4	2.2%	1,588	\$3,379	\$2.13	\$2.13	11.5%	\$2,989	\$1.88	\$1.88
2.0 Bath			1,588	\$3,379	\$2.13			\$2,989	\$1.88	
● Townhomes										

Paid Parking: \$75 (Detached Garage) to \$120 (Attached Garage) per month. Free parking available.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Clubhouse
9' Ceiling	Microwave	Party/Social Room
Smooth Ceiling	Range - Electric	Extra Storage
Window Blinds	Refrigerator	Pets Allowed
Granite Counters	WasherDryer Incl	Fire Pit
Tile Backsplash	Fitness	Grilling Area
Undermount Sinks	Fitness Center	Dog Run
Patio/Balcony/Deck	Outdoor Pool	Parking
	Bike Storage	Surface Parking
		Attached Garage
		Detached Garage

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.25	11.5%	49.4%	\$1.99
20172	\$2.25	7.7%	29.4%	\$2.08
20171	\$2.21	0.0%	16.7%	\$2.21

Notes: 3Q17- Additional concessions include detached parking special \$59/Mo and reduced move in fees. Occupancy started April 17, 2017. Two move-ins as of April 19, 2017. Tenants to be billed for water and trash, estimated at about \$20 per month.

Matrix Residential

Northgate Crossing

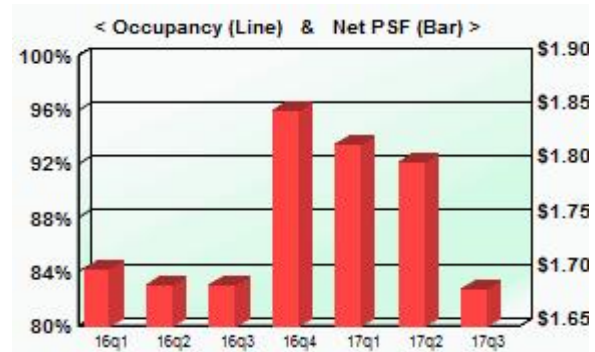
200 Hudson Court

Wheeling, Cook County, IL 60090

**Cook County-Northwest**

Class: A, Market Rate

ID: 1505; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

<u>Physical Profile</u>	
Units:	300
Avg Unit SF:	969
Built:	2016
Renovated:	na

<u>Economic Profile</u>	
Occupancy:	79.7%
Quoted Rent:	\$1.77
Concessions:	4.7%
Effective Rent:	\$1.69

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>	<u>Concession</u>	<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
One Bedroom	162	54.0%	696	\$1,229	\$1.77	\$1.81	5.3%	\$1,163	\$1.67	\$1.71
1.0 Bath			873	\$1,620	\$1.86			\$1,534	\$1.76	
One Bedroom + Den	20	6.7%	883	\$1,760	\$1.99	\$1.99	4.9%	\$1,674	\$1.90	\$1.90
1.0 Bath			883	\$1,760	\$1.99			\$1,674	\$1.90	
Two Bedroom	16	5.3%	883	\$1,820	\$2.06	\$2.06	4.7%	\$1,735	\$1.96	\$1.96
1.0 Bath			883	\$1,820	\$2.06			\$1,735	\$1.96	
Two Bedroom	90	30.0%	1,190	\$1,985	\$1.67	\$1.70	4.1%	\$1,903	\$1.60	\$1.63
2.0 Bath			1,212	\$2,110	\$1.74			\$2,023	\$1.67	
Three Bedroom	12	4.0%	1,971	\$2,800	\$1.42	\$1.45	2.9%	\$2,719	\$1.38	\$1.41
2.0 Bath			2,005	\$2,980	\$1.49			\$2,894	\$1.44	
• TH										

Paid Parking: \$145 (Self-Park Gar/Encl) to \$175 (Self-Park Gar/Encl) per month. Free parking available.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Clubhouse
Smooth Ceiling	Microwave	Movie Theater Rm
Window Blinds	Range - Gas	Party/Social Room
Granite Counters	Refrigerator	Smoke Free
Granite Islands	WasherDryer Incl	Extra Storage
Undermount Sinks	Fitness	Pets Allowed
Patio/Balcony/Deck	Fitness Center	Fire Pit
	Outdoor Pool	Grilling Area
	Fitness Trails	LEED Silver
		Parking
		Self-Park Gar/Encl

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$1.77	4.7%	79.7%	\$1.69
20172	\$1.89	4.8%	79.7%	\$1.80
20171	\$1.90	4.2%	64.9%	\$1.82
20164	\$1.85	0.0%	52.4%	\$1.85
20163	\$1.84	8.5%	60.1%	\$1.69
20162	\$1.84	8.5%	28.1%	\$1.69
20161	\$1.84	7.7%	13.9%	\$1.70

Notes: Occupancy began 12/2015. Construction complete Summer 2017. Parking range is based on size of the space.

Kinzie Property Management

Northshore 770

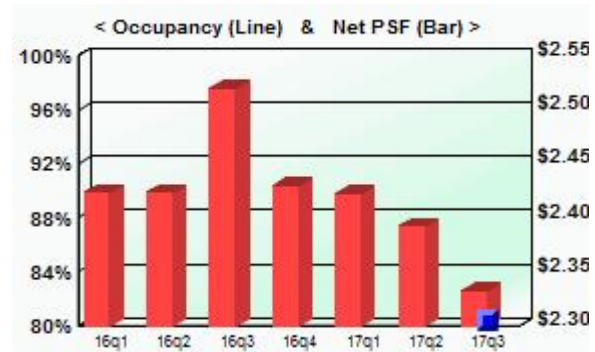
770 Skokie Blvd

Northbrook, Cook County, IL 60062

**North Shore**

Class: A, Market Rate

ID: 1504; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights	✓		Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile

Units: **347**
 Avg Unit SF: **992**
 Built: **2016**
 Renovated: **na**

Economic Profile

Occupancy: **80.4%**
 Quoted Rent: **\$2.45**
 Concessions: **4.9%**
 Effective Rent: **\$2.33**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	86	24.8%	667	\$1,700	\$2.55	\$2.60	0.0%	\$1,700	\$2.55	\$2.60
1.0 Bath			904	\$2,390	\$2.64			\$2,390	\$2.64	
One Bedroom + Den	63	18.2%	755	\$1,690	\$2.24	\$2.45	0.0%	\$1,690	\$2.24	\$2.45
1.0 Bath			972	\$2,580	\$2.65			\$2,580	\$2.65	
Two Bedroom	142	40.9%	1,009	\$2,450	\$2.43	\$2.28	7.7%	\$2,262	\$2.24	\$2.11
2.0 Bath			1,157	\$2,470	\$2.13			\$2,280	\$1.97	
Two Bedroom + Den	56	16.1%	1,099	\$2,500	\$2.27	\$2.65	7.7%	\$2,308	\$2.10	\$2.45
2.0 Bath			1,341	\$4,060	\$3.03			\$3,748	\$2.79	

Paid Parking: \$150 (Self-Park Gar/Encl) to \$220 (Tandem Space) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Doorman
Wood Floors	Dishwasher	Business Center
9' Ceiling	Microwave	Conference Room
10' Ceiling	Range - Gas	Party/Social Room
Smooth Ceiling	Refrigerator	Extra Storage
Window Blinds	WasherDryer Incl	Pets Allowed
Quartz Counters	Fitness	Car Charging Station
Tile Backsplash	Fitness Center	Dog Run
Undermount Sinks	Outdoor Pool	Pet Wash Station
Patio/Balcony/Deck		Golf Simulator
		Parking
		Self-Park Gar/Encl

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.45	4.9%	80.4%	\$2.33
20172	\$2.39	0.0%		\$2.39
20171	\$2.62	7.7%	65.1%	\$2.42
20164	\$2.63	7.7%	53.9%	\$2.43
20163	\$2.73	7.7%	50.7%	\$2.52
20162	\$2.63	7.7%	38.3%	\$2.42
20161	\$2.63	7.7%	20.5%	\$2.42

Notes: Occupancy began in 01/16. PH units have higher ceilings and higher finishes.**Morningside**

One Arlington

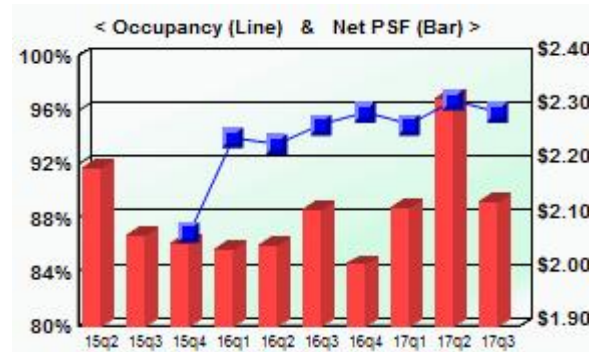
3400 W Stonegate Blvd

Arlington Heights, Cook County, IL 60005

**Cook County-Northwest**

Class: A, Market Rate

ID: 1342; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	214
Avg Unit SF:	936
Built:	2014
Renovated:	na

Economic Profile	
Occupancy:	95.8%
Quoted Rent:	\$2.23
Concessions:	4.3%
Effective Rent:	\$2.13

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	51	23.8%	549	\$1,489	\$2.71	\$2.59	8.3%	\$1,365	\$2.49	\$2.37
1.0 Bath			769	\$1,899	\$2.47			\$1,741	\$2.26	
One Bedroom	113	52.8%	803	\$1,599	\$1.99	\$2.08	0.0%	\$1,599	\$1.99	\$2.08
1.0 Bath			1,012	\$2,199	\$2.17			\$2,199	\$2.17	
Two Bedroom	36	16.8%	1,193	\$2,499	\$2.09	\$2.23	8.3%	\$2,291	\$1.92	\$2.04
2.0 Bath			1,273	\$2,999	\$2.36			\$2,749	\$2.16	
Two Bedroom	14	6.5%	1,303	\$3,000	\$2.30	\$2.33	8.3%	\$2,750	\$2.11	\$2.14
2.0 Bath			1,521	\$3,600	\$2.37			\$3,300	\$2.17	
• PH										

Paid Parking: \$75 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Clubhouse
8.5' Ceiling	Microwave	Craft/DIY Room
Window Roller Shades	Range - Electric	Movie Theater Rm
Granite Counters	Refrigerator	Party/Social Room
Undermount Sinks	WasherDryer Incl	Extra Storage
Patio/Balcony/Deck	Fitness	Pets Allowed
	Fitness Center	Car Charging Station
	Bike Storage	Pet Wash Station
	Rooftop Sundeck	Golf Simulator
		Parking
		Surface Parking
		Attached Garage

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$2.23	4.3%	95.8%	\$2.13
20172	\$2.32	0.0%	96.7%	\$2.32
20171	\$2.16	1.9%	94.9%	\$2.12
20164	\$2.01	0.0%	95.8%	\$2.01
20163	\$2.12	0.0%	94.9%	\$2.12
20162	\$2.07	0.8%	93.5%	\$2.05
20161	\$2.04	0.0%	93.9%	\$2.04
20154	\$2.10	1.9%	86.9%	\$2.05
20153	\$2.10	1.6%	76.6%	\$2.07
20152	\$2.46	10.8%	58.4%	\$2.19

Notes: Occupancy began 10/2/14. Upper floors have 9-10' ceilings.**Waterford Residential**

Park 205 Apartments

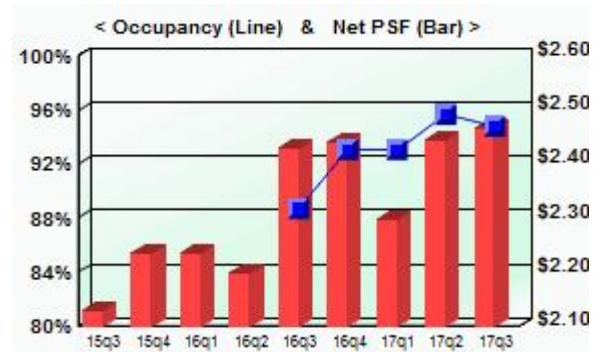
205 W Touhy Ave

Park Ridge, Cook County, IL 60068

**North Shore**

Class: A, Market Rate

ID: 1475; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile

Units: **115**
 Avg Unit SF: **975**
 Built: **2015**
 Renovated: **na**

Economic Profile

Occupancy: **94.8%**
 Quoted Rent: **\$2.47**
 Concessions: **0.0%**
 Effective Rent: **\$2.47**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	57	49.6%	606	\$1,765	\$2.91	\$2.57	0.0%	\$1,765	\$2.91	\$2.57
1.0 Bath			881	\$1,960	\$2.22			\$1,960	\$2.22	
One Bedroom + Den	7	6.1%	942	\$2,360	\$2.51	\$2.36	0.0%	\$2,360	\$2.51	\$2.36
1.0 Bath			1,064	\$2,360	\$2.22			\$2,360	\$2.22	
Two Bedroom	45	39.1%	1,080	\$2,610	\$2.42	\$2.43	0.0%	\$2,610	\$2.42	\$2.43
2.0 Bath			1,345	\$3,280	\$2.44			\$3,280	\$2.44	
Two Bedroom + Den	3	2.6%	1,316	\$3,295	\$2.50	\$2.50	0.0%	\$3,295	\$2.50	\$2.50
2.0 Bath			1,316	\$3,295	\$2.50			\$3,295	\$2.50	
Three Bedroom	3	2.6%	1,387	\$3,785	\$2.73	\$2.70	0.0%	\$3,785	\$2.73	\$2.70
2.0 Bath			1,423	\$3,795	\$2.67			\$3,795	\$2.67	

Paid Parking: \$125 (Reserved Gar/Encl) to \$200 (Tandem Space) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Extra Storage
Window Blinds	Range - Gas	Pets Allowed
Patio/Balcony/Deck	Refrigerator	Parking
	WasherDryer Incl	Attached Garage
	Fitness	Tandem Space
	Fitness Center	
	Outdoor Pool	

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.47	0.0%	94.8%	\$2.47
20172	\$2.44	0.0%	95.7%	\$2.44
20171	\$2.42	4.9%	93.0%	\$2.30
20164	\$2.44	0.0%	93.0%	\$2.44
20163	\$2.43	0.0%	88.7%	\$2.43
20162	\$2.40	8.3%	75.7%	\$2.20
20161	\$2.44	8.3%	65.2%	\$2.23
20154	\$2.44	8.3%	44.3%	\$2.23
20153	\$2.32	8.3%	21.7%	\$2.13

Notes: Leasing began July 2015. Occupancy began Oct 2015. High-end finishes. SS appl, tile backsplash, 42" cabs.

Greystar

Reserve at Glenview

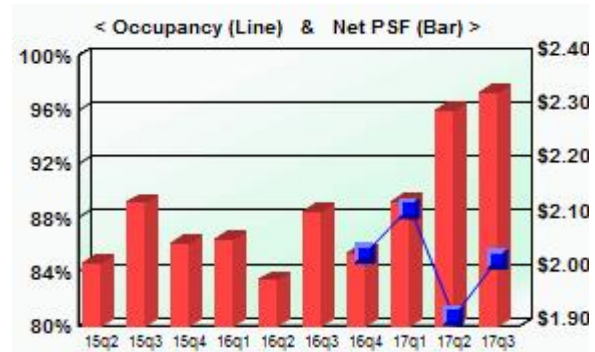
195 N Waukegan Rd

Glenview, Cook County, IL 60025

**North Shore**

Class: A, Market Rate

ID: 1396; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Electric Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile

Units: **239**
 Avg Unit SF: **1,013**
 Built: **2015**
 Renovated: **na**

Economic Profile

Occupancy: **84.9%**
 Quoted Rent: **\$2.33**
 Concessions: **0.0%**
 Effective Rent: **\$2.33**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	6	2.5%	630	\$1,580	\$2.51	\$2.51	0.0%	\$1,580	\$2.51	\$2.51
1.0 Bath			630	\$1,580	\$2.51			\$1,580	\$2.51	
One Bedroom	103	43.1%	750	\$1,745	\$2.33	\$2.37	0.0%	\$1,745	\$2.33	\$2.37
1.0 Bath			810	\$1,955	\$2.41			\$1,955	\$2.41	
One Bedroom + Den	18	7.5%	964	\$2,285	\$2.37	\$2.37	0.0%	\$2,285	\$2.37	\$2.37
1.0 Bath			964	\$2,285	\$2.37			\$2,285	\$2.37	
Two Bedroom	76	31.8%	1,105	\$2,505	\$2.27	\$2.31	0.0%	\$2,505	\$2.27	\$2.31
2.0 Bath			1,271	\$2,980	\$2.34			\$2,980	\$2.34	
Three Bedroom	36	15.1%	1,385	\$3,120	\$2.25	\$2.29	0.0%	\$3,120	\$2.25	\$2.29
2.0 Bath			1,407	\$3,270	\$2.32			\$3,270	\$2.32	

Paid Parking: \$75 (Reserved Gar/Encl) to \$125 (Reserved Gar/Encl) per month.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Wood Floors	Disposal	Business Center
9' Ceiling	Dishwasher	Party/Social Room
Window Blinds	Microwave	Extra Storage
Patio/Balcony/Deck	Range - Gas	Pets Allowed
	Refrigerator	Grilling Area
	WasherDryer Incl	Dog Run
	Fitness	
	Fitness Center	
	Outdoor Pool	
	Playground	

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$2.33	0.0%	84.9%	\$2.33
20172	\$2.30	0.0%	80.8%	\$2.30
20171	\$2.30	7.6%	88.7%	\$2.13
20164	\$2.30	11.8%	85.4%	\$2.03
20163	\$2.30	8.2%	79.5%	\$2.11
20162	\$2.23	10.8%	71.1%	\$1.99
20161	\$2.31	10.7%	61.9%	\$2.06
20154	\$2.24	8.3%	43.1%	\$2.05
20153	\$2.15	1.2%	36.0%	\$2.13
20152	\$2.38	15.4%	18.0%	\$2.02

Notes: In Feb. 2015, there was a trailer opened on site. Occupancy began in May, 2015.
 Located in a shopping center with a Mariano's Supermarket.

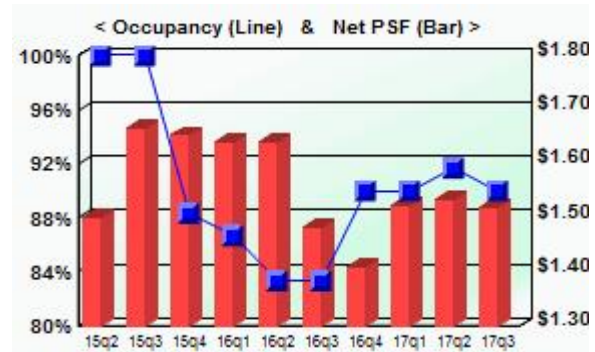
Greystar

River 595

595 S River Rd
Des Plaines, Cook County, IL 60016

**Cook County-Northwest**

Class: A, Market Rate
ID: 996; YrQtr: 20173



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights		✓	Trash		✓
Gas Hot Water Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

<u>Physical Profile</u>	
Units:	60
Avg Unit SF:	1,397
Built:	2011
Renovated:	na

<u>Economic Profile</u>	
Occupancy:	90.0%
Quoted Rent:	\$1.65
Concessions:	7.7%
Effective Rent:	\$1.52

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Concession</u>	<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>			<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
One Bedroom	5	8.3%	860	\$1,829	\$2.13	\$2.18		7.7%	\$1,688	\$1.96	\$2.02
1.0 Bath			860	\$1,929	\$2.24				\$1,781	\$2.07	
Two Bedroom	5	8.3%	1,325	\$2,159	\$1.63	\$1.66		7.7%	\$1,993	\$1.50	\$1.54
2.0 Bath			1,325	\$2,249	\$1.70				\$2,076	\$1.57	
Two Bedroom + Den	30	50.0%	1,390	\$2,199	\$1.58	\$1.62		7.7%	\$2,030	\$1.46	\$1.50
2.0 Bath			1,390	\$2,309	\$1.66				\$2,131	\$1.53	
• Type B											
Two Bedroom + Den	10	16.7%	1,480	\$2,299	\$1.55	\$1.59		7.7%	\$2,122	\$1.43	\$1.47
2.0 Bath			1,480	\$2,409	\$1.63				\$2,224	\$1.50	
• Type A											
Two Bedroom + Den	5	8.3%	1,620	\$2,589	\$1.60	\$1.60		7.7%	\$2,390	\$1.48	\$1.48
2.0 Bath			1,620	\$2,589	\$1.60				\$2,390	\$1.48	
• Type D											
Two Bedroom + Den	5	8.3%	1,660	\$2,689	\$1.62	\$1.62		7.7%	\$2,482	\$1.50	\$1.50
2.0 Bath			1,660	\$2,689	\$1.62				\$2,482	\$1.50	
• Type C											

Paid Parking: \$65 (Self-Park Gar/Encl) per month. Free parking available.

Amenities

<u>Unit</u>	<u>Appliance</u>	<u>Common</u>
Carpeting	Dishwasher	Business Center
Window Blinds	Microwave	Party/Social Room
Granite Counters	Range	Extra Storage
Granite Islands	Refrigerator	Parking
Patio/Balcony/Deck	Fitness	Self-Park Gar/Encl
	Fitness Center	

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20173	\$1.65	7.7%	90.0%	\$1.52
20172	\$1.66	7.7%	91.7%	\$1.53
20171	\$1.66	8.3%	90.0%	\$1.52
20164	\$1.66	15.4%	90.0%	\$1.41
20163	\$1.62	8.3%	83.3%	\$1.48
20162	\$1.64	0.0%	83.3%	\$1.64
20161	\$1.64	0.0%	86.7%	\$1.64
20154	\$1.66	0.6%	88.3%	\$1.65
20153	\$1.67	0.0%	100.0%	\$1.67
20152	\$1.50	0.0%	100.0%	\$1.50

Notes: Opened 3/11. Landlord bills back gas, sewer and trash.

Morningside Group

Tapestry Glenview

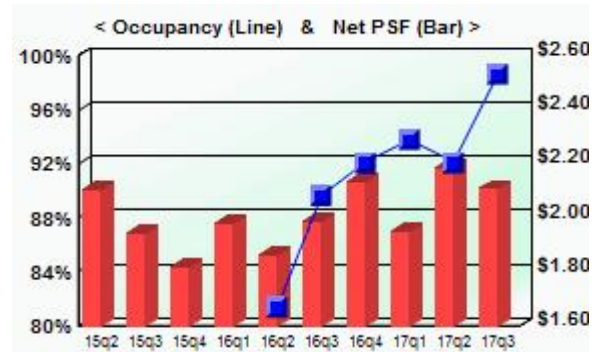
2550 Waterview Dr

Glenview, Cook County, IL 60062

**North Shore**

Class: A, Market Rate

ID: 1341; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile

Units: **290**
 Avg Unit SF: **887**
 Built: **2014**
 Renovated: **na**

Economic Profile

Occupancy: **98.6%**
 Quoted Rent: **\$2.25**
 Concessions: **6.4%**
 Effective Rent: **\$2.11**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	29	10.0%	599	\$1,549	\$2.59	\$2.67	8.3%	\$1,420	\$2.37	\$2.45
1.0 Bath			599	\$1,649	\$2.75			\$1,512	\$2.52	
One Bedroom	80	27.6%	715	\$1,699	\$2.38	\$2.38	4.2%	\$1,628	\$2.28	\$2.28
1.0 Bath			715	\$1,699	\$2.38			\$1,628	\$2.28	
One Bedroom	56	19.3%	822	\$1,810	\$2.20	\$2.20	4.2%	\$1,735	\$2.11	\$2.11
1.0 Bath			822	\$1,810	\$2.20			\$1,735	\$2.11	
One Bedroom + Den	12	4.1%	1,019	\$2,299	\$2.26	\$2.26	4.2%	\$2,203	\$2.16	\$2.16
1.0 Bath			1,019	\$2,299	\$2.26			\$2,203	\$2.16	
Two Bedroom	84	29.0%	1,064	\$2,249	\$2.11	\$2.11	8.3%	\$2,062	\$1.94	\$1.94
2.0 Bath			1,064	\$2,249	\$2.11			\$2,062	\$1.94	
Two Bedroom	29	10.0%	1,212	\$2,749	\$2.27	\$2.27	8.3%	\$2,520	\$2.08	\$2.08
2.0 Bath			1,212	\$2,749	\$2.27			\$2,520	\$2.08	

Paid Parking: \$60 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Pets Allowed
Patio/Balcony/Deck	Range - Gas	Parking
	Refrigerator	Attached Garage
	Fitness	
	Fitness Center	
	Outdoor Pool	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$2.25	6.4%	98.6%	\$2.11
20172	\$2.23	1.9%	92.1%	\$2.18
20171	\$2.19	11.2%	93.8%	\$1.95
20164	\$2.22	3.8%	92.1%	\$2.14
20163	\$2.24	11.4%	89.7%	\$1.98
20162	\$2.24	16.7%	81.4%	\$1.86
20161	\$2.16	8.3%	73.4%	\$1.98
20154	\$1.98	8.3%	66.9%	\$1.82
20153	\$2.03	4.2%	57.9%	\$1.94
20152	\$2.24	6.3%	46.6%	\$2.10

Notes: Construction was completed April 2015. Occupancy began 10/10/14. Parking includes reserved covered (\$75) and uncovered spaces (25).

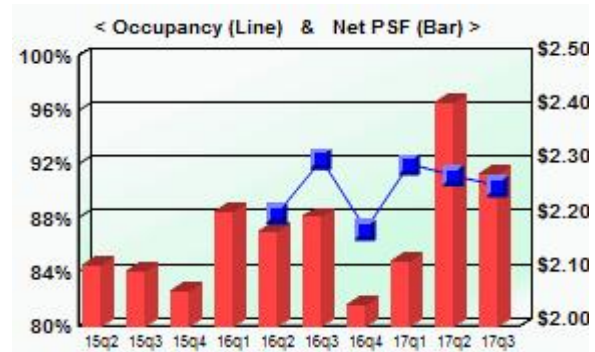
The Connor Group

Woodview

15 Parkway North Blvd
Deerfield, Lake County, IL 60015

**North Shore**

Class: A, Market Rate
ID: 1397; YrQtr: 20173



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile

Units: **248**
Avg Unit SF: **965**
Built: **2015**
Renovated: **na**

Economic Profile

Occupancy: **90.3%**
Quoted Rent: **\$2.28**
Concessions: **0.0%**
Effective Rent: **\$2.28**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	13	5.2%	525	\$1,390	\$2.65	\$2.60	0.0%	\$1,390	\$2.65	\$2.60
1.0 Bath			611	\$1,565	\$2.56			\$1,565	\$2.56	
One Bedroom	117	47.2%	659	\$1,595	\$2.42	\$2.34	0.0%	\$1,595	\$2.42	\$2.34
1.0 Bath			1,005	\$2,261	\$2.25			\$2,261	\$2.25	
Two Bedroom	115	46.4%	958	\$1,995	\$2.08	\$2.21	0.0%	\$1,995	\$2.08	\$2.21
2.0 Bath			1,315	\$3,075	\$2.34			\$3,075	\$2.34	
Three Bedroom	3	1.2%	1,328	\$3,437	\$2.59	\$2.59	0.0%	\$3,437	\$2.59	\$2.59
2.0 Bath			1,328	\$3,437	\$2.59			\$3,437	\$2.59	

Paid Parking: \$75 (Reserved Gar/Encl) to \$125 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Movie Theater Rm
9' Ceiling	Microwave	Party/Social Room
Smooth Ceiling	Range - Gas	Pets Allowed
Window Blinds	Refrigerator	Fire Pit
Quartz Counters	WasherDryer Incl	Grilling Area
Tile Backsplash	Fitness	Car Charging Station
Undermount Sinks	Fitness Center	Dog Run
Patio/Balcony/Deck	Outdoor Pool	Pet Wash Station
	Bike Storage	Parking
		Attached Garage

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20173	\$2.28	0.0%	90.3%	\$2.28
20172	\$2.41	0.0%	91.1%	\$2.41
20171	\$2.52	15.8%	91.9%	\$2.12
20164	\$2.43	15.9%	87.1%	\$2.04
20163	\$2.39	7.7%	92.3%	\$2.20
20162	\$2.36	7.7%	88.3%	\$2.18
20161	\$2.40	7.7%	71.0%	\$2.21
20154	\$2.24	7.7%	56.0%	\$2.07
20153	\$2.29	8.3%	50.8%	\$2.10
20152	\$2.30	8.2%	31.0%	\$2.11

Notes: Leasing began Jan. 2015. Occupancy began in June, 2015. Developed by Conor Commercial Real Estate and Ravine Park Partners. Construction completed at the end of Oct, 2015.

Lincoln Property

Lease-up Absorption Survey

We have surveyed the market in order to determine the lease-up rates which have been achieved in newly constructed rental buildings in the Suburban Chicago market. Developments which have started lease-up since 2013 are summarized on the following page.

The survey is showing average monthly absorption rates generally ranging from 10 to 20 units per month. Some of the slower leasing properties had issues particularly pertaining to that property, such as challenging locations and seasonal issues that can affect lease-up; for example, properties opening in the 3rd or 4th quarter start out more slowly and generally will not see a pickup in activity until the spring leasing season.

The subject units will not be facing direct new construction competition when it opens in 2019. Overall, we have also projected the lease-up of the property at a pace of 10 to 12 units per month, achieving stabilized occupancy within six to eight months.

Lease-up Survey

Absorption of New Rental Units

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Name	Suburb	Submarket	Leasing Began	Delivered	Total Units	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	Avg. /mo	Status	
Stabilized																											
The Springs at 127th	Plainfield	Will	1Q2013	Feb-13	340	102	79	18	56	44	28														18	Stabilized	
Amli Evanston	Evanston	North Shore	1Q 2013	Mar-13	195	22	29	36	31	34	25														10	Stabilized	
1717	Evanston	North Shore	1Q 2013	Mar-13	175	5	101	33	8	22															11	Stabilized	
Ninety7Fifty on the Park	Orland Park	South Cook	2Q 2013	Apr-13	295		97	86	24	38	30														18	Stabilized	
Randall Highlands	North Aurora	Kane	2Q 2013	Apr-13	146		11	34	32	25	37														9	Stabilized	
Algonquin Square	Algonquin	Kane	2Q 2013	Jun-13	220		15	21	70	61	49														14	Stabilized	
Central Station	Evanston	North Shore	2Q 2013	Sep-13	80			6	22	11	17	16													5	Stabilized	
Avant at the Arboretum	Lisle	DuPage	3Q 2013	Sep-13	310			31	36	66	28	56	27	36	15										12	Stabilized	
Wheaton 121	Wheaton	DuPage	3Q 2013	Sep-13	306			76	138	0	31	15	18	3											13	Stabilized	
Tapestry Naperville	Naperville	Naperville/Aurora	2Q 2014	Apr-14	298						87	44	14	29	55	19	28								13	Stabilized	
One Arlington	Arlington Hts.	Cook NW	3Q 2014	Sep-14	214							30	21	10	64	39	22	15							10	Stabilized	
Tapestry Glenview	Glenview	North Shore	3Q 2014	Sep-14	290							20	21	37	57	33	26	19	23	24					10	Stabilized	
Oaks of Vernon Hills	Vernon Hills	Lake	3Q 2014	Sep-14	336							49	8	78	49	72	0	-8	34	22					11	Stabilized	
Midtown Square	Glenview	North Shore	4Q 2014	Dec-14	138								28	34	35	30									11	Stabilized	
E2	Evanston	North Shore	1Q 2015	Mar-15	356									146	139	11	27	18							23	Stabilized	
Woodview	Deerfield	North Shore	1Q 2015	Jun-15	248										77	49	13	37	43	10					13	Stabilized	
Amli Deerfield	Deerfield	North Shore	2Q 2015	Aug-15	240											54	12	37	35	10	10	15	38	8	8	In lease-up	
Park 205	Park Ridge	Cook NW	3Q 2015	Oct-15	115											25	26	24	12	15					7	Stabilized	
Courthouse Square	Wheaton	DuPage	1Q 2016	May-16	149													39	30	13	17	48			10	Stabilized	
Northgate Crossing	Wheeling	Cook NW	4Q 2015	Jan-16	288													40	41	35	35	36	42		13	Stabilized	
																									12	Avg Monthly	
In lease-up																											
Reserve at Glenview	Glenview	North Shore	1Q 2015	May-15	239										43	43	17	45	20	14	9	-19	10	21	7	85%	In lease-up
Northshore 770	Northbrook	North Shore	1Q 2016	Jan-16	347													71	62	43	11	39	0	53	13	80%	In lease-up
Orland Park Crossing	Orland Park	South Cook	1Q 2016	May-16	231													40	59	35	39	17	11	5	10	89%	In lease-up
Apex 41	Lombard	DuPage	2Q 2016	Oct-16	181															15	15	15	71	22	9	76%	In lease-up
Springs at Weber Road	Romeoville	Will	2Q 2016	Aug-16	292															44	80	14	87	40	18	91%	In lease-up
The Main	Evanston	North Shore	2Q 2016	Oct-16	112															18	11	2	48	10	6	80%	In lease-up
500 Station Blvd	Aurora	Naperville/Aurora	3Q 2015	Dec-16	425																23	53	62	60	17	47%	In lease-up
Metro 59	Aurora	Naperville/Aurora	2Q 2016	Feb-17	232																	16	65	22	11	44%	In lease-up
Springs on Orchard Rd.	North Aurora	Kane./Kendall	4Q 2016	Dec-16	300																27	72	18	72	16	63%	In lease-up
Brook on Janes	Bolingbrook	Will	1Q 2017	Mar-17	288																	60	98	23	20	63%	In lease-up
North 680	Schaumburg	Cook NW	1Q 2017	Apr-17	180																	23	52	14	10	49%	In lease-up
Uptown La Grange	La Grange	Cook South	1Q 2017	Mar-17	254																	32	54	46	15	52%	In lease-up
Hamilton Lakes	Itasca	Cook NW	2Q 2017	Jun-17	297																		65	0	11	22%	In lease-up
The Emerson	Oak Park	Cook South	2Q 2017	Aug-17	270																		27	35	10	23%	In lease-up
Total						129	332	341	417	301	332	230	137	373	534	375	171	338	368	315	273	392	796	431			
Avg/Bldg/Qtr						43.0	55.3	37.9	46.3	33.4	36.9	32.9	19.6	46.6	59.3	37.5	19.0	30.7	36.8	24.2	24.8	26.1	46.8	28.7			
Avg Monthly Absorption Per Building						14.3	18.4	12.6	15.4	11.1	12.3	11.0	6.5	15.5	19.8	12.5	6.3	10.2	12.3	8.1	8.3	8.7	15.6	9.6			

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

11. Gail Lissner, SRA, CRE, made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Gail Lissner, SRA, CRE has completed the continuing education program for Designated Members of the Appraisal Institute.



Gail Lissner, SRA, CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842, exp. 9/30/2019
Telephone: 312-565-3423
Email: glissner@irr.com

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This market study and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. The conclusions stated in our market study apply only as of the effective date of the market study, and no representation is made as to the effect of subsequent events.
2. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
3. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
4. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
5. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

6. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
7. The market study shall be considered only in its entirety. No part of the market study shall be utilized separately or out of context.
8. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
9. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
10. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.
11. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
12. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
14. The market study is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
15. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated

- upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the market study cannot be considered as an environmental assessment of the subject property.
16. The persons signing the report may have reviewed available flood maps and may have noted in the market study whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 17. Integra Realty Resources – Chicago is not a building or environmental inspector. Integra Chicago does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 18. The market study and conclusions assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 19. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the market study, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the market study was fraudulent or prepared with intentional misconduct.
 20. Integra Realty Resources – Chicago, an independently owned and operated company, has prepared the market study for the specific intended use stated elsewhere in the report. The use of the market study by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the market study is addressed to and shall be solely for the Client’s use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the market study or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the market study (even if their reliance was foreseeable).
 21. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future

- occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
22. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

Addendum A

Appraiser Qualifications

Gail Lissner, SRA, CRE

Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail has produced a report on the condominium market on a quarterly basis since 1997 and is co-author of the Downtown Chicago Condominium Report, a quarterly report delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and also includes townhome and single family residential developments. Gail has also testified as an expert witness in a variety of housing matters. She is frequently quoted in the local and national media and is a frequent speaker at real estate industry events.

Professional Activities & Affiliations

Appraisal Institute: SRA Designation
The Counselors of Real Estate: CRE Designation
Board Member (2017-2020): State of IL Real Estate Appraisal Administration and Disciplinary Board

Village Trustee (2017-2021): Village of Glencoe Board of Trustees
President: Realty Club of Chicago (2016)
Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate Program at Roosevelt University (2008-2010)

Member: Commercial Real Estate Women (CREW)
Member: Real Estate Investment Association (REIA)
Member: Chicago Real Estate Council (CREC)
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

Licenses

Illinois, Certified General Real Estate Appraiser - Gail Lissner, 553.001842, Expires September 2019

Illinois, Licensed Real Estate Managing Broker - Gail Lissner, 471.004757, Expires April 2019

Education

Bachelor of Arts from Washington University, 1972.
Phi Beta Kappa, 1972.

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

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Construction Staging Plan Narrative

Construction Start

It is anticipated that the building permitting process will begin in early March with the anticipation of field construction beginning in late April 2018. This is predicated on receiving the approvals of the plan & design commissions as well as the Village Board.

Phasing

The field construction portion of the project will be broken into two (2) phases. The first will consist of the construction of the parking structure and podium levels as well as the installation of the wet utilities. It is anticipated that this will take approximately 3 - 4 months pending the weather conditions given the time of year that this may begin. The second phase of the project will consist of the erection of the residential portions of the building and the completion of the site work. This portion of the work should take 9 months to complete. We fully expect to have all exterior work on the building completed by the end of 2018 with interior portions of the building finishing up in mid-2019.

Personnel:

Each aspect of the project will bring different quantities of construction personnel to the site. During phase I of the project we would expect to average 20-25 trades persons working on the site. In phase 0 of the project the average would increase to approximately 40 persons on site with peak periods increasing to 50 while certain aspects of interior and exterior work taking place at the same time.

Personnel Parking:

At this time, we anticipate all construction personnel utilizing the pay parking facility adjacent to the project site as the primary plan. Parking will not be allowed on Sigwalt, Highland or Chestnut for any construction personnel. If at the time parking stalls are not available within the garage, an alternate plan will be submitted to staff for review and approval.

Vehicles:

Foreman trucks will be the only vehicles permitted on site requiring the unloading and loading of tools and equipment. At specific times, certain trucks may need to remain on site in on a limited basis which may include concrete installation, precast concrete erection and framing.

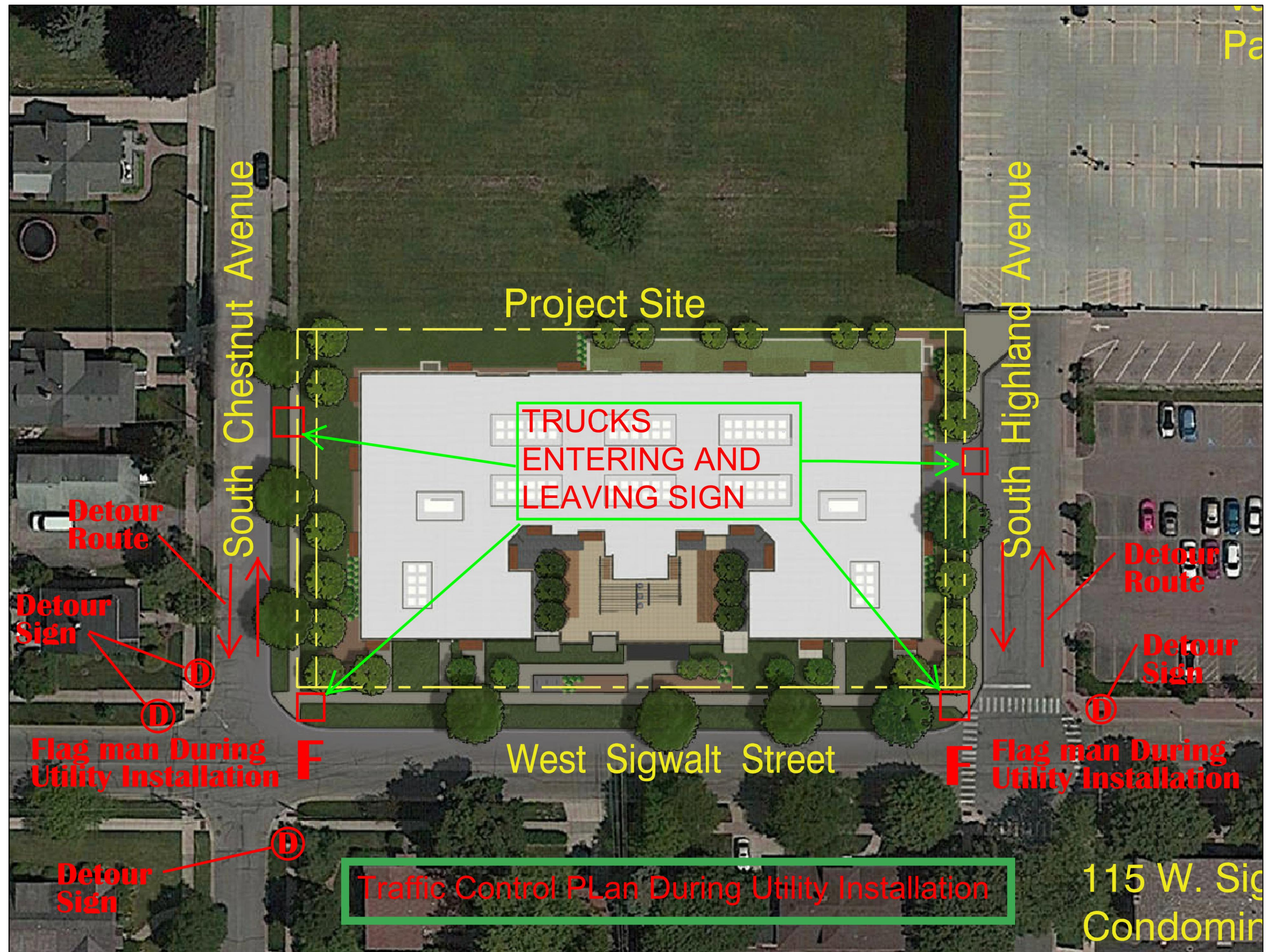
Material Delivery:

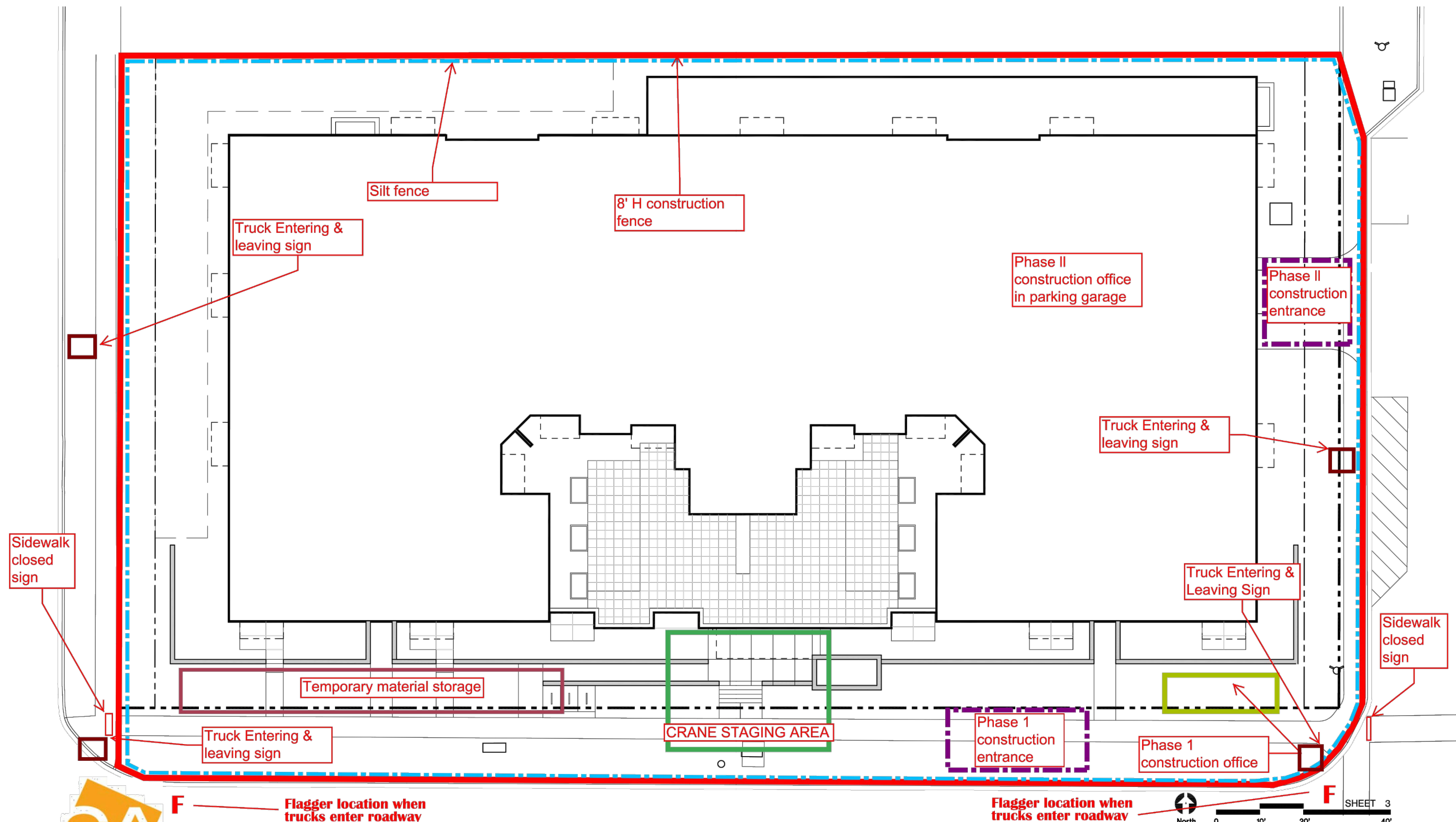
The delivery of materials will be coordinated in a just in time manner to limit the amount of materials staged and stored on the project site. For time sensitive deliveries such as ready-mix concrete, pre-cast concrete components and pre-fabricated wall panels; an off-site staging area will be established and trucks will be released to the project site to limit the quantity of oversized vehicles to a maximum of two at any given time to maintain the work operation as well as not impact the surrounding residents. Flagger will be staged on the street for the maintenance of traffic and safety of trucks entering and leaving the site. A specific truck route plan to and from the site will be submitted for approval as part of the permitting process.

Lane Closures:

The only lane closures anticipated for the project will be involved with the utility installation. This work will be coordinated with the public works department and all traffic control and safety devices will be installed prior to work beginning.

Notifications to the surrounding residents will take place approximately one week prior to work commencing. At the end of each day's work, temporary measures will be put into place to ensure the road is functional for two way traffic. It is desired to off-load precast concrete components and prefabricated wall panels at the curb line from the crane staged at the center of Sigwalt side of the building. During these delivery periods safety flaggers and traffic control devices will be staged at the corners of Highland and Chestnut to ensure the safe flow of traffic. The quantity of vehicles during this period would be approximately 2 per hour at its peak.





F

Flagger location when trucks enter roadway

Sigwalt Apartments
Arlington Heights, IL

Site Plan

Flagger location when trucks enter roadway

F

North 0 10' 20' 40' SHEET 3

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



August 16, 2017 ARCHITECTS + PLANNERS, INC.



Engineering,

STORM DRAINAGE ANALYSIS

FOR

SIGWALT STREET APARTMENTS

45 S. CHESTNUT AVE.

PREPARED FOR:

CA VENTURES

130 E. RAMDOLPH STREET, SUITE 2100

CHICAGO, IL 60601

312-800-5370

PREPARED BY:

RWG Engineering, LLC

975 E. 22nd Street
Wheaton, Illinois 60189
(630) 774-9501

JOB#291-127-16-301

JULY 10, 2017

REVISION: August 16, 2017

REVISION: September 6, 2017

REVISION: December 15, 2017 (updated)

PROJECT & SITE DESCRIPTION

FINAL ENGINEERING PLANS

Sigwalt Street Apartments

37 S. Chestnut Ave., Arlington Heights, Cook County, IL

Project Overview:

The final engineering plans for Sigwalt Street Apartments include the development of a 0.909 acre site into a residential apartment building.

The proposed development is serviced by city water and sanitary sewer. The sanitary and watermain connections are both made along Sigwalt Street.

The entire 0.909 acre site has detention provided in the onsite StormTrap. Detention storage is calculated using village criteria since it is more restrictive than MWRD criteria. A release rate of 0.18 cfs/ac was used for the 100 year storm event. Runoff coefficients of 0.50 (pervious) and 0.95 (impervious) were used to calculate a composite "C" factor per village code. A minimum restrictor size of 2" was used.

VCBMP's are required by MWRD and are incorporated into the design for the entire project. A Soil Erosion and Sedimentation Control Plan is included with this phase of work and reflects perimeter silt fence and erosion control blanket. Erosion control measures are to be installed prior to commencement of demolition work and routinely augmented as work progresses.

Original Existing Site Drainage Conditions:

The existing 0.909 acre property is almost 100% pervious, covered by grass. Many years ago there was residential housing located on this property. It was demolished, and no previous development impervious area was taken into any calculations for this site.

Existing onsite storm sewer is present in the internal portion of the lot. This storm sewer will be removed and replaced with a proposed detention storage design.

Proposed Site Drainage Conditions:

The entire 0.909 acre parcel will be disturbed and undergo improvements with this project. All site runoff will be collected and delivered to an onsite storm water detention StormTrap. Storm

water detention, as previously stated, was calculated using Village of Arlington Heights criteria. Volume control requirements were calculated using MWRD criteria. In order to achieve volume control storage, a green roof and permeable pavers were added to the plans where possible. See below numbers as a summary to the enclosed calculations.

Total Site "C" = 82

Required Detention Volume (Per Village Code) = 0.29 ac-ft

Provided Detention Volume (Per Village Code) = 0.29 ac-ft

Allowable Release Rate (Per Village Code) = 0.16 cfs (used to size detention)

Actual Release Rate (Per Village Code) = 0.27 cfs (with 2" restrictor)

Required Volume Control Storage (Per MWRD Ordinance) = 0.053 ac-ft

Provided Volume Control Storage (Per MWRD Ordinance) = 0.014 ac-ft

(See attached calculations)

CALCULATION OF COMPOSITE RUN-OFF COEFFICIENT

Designer:	MRM
Description:	SIGWALT APARTMENTS

TOTAL PROJECT AREA 0.909 Ac.

IMPERVIOUS AREA FOR TOTAL SITE

BUILDING - IMPERVIOUS ONLY	0.606 Ac.
SIDEWALKS/PATIOS	0.027 Ac.
	0.633 Ac.

PERVIOUS AREA FOR TOTAL SITE

GREEN ROOF	0.051 Ac.
PERMEABLE PAVERS	0.012 Ac.
GREEN SPACE	0.213 Ac.
	0.276 Ac.

TOTAL SITE AREA	0.909 Ac.
IMPERVIOUS AREA	0.633 Ac.
PERCENTAGE OF IMPERVIOUS	69.6 %
	USE 70%

WITH 35% IMPERVIOUS AREA:

PERVIOUS = 30% @ 0.50 =	0.1500
IMPERVIOUS = 70% @ 0.95 =	0.6650
COMPOSITE "C" =	
	0.815

TOTAL COMPOSITE "C" FACTOR	0.82
----------------------------	------

Runoff Curve Number

Project: Sigwalt Street Apartments
 Location: Arlington Heights, Cook County, IL
 File: 291-301

By: MRM Date: 12/15/2017
 Checked: RWG Date: 12/15/2017

Circle One: Present Developed Description: 0.909-Acre Site Total

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	Curve Number	Area	Product of Curve Number and Area
			☒ acres ☐ sq. mi. ☐ %	
C	Pervious Area - Open Space, Good Condition	74	0.213	15.762
C	Permeable Pavement	91	0.012	1.092
C	Permeable Green Roof	85	0.051	4.335
C	Impervious Area - Blding/patio/sw	98	0.633	62.034
Totals =			0.91	83.223

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{83.223}{0.909} = \underline{91.554}$$

Use CN = **92**

RWG ENGINEERING, LLC.

975 E. 22nd Street

Wheaton, IL 60189

(630) 774-9501

Detention Calculator
Modified Rational Method

TELEPHONE (630) 774-9501			DESCRIPTION		MSD BASIN CALCULATION SHEETS		
					Technical Bulletin 70 (7.58 in. - 100 Year Rainfall)		
DURATION	TIME	100 YR. INT	INFLOW RATE	STORED RATE	VOLUME		
(HOURS)	(MIN)	(IN/HR)	(CFS)	(CFS)	(ACRE-FT)		
0.50	30	5.60	4.15	3.98	0.17		Area of site in acres: 0.91
0.67	40	4.92	3.64	3.48	0.19		Trapped water area in acres: 0.00
0.83	50	4.24	3.14	2.98	0.21		Net area for release computation in acres: 0.00
1.00	60	3.56	2.64	2.47	0.21		Allowable release rate in CFS: 0.16
1.50	90	2.90	2.15	1.98	0.25		Unrestricted release rate in CFS: 0.00
2.00	120	2.24	1.66	1.50	0.25		Bypass release rate in CFS: 0.00
3.00	180	1.62	1.20	1.04	0.26		Total allowable release in CFS: 0.16
4.00	240	1.40	1.03	0.87	0.29		Developed runoff coefficient: 0.82
5.00	300	1.17	0.87	0.71	0.29		
6.00	360	0.95	0.70	0.54	0.27		Maximum volume in Acre-Ft = 0.29
7.00	420	0.88	0.65	0.49	0.29		
8.00	480	0.82	0.61	0.44	0.29	<===	
9.00	540	0.75	0.56	0.39	0.29		
10.00	600	0.68	0.51	0.34	0.29		
11.00	660	0.62	0.46	0.29	0.27		
12.00	720	0.55	0.41	0.24	0.24		
13.00	780	0.52	0.39	0.22	0.24		
14.00	840	0.50	0.37	0.20	0.24		
15.00	900	0.47	0.35	0.18	0.23		
16.00	960	0.44	0.33	0.16	0.22		
17.00	1020	0.42	0.31	0.14	0.20		
18.00	1080	0.39	0.29	0.12	0.19		
19.00	1140	0.38	0.28	0.12	0.18		
20.00	1200	0.37	0.27	0.11	0.18		
21.00	1260	0.36	0.26	0.10	0.17		
22.00	1320	0.34	0.25	0.09	0.17		
23.00	1380	0.33	0.25	0.08	0.16		
24.00	1440	0.32	0.24	0.07	0.15		
		% of site	"C" Factor	Composite "C"			
Open Water Area		0.00	1.00	0.00			
Impervious Area		70.00	0.95	0.67			
Pervious Area		30.00	0.50	0.15			
Total :		100.00		0.82			

ORIFICE WORKSHEET

Designer:	MRM
Description	STORMTRAP- 100 YR. RESTRICTOR

FLOWS ARE BASED ON THE FOLLOWING EQUATION:

$$Q = AC\sqrt{2gH}$$

Q = FLOW (cfs)
A = AREA (sqr.ft.)
C = Orifice Coefficient
g = 32.2 ft/sec²
H = Head (ft.)

ORIFICE DATA:

Orifice diameter(inches)	2.00	inches	Minimum size
Orifice area(square feet)	0.022	sqr. ft.	
Proposed invert elevation	686.00	ft.	
Centerline of flow	686.08	ft	
Orifice coefficient	0.61		

RATING TABLE:

Water Elevation (ft.)*	Head (ft.)	Q (cfs)
686.00	(0.08)	#NUM!
687.00	0.92	0.10
688.00	1.92	0.15
689.00	2.92	0.18
690.00	3.92	0.21
691.00	4.92	0.24
692.00	5.92	0.26
692.50	6.42	0.27
693.50	7.42	0.29
694.50	8.42	0.31
695.50	9.42	0.33
696.50	10.42	0.34

HWL of Stormtrap

*Water elevation must be higher than centerline of flow

WEIR FLOW CALCULATIONS

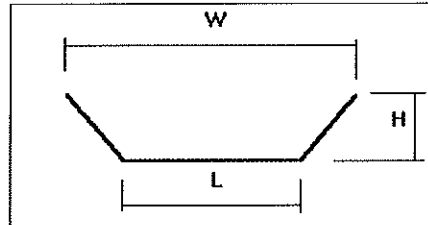
Designer:	MRM
Description:	100 YEAR - In CB No.27

BASED ON THE FOLLOWING EQUATION:

$$Q = \left[K \times \frac{2}{3} \times L \times (2g)^{0.5} \times H^{1.5} \right] + \frac{1}{2} \left[K \times \frac{8}{15} \times (2g)^{0.5} \times S_1 \times H^{2.5} \right] + \frac{1}{2} \left[K \times \frac{8}{15} \times (2g)^{0.5} \times S_2 \times H^{2.5} \right]$$

WHERE:

Q = DISCHARGE IN CFS
 K = WEIR COEFFICIENT
 L = LENGTH IN FEET
 g = 32.2 FT/SEC
 H = HEAD IN FEET
 S1 = LEFT SIDE SLOPE
 S2 = RIGHT SIDE SLOPE



WEIR DATA: OVERTFLOW CHANNEL AA-AA

- | | | |
|--------------------------------|------|------|
| 1. LENGTH, L | 6.00 | FEET |
| 2. WEIR COEFFICIENT, K (K<1.0) | 0.50 | |
| 3. LEFT SIDE SLOPE, S (H:V) | 0 | : 1 |
| 4. RIGHT SIDE SLOPE, S (H:V) | 0 | : 1 |

5. RATING TABLE	HEAD (FEET)	DISCHARGE (CFS)
	0.20	1.44
	0.30	2.64
	0.40	4.06
	0.50	5.67
	0.60	7.46
	0.67	8.80
	0.75	10.42
	0.90	13.70
	1.00	16.05
	1.10	18.52
	1.20	21.10
	1.30	23.79
	1.40	26.59
	1.50	29.49

VOLUME CONTROL CALCULATIONS

Designer:	MRM
Description:	PERMEABLE PAVERS/GREEN ROOF

VOLUME CONTROL PROVIDED:

PERMEABLE PAVERS: 531 sf (0.012 ac)

$$VVa = (0.50) * (0.36) * (0.012ac) * (8"/12") = 0.00144 \text{ ac-ft}$$

$$VVb = (0.36) * (0.012ac) * (12"/12") = \underline{0.00432 \text{ ac-ft}}$$

Total volume control of Permeable Pavers = 0.006 ac-ft

GREEN ROOF: 2200 sf (0.051 ac)

$$VVa = (0.25) * (0.051ac) * (6"/12") = 0.0064 \text{ ac-ft}$$

$$VVb = (0.25) * (0.051ac) * (1.75"/12") = \underline{0.0020 \text{ ac-ft}}$$

Total volume control of Permeable Pavers = 0.008 ac-ft

TOTAL VOLUME CONTROL PROVIDED: **0.014 AC-FT**

STORM SEWER WORKSHEET

Designer:	MRM
Description:	SIGWALT APARTMENTS

FREQUENCY: 10 YR.

ROUGH. COEFF. 0.013

RUNOFF COEFF: 0.82

[illegible]

Traffic Impact Study Proposed Sigwalt Street Apartment Development

Arlington Heights, Illinois



Prepared For:



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

December 15, 2017

1. Introduction

This report summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed apartment development to be located in Arlington Heights, Illinois. The site is located on the north side of Sigwalt Street and is bound by Highland Avenue on the east and Chestnut Avenue on the west. As proposed, the site will be developed with a five-story apartment building containing 80 units, and a parking garage with 120 parking spaces. In addition, seven on street parking spaces will be provided on Sigwalt street for public and guest parking. Access to the parking garage will be provided off Highland Avenue.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. Additionally, the adequacy of the proposed parking supply of the proposed development was also evaluated.

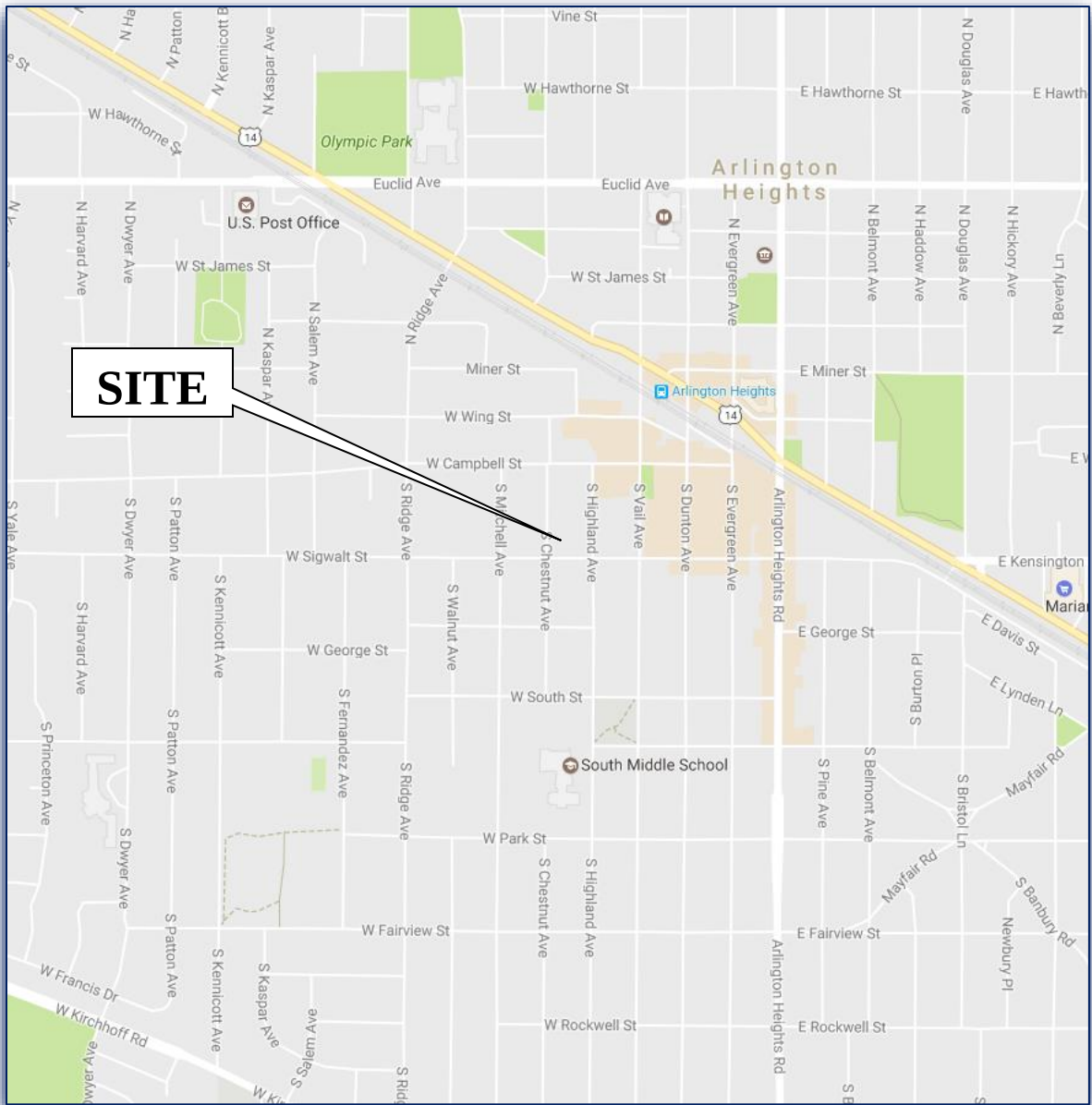
Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The sections of this report present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Recommendations regarding the adequacy of the parking supply.

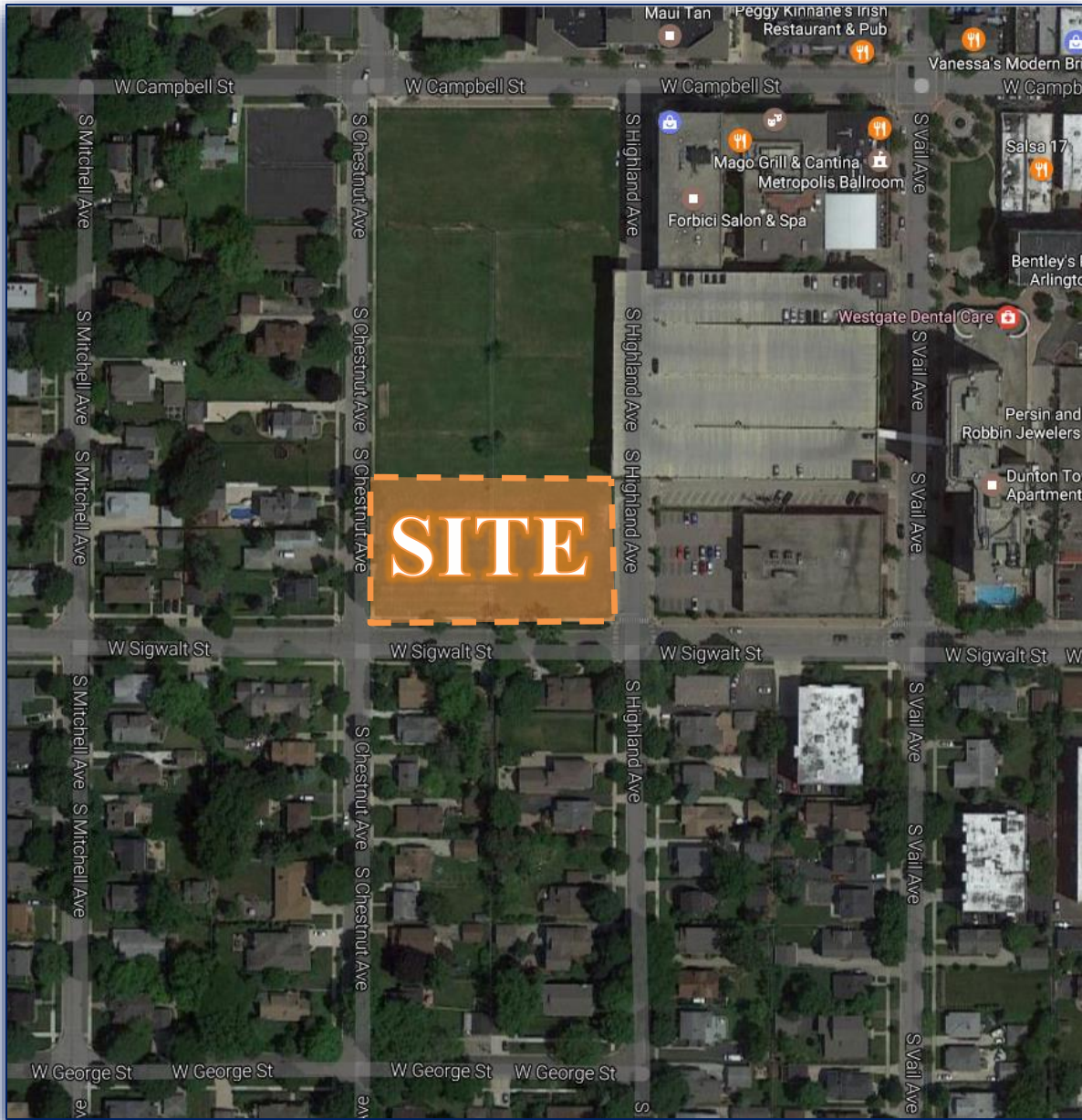
Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions.

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Future Condition - The future projected traffic volumes include the existing traffic volumes, ambient area growth not attributable to any particular development and the traffic estimated to be generated by the proposed subject development.



Site Location

Figure 1



Aerial View of Site Location

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

The site is located to the southwest of Downtown Arlington Heights on the northside of Sigwalt Street and is bound by Highland Avenue on the east and Chestnut Avenue on the west. The site is currently occupied by vacant land and is within walking distance to the Arlington Heights Metra Station for the Union Pacific – Northwest (UP-NW) Metra Rail Line. Land uses in the vicinity of the site are residential to the west and south and includes the Arlington Heights public parking garage to the northeast and AT&T and Dunton Tower Luxury Apartments to the east.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Sigwalt Street is an east-west local roadway that in the vicinity of the site provides one lane in each direction. At its all-way stop-sign controlled intersection with Vail Avenue, Sigwalt Street provides a shared left/through/right-turn lane and high visibility crosswalks on both legs. At its unsignalized intersection with Highland Avenue, Sigwalt Street provides a shared left/through/right-turn lane and a high visibility crosswalk on both legs. At its unsignalized intersection with Chestnut Avenue, Sigwalt Street provides a shared left/through/right-turn lane on both legs. Parking is prohibited on both sides of the roadway except along the north side of Sigwalt Street between Highland Avenue and Vail Avenue which is restricted to two hours. Sigwalt Street is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

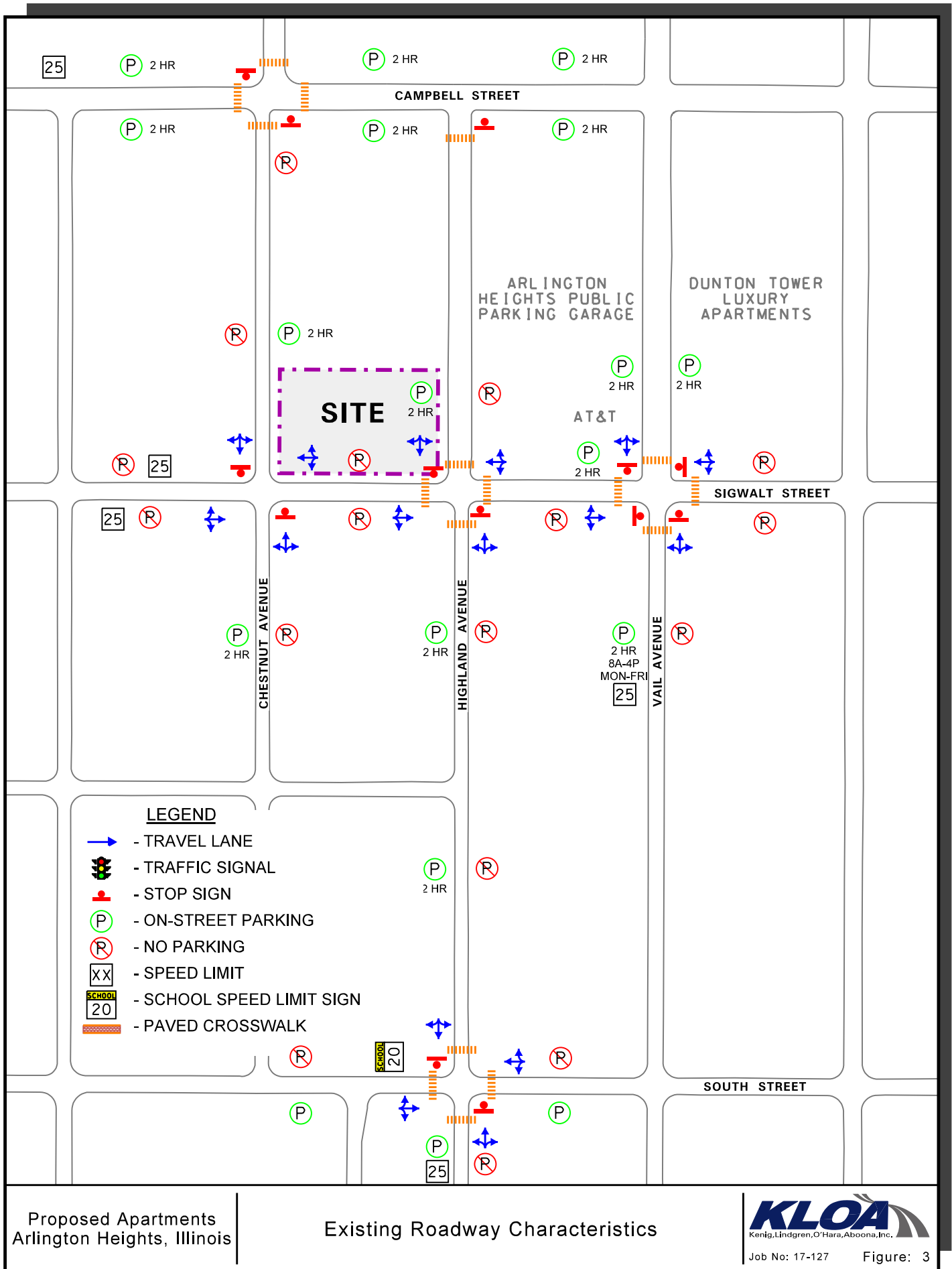
Highland Avenue is a north-south local roadway that provides one lane in each direction and extends from Campbell Street south to Central Road. At its unsignalized intersection with Sigwalt Street, Highland Avenue provides a shared left/through/right-turn lane under stop-sign control and a high visibility crosswalk on both legs. At its unsignalized intersection with South Street, Highland Avenue provides a shared left/through/right-turn lane under stop-sign control and a high visibility crosswalk on both legs. At its unsignalized intersection with Campbell Street, Highland Avenue provides a shared left/through/right-turn lane under stop-sign control and a high visibility crosswalk on both legs. It should be noted that between Sigwalt Street and Campbell Street, Highland Avenue traverses through the public parking garage. Parking is prohibited on the east side of the roadway and is restricted to two-hours on the west side of the roadway. Highland Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Vail Avenue is a north-south local roadway that provides one lane in each direction and extends from Euclid Avenue south to Central Road. At its all-way stop-sign controlled intersection with Sigwalt Street, Vail Avenue provides a shared left/through/right-turn lane and a high visibility crosswalk on both legs. South of Sigwalt Street, parking is prohibited on the east side of the roadway and is restricted to two-hours on the west side of the roadway between 8:00 A.M. and 4:00 P.M. Monday through Friday. North of Sigwalt Street, parking is restricted to two-hours on both sides of the roadway. Vail Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Chestnut Avenue is a north-south local roadway that provides one lane in each direction and extends from Wing Street south to South Street. At its unsignalized intersection with Sigwalt Street, Chestnut Avenue provides a shared left/through/right-turn lane under stop-sign control on both legs. At its unsignalized intersection with Campbell Street, Chestnut Avenue terminates and provides a shared left-turn/right-turn lane under stop-sign control. North of Sigwalt Street, parking is prohibited on the west side of the roadway and is restricted to two-hours on the east side of the roadway. South of Sigwalt Street, parking is prohibited on the east side of the roadway and is restricted to two-hours on the west side of the roadway. Chestnut Avenue is under the jurisdiction of the Village of Arlington Heights.

South Street is an east-west local roadway that provides one lane in each direction and extends from Arlington Heights Road west to Ridge Avenue. At its unsignalized intersection with Highland Avenue, South Street provides a shared left/through/right-turn lane and high visibility crosswalks on both legs. Parking is prohibited on the north side of the roadway. South Street is under the jurisdiction of the Village of Arlington Heights and has a school zone speed limit of 20 miles per hour.

Campbell Street is an east west local road way that provides one lane in each direction and extends from Rohlwing Road to Evergreen Avenue. At its unsignalized intersection with Chestnut Avenue and Highland Avenue, Campbell Street provides a shared left/through/right-turn lane in both directions. High visibility crosswalks are provided on both legs at its intersection with Chestnut Avenue. Parking is generally provided on both sides of the street and is restricted to two-hours. Campbell Street is under the jurisdiction of the Village of Arlington Heights and has a 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. conducted manual peak period traffic counts using Miovision Scout Collection Units on Thursday, May 18, 2017 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

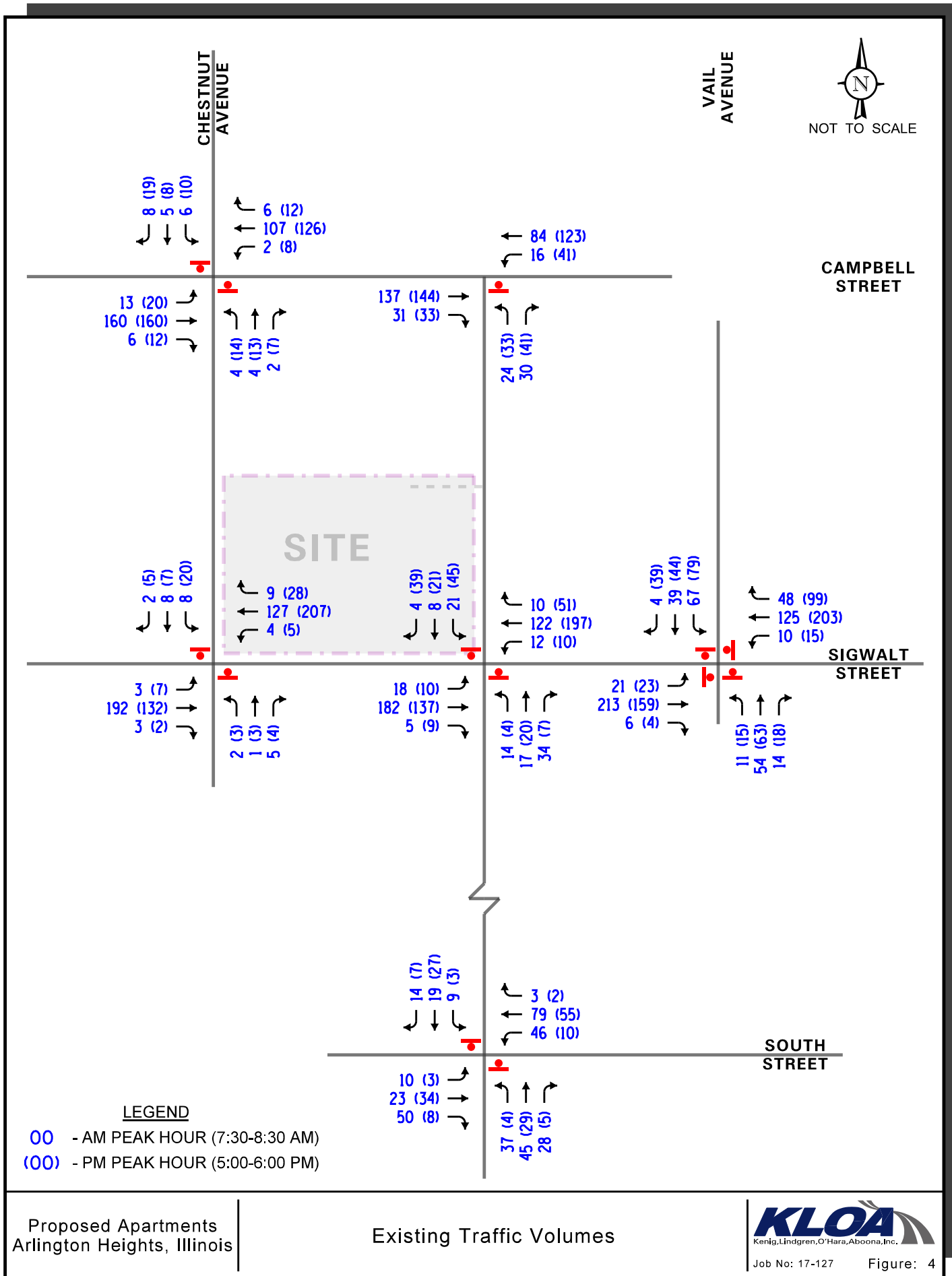
- Sigwalt Street with Highland Avenue
- Sigwalt Street with Vail Avenue
- Sigwalt Street with Chestnut Avenue
- Highland Avenue with South Street

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M.

Additional counts were conducted using Miovision Scout Collection Units on August 8, 2017 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Campbell Street with Highland Avenue
- Campbell Street with Chestnut Avenue

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes for both days counts were performed. Copies of the traffic count summary sheets are included in the Appendix.



Public Transportation

Sidewalks are provided on the entire surrounding street network and traditional/standard crosswalks are provided at the intersections of Sigwalt Street with Highland Avenue, Sigwalt Street with Vail Avenue and Highland Avenue with South Street. The intersection of Sigwalt Street with Chestnut Avenue does not provide crosswalks. Furthermore, the site is located approximately one-third of a mile walking distance from the Arlington Heights UP-NW Metra Station which offers daily service between Harvard/McHenry and Chicago.

The site is also within the vicinity of Pace Bus Route 696 (Randhurst/Woodfield/Harper College) which provides weekday service from Mt. Prospect to Palatine. Service operates from Randhurst Mall to Harper College. Rush hour service runs every 30 minutes and mid-day service runs every hour. This bus route serves the following major destinations: Randhurst Mall, Prospect H.S., Metra Union Pacific Northwest Line (Arlington Heights), Cook County Courthouse, Rolling Meadows Shopping Center, East Park, Mallard Cove, Woodfield Gardens, Motorola Headquarters, Schaumburg Convention Center, IKEA, Roosevelt University, Woodfield Mall, Pace Northwest Transportation Center and Harper College.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the plans call for developing the site with a five-story apartment building containing 80 apartment units. The development will provide a parking garage containing 120 parking spaces for residents of the development. Access to the parking garage will be provided via a full movement access drive off Highland Avenue aligned opposite the northerly access drive serving the employee only parking lot serving the AT&T building at 44 S. Vail Avenue. In order to accommodate the proposed access drive, one on-street parking space along the west side of Highland Avenue will be removed. Seven parking spaces, and a loading zone will be provided by widening Sigwalt Street along the site frontage. Pedestrian access to the residential units will be on Sigwalt Street along the south side of the building. The seven parking spaces will be available for use by the public and guests of the proposed development. A copy of the preliminary site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which residents of the apartment units will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development generated traffic.

Estimated Site Traffic Generation

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development of 80 apartment units was based on vehicle trip generation rates contained in *Trip Generation*, 9th Edition, published by the Institute of Transportation Engineers (ITE). As previously indicated, the proposed apartment development is located within one-quarter mile of the Arlington Heights Milwaukee District- Northwest Metra Station. A review of the census data indicates that approximately 15 percent of the residents located within one-quarter mile of the Metra Station utilize alternative modes of transportation to get to work. As a result, the estimated number of generated trips for the proposed apartments was reduced by 15 percent to account for the residents that will use means of transportation other than the automobile to commute to work. **Table 1** shows the site-generated traffic volumes for the proposed development.

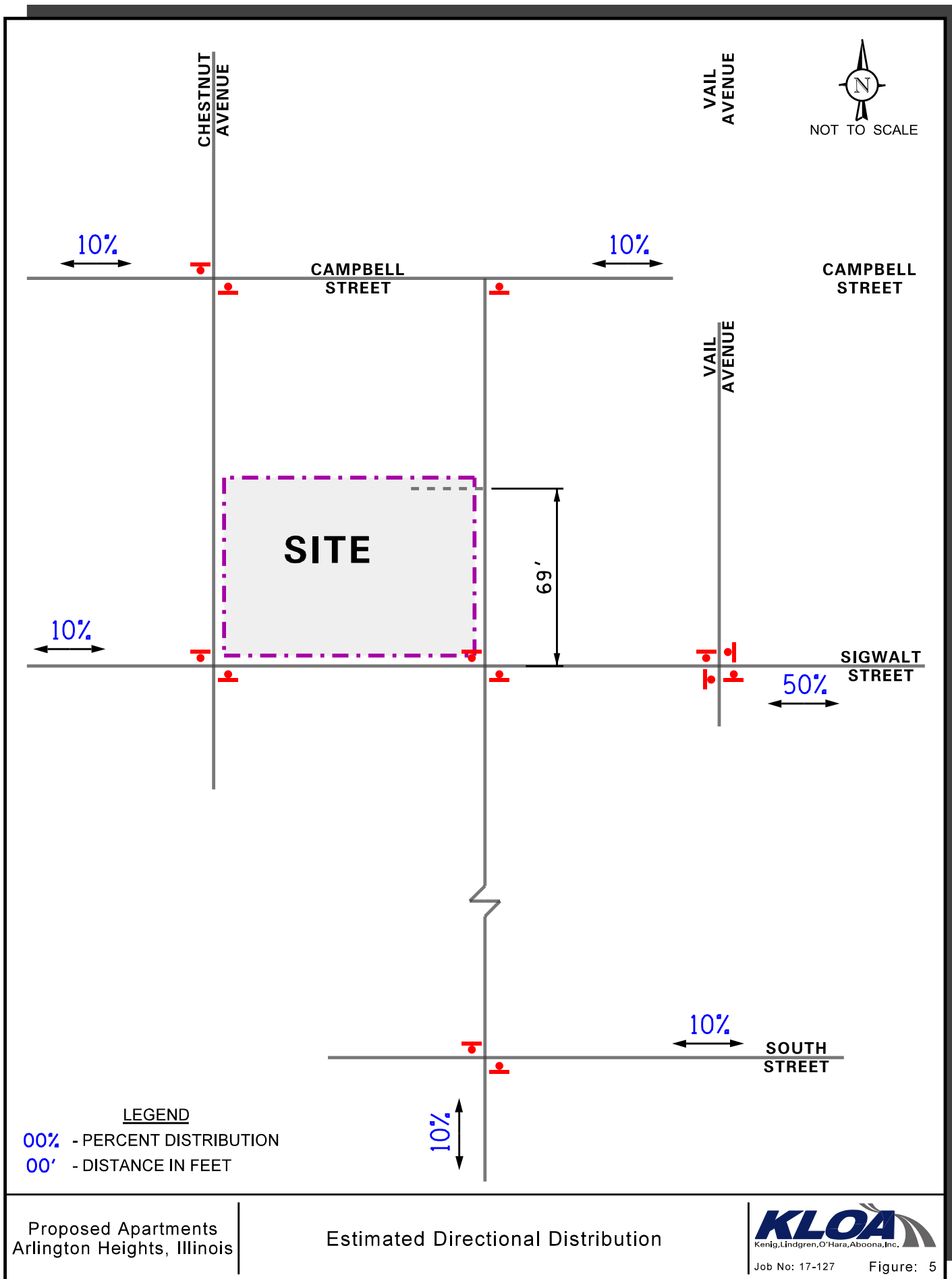


Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
220	Apartments (80 Units)	9	34	43	40	22	62	608
	<i>15% Transportation Reduction</i>	-1	-5	-6	-6	-3	-9	-98
	Total New Trips	8	29	37	34	19	53	510

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

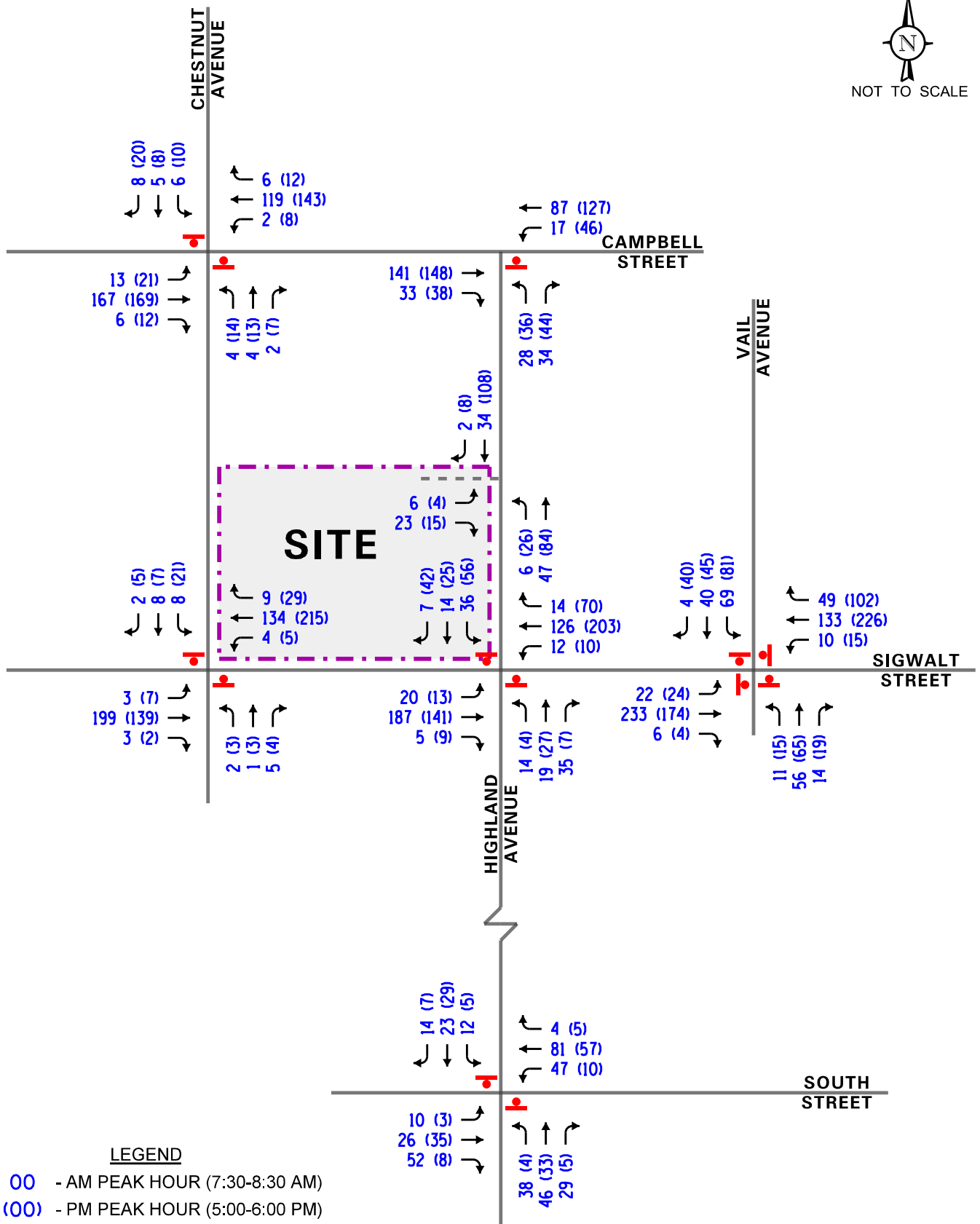
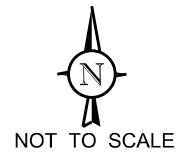
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the development is illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Village of Arlington Heights 2015 Comprehensive Plan an increase of one-half percent per year over six years (three percent total) was applied to project Year 2023 conditions.

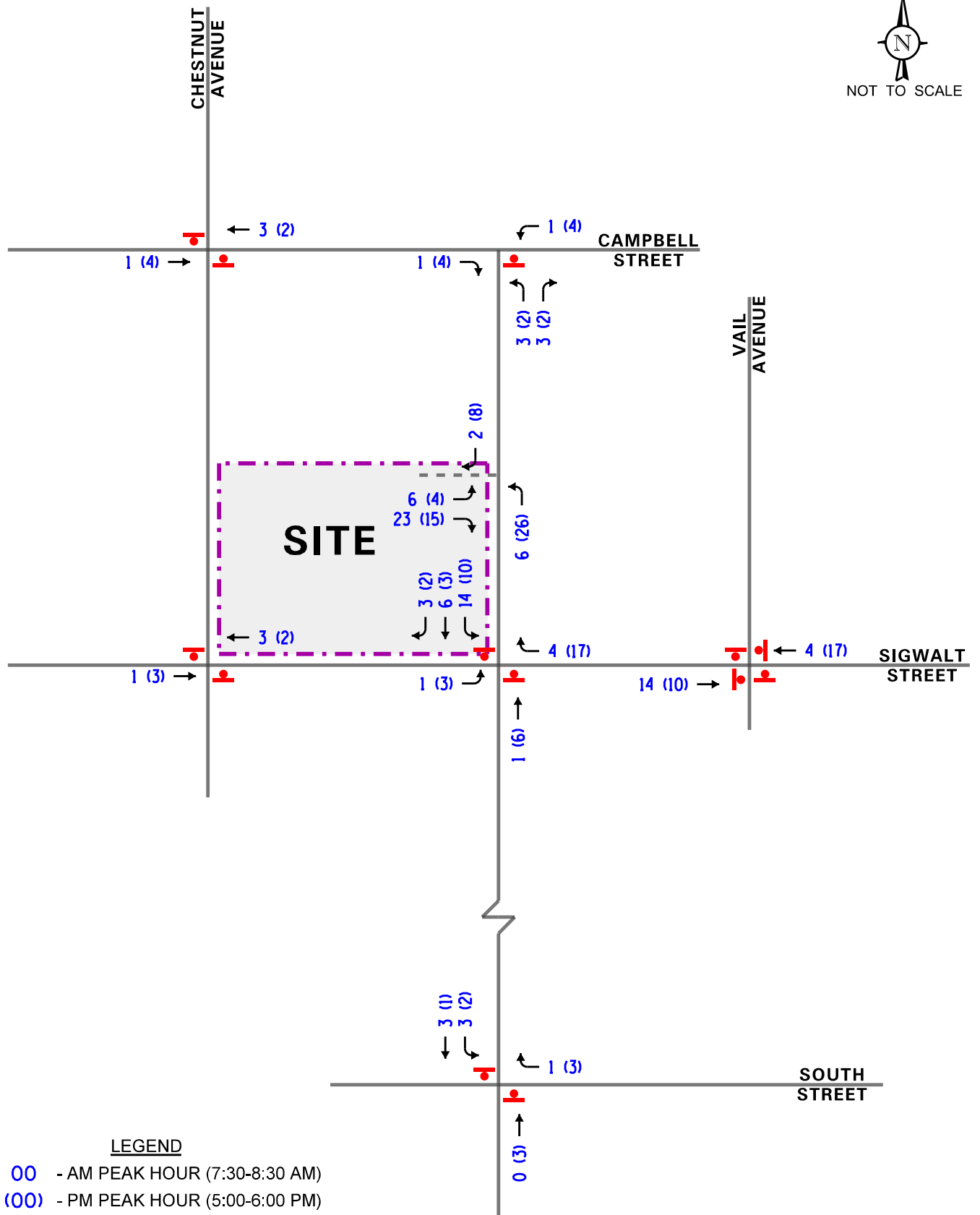
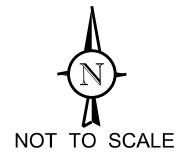
Total Projected Traffic Volumes

The addition of the development generated traffic to the existing traffic volumes accounting for background growth, to determine the Year 2023 total projected traffic volumes, are shown in **Figure 7**.



Proposed Apartments
Arlington Heights, Illinois

Year 2023 Total Projected
Traffic Volumes



Proposed Apartments
Arlington Heights, Illinois

Estimated Site Traffic Assignment

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 17-127 Figure: 6

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modification are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hour periods for the existing (Year 2017) and future projected (Year 2023) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using the HCS 7 computer software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2023 total projected conditions are presented in **Tables 2** and **3**, respectively. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 2

CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC CONDITIONS

	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Sigwalt Street with Highland Avenue				
• Northbound Approach	B	12.2	B	12.0
• Southbound Approach	B	13.9	B	12.5
• Eastbound Left-Turns	A	7.6	A	7.8
• Westbound Left-Turns	A	7.7	A	7.5
Sigwalt Street with Vail Avenue				
• Overall	B	11.0	B	10.6
• Eastbound Approach	B	12.0	B	10.1
• Westbound Approach	B	10.6	B	11.4
• Northbound Approach	A	9.6	A	9.4
• Southbound Approach	B	10.4	B	10.1
Sigwalt Street with Chestnut Avenue				
• Northbound Approach	B	10.6	B	10.7
• Southbound Approach	B	12.0	B	11.6
• Eastbound Left-Turns	A	7.6	A	7.7
• Westbound Left-Turns	A	7.5	A	7.5
Highland Avenue with South Street				
• Northbound Approach	B	14.6	A	10.0
• Southbound Approach	B	12.6	A	9.9
• Eastbound Left-Turns	A	7.6	A	7.3
• Westbound Left-Turns	A	7.6	A	7.3
Campbell Street with Chestnut Avenue				
• Northbound Approach	B	10.7	B	11.8
• Southbound Approach	B	10.2	B	10.9
• Eastbound Left-Turns	A	7.5	A	7.5
• Westbound Left-Turns	A	7.6	A	7.6
Campbell Street with Highland Avenue				
• Northbound Approach	B	10.4	B	11.2
• Westbound Left-Turns	A	7.6	A	7.7
LOS = Level of Service Delay is measured in seconds.				

Table 3

CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2023 TRAFFIC CONDITIONS

	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Sigwalt Street with Highland Avenue				
• Northbound Approach	B	12.8	B	12.6
• Southbound Approach	B	15.3	B	13.5
• Eastbound Left-Turns	A	7.6	A	7.8
• Westbound Left-Turns	A	7.8	A	7.5
Sigwalt Street with Vail Avenue				
• Overall	B	11.5	B	11.1
• Eastbound Approach	B	12.8	B	10.5
• Westbound Approach	B	10.9	B	12.3
• Northbound Approach	A	9.9	A	9.6
• Southbound Approach	B	10.7	B	10.4
Sigwalt Street with Chestnut Avenue				
• Northbound Approach	B	10.7	B	12.7
• Southbound Approach	B	12.2	B	13.5
• Eastbound Left-Turns	A	7.6	A	7.8
• Westbound Left-Turns	A	7.8	A	7.5
Highland Avenue with South Street				
• Northbound Approach	C	15.0	B	10.1
• Southbound Approach	B	13.2	A	10.0
• Eastbound Left-Turns	A	7.6	A	7.3
• Westbound Left-Turns	A	7.6	A	7.3
Highland Avenue with Proposed Access Drive				
• Eastbound Approach	A	8.7	A	9.2
• Northbound Left-Turns	A	7.3	A	7.5
Campbell Street with Chestnut Avenue				
• Northbound Approach	B	10.9	B	12.2
• Southbound Approach	B	10.3	B	11.2
• Eastbound Left-Turns	A	7.5	A	7.6
• Westbound Left-Turns	A	7.6	A	7.6
Campbell Street with Highland Avenue				
• Northbound Approach	B	10.6	B	11.6
• Westbound Left-Turns	A	7.7	A	7.8
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements to accommodate the development traffic.

Sigwalt Street with Highland Avenue

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at level of service (LOS) B during the weekday morning and weekday evening peak hours. Under future conditions, the northbound and southbound approaches are projected to continue operating at LOS B during the peak hours with increases in delay of two seconds or less. Furthermore, eastbound and westbound left-turn movements from Sigwalt Street onto Highland Avenue are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Sigwalt Street with Vail Avenue

The results of the capacity analyses indicate that overall, this intersection currently operates at LOS B during the weekday morning and weekday evening peak hour is projected to continue operating at LOS B during the peak hours with increases in delay of less than one second. Furthermore, all of the approaches are projected to continue operating at LOS B or better during the peak hours with increases in delay of approximately one second or less. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Sigwalt Street with Chestnut Avenue

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at LOS B during the weekday morning and weekday evening peak hours. Under future conditions, the northbound and southbound approaches are projected to continue operating at LOS B during the peak hours with increases in delay of less than one second. Furthermore, eastbound and westbound left-turn movements from Sigwalt Street onto Chestnut Avenue are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Highland Avenue with South Street

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at LOS B or better during the peak hours. Under future conditions, the northbound and southbound approaches are projected to operate at LOS C or better during the peak hours with increases in delay of less than one second. Furthermore, eastbound and westbound left-turn movements from South Street onto Highland Avenue are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Highland Avenue with Proposed Access Drive

The results of the capacity analyses indicate that outbound movements from the proposed access drive are projected to operate at LOS A during the weekday morning and weekday evening peak hours. Furthermore, northbound left-turn movements from Highland Avenue onto the proposed access drive are projected to operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be adequate in accommodating the traffic projected to be generated by the proposed development and will have a limited impact on the operations of Highland Avenue.

Campbell Avenue with Chestnut Avenue

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at LOS B or better during the peak hours. Under future conditions, the northbound and southbound approaches are projected to continue to operate at LOS B or better during the peak hours with increases in delay of less than one second. Furthermore, eastbound and westbound left-turn movements from Campbell Street onto Chestnut Avenue are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Campbell Avenue with Highland Avenue

The results of the capacity analyses indicate that the northbound approaches currently operate at LOS B or better during the peak hours. Under future conditions, the northbound approach is projected to operate at LOS B or better during the peak hours with increases in delay of less than one second. Furthermore, westbound left-turn movements from Campbell Street onto Highland Avenue are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

6. Parking Evaluation

As proposed, the site will be developed with 80 apartment units and a 120 spaces parking garage (parking ratio of 1.5 spaces per unit). The Village of Arlington Heights requires 1.5 spaces per dwelling unit, as such, the proposed parking supply meets the village's parking code.

Based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the Parking Generation Manual, 4th Edition for Land Use Code 221 (Low/Mid-Rise Apartments), the average parking demand of the proposed development is projected to be 87 parking spaces (ratio of .98 spaces per unit). Additionally, the average peak parking demand of all surveyed apartment developments is 1.23 spaces per dwelling unit.

Furthermore, for comparison purposes, KLOA, Inc. also examined US Census data compiled by the Center for Transit-Oriented Development. Based on the Census data, the average number of vehicles available per renter occupied household within one-quarter mile from the Arlington Heights Metra station is 0.8 vehicles. Additionally, approximately 75 percent of households have zero or one vehicles available. Given that the proposed apartment building is located within one-quarter mile of the Arlington Heights Metra station, it is anticipated that the apartment building will have the same characteristics as other apartment developments within this radius.

Lastly, the proposed parking ratio of 1.5 spaces per unit is similar to or exceeding other apartment developments (built or planned) in the Chicago area that are located within proximity to train stations. A review of the parking supply at 19 similar developments indicate that they provide an average ratio of 1.22 spaces per unit. Approximately 60 percent of the apartment developments provides less than 1.25 spaces per unit. A summary table of the location, number of units and parking spaces provided for these developments are included in the Appendix.

Based on the above, and given the additional seven parking spaces being provided on Sigwalt Street that will be available to the general public and the guests of the proposed development, the proposed 1.5 parking spaces per unit parking requirement will be adequate in accommodating its peak parking demand.

7. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The development is well located with respect to the area roadway system.
- The amount of traffic projected to be generated by the development will be reduced due to the proximity of the development to alternative modes of transportation
- The development generated traffic will not have a significant impact on area roadways.
- The proposed access and roadway system will be adequate in accommodating the development generated traffic and will ensure that an efficient and flexible access is provided.
- No geometric or traffic control improvements will be required under future conditions at the study area intersections
- The proposed development will provide a sufficient number of parking spaces to accommodate its peak needs.

Appendix

- Traffic Count Summary Sheets
- Site Plan
- Level of Service Criteria
- Capacity Analysis Summary Sheets
- Parking Ratios of Similar Developments

Traffic Count Summary Sheets

*Proposed Apartment Development
Arlington Heights, Illinois*





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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Campbell St and Highland Ave
Site Code:
Start Date: 08/08/2017
Page No: 1

Turning Movement Data

Start Time	Campbell St Eastbound					Campbell St Westbound					Highland Ave Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	24	8	1	32	1	3	14	13	18	0	10	9	4	19	69
7:15 AM	0	19	7	0	26	0	1	6	2	7	0	6	5	5	11	44
7:30 AM	0	20	10	0	30	0	3	21	4	24	0	6	7	3	13	67
7:45 AM	0	31	12	0	43	1	3	17	8	21	0	5	6	4	11	75
Hourly Total	0	94	37	1	131	2	10	58	27	70	0	27	27	16	54	255
8:00 AM	0	29	10	1	39	1	3	18	3	22	0	5	6	5	11	72
8:15 AM	0	27	11	0	38	1	5	22	1	28	0	8	8	6	16	82
8:30 AM	0	29	8	0	37	0	4	17	4	21	0	8	6	5	14	72
8:45 AM	0	52	2	1	54	2	4	27	2	33	0	3	10	10	13	100
Hourly Total	0	137	31	2	168	4	16	84	10	104	0	24	30	26	54	326
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	1	42	7	0	50	0	5	22	0	27	0	7	6	5	13	90
4:15 PM	0	30	8	1	38	0	5	36	4	41	0	6	11	5	17	96
4:30 PM	0	27	5	1	32	0	4	19	6	23	0	18	9	5	27	82
4:45 PM	0	29	6	2	35	0	4	28	4	32	1	5	10	6	16	83
Hourly Total	1	128	26	4	155	0	18	105	14	123	1	36	36	21	73	351
5:00 PM	0	33	7	5	40	0	5	27	1	32	0	13	8	13	21	93
5:15 PM	0	30	6	4	36	1	10	30	1	41	0	4	9	8	13	90
5:30 PM	0	25	5	1	30	1	9	35	0	45	0	10	14	12	24	99
5:45 PM	0	40	15	1	55	0	17	31	5	48	0	6	10	14	16	119
Hourly Total	0	128	33	11	161	2	41	123	7	166	0	33	41	47	74	401
Grand Total	1	487	127	18	615	8	85	370	58	463	1	120	134	110	255	1333
Approach %	0.2	79.2	20.7	-	-	1.7	18.4	79.9	-	-	0.4	47.1	52.5	-	-	-
Total %	0.1	36.5	9.5	-	46.1	0.6	6.4	27.8	-	34.7	0.1	9.0	10.1	-	19.1	-
Lights	1	477	126	-	604	8	84	360	-	452	1	120	132	-	253	1309
% Lights	100.0	97.9	99.2	-	98.2	100.0	98.8	97.3	-	97.6	100.0	100.0	98.5	-	99.2	98.2
Buses	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Buses	0.0	0.0	0.0	-	0.0	0.0	0.0	0.3	-	0.2	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	6	1	-	7	0	0	5	-	5	0	0	0	-	0	12
% Single-Unit Trucks	0.0	1.2	0.8	-	1.1	0.0	0.0	1.4	-	1.1	0.0	0.0	0.0	-	0.0	0.9
Articulated Trucks	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.2	0.0	-	0.2	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	3	0	-	3	0	1	4	-	5	0	0	2	-	2	10
% Bicycles on Road	0.0	0.6	0.0	-	0.5	0.0	1.2	1.1	-	1.1	0.0	0.0	1.5	-	0.8	0.8
Pedestrians	-	-	-	18	-	-	-	-	58	-	-	-	-	110	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-



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Count Name: Campbell St and Highland Ave
Site Code:
Start Date: 08/08/2017
Page No: 2

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Campbell St Eastbound					Campbell St Westbound					Highland Ave Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
8:00 AM	0	29	10	1	39	1	3	18	3	22	0	5	6	5	11	72
8:15 AM	0	27	11	0	38	1	5	22	1	28	0	8	8	6	16	82
8:30 AM	0	29	8	0	37	0	4	17	4	21	0	8	6	5	14	72
8:45 AM	0	52	2	1	54	2	4	27	2	33	0	3	10	10	13	100
Total	0	137	31	2	168	4	16	84	10	104	0	24	30	26	54	326
Approach %	0.0	81.5	18.5	-	-	3.8	15.4	80.8	-	-	0.0	44.4	55.6	-	-	-
Total %	0.0	42.0	9.5	-	51.5	1.2	4.9	25.8	-	31.9	0.0	7.4	9.2	-	16.6	-
PHF	0.000	0.659	0.705	-	0.778	0.500	0.800	0.778	-	0.788	0.000	0.750	0.750	-	0.844	0.815
Lights	0	134	31	-	165	4	16	80	-	100	0	24	30	-	54	319
% Lights	-	97.8	100.0	-	98.2	100.0	100.0	95.2	-	96.2	-	100.0	100.0	-	100.0	97.9
Buses	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	1.2	-	1.0	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	2	0	-	2	0	0	3	-	3	0	0	0	-	0	5
% Single-Unit Trucks	-	1.5	0.0	-	1.2	0.0	0.0	3.6	-	2.9	-	0.0	0.0	-	0.0	1.5
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Bicycles on Road	-	0.7	0.0	-	0.6	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	2	-	-	-	-	10	-	-	-	-	26	-	-
% 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

Count Name: Campbell St and Highland Ave
Site Code:
Start Date: 08/08/2017
Page No: 3

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Campbell St Eastbound					Campbell St Westbound					Highland Ave Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
5:00 PM	0	33	7	5	40	0	5	27	1	32	0	13	8	13	21	93
5:15 PM	0	30	6	4	36	1	10	30	1	41	0	4	9	8	13	90
5:30 PM	0	25	5	1	30	1	9	35	0	45	0	10	14	12	24	99
5:45 PM	0	40	15	1	55	0	17	31	5	48	0	6	10	14	16	119
Total	0	128	33	11	161	2	41	123	7	166	0	33	41	47	74	401
Approach %	0.0	79.5	20.5	-	-	1.2	24.7	74.1	-	-	0.0	44.6	55.4	-	-	-
Total %	0.0	31.9	8.2	-	40.1	0.5	10.2	30.7	-	41.4	0.0	8.2	10.2	-	18.5	-
PHF	0.000	0.800	0.550	-	0.732	0.500	0.603	0.879	-	0.865	0.000	0.635	0.732	-	0.771	0.842
Lights	0	127	33	-	160	2	41	120	-	163	0	33	41	-	74	397
% Lights	-	99.2	100.0	-	99.4	100.0	100.0	97.6	-	98.2	-	100.0	100.0	-	100.0	99.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	0	-	1	0	0	1	-	1	0	0	0	-	0	2
% Single-Unit Trucks	-	0.8	0.0	-	0.6	0.0	0.0	0.8	-	0.6	-	0.0	0.0	-	0.0	0.5
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	2	-	2	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	1.6	-	1.2	-	0.0	0.0	-	0.0	0.5
Pedestrians	-	-	-	11	-	-	-	-	7	-	-	-	-	47	-	-
% 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

Count Name: Campbell St and Highland Ave
Site Code:
Start Date: 08/08/2017
Page No: 4



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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Campbell St and Chestnut Ave
Site Code:
Start Date: 08/08/2017
Page No: 1

Turning Movement Data

Start Time	Campbell Ave Eastbound						Campbell St Westbound						Chestnut Ave Northbound						Chestnut Ave 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	24	0	0	28	0	0	24	2	3	26	0	0	1	2	3	3	0	0	5	2	2	7	64
7:15 AM	0	2	24	1	0	27	0	0	18	3	2	21	0	0	2	0	3	2	0	2	4	1	3	7	57
7:30 AM	0	5	26	0	1	31	0	0	22	2	1	24	0	1	1	0	0	2	0	1	3	2	5	6	63
7:45 AM	0	0	43	5	3	48	0	1	25	2	4	28	0	2	4	0	2	6	0	0	4	1	5	5	87
Hourly Total	0	11	117	6	4	134	0	1	89	9	10	99	0	3	8	2	8	13	0	3	16	6	15	25	271
8:00 AM	0	2	34	1	1	37	0	1	25	1	1	27	0	0	1	0	2	1	0	2	1	2	1	5	70
8:15 AM	0	3	38	1	1	42	0	0	28	2	3	30	0	2	0	0	1	2	0	2	2	2	3	6	80
8:30 AM	0	6	38	1	1	45	0	1	28	1	0	30	0	1	1	0	2	2	0	1	2	2	1	5	82
8:45 AM	0	2	43	3	1	48	0	0	26	2	2	28	0	1	2	2	2	5	0	1	0	2	2	3	84
Hourly Total	0	13	153	6	4	172	0	2	107	6	6	115	0	4	4	2	7	10	0	6	5	8	7	19	316
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	7	53	0	2	60	0	0	29	1	1	30	0	3	0	0	5	3	0	1	2	6	0	9	102
4:15 PM	0	4	35	0	1	39	0	0	38	2	1	40	0	6	1	0	0	7	0	0	2	7	2	9	95
4:30 PM	0	6	24	0	1	30	1	2	30	5	0	38	0	2	2	0	2	4	0	3	1	6	0	10	82
4:45 PM	0	3	33	4	0	40	0	0	31	2	0	33	0	2	2	3	2	7	0	1	3	3	2	7	87
Hourly Total	0	20	145	4	4	169	1	2	128	10	2	141	0	13	5	3	9	21	0	5	8	22	4	35	366
5:00 PM	0	2	40	3	0	45	0	0	34	0	0	34	0	4	2	2	2	8	0	1	1	9	2	11	98
5:15 PM	0	7	41	2	0	50	2	2	26	3	0	33	0	4	2	0	0	6	0	1	1	5	0	7	96
5:30 PM	0	5	29	4	0	38	1	5	35	6	2	47	0	4	1	2	4	7	0	5	2	3	4	10	102
5:45 PM	0	6	50	3	1	59	2	1	31	3	4	37	0	2	8	3	6	13	0	3	4	2	10	9	118
Hourly Total	0	20	160	12	1	192	5	8	126	12	6	151	0	14	13	7	12	34	0	10	8	19	16	37	414
Grand Total	0	64	575	28	13	667	6	13	450	37	24	506	0	34	30	14	36	78	0	24	37	55	42	116	1367
Approach %	0.0	9.6	86.2	4.2	-	-	1.2	2.6	88.9	7.3	-	-	0.0	43.6	38.5	17.9	-	-	0.0	20.7	31.9	47.4	-	-	-
Total %	0.0	4.7	42.1	2.0	-	48.8	0.4	1.0	32.9	2.7	-	37.0	0.0	2.5	2.2	1.0	-	5.7	0.0	1.8	2.7	4.0	-	8.5	-
Lights	0	60	564	27	-	651	6	13	440	35	-	494	0	34	27	13	-	74	0	24	34	53	-	111	1330
% Lights	-	93.8	98.1	96.4	-	97.6	100.0	100.0	97.8	94.6	-	97.6	-	100.0	90.0	92.9	-	94.9	-	100.0	91.9	96.4	-	95.7	97.3
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	2
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	6.7	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	7	0	-	7	0	0	5	2	-	7	0	0	1	1	-	2	0	0	1	2	-	3	19
% Single-Unit Trucks	-	0.0	1.2	0.0	-	1.0	0.0	0.0	1.1	5.4	-	1.4	-	0.0	3.3	7.1	-	2.6	-	0.0	2.7	3.6	-	2.6	1.4
Articulated Trucks	0	1	1	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	1.6	0.2	0.0	-	0.3	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	0.1
Bicycles on Road	0	3	3	1	-	7	0	0	5	0	-	5	0	0	0	0	-	0	0	0	2	0	-	2	14
% Bicycles on Road	-	4.7	0.5	3.6	-	1.0	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.0	0.0	-	0.0	-	0.0	5.4	0.0	-	1.7	1.0
Pedestrians	-	-	-	-	13	-	-	-	-	-	24	-	-	-	-	-	36	-	-	-	-	-	42	-	-

% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-
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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Campbell St and Chestnut Ave
Site Code:
Start Date: 08/08/2017
Page No: 3

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Campbell Ave Eastbound						Campbell St Westbound						Chestnut Ave Northbound						Chestnut Ave 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	
8:00 AM	0	2	34	1	1	37	0	1	25	1	1	27	0	0	1	0	2	1	0	2	1	2	1	5	70
8:15 AM	0	3	38	1	1	42	0	0	28	2	3	30	0	2	0	0	1	2	0	2	2	2	3	6	80
8:30 AM	0	6	38	1	1	45	0	1	28	1	0	30	0	1	1	0	2	2	0	1	2	2	1	5	82
8:45 AM	0	2	43	3	1	48	0	0	26	2	2	28	0	1	2	2	2	5	0	1	0	2	2	3	84
Total	0	13	153	6	4	172	0	2	107	6	6	115	0	4	4	2	7	10	0	6	5	8	7	19	316
Approach %	0.0	7.6	89.0	3.5	-	-	0.0	1.7	93.0	5.2	-	-	0.0	40.0	40.0	20.0	-	-	0.0	31.6	26.3	42.1	-	-	-
Total %	0.0	4.1	48.4	1.9	-	54.4	0.0	0.6	33.9	1.9	-	36.4	0.0	1.3	1.3	0.6	-	3.2	0.0	1.9	1.6	2.5	-	6.0	-
PHF	0.000	0.542	0.890	0.500	-	0.896	0.000	0.500	0.955	0.750	-	0.958	0.000	0.500	0.500	0.250	-	0.500	0.000	0.750	0.625	1.000	-	0.792	0.940
Lights	0	13	151	6	-	170	0	2	104	5	-	111	0	4	4	2	-	10	0	6	5	7	-	18	309
% Lights	-	100.0	98.7	100.0	-	98.8	-	100.0	97.2	83.3	-	96.5	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	87.5	-	94.7	97.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	0	-	2	0	0	3	1	-	4	0	0	0	0	-	0	0	0	0	1	-	1	7
% Single-Unit Trucks	-	0.0	1.3	0.0	-	1.2	-	0.0	2.8	16.7	-	3.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	12.5	-	5.3	2.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	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
% 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	0.0
Pedestrians	-	-	-	-	4	-	-	-	-	-	6	-	-	-	-	-	7	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	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

Count Name: Campbell St and Chestnut Ave
Site Code:
Start Date: 08/08/2017
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Campbell Ave Eastbound						Campbell St Westbound						Chestnut Ave Northbound						Chestnut Ave 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	
5:00 PM	0	2	40	3	0	45	0	0	34	0	0	34	0	4	2	2	2	8	0	1	1	9	2	11	98
5:15 PM	0	7	41	2	0	50	2	2	26	3	0	33	0	4	2	0	0	6	0	1	1	5	0	7	96
5:30 PM	0	5	29	4	0	38	1	5	35	6	2	47	0	4	1	2	4	7	0	5	2	3	4	10	102
5:45 PM	0	6	50	3	1	59	2	1	31	3	4	37	0	2	8	3	6	13	0	3	4	2	10	9	118
Total	0	20	160	12	1	192	5	8	126	12	6	151	0	14	13	7	12	34	0	10	8	19	16	37	414
Approach %	0.0	10.4	83.3	6.3	-	-	3.3	5.3	83.4	7.9	-	-	0.0	41.2	38.2	20.6	-	-	0.0	27.0	21.6	51.4	-	-	-
Total %	0.0	4.8	38.6	2.9	-	46.4	1.2	1.9	30.4	2.9	-	36.5	0.0	3.4	3.1	1.7	-	8.2	0.0	2.4	1.9	4.6	-	8.9	-
PHF	0.000	0.714	0.800	0.750	-	0.814	0.625	0.400	0.900	0.500	-	0.803	0.000	0.875	0.406	0.583	-	0.654	0.000	0.500	0.500	0.528	-	0.841	0.877
Lights	0	20	157	11	-	188	5	8	123	12	-	148	0	14	13	7	-	34	0	10	6	19	-	35	405
% Lights	-	100.0	98.1	91.7	-	97.9	100.0	100.0	97.6	100.0	-	98.0	-	100.0	100.0	100.0	-	100.0	-	100.0	75.0	100.0	-	94.6	97.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	0	-	2	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	3
% Single-Unit Trucks	-	0.0	1.3	0.0	-	1.0	0.0	0.0	0.8	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	1	1	-	2	0	0	2	0	-	2	0	0	0	0	-	0	0	0	2	0	-	2	6
% Bicycles on Road	-	0.0	0.6	8.3	-	1.0	0.0	0.0	1.6	0.0	-	1.3	-	0.0	0.0	0.0	-	0.0	-	0.0	25.0	0.0	-	5.4	1.4
Pedestrians	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	12	-	-	-	-	-	16	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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

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Count Name: Campbell St and Chestnut Ave
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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Sigwalt/Vail
Site Code:
Start Date: 05/18/2017
Page No: 1

Turning Movement Data

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Vail Avenue Northbound						Vail Avenue 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	10	52	1	4	63	0	1	24	15	2	40	0	1	17	1	2	19	0	9	2	1	1	12	134
7:15 AM	0	2	33	1	1	36	0	2	18	6	0	26	0	1	8	4	3	13	0	14	7	1	0	22	97
7:30 AM	0	10	61	3	3	74	0	5	28	15	1	48	0	3	13	6	0	22	0	16	6	0	2	22	166
7:45 AM	0	8	73	2	6	83	0	3	37	14	2	54	0	4	23	2	4	29	0	23	15	1	0	39	205
Hourly Total	0	30	219	7	14	256	0	11	107	50	5	168	0	9	61	13	9	83	0	62	30	3	3	95	602
8:00 AM	0	2	44	0	2	46	0	1	35	11	0	47	0	3	13	4	0	20	0	16	10	2	4	28	141
8:15 AM	0	1	35	1	2	37	0	1	25	8	3	34	0	1	5	2	0	8	0	12	8	1	4	21	100
8:30 AM	0	1	31	2	0	34	0	1	27	4	1	32	0	1	9	3	0	13	0	14	7	3	0	24	103
8:45 AM	0	3	32	1	0	36	0	2	31	11	0	44	0	1	6	3	2	10	0	16	5	3	0	24	114
Hourly Total	0	7	142	4	4	153	0	5	118	34	4	157	0	6	33	12	2	51	0	58	30	9	8	97	458
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	41	2	5	45	0	2	41	28	0	71	0	0	14	2	5	16	1	23	14	8	6	46	178
4:15 PM	0	2	34	3	5	39	0	1	34	20	2	55	0	0	14	2	0	16	1	17	8	5	6	31	141
4:30 PM	0	4	39	0	6	43	0	4	50	30	5	84	0	1	12	0	1	13	0	19	13	5	6	37	177
4:45 PM	0	5	37	1	0	43	0	2	44	26	2	72	0	1	10	3	2	14	1	18	12	8	6	39	168
Hourly Total	0	13	151	6	16	170	0	9	169	104	9	282	0	2	50	7	8	59	3	77	47	26	24	153	664
5:00 PM	0	4	39	1	6	44	0	1	52	28	2	81	0	3	13	2	2	18	0	21	13	11	3	45	188
5:15 PM	0	3	44	0	3	47	0	6	57	17	0	80	0	5	14	8	2	27	0	17	4	8	0	29	183
5:30 PM	0	5	40	1	4	46	0	4	47	25	5	76	0	3	18	4	3	25	0	19	17	9	5	45	192
5:45 PM	1	11	36	2	5	50	0	4	47	29	5	80	0	4	18	4	7	26	0	22	10	11	6	43	199
Hourly Total	1	23	159	4	18	187	0	15	203	99	12	317	0	15	63	18	14	96	0	79	44	39	14	162	762
Grand Total	1	73	671	21	52	766	0	40	597	287	30	924	0	32	207	50	33	289	3	276	151	77	49	507	2486
Approach %	0.1	9.5	87.6	2.7	-	-	0.0	4.3	64.6	31.1	-	-	0.0	11.1	71.6	17.3	-	-	0.6	54.4	29.8	15.2	-	-	-
Total %	0.0	2.9	27.0	0.8	-	30.8	0.0	1.6	24.0	11.5	-	37.2	0.0	1.3	8.3	2.0	-	11.6	0.1	11.1	6.1	3.1	-	20.4	-
Lights	1	71	654	20	-	746	0	38	585	283	-	906	0	32	203	48	-	283	3	268	147	77	-	495	2430
% Lights	100.0	97.3	97.5	95.2	-	97.4	-	95.0	98.0	98.6	-	98.1	-	100.0	98.1	96.0	-	97.9	100.0	97.1	97.4	100.0	-	97.6	97.7
Buses	0	0	2	0	-	2	0	1	1	0	-	2	0	0	0	0	-	0	0	1	1	0	-	2	6
% Buses	0.0	0.0	0.3	0.0	-	0.3	-	2.5	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0	0.4	0.7	0.0	-	0.4	0.2
Single-Unit Trucks	0	0	9	1	-	10	0	0	8	4	-	12	0	0	2	0	-	2	0	5	1	0	-	6	30
% Single-Unit Trucks	0.0	0.0	1.3	4.8	-	1.3	-	0.0	1.3	1.4	-	1.3	-	0.0	1.0	0.0	-	0.7	0.0	1.8	0.7	0.0	-	1.2	1.2
Articulated Trucks	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	0.0	1.4	0.0	0.0	-	0.1	-	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
Bicycles on Road	0	1	6	0	-	7	0	1	3	0	-	4	0	0	2	2	-	4	0	2	2	0	-	4	19
% Bicycles on Road	0.0	1.4	0.9	0.0	-	0.9	-	2.5	0.5	0.0	-	0.4	-	0.0	1.0	4.0	-	1.4	0.0	0.7	1.3	0.0	-	0.8	0.8
Pedestrians	-	-	-	-	52	-	-	-	-	-	30	-	-	-	-	-	33	-	-	-	-	-	49	-	-

% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-
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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Sigwalt/Vail
Site Code:
Start Date: 05/18/2017
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Turning Movement Peak Hour Data (7:30 AM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Vail Avenue Northbound						Vail Avenue 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	
7:30 AM	0	10	61	3	3	74	0	5	28	15	1	48	0	3	13	6	0	22	0	16	6	0	2	22	166
7:45 AM	0	8	73	2	6	83	0	3	37	14	2	54	0	4	23	2	4	29	0	23	15	1	0	39	205
8:00 AM	0	2	44	0	2	46	0	1	35	11	0	47	0	3	13	4	0	20	0	16	10	2	4	28	141
8:15 AM	0	1	35	1	2	37	0	1	25	8	3	34	0	1	5	2	0	8	0	12	8	1	4	21	100
Total	0	21	213	6	13	240	0	10	125	48	6	183	0	11	54	14	4	79	0	67	39	4	10	110	612
Approach %	0.0	8.8	88.8	2.5	-	-	0.0	5.5	68.3	26.2	-	-	0.0	13.9	68.4	17.7	-	-	0.0	60.9	35.5	3.6	-	-	-
Total %	0.0	3.4	34.8	1.0	-	39.2	0.0	1.6	20.4	7.8	-	29.9	0.0	1.8	8.8	2.3	-	12.9	0.0	10.9	6.4	0.7	-	18.0	-
PHF	0.000	0.525	0.729	0.500	-	0.723	0.000	0.500	0.845	0.800	-	0.847	0.000	0.688	0.587	0.583	-	0.681	0.000	0.728	0.650	0.500	-	0.705	0.746
Lights	0	20	210	6	-	236	0	8	123	45	-	176	0	11	52	13	-	76	0	66	36	4	-	106	594
% Lights	-	95.2	98.6	100.0	-	98.3	-	80.0	98.4	93.8	-	96.2	-	100.0	96.3	92.9	-	96.2	-	98.5	92.3	100.0	-	96.4	97.1
Buses	0	0	0	0	-	0	0	1	1	0	-	2	0	0	0	0	-	0	0	0	1	0	-	1	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	10.0	0.8	0.0	-	1.1	-	0.0	0.0	0.0	-	0.0	-	0.0	2.6	0.0	-	0.9	0.5
Single-Unit Trucks	0	0	1	0	-	1	0	0	1	3	-	4	0	0	1	0	-	1	0	1	1	0	-	2	8
% Single-Unit Trucks	-	0.0	0.5	0.0	-	0.4	-	0.0	0.8	6.3	-	2.2	-	0.0	1.9	0.0	-	1.3	-	1.5	2.6	0.0	-	1.8	1.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	1	2	0	-	3	0	1	0	0	-	1	0	0	1	1	-	2	0	0	1	0	-	1	7
% Bicycles on Road	-	4.8	0.9	0.0	-	1.3	-	10.0	0.0	0.0	-	0.5	-	0.0	1.9	7.1	-	2.5	-	0.0	2.6	0.0	-	0.9	1.1
Pedestrians	-	-	-	-	13	-	-	-	-	-	6	-	-	-	-	-	4	-	-	-	-	-	10	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	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

Count Name: Sigwalt/Vail
Site Code:
Start Date: 05/18/2017
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Vail Avenue Northbound						Vail Avenue 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	
5:00 PM	0	4	39	1	6	44	0	1	52	28	2	81	0	3	13	2	2	18	0	21	13	11	3	45	188
5:15 PM	0	3	44	0	3	47	0	6	57	17	0	80	0	5	14	8	2	27	0	17	4	8	0	29	183
5:30 PM	0	5	40	1	4	46	0	4	47	25	5	76	0	3	18	4	3	25	0	19	17	9	5	45	192
5:45 PM	1	11	36	2	5	50	0	4	47	29	5	80	0	4	18	4	7	26	0	22	10	11	6	43	199
Total	1	23	159	4	18	187	0	15	203	99	12	317	0	15	63	18	14	96	0	79	44	39	14	162	762
Approach %	0.5	12.3	85.0	2.1	-	-	0.0	4.7	64.0	31.2	-	-	0.0	15.6	65.6	18.8	-	-	0.0	48.8	27.2	24.1	-	-	-
Total %	0.1	3.0	20.9	0.5	-	24.5	0.0	2.0	26.6	13.0	-	41.6	0.0	2.0	8.3	2.4	-	12.6	0.0	10.4	5.8	5.1	-	21.3	-
PHF	0.250	0.523	0.903	0.500	-	0.935	0.000	0.625	0.890	0.853	-	0.978	0.000	0.750	0.875	0.563	-	0.889	0.000	0.898	0.647	0.886	-	0.900	0.957
Lights	1	23	155	4	-	183	0	15	197	99	-	311	0	15	62	17	-	94	0	77	44	39	-	160	748
% Lights	100.0	100.0	97.5	100.0	-	97.9	-	100.0	97.0	100.0	-	98.1	-	100.0	98.4	94.4	-	97.9	-	97.5	100.0	100.0	-	98.8	98.2
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	0	-	2	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	6
% Single-Unit Trucks	0.0	0.0	1.3	0.0	-	1.1	-	0.0	2.0	0.0	-	1.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	0	2	0	-	2	0	0	1	1	-	2	0	2	0	0	-	2	8
% Bicycles on Road	0.0	0.0	1.3	0.0	-	1.1	-	0.0	1.0	0.0	-	0.6	-	0.0	1.6	5.6	-	2.1	-	2.5	0.0	0.0	-	1.2	1.0
Pedestrians	-	-	-	-	18	-	-	-	-	-	12	-	-	-	-	-	14	-	-	-	-	-	14	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Sigwalt/Chestnut
Site Code:
Start Date: 05/18/2017
Page No: 1

Turning Movement Data

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Chestnut Avenue Northbound						Chestnut Avenue 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	0	58	0	0	58	0	0	26	0	1	26	0	1	0	1	2	2	0	1	2	2	2	5	91
7:15 AM	0	0	29	0	0	29	0	0	14	2	1	16	0	1	0	0	3	1	0	1	0	0	1	1	47
7:30 AM	0	0	53	1	0	54	0	2	30	1	0	33	0	0	0	2	1	2	0	4	4	0	1	8	97
7:45 AM	0	1	70	0	1	71	0	0	39	3	3	42	0	0	1	1	0	2	0	2	2	1	0	5	120
Hourly Total	0	1	210	1	1	212	0	2	109	6	5	117	0	2	1	4	6	7	0	8	8	3	4	19	355
8:00 AM	0	2	39	1	0	42	0	0	36	2	0	38	0	1	0	1	1	2	1	1	1	0	0	3	85
8:15 AM	0	0	30	1	0	31	0	2	22	3	0	27	0	1	0	1	0	2	0	1	1	1	0	3	63
8:30 AM	0	0	24	2	0	26	0	0	31	2	0	33	0	0	0	1	0	1	0	1	1	1	0	3	63
8:45 AM	0	1	32	0	3	33	0	1	29	3	0	33	0	0	1	0	0	1	0	3	1	2	0	6	73
Hourly Total	0	3	125	4	3	132	0	3	118	10	0	131	0	2	1	3	1	6	1	6	4	4	0	15	284
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	3	26	0	0	29	0	1	39	4	3	44	0	0	1	1	7	2	0	3	2	1	1	6	81
4:15 PM	0	1	25	0	1	26	0	0	34	1	2	35	0	0	1	1	6	2	0	8	2	1	1	11	74
4:30 PM	0	0	31	2	1	33	0	0	50	0	0	50	0	0	0	2	1	2	0	1	3	0	3	4	89
4:45 PM	0	1	33	0	0	34	0	4	45	8	2	57	0	0	0	0	2	0	0	2	2	2	2	6	97
Hourly Total	0	5	115	2	2	122	0	5	168	13	7	186	0	0	2	4	16	6	0	14	9	4	7	27	341
5:00 PM	0	1	30	0	0	31	0	2	61	3	1	66	0	2	0	1	1	3	0	8	0	1	0	9	109
5:15 PM	0	0	39	0	0	39	0	0	54	6	1	60	0	1	2	0	3	3	0	2	5	2	0	9	111
5:30 PM	0	4	30	1	1	35	0	1	43	5	1	49	0	0	1	2	1	3	0	5	1	2	1	8	95
5:45 PM	0	2	32	1	1	35	0	2	49	14	0	65	0	0	0	1	3	1	0	5	1	0	1	6	107
Hourly Total	0	7	131	2	2	140	0	5	207	28	3	240	0	3	3	4	8	10	0	20	7	5	2	32	422
Grand Total	0	16	581	9	8	606	0	15	602	57	15	674	0	7	7	15	31	29	1	48	28	16	13	93	1402
Approach %	0.0	2.6	95.9	1.5	-	-	0.0	2.2	89.3	8.5	-	-	0.0	24.1	24.1	51.7	-	-	1.1	51.6	30.1	17.2	-	-	-
Total %	0.0	1.1	41.4	0.6	-	43.2	0.0	1.1	42.9	4.1	-	48.1	0.0	0.5	0.5	1.1	-	2.1	0.1	3.4	2.0	1.1	-	6.6	-
Lights	0	16	568	8	-	592	0	15	587	55	-	657	0	7	7	15	-	29	1	48	27	16	-	92	1370
% Lights	-	100.0	97.8	88.9	-	97.7	-	100.0	97.5	96.5	-	97.5	-	100.0	100.0	100.0	-	100.0	100.0	100.0	96.4	100.0	-	98.9	97.7
Buses	0	0	1	0	-	1	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	4
% Buses	-	0.0	0.2	0.0	-	0.2	-	0.0	0.5	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	4	1	-	5	0	0	8	1	-	9	0	0	0	0	-	0	0	0	0	0	-	0	14
% Single-Unit Trucks	-	0.0	0.7	11.1	-	0.8	-	0.0	1.3	1.8	-	1.3	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	8	0	-	8	0	0	4	1	-	5	0	0	0	0	-	0	0	0	1	0	-	1	14
% Bicycles on Road	-	0.0	1.4	0.0	-	1.3	-	0.0	0.7	1.8	-	0.7	-	0.0	0.0	0.0	-	0.0	0.0	0.0	3.6	0.0	-	1.1	1.0
Pedestrians	-	-	-	-	8	-	-	-	-	-	15	-	-	-	-	-	31	-	-	-	-	-	13	-	-

% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-
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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Sigwalt/Chestnut
Site Code:
Start Date: 05/18/2017
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Turning Movement Peak Hour Data (7:30 AM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Chestnut Avenue Northbound						Chestnut Avenue 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	
7:30 AM	0	0	53	1	0	54	0	2	30	1	0	33	0	0	0	2	1	2	0	4	4	0	1	8	97
7:45 AM	0	1	70	0	1	71	0	0	39	3	3	42	0	0	1	1	0	2	0	2	2	1	0	5	120
8:00 AM	0	2	39	1	0	42	0	0	36	2	0	38	0	1	0	1	1	2	1	1	1	0	0	3	85
8:15 AM	0	0	30	1	0	31	0	2	22	3	0	27	0	1	0	1	0	2	0	1	1	1	0	3	63
Total	0	3	192	3	1	198	0	4	127	9	3	140	0	2	1	5	2	8	1	8	8	2	1	19	365
Approach %	0.0	1.5	97.0	1.5	-	-	0.0	2.9	90.7	6.4	-	-	0.0	25.0	12.5	62.5	-	-	5.3	42.1	42.1	10.5	-	-	-
Total %	0.0	0.8	52.6	0.8	-	54.2	0.0	1.1	34.8	2.5	-	38.4	0.0	0.5	0.3	1.4	-	2.2	0.3	2.2	2.2	0.5	-	5.2	-
PHF	0.000	0.375	0.686	0.750	-	0.697	0.000	0.500	0.814	0.750	-	0.833	0.000	0.500	0.250	0.625	-	1.000	0.250	0.500	0.500	0.500	-	0.594	0.760
Lights	0	3	189	3	-	195	0	4	124	7	-	135	0	2	1	5	-	8	1	8	8	2	-	19	357
% Lights	-	100.0	98.4	100.0	-	98.5	-	100.0	97.6	77.8	-	96.4	-	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	-	100.0	97.8
Buses	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.8	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	1	0	-	1	0	0	2	1	-	3	0	0	0	0	-	0	0	0	0	0	-	0	4
% Single-Unit Trucks	-	0.0	0.5	0.0	-	0.5	-	0.0	1.6	11.1	-	2.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	3
% Bicycles on Road	-	0.0	1.0	0.0	-	1.0	-	0.0	0.0	11.1	-	0.7	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.8
Pedestrians	-	-	-	-	1	-	-	-	-	-	3	-	-	-	-	-	2	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	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

Count Name: Sigwalt/Chestnut
Site Code:
Start Date: 05/18/2017
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Turning Movement Peak Hour Data (5:00 PM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Chestnut Avenue Northbound						Chestnut Avenue 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	
5:00 PM	0	1	30	0	0	31	0	2	61	3	1	66	0	2	0	1	1	3	0	8	0	1	0	9	109
5:15 PM	0	0	39	0	0	39	0	0	54	6	1	60	0	1	2	0	3	3	0	2	5	2	0	9	111
5:30 PM	0	4	30	1	1	35	0	1	43	5	1	49	0	0	1	2	1	3	0	5	1	2	1	8	95
5:45 PM	0	2	32	1	1	35	0	2	49	14	0	65	0	0	0	1	3	1	0	5	1	0	1	6	107
Total	0	7	131	2	2	140	0	5	207	28	3	240	0	3	3	4	8	10	0	20	7	5	2	32	422
Approach %	0.0	5.0	93.6	1.4	-	-	0.0	2.1	86.3	11.7	-	-	0.0	30.0	30.0	40.0	-	-	0.0	62.5	21.9	15.6	-	-	-
Total %	0.0	1.7	31.0	0.5	-	33.2	0.0	1.2	49.1	6.6	-	56.9	0.0	0.7	0.7	0.9	-	2.4	0.0	4.7	1.7	1.2	-	7.6	-
PHF	0.000	0.438	0.840	0.500	-	0.897	0.000	0.625	0.848	0.500	-	0.909	0.000	0.375	0.375	0.500	-	0.833	0.000	0.625	0.350	0.625	-	0.889	0.950
Lights	0	7	126	2	-	135	0	5	201	28	-	234	0	3	3	4	-	10	0	20	6	5	-	31	410
% Lights	-	100.0	96.2	100.0	-	96.4	-	100.0	97.1	100.0	-	97.5	-	100.0	100.0	100.0	-	100.0	-	100.0	85.7	100.0	-	96.9	97.2
Buses	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.5	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	2	0	-	2	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	5
% Single-Unit Trucks	-	0.0	1.5	0.0	-	1.4	-	0.0	1.4	0.0	-	1.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	3	0	-	3	0	0	2	0	-	2	0	0	0	0	-	0	0	0	1	0	-	1	6
% Bicycles on Road	-	0.0	2.3	0.0	-	2.1	-	0.0	1.0	0.0	-	0.8	-	0.0	0.0	0.0	-	0.0	-	0.0	14.3	0.0	-	3.1	1.4
Pedestrians	-	-	-	-	2	-	-	-	-	-	3	-	-	-	-	-	8	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	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

Count Name: Sigwalt/Chestnut

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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Highland/South
Site Code:
Start Date: 05/18/2017
Page No: 1

Turning Movement Data

Start Time	South Street Eastbound						South Street Westbound						Highland Avenue Northbound						Highland Avenue 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	0	5	2	1	7	0	4	12	2	0	18	0	2	3	0	1	5	0	0	1	2	0	3	33
7:15 AM	0	2	9	2	0	13	0	8	17	0	0	25	0	2	4	1	0	7	0	2	2	2	0	6	51
7:30 AM	0	6	4	32	1	42	0	37	24	2	2	63	0	3	15	17	2	35	0	1	5	6	1	12	152
7:45 AM	0	1	9	14	0	24	0	6	18	1	0	25	0	11	23	9	0	43	0	1	7	1	0	9	101
Hourly Total	0	9	27	50	2	86	0	55	71	5	2	131	0	18	45	27	3	90	0	4	15	11	1	30	337
8:00 AM	0	2	7	2	0	11	1	1	24	0	0	26	0	13	0	1	0	14	0	6	3	5	0	14	65
8:15 AM	0	1	3	2	0	6	0	2	13	0	0	15	0	10	7	1	1	18	0	1	4	2	0	7	46
8:30 AM	0	1	12	1	0	14	0	1	10	0	1	11	0	7	3	0	1	10	0	1	3	0	0	4	39
8:45 AM	0	1	8	3	1	12	0	1	13	0	2	14	0	5	3	0	2	8	0	1	3	0	0	4	38
Hourly Total	0	5	30	8	1	43	1	5	60	0	3	66	0	35	13	2	4	50	0	9	13	7	0	29	188
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	8	3	1	11	0	1	9	1	1	11	0	0	6	2	2	8	0	1	1	1	1	3	33
4:15 PM	0	0	11	0	1	11	0	3	9	1	1	13	0	2	4	3	2	9	0	1	2	0	1	3	36
4:30 PM	0	1	13	5	0	19	0	1	15	1	2	17	0	1	5	1	1	7	0	1	2	1	1	4	47
4:45 PM	0	1	5	1	0	7	0	1	6	1	1	8	0	2	5	0	3	7	0	1	4	1	3	6	28
Hourly Total	0	2	37	9	2	48	0	6	39	4	5	49	0	5	20	6	8	31	0	4	9	3	6	16	144
5:00 PM	0	0	6	0	0	6	0	1	14	1	1	16	0	0	4	1	0	5	0	1	9	0	1	10	37
5:15 PM	0	0	16	0	2	16	0	2	16	0	1	18	0	2	6	2	2	10	0	1	6	1	0	8	52
5:30 PM	0	3	7	0	3	10	0	1	10	1	2	12	0	0	11	1	2	12	0	0	5	3	0	8	42
5:45 PM	0	0	5	8	0	13	0	6	15	0	3	21	1	2	8	1	4	12	0	1	7	3	1	11	57
Hourly Total	0	3	34	8	5	45	0	10	55	2	7	67	1	4	29	5	8	39	0	3	27	7	2	37	188
Grand Total	0	19	128	75	10	222	1	76	225	11	17	313	1	62	107	40	23	210	0	20	64	28	9	112	857
Approach %	0.0	8.6	57.7	33.8	-	-	0.3	24.3	71.9	3.5	-	-	0.5	29.5	51.0	19.0	-	-	0.0	17.9	57.1	25.0	-	-	-
Total %	0.0	2.2	14.9	8.8	-	25.9	0.1	8.9	26.3	1.3	-	36.5	0.1	7.2	12.5	4.7	-	24.5	0.0	2.3	7.5	3.3	-	13.1	-
Lights	0	17	127	72	-	216	1	76	213	11	-	301	1	60	101	40	-	202	0	19	62	28	-	109	828
% Lights	-	89.5	99.2	96.0	-	97.3	100.0	100.0	94.7	100.0	-	96.2	100.0	96.8	94.4	100.0	-	96.2	-	95.0	96.9	100.0	-	97.3	96.6
Buses	0	1	0	0	-	1	0	0	8	0	-	8	0	0	1	0	-	1	0	0	0	0	-	0	10
% Buses	-	5.3	0.0	0.0	-	0.5	0.0	0.0	3.6	0.0	-	2.6	0.0	0.0	0.9	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	1.2
Single-Unit Trucks	0	1	0	2	-	3	0	0	1	0	-	1	0	0	1	0	-	1	0	1	1	0	-	2	7
% Single-Unit Trucks	-	5.3	0.0	2.7	-	1.4	0.0	0.0	0.4	0.0	-	0.3	0.0	0.0	0.9	0.0	-	0.5	-	5.0	1.6	0.0	-	1.8	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	1	1	-	2	0	0	3	0	-	3	0	2	4	0	-	6	0	0	1	0	-	1	12
% Bicycles on Road	-	0.0	0.8	1.3	-	0.9	0.0	0.0	1.3	0.0	-	1.0	0.0	3.2	3.7	0.0	-	2.9	-	0.0	1.6	0.0	-	0.9	1.4
Pedestrians	-	-	-	-	10	-	-	-	-	-	17	-	-	-	-	-	23	-	-	-	-	-	9	-	-

% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-
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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Highland/South
Site Code:
Start Date: 05/18/2017
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Turning Movement Peak Hour Data (7:30 AM)

Start Time	South Street Eastbound						South Street Westbound						Highland Avenue Northbound						Highland Avenue 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	
7:30 AM	0	6	4	32	1	42	0	37	24	2	2	63	0	3	15	17	2	35	0	1	5	6	1	12	152
7:45 AM	0	1	9	14	0	24	0	6	18	1	0	25	0	11	23	9	0	43	0	1	7	1	0	9	101
8:00 AM	0	2	7	2	0	11	1	1	24	0	0	26	0	13	0	1	0	14	0	6	3	5	0	14	65
8:15 AM	0	1	3	2	0	6	0	2	13	0	0	15	0	10	7	1	1	18	0	1	4	2	0	7	46
Total	0	10	23	50	1	83	1	46	79	3	2	129	0	37	45	28	3	110	0	9	19	14	1	42	364
Approach %	0.0	12.0	27.7	60.2	-	-	0.8	35.7	61.2	2.3	-	-	0.0	33.6	40.9	25.5	-	-	0.0	21.4	45.2	33.3	-	-	-
Total %	0.0	2.7	6.3	13.7	-	22.8	0.3	12.6	21.7	0.8	-	35.4	0.0	10.2	12.4	7.7	-	30.2	0.0	2.5	5.2	3.8	-	11.5	-
PHF	0.000	0.417	0.639	0.391	-	0.494	0.250	0.311	0.823	0.375	-	0.512	0.000	0.712	0.489	0.412	-	0.640	0.000	0.375	0.679	0.583	-	0.750	0.599
Lights	0	9	23	49	-	81	1	46	73	3	-	123	0	37	43	28	-	108	0	9	19	14	-	42	354
% Lights	-	90.0	100.0	98.0	-	97.6	100.0	100.0	92.4	100.0	-	95.3	-	100.0	95.6	100.0	-	98.2	-	100.0	100.0	100.0	-	100.0	97.3
Buses	0	1	0	0	-	1	0	0	5	0	-	5	0	0	0	0	-	0	0	0	0	0	-	0	6
% Buses	-	10.0	0.0	0.0	-	1.2	0.0	0.0	6.3	0.0	-	3.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.6
Single-Unit Trucks	0	0	0	1	-	1	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	3
% Single-Unit Trucks	-	0.0	0.0	2.0	-	1.2	0.0	0.0	1.3	0.0	-	0.8	-	0.0	2.2	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	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	1	0	-	1	0	0	0	0	-	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	2.2	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	3	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Highland/South
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Turning Movement Peak Hour Data (5:00 PM)

Start Time	South Street Eastbound						South Street Westbound						Highland Avenue Northbound						Highland Avenue 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	
5:00 PM	0	0	6	0	0	6	0	1	14	1	1	16	0	0	4	1	0	5	0	1	9	0	1	10	37
5:15 PM	0	0	16	0	2	16	0	2	16	0	1	18	0	2	6	2	2	10	0	1	6	1	0	8	52
5:30 PM	0	3	7	0	3	10	0	1	10	1	2	12	0	0	11	1	2	12	0	0	5	3	0	8	42
5:45 PM	0	0	5	8	0	13	0	6	15	0	3	21	1	2	8	1	4	12	0	1	7	3	1	11	57
Total	0	3	34	8	5	45	0	10	55	2	7	67	1	4	29	5	8	39	0	3	27	7	2	37	188
Approach %	0.0	6.7	75.6	17.8	-	-	0.0	14.9	82.1	3.0	-	-	2.6	10.3	74.4	12.8	-	-	0.0	8.1	73.0	18.9	-	-	-
Total %	0.0	1.6	18.1	4.3	-	23.9	0.0	5.3	29.3	1.1	-	35.6	0.5	2.1	15.4	2.7	-	20.7	0.0	1.6	14.4	3.7	-	19.7	-
PHF	0.000	0.250	0.531	0.250	-	0.703	0.000	0.417	0.859	0.500	-	0.798	0.250	0.500	0.659	0.625	-	0.813	0.000	0.750	0.750	0.583	-	0.841	0.825
Lights	0	3	33	8	-	44	0	10	55	2	-	67	1	4	27	5	-	37	0	3	26	7	-	36	184
% Lights	-	100.0	97.1	100.0	-	97.8	-	100.0	100.0	100.0	-	100.0	100.0	100.0	93.1	100.0	-	94.9	-	100.0	96.3	100.0	-	97.3	97.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	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	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	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	-	0.0	0.0
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	2.9	0.0	-	2.2	-	0.0	0.0	0.0	-	0.0	0.0	0.0	6.9	0.0	-	5.1	-	0.0	3.7	0.0	-	2.7	2.1
Pedestrians	-	-	-	-	5	-	-	-	-	-	7	-	-	-	-	-	8	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Site Code:
Start Date: 05/18/2017
Page No: 5



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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Highland/Sigwalt
Site Code:
Start Date: 05/18/2017
Page No: 1

Turning Movement Data

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Highland Avenue Northbound						Highland Avenue 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	11	55	0	1	66	0	3	20	2	0	25	0	0	4	1	3	5	0	6	0	1	2	7	103
7:15 AM	0	1	27	1	1	29	0	3	15	5	0	23	0	0	4	2	2	6	0	8	2	4	0	14	72
7:30 AM	0	6	52	1	0	59	0	5	23	1	0	29	0	6	5	15	2	26	0	4	3	3	1	10	124
7:45 AM	0	10	60	2	1	72	0	3	34	4	1	41	0	5	7	14	3	26	0	6	2	0	1	8	147
Hourly Total	0	28	194	4	3	226	0	14	92	12	1	118	0	11	20	32	10	63	0	24	7	8	4	39	446
8:00 AM	0	0	40	1	0	41	0	1	39	3	0	43	0	1	0	2	1	3	0	4	2	0	0	6	93
8:15 AM	0	2	25	1	1	28	0	3	23	2	0	28	0	2	5	3	0	10	0	7	1	1	3	9	75
8:30 AM	0	2	25	0	1	27	0	1	26	2	0	29	0	2	2	2	0	6	0	4	1	5	1	10	72
8:45 AM	0	2	31	1	2	34	0	2	30	3	0	35	0	0	1	4	0	5	0	2	2	3	2	7	81
Hourly Total	0	6	121	3	4	130	0	7	118	10	0	135	0	5	8	11	1	24	0	17	6	9	6	32	321
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	30	0	0	30	0	3	38	8	1	49	0	0	2	6	4	8	2	8	0	7	2	17	104
4:15 PM	0	0	32	2	1	34	0	1	32	6	2	39	0	1	1	2	2	4	0	3	0	1	2	4	81
4:30 PM	0	1	33	0	1	34	0	1	45	7	1	53	0	0	3	2	5	5	1	7	3	4	4	15	107
4:45 PM	0	3	31	0	0	34	0	1	40	10	1	51	0	3	1	6	0	10	0	5	2	11	1	18	113
Hourly Total	0	4	126	2	2	132	0	6	155	31	5	192	0	4	7	16	11	27	3	23	5	23	9	54	405
5:00 PM	0	1	35	1	1	37	0	3	56	9	0	68	0	2	1	1	0	4	0	10	7	7	3	24	133
5:15 PM	0	3	40	2	2	45	0	4	56	14	1	74	0	1	3	1	4	5	0	6	0	5	0	11	135
5:30 PM	0	4	30	1	2	35	0	2	40	16	4	58	0	0	8	4	1	12	0	14	8	10	3	32	137
5:45 PM	0	2	32	5	1	39	0	1	45	12	2	58	0	1	8	1	4	10	0	15	6	17	4	38	145
Hourly Total	0	10	137	9	6	156	0	10	197	51	7	258	0	4	20	7	9	31	0	45	21	39	10	105	550
Grand Total	0	48	578	18	15	644	0	37	562	104	13	703	0	24	55	66	31	145	3	109	39	79	29	230	1722
Approach %	0.0	7.5	89.8	2.8	-	-	0.0	5.3	79.9	14.8	-	-	0.0	16.6	37.9	45.5	-	-	1.3	47.4	17.0	34.3	-	-	-
Total %	0.0	2.8	33.6	1.0	-	37.4	0.0	2.1	32.6	6.0	-	40.8	0.0	1.4	3.2	3.8	-	8.4	0.2	6.3	2.3	4.6	-	13.4	-
Lights	0	48	562	18	-	628	0	35	548	103	-	686	0	22	51	64	-	137	3	108	38	79	-	228	1679
% Lights	-	100.0	97.2	100.0	-	97.5	-	94.6	97.5	99.0	-	97.6	-	91.7	92.7	97.0	-	94.5	100.0	99.1	97.4	100.0	-	99.1	97.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	1	-	2	0	0	0	0	-	0	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	4.2	0.0	1.5	-	1.4	0.0	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	9	0	-	9	0	0	11	1	-	12	0	1	1	0	-	2	0	1	1	0	-	2	25
% Single-Unit Trucks	-	0.0	1.6	0.0	-	1.4	-	0.0	2.0	1.0	-	1.7	-	4.2	1.8	0.0	-	1.4	0.0	0.9	2.6	0.0	-	0.9	1.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	7	0	-	7	0	2	3	0	-	5	0	0	3	1	-	4	0	0	0	0	-	0	16
% Bicycles on Road	-	0.0	1.2	0.0	-	1.1	-	5.4	0.5	0.0	-	0.7	-	0.0	5.5	1.5	-	2.8	0.0	0.0	0.0	0.0	-	0.0	0.9
Pedestrians	-	-	-	-	15	-	-	-	-	-	13	-	-	-	-	-	31	-	-	-	-	-	29	-	-

% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-
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Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990

Count Name: Highland/Sigwalt
Site Code:
Start Date: 05/18/2017
Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Highland Avenue Northbound						Highland Avenue 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	
7:30 AM	0	6	52	1	0	59	0	5	23	1	0	29	0	6	5	15	2	26	0	4	3	3	1	10	124
7:45 AM	0	10	60	2	1	72	0	3	34	4	1	41	0	5	7	14	3	26	0	6	2	0	1	8	147
8:00 AM	0	0	40	1	0	41	0	1	39	3	0	43	0	1	0	2	1	3	0	4	2	0	0	6	93
8:15 AM	0	2	25	1	1	28	0	3	23	2	0	28	0	2	5	3	0	10	0	7	1	1	3	9	75
Total	0	18	177	5	2	200	0	12	119	10	1	141	0	14	17	34	6	65	0	21	8	4	5	33	439
Approach %	0.0	9.0	88.5	2.5	-	-	0.0	8.5	84.4	7.1	-	-	0.0	21.5	26.2	52.3	-	-	0.0	63.6	24.2	12.1	-	-	-
Total %	0.0	4.1	40.3	1.1	-	45.6	0.0	2.7	27.1	2.3	-	32.1	0.0	3.2	3.9	7.7	-	14.8	0.0	4.8	1.8	0.9	-	7.5	-
PHF	0.000	0.450	0.738	0.625	-	0.694	0.000	0.600	0.763	0.625	-	0.820	0.000	0.583	0.607	0.567	-	0.625	0.000	0.750	0.667	0.333	-	0.825	0.747
Lights	0	18	174	5	-	197	0	12	115	10	-	137	0	13	16	33	-	62	0	21	8	4	-	33	429
% Lights	-	100.0	98.3	100.0	-	98.5	-	100.0	96.6	100.0	-	97.2	-	92.9	94.1	97.1	-	95.4	-	100.0	100.0	100.0	-	100.0	97.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	1	0	-	1	0	0	4	0	-	4	0	1	0	0	-	1	0	0	0	0	-	0	6
% Single-Unit Trucks	-	0.0	0.6	0.0	-	0.5	-	0.0	3.4	0.0	-	2.8	-	7.1	0.0	0.0	-	1.5	-	0.0	0.0	0.0	-	0.0	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	0	0	0	-	0	0	0	1	1	-	2	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	1.1	0.0	-	1.0	-	0.0	0.0	0.0	-	0.0	-	0.0	5.9	2.9	-	3.1	-	0.0	0.0	0.0	-	0.0	0.9
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	5	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Start Date: 05/18/2017
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Sigwalt Street Eastbound						Sigwalt Street Westbound						Highland Avenue Northbound						Highland Avenue 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	
5:00 PM	0	1	35	1	1	37	0	3	56	9	0	68	0	2	1	1	0	4	0	10	7	7	3	24	133
5:15 PM	0	3	40	2	2	45	0	4	56	14	1	74	0	1	3	1	4	5	0	6	0	5	0	11	135
5:30 PM	0	4	30	1	2	35	0	2	40	16	4	58	0	0	8	4	1	12	0	14	8	10	3	32	137
5:45 PM	0	2	32	5	1	39	0	1	45	12	2	58	0	1	8	1	4	10	0	15	6	17	4	38	145
Total	0	10	137	9	6	156	0	10	197	51	7	258	0	4	20	7	9	31	0	45	21	39	10	105	550
Approach %	0.0	6.4	87.8	5.8	-	-	0.0	3.9	76.4	19.8	-	-	0.0	12.9	64.5	22.6	-	-	0.0	42.9	20.0	37.1	-	-	-
Total %	0.0	1.8	24.9	1.6	-	28.4	0.0	1.8	35.8	9.3	-	46.9	0.0	0.7	3.6	1.3	-	5.6	0.0	8.2	3.8	7.1	-	19.1	-
PHF	0.000	0.625	0.856	0.450	-	0.867	0.000	0.625	0.879	0.797	-	0.872	0.000	0.500	0.625	0.438	-	0.646	0.000	0.750	0.656	0.574	-	0.691	0.948
Lights	0	10	134	9	-	153	0	9	192	51	-	252	0	4	20	7	-	31	0	45	21	39	-	105	541
% Lights	-	100.0	97.8	100.0	-	98.1	-	90.0	97.5	100.0	-	97.7	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	98.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	1	0	-	1	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	5
% Single-Unit Trucks	-	0.0	0.7	0.0	-	0.6	-	0.0	2.0	0.0	-	1.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	1	1	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	1.5	0.0	-	1.3	-	10.0	0.5	0.0	-	0.8	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.7
Pedestrians	-	-	-	-	6	-	-	-	-	-	7	-	-	-	-	-	9	-	-	-	-	-	10	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Highland/Sigwalt

Site Code:

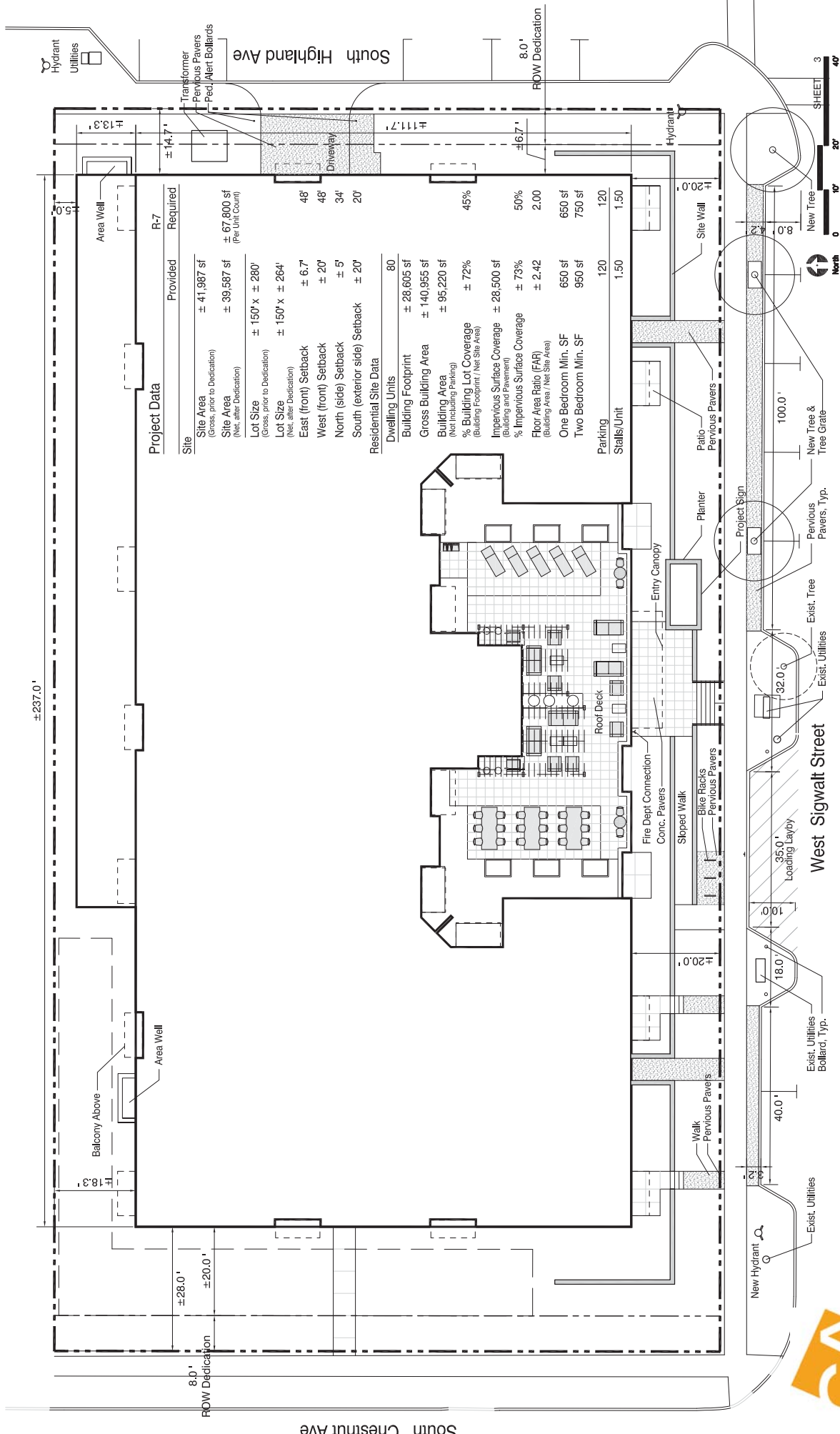
Start Date: 05/18/2017

Page No: 5

Site Plan

*Proposed Apartment Development
Arlington Heights, Illinois*





±237.0'

Project Data

Site	Provided	Required
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 67,800 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 6.7'	48'
West (front) Setback	± 20'	48'
North (side) Setback	± 5'	34'
South (exterior side) Setback	± 20'	20'

Residential Site Data

Dwelling Units	80
Building Footprint	± 28,605 sf
Gross Building Area	± 140,955 sf
Building Area (Net including Parking)	± 95,220 sf
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf
% Impervious Surface Coverage	± 73%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.42
One Bedroom Min. SF	650 sf
Two Bedroom Min. SF	950 sf
Parking Stalls/Unit	120 / 1.50

Site Plan

Sigwalt Apartments
Arlington Heights, IL

43 South Val Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017
November 22, 2017 ARCHITECTS + PLANNERS, INC.



0 10' 20' 30' 40'

SHEET 3

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

*Proposed Apartment Development
Arlington Heights, Illinois*



HCS7 Two-Way Stop-Control Report

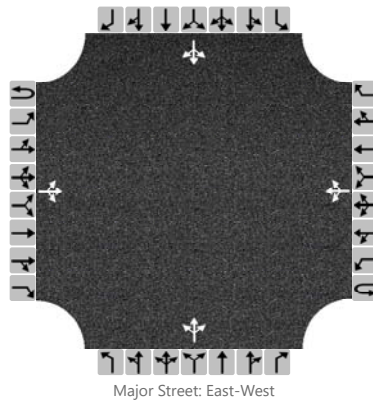
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Chestnut
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Chestnut Avenue
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		13	160	6		2	107	6		4	4	2		6	5	8
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	12
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				2					10				20	
Capacity, c (veh/h)		1480				1413					641				713	
v/c Ratio		0.01				0.00					0.02				0.03	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.0				0.1	
Control Delay (s/veh)		7.5				7.6					10.7				10.2	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.6				0.1				10.7				10.2			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

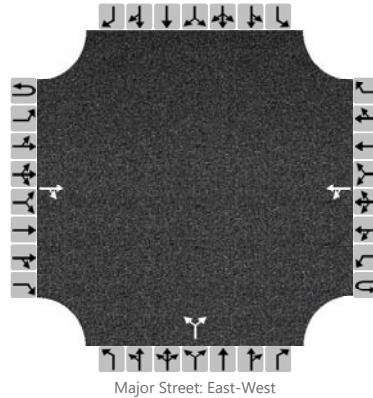
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Highland
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Highland Avenue
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			137	31		16	84			24		30				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						20					66					
Capacity, c (veh/h)						1379					737					
v/c Ratio						0.01					0.09					
95% Queue Length, Q ₉₅ (veh)						0.0					0.3					
Control Delay (s/veh)						7.6					10.4					
Level of Service, LOS						A					B					
Approach Delay (s/veh)					1.4				10.4							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

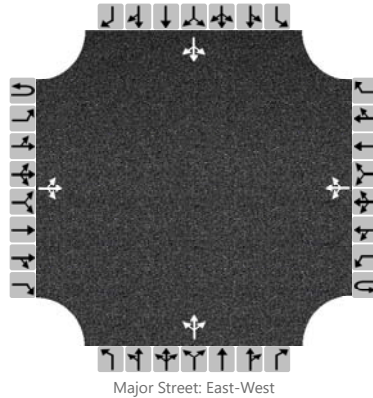
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Chestnut
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Chestnut Avenue
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		3	192	3		4	127	9		2	1	5		8	8	2
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				5					11				25	
Capacity, c (veh/h)		1409				1320					656				537	
v/c Ratio		0.00				0.00					0.02				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.6				7.7					10.6				12.0	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.1				0.2				10.6				12.0			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

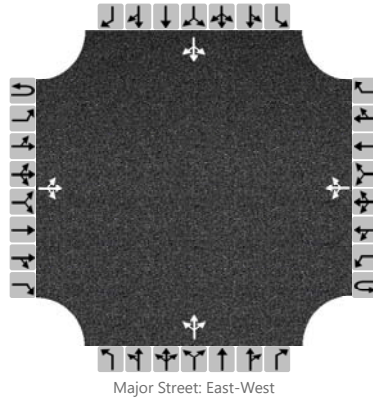
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Highland
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Highland Avenue
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		18	182	5		12	122	10		14	17	34		21	8	4
Percent Heavy Vehicles (%)		0				0				7	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

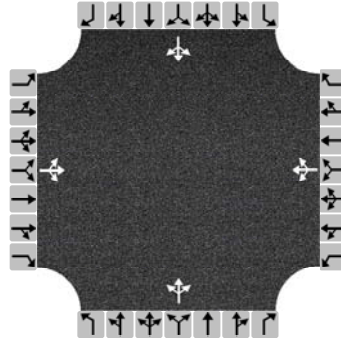
Flow Rate, v (veh/h)		24				16					87				44	
Capacity, c (veh/h)		1413				1327					584				449	
v/c Ratio		0.02				0.01					0.15				0.10	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.5				0.3	
Control Delay (s/veh)		7.6				7.7					12.2				13.9	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.8				0.7				12.2				13.9			
Approach LOS									B				B			

HCS7 All-Way Stop Control Report

General Information

Analyst	BSM	Intersection	Sigwalt with Vail
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	8/10/2017	East/West Street	Sigwalt Street
Analysis Year	2017	North/South Street	Vail Avenue
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.75
Time Analyzed	AM Peak Hour		
Project Description	17-127		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	21	213	6	10	125	48	11	54	14	67	39	4
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	320			244			105			147		
Percent Heavy Vehicles	1			3			1			3		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.284			0.217			0.094			0.130		
Final Departure Headway, hd (s)	5.00			5.00			5.56			5.68		
Final Degree of Utilization, x	0.445			0.339			0.163			0.232		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	3.00			3.00			3.56			3.68		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	320			244			105			147		
Capacity	719			720			648			633		
95% Queue Length, Q ₉₅ (veh)	2.3			1.5			0.6			0.9		
Control Delay (s/veh)	12.0			10.5			9.6			10.4		
Level of Service, LOS	B			B			A			B		
Approach Delay (s/veh)	12.0			10.5			9.6			10.4		
Approach LOS	B			B			A			B		
Intersection Delay, s/veh LOS	11.0						B					

HCS7 Two-Way Stop-Control Report

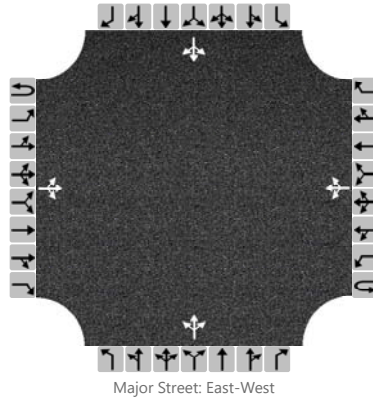
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	South with Highland
Jurisdiction	Arlington Heights
East/West Street	South Street
North/South Street	Highland Avenue
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		10	23	50		46	79	3		37	45	28		9	19	14
Percent Heavy Vehicles (%)		10				0				0	4	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				77					184				70	
Capacity, c (veh/h)		1399				1479					557				543	
v/c Ratio		0.01				0.05					0.33				0.13	
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					1.4				0.4	
Control Delay (s/veh)		7.6				7.6					14.6				12.6	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	1.0				3.0				14.6				12.6			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

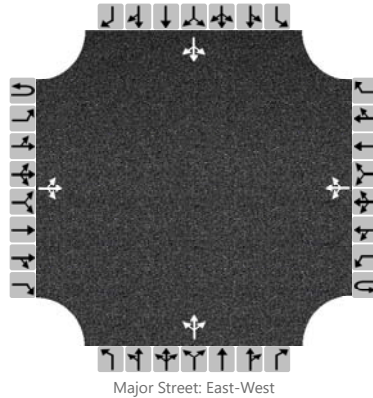
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Chestnut
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Chestnut Avenue
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		20	160	12		8	126	12		14	13	7		10	8	19
Percent Heavy Vehicles (%)		0				0				0	0	0		0	25	12
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23				9					39				42	
Capacity, c (veh/h)		1435				1389					565				649	
v/c Ratio		0.02				0.01					0.07				0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.2	
Control Delay (s/veh)		7.5				7.6					11.8				10.9	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.9				0.5				11.8				10.9			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

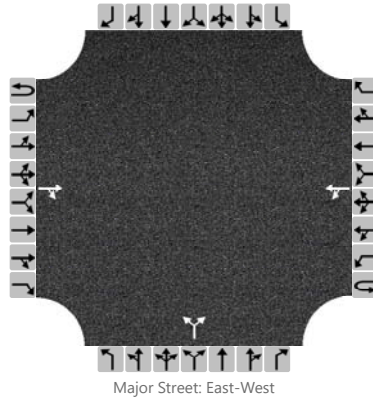
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Highland
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Highland Avenue
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			144	33		41	123			33		41				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						49					88					
Capacity, c (veh/h)						1373					666					
v/c Ratio						0.04					0.13					
95% Queue Length, Q ₉₅ (veh)						0.1					0.5					
Control Delay (s/veh)						7.7					11.2					
Level of Service, LOS						A					B					
Approach Delay (s/veh)					2.2				11.2							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

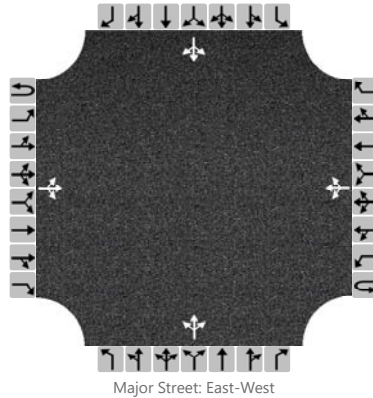
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Chestnut
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Chestnut Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		7	132	2		5	207	28		3	3	4		20	7	5
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7				5					10				33	
Capacity, c (veh/h)		1331				1455					645				579	
v/c Ratio		0.01				0.00					0.02				0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.0				0.2	
Control Delay (s/veh)		7.7				7.5					10.7				11.6	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.4				0.2				10.7				11.6			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

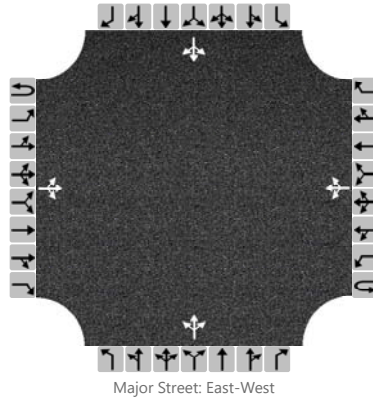
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Highland
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Highland Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		10	137	9		10	197	51		4	20	7		45	21	39
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

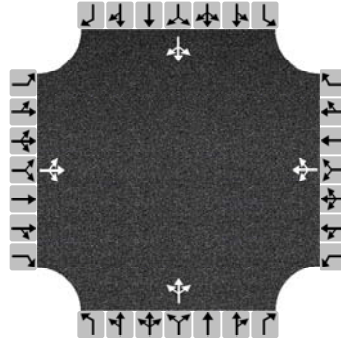
Flow Rate, v (veh/h)		11				11					32				110	
Capacity, c (veh/h)		1315				1440					546				588	
v/c Ratio		0.01				0.01					0.06				0.19	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.7	
Control Delay (s/veh)		7.8				7.5					12.0				12.5	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.6				0.4				12.0				12.5			
Approach LOS									B				B			

HCS7 All-Way Stop Control Report

General Information

Analyst	BSM	Intersection	Sigwalt with Vail
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	8/10/2017	East/West Street	Sigwalt Street
Analysis Year	2017	North/South Street	Vail Avenue
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.96
Time Analyzed	PM Peak Hour		
Project Description	17-127		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	23	159	4	15	203	99	15	63	18	79	44	37
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	194			330			100			167		
Percent Heavy Vehicles	1			1			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.172			0.294			0.089			0.148		
Final Departure Headway, hd (s)	5.13			4.77			5.43			5.35		
Final Degree of Utilization, x	0.276			0.437			0.151			0.248		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	3.13			2.77			3.43			3.35		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	194			330			100			167		
Capacity	702			755			663			673		
95% Queue Length, Q ₉₅ (veh)	1.1			2.2			0.5			1.0		
Control Delay (s/veh)	10.1			11.4			9.4			10.1		
Level of Service, LOS	B			B			A			B		
Approach Delay (s/veh)	10.1			11.4			9.4			10.1		
Approach LOS	B			B			A			B		
Intersection Delay, s/veh LOS	10.6						B					

HCS7 Two-Way Stop-Control Report

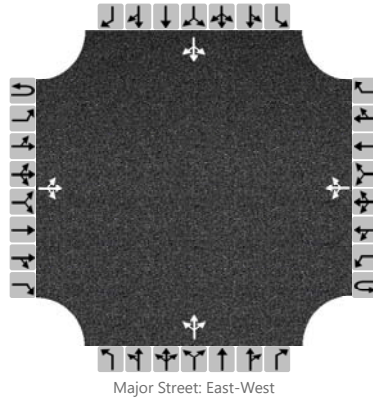
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2017
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	South with Highland
Jurisdiction	Arlington Heights
East/West Street	South Street
North/South Street	Highland Avenue
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		3	34	8		10	55	2		4	29	5		3	27	7
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

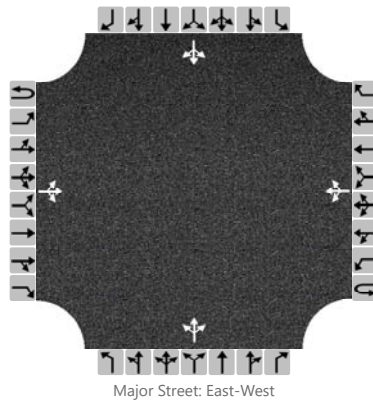
Flow Rate, v (veh/h)		4				12					46				45	
Capacity, c (veh/h)		1546				1568					772				776	
v/c Ratio		0.00				0.01					0.06				0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.2	
Control Delay (s/veh)		7.3				7.3					10.0				9.9	
Level of Service, LOS		A				A					A				A	
Approach Delay (s/veh)	0.6				1.1				10.0				9.9			
Approach LOS									A				A			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	ANB	Intersection	Campbell with Chestnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	8/10/2017	East/West Street	Campbell Street
Analysis Year	2023	North/South Street	Chestnut Avenue
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.94
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	17-127		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		13	167	6		2	119	6		4	4	2		6	5	8
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	12
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				2					10				20	
Capacity, c (veh/h)		1464				1403					624				695	
v/c Ratio		0.01				0.00					0.02				0.03	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.0				0.1	
Control Delay (s/veh)		7.5				7.6					10.9				10.3	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.6				0.1				10.9				10.3			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

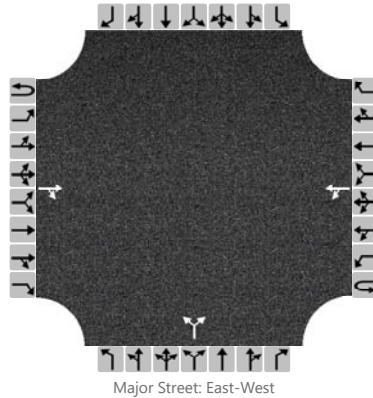
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Highland
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Highland Avenue
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			141	33		17	87			28		34				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						21					75					
Capacity, c (veh/h)						1371					723					
v/c Ratio						0.02					0.10					
95% Queue Length, Q ₉₅ (veh)						0.0					0.3					
Control Delay (s/veh)						7.7					10.6					
Level of Service, LOS						A					B					
Approach Delay (s/veh)					1.4				10.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

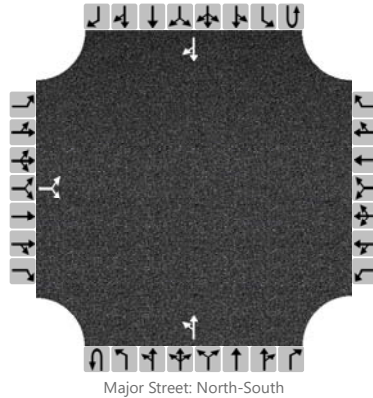
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	17-127

Site Information

Intersection	Highland with Access
Jurisdiction	Arlington Heights
East/West Street	Proposed Access Drive
North/South Street	Highland Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		6		23						6	47				34	2
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							6						
Capacity, c (veh/h)			1010							1585						
v/c Ratio			0.03							0.00						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			8.7							7.3						
Level of Service, LOS			A							A						
Approach Delay (s/veh)	8.7								0.8							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

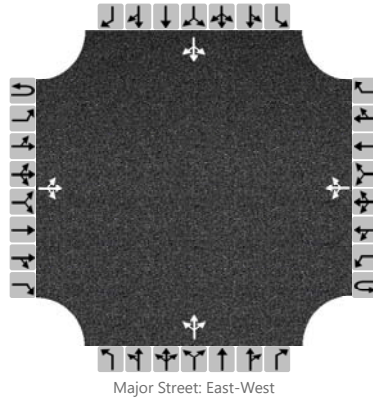
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Chestnut
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Chestnut Avenue
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		3	199	3		4	134	9		2	1	5		8	8	2
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				5					11				25	
Capacity, c (veh/h)		1398				1310					643				524	
v/c Ratio		0.00				0.00					0.02				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.2	
Control Delay (s/veh)		7.6				7.8					10.7				12.2	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.1				0.2				10.7				12.2			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

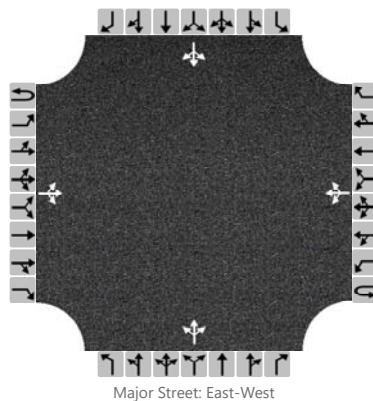
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Highland
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Highland Avenue
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		20	197	5		12	126	14		14	19	35		36	14	7
Percent Heavy Vehicles (%)		0				0				7	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

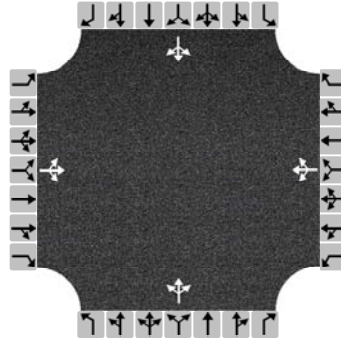
Flow Rate, v (veh/h)		27				16					91				76	
Capacity, c (veh/h)		1400				1305					555				424	
v/c Ratio		0.02				0.01					0.16				0.18	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.6				0.6	
Control Delay (s/veh)		7.6				7.8					12.8				15.3	
Level of Service, LOS		A				A					B				C	
Approach Delay (s/veh)	0.9				0.7				12.8				15.3			
Approach LOS									B				C			

HCS7 All-Way Stop Control Report

General Information

Analyst	BSM	Intersection	Sigwalt with Vail
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	12/14/2017	East/West Street	Sigwalt Street
Analysis Year	2023	North/South Street	Vail Avenue
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.75
Time Analyzed	AM Peak Hour		
Project Description	17-127		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	22	233	6	10	133	49	11	56	14	69	40	4
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	348			256			108			151		
Percent Heavy Vehicles	1			3			1			3		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.309			0.228			0.096			0.134		
Final Departure Headway, hd (s)	5.07			5.09			5.70			5.81		
Final Degree of Utilization, x	0.490			0.362			0.171			0.243		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	3.07			3.09			3.70			3.81		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	348			256			108			151		
Capacity	710			707			632			619		
95% Queue Length, Q ₉₅ (veh)	2.7			1.7			0.6			0.9		
Control Delay (s/veh)	12.8			10.9			9.9			10.7		
Level of Service, LOS	B			B			A			B		
Approach Delay (s/veh)	12.8			10.9			9.9			10.7		
Approach LOS	B			B			A			B		
Intersection Delay, s/veh LOS	11.5						B					

HCS7 Two-Way Stop-Control Report

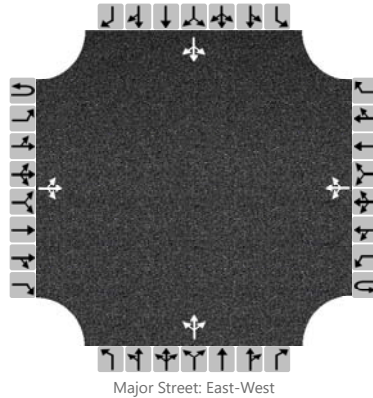
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	South with Highland
Jurisdiction	Arlington Heights
East/West Street	South Street
North/South Street	Highland Avenue
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		10	24	52		47	81	4		38	46	29		12	23	14
Percent Heavy Vehicles (%)		10				0				0	4	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

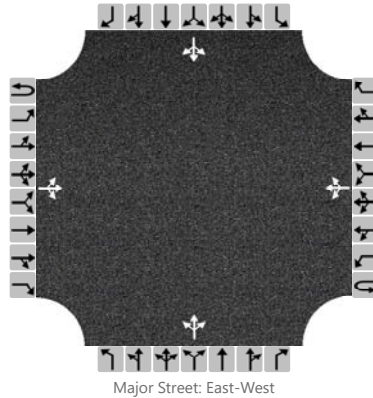
Flow Rate, v (veh/h)		17				78					188				81	
Capacity, c (veh/h)		1393				1472					546				518	
v/c Ratio		0.01				0.05					0.34				0.16	
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					1.5				0.6	
Control Delay (s/veh)		7.6				7.6					15.0				13.2	
Level of Service, LOS		A				A					C				B	
Approach Delay (s/veh)	1.0				3.0				15.0				13.2			
Approach LOS									C				B			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	ANB	Intersection	Campbell with Chestnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	8/10/2017	East/West Street	Campbell Street
Analysis Year	2023	North/South Street	Chestnut Avenue
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.88
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	17-127		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		21	169	12		8	148	12		14	13	7		10	8	20
Percent Heavy Vehicles (%)		0				0				0	0	0		0	25	12
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24				9					39				43	
Capacity, c (veh/h)		1406				1378					537				623	
v/c Ratio		0.02				0.01					0.07				0.07	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.2				0.2	
Control Delay (s/veh)		7.6				7.6					12.2				11.2	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.9				0.4				12.2				11.2			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

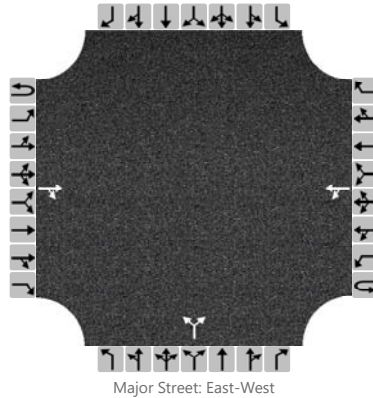
General Information

Analyst	ANB
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Campbell with Highland
Jurisdiction	Arlington Heights
East/West Street	Campbell Street
North/South Street	Highland Avenue
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			148	38		46	127			36		44				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						55					95					
Capacity, c (veh/h)						1360					643					
v/c Ratio						0.04					0.15					
95% Queue Length, Q ₉₅ (veh)						0.1					0.5					
Control Delay (s/veh)						7.8					11.6					
Level of Service, LOS						A					B					
Approach Delay (s/veh)					2.3				11.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

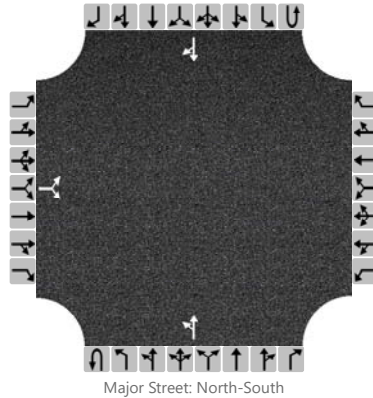
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	17-127

Site Information

Intersection	Highland with Access
Jurisdiction	Arlington Heights
East/West Street	Proposed Access Drive
North/South Street	Highland Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		4		15						26	84				108	8
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			20							27						
Capacity, c (veh/h)			885							1478						
v/c Ratio			0.02							0.02						
95% Queue Length, Q ₉₅ (veh)			0.1							0.1						
Control Delay (s/veh)			9.2							7.5						
Level of Service, LOS			A							A						
Approach Delay (s/veh)	9.2								1.9							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

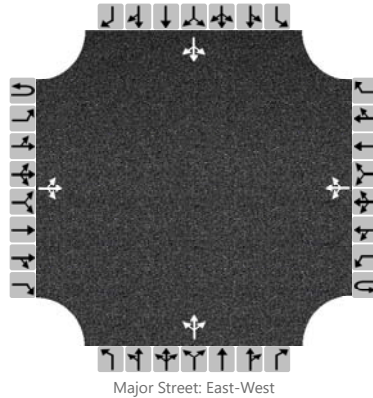
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	8/10/2017
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Highland
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Highland Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		13	141	9		10	203	72		4	28	7		56	25	42
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				11					40				129	
Capacity, c (veh/h)		1284				1435					509				551	
v/c Ratio		0.01				0.01					0.08				0.23	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.3				0.9	
Control Delay (s/veh)		7.8				7.5					12.7				13.5	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.7				0.3				12.7				13.5			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

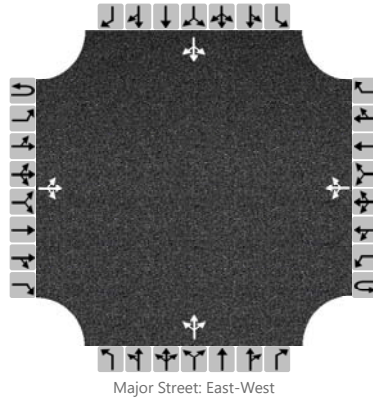
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	Sigwalt with Highland
Jurisdiction	Arlington Heights
East/West Street	Sigwalt Street
North/South Street	Highland Avenue
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		13	141	9		10	203	70		4	27	7		56	25	42
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

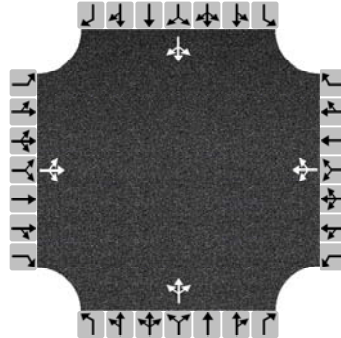
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				11					39				129	
Capacity, c (veh/h)		1286				1435					512				553	
v/c Ratio		0.01				0.01					0.08				0.23	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.9	
Control Delay (s/veh)		7.8				7.5					12.6				13.5	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.7				0.3				12.6				13.5			
Approach LOS									B				B			

HCS7 All-Way Stop Control Report

General Information			Site Information	
Analyst	BSM		Intersection	Sigwalt with Vail
Agency/Co.	KLOA, Inc.		Jurisdiction	Arlington Heights
Date Performed	12/14/2017		East/West Street	Sigwalt Street
Analysis Year	2023		North/South Street	Vail Avenue
Analysis Time Period (hrs)	0.25		Peak Hour Factor	0.96
Time Analyzed	PM Peak Hour			
Project Description	17-127			

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	24	174	4	15	226	102	15	65	19	81	45	40
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	210			357			103			173		
Percent Heavy Vehicles	1			1			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.187			0.318			0.092			0.154		
Final Departure Headway, hd (s)	5.23			4.85			5.59			5.49		
Final Degree of Utilization, x	0.305			0.482			0.160			0.264		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	3.23			2.85			3.59			3.49		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	210			357			103			173		
Capacity	689			742			645			656		
95% Queue Length, Q ₉₅ (veh)	1.3			2.6			0.6			1.1		
Control Delay (s/veh)	10.5			12.3			9.6			10.4		
Level of Service, LOS	B			B			A			B		
Approach Delay (s/veh)	10.5			12.3			9.6			10.4		
Approach LOS	B			B			A			B		
Intersection Delay, s/veh LOS	11.1						B					

HCS7 Two-Way Stop-Control Report

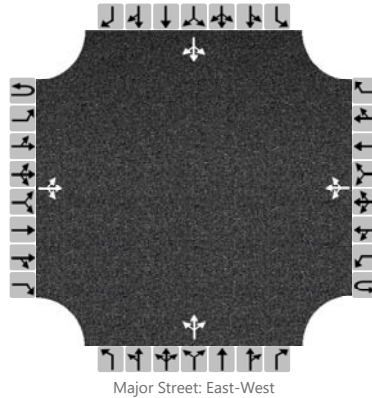
General Information

Analyst	BSM
Agency/Co.	KLOA, Inc.
Date Performed	12/14/2017
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	17-127

Site Information

Intersection	South with Highland
Jurisdiction	Arlington Heights
East/West Street	South Street
North/South Street	Highland Avenue
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		3	35	8		10	57	5		4	33	5		5	29	7
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				12					51				49	
Capacity, c (veh/h)		1537				1567					761				767	
v/c Ratio		0.00				0.01					0.07				0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.2	
Control Delay (s/veh)		7.3				7.3					10.1				10.0	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.5				1.1				10.1				10.0			
Approach LOS									B				B			

Parking Ratios of Similar Developments

*Proposed Apartment Development
Arlington Heights, Illinois*



PARKING RATIOS OF SIMILAR DEVELOPMENTS

Development	Location	Units	Parking	Parking Ratio
Aloft at the Glen	Glenview	181	181	1.00
9750 on the Park	Orland Park	295	365	1.24
Wheaton 121	Wheaton	306	400	1.31
Glen Gate	Glenview	240	360	1.50
1717 Ridge	Evanston	175	205	1.17
AMLI Evanston	Evanston	214	312	1.46
Residences at the Grove	Downers Grove	294	345	1.17
Uptown La Grange	La Grange	254	336	1.32
The Reserve at Evanston	Evanston	195	219	1.12
Regency Place	Oak Brook	112	130	1.16
One Arlington	Arlington Heights	214	300	1.40
E2	Evanston	356	371	1.04
1717 Ridge	Evanston	175	200	1.14
Ninety7Fifty on the Park	Orland Park	295	300	1.02
Avant at the Arboretum	Warrenville	310	392	1.26
Central Station	Evanston	80	80	1.00
Wheaton 121	Wheaton	306	400	1.31
Midtown Square	Glenview	138	160	1.16
Uptown LaGrange	La Grange	254	336	1.32
Average		231	284	1.22

*Proposed Apartment Development
Arlington Heights, Illinois*



*Proposed Apartment Development
Arlington Heights, Illinois*





January 26, 2018

Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 45 S. Chestnut – PUD & Variance Justification

Dear Plan Commission,

As part of our submittal for the project listed above, we are seeking PUD variations as well as standard variations from the Village Municipal Code. The following statements from the Petitioner address both the PUD and standard variations to the Arlington Heights Municipal Code (the “Village Code”).

I. PUD Variations

According to Section 9.4 of the Village Code, for any Planned Unit Development, the Plan Commission may recommend, and the Village Board of Trustees may authorize, variations to the applicable bulk regulations of the ordinance and such other variations from the zoning regulations as may be required within the boundaries of such development without referring the matter to the Zoning Board of Appeals.

Such variations may be granted as long as it is demonstrated that they will not exercise a detrimental influence on the surrounding neighborhood. Variations shall be justified when other characteristics of the development exceed the minimum standards of the Village Code. All recommendations shall be based on the standards for appeals as stated in Section 6-201 of the Village Code. Special consideration shall be given to:

- The provision for indoor and outdoor recreation facilities, which should be proportional to the size and density of the Planned Unit Development.
- The conservation of natural resources such as flood plains, wet lands and wooded areas.
- As much as possible, the preservation, of the natural drainage and floodwater retention.

- *Such variations may be granted as long as it is demonstrated that they will not exercise a detrimental influence on the surrounding neighborhood.*
 - Petitioner Response: In the traffic study performed by KLOA dated December 15, 2017, it was concluded that the traffic generated by the development will not have a significant impact on area roadways, and that the proposed access and roadway system will be adequate in accommodating the development generated traffic. The parking of 1.5 spaces/unit in the development meets the Village Code requirements, and will not be a detrimental influence on the surrounding neighborhood. In terms of size and massing of the proposed development, the 5-story building is consistent with the Village's Downtown Masterplan, so it is of appropriate size relative to the transitional R-7 zoning that the Village has set forth.
- *The provision for indoor and outdoor recreation facilities, which should be proportional to the size and density of the Planned Unit Development.*
 - Petitioner Response: The second floor of the building includes a community room and fully-equipped fitness center. It also includes an outdoor amenity deck that will be available for use by all residents. The outdoor amenity deck is located in the middle of the u-shaped courtyard of the building that faces south, and as can be seen from the elevations this amenity will show a very attractive and non-monotonous design feature along Sigwalt. This outdoor gathering space includes tables, chairs, and grilling stations.
- *The conservation of natural resources such as flood plains, wet lands and wooded areas.*
 - Petitioner Response: There are no natural resources on the proposed site that will be negatively affected.
- *As much as possible, the preservation, of the natural drainage and floodwater retention.*
 - Petitioner Response: Unlike any other development projects in the downtown area, the drainage and floodwater retention for the proposed development will be installed and managed by on-site through new underground storage tanks that will be located along the west and north sides of the property. Storm water retention, including

release rates, will meet all standards set forth by the Village Code and the MWRD (Metropolitan Water Reclamation District of Cook County).

II. Standard Village Code Variations

The following is a list of standard variations that Petitioner is seeking for the project listed above. In each case, the development will meet the following criteria.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
- *The plight of the owner is due to unique circumstances.*
- *The variation, if granted, will not alter the essential character of the locality*

Chapter 28, Section 5.1-7.3 Minimum Area for Zoning District, to allow the R-7 District to be approximately 1.39 acres where Village Code requires a minimum of 2 acres for the R-7 District.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - Petitioner Response: The R-7 zoning is appropriate for this property because it acts as a transitional site between the B-5 Districts downtown, and the R-3 District for single-family homes. The site is not large enough to meet the formal area requirements of the R-7 District. This subject parcel is bordered by streets on all but the north side of the property, which is or will be zoned B-5 and is not for sale, so there is no room to make the site bigger. Therefore, if it's to be developed within the R-7 guideline the variance is necessary. In addition, the Minimum Area variation request is not unique to this site and has been granted on nearby R-7 zoned properties
- *The plight of the owner is due to unique circumstances.*
 - Petitioner Response: The vision of the Village's Comprehensive Plan and Downtown Master Plan shows the subject property as part of a larger strip of R-7 zoned land. This is a unique circumstance because when considered in sum, the strip of potential R-7 zoning is over 2 acres in size.

- *The variation, if granted, will not alter the essential character of the locality.*
 - Petitioner Response: The vision of the Village's Comprehensive Plan and Downtown Master Plan shows the property as R-7 zoned land. When considering the alteration of the "essential character of the locality", the Village has determined what that "essential character" is to be, and that includes the requirements and rights associated with property zoned as R-7.

Chapter 28, Section 5.1-7.4 Minimum Lot Size, to allow a 39,587 sq. ft. lot where Village Code requires a minimum of 61,500 sq. ft. in lot size.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - Petitioner Response: If the project were planned per the underlying zoning, the property would allow for only 55 units. The financial return on cost with that quantity of units would not come close to yielding a reasonable return for the proposed development. The proposed 80 units meets both the demand for the market (as shown in the Market Study) and can yield a reasonable return on cost as calculated by the Petitioner. A development on this site less than 80 units would not yield an appropriate return for an investor or developer who will be making an immense financial investment and taking all of the development risk. It is important to note that the Petitioner has not asked for any tax abatement from the Village for this development, and, unlike other downtown properties, is constructing a very costly on-site underground storm water drainage system, as well as contributing to the Village's Affordable Housing Policy.
- *The plight of the owner is due to unique circumstances.*
 - Petitioner Response: The density regulations were established in the 1970's when the average household sizes were higher than they are today based on US Census reports. This is a unique circumstance where the density regulations for an R-7 District are obsolete because they are based on average household sizes that are no longer applicable today.
- *The variation, if granted, will not alter the essential character of the locality*
 - Petitioner Response: The location of this R-7 District is intended to be a transition between the B-5 District downtown and the R-3 District. The northern portion of

Block 425 is also zoned for B-5, which allows a much higher density than R-7 so the proposed 80 units of density will still act as a transition from the northern half of the site to the residential neighborhood in terms of density.

Chapter 28, Section 5.1-7.6 Required Front Yard, to allow a front yard setback (east side) of 6.7' where Village Code requires a 47' setback.

Chapter 28, Section 5.1-7.6 Required Front Yard, to allow a front yard setback (west side) of 20' where Village Code requires a 47' setback.

Chapter 28, Section 5.1-7.6 Required Side Yard, to allow a side yard setback of 5' where Village Code requires a 37' setback.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - Petitioner Response: If the project were planned per the existing setback requirements, the proposed 80 units would not be able to fit in the footprint of the building. In fact, the resulting building footprint that would fit within setback requirements would be less than half of the size of the proposed development. This loss in density would not be economically feasible for the Petitioner. A development on this site less than 80 units would not yield an appropriate return for the Petitioner. It is important to note that the Petitioner has not asked for any tax abatement from the Village for this development, and, unlike other downtown properties, is constructing a very costly on-site underground storm water drainage system, as well as contributing to the Village's Affordable Housing Policy.
- *The plight of the owner is due to unique circumstances.*
 - Petitioner Response: The property is fronted by 3 streets, which provide an extra layer of buffer that is typically not found in R-7 Districts. The proposed reduced setbacks will not adversely impact the surrounding properties because the width of the street is not factored in. Along the north setback, the proposed 5' setback is measures to a 1-story garage ramp. The major mass of the building measures 18' from the north property line.

- *The variation, if granted, will not alter the essential character of the locality*
 - Petitioner Response: The Petitioner is required to dedicate 8' of land for public right-of-way on both the east and west sides of the property. This will ensure that the essential character of the property is maintained. It should also be noted that the Petitioner is aware that the Village staff and Plan Commission both believe that the current setback's for the downtown are unreasonable and need to be revised. But for this project, these revised setback requirements may have been already enacted. If enacted in the future, the amount of the required variations for setbacks will be even less.

Chapter 28, Section 7.1-7.7 Maximum Building Lot Coverage, to allow 72% building lot coverage where Village Code allows a maximum 45% building lot coverage.

Chapter 28, Section 5.1-7.13 Maximum Floor Area Ratio, to allow 242% F.A.R where Village Code limits maximum F.A.R to 200%

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - Petitioner Response: The current proposal is designed to limit the bulk and mass of the building while still maintaining density and efficiency of the floor plans. A unit count less than the proposed 80 units would not yield a reasonable return on cost as calculated by the Petitioner. As previously noted, the Petitioner has not asked for any tax abatement from the Village for this development, and, unlike other downtown properties, is constructing a very costly on-site underground storm water drainage system, as well as contributing to the Village's Affordable Housing Policy.
 -
- *The plight of the owner is due to unique circumstances.*
 - Petitioner Response: The location and zoning of the proposed development is unique. The location of this R-7 District is intended to be a transition between the B-5 District downtown and the R-3 District at the single-family neighborhood. The northern portion of this site is also zoned for B-5, meaning that even within the entire Block 425, there will be a transition from the north to the south.
- *The variation, if granted, will not alter the essential character of the locality*

- o Petitioner Response: The 5th floor massing setbacks, the 8' dedicated right of way on the east and west sides, and the width of the streets are all measures to maintain the essential character of the neighborhood.

Chapter 28, Section 6.6-5.1, Permitted Obstructions to allow a transformer within the required front yard setback where Village Code requires all transformers to be located outside of all setback areas.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - o Petitioner Response: Locating the transformer outside of the setback areas would require a reduction in the square footage of the building and a loss in density. A unit count less than the proposed 80 units would not yield a reasonable return on cost as calculated by the Petitioner.
- *The plight of the owner is due to unique circumstances.*
 - o Petitioner Response: The footprint of the building was moved as far east as possible to provide more space between the proposed building and the residential neighborhood along Chestnut. This resulted in limited space outside of the setbacks on the east side of the building.
- *The variation, if granted, will not alter the essential character of the locality*
 - o Petitioner Response: The proposed location for the transformer will be away from the residential areas and is located in an area with existing Village utilities that are within the right-of-way and the area surrounding the transformer will be properly landscaped.

Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where Village Code requires a minimum drive aisle width of 24'

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

- o Petitioner Response: The drive aisle in question is the width of the ramp that connects the 2 levels of parking together. This ramp is not able to be any wider without abutting the north property line.
- *The plight of the owner is due to unique circumstances.*
 - o Petitioner Response: The drive aisles within the actual parking areas are at least 24' wide and meet Village Code. The drive aisle in question is the width of the ramp that connects the 2 levels of parking together.
- *The variation, if granted, will not alter the essential character of the locality*
 - o Petitioner Response: 24' wide drive aisles are provided at the actual parking areas on each floor. The functionality of pulling in and out of parking spaces will not be altered.

Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow some certain balconies to project 5.3' into the required front, exterior side and side yards.

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
 - o Petitioner Response: To recess all the balconies to meet the Village Code would reduce the overall floor area of each unit. This would reduce the rentable square footage that the Petitioner can rent out, making it less than a reasonable return.
- *The plight of the owner is due to unique circumstances.*
 - o Petitioner Response: Per Village Code, balconies can only encroach into a rear yard. Since this site is bound by streets on 3 sides and is considered to have 2 "Fronts", the property is located on a unique site.
- *The variation, if granted, will not alter the essential character of the locality*
 - o Petitioner Response: All balconies encroach into the yards to an extent, but where feasible, balconies have been recessed to maintain the design intent of the building.

We are very excited for this process and we look forward to our continued work with the Village of Arlington Heights.

Regards,

A handwritten signature in black ink, appearing to read 'M. Porto', with a long horizontal stroke extending to the right.

Michael Porto
Project Manager
CA Ventures



December 22, 2017

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Neighborhood Meeting Summary

Dear Sam,

The following is a summary of the neighborhood meeting that was held at 7:00pm on December 20, 2017 in the Theater Room at the Arlington Ale House. Per the Village's requirements, all residents within 250' of the property received letters inviting them to the neighborhood meeting. In addition, additional invitations extended to the west, south and east of the property to encourage more owners of the single-family homes to attend. In all, 185 letters were sent.

General Information

- Around 40 residents were in attendance for the neighborhood meeting. The meeting started promptly at 7:00pm and ran until approximately 9:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures), Mark Hopkins (HKM Architects) and Eden Richards (HKM Architects) were all in attendance representing the petitioner.
- CA Ventures gave a quick overview of the purpose of the meeting. CA Ventures gave a quick overview of the project, including how a previous version of the project that started in June, 2017 was denied by the Village Board in October, 2017. CA ventures explained that significant revisions were made to the proposal and that the project appeared for early review with the Village Board on December 4, 2017. Attendees were made aware that CA Ventures plans to continue forward with the project but understands that the approval process is starting over.
- Mark Hopkins gave a 20-minute presentation that outlined the entire project since there may have been some attendees that may have been seeing the project for the first time. After the general overview, Mark Hopkins focused on explaining the specific revisions that

were made to the project since the last time the project was seen by the public. This included the revised density, parking ratio, street parking and massing of the building.

- After the presentation from CA Ventures and HKM, the meeting was opened to Q&A from the residents.

The following topics have been grouped together and summarized based on the questions and concerns of the residents.

Meeting Notifications & Timing

- Some residents were upset with the timing and schedule of the neighborhood meeting. They felt the meeting invitation letters were received without enough notice. There were also concerns about having the meeting 5 days before Christmas.
 - The petitioner noted that letters were postmarked on Tuesday, December 12th. The petitioner also noted that the date of the meeting was set on a week where schools are still in session and occurred only 2 days after a Village Board meeting so they felt that the timing of the meeting was appropriate.
- A few residents claimed to have never received an invitation to the meeting and felt that the petitioner was trying to limit the invitations.
 - The petitioner noted that the Village requires all properties within 250' of the property line on all sides of the property be invited to the meeting. In this case, the petitioner explained that they went above and beyond the required boundaries to invite more than double the invitations that were sent out during the first neighborhood meeting in August 2017. Attached is an aerial image of the neighborhood showing the required distance highlighted in yellow. The area in light blue represents the residents that were sent letters. A spreadsheet of names, addresses, and PINs of all residents that were sent a letter can be provided by the petitioner upon request.

Building Parking

- One resident pointed out that there were only 119 parking spaces shown on the drawings
 - The petitioner stated that they will recount to confirm that there are indeed 120 parking spaces shown.
- A resident asked how the tandem parking spaces would work based on comments from the Village Board in previous meetings.
 - The petitioner commented that this was discussed in the early review meeting on December 4th and that since 45 units are either 2 or 3 bedroom units, the tandem spaces would be dedicated to those units with 2 cars.

- A resident asked if the turning radii for vehicles within the garage has been checked.

Street Parking

- There were several residents who were pleased with the additional street parking along Sigwalt St that results in a net gain of 6 spaces from the existing conditions.
- One resident was concerned with the loading zone being placed on Sigwalt. The concern was based on the disruption of traffic along Sigwalt and the visual appearance of trucks parked in front of the building.
 - The petitioner commented that the original proposal had the loading zone along Highland but due to other neighbor comments, as well as comments from commissioners and the Trustees, it was decided that moving the loading zone to Sigwalt was a much better option logistically.

Traffic

- Residents were concerned about what sort of impact the proposed development would have on the traffic in the area.
 - The intersection of Highland and Sigwalt is of specific concern because parking is allowed on Sigwalt, just east of Highland. With cars parked on the street, it becomes a blind intersection trying to turn out on to Sigwalt. The petitioner recommends that the Village looks into this issue more and offer a solution to the residents, outside of this development.

Exterior Appearance

- There were several residents that spoke out in support of the proposed design and thought that the 5th floor setback was a good attempt to reduce the massing.
- One resident agreed that the exterior material changes helped to soften the feel of the building.
- One resident asked what material would be provided at the roof level next to the 5th floor balconies. Now that the 5th floor units are recessed, would those residents be looking on to a standard roof membrane?
 - The petitioner responded saying that they are still looking in to options for this.
- There were several residents that had concerns regarding the appearance of the building. The concerns are listed below.
 - A lot of residences in the surrounding neighborhood are over 100 years old. There are concerns that the proposed solution does not contextually fit with those older residences.

- o Even though the 2007 Downtown Master Plan calls for a 4-6 story building on this site, residents feel that the neighborhood has changed and don't feel that the proposed development is a good transition between residences and the downtown. The development team stated that the Planning and Community Development Department's published goals for 2017 includes encouraging development of Block 425
- o Residents are concerned that the building is too tall compared to the surrounding buildings and does not address the neighborhood.

Variances

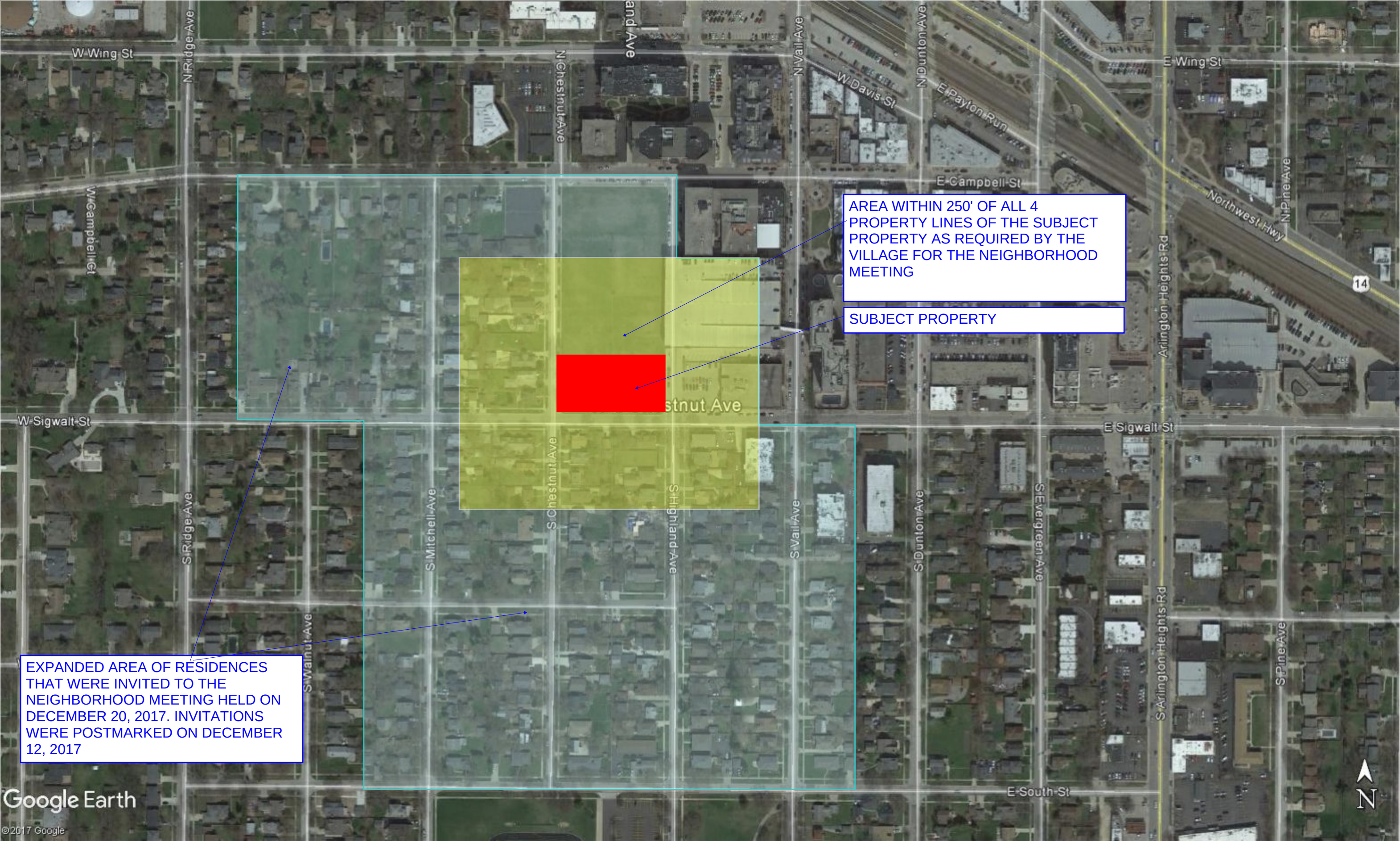
- Residents were concerned that the development team is pursuing too many variances with the Plan Commission submittal and wish that the petitioner would propose a project that fits in to what is stated in the municipal code.
- A resident asked if there was a 1-year waiting period for any denied variance before it can be requested again.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on December 20, 2017.

Regards,



Michael Porto – CA Ventures
Project Manager



AREA WITHIN 250' OF ALL 4
PROPERTY LINES OF THE SUBJECT
PROPERTY AS REQUIRED BY THE
VILLAGE FOR THE NEIGHBORHOOD
MEETING

SUBJECT PROPERTY

EXPANDED AREA OF RESIDENCES
THAT WERE INVITED TO THE
NEIGHBORHOOD MEETING HELD ON
DECEMBER 20, 2017. INVITATIONS
WERE POSTMARKED ON DECEMBER
12, 2017





January 26, 2018

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Condo Meeting Summary

Dear Sam,

The following is a summary of the condo meeting that was held at 6:30pm on January 25, 2018 in the Theater Room at the Arlington Ale House. The purpose of this meeting was to meet with several of the nearby condominium buildings to explain the project and answer any questions that residents had.

As a reminder, there was a neighborhood meeting held on December 20, 2017 that invited residents living within 250' of the property as well as expanded boundaries to the west and south for the single-family homeowners. At that meeting, it was pointed out that the invitations did not extend to any of the nearby condo buildings to the north and east of the property so we decided to hold another meeting that gave people in the condo buildings a chance to learn about the project.

For the meeting held on January 25, 2018, invitations were not sent directly to residents of the condo buildings; instead, an invitation letter was sent to the property management company to distribute to the residents at their discretion. An invitation letter was sent to the management company at 1 S. Highland (Metropolis Place), 200 W. Campbell and the Metro Lofts at 10 S. Dunton.

General Information

- Around 25-30 residents were in attendance for the neighborhood meeting. The meeting started shortly after 6:30pm and ran until approximately 8:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures), Mark Hopkins (HKM Architects) and Mike Firsell (Firsell Ross) were all in attendance representing the petitioner.

- CA Ventures gave a quick overview of the purpose of the meeting. Mike Firsel gave a 20-minute presentation that outlined the entire project since more than half of the people in attendance were seeing the project for the first time. The presentation focused on both the history of the project to date as well as the major revisions that the team has made throughout the process.
- After the presentation from the Petitioner, the meeting was opened to Q&A from the residents.

The following topics have been grouped together and summarized based on the questions and concerns of the residents.

General Information

- Several residents asked about the unit mix, lease lengths and approximate rents for the proposed apartments.

Existing Utilities

- Several residents asked how the new development would impact the surrounding utilities in the neighborhood and downtown, specifically as they relate to floodwater and electricity. The residents pointed out that there are constant brownouts in their condo building and the problem seems to be getting worse.
 - The petitioner commented on how storm water would be controlled on the project site through underground storage tanks on the north and west sides of the property. It was explained that the storm water and volume control on the site would meet all MWRD standards.
 - The petitioner was surprised by the news of the electrical issues in the downtown as was glad that the residents brought this issue up. It's recommended that the Village, Public Works and ComEd look at this area of the downtown and address these issues.

Adjacent Properties

- Several residents asked about the future plans for the northern 2/3 of the property as well as plans for the vacant AT&T building that is for sale.
 - The petitioner explained that they do not have much information regarding future plans for those buildings except that they are currently zoned B-5. The petitioner also stated that they knew the northern 2/3 of the site is shown in the Village's Downtown Masterplan, which recommends buildings between 6-8 stories with

retail. The petitioner explained that the R-7 zoning on the proposed site is meant to be a transition down from larger buildings on the northern half of the site.

Building Height

- One resident asked why the petitioner felt that it wouldn't be feasible to either sink the building lower into the ground or take off a floor of units to reduce the overall size of the building.
 - The petitioner explained that they looked at several ways to reduce the height of the building but unfortunately, the costs of lowering the building deeper into the ground would significantly affect the financial feasibility of the project. The petitioner also explained that reducing square footage by removing the 5th floor does not directly correlate to a reduced cost of construction where it would still be financially feasible for the petitioner.

Building Management

- Residents asked how garbage pick-up for the building would work.
 - The petitioner explained that the dumpsters would be located inside the building and would be taken out for collection on the specific garbage day, which is similar to how it works at other condo buildings. The petitioner said they will work out the logistical issues with the collection company and the building management company.
- Residents asked how move-ins would work. Would these be at the loading zone on Sigwalt or by the garage entrance on Highland?
 - The petitioner stated that this was still being discussed because several options are available. The loading zone along Sigwalt is provided for short-term deliveries such as UPS and FedEx. The petitioner said that smaller moving vans would be able to enter into the parking garage for move-ins but larger move-in vehicles would have to be coordinated with the Village.
- Residents asked how the building would be managed and staffed
 - The petitioner explained how the building would be managed by a third-party operator. They are looking at local management options that are familiar with Arlington Heights and the logistics of downtown.
- Residents asked how security and package delivery would work inside the building

- o The petitioner said that they have worked with several package locker companies on larger developments in Chicago and would implement something similar on this project.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on January 25, 2018.

Regards,

A handwritten signature in black ink, appearing to read 'M. Porto', with a long horizontal line extending to the right.

Michael Porto – CA Ventures
Project Manager



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 45 S Chestnut Ave. – Preliminary and Final PUD for 5-Story, 80 unit Residential Housing Development. Preliminary and Final Plat of Subdivision to consolidate lots, Rezoning from R-3 to R-7 and multiple Variations (density, setbacks, building lot coverage, F.A.R., and parking)

PC#: 17-016

Date: January 2, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Project will be reviewed per the 2009 International Building Code (I.B.C.) as a mixed use "S-2" (parking garage) and "R-2" (residential) occupancy.
2. What is the proposed construction type of the building?
3. Provide a height and area calculation for the building including all allowable increases.
4. Provide an occupant load calculation per floor.
5. Add the 3 bedroom units to the Project Data table on sheet 3.
6. Horizontal separation between "S-2" and "R-2" shall be a minimum 1 hour rated assembly.
7. The North exterior wall shall have a minimum fire-resistant rating of 1-hour based on the distance to the lot line of 5 feet. Table 602.
8. Provide allowable area of openings calculation for the North exterior walls.
9. Exterior wall ratings shall comply with Table 602. Adjacent existing buildings will not be required to comply with current exterior wall ratings, however, future developments will.
10. Recommend all building materials utilized in balcony construction be non-combustible.

11. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than **60 inches by 85 inches**, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.
12. If the electrical service to the building is 1,200 amps or more, the electrical room shall have a minimum rating equal to the building construction, and have two exit doors on opposite ends of the room with panic hardware with a fire-rating equal to that of the room.
13. Elevator lobby shall be enclosed (IBC 708.14.1) or the hoistways pressurized (IBC 708.14.2.1-708.14.2.11).
14. Shaft enclosures shall be 2-hour fire-resistive construction for elevators and refuge chute.
15. Permanent access to the mechanical equipment on the roof shall be provided.
16. Provide the dimensions of the accessible parking stall including the access aisle.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division



Date: 12/21/2017

P.C. Number: 17-016

Project Name: Five Story 80 Unit Rental Housing Development

Project Location: 45 South Chestnut Ave

Planning Department Contact: Sam Hubbard, Planning and Community Development

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

1. All work shall conform with currently adopted codes including the 2000 Edition of NFPA 101, Life Safety Code.
2. 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.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
4. A fully functional fire alarm per NFPA 72 shall be installed. The alarm annunciator panel shall be located at the front entrance.
5. Each location of a fire department communication device shall be an independent zone from the control panel.
6. In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
7. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.
8. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
9. Fire department connections shall be 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.

10. 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.
11. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. **Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.**
12. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.
13. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
14. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA Standards and shall comply with all current code requirements including a minimum of two water mains located in different streets. Water supply to required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.
15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements. Storage tanks for fuel storage require approval from the State Fire Marshal.
17. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
18. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Date 12-21-17

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Bill Enright, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 29, 2017
Subject: 45 S. Chestnut, P.C. #17-016 – Round 1



With regard to the proposed variations at 45 S. Chestnut, I have the following comments:

- 1) The water meter(s) and RPZ's will be sized after review of the future architectural plans.
- 2) If the Village is responsible for maintenance of the proposed parking along Sigwalt, the west most bump out shall be removed to allow for proper turning radius of snow removal equipment.

C. file

PLAN COMMISSION PC #17-016
Sigwalt Apartments
45 S. Chestnut Ave.
PUD, Preliminary & Final Plat of Subdivision, Rezone, Variations
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 public improvements for this development would be the street widening and parking bays along Sigwalt Street. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval.

16. The Stormwater Report uses an orifice C value of 0.61. Revise the restrictor basin detail to show a 2" drilled plate restrictor (C=0.61) instead of the 2" cast iron projecting pipe (C=0.73). Restrictors between 2" and 4" must have a trap.
17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
18. The Construction Staging Plan is not acceptable. Sigwalt Street and Highland cannot be closed or have lanes reduced below one in each direction for extended periods of time. The permit plans must include a street and sidewalk detour plan showing all sign locations, sign types and sizes, and barricades as similarly described in IDOT traffic standards. Permit plans should include IDOT standards 701501, 701801, and 701901. Indicate how the signs are to be mounted. Include Campbell Street on the detour plan. Clearly label each sign: "Road Closed Ahead", "Detour Ahead", "Detour" with arrow in appropriate direction, "End Detour", flagger sign, etc.
19. The on street parking plan showing a new parking bay along the north side of Sigwalt and a delivery/loading bay requires additional information. Provide a sight triangle exhibit to show that proper sight distance is maintained.
20. The parking along Highland Avenue right up to the stop sign is not in compliance with the Illinois Rules of the Road. The parking along Sigwalt should account for the setbacks from stop signs for the eventuality of all way stop signs. Review required sight distance.
21. Sheet 5: The sidewalk through the driveway at Highland Avenue should be constructed to a 1-1/2% side slope.

Final Plat of Subdivision:

22. Show and install new survey monuments/markers at the new property corners, due to the dedications. Since the previously signed subdivision plat is intended to be used, this can be done by hand by the surveyor who prepared the plat.

 1/10/18
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-016

Project Name

CA Ventures/Sigawalt Apartments

Project Location

45 S. Chestnut

Planning Department Contact Sam Hubbard

General Comments

Round 1

- 1) Building to be sprinkled.
- 2) The Fire Department Connection (FDC) shall be located at the main front entrance. It shall be fully visible.
- 3) A fire hydrant is to be located within 100' of the Fire Department Connection (FDC).
- 4) A fully operational annunciator panel or alarm panel shall be installed at the main front entrance.
- 5) A Knox Box shall be located at the main front entrance.
- 6) Overhead utility and power lines shall not be located within the aerial fire apparatus working area for the building.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date Dec. 27, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Sigwalt Apartments
45 S. Chestnut Ave.
PC#17-016

Round 1 Review Comments

12/21/2017

1. Character of use:

The character of use is consistent with the area.

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 garden apartment patios and entrance/exits to parking garage.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

The area around the garage entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.

6. General comments:

-Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

-It is recommended to limit access to the grounds specifically the garden level patios to reduce the potential for trespassing and loitering.

-If chairs and tables are to be left outside on the patios, they should be chained down or together to prevent theft; or brought inside when not in use to deter theft and/or damage. Outdoor seating can become an attractive nuisance during overnight hours. Other valuables should be brought inside or necessary precautions against theft should be taken.

-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. 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.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

-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

-The storage area, lower level, should be secure and accessible only to residents. There should be signage to encourage users to lock their vehicles and storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

BR #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

DH #557

Supervisor's Signature

Arlington Heights Police Department
Emergency Information Card

- 1. Fill in all information by tabbing to each field.
- 2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
 200 E. Sigwalt Street, Arlington Heights, IL. 60005
 Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for
 forwarding to Police Administration.

Name (Firm or Residence)	
Address/City	
Telephone Number	
Date Information Obtained	

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name	
Address/City	
Telephone Number	
Cell Number	

Contact #2

Name	
Address/City	
Telephone Number	
Cell Number	

Alarm System

☐ No	
☐ Yes	Phone number:
Alarm Company Name	



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF" or similar initials.

Date: December 27, 2017

Re: PC# 17-016. Sigwalt Apartments- 45 S. Chestnut Ave. Round 1

-
- See the attached accessibility comments.

RECEIVED

DEC 28 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Plan Review for Accessibility

Address: 45 S. Chestnut Avenue - CV Ventures/Sigwalt Apartments
PUD for five-story 80 unit rental housing development.
Preliminary and Final Plat of Subdivision to consolidate the lots,
rezoning from R-3 to R-7 and multiple variations (density,
setbacks, building lot coverage, F.A.R, parking)

P.C. #17-016 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator 
(847) 368-5793

Date: December 22, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Fair Housing Amendments Act, (42 U.S.C. §3601 et seq)

Fair Housing First: <http://www.fairhousingfirst.org/fairhousing/requirements.html>

-
1. Illinois Accessibility Code, Subpart D: Multistory Housing, New Construction Sections 400.350, 400.360 and 400.310 apply.
 2. IAC Section 400.Illustration B., Figures 5 and 6 apply to all public and common use areas including Mail boxes, Coffee Station and Trash receptacles.
 3. Petitioner shall supply a list of the 20% Adaptable/Accessible dwelling units required by IAC Section 400.350(d).

Conceptual Unit Plans: "1 Bedroom – 05" and "2 Bedroom 03" [P.C.#17-008 identified as the Accessible/Adaptable Units]:

4. An accessible route per IAC Section 400.310(a)(1-12) shall be provided into and within all private patios, terraces, balconies of Accessible/Adaptable dwelling units..." per IAC Section 400.350(e)(3).
5. In U-Shaped Kitchens a minimum of 60-inches is required between opposing base cabinets, countertops, appliances or walls per IAC Section 400.360(d)(1).
6. Kitchens in Accessible/Adaptable units require an accessible "Work Surface" per IAC Section 400.350(d)(4)(A through E) and Illustration B., Fig. 50.

7. The two closet doors in series lack wheelchair maneuvering space per IAC Section 400.310(j)(6) and 400.Illustration B., Figure 26., in accordance with Section 400.350(e)(2).

Conceptual Unit Plans: "2 Bedroom – 08" and "2 Bedroom -09" [P.C.#17-008 identified as the Accessible/Adaptable Units]

8. In the "2 bedroom -09 unit" U-Shaped Kitchens require a minimum of 60-inches between opposing base cabinets, countertops, appliances or walls per IAC Section 400.360(d)(1).
9. Identify the kitchen "Work Surface" section of counter in both the "2 bedroom – 08" and "2 bedroom – 09" units per IAC Section 400.350(d)(4)(A through E) and Illustration B., Fig. 50.
10. There is a lack of clear floor maneuvering space adjacent to the pull side of the bathroom doors in both the "2 bedroom 08" and "2 bedroom 09" units as required by IAC Section 400.350(e)(2) in accordance with IAC Section 400.310(a); 400.310(j)(5) and 400.Illustration B., Fig 25(a).

Sheet 16c "2 Bedroom - 06"

11. There is a lack of clear floor wheelchair maneuvering space on the pull side of the entrance door as required by IAC Section 400.350(a) in accordance with IAC Section 400.310(j) and 400.Illustration B., Fig. 25(a).
12. **Important note:** The Federal Fair Housing Accessibility Guidelines apply to all public and common use areas and to 100 percent of dwelling units in elevator buildings. (See Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.) "Fair Housing First" website links below.
<http://www.fairhousingfirst.org/fairhousing/requirements.html>

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# <u>TBD with Subdivision</u>
Petitioner: <u>Michael Porto</u>	Location: <u>45 S. Chestnut</u>
<u>CA Ventures</u>	Rezoning: <u>✓</u> Current: <u>R3</u> Proposed: <u>R7</u>
	Subdivision: <u>✓</u>
	# of Lots: _____ Current: <u>6</u> Proposed: <u>1</u>
Owner: <u>CA Ventures "Clark Street Holdings, LLC"</u>	PUD: <u>✓</u> For: _____
<u>Authorized Officer: Brian Morrissey</u>	Special Use: _____ For: _____
<u>(Chief Accounting Officer)</u>	Land Use Variation: _____ For: _____
Contact Person: <u>Michael Porto - CA Ventures</u>	
Address: <u>130 E. Randolph St. Suite 2100</u>	Land Use: _____ Current: _____
<u>Chicago, IL 60601</u>	Proposed: _____
Phone #: <u>312-248-2095</u>	Site Gross Area: <u>41,987</u>
Fax #: _____	# of Units Total: <u>80</u>
E-Mail: <u>mporto@ca-ventures.com</u>	

APR 35 ZBR: 39 3BR: 6 4BR: 0

35

6

39

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. X _____ SUBDIVISION REQUIRED?
6. X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

PLEASE SEE ATTACHED



1-2-17

Date

Planning & Community Development Dept. Review

January 2, 2018



REVIEW ROUND 1

Project: Southern 1/3 of Block 425 – CA Ventures
Sigwalt Apartments

Case Number: PC 17-016

General:

7. Please clarify the overall height of the building. The project narrative indicates that the building will be 62 feet in height, however, the elevations show the top of the roofline to be 63'-8" on the eastern elevation.
8. Please clarify the maximum projection of the balconies on all sides (north, south, east, and west).
9. The Plat of Subdivision will need a sticker placed over the existing Plan Commission signature block. Please provide the sticker so that it can be affixed to the document.
10. What are the estimated rent ranges for the 1-bdrm, 2-bdrm, and 3-bdrm units?
11. Overhead utilities along the northern and southern side of Sigwalt will need to be buried, pending feasibility from all utility companies as previously agreed upon.
12. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
13. Residential units are to be approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
14. A final construction schedule/phasing plan, including detailed information on street closures, shall be required at time of building permit for review and approval by staff.
15. Compliance with the August 15, 2017, motion of the Housing Commission will be required. Fee will be \$25,000 per unit in lieu of the providing the 12 affordable housing units for a total of \$300,000, to be paid at the time of building permit.
16. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
17. Design Commission appearance will be required, which is scheduled for January 9, 2018.
18. Please provide a draft of the public hearing letter and proof of the public hearing sign for review and approval prior to sending the letter and posting the signs
19. The following Variations have been identified (based upon a 63'-8" tall building):
 - a. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
 - b. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.

- c. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 49' setback.
- d. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 49' setback.
- e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 39' setback.
- f. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
- g. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
- h. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
- i. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.
- j. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.
- k. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
- l. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.

Parking and Traffic:

20. The parking requirements for the site are shown below:

DEVELOPMENT	PARKING CODE USE	NUMBER OF UNITS	SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
Sigwalt Apartment Building	R-7 Multi-Family	80	N/A	1.5 spaces per unit	120
Total Parking Required					120
Total Parking Provided					120
Parking Surplus/(Deficit)					0

As indicated above, no parking variation is required.

Prepared by:

45 S. Chestnut Avenue
PC #17-016
December 20, 2017

- 1) Landscape screening must be provided for any utility/mechanical areas located at grade so that they are fully screened.
- 2) A landscape compliance bond in the amount of 30% of the landscaping costs will be required. In addition, a \$4 tree fee is required for each lineal foot of frontage.

January 26, 2018

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Sigwalt Apartments – 45 S. Chestnut Ave.
Village PC#: 17-016
HKM Project No. 16031

Dear Mr. Hubbard,

Please accept the following responses to the Plan Commission Department Review Comments – Round 1, dated as indicated below.

Building & Life Safety Department, dated January 2, 2018

1. Project will be reviewed per 2009 IBC as mixed use “S-2” (parking garage) and “R-2” (residential) occupancy. – ok
2. The proposed construction type of the building is III-B.
3. Height and Area calculation:

Per Table 503 for III-B

R-2 allowed: 55' height, 4 stories, 16,000 sf/story

S-2 allowed: 55' height, 3 stories, 26,000 sf/story

With height and area increases due to NFPA 13 sprinkler per IBC 504.2 and 506.3:

R-2 allowed: 75' height, 5 stories (max. actual for this use group in the proposed building is 5 stories + basement), 48,000 sf/story (max. actual is 28,605 sf)

S-2 allowed: 75' height, 4 stories (max. actual for this use group in the proposed building is 1 story + basement), 78,000 sf/story (max. actual is 28,605 sf)

Per IBC 506.5 and 508.4 for mixed and separated occupancies (dwelling units will be separated as required by other sections of the code), allowable building height shall be based on that allowed for each occupancy group based on type of construction per Section 503.1 (see above), and the allowable building area per story shall be such that the sum of the ratios of actual building area divided by allowed building area for each occupancy does not exceed 1, and the allowable



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overall building area shall be such that the aggregate sum of the ratios of each story shall not exceed 3.

Applying IBC 506.5 for total allowable overall building area:

1st Floor: actual to allowable for S-2 = $18,770/78,000 = 0.241$

1st Floor: actual to allowable for R-2 = $9,835/48,000 = 0.205$

1st Floor sum of ratios = $0.241 + 0.205 = 0.446 < 1.0 = \text{ok}$

2nd Floor: actual to allowable for R-2 = $22,535/48,000 = 0.469$

3rd Floor: actual to allowable for R-2 = $22,535/48,000 = 0.469$

4th Floor: actual to allowable for R-2 = $22,535/48,000 = 0.469$

5th Floor: actual to allowable for R-2 = $17,780/48,000 = 0.370$

Total Building sum of ratios = $0.446 + (3 \times 0.469) + 0.370 = 2.223 < 3.0 = \text{ok}$

4. Occupant Load Calculation (Parking garage and Residential, both 200 sf/occ):
 - Basement 26,965 sf/200 = 135 occupants
 - 1st Floor 28,605 sf/200 = 144 occupants
 - 2nd Floor 22,535 sf/200 = 113 occupants
 - 3rd Floor 22,535 sf/200 = 113 occupants
 - 4th Floor 22,535 sf/200 = 113 occupants
 - 5th Floor 17,780 sf/200 = 89 occupants
5. The 3 bedroom units have been added to the Project Data table on the Site Plan (sheet 3).
6. Horizontal separation between "S-2" and "R-2" will be a 1-hour rated assembly.
7. The North exterior wall within 5' of the property line will have a fire-resistant rating of 1-hour.
8. Allowable area of openings calculation for the North exterior wall per IBC 705.8.1 and Table 705.8:

There are no openings in the exterior wall that is 5' from the north property line. Maximum allowed area of unprotected exterior wall openings in the wall with fire separation distance of 18.3' (15' to less than 20' on Table), for a sprinklered building, is 75% in any story.

Total area of wall of one story = $237' \times 11'-4" = 2686 \text{ sf}$

Total area of unprotected openings = 1096 sf

$1096 \text{ sf} / 2686 \text{ sf} = 41\% \text{ actual} < 75\% \text{ allowed}$
9. Exterior wall ratings will comply with Table 602.
10. The balconies are currently planned to be non-combustible.
11. At least one elevator will be provided for fire department emergency access with a cab size to accommodate the village's ambulance stretcher requirements and



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be identified by the Star of Life. Elevator manufacturer's information regarding cab size and stretchers was emailed to the village previously for review and it is our understanding that the standard 3500 lb. elevators with side opening doors, which accommodate large stretchers (24x84), would be acceptable, provided the handrails do not interfere with the stretcher operation.

12. The electrical room will comply with the applicable village-adopted codes and requirements.
13. Elevator lobbies are not required because the building will have an automatic sprinkler system to comply with IBC 708.14.1, Exception 4.
14. Shaft enclosures, including those for elevators and refuse chutes, will be 2-hour fire-rated to meet the applicable village-adopted codes and requirements.
15. Permanent access to the mechanical equipment on the roof will be provided via alternating tread device in the stair enclosure.
16. The dimensions of the accessible parking stall and its access aisle have been provided on the plans.

Fire Safety Division, dated December 21, 2017

1. The project will conform to currently adopted codes, including the 2000 Edition of NFPA 101, Life Safety Code.
2. A complete NFPA 13 compliant fire suppression system to meet the applicable village-adopted codes and requirements will be provided.
3. An approved water supply capable of supplying the required fire flow for fire protection will be provided.
4. A fully functional fire alarm will be provided to meet village requirements and the alarm annunciator panel will be located at the front entrance.
5. Fire department communication devices will be zoned to meet village requirements.
6. The elevators will not be used as accessible means of egress since the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
7. Fire department connections will be installed to meet the applicable village-adopted codes and requirements, and will be located on the street side of the building, fully visible and recognizable from the street or nearest point of fire department vehicle access near the main front entrance unless a different location is desired by the village.



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8. Fire department connections will be installed in accordance with the NFPA standard applicable to the building system and located near the main front entrance unless a different location is desired by the village.
9. Fire department connections will be located near the main front entrance and within 100 feet of a fire hydrant.
10. Building will provide radio coverage for emergency responders to meet village requirements.
11. A Fire Lane and Truck Maneuvering Plan has been provided to identify three available fire apparatus access roads with the access road along Sigwalt stopping where the existing overhead wires are located to avoid any conflicts with the aerial apparatus. However, the developer and the Village staff will work together to determine the construction and financial feasibility of relocating the existing overhead utility lines along Sigwalt in the Village Right-Of-Row. There are 2 options that need to be obtained in order to make a final determination.
 - Option 1 – The existing AT&T and WOW overhead lines that run along Sigwalt would be relocated to an overhead line that runs south across Sigwalt to a new pole placed on the south side of Sigwalt. The existing pole on the north side of Sigwalt would remain. In addition, the ComEd overhead lines that run diagonally along Sigwalt would be relocated to run overhead, south across Sigwalt, similar to the AT&T and WOW lines.
 - Option 2 – The existing AT&T and WOW overhead lines that run along Sigwalt would be buried. In addition those lines, the existing ComEd, Comcast and AT&T lines that connect to the existing pole on the north side of Sigwalt would be buried.
12. As allowed by IBC 1009.13, since the main roof is not occupied, access will be provided by an alternating tread device and will comply with the applicable village-adopted codes and requirements.
13. The elevators will not be used as accessible means of egress since the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
14. A fire pump, if provided, will be installed to meet the applicable village-adopted codes and requirements. However, since the building's highest occupied floor level is under the 60' village amendment for classification as a high-rise buildings, the requirement for fire pump water supply to be connected to two water mains located in different streets does not apply.



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15. Access to all fire protection equipment will be provided to meet village requirements.
16. Standby power is not required for the elevators because the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
17. Shop drawings for fire alarm systems will be submitted by the General Contractor for village review prior to installation.
18. A Knox Box containing keys will be provided near the front main entrance to meet village requirements.

Public Works Department, dated December 29, 2017

Please see attached letter from RWG.

Engineering Department, dated January 10, 2018

Please see attached letter from RWG.

Fire Department, dated December 27, 2017

1. The building will be sprinklered to meet the applicable village-adopted codes and requirements.
2. The fire department connection will be in a visible location near the main front entrance on Sigwalt Street.
3. A fire hydrant will be located within 100 feet of the fire department connection.
4. A fire alarm annunciator panel or control panel to meet village requirements will be located in the vestibule of the front main entrance.
5. A Knox Box containing keys will be provided near the front main entrance to meet village requirements.
6. Please see response to Fire Safety Division comment #11.

Police Department, dated December 21, 2017

1. The character of use is consistent with the area. – ok
2. Lighting will be provided to meet the applicable village-adopted codes and requirements with special attention given to the outside common area of the roof deck, the garden apartment patios, and the entrance/exit to the parking garage.
3. There are no traffic problems at this location. – ok
4. This is not a problem area in relation to traffic accidents. – ok



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5. Regarding street parking near the vehicle entrance/exit drive, in order to avoid removing any more public parking spaces than were necessary to provide for the access driveway, warning lights/audible bollards will be provided near the sidewalk to signal that vehicles are exiting.
6. Regarding the general comments:
 - Landscaping has been selected with concern to not create hiding locations.
 - Elevating the entry level and the use of site retaining walls between the sidewalk and the building were intended to help limit access to the grounds and the garden level patios.
 - The property management company will establish guidelines for tenant's patio furniture to avoid having it become a nuisance, and to deter theft and/or damage.
 - Emergency information/contact card was included with the initial submittal and will be kept current through all construction phases.
 - Trespass signage will be considered by property management if trespassing or loitering becomes a problem.
 - The parking provided meets the village zoning code requirement.
 - Security cameras will be installed in the private parking garage for added safety.
 - The storage area, lower level, will be secured and accessible only to residents with signage and security cameras provided.

Health & Human Services Department, dated December 27, 2017

1. The building will comply with the applicable sections of the Illinois Accessibility Code.
2. The public and common use areas, including mailboxes, coffee station, and trash receptacles, will comply with the applicable sections of the Illinois Accessibility Code.
3. through 11. The 20% adaptable units required by IAC will be identified when the project is submitted for building permit. The adaptable units will be designed to comply with all applicable code requirements.
12. The building and all units will comply with applicable federal regulations, including the Fair Housing Act.

Planning & Community Development Department, dated January 2, 2018

7. The height of the building has been revised to 60'.



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8. Since the exact depth of the balconies has not been fully determined at this point, we would like to request that the variance for Permitted Obstructions indicate to allow certain balconies to project up to 5'-4" into the required front and exterior side yards. However, since the setback on the north is to the one-story portion of the building, the balconies on that side will all be behind that 5' setback line.
9. The Plat of Subdivision will be modified and re-submitted.
10. The estimated rent ranges are: \$1,963 for 1-bedrooms, \$2,864 for 2-bedrooms, \$3,819 for 3-bedrooms.
11. Please see response to Fire Safety Division comment #11.
12. Move-in/move-out operations will be restricted as indicated.
13. Residential units will be rental apartments, and if conversion to condominiums is desired in the future, an amendment to the PUD will be requested.
14. A final construction schedule/phasing plan with detailed information on street closures will be provided for review and approval by staff at the time of building permit.
15. The fee required by the Housing Commission will be paid at the time of building permit.
16. School, Park, and Library contributions will be made prior to issuance of the building permit.
17. The Design Commission hearing occurred on January 9, 2018, with a re-hearing on January 23, 2018.
18. A draft of the public hearing letter and proof of the public hearing sign will be provided for review and approval prior to sending the letter and posting the signs.
19. The variations needed based on the rezoning requirements are requested by the Owner. However, for item i., since the side yard setback being requested is 5', due to the 1-story bump-out on that side of the building, the balconies will not project into that 5' setback.
20. As noted in the comments, no parking variation is being requested.

Planning & Community Development Department – Landscape Items, dated December 20, 2017

1. Landscaping screening will be provided for any utility/mechanical areas located at grade so they are full screened.
2. A landscape compliance bond and tree fees will be provided.

January 26, 2018

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights Road
Arlington Heights, IL 60005

Re: Sigwalt Apartments – 45 S. Chestnut Ave.
Village PC#: 17-016
RWG Project #291-127-16

Dear Mr. Hubbard,

Please accept the following responses to the Village Department Review Comments – dated as indicated below.

Public Works Department, dated December 29, 2018

1. The comment is noted that the RPZ's will be sized after future review of architectural plans.
2. For the on-street parking along Sigwalt, the new plan reflects the comments/changes from the village traffic engineer, Tom Ponsot. Due to strict guidelines for site distance, future and current stop sign setbacks, Illinois Rules of the Road requirements, and certain obstacles currently located in the ROW along Sigwalt we cannot move, the plan has evolved into what is now shown on the Final Engineering. If a bump out exists on the plan, it is not able to be removed at this time.

Final Engineering, dated December 29, 2018

11. The petitioner accepts the understanding of the first comment and the review process of the village.
12. A revised engineer's EOPC was included in this submittal for both private and public improvements.
13. The Final Engineering plans were georeferenced. See cover page of plans.
14. A revised Final Plat is included in this submittal. The petitioner accepts the understanding of the plat review process of the village.
15. The previous OUMA that was signed and notarized is still accurate and able to be used.
16. The restrictor was revised to be a 2" plate instead of a 2" pipe.
17. At this time, no on-site lighting is proposed. Building mounted light fixtures will be provided to meet means of egress illumination requirements of applicable village-adopted codes.
18. Please see response for Planning Department item #4. Petitioner will work with staff to develop a plan at the time of building permit review.
19. A sight triangle exhibit was provided to Tom Ponsot for his review. The revised plan reflects his requested changes and his approval.

20. The parking along Highland was revised per Tom Ponsot's review. Adjustments were made for site distance and required setbacks for existing and future stop signs.

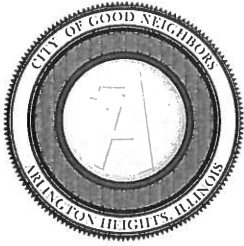
21. The side slope of the sidewalk was revised to 1.5%.

Final Plat of Resubdivision

22. The callout for new iron pipe monument markers was revised on the plat. Other verbiage changes were made as requested by the village.

Sincerely,

Maureen Mulligan, P.E.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 45 S Chestnut Ave. – Preliminary and Final PUD for 5-Story, 80 unit Residential Housing Development. Preliminary and Final Plat of Subdivision to consolidate lots, Rezoning from R-3 to R-7 and multiple Variations (density, setbacks, building lot coverage, F.A.R., and parking)

PC#: 17-016 - Round 2

Date: February 6, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comment:

1. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than **60 inches by 85 inches**, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.

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DEVELOPMENT DEPARTMENT

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



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division



Date: 1/30/2018

P.C. Number: 17-016 Round 2

Project Name: Five Story 80 Unit Rental Housing Development

Project Location: 45 South Chestnut Ave

Planning Department Contact: Sam Hubbard, Planning and Community Development

1. To confirm, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car size not less than 60 inches by 85 inches.
2. It is imperative that there are no utility lines that may interfere with the operation of an aerial ladder. Approval will not be granted if it is determined that there has been no change to the existing overhead utility lines as their current location could create a hazardous condition to fire operations.

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DEVELOPMENT DEPARTMENT

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

Date: 01-30-18

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 7, 2018
Subject: 45 S. Chestnut, P.C. #17-016 – Round 2



With regard to the developer's response #2 by RWG at 45 S. Chestnut, I have the following comments:

- 1) The equipment used for snow removal cannot accommodate the tight turns caused by the proposed bump outs. The developer needs to re-evaluate or provide maintenance agreement for snow removal.

C. file

PLAN COMMISSION PC #17-016
Sigwalt Apartments
45 S. Chestnut Ave.
PUD, Preliminary & Final Plat of Subdivision, Rezone, Variations
Round 2

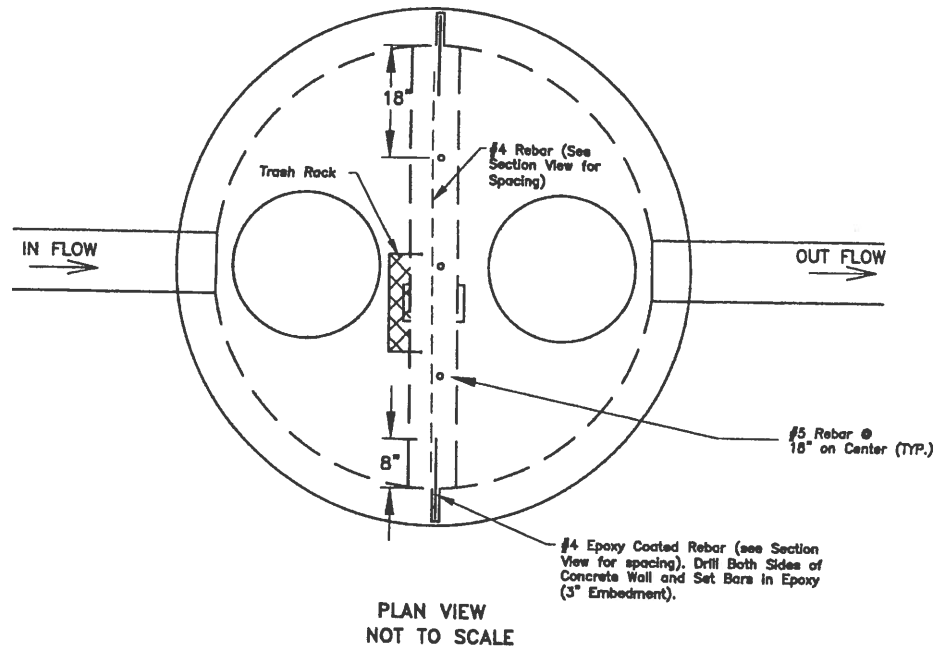
- 23. The responses made by the petitioner to comments #11-15 & 18-22 are acceptable
- 24. The response made by the petitioner to comment #16 is noted. Restrictors between 2" and 4" must have a trap. The trash rack shown on the attached "Outlet Control Structure Detail" can be specified instead of a trap. This can be shown in the permit plans.
- 25. The response made by the petitioner to comment #17 is noted. Provide the catalog cuts for all building mounted luminaires at permit submittal. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Final Plat of Subdivision:

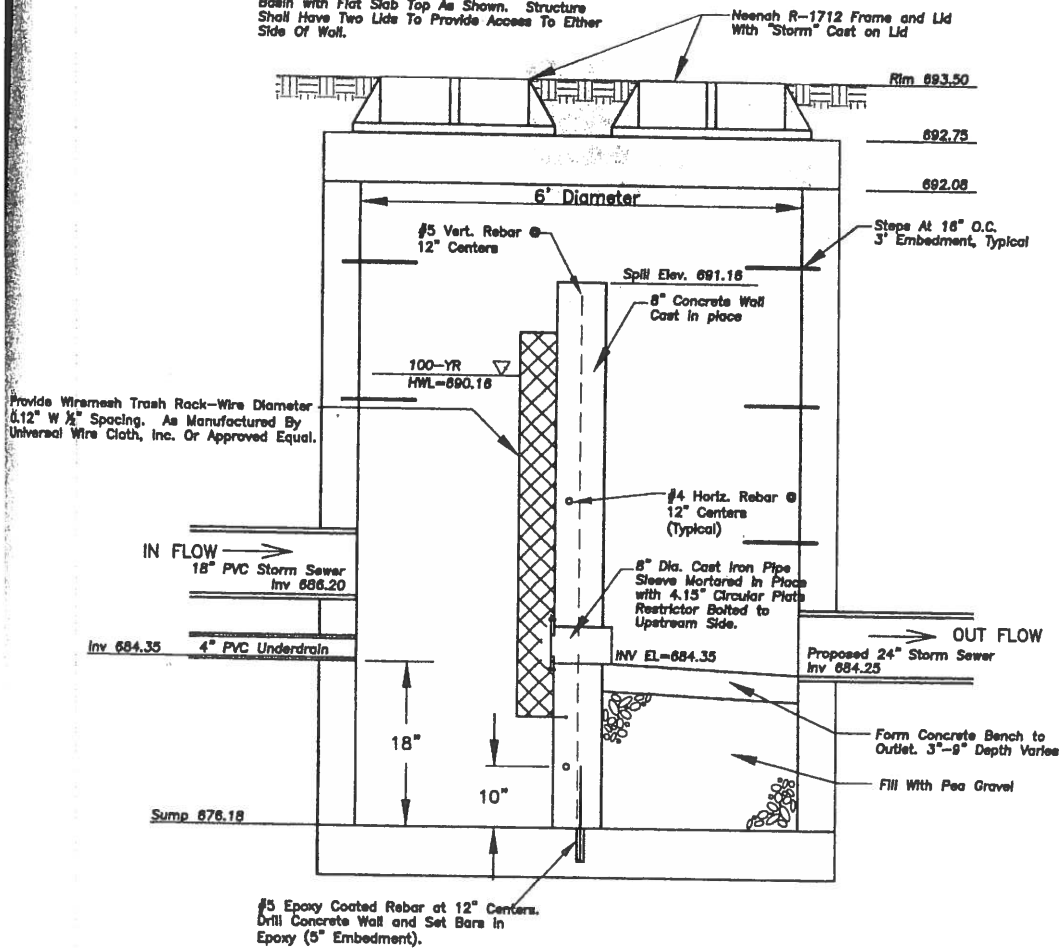
- 26. This comment was made in Round 2 of the Plan Commission #17-008 and was incorporated at that time. However, this revised Plat of Subdivision reverted back and must again be changed as follows: The bold outline of the subdivision should include the portions to be dedicated, as these are within the current property ownership. The dedications should be delineated by hatching. Show the area of each dedicated space.

 2/5/18
James J. Massarelli, P.E. Date
Director of Engineering

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DEVELOPMENT DEPARTMENT



Note:
Structure Shall Be Modified 6" Diameter Catch Basin with Flat Slab Top As Shown. Structure Shall Have Two Lids To Provide Access To Either Side Of Wall.



OUTLET CONTROL STRUCTURE



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-016

Project Name

CA Ventures/Sigwalt Apartments

Project Location

45 S. Chestnut Ave

Planning Department Contact Sam Hubbard

General Comments

Round 2

1) No utility lines will be allowed that interfere with aerial apparatus operations. No overhead wires are to be located on the North side of W. Sigwalt, east side of S. Chestnut, and west side of S. Highland. No overhead wires should cross the road to the building that would interfere with aerial ladder operations.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date February 5, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Sigwalt Apartments
45 S. Chestnut Ave.
PC#17-016

Round 2 Review Comments

02/02/2018

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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Jeff Bohner, Environmental Health Officer *JB*

Date: February 7, 2018

Re: PC# 17-016. Sigwalt Apartments- 45 S. Chestnut Ave. Round 2

This Department has reviewed the plans for the property listed above and has no further comments.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 6, 2018



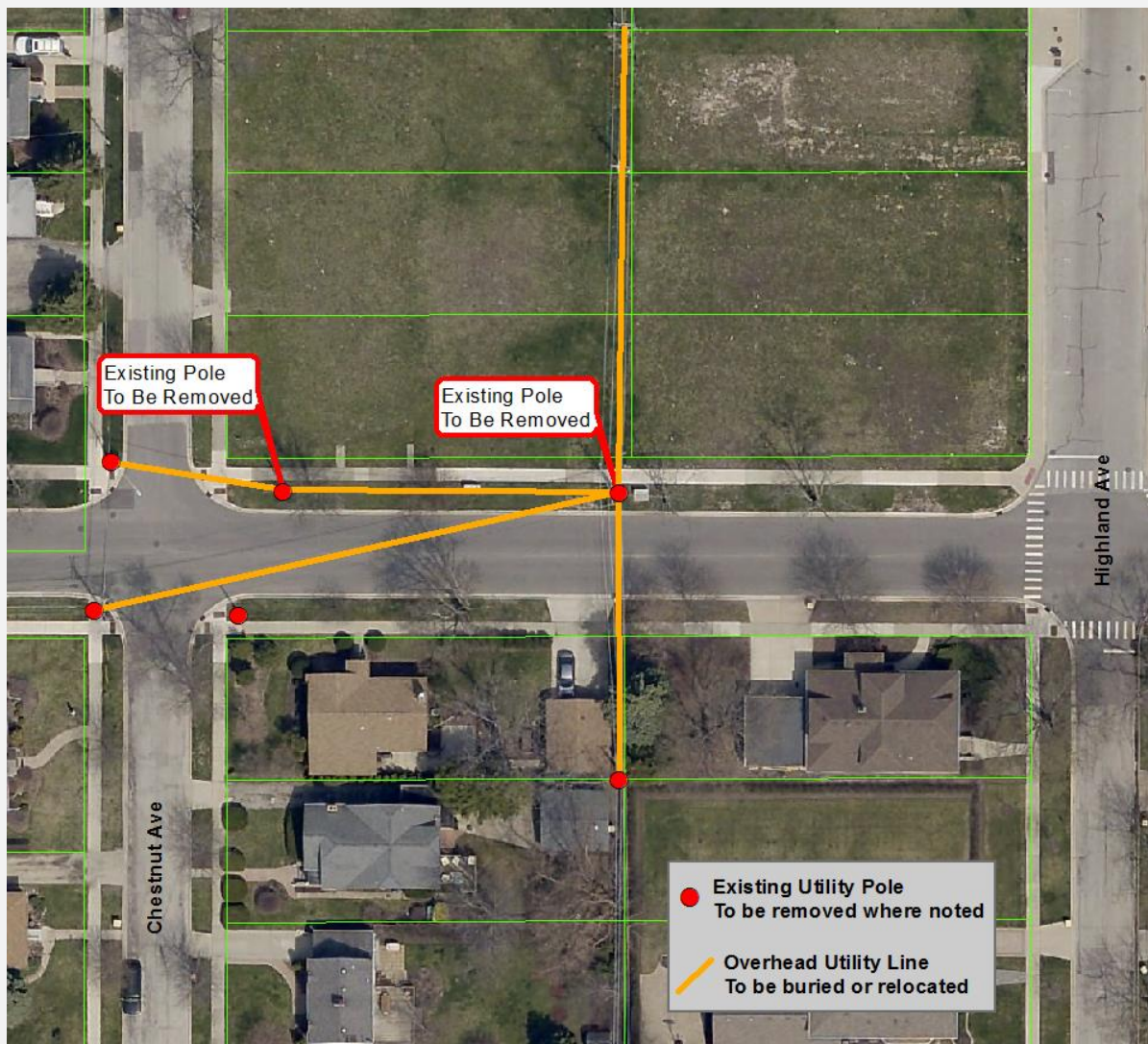
REVIEW ROUND 1

Project: Southern 1/3 of Block 425 – CA Ventures
Sigwalt Apartments

Case Number: PC 17-016

General:

21. The response to comments #7-#10, #12-#18, and #20 are acceptable.
22. The response to comment #11 is noted. For clarification, please see the graphic below, which represents the utility pole and utility lines that the Village is asking be relocated or buried. The feasibility of the burial/relocation of these utility lines and poles will be determined in conjunction with all utility companies.



23. Response to comment #19 is noted. Based on the revised building height, the following variations have been identified:
- a. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
 - b. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
 - c. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 45' setback.
 - d. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
 - e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
 - f. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
 - g. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
 - h. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front and exterior side yards.
 - i. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.
 - j. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
 - k. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.

Prepared by:

SAM J. JORDAN

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Michael Porto
CA Ventures
 Owner: CA Ventures "Clark Street Holdings, LLC"
Authorized Officer: Brian Morrissey
(Chief Accounting Officer)
 Contact Person: Michael Porto - CA Ventures
 Address: 130 E. Randolph St. Suite 2100
Chicago, IL 60601
 Phone #: 312-248-2095
 Fax #: _____
 E-Mail: mporto@ca-ventures.com

P.I.N.# TBD with Subdivision
 Location: 45 S. Chestnut
 Rezoning: ✓ Current: R3 Proposed: R7
 Subdivision: ✓
 # of Lots: _____ Current: 6 Proposed: 1
 PUD: ✓ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 41,987
 # of Units Total: 80

APR 35 2BR 39 3BR 6 4BR 0 6 39

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

LANDSCAPE & TREE PRESERVATION:

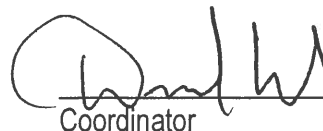
1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

X _____
X _____
X _____

Comments:

NO COMMENTS


 Coordinator

2/5/18

Date

February 20, 2018

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Sigwalt Apartments – 45 S. Chestnut Ave.
Village PC#: 17-016
HKM Project No. 16031

Dear Mr. Hubbard,
Please accept the following responses to the Plan Commission Department Review
Comments – Round 2, dated as indicated below.

Building & Life Safety Department, dated February 6, 2018

1. The petitioner will work with the Village to ensure the elevators are able to accommodate an ambulance stretcher in its horizontal position and be identified by the Star of Life.

Fire Safety Division, dated January 30, 2018

1. The petitioner will work with the Village to ensure the elevators are able to accommodate an ambulance stretcher in its horizontal position and be identified by the Star of Life.
2. The petitioner acknowledges the Village's position regarding the existing overhead utility lines. The petitioner will determine the financial and construction feasibility of relocating and burying the lines and will work with the Village to determine a solution.

Public Works Department, dated February 7, 2018

1. The petitioner will work with the Village regarding entering an agreement to address snow removal in the parking spaces along Sigwalt as part of the building maintenance.



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Engineering Department, dated February 5, 2018

- 23. The responses for Round 1 comments #11-15 & 18-22 are acceptable - ok.
- 24. Regarding Round 1 comment #16, the provided "Outlet Control Structure Detail" was included in the revised Engineering drawings.
- 25. Catalog cuts for all building mounted luminaires meeting the fixture specifications indicated will be provided at permit submittal.
- 26. The Plat of Subdivision has been revised to show hatched dedicated areas.

Fire Department, dated February 5, 2018

- 1. The petitioner acknowledges the Village's position regarding the existing overhead utility lines. The petitioner will determine the financial and construction feasibility of relocating and burying the lines and will work with the Village to determine a solution.

Police Department, dated February 2, 2018

No new comments.

Health & Human Services Department, dated February 7, 2018

No new comments.

Planning & Community Development Department, dated February 6, 2018

- 21. The responses for Round 1 comments #7-10, #12-18, and #20 are acceptable - ok.
- 22. Regarding Round 1 comment #11, the petitioner acknowledges the Village's position regarding the existing overhead utility lines. The petitioner will determine the financial and construction feasibility of relocating and burying the lines and will work with the Village to determine a solution.
- 23. Regarding Round 1 comment #19, the variations needed based on the rezoning requirements are requested by the Petitioner.

Planning & Community Development Department – Landscape Items, dated February 5, 2018

No new comments.

From: Steve Lescohier

Date: January 23, 2018 at 3:26:47 PM CST

To: "thayes@vah.com" <thayes@vah.com>, "rbaldino@vah.com" <rbaldino@vah.com>, "cblackwood@vah.com" <cblackwood@vah.com>, "tglasgow@vah.com" <tglasgow@vah.com>, "rlabdez@vah.com" <rlabdez@vah.com>, "brosenberg@vah.com" <brosenberg@vah.com>, "jscaltta@vah.com" <jscaltta@vah.com>, "msidor@vah.com" <msidor@vah.com>, "jtinglia@vah.com" <jtinglia@vah.com>

Subject: CA Ventures - Sigwalt and Chestnut Jan 24th meeting

The area targeted by CA Ventures should be defined by a development plan vision conceived by the village through its planning and development process. I cannot imagine the building proposed is what village planners had in mind for the Sigwalt & Chestnut location. The area in question is most appropriate for construction of residential units more of a transitional nature than the building proposed. In other words, this site is right for townhomes, not a high rise apartment building.

I'm sure final rejection would be a disappointment to CA Ventures. This is proposed building looks like a high density campus housing project, which fits squarely in their wheelhouse. If you define a transitional vision CA Ventures could adapt, or another firm with more experience with townhome projects could make a proposal.

Don't accept a proposal which is a mismatch for the location. Reject apartment building proposals for this site and articulate a vision which offers a better planned transition from single family zoning to the west & the downtown area to the east.

I cannot attend the 1/24 meeting, so I'll send you this note.

Regards,

Steve

On Jan 23, 2018, at 1:44 AM, M Ryan

wrote:

I'd appreciate if you could kindly forward to the design commission members. I am unable to attend the design commission meeting of Jan 23, 2018.

I respectfully ask that the Sigwalt Apartments proposal be denied reconsideration. Despite the proposed changes, the changes are minimal at best. This design is still not harmonious to the immediate neighbors to the west and south, many of whom live in homes nearly, if not in excess of, 100 years old. The revised proposal would still require too many variances and I believe will make both vehicular and pedestrian traffic in the area unsafe. The Sigwalt Apartments are simply too large on too small a lot with too many variances.

Please be assured, I do support development of this area; however, I believe the Sigwalt Apartments will not be a beneficial addition to the downtown area. The master downtown redevelopment plan is dated and does not reflect the current immediate neighborhood, the improvements as well as investments homeowners have made over the course of the last ten years.

Although we may or may not agree on this issue, I sincerely thank you all for your service to the Village of Arlington Heights.

Mary Karavas
115 S. Chestnut Ave.
Arlington Heights, IL 60005

From: Garry Wicka

Date: January 24, 2018 at 10:07:47 PM CST

To: <thayes@vah.com>, <rbaldino@vah.com>, <cblackwood@vah.com>, <tglasgow@vah.com>, <rlabedz@vah.com>, <brosenberg@vah.com>, <jscaletta@vah.com>, <msidor@vah.com>, <jtinaglia@vah.com>

Subject: Growth in the Downtown area

To all: I am sure you are tired of getting communication or complaints about how horrible all the new development is going to be in the Arlington Heights area. So am I. This email is not to complain, but rather let you know that smart, sustainable growth in the village is very welcomed.

I believe there is a large portion of the Arlington Heights population that truly supports the village's long term growth plan and are excited to see that we are actually bringing in new development, unfortunately I believe this is being drowned out by a small portion of the residents who for some reason believe that any new development is horrible.

As you are looking at proposals for the downtown area continue to think about how we can increase the density, but please also ensure this comes with incremental parking, incremental traffic systems, incremental safety coverage (police, ambulance, safe drives home, etc...) If these can grow in unison we can continue to ensure that our village/town can continue to prosper. When we moved from Austin TX we picked Arlington Heights for several reasons, but one of the major ones is that there was a growing a prosperous downtown - this is truly one of the major assets of Arlington Heights.

So please do not let small majority ruin a great plan for continued growth in Arlington Heights.

Yours truly,
Garry Wicka

8 N Ridge Ave
Arlington Heights, IL 60005

From: Maria Vennewitz
Sent: Sunday, February 18, 2018 12:55 PM
To: Hayes, Thomas <thayes@vah.com>; John Peck
Subject: Re: Letter of concern for block 425 development

Dear Mayor Hayes,

To reiterate comments in my past submission re: parcel 425. I remain concerned regarding the absence of green space in this proposal. A recent post on Next Door is a fine example of current issues with other downtown residents that lack green space for their pets. I assume dogs/owners using Harmony Park are residents that live in neighboring high-rise buildings. And while this post is about not cleaning-up, another resident notes that dogs are not even allowed in the park. The lack of compliance here points to the absence of dog green space, as well as disregard for code.

Please recognize that the current situation does not accommodate dogs reasonably well and you have an opportunity to address this going forward with subsequent developments that allow dogs (i.e, CA Ventures). I urge you to consider this point, as well my other concerns, for the constituents that you represent. I appreciate the consideration.

- **Green space-** the development lacks reasonable green space, and will host pets. These two don't environmentally add-up for the neighborhood. I urge you to stand at the corner of Dunton Tower apartments any day of the week and count the number of residents that flood to the single family homes to relieve pets. This is not hygienic for homeowners, and could be abated with proper planning.

Regards,
Maria Vennewitz



Marcie Fleming, Arlington Hts Pioneer Pk



Dog Poop

I know it's cold outside. I know there are times when the grass and sidewalks are covered in snow. But, please...pick up your dog's poop after they potty outside in public spaces. It may seem like an inconvenience to you, but it's not that difficult. I pick up after my puppy EVERY TIME. I even knocked on a neighbor's door to get a bag when I forgot to bring one with me. The downtown area, where Santa was set up during Christmastime, was covered in dog poop yesterday because the snow had melted. It was disgusting and unsanitary. Please be considerate of your neighbors. Thank you! Ok, I'm done with my rant. Enjoy the rest of your weekend :-)

30m ago · 29 neighborhoods in General

On Mon, Oct 16, 2017 at 10:36 AM, Maria Vennewitz

wrote:

Dear Mayor Hayes,

I am a home owner in Arlington Heights for the past 14 years; currently living at 39 South Mitchell Avenue near the central business district. This letter stands to inform you of my concern with the development proposal for block 425. This development is ~150 feet East of my single family home. And while I'm eager for development, I regret I cannot support this given the current proposition:

- **Density-** plan exceeds ideal size of a building on a lot size of such; set back and height are primary worries. While similar rental residences have been sited, none are positioned with balconies that face single family homes, or were built in the past decade where city planning should be committed to historic properties.
- **Central Business District rental vacancies-** this proposal does not address an unmet need in apartment rentals in the neighborhood. Approximately 50 apartments are vacant this morning on Zillow.
- **Luxury vs. mid-tier housing-** while the developer boasts luxury, this is actually a mid-tier rental given the amenities and price point.
- **Revenue-** mid-tier renters spend greater share of their income on core needs, such as housing, transportation, and food, than higher-income renters. This income bracket is less likely to drive growth in the central business district on discretionary items and drive growth that is needed to maintain and grow Arlington Heights.
- **Parking-** Overflow parking will impact the narrow neighboring streets that currently allow only one car passing when parking on both sides.
- **Green space-** the development lacks reasonable green space, and will host pets. These two don't environmentally add-up for the neighborhood. I urge you to stand at the corner of Dunton Tower apartments any day of the week and count the number of residents that flood to the single family homes to relieve pets. This is not hygienic for homeowners, and could be abated with proper planning.
- **Design-** The neighborhood is not modern, nor even slightly transitional. My home is ~90 years old and we've invested money to maintain the look and feel of the historic area.

- **Comprehensive Plan-** The lack of visibility to the greater comprehensive plan seems financially unfair. With each investment in my home, and subsequent building permit, it would have been helpful to best know my investment was at risk for resale.

While I understand the value of development, and wish to see this happen sooner than later, I believe this opportunity is not correct as positioned. My solutions include reducing the foot print of the proposal to address parking, set-up and create a green space. And while this may reduce the short term profit, it may then create a luxury rental that has the discretionary income spend that will drive growth in Arlington Heights.

Thanks for your prompt attention.

Kind regards,
Maria C Vennewitz

Theresa Jordan
125 S. Chestnut Ave.
Arlington Heights, IL 60005

February 20, 2018

Village of Arlington Heights President and Board of Trustees
Mayor Thomas Hayes (thayes@vah.com)
Trustee Richard Baldino (rbaldino@vah.com)
Trustee Carol J. Blackwood (cblackwood@vah.com)
Trustee Thomas Glasgow (tglasgow@vah.com)
Trustee Robin LaBedz (rlabedz@vah.com)
Trustee Burt Rosenberg (brosenberg@vah.com)
Trustee John Scaletta (jscaletta@vah.com)
Trustee Mike Sidor (msidor@vah.com)
Trustee Jim Tinaglia (jtinaglia@vah.com)

RE: Block 425 Development Proposal by CA Ventures

Dear Mayor Hayes and Village Board Members:

As a 17-year resident of Arlington Heights and an Environmental, Health and Safety Engineer, with children in the public schools, **I am writing to you to ask the Village Board to vote not to approve the Proposal by CA Ventures for a 5-story apartment building on Block 425 when it comes before you.** While I fully support development of the vacant land on Block 425, it must be appropriate to the neighborhood and add value to the community. The current proposal does neither, whereas a smaller, more high-end development would be an asset to the Village.

The proposed development will have 80 units, and require 12 variances to a wide variety of Village requirements¹. I have attended several public meetings at which the renderings of the building and its appearance have been presented and have directly spoken with the developers and the architect. Based on this information, I am writing to you to express the following serious concerns with the proposal, its impact on the surrounding neighborhood and the greater Village of Arlington Heights community.

1. An increase of traffic will pose safety threats to the neighborhood and worsen the availability of parking that is already scarce.

The streets in this neighborhood, such as South Chestnut Ave, are more narrow than the current Village standard. In addition, many nearby side streets have uncontrolled intersections, or intersections controlled with only Yield signs or 2-way stop signs. The increase in traffic due to this proposal will result in a large increase in the number of cars driving thru the immediate and surrounding (e.g., Pioneer Park) neighborhood every day – a neighborhood that includes two schools (Wayside and South Middle

¹ CA Ventures letter to "Neighbors" dated December 11, 2017

School). In the past six months alone, there have been at least three serious accidents within two blocks of this location (to the west and south), with cars that have been totaled, flipped, and even one with a driver who had to be cut out of their car by first responders. We can expect that these incidents will increase with increased traffic, posing serious threats to the safety of all pedestrians but especially the numerous neighborhood children – children who play outside and walk to and attend local schools. In addition, public parking in this neighborhood is already scarce and the additional parking load that will be drawn by this development cannot be accommodated.

2. Overload of the existing storm/sanitary sewer system will increase the likelihood of sewer back-ups and flooding of homes and property, resulting in unnecessary costs and a burden to current residents.

The impact of 80 additional toilets, showers, dishwashers and washing machines discharging daily into the current combined storm/sanitary sewer system in this part of the Village will increase the likelihood of sewer backups in the neighborhood. My house, along with many others nearby, has experienced multiple sewer backups in the last 6 years, resulting in raw sewage flooding our homes. These incidents create a burden of costs for clean-up and restoration that can run into thousands of dollars, not to mention the time and effort involved. The only current remedy is for individual homeowners to install Sewer Backup Prevention systems which can cost up to \$15,000 per house. The Village currently will reimburse homeowners up to \$11,250 if they choose to do this. Requiring residents and the Village to pay for mitigation of stormwater management issues created by overly-large developments such as this is completely unacceptable and fiscally irresponsible.

3. The beauty of the neighborhood will be diminished by such a large, out-of-place building
Downtown Arlington Heights is filled with beautiful buildings and thoughtfully-planned public spaces such as Harmony Park. This has drawn many people who wish to live close to these vibrant areas, and as a result, homeowners have invested significant amounts of money in remodeling older homes as well as building new single-family homes on the streets surrounding block 425. A 5-story building will be a visually-jarring, out of place addition to this neighborhood. It is simply too tall and too dense for this location, especially given it would be surrounded by single-family homes on two sides. It is also plain and unadorned in design, giving it a “cheap” appearance that is not at all in keeping with other newer buildings closer to the downtown area.

4. The current Comprehensive Plan for this area is out-of-date and mis-leading and will contribute to ill-informed decisions about this proposal.

The 11-year-old Comprehensive Plan that shows a multi-unit building in this location amidst “single family attached” and “multi-family” homes is out of date and no longer reflects the reality of how the Village has grown. Reviews of the current proposal which include this Comprehensive Plan mis-lead Village staff, Commission members, and Trustees into thinking that this type of building is appropriate to the location, when in reality it would negatively impact the community. A proposal that consists of smaller buildings with more expensive detailing and finishes is a better fit for this location. It would make a more appropriate transition between taller buildings to the north and east and the single family homes which are immediately to the south and west of this block. It would also have a much smaller impact on public utilities and local traffic.

5. Arlington Heights Building Code is not met and the large number of variances requested are not justified per Village ordinance

This proposal requires variances from 12 different elements of the Arlington Heights Building Code. The variances requested are for significant elements of the design, including lot size, lot coverage, building height, massing, building setbacks, loading zones, and more. The excessive number of variances requested is a clear indication that this proposal does not fit with this location. Furthermore, the Village of Arlington Heights Municipal Code, Chapter 28 "Zoning Regulations" states that variances from zoning regulations should be authorized only when conformance would impose "unusual practical difficulties or particular hardship" to the applicant. With regard to the current proposal, this is simply not the case. The criteria for determining such hardship are defined in the regulation, which states: *"In its consideration of the standards of practical difficulties or particular hardship, the Plan Commission shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulation in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated."* In the case of this proposed development, **none** of these conditions are met. In fact, there are several alternative development scenarios which would generate profit for the owner given current market conditions. Right across the street at 26 S. Chestnut Ave, for example, a newly-built single-family home was sold on January 4, 2018 for \$840,000; it was built on an empty lot that was purchased in 2015 for \$200,000. This clearly demonstrates that these properties can be feasibly developed **without hardship** under existing zoning as single-family homes, as the 3 lots on Chestnut Ave included in this proposal were purchased by the current owner for \$157,000, \$215,000 and \$232,000. Additionally, this proposed development **would** "substantially alter the essential character of the locality," given it would be surrounded by single-family homes on 2 sides. Therefore, there is no justification for authorizing the variances requested.

In closing, I would like to thank you for your consideration of the information and the views I have presented in this letter. Once again, I urge the Village Board to vote to **not approve this proposal** and instead encourage the Village to support more appropriate development for Block 425 that will enhance the beauty of the neighborhood and serve as an asset to our community.

Sincerely,



Theresa Jordan

CC:

Mr. Charles Witherington-Perkins, Director of Planning and Community Development
Mr. Randy Recklaus, Village Manager

BLOCK 425 PROTEST PETITION

Protest Petition Against DC#17-156 - Sigwalt Apartments - 45 S. Chestnut Ave. -
Multi-Family

The purpose of this petition is to invoke Chapter 28, Section 15.6, such that the approval of any amendment regarding the above listed development will not be passed except by the favorable vote of two-thirds of all members of the Village Board.

We, the undersigned, are owners of frontage of property immediately adjoining or across an alley from or directly opposite frontage which is proposed to be altered. The attached signatures comprise greater than 20% of the owners described above, per Chapter 28, Section 15.6.

VILLAGE CLERK

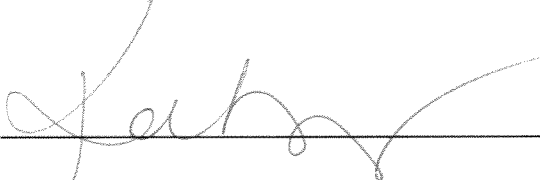
FEB 06 2018

Village of Arlington Heights

Signature of Property Owner

Property Owner(s): KARI + DAN DWYER

Address: 30 S. Chestnut Ave.

Signature(s): 



Notary:

Subscribed and sworn to before me this 24th day of January

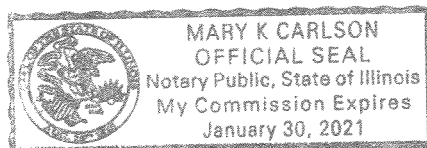
Notary Public: Mary K. Carlson

State Of: Illinois

County Of: Cook

My Commission Expires: January 30, 2021

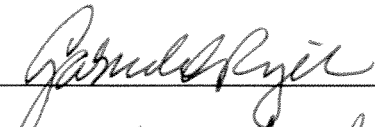
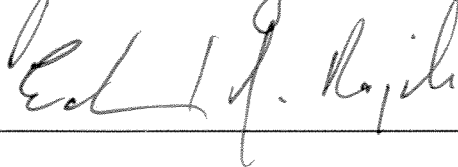
Stamp:



Signature of Property Owner

Property Owner(s): Edward J. & Gabriela A. ROSEK

Address: 104 South Highland Ave. Arlington Heights.

Signature(s): 


Notary:

Subscribed and sworn to before me this 9th day of January

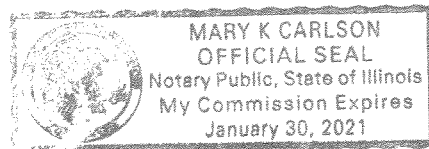
Notary Public: Mary K. Carlson

State Of: Illinois

County Of: Cook

My Commission Expires: January 30, 2021

Stamp:



Signature of Property Owner

Property Owner(s): DOUGLAS A. BEAN + VERA M. DeGiorgio

Address: 102 S. CHESTNUT AVE., ARLINGTON HEIGHTS, I L

Signature(s): Douglas A. Bean

Vera M. DeGiorgio

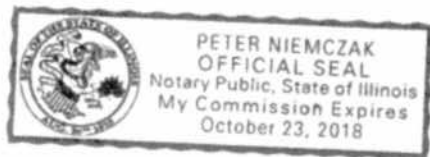
Notary:

Subscribed and sworn to before me this 9th day of JANUARY 2018

Notary Public: PETER NIEMCZAK

My Commission Expires: OCTOBER 23, 2018

Stamp:



Signature of Property Owner

Property Owner(s): Loy & Donna Greenstein

Address: 38 S. Chestnut Ave Apt 60005

Signature(s): [Signature]
[Signature]

Notary:

Subscribed and sworn to before me this 26th day of January

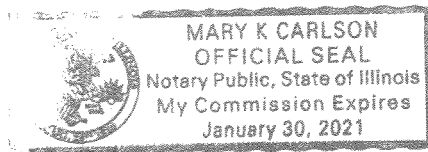
Notary Public: Mary K. Carlson

State Of: Illinois

County Of: Cook

My Commission Expires: January 30, 2021

Stamp:



Signature of Property Owner

Property Owner(s): Keith Allen Kathy Allen

Address: 46 S. Chestnut AVE. Hb.

Signature(s): K. Allen
Kathy Allen

Notary:

Subscribed and sworn to before me this 2ND day of FEBRUARY 2018

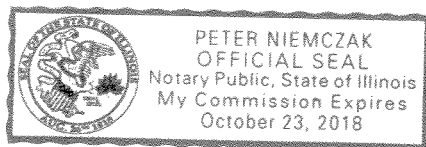
Notary Public: PETER NIEMCZAK

State Of: ILLINOIS

County Of: COOK

My Commission Expires: OCTOBER 23, 2018

Stamp:



Signature of Property Owner

Property Owner(s): Darko Gusic & Emelina Gusic

Address: 423. Chestnut Ave. Arlington Hts.
IL 60005

Signature(s): Darko Gusic

Emelina Gusic

Notary:

Subscribed and sworn to before me this 18th day of JANUARY 2018

Notary Public: PETER NIEMCZAK

State Of: ILLINOIS

County Of: COOK

My Commission Expires: OCTOBER 23, 2018

Stamp:

