



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 24, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Northwest Crossings - 12/9/15
- B. Drost/Hasche Subdivision - 12/9/15

IV. PUBLIC HEARINGS

- A. 504 S. Mitchell Subdivision - PC#14-016
Preliminary Plat of Subdivision, Plat of Vacation
- B. Memory Care Facility - 511 W. Rand Rd. - PC#15-023
Rezoning, Comprehensive Plan Amendment, Preliminary PUD

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: Northwest Crossings - 12/9/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 12/9/15

Type

Minutes

APPROVED

PLAN

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

COMMISSION

RE: NORTHWEST CROSSINGS - PC# 15-007

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
9th day of December, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

APPROVED

CHAIRMAN LORENZINI: Okay, I'd like to call to order this meeting of the Plan Commission. Would you all rise and please say the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay Bill, could we do a roll call please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. We have a, let's see, five meeting minutes to be approved from, three from October 28th and two from November 5th.

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

COMMISSIONER DROST: And I'll second that motion.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay was everybody here for both meetings?

COMMISSIONER ENNES: Yes.

CHAIRMAN LORENZINI: Okay. All right, and the next item on the agenda is the public hearings, we have two public hearings tonight. The first one is PC#15-007, Northwest Crossings, final plat of subdivision. Bill, have all the proper notices been given?

MR. ENRIGHT: There is no legal notice requirement for a final plat in the regular meeting.

CHAIRMAN LORENZINI: All right and I assume there's no one here to testify?

MR. ENRIGHT: There is if necessary. I do have an

APPROVED

update to the Staff background information. In the background it says the agreement, there's a reciprocal easement agreement for drainage and the cross access necessary for the two-lot subdivision. The Staff request here, or summary says that said agreement will need to be signed prior to the Board approval and recorded concurrent with the file of plat. There are some issues regarding, you know, putting the cart before the horse, so to speak, so the Petitioner has asked that we first record the plat if it's approved by the Board. And record the plat, and then the reciprocal easement will follow after that.

So in your blue sheet, the motion sheet, it's a little bit different than the cover sheet on notice. It's a recommendation to approve the final plat with one condition. And that condition is that the reciprocal easement agreement, REA, shall be recorded within 30 days of recording of the final plat of subdivision. If said REA is not recorded within 30 days, then approval of the final plat shall be deemed null and void. That is a, our attorney, Rob Moore has worked with Steven Bauer who is the attorney representing Northwest Crossings, Torburn Partners.

And that's the verbiage that was agreeable in order for them to proceed forward sequentially as they have to because they're going to be creating two entities that own the two lots. Different LLC's, I suppose. So with that Staff, supportive of that and would recommend the approval of the plat. Because they have met all the other requirements of the preliminary plat.

CHAIRMAN LORENZINI: Okay, thank you. I guess we need to formally open it up to the public. Anybody here from the public.

MR. ENRIGHT: It's actually not a public hearing. So technically you do not. You can, if you elect to, although the only people here for Northwest Crossing, certainly you can call Tom in if you wish to hear from them.

COMMISSIONER DAWSON: I can go down there and we can talk to them.

CHAIRMAN LORENZINI: I don't believe anybody else is in.

COMMISSIONER DROST: I'll make the motion then,
to recommend to the Village Board of Trustees approval of PC# 15-007, a final plat of subdivision for Northwest Crossings, subject to the following condition:

1.t The reciprocal easement agreement (REA) shall be recorded within 30 days of recording of the final plat of subdivision. If said REA is not recorded within 30 days, then the approval of the final plat shall be deemed null and void.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: I'll second.

APPROVED

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay.

MR. ENRIGHT: Well this will go before the Village Board, December 23rd at 8:00 p.m.

(Whereupon, the above petition was adjourned at 7:38 p.m.)



Item: Drost/Hasche Subdivision - 12/9/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 12/9/15

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: DROST/HASCHE SUBDIVISION PC# 15-017

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
9th day of December, 2015, at the hour of 7:38 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

DRAFT

CHAIRMAN LORENZINI: Okay. The next item on the business is PC# 15-017. Drost/Hasche subdivision. Bill do you want to brief us on this one?

MR. ENRIGHT: The preliminary approvals were granted last month to Drost Hasche by the Village Board. And the conditions of that approval have been met, they've posted their fees primarily the fee of detention. So they've met all the requirements so they're, the motion would simply be to approve the final plat of subdivision for the Drost Hasche Subdivision, no conditions.

CHAIRMAN LORENZINI: Any comments, questions or motions?

COMMISSIONER JENSEN: I'll make the motion then,
to recommend to the Village Board of Trustees approval of PC# 15-017, a final plat of subdivision for the Drost/Hasche Subdivision.

COMMISSIONER WARSKOW: I'll second.

MR. ENRIGHT: Seconded by --

CHAIRMAN LORENZINI: Roll call?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay.

MR. ENRIGHT: And so this will be up again on the 21st.

CHAIRMAN LORENZINI: I guess congratulations on this one too. Okay, any other business?

MR. ENRIGHT: No, I do have the plats that I'll have to have yourself and Commissioner Dawson sign as secretary. So I'll, they're in the next room so I'll bring them over. Or you can actually sign them over there.

COMMISSIONER DAWSON: Are they done now? So we can sign them now?

DRAFT

MR. ENRIGHT: Yes, they're right there in the next room. So if there's a table there, we can sign them there.

COMMISSIONER DAWSON: Look at that.

MR. ENRIGHT: Other than that, we, you know, do not have a Plan Commission hearing nor Plat and Sub this month because of the holidays, is that week, Christmas, when we normally meet. So our next meeting will be January 13th. Probably just Plat and Sub, we don't have any Plan Commission hearings reading for that.

COMMISSIONER LORENZINI: So it's just Plat and Sub unless something comes up, is that what you said Bill?

MR. ENRIGHT: Yes, there will not be a Plan Commission hearing that night, there's nothing close, that close to being ready.

COMMISSIONER LORENZINI: Okay, anybody, anything else?

COMMISSIONER DAWSON: So that's January 13th, right Bill?

MR. ENRIGHT: Yes. So just Plat and Sub, so maybe two items, maybe three.

CHAIRMAN LORENZINI: Okay, I just want to wish everybody a Merry Christmas, Happy New Year and Happy Holidays. Motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Adjourned, thank you.

(Whereupon, the above petition was adjourned at 7:40 p.m.)



Item: 504 S. Mitchell Subdivision - PC#14-016

Department: Planning & Community Development

Requested Action

1. Preliminary Plat of Subdivision to resubdivide one single family parcel into three single family lots and one lot for storm water detention.
2. Plat of Vacation to vacate 3.0 feet along the east right of way of Walnut Avenue.

Variations Required

Lot 1:

1. Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot.
2. Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.

Lot 2:

1. Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior lot.
2. Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.61 feet for an interior lot.

Lot 3:

1. Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot.
2. Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 64.17 feet for an interior lot.

Lot 4:

1. Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot.
2. Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.

Recommendation

The Staff Development Committee recommends approval of the Bruscato Preliminary Plat of Subdivision for four lots and variations for lot size and lot width in order to construct single family homes on lots 1, 2 and 3 with lot 4 for storm water management, subject to the following conditions:

1. Approval of a Final Plat of Subdivision.
2. Approval by the Village Board of a three foot vacation of Walnut Avenue right of way along the west side of the proposed subdivision.
3. Dedication of three feet along the east property line for Mitchell Avenue right of way.
4. A maintenance fee for detention shall be required for each new residential home to be paid at building permit for each home. Said fee amount to be determined as part of the Final Plat of Subdivision.
5. School, Park and Library contributions shall be required prior to the issuance of a building permit for the new lots #2 and #3.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:**Description**

Staff Report
Legal Notification
Petitioner Justification
Plat & Sub Minutes 8-26-15
Plat & Sub Minutes 9-25-13
Plat & Sub Minutes 2-27-08
Petitioner Response
Preliminary Plat of Subdivision
Landscape Plan
Plat of Vacation
Preliminary Engineering
Survey

Type

Board or Commission Report
Correspondence
Correspondence
Minutes
Minutes
Minutes
Correspondence
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: February 24, 2016
Date Prepared: February 17, 2016
Project Title: 504 S. Mitchell: Bruscato Subdivision
Address: 504 S. Mitchell Avenue

BACKGROUND INFORMATION

Petitioner: Mike Anderson
Address: Haeger Engineering
1304 N. Plum Grove Road
Schaumburg, IL 60173
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to resubdivide one single family parcel into three single family lots and one lot for storm water detention.
- Plat of Vacation to vacate 3.0 feet along the east right of way of Walnut Avenue.

Variations Required:

Lot 1:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot;
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.

Lot 2:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.61 feet for an interior lot.

Lot 3:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 64.17 feet for an interior lot.

Lot 4:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Our Lady of the Wayside	Institutional
South	R-3, One Family Residential	Single Family Detached Home	Single Family Detached
East	R-3, One Family Residential	Single Family Detached Home	Single Family Detached
West	R-3, One Family Residential	Single Family Detached Home	Single Family Detached

Project Summary

The subject site is 35,433 square feet (0.81 acres) and is bounded by Park Street to the north, Mitchell Avenue to the east, and Walnut Avenue to the west. Currently, the property is 133.60 feet wide (along Mitchell Avenue) by 267 feet deep (along Park Street) and there is an existing single family home, which is located at the east end of the site and has a building footprint of approximately 1,800 square feet. In addition, there are other structures including a detached garage, shed, and a guest house.

The proposed action, if approved, would allow the Petitioner to subdivide the parcel into three single family lots and one lot for storm water detention. The lots sizes are depicted below in Table 1 and will require several variations for lot size and lot area. A Preliminary Plat and a Final Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board.

The current request is for approval of a Preliminary Plat of Subdivision, which includes dedication of 3 feet along the east property line for additional right of way for Mitchell Avenue and vacating 3 feet of existing right of way to the property owner along Walnut Avenue. Since the Plan Commission does not have the authority to approve a vacation of Village right of way, any recommendation approving this preliminary plat will need to include a condition that the approval is subject to Board approval of the right of way vacation. Currently Mitchell Avenue has 63 feet of right of way and Walnut Avenue has 69 feet (adjacent to the subject property), whereas 66 feet is the standard right of way for a local street.

Table 1: Subdivision Analysis

Table 11: Subdivision Analysis								
Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25' or Ave of block	10% lot width	30'	Ave of block
	9,900	8,750	90'	70'				
Proposed:								
Lot 1	9,253	-	70	-	Block Average	13.4	27.6	Block Average
Lot 2	8,432	-		63.61	25'	9	30	Block Average
Lot 3	8,480			64.17				
Lot 4	9,268		70	-				

Plat and Subdivision Committee

The Plat and Subdivision Committee has met on three occasions to review the project. In 2008 the petitioner was proposing a four lot subdivision, however the project did not move forward as no Plan Commission application was submitted. The Committee was generally supportive of the request. In 2013, the petitioner proposed moving forward with the four lot subdivision however staff advised that the project return to Plat and Sub as staff raised concerns with recent flooding in the area. There were concerns raised by the Plat and Sub Committee regarding storm water, and the Committee had mixed views on the lot variations. In 2015 the petitioner proposed a two lot subdivision that was supported by the Committee, however the Committee did discuss the possibility of a three lot subdivision facing Park that would be code compliant. The issue was whether or not a fee in lieu of detention would be acceptable to the Village.

Note: Since that time the petitioner has requested to move forward with the original proposal for the four lot subdivision with one of the lots reserved for detention. A three lot subdivision was explored but Village staff was requesting on site detention which would have effectively eliminated one of the three lots.

Zoning and Comprehensive Plan

Several variations are required for lot size and width. Staff supports these variations as the lots sizes are consistent with existing lot sizes in the area. Also, the subdivision is consistent with the Comprehensive Plan, which designates the site as Single Family Detached.

When compared to the surrounding properties, the proposed lots are consistent with others in the area as demonstrated in Table 2 and on the attached aerial exhibit which provides the lot widths for lots in the area:

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on east side of Mitchell Avenue		Ave. Lot Size on west side of Mitchell Avenue*		Ave. Lot Size on east side of Walnut Avenue**		Ave. Lot Size on west side of Walnut Avenue	
Width	Area	Width	Area	Width	Area	Width	Area
Corner Lots							
72.5	9,646	50	6,565	70	9,270	83.5	11,350
Interior Lots							
56.25	7,497	50.5	6,658	64.6	8,607	52.9	7,206

*Does not include the subject site;

**Does not include the subject site.

The Petitioner provided a written justification for each variation 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Site Development, Landscaping and Tree Preservation

Currently, all of the surrounding roadways are fully improved (sidewalks, parkway trees, lighting, etc), therefore no public improvements are necessary. On site detention shall be required and the developer has proposed a lot for detention at the northwest corner of the site. As mentioned the Plat includes dedication of right of way for Mitchell Avenue and vacation of right of way along Walnut Avenue.

Detention

As mentioned a detention basin is required, which would be deeded to the Village and maintained by the Village. Recently the Village Board required the developer of Christina Court to provide a maintenance fee of \$5,250 per single family lot created which is payable as part of obtaining a building permit for the new homes. Therefore the homebuilder would be responsible for payment of said maintenance fee. The fee would cover the costs for the first 10 years of the Village maintaining the detention basin that was approved as part of the Christina Court 13 lot subdivision. In addition, staff has advised Lexington Homes (Plat and Sub in November 2015) that a similar fee would be required for their proposed 15 lot subdivision. Therefore, staff is recommending a similar fee for this development consistent with the previous Village Board requirement. Staff is evaluating the actual fee amount to recommend, which will be determined as part of Final Plat of Subdivision. It is anticipated that the fee would be similar to the fee assessed to Christina Court, and payable at building permit for each new home.

Tree Preservation / Landscaping

The petitioner provided the required tree preservation plan which identified all of the existing trees with trunk caliper sizes of three inches or greater and a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) and disposition (remove, relocate, preserve). The petitioner proposes to preserve several trees including a large Oak tree the rear of proposed lot 3. There are 33 trees on site of which 16 are to be removed and 17 preserved. 10 of the 16 to be removed are in poor condition or low quality. The code required replacement value for the quality trees to be removed is 23 new trees, which the petitioner will provide on site. Shrubs and perennials are also proposed along the perimeter of the detention basin.

Overall the petitioner has provided a very nice landscape plan and preservation of some of the higher quality trees.

Design Review

Future development of the residential lots shall require the submittal of a Design Commission application prior to the issuance of a building permit for the homes, which is a standard requirement.

Traffic & Parking

The Village's Zoning Ordinance requires a traffic study for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a four-lot development a traffic and parking study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee recommends approval of the Bruscato Preliminary Plat of Subdivision for four lots and variations for lot size and lot width in order to construct single family homes on lots 1, 2 and 3 with lot 4 for storm water management, subject to the following conditions:

1. Approval of a Final Plat of Subdivision.
2. Approval by the Village Board of a three foot vacation of Walnut Avenue right of way along the west side of the proposed subdivision.
3. Dedication of three feet along the east property line for Mitchell Avenue right of way.
4. A maintenance fee for detention shall be required for each new residential home to be paid at building permit for each home. Said fee amount to be determined as part of the Final Plat of Subdivision.
5. School, Park and Library contributions shall be required prior to the issuance of a building permit for the new lots #2 and #3.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

February 17, 2016
Bill Enright, Deputy Director of Planning and Community Development

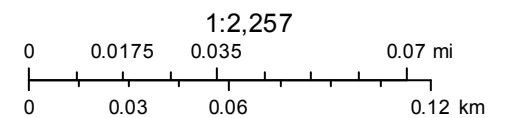
C: Randy Recklaus, Village Manager
All Department Heads

504 S Mitchell: Bruscato Subdivision



February 16, 2016

Lot Width in Red



NOTICE OF PUBLIC HEARING IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 24, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 14-016, A Preliminary Plat of Subdivision, said property located at located at 504 S. Mitchell, Arlington Heights, IL. legally described as:
The East 265.10 Feet of Lot 7 in Caroline Fiene's Subdivision of the South 50 Acres of the East 1/2 of the Northeast 1/4 of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian in Cook county, Illinois.
As part of said request the petitioner is requesting the following variations from the Municipal Code:
Lot 1: Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.
Lot 2: Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.88 feet for an interior lot.
Chapter 28, Section 5.1-3.6 Required Minimum Yards, from the requirement that subdivisions created after January 1, 2003 shall provide a minimum side yard of 7 feet, to allow a side yard of 6.4 feet.
Lot 3: Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.88 feet for an interior lot.
Chapter 28, Section 5.1-3.6 Required Minimum Yards, from the requirement that subdivisions created after January 1, 2003 shall provide a minimum side yard of 7 feet, to allow a side yard of 6.4 feet.
Lot 4: Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.
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.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald
Feb. 9, 2016 (4431695)

CERTIFICATE OF PUBLICATION

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Daily Herald

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I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 9, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltz
Authorized Agent

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FEB 12 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

504 South Mitchell Subdivision

Petitioner: Thomas A. Heinz, AIA

Owner: Anthony Bruscato

11 September 2014

Existing Zoning: R-3, One Family Dwelling District

Justification:

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 prescribed lot size exceeds the lot size for the neighborhood and for this property in particular to be in accord with the current ordinances. Making two of the four lots at the prescribed size would then result in two of the lots becoming so small they could not contain a building.

B. The plight of the Owner is due to unique circumstances

The existing site is unique in the Village of Arlington Heights. The 0.81 acres on a single site with street exposure on three sides. Subdividing this lot will result in a more consistent neighborhood.

C. The Variation, if granted, will not alter the essential character of the locality.

The residential neighborhood to the east of this property was developed and subdivided about the time this lot was built upon, in the mid-1930s. The lots to the east are smaller than what is being proposed for this property. The residential neighborhood lots to the west are being used as the model for these four new lots. The character of the neighborhood will thus be preserved at the time of subdivision. The subdivision would also be compatible to the existing zoning for the neighborhood. The property to the north contains a religious institution. The lots to the south are similar in size as those proposed for this property

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SEP 23 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

August 26, 2015

Project Title: 504 S Mitchell Subdivision
Address: 504 S Mitchell
Petitioner: Mike Anderson
Haeger Engineering
1304 N Plum Grove Road
Schaumburg, IL 60173

Requested Action:

- A Preliminary Plat of Subdivision for two lots

Variations Identified:

- A variation from Chapter 28 to permit two single family residences on one lot.

Attendees: Mike Anderson, Petitioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The property owner wishes to subdivide the property into two single family lots. One of the lots would maintain the existing home as well as an existing guest house. Therefore a variation would be required for two homes on one lot. The existing lot would be subdivide into unequal lot sizes in order to accommodate the guest house.

Meeting Discussion:

Mike Anderson, civil engineer representing the property owner, Mr. Bruscato, presented the proposal to the Committee. The intent is for the property owner to stay in his home which fronts Mitchell, and also keep the guest house at the rear. The back or west portion of the lot would then be subdivided for a single family lot to sell to a home builder. Previously the owner proposed a four lot subdivision, but due to costs involved with providing detention, did not pursue that concept.

L. Jensen asked for clarification if he was seeking one new house on the new west lot and also keep both houses on the new eastern lot?

M. Anderson confirmed that yes that was the owners intent.

L. Bhide indicated that staff supports a tow lot subdivision but not as proposed. Staff does not support keeping the guest house as that would require a density variation to allow 2 homes on 1 lot. The lot should be divided down the middle which would require the guest house to be demolished.

B. Green concurred and stated that he could not support two houses on one lot as that is not allowed and could set a precedent.

504 S MITCHELL SUBDIVISION

J. Sigalos mentioned that these homes are pretty old and therefore were likely built prior to the current zoning requirements.

L. Jensen indicated that he didn't quite understand the economics of the proposed two lot subdivision versus the previous proposal for four lots? Why 2 lots instead of 4?

M. Anderson indicated that with the four lot proposal the existing home where the owner lives would be torn down and he would move. With a two lot proposal, the house would remain for the property owner to continue to live there. He would also keep the guest home under this proposal. Maybe in the future if he were to move, the house would be torn down and he may want to subdivide the lot facing Mitchell into two lots.

B. Green asked if he explored three lots fronting Park Street, that would all be code compliant?

L. Jensen thought that it would make more sense economically to design three lots fronting Park.

M. Anderson indicated that three lots may require detention, so you would end up with two buildable lots anyway. With two lots, a fee in lieu of would be accepted by the Village.

J. Sigalos asked what the owner would do with the smaller house that would remain on the lot?

M. Anderson indicated that would remain as a guest house.

B. Green said that a subdivision of any configuration will require that the guest house is removed. Three lots fronting Park makes more sense as they would all meet code and would not be crammed into the space available. Also the lots would be bigger maybe increase the sales price. He reiterated that he cannot support the guest house remaining.

M. Anderson said that if they pursued three lots, then that would be predicated on engineering department approving fee in lieu of and not require detention. He was not sure if staff would support that.

L. Bhide indicated that they would need to discuss that concept with engineering.

RECOMMENDATION

The Plat & Sub Committee was in support of a two lot subdivision however the lots should be evenly divided and the guest house removed as they Committee could not support a second house on one zoning lot.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

September 25, 2013

Project Title: 504 S. Mitchell Ave. Subdivision
Address: 504 S. Mitchell Avenue
Petitioner: Anthony Bruscato
504 S. Mitchell Avenue
Arlington Heights, IL 60005

Requested Action:

- Preliminary Plat of Subdivision to resubdivide one single family parcel into four single family lots.

Variations Required:

1. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot size from 9,900 to 9,310 square feet for Proposed Lots 1 and 2.
2. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum interior lot size from 8,750 to 8,512 square feet for Proposed Lots 3 and 4.
3. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot width from 90 to 70 feet for Proposed Lots 1 and 2.
4. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot width from 70 to 64 feet for Proposed Lots 3 and 4.

Attendees: Anthony Bruscato, Petitioner
Bruce Green, Plan Commissioner
Mary Jo Warskow, Plan Commissioner
Lynn Jensen, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Katherine Lockerby, Development Planner

Background

In 2008, a proposal very similar to this proposal was presented before the Plat and Subdivision Committee with support from the Staff Development Committee. The Plat and Subdivision Committee believed that the proposal was consistent with the character of the neighborhood and the Petitioner should proceed through the Plan Commission process. However, that request never proceeded through the formal Plan Commission process. In 2011, this area experienced flooding during the July storm event. There is concern that allowing the proposed subdivision at this time will create an additional burden on an area that is serviced by a combined sewer.

Project Summary

The subject site is 35,494 square feet (0.81 acres) and is bounded by Park Street to the north, Mitchell Avenue to the east, and Walnut Avenue to the west. Currently, the property is 133.89 feet wide (along Mitchell Avenue and Walnut Avenue) by 265 feet deep (along Park Street) and there is an existing single family home, which is located at the east end of the site and has a building footprint of 1,800 square feet. In addition, there are three other ancillary structures including a detached garage, shed, and a small guest house.

The proposed action, if approved, would allow the Petitioner to subdivide the parcel into four single family lots. The two corner lots (Proposed Lots 1 and 2) would be 70 feet wide and 9,310 square feet in area, while the two interior lots (Proposed Lots 3 and 4) would be 64 feet wide and 8,512 square feet in area. According to the Petitioner, the existing home and ancillary structures would be demolished so that four new single family homes could be built.

Meeting Discussion:

Mr. Bruscato gave an overview of the proposed subdivision.

Ms. Lockerby gave an overview of the staff report and had mentioned that the subject property was before the Plat and Subdivision Committee in 2008 for a very similar proposal, which the Staff Development Committee supported. Since then, there was a major storm event which caused significant flooding in the area. Said flooding is causing Staff to reevaluate the area and the stressors placed on the existing infrastructure. Ms. Lockerby explained the 4-lot subdivision proposal and the dimensions of the proposed lots. Each of the lots required variations from the minimum lot area and width requirements for the R-3 district. However, the lots appeared to be consistent with the existing average lots in the vicinity.

Ms. Lockerby outlined the key issues that would need to be resolved as part of the formal Plan Commission review, should the Petitioner chose to move forward. 1. Onsite detention would need to be provided on site, likely underground due to the combined sewer which services the site. 2. Tree preservation would be required. 3. Design review of the new homes would be required. Ms. Lockerby explained the recommendation of the Staff Development Committee, as set forth in the Staff Report to the Plat and Subdivision Committee.

Commissioner Warskow indicated that she lives 3 blocks from the subject property and has personal knowledge regarding the flooding issues in the vicinity. More impervious surface on the subject property raises concerns, but understands that it would be very hard to sell the property as it is. Her concerns are that the proposal will worsen the situation for the existing areas. Mr. Bruscato stated that his parents bought the house in the 1950s and he has since bought it. He can see over the years that the water situation has changed as a result of the last decade or two with the expansion of the houses, teardowns, etc. The question he has is if the detention requirement is a foregone conclusion or will it be required after an engineering study? Ms. Lockerby stated that based on the discussion with the Engineering Department, onsite detention will be required. However, she would be happy to set up a meeting with the Engineering Department to discuss the requirements. Mr. Bruscato stated that he really won't have any information until he hires someone. Ms. Lockerby stated if he even wanted to get a better understanding of what would be required, he could always ask.

Commissioner Jensen asked about the proposed lots and how they fit within the area, as a number of the existing lots are 50 feet in width. Ms. Lockerby went over the spectrum of the lot widths in the area. Commissioner Jensen wanted clarification about the paragraph in the Staff Report about detention and that it would have to be underground. He questioned how that would impact the lot size or structures that could be built. Ms. Lockerby stated that the exact size and location is not known, but would need to be evaluated as part of the formal review process. Commissioner Jensen asked about the contributions to the School, Park and Library Districts. Ms. Lockerby explained how the fees are established. Commissioner Jensen stated he believed the water issue would be the biggest item that would need to be addressed.

Commissioner Lorenzini asked about the sewer impacts and how would the Petitioner determine those. Ms. Lockerby stated that the Petitioner would need to hire an engineer and detention calculations would need to be made on the site. Commissioner Lorenzini stated that when a home is built, as long as it meets the FAR ratio... and Ms. Lockerby explained that there are a number of ratios evaluated, building lot coverage, floor area ratio, etc., but detention is a separate issue. Commissioner Lorenzini asked how does the impact to the sewers get evaluated? Ms. Lockerby stated that it would be something that would be analyzed by our Engineering Department. Other than the impacts of the sewers in the entire area, how do we know it will impact the area? Ms. Lockerby stated that once you add 4 homes to the site, the impervious coverage that comes with that, and sanitary requirements, that places an additional burden onto the site and if there is underground detention provided, it might slower the release rate into the existing sewers. Commissioner Lorenzini stated he would be interested to see how the engineering of the utilities plays out. Commissioner Lorenzini indicated that the problem lies with the fact that the proposed lots do not meet the minimum standards for R-3 lots. What if the Petitioner proposed three lots rather than four lots? Ms. Lockerby stated that the flooding issue would be an issue regardless. Commissioner Lorenzini stated he doesn't seem right to penalize the property owner because the Village's system can't keep up with the flooding. He thought the proposal was in keeping with the rest of the area.

Mr. Bruscato asked about Our Lady of the Wayside and the amount of blacktop there, he thought that was likely contributing to the flooding in the area. He wasn't sure if the topography was contributing to the area and was unsure how

the calculations are done. Ms. Lockerby reiterated that she would be happy to try to schedule a meeting with the Village's Engineering Department so he could hear the concerns straight from the Engineers. Mr. Bruscatto thought that would be a good idea.

Commissioner Green asked about the front yard setbacks for a corner lot. Ms. Lockerby explained the different requirements for yards in the area. Commissioner Green looked at the lots across the street from the property. He stated that he thought the setbacks would impact the corner lots. Ms. Lockerby stated that the yard that he was referring to was an exterior side yard, which has a requirement of 10% of the lot width with a minimum of 10 feet.

Commissioner Green stated that he has a different perspective of the proposed subdivision of the land. Mr. Bruscatto stated that he explained he thought the proposal is similar to a lot that had been previously subdivided in the area. Commissioner Green stated that he has a problem with a 20% reduction to the allowable lot area is concerning, from 90' to 70'. He stated that the hardship criteria does not include making an additional profit. What about two lots? Commissioner Green was concerned about taking a piece of ground and putting variances into it. Mr. Bruscatto asked about the character of the neighborhood. Commissioner Green stated that it depends on how you look at the character of the neighborhood. Commissioner Green and Mr. Bruscatto discussed the proposed four lots. Commissioner Green stated that the proposed lots are smaller than what is immediately across Mitchell Avenue. They appear to be 100 feet in width.

There was more discussion between Mr. Bruscatto and Commissioner Green about the proposed lot area. Commissioner Green stated that he was not convinced that the proposal was appropriate for the vicinity. Mr. Bruscatto continued discussing how the proposal was consistent with the neighborhood. Commissioner Green explained that he was one voice of 9 on the Plan Commission. Mr. Bruscatto explained that he was trying to explain his point of view. Commissioner Green stated that the substandard lots have caused issue in town, especially with large homes on substandard lots. Mr. Bruscatto stated he did not believe the lots were substandard because they fit the character of the neighborhood. Commissioner Green stated that they are substandard because they do not meet the minimum Code requirements. Commissioner Jensen asked if they could divide lot into three lots facing Park Street. Commissioner Green explained that you would have to see what is left once the setbacks are accommodated for. Ms. Lockerby mentioned the orientation would need to be evaluated.

Mr. Bruscatto further mentioned he was unsure what Commissioner Green's objection was to the proposal. Commissioner Green stated that he is not in favor of issuing variances on property unless you have to and that the Zoning Ordinance is meant to protect everyone in Arlington Heights, not just to create more lots for individuals.

Ms. Lockerby stated that a meeting could be scheduled with Engineering Department. Mr. Bruscatto asked if he should have information prepared before the meeting. Ms. Lockerby stated that she would check with Engineering to see what would be better but if he had questions, he could certainly ask them before hiring an Engineer. Commissioner Jensen asked who would evaluate the orientation of the lots. Commissioner Green stated that, before the Petitioner moves forward, they should bring a plan in to Engineering to find out more about the detention requirements and lot orientation.

RECOMMENDATION

Plat & Sub Committee agreed that there may be concerns with the proposal and encouraged the Petitioner and Staff to work together to resolve issues. Commissioner Green adjourned the meeting at 6:50 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Katherine Lockerby, Development Planner

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT THE SENIOR CENTER ON:**

February 27, 2008

Project Title: 504 S. Mitchell Subdivision
Address: 504 S. Mitchell
Petitioner: Alan Curtis
ASC Architects
105 S. Dunton Ave.
Arlington Heights, IL 60005

Requested Action:

- Preliminary Plat of Subdivision to resubdivide one single family parcel into four single family lots.

Variations Required:

1. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot size from 9,900 to 9,792 square feet for Proposed Lots 1 and 2.
2. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum interior lot size from 8,750 to 7,950 square feet for Proposed Lots 3 and 4.
3. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot width from 90 to 73.9 feet for Proposed Lots 1 and 2.
4. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width, and Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum corner lot width from 70 to 60 feet for Proposed Lots 3 and 4.

Attendees: Alan Curtis, ASC Architects, Petitioner
Anthony & Jeannie Bruscato, Owners
Bruce Green, Plan Commissioner
Robin LaBedz, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Terry Ennes, Plan Commissioner
Kate Lockerby, Development Planner

PROPOSAL:

The subject site is 35,494 square feet (0.81 acres) and is bounded by Park Street to the north, Mitchell Avenue to the east, and Walnut Avenue to the west. Currently, the property is 133.89 feet wide (along Mitchell Avenue and Walnut Avenue) by 265 feet deep (along Park Street) and there is an existing single family home, which is located at the east end of the site and has a building footprint of 1,800 square feet. In addition, there are three other ancillary structures including a detached garage, shed, and a small guest house.

The proposed action, if approved, would allow the Petitioner to subdivide the parcel into four single family lots. The two corner lots (Proposed Lots 1 and 2) would be 73.9 feet wide and 9,798 square feet in area, while the two interior lots (Proposed Lots 3 and 4) would be 60 feet wide and 7,955 square feet in area. According to the Petitioner, the existing home and ancillary structures would be demolished so that four new single family homes could be built.

A plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board. As part of the preliminary review process, the Staff Development Committee evaluated the relationship of the four new lots to the applicable Zoning and Subdivision regulations.

DISCUSSION:

Mr. Curtis stated that he is looking to resubdivide one single family lot into four single family lots.

Ms. Lockerby gave a brief overview of the project. She stated that the zoning action required is a preliminary and final plat of subdivision and that there would be a number of variations that would be required; minimum lot size and lot width

standards. She referred to a table in the staff report that explains the minimum dimensions of the lots based on the R-3 lot sizes and it shows the minimum lot sizes for each of the proposed lots. Each require a variation of some sort. The two corner lots would have a 100 square foot variation. The two interior lots would have an 800 square foot variation, all for lot sizes. The lot widths would also have variations; the corner lots would have a 17 foot variation required and the interior lots would need a 10 foot variation for width. She explained that even though the lots don't meet code, staff does comparisons of surrounding properties to see if makes sense with the character of those properties. She then stated that the proposed lots are keeping with the existing lot sizes.

Ms. Lockerby went on say that some key points included that on site detention would be required, that information on the front yard setback requirements needs to be provided, as well as a tree preservation plan. She stated that the Staff Development Committee is generally supportive of the proposal subject to the six items listed in the Staff Development report and any other issues that arise during the Plan Commission review.

Commission LaBedz stated that she is supportive of the project and that it fits the neighborhood. Her only concern is with the in site detention as stated in the Staff Report.

Commissioner Ennes stated that he is also supportive of the proposal. He asked how the detention would be handled and also asked if any of the trees would be maintained.

Mr. Curtis stated that he is working with a professional regarding the detention and would like to see something sustainable and green which means water reclamation potential as part of the whole system for the project. He also stated that tree preservation is high on his list because there is so much value in them.

Commissioner Green asked Mr. Curtis if he was developing the site.

Mr. Curtis stated that he is negotiations right now.

Commissioner Lorenzini confirmed with Mr. Curtis that his intentions were to build smaller homes on these lots if he was to develop them. He stated that he is ok with the project.

Commissioner Green stated that the project fits the neighborhood and has no problem with the project. He did, however, asked the petitioner if he considered creating two lots and selling off some of the property to the neighbors to the south because their lots are so narrow.

Mr. Curtis stated that the neighbor Commissioner Green was referring to was the one that got him and the owners together.

RECOMMENDATION:

The Plat & Sub Committee concurred with Staff and encouraged the Petitioner to move forward. Commissioner Green adjourned the meeting at PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Kate Lockerby, Development Planner

January 15, 2016

Bill Enright
Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5211

**RE: Bruscato Resubdivision
 Response to Village Review
 Our File No. 15-084**

Dear Bill:

We have received the Village review comments for the above referenced submittal. We have revised the submittal documents in response to your comments (shown in *italics*); our responses are shown in **bold** face font.

Engineering Department Comments

50. *Sidewalk along Mitchell Avenue to be located 1-ft off the ROW line, including the sidewalk through the driveway at S 16 S. Mitchell Ave..*

We have revised the plan to illustrate this alignment.

51. *Portions of the proposed site drain offsite unrestricted. Also, portions of the land to the south appear to be tributary to the site. Incorporate these items in the stormwater calculations. Consider adding storm sewers in the backyard to accommodate sump discharge lines, downspouts, and offsite drainage.*

We have added storm sewer runs to the site to accommodate future connections as requested. We will route off-site drainage areas through the site, with detailed design provided during final engineering. In order to reduce the amount of interior storm sewer to be maintained, we have proposed curb inlets in three locations to capture runoff from front yard areas to avoid the unrestricted condition. We propose to coordinate this matter with Village engineering staff during final engineering design. If, in the opinion of Village staff, additional interior storm sewer is required, we will add it to the subdivision design.

52. *Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.*

We have provided additional stormwater calculations including restrictor sizing and calculations for deficient volume due to minimum restrictor sizing. We have added a detail for the proposed restrictor structure as requested.

Plat of Resubdivision

53. *Revise the tag along Walnut Avenue as follows: "West Line of the East 363.1' 265.10' of Lot 7 as measured."*

This correction has been made.

54. *The dimensions along the south property lines do not add up properly: 132.23' + 132.23' + 3.00' = 267.46', which does not equal the 267.76' dimension shown. Same problem on the north property line. Refer to the original Plat of Survey.*

These corrections have been made.



Plat of Vacation

55. *The dimensions for the land area proposed to be vacated do not match the dimensions from the Plat of Survey by Geodetic Survey, Ltd. Having no other Plat of Survey as a comparison, the one from Geodetic Survey, Ltd. must be utilized.*

We disagree with their interpretation of field monuments shown in the Geodetic Survey. A Survey Exhibit is enclosed which illustrates our findings. We surveyed the site and found the same corners referenced in their survey. We also surveyed beyond this property boundary as well and found strong supporting evidence to support the boundary location shown on the enclosed Plat of Vacation and Plat of Subdivision. It is apparent that the Geodetic survey held record dimensions above all else; they held the east line and came west record dimensions and did not accept the found southwest corner monument.

We found that the lot measured short or record distances because of established property corner monuments. We chose to hold the property corner evidence over record distances, which applying boundary law principles is the appropriate action. We felt the record information of the ROW and supporting plats and maps were accurate in this case as it strongly agreed with the corners found, i.e. the 3' agreed with not only maps and plats but actual found corners within a hundredths of a foot, which is well within allowable instrument error.

56. *Include the property's address and the PIN number.*

The PIN has been added.

Public Works Department

1. *Any future downspouts and sump pumps must be routed overland or into the detention basin and not directly to the combined sewer.*
2. *All existing water and sewer services serving the proposed development property must be abandoned at the respective water & sewer mains.*
3. *If the existing sewer line connection is a "break in" style, it must be repaired with pipe and mission couplings.*
4. *All proposed water and sewer services must be obtained from Walnut or Mitchell*
5. *Any existing sidewalk must be restored (after construction) to new condition with proper ADA Plate compliance at the corners.*

All of these comments are acceptable to the petitioner and have been added to the preliminary engineering plan.

Community Development

1. *Preliminary Plat of Subdivision / Plat of Vacation required. Final Plat of Subdivision will be required if the Preliminary Plat is approved, at which time a Final Plat shall be submitted for staff review prior to obtaining all utility company signatures.*

The petitioner understands this requirement.

2. *Variations for lot size and width are required as follows:*

Lot 1:

- *Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot.*
- *Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.*

Lot 2:

- *Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior Lot.*



- Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards to allow a reduction in lot width from the required 70 feet to 63.88 feet for an interior lot.
- Chapter 28, Section 5.1-3.6 Required Minimum Yards, from the requirement that subdivisions created after January 1, 2003 shall provide a minimum side yard of 7 feet, to allow a side yard of 6.4 feet.

Lot 3:

- Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot.
- Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.88 feet for an interior lot.
- Chapter 28, Section 5.1-3.6 Required Minimum Yards, from the requirement that subdivisions created after January 1, 2003 shall provide a minimum side yard of 7 feet, to allow a side yard of 6.4 feet.

Lot 4:

- Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot.
- Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.

Staff supports the variations for lot size and width, but does not support the variations for side yard setbacks for Lots 2 and 3. Those setbacks should be 7 feet to meet code rather than 6.4 feet.

The sideyard setbacks have been increased to 7-feet as requested. The additional variances for lot size and width are still requested.

3. The engineering plan indicates the location of trees on site. A list of all trees on site shall be provided indicating if they are to be preserved or removed the caliper size of tree, species and condition (good, fair, poor). The previous tree preservation plan submitted by others was not current, therefore the tree preservation plan needs to be current so that staff can review how many replacement trees are required.

The tree list has been updated and incorporated into the preliminary engineering plan.

4. There is a 22 inch Oak tree on proposed lot 3 which should be preserved. Other trees that can be preserved that are in good condition should be identified and preserved as feasible. Replacement trees shall be planted on site per Village Code and shall be shown on the landscape plan.

This oak tree has been shown to be preserved as requested. We propose to provide on-site replacement trees per Village requirement for impacted trees, to be detailed during final engineering.

5. A landscape plan shall be provided for the detention area.

Landscaping for the detention area has been added to the preliminary engineering plans.

6. What is the intent of the property owner with respect to timing of demolition of all structures on site?

The owner proposes to obtain final plat approval for the resubdivision, and then sell the land to another party who will record the plat and be responsible for all land improvements including structure demolition.

This completes our resubmittal. We trust that we have adequately addressed all comments. Please contact me with any remaining questions you have regarding this submittal.

Sincerely,

HAEGER ENGINEERING, LLC

Mike Anderson, P.E., LEED AP
Vice-President

PRELIMINARY PLAT OF SUBDIVISION
BRUSCATO SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.



VICINITY MAP
Not To Scale

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

_____, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. HE FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 25, HIGH SCHOOL DISTRICT 214, AND COMMUNITY COLLEGE DISTRICT 512.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2015.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
AMERITECH
AND
NORTHERN ILLINOIS GAS COMPANY (NICOR)
AND
ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED
A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF ARLINGTON HEIGHTS
AND
THE VILLAGE OF ARLINGTON HEIGHTS, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OR UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS ADJUT LOTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF ARLINGTON HEIGHTS TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED HERewith AS DOCUMENT NUMBER.

SURVEYOR NOTES:

- The field work for this survey was completed on July 6, 2015.
- The Horizontal coordinates and basis of bearing shown hereon are assumed.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.

AREA SUMMARY

Lot 1	9,253 S.F.	0.2124 Ac.
Lot 2	8,432 S.F.	0.1936 Ac.
Lot 3	8,480 S.F.	0.1947 Ac.
Outlot 4	9,288 S.F.	0.2128 Ac.
Right-of-Way	401 S.F.	0.0092 Ac.
Total	35,834 S.F.	0.8228 Ac.

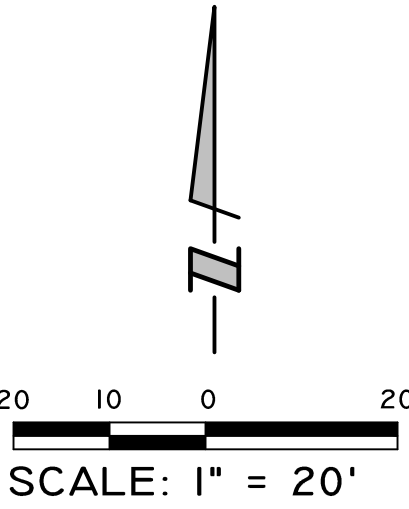
COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE CONSOLIDATED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT, _____, ILLINOIS, DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
COUNTY CLERK



PREPARED: DECEMBER 17, 2015
REVISED: JANUARY 12, 2015
REVISED: FEBRUARY 17, 2015

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____, A.D., 20____.

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

_____, A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____

_____, A.D., 20____.

BY: _____
DIRECTOR OF ENGINEERING

APPROVED BY THE VILLAGE TREASURER ON _____

_____, A.D., 20____.

BY: _____
VILLAGE TREASURER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 265.10 FEET OF LOT 7 IN CAROLINE FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

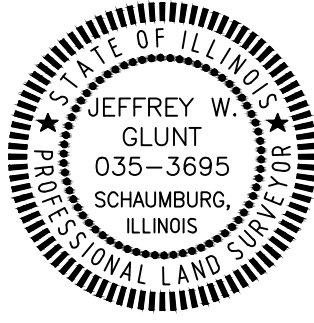
I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDEATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17031 C0203J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS DECEMBER 17, 2015

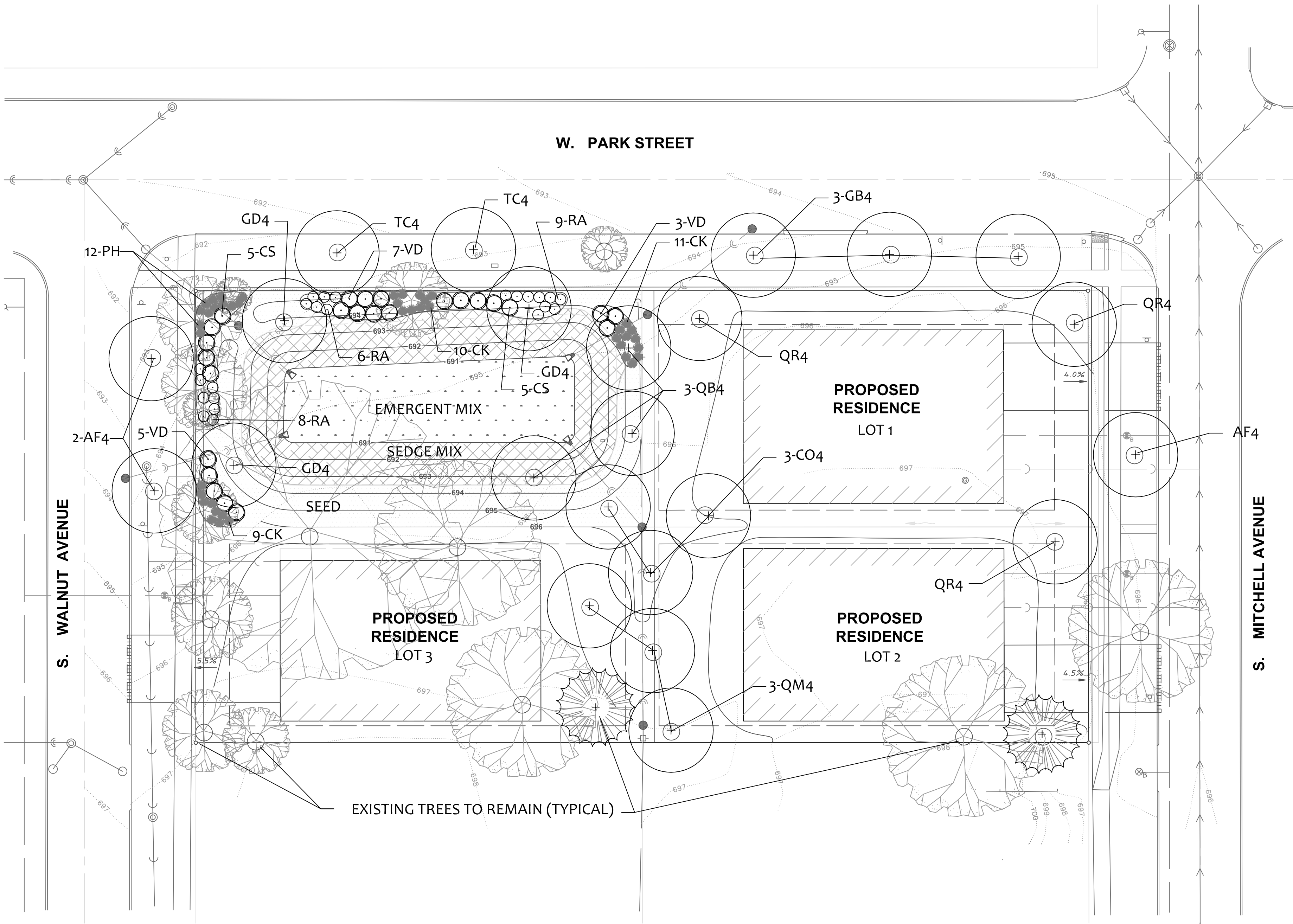
BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-16

HAEGER ENGINEERING
consulting engineers • land surveyors

1304 N. Plum Grove Road, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



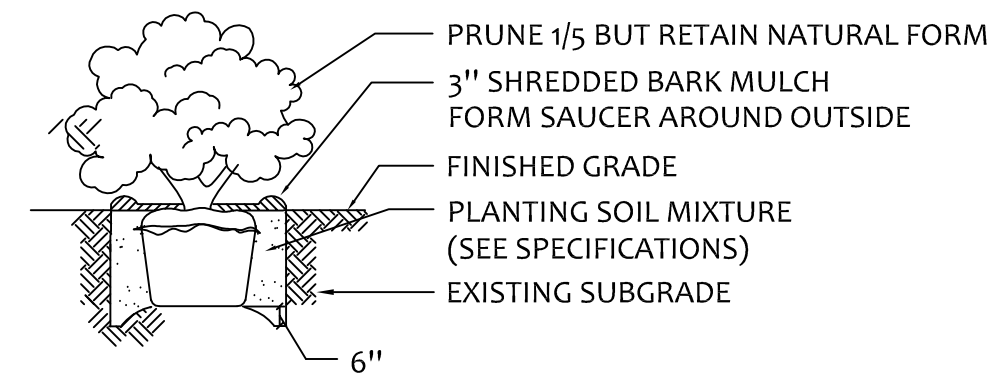
PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Replacement Trees - 23 Trees Total					
AF4	3	Acer x freemanii	Autumn Blaze Maple	4"	Central Leader
CO4	3	Celtis occidentalis	Common Hackberry	4"	Central Leader
GB4	3	Ginkgo biloba	Ginkgo	4"	Central Leader (Male)
GD4	3	Gymnocladus dioicus	Kentucky Coffee Tree	4"	Central Leader
QB4	3	Quercus bicolor	Swamp White Oak	4"	Spring Dig
QM4	3	Quercus macrocarpa	Bur Oak	4"	Spring Dig
QR4	3	Quercus rubra	Red Oak	4"	Spring Dig
TC4	2	Tilia cordata	Littleleaf Linden	4"	Central Leader
Deciduous Shrubs					
CS	10	Cornus sericea	Red-Twig Dogwood	10 Gal.	
RA	23	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 Gal.	
VD	15	Viburnum dentatum	Arrowwood Viburnum	10 Gal.	
Ornamental Grasses					
CK	30	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
PH	12	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 Gal.	36" O.C.
Miscellaneous Materials*					
16		Shredded Hardwood Mulch		C.Y.	
322		Kentucky Bluegrass Blend Seed WITH ECB		S.Y.	
0.047		Emergent Mix		Ac.	
0.076		Wet Meadow Mix with ECB		Ac.	

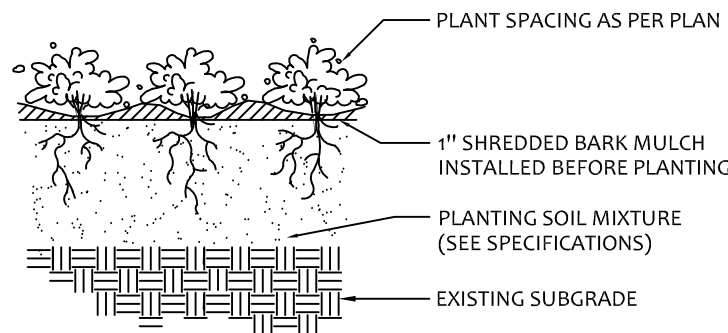
*Exact mixes to be determined at time of Final Engineering.

GENERAL NOTES

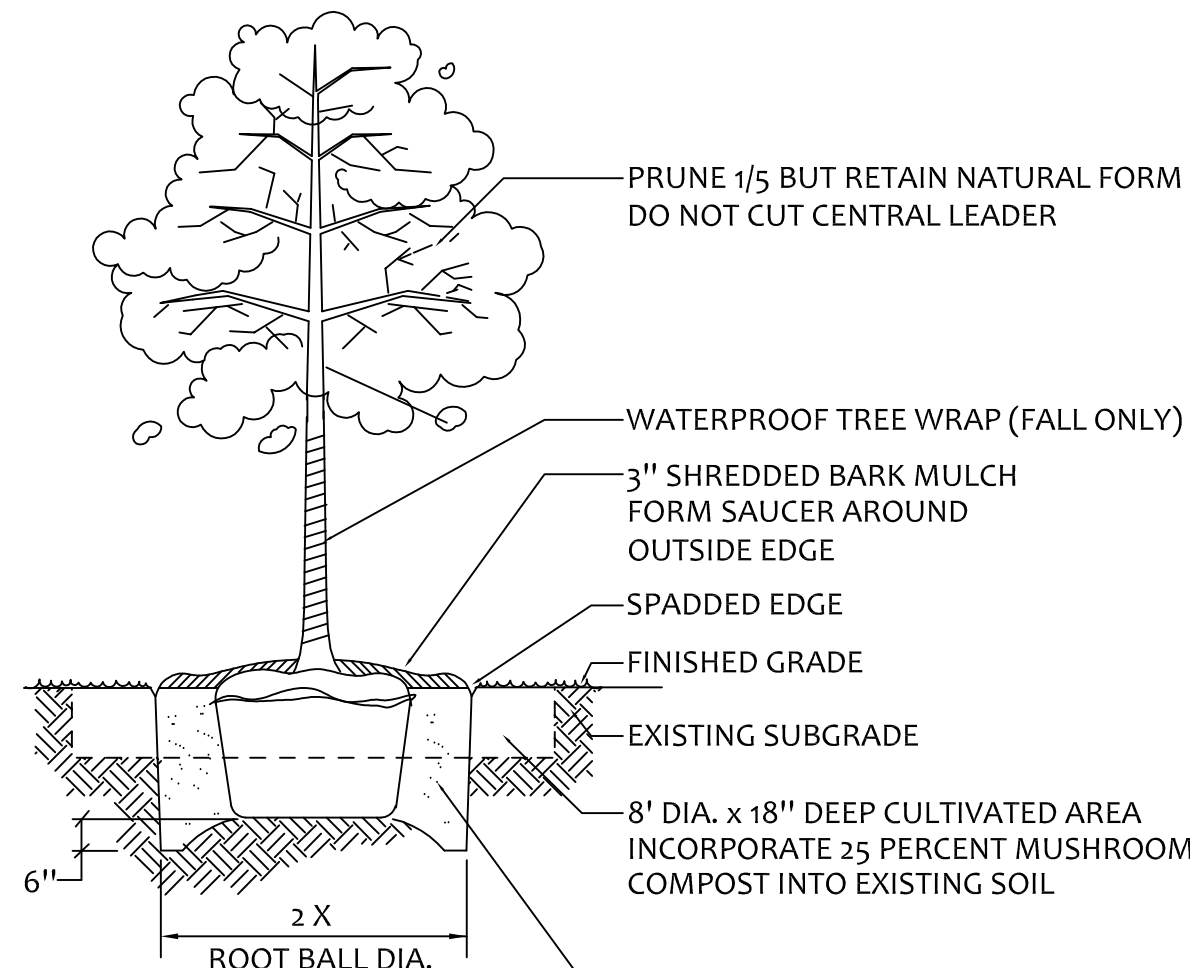
- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.



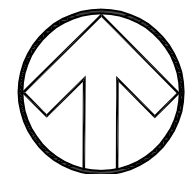
DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



PERENNIALS AND GROUNDCOVERS
N.T.S.



ORNAMENTAL TREES
N.T.S.



0 20' 40' 60'

REVISIONS

DATE February 11, 2016

PROJECT HEL1619

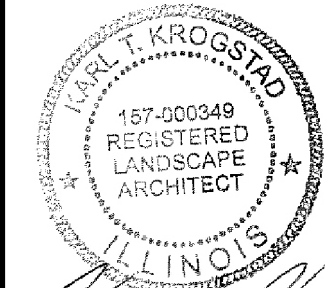
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CHECKED KTK

SHEET NO.

1 of 1

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE • CONSULTING
599 PEBBLEDOR CT. #1, CENTRAL LAKE, IL 60014
KROGSTAD@LANDDESIGNLIMITED.COM



Paul Krogstad

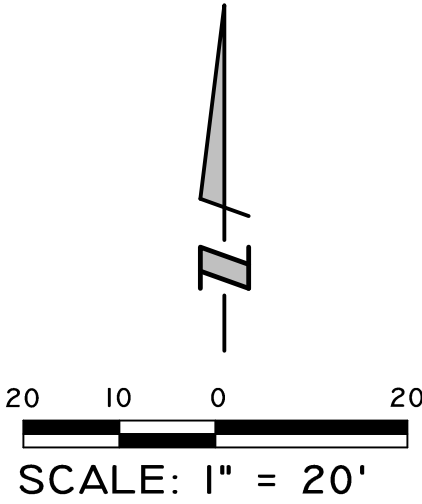
504 S. Mitchell Avenue
Arlington Heights, IL
PRELIMINARY LANDSCAPE PLAN

PLAT OF VACATION

OF

THE EAST 3.00 FEET OF S. WALNUT AVENUE RIGHT-OF-WAY LYING SOUTH OF THE NORTH LOT LINE OF LOT 7 IN CAROLINE FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF THE SOUTH LINE OF SAID LOT 7, IN COOK COUNTY, ILLINOIS.

AREA = 305 SQ. FT.



UTILITY COMPANY'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF ALL EASEMENT RIGHTS PREVIOUSLY GRANTED IN THE RIGHT OF WAYS NOW BEING VACATED AND DESCRIBED HEREON.

ACCEPTED: _____ DATE: _____
AMERITECH/SBC

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NICOR GAS

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
WIDE OPEN WEST, LLC

PRINTED NAME AND TITLE

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE DIRECTOR OF ENGINEERING.

ON _____ DAY OF _____, A.D. 20____.

BY: _____
VILAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE COLLECTOR.

ON _____ DAY OF _____, A.D. 20____.

BY: _____
VILAGE COLLECTOR

SURVEYORS NOTES:

1. NO OTHER IMPROVEMENTS SHOWN AT THIS TIME.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS ARE BASED UPON AN ASSUMED DATUM.

MUNICIPALITY CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD.

ON _____ DAY OF _____, A.D. 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE CONXOLIDATED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT, _____, ILLINOIS, DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
COUNTY CLERK

Ordered By: Anthony Bruscato
Order No. : 15-084



EXPIRES 11-30-16

HAEGER ENGINEERING
consulting engineers • land surveyors

1304 N. Plum Grove Road, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



VICINITY MAP

Not To Scale

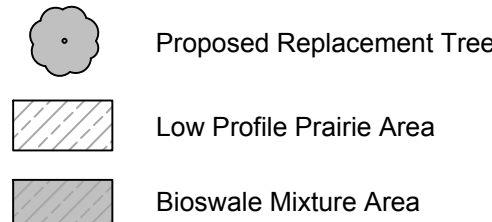
TREE IDENTIFICATION LIST

Tag No.	Size	Common Name	Condition	Note
1	20"	Maple	3	
3	18"	Spruce	3	To Be Removed
4	16"	Spruce	3	To Be Removed
6	12"	Pin Oak	3	To Be Removed
8	22"	Linden	3	
12	22"	Maple	3	To Be Removed
14	10"	Crabapple	3	
16	20"	Black Locust	3	To Be Removed
17	24"	Black Locust	3	To Be Removed
19	6"	Crabapple	3	To Be Removed
21	8"	Crabapple	3	To Be Removed
22	6"	Maple	3	
23	12"	Maple	3	
25	6"	American Elm	4	
27	8"	Maple	3	
28	12"	Maple	3	
29	6"	Maple	3	
30	12"	Box Elder	5	To Be Removed
31	10"	Black Locust	3	
32	10"	Maple	3	
33	18"	Black Locust	5	
34	48"	Cottonwood	3	
35	22"	Silver Maple	3	
36	12"	Maple	3	
37	24"	Black Locust	3	To Be Removed
38	10"	Box Elder	3	
39	8"	Black Cherry	3	
40	22"	Oak	3	To Be Removed
41	12"	Spruce	3	
42	6"	Spruce	5	To Be Removed
45	64"	Cottonwood	5	To Be Removed
50	6"	Spruce	3	To Be Removed
51	24"	Silver Maple	3	
52	12"	Spruce	3	

Condition Ratings:

1= Excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

LANDSCAPING LEGEND



LANDSCAPING NOTES:

Low Profile Prairie to consist of the following, with final quantities to be determined during final engineering stage:

Little Bluestem Grass	Side-Oats Grama
Switch Grass	Prairie Dropseed.
Virginia Wild Rye	

Bioswale Mixture Area to consists of the following, with final quantities determined during final engineering stage:

Swamp Milkweed	New England Aster	Marsh Marigold
Bebb's Oval Sedge	Bristly Sedge	Crested Oval Sedge
Common Fox Sedge	Awl Fruited Oval Sedge	Brown Fox Sedge
Blue Flag Iris	Cardinal Flower	

Replacement Trees to be determined at final engineering stage, with the following suggestions for the pond perimeter:

Swamp White Oak	Bur Oak	Homestead Elm
Basswood	Red Oak	Kentucky Coffee Tree

BENCHMARK:

Source Benchmark
Village of Arlington Heights # 66

Description: 3" Dia. Brass Disk

Location: 33' ± East of the Centerline of
Chestnut Street and 23' ± South of the
Centerline of Fairview Avenue at the
Corner of the Intersection.

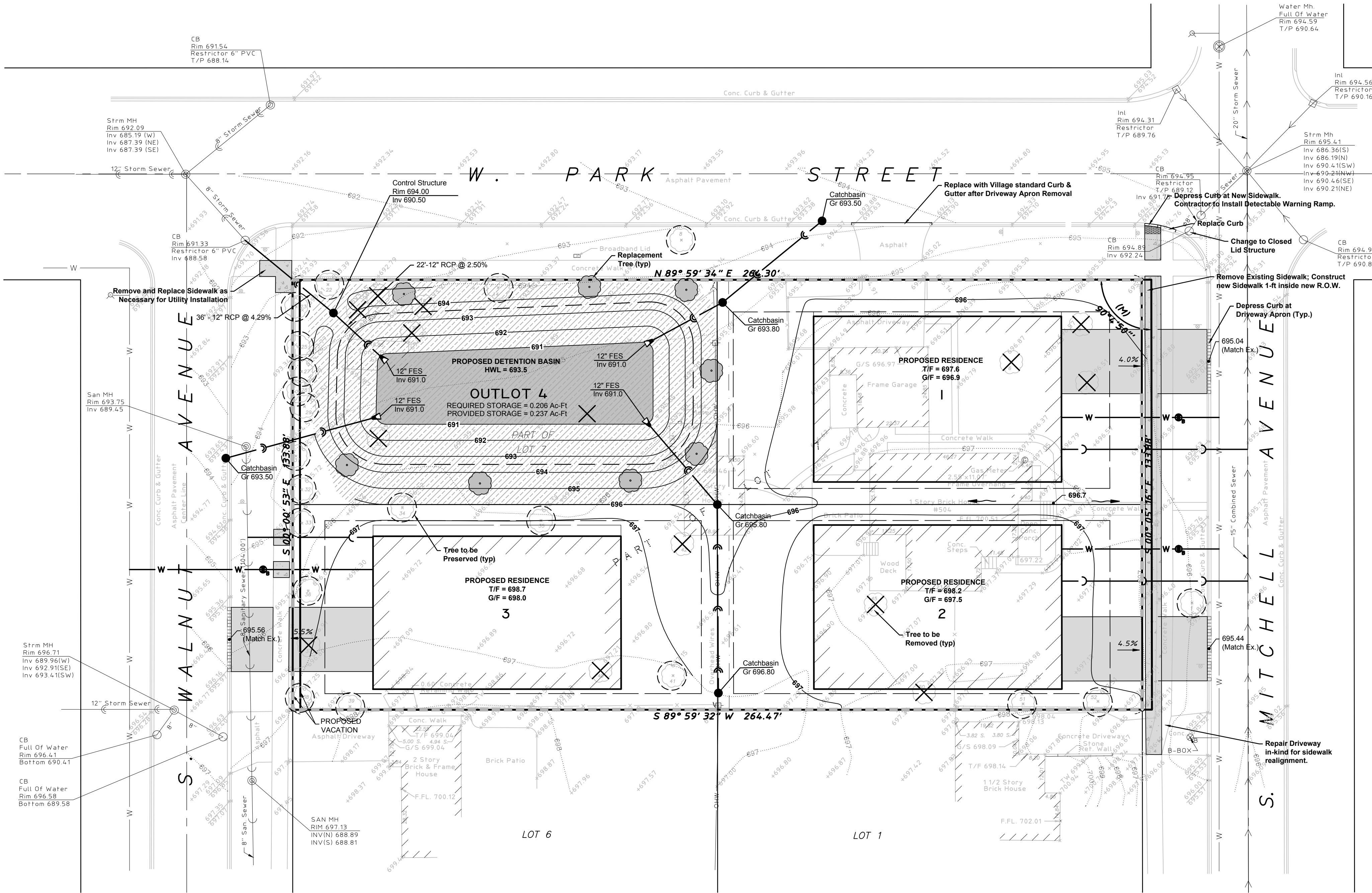
Elevation: 698.06 (NAVD 88)

LEGAL DESCRIPTION:

THE EAST 265.10 FEET OF LOT 7 IN CAROLINE
FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 31, TOWNSHIP 42 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

OWNER / PETITIONER:

Anthony Bruscato
504 S. Mitchell Avenue
Arlington Heights, IL 60005



NOTES:

- Proposed House downspouts and sump pumps must be routed into the proposed detention basin, via storm sewer or overland flow.
- All existing water and sewer services serving the proposed development property must be abandoned at the respective sewer and water mains.
- If the existing sewer line connection is a 'break in' style, it must be repaired with pipe and mission couplings.
- All proposed water and sewer connections must be obtained from Walnut or Mitchell.
- Any existing sidewalk must be restored (after construction) to new condition with proper ADA Plate compliance at the property corners.

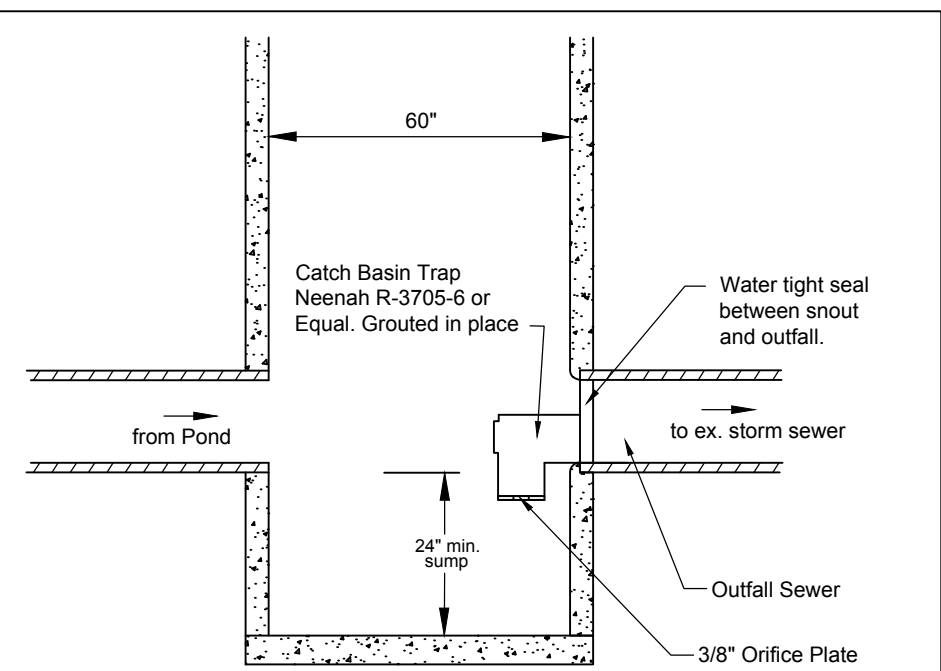
LEGEND

Description	Proposed Symbol
Curb & Gutter	— C XXX.XX
Curb Elevation and Gutter/Pavement Elevation	— G XXX.XX
Pavement Elevation	— P XXX.XX
Sidewalk Elevation	— W XXX.XX
Ground Elevation	— XXX.XX
Hardscape Flow	— XXX.XX
Softscape Flow	— XXX.XX
Contour Line	— XXX.XX

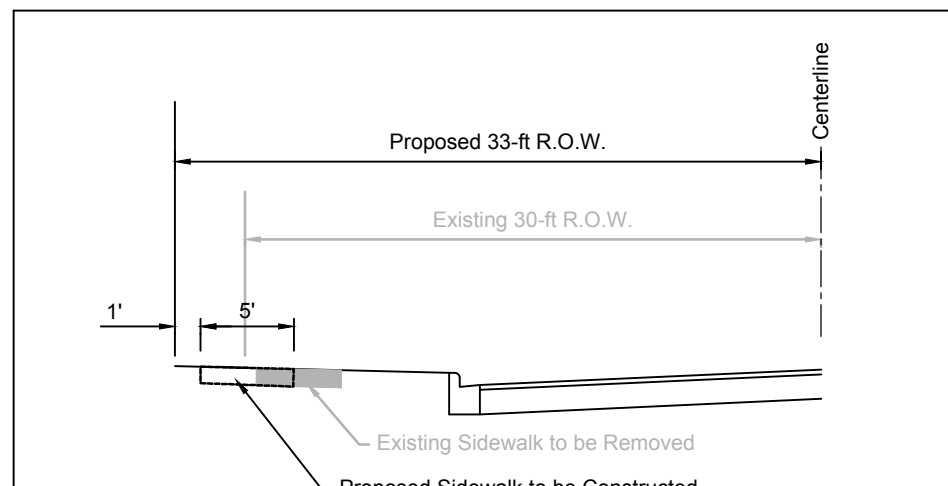
Tree with Identification Number

Tree to be Preserved

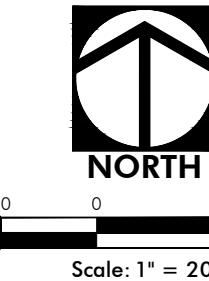
Tree to be Removed



CATCHBASIN RESTRICTOR DETAIL



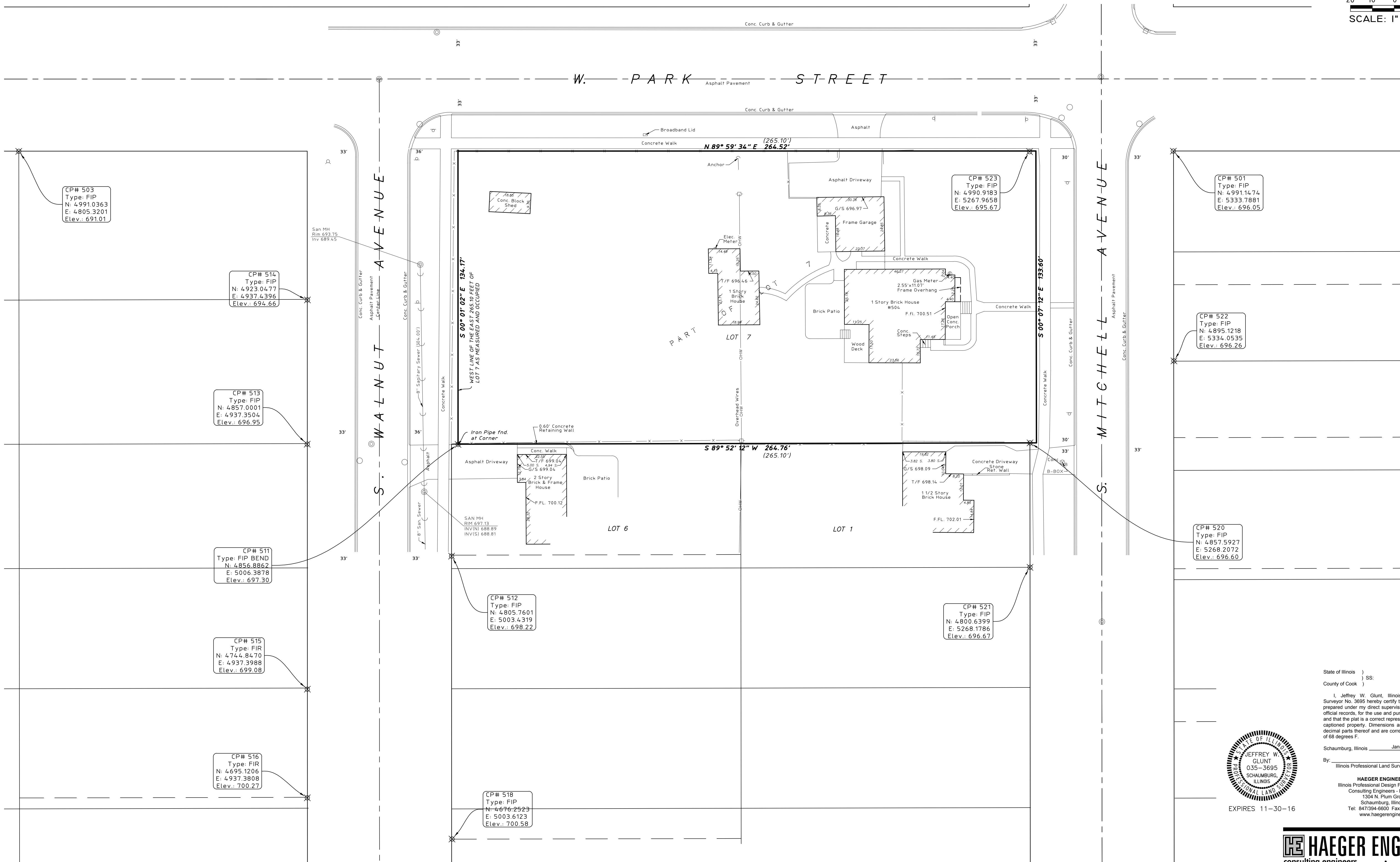
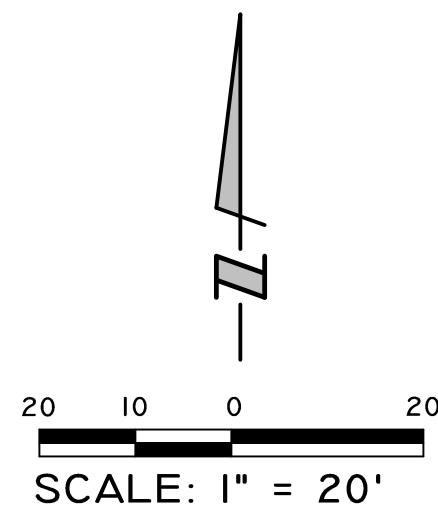
MITCHELL AVE SIDEWALK RELOCATION DETAIL



SURVEY EXHIBIT

OF

THE EAST 265.10 FEET OF LOT 7 IN CAROLINE FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

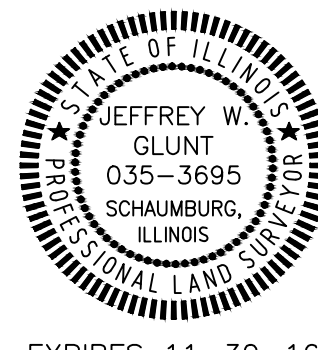


State of Illinois)
County of Cook) SS:

I, Jeffrey W. Glunt, Illinois Professional Land Surveyor No. 3695 hereby certify that this plat has been prepared under my direct supervision, from surveys and official records, for the use and purposes herein set forth and that the plat is a correct representation of the hereon captioned property. Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 68 degrees F.

Schaumburg, Illinois January 14, 2016

By: Illinois Professional Land Surveyor No. 035-003695



EXPIRES 11-30-16

HAEGER ENGINEERING
consulting engineers • land surveyors

1304 N. Plum Grove Road, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Ordered By: Anthony Bruscato
Order No.: 15-084



Item: Memory Care Facility - 511 W. Rand Rd. - PC#15-023

Department: Planning & Community Development

Requested Action

1. A rezoning from R-1 One Family Dwelling District to I-Institutional.
2. A Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional.
3. A Preliminary Planned Unit Development.

Variations Required

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a, Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.

RECOMMENDATION

The Staff Development Committee recommends approval of PC#15-023, a rezoning from R-1 One Family Dwelling District to I-Institutional; a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional; a Preliminary Planned Unit Development; and the following variations to permit a Memory Care facility:

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a. Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.

Said approval is subject to the following conditions:

1. Approval of Final Planned Unit Development.
2. Driveway modifications, and the left turn lane, along Rand Road shall be subject to IDOT approval.
3. Design Commission motion dated February 9, 2016.
4. Additional landscaping shall be provided along Rand Road to screen the drive aisle in front of the portico.
5. The Petitioner shall comply with all applicable Federal, State, and Village codes, Regulations and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Legal Notification	Correspondence
Plat & Sub Minutes 8-26-15	Minutes
DC Minutes 2/9/16 DRAFT	Minutes
Plat of Survey	Exhibits
Site Plan	Exhibits
Building Elevations	Exhibits
Floor Plans	Exhibits
Fire Truck Autoturn	Exhibits
Preliminary Engineering	Exhibits
Preliminary Landscaping	Exhibits
Traffic Study - Revised	Exhibits
Tree Survey	Exhibits
Department Comments - Petitioner Response - Round 1	Correspondence
Market Demand	Exhibits
Justification for rezoning	Correspondence
Justifications for Variances	Correspondence
Neighborhood Meeting - Developer's Summary	Correspondence
Public Comments Received	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: February 24, 2016
Date Prepared: February 18, 2016
Project Title: Memory Care Facility
Address: 511 W. Rand Road

BACKGROUND INFORMATION

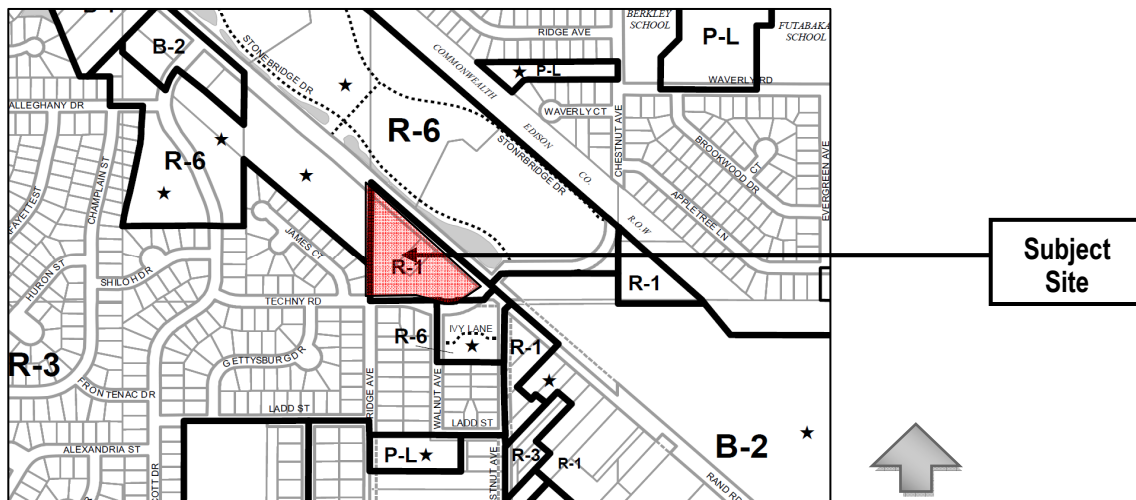
Petitioner: Jeff Yates
Address: RJ Development
 401 Central St SE
 Olympia, WA 98501
Existing Zoning: R-1, One Family Dwelling District

Requested Action:

1. A rezoning from R-1 One Family Dwelling District to I-Institutional.
2. A Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional.
3. A Preliminary Planned Unit Development.

Variations Required:

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a. Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6 Multiple Family Dwelling District	Stonebridge Apartments	Moderate Density Multi-Family
South	R-3 and R-6 One Family Dwelling District & Multiple Family Dwelling District	Single Family homes & Townhomes	Single Family Detached & Moderate Density Multi-Family
East	R-6 and B-2 Multiple Family Dwelling District & General Business District	Stonebridge Apartments & Vacant Land	Moderate Density Multi-Family & Commercial
West	R-6 and R-3 Multiple Family Dwelling District & One Family Dwelling District	Fountains of Arlington & Single Family homes	Moderate Density Multi-Family & Single Family Detached

Background Summary

The subject site is approximately 4.216 acres (183,683 square feet) in area and is located at the northwest corner of Rand Road and Techny Road, and is zoned R-1, One Family Dwelling District.

The proposed action, if approved would allow the petitioner to develop the site with a one-story, 38,685 square foot care facility for individuals diagnosed with Alzheimer's disease and other dementias. The proposed facility will be operated by Koelsch Senior Communities, based in Olympia, Washington. Koelsch currently operates 23 senior living communities in 7 states. In Illinois, Koelsch broke ground on a memory care facility in Northbrook which is expected to open in February or March of 2016.

The proposed Arlington Heights facility would have a total of 72 beds. The unit mix will include both private and semi-private rooms with a bathroom, and closet space. The property will include a central courtyard, two nurse stations, and include amenities such as a beauty salon, two living rooms, two dining rooms, and a commercial grade kitchen facility. Along with the memory care facility the proposal also includes 2 duplexes (4 units) with the purpose of providing a place for the spouse to reside while the spouse lives in the memory care.

The project is expected to create approximately 40 medical related jobs. The primary work shift will be from 7 a.m. to 7 p.m. over two shifts. Estimated employees during each shift is 18. The overnight shift would include an estimated 5 employees. Employees will be required for activities, dietary, administration, nursing, maintenance, marketing, housekeeping, transportation and receptionist duties. In addition, there will be a bus to take residents to doctor visits and community activities as they cannot drive themselves. As part of the formal review process the Petitioner will need to provide a detailed summary that describes visiting hours and the various uses and operations within the building.

Plat and Subdivision Committee

The Plant and Subdivision Committee met on August 26, 2015 to discuss the project and were in favor of the project proceeding. The Committee felt this was a good low intensity use that would be compatible with the neighborhood. There was some discussion on affordability and market demand, to which the petitioner provided information. In addition the Committee agreed that the developer should hold a neighborhood meeting to provide early input from the neighborhood.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must approve and the Village Board must approve several zoning actions. The first action is a rezoning from the R-1 One Family Dwelling District to I, Institutional; the second action is the approval of a preliminary Planned Unit Development (PUD) and lastly a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional. In addition the petitioner submitted a justification for the change in zoning which is included in the packet.

The Petitioner held a neighborhood meeting on February 1, 2016 at Village Hall (see attached meeting summary).

Building Related Issues

The Design Commission recommended approval of the design at their meeting February 9, 2016. Overall, the proposed architectural design is nicely done with rich materials and traditional detailing that will complement the surrounding residential properties. The proposed building is set back from the street on all sides which will provide a nice buffer from the surrounding properties, and the single story design will fit in well with the scale of the adjacent single-family homes. The proposed duplex residences fit in well with the development by sharing the same materials, forms, and detailing as the primary building. In addition the developer has provided ample landscaping around the site and has provided screening of the mechanical equipment behind the building.

The Design Commission made several suggestions regarding the design as indicated in their motion to approve (see minutes attached to the packet).

Zoning Code Bulk Standards

Staff conducted a zoning analysis based on the 'I', Institutional bulk standards outlined in the Village's Zoning Ordinance (see Table 1, next page).

Table 1: Zoning Analysis (I, Institutional District Standards)

Standard	I, Institutional Requirements	Proposed
Location	Institutional sites 4-acres to 20 acres frontage on a street classified at least as a Secondary Arterial	Major Arterial
Minimum Area for Zoning District	2 acres	4.2 acres
Minimum Lot Area (2,400 SF/unit)	3.8 acres (2,400 X 69, 165,600 SF)	4.2 acres
Minimum Lot Width (south – along Techny Road)	150 feet	612.33 feet
Front Yard Setback (south – along Techny Road)	25 feet	25 feet
Side Yard Setback (west)	25 feet	25 feet
Exterior Side Setback (northeast – along Rand Road)	25 feet	25 feet
FAR	100%	24%
Lot Coverage	40%	24%
Building Height	45 feet	14 feet*
Minimum Distance from building to paved area	12 feet	5.5 feet

**Building height measured to mid point of roof; top of roof is 24 feet.*

The proposed development complies with all applicable I, Institutional Overlay district bulk requirements with two exceptions for minor variations as outlined below. The petitioner has provided a response to justify said variations which is included in the packet.

Variations to Chapter 28, Zoning:

- **A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.**

Staff has no concerns with this variation as there is one small area at the far east end of the building that is 5.5 feet from the parking lot. The site overall has significant landscaping.

The Institutional zoning district also requires that inner court yards have an opening a minimum of 12 feet wide for access for emergency vehicles. The proposed floor plan has a one story inner court yard without access for vehicles, therefore the following variation is requested:

- **A variation from Chapter 28, Section 5.1-8.11a which requires Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard**

Since the inner court yard is only one story, staff does not object to this variation.

Site Layout and Access

The petitioner had previously explored a different layout with the memory care building running north-south, parallel to the west property line. This site plan allowed for 5 duplexes on site located on the east portion of the site. In response to staff comments, the petitioner has revised the site plan to orient the memory care building to run parallel with the street and 2 duplex homes to the west as a transition. With respect to access, the existing access on Rand Road will be removed and a new access on Rand Road is being proposed, which is subject to IDOT approval. The petitioner is also proposing a driveway on Techny Road.

The petitioner originally had two driveways onto Techny Road which staff did not support. The plan submitted has one driveway onto Techny which aligns with Walnut Avenue. The projected traffic for this driveway is minimal and also provides better site access for larger emergency vehicles.

Storm Water Management

The petitioner is proposing two stormwater detention basins, one each at the southeast and southwest portion of the site. Currently the natural grade of the property is 705 feet at the southwest corner and gradually slopes down to 701 feet at the southeast corner. A new storm sewer will be constructed along the west property line and feed into the southwest detention basin. From there a storm sewer will run from the detention basin easterly to the southeast detention basin. From there storm water will be released into storm sewer in Rand Road. The petitioner has provided preliminary engineering plans to the satisfaction of staff. Final Engineering plans and fees shall be provided as part of Final Planned Unit Development.

Landscape & Tree Preservation Related Issues

The southwest detention basin has been modified to include a terraced north face. Previously there was a 6 foot vertical retaining wall along the north side of this detention basin, but staff requested that the developer redesign the basin. In response the developer has provided a terrace which breaks down the wall into two, three foot segments, with the terrace landscaped to provide a more natural appearance and to screen the upper portion of the wall. As part of Final PUD, the petitioner shall provide additional screening of the Rand Road frontage in front of the main entrance / drop off area. Code requires three foot tall screening, which could also be a decorative wall.

There are only four trees on site, two of which are in good condition, however given the location of the trees they cannot be preserved. The developer has provided an excellent landscaping plan which includes 198 new trees such as shade trees, ornamental trees, and evergreens, as well as various plantings throughout the site. Mechanical equipment and the loading area to the rear is well screened and the detention basins are also well landscaped.

Traffic & Parking Issues

As required the petitioner submitted a traffic and parking study from KLOA, which is included in this packet. The study analyzed access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets. The only off site improvement recommended is a left hand turn lane off Rand Road into the site's main entrance drive. This can be accommodated by striping a left turn lane within the existing Rand Road geometrics and is subject to IDOT approval. Overall the projected trips generated by this development is very low as illustrated on pages 9 and 12 of the KLOA report. A total of only 15 trips in and out are estimated for the morning peak hour (7:30am to 8:30 am) and 24 total trips in and out during the afternoon peak hour (5:00pm to 6:00pm). The Techny Road driveway to the development is estimated to have 6 of the peak morning hour trips and 9 of the peak afternoon hour trips. It should be noted that the Techny driveway is important for emergency vehicle access to the site and to provide better circulation within the site.

With respect to the code required parking, 1 parking space is required for every 2 beds. As a result, a total of 36 parking spaces are required for the 72 bed facility. The duplex units will require 2 parking stalls per unit for a total of 8 spaces. Therefore 44 spaces are required and 52 parking spaces are provided, a surplus of 8 spaces. The duplex units have one parking space within a garage and one space on the driveway.

RECOMMENDATION

The Staff Development Committee recommends approval of PC#15-023, a rezoning from R-1 One Family Dwelling District to I-Institutional; a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional; a Preliminary Planned Unit Development; and the following variations to permit a Memory Care facility:

1. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A variation from Chapter 28, Section 5.1-8.11a. Requiring Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.

Said approval is subject to the following conditions:

1. Approval of Final Planned Unit Development.
2. Driveway modifications, and the left turn lane, along Rand Road shall be subject to IDOT approval
3. Design Commission motion dated February 9, 2016.

4. Additional landscaping shall be provided along Rand Road to screen the drive aisle in front of the portico.
5. The Petitioner shall comply with all applicable Federal, State, and Village codes, Regulations and Policies.

February 18, 2016

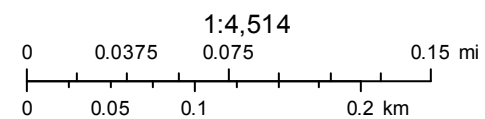
Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

511 W Rand Memory Care



February 18, 2016



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 24, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-023, A Preliminary Planned Unit Development, Rezoning from R-1 One Family Dwelling district to institutional district, an amendment to the Comprehensive Plan from Moderate Density Multi-Family to institutional, said property located at located at 511 W. Rand Road, Arlington Heights, IL, legally described as:
Parcel 1: A tract of land in that part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, Lying Southwest of Rand Road described as follows: Beginning at a point in the center line of Rand Road that is 465.48 feet Northwest of the intersection of said center line with the South line of said Southeast Quarter of the Northeast Quarter of Section 18; thence Northwest along said center line of Rand Road, 100.00 feet; thence southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning (except therefrom the Northeasterly 50 feet thereof), in Cook County, Illinois.
Parcel 2: A tract of land described as follows: Commencing at the East Quarter Corner of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian; thence Westerly on the quarter section line, 584.50 feet to the center line of Rand Road for the place of beginning; thence Westerly on the quarter section line 734.19 feet; thence northerly on the quarter section line, 661.57 feet to the center line of Rand Road; thence Southeast along said center line, 1015.0 feet to the place of beginning, (except therefrom that part of the Southeast quarter of the Northeast quarter of section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the centerline quarter of the Northeast quarter of Section 18, thence Northwest along said centerline with the South line of said Southeast quarter of the Northeast quarter of section 18; thence Northwest along said centerline of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning, (also excepting the Northeasterly 50.00 feet thereof), (also except that portion of Teshny Road dedicated for road purposes recorded October 24, 2001 as document No. 001995241, and amended by certificate of correction recorded November 6, 2002 as document No. 0021225741, all in Cook County, Illinois.
As part of said request the petitioner is requesting the following variations from the Municipal Code:
Chapter 28, Section 5.1-8.14 Minimum Distance Building to Paved Area to permit 15.5 feet where 12 feet required; Chapter 28, Section 5.1-8.11a Requires Inner Courtyards to include a direct emergency vehicle access of minimum of 12 feet width, to permit no emergency vehicle access to inner courtyard.
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.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Feb. 9, 2016 (4431699)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 9, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Authorized Agent

Control # 4431699

RECEIVED

FEB 12 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE**
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

August 26, 2015

Project Title: Memory Care Facility
Address: 511 W. Rand Road
Petitioner: Jeff Yates
RJ Development
401 Central St SE
Olympia, WA 98501

Requested Action:

- A rezoning from R-1 One Family Dwelling District to I-Institutional.
- A Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional.
- A Preliminary Planned Unit Development.

Variations Identified:

- A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved area to allow a reduction from the required distance of 12 feet to allow 4.6 feet.

Attendees: Jeff Yates, Petitioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject site is approximately 4.216 acres (183,683 square feet) in area and is located at the northwest corner of Rand Road and Techny Road, and is zoned R-1, One Family Dwelling District. The proposed action, if approved would allow the petitioner to develop the site with a one-story, 33,947 square foot care facility for individuals diagnosed with Alzheimer's disease and other dementias. The proposed facility will be operated by Koelsch Senior Communities, based in Olympia, Washington. The proposed Arlington Heights facility would have a total of 70 beds. The unit mix will include both private and semi-private rooms with a bathroom, and closet space. The property will include a central courtyard, two nurse stations, and include amenities such as a beauty salon, two living rooms, two dining rooms, and a commercial grade kitchen facility. Along with the memory care facility the proposal also includes 3 duplexes (6 units) with the purpose of providing a place for the spouse to reside while the spouse lives in the memory care.

The project is expected to create 30-40 medical related jobs. The primary work shift will be from 7 a.m. to 7 p.m. Employees will be required for activities, dietary, administration, nursing, maintenance, marketing, housekeeping, transportation and receptionist duties. In addition, there will be a bus to take residents to doctor visits and community activities as they cannot drive themselves. As part of the formal review process the Petitioner will need to provide a detailed summary that describes visiting hours and the various uses and operations within the building.

Meeting Discussion:

J. Yates stated that they are working with a client based in Washington State who are 2nd generation operators of senior housing and specialize in memory care housing. He said that they have around 20-25 memory care buildings across the Central and Western US and around 30 buildings overall in their portfolio. He said that RJ Development were specialized senior housing developers. He said that construction was currently underway in Northbrook and they

would be breaking ground in Bloomingdale and Glen Ellyn shortly. He said that they are proposing a 70-bed memory care facility – this was an assisted living facility that was dedicated to people with Alzheimer's and dementia. He said that the facility was licensed by the State of Illinois for assisted living with an Alzheimer's designation. He said that they have identified a property at Rand and Techny Roads. He said that the property is owned by the Church, who has agreed to sell them the property. He said that they have the property under contract and would close in April 2016 once all the zoning entitlements are received and hope to start construction in spring 2016. He said that construction would take approximately 10-12 months. He said that these facilities take around 12-24 months to lease up, but due to a great need for these facilities they have been filling up in 9 months. He stated that they work with a demographer specific to their industry (who is from Maryland) and that the demand report generated shows a 281 bed demand within 5 miles of this site. Occupancies in this market (Chicago) are high around 95%. He said that they are excited about this project which would be an approximately \$15 million project and would create 30-40 medical jobs. There would be licensed nurse on-call on the site 24 hours, which helps cut down the ambulance calls. **J. Yates** stated that they would hold a neighborhood meeting after this meeting.

B. Green stated that there is a history with the Church and that the neighborhood meeting would be interesting. He said that this was a quiet, closed community and the neighbors were concerned with traffic if the Church expanded. He said that the nice about projects such as these is that they are ranch developments with not a lot of traffic.

L. Bhide explained what was being proposed and the zoning actions that would be needed. She said that the only variation identified at this time was the distance to paved area. She said there is an internal court being proposed and that they are working with the petitioner to determine distances. She said that they are proposing 3 duplexes on the site. **J. Yates** explained that they have added this feature to their properties where one spouse needs care but the other doesn't and they get filled up (quickly). He said that this was not to go after the 'independent living' market, rather a supplement for the spouses. He said that the units would be one-story with a one-car garage. He said that they are proposing 6 units (3 duplexes). **B. Green** said that they would be a good transition (to single-family). **L. Bhide** said they are working with the Fire Department as far as access was concerned. She stated that landscaping/screening would be required along Rand and Techny Roads for the parking lot and landscape islands every 20 spaces and at the ends of every row would be required. She said that landscaping is recommended on the west and south property lines to screen the facility from the adjacent residential. **J. Yates** stated that those property lines would be heavily landscaped and may also have architectural screening. **L. Bhide** stated that a traffic study will be necessary that would assess access, on-site circulation, parking, trip generation, trip distribution, and impacts to local streets. She discussed the parking requirement. She said that the Staff Development Committee was generally supportive of this request at this location, subject to the following conditions:

1. Provide a written justification for each variation 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; and**
 - **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
2. Provide a market analysis that demonstrates a need for this type and size facility at this location.
3. Provide a written justification to support the change in zoning and land use.
4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
5. Driveway modifications along Rand Road shall be subject to IDOT approval.
6. Provide a detailed Traffic and Parking Study from a Certified Traffic Engineer. This study will need to assess access, on-site circulation, parking, trip generation, trip distribution, and impacts to local streets.
7. On-site detention shall be required. As part of the formal review process, engineering plans, details, and detention calculations will need to be provided.
8. These are preliminary comments only and should not be relied upon as identification of the only major concerns. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

J. Sigalos asked about Autumn Leaves that had currently opened. He asked about the need for another facility located so close to an existing facility. **J. Yates** stated that in dense market such as Chicago, the primary market area is

around 3 miles. He said that Autumn Leaves is their competitor in several markets. He said in the northwest the saturation rate was around 35%. Elsewhere in the country the saturation rate is around 25%. **L. Jensen** said that there are 42 beds at Autumn Leaves and they were a year or so ahead with the leasing. **J. Sigalos** asked is the monthly rate for one of these units was approximately \$ 6,000/month. **J. Yates** stated that was the number they were using in their proforma. He said that the actual monthly rent was \$ 6,750 in this market. **J. Sigalos** asked if any State or Federal funds would be used. **J. Yates** stated that this would be a private funded facility. He said that they would accept long term care insurance, VA insurance but they not accept Medicaid. **J. Sigalos** asked about the relocation of the south duplex. **L. Bhide** said that more so that relocation they were suggesting that the duplex be oriented north-south so as not to look at wall of this facility. **J. Sigalos** asked about the variation for distance from building to paved area. **L. Bhide** explained the variation. **J. Yates** stated that as they submitted their PC application, they will try and remove any variations. **J. Sigalos** said there was a great need for this use and that they should move forward.

L. Jensen stated that he felt that this was a good project and that he was generally supportive of it. He said that the tables and graphs provided were not self-explanatory. He said that when a Plan Commission application is submitted they should include a narrative for example explaining the penetration and saturation rates. **J. Yates** stated that they will layout and explain it before the Plan Commission. He stated that anything under a 25% saturation rate meant that the market could absorb beds. Anything over that meant there are too many beds in the market. He said that the 8.8% saturation rate was well under the 25% and meant that there was room to absorb the beds. **L. Jensen** asked about the monthly/annual rates and the annual income requirement. **J. Yates** explained that the demand is calculated based off the net income qualification. The more the net income qualification was dropped down, the more demand went up. Based on the suggested \$ 6,000 monthly rate used in the proforma, he said the residents should have an annual income or access to funds of \$ 72,000. **J. Yates** further explained the information. **L. Jensen** further asked questions and said that he would be asking similar questions at the Plan Commission hearing. **J. Yates** answered questions regarding CCRC's.

RECOMMENDATION

The Plat & Sub Committee said that the feedback was positive and agreed that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 9, 2016**

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

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: Brian Hyde, Greenscape Homes for *831 N. Harvard Ave.*
Keith Neumann, Greenscape Homes for *831 N. Harvard Ave.*
Chris Baum, 5th Avenue Construction for *1806 N. Walnut Ave.*
Taso Siamantourat, Owner of *TNT's Snack Shop*
Lee Ford, Hunzinger Williams for *TNT's Snack Shop*
Josh Snodgrass, RJ Development for *Memory Care*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 26, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES OF JANUARY 26, 2016. THE MOTION CARRIED.

ITEM 4. COMMERCIAL REVIEW

DC#15-158 – Arlington Heights Memory Care – 511 W. Rand Rd.

Josh Snodgrass, representing *RJ Development*, was present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no one in the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new single story, 38,685 square foot, 72 bed memory care facility. The development will also include two independent living duplex cottage buildings at 3,110 square feet each. The site is primarily vacant land with one small, bungalow style residential scale building and a detached garage existing on the site that will be demolished. The property is currently zoned R-1, and the project requires review by the Plan Commission and approval by the Village Board to obtain approval to rezone the property to an Institutional District, as well as approval as a Planned Unit Development.

Overall, the proposed architectural design is nicely done with rich materials and traditional detailing that will complement the surrounding residential properties. The proposed building is set back from the street on all sides which will provide a nice buffer from the surrounding properties, and the single story design will fit in well with the scale of the adjacent single-family homes. The proposed duplex residences fit in well with the development by sharing the same materials, forms, and detailing as the primary building. Staff offers just two minor comments regarding the architectural design:

1. The front entry door is small and understated. Consider enhancing the appearance of the main entrance door by centering it on the wall and adding sidelights and a transom.
2. The wall mounted light fixtures around the perimeter of the building are shown aligned with the top of the windows which looks quite high. Consider lowering them a few feet to be between the windows.

With regards to mechanical unit screening, Staff recommends that the rooftop equipment be moved to the courtyard side of the roof so that it will not be visible, and in place of the mechanical screen, provide two of the decorative triangular dormers on the east side of the roof to break up the expanse of roofing and to match the other sides of the building.

The trash dumpsters and loading area are proposed to be located on the south end of the site. The dumpsters will be screened with a continuous masonry wall to match the design of the building. In addition to the masonry enclosure, abundant evergreen trees and shrubs are proposed to screen this area from the adjacent residences. In addition to the landscaping shown on the plans, the petitioner has added two additional evergreen trees to this area to ensure a continuous landscape screen.

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is abundant and nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands, a continuous three foot high parking lot screening along the roadways, and a 6 foot high landscape screen along the west property line. To enhance the landscape design:

1. Consider providing specialty pavement in key areas such as the main building entrance and in front

of the duplex cottages.

2. Consider incorporating site furnishings such as benches, trash cans, decorative lighting, and planters.

With regards to signage, signage is not included in this review, and sign permits will be required for all signage. However, given the scale of the building, it is recommended that if a ground sign is proposed for this development, that it be required to be a monument style ground sign, no more than 6 feet in height, and not mounted on a post.

Staff recommends the commissioners consider the suggestions made by Staff and approve the design of the proposed new memory care facility.

Mr. Snodgrass replied to the comments in the Staff report. With regards to the front entry, he pointed out the Staff conference room/office located to the left of the entrance, and their intention to tone down the front door for a more residential look; however, they were not opposed to adding a couple 12-inch sidelights and small transom on the top of the door if necessary. The wall mounted light fixtures around the perimeter of the building were located higher to keep the lights from shining in the units and moving the mechanical equipment to the courtyard side of the roof would need to be evaluated by their mechanical engineer because of the location of the kitchen/dining room.

Chair Eckhardt asked if the rooftop mechanical screen material would match the color of the roof and **Mr. Snodgrass** replied that the screening would be a color to match the trim more than the roof. He added that the client considered adding brick up there to give it more of a chimney look. **Chair Eckhardt** said that he preferred that the screening blend in with the roof color.

Mr. Snodgrass felt that the suggestion to provide specialty pavement in key areas was a great idea. He said that stamped concrete is always used inside the courtyards and they can add it at the porte cochiere areas, as well as in the 20' x 25' pad in front of each duplex. Site furnishings such as benches could be added along the walk facing Rand Road, and additional trash cans were being added to the landscape plans. IN regards to decorative lighting, wall packs are not typically used because of spillage, instead a lighter soffit light is proposed around the entire building for a toned down light and added security. He added that they typically propose a 6-foot brick monument sign with brick columns and a metal panel in colors to match, with one sign planned to be located near the entrance and a second sign at the south end of the site. **Mr. Snodgrass** said that overall, Staff comments were reasonable and they look forward to working out the details with the commissioners.

Commissioner Fitzgerald said that it was a nice project and the materials were nice as well. He agreed with Staff comments; however, if the mechanical equipment stays where proposed, he wanted it to blend in and not be highlighted. He felt the landscape plan looked very nice, although he suggested the petitioner look at some of the species proposed to ensure their hardiness. He had no further comments.

Mr. Snodgrass said that they received a comment from a neighbor about wanting heavy vegetation on the south side of the building, which they took seriously and responded to by adding evergreens and beefing up the plantings on the south side of the building.

Commissioner Bombick had a concern that the building appeared to look top heavy and crushed under the huge roof. He questioned why there was not another foot of masonry above the windows; he felt this was very strange. In his opinion, taller masonry with less roof would be less expensive.

Commissioner Kubow said that in general, he felt Staff did a great job reviewing the proposal and the petitioner did a great job of responding to the comments tonight. He asked about the car that was shown on the drawings in the courtyard, and **Mr. Snodgrass** explained that their client purchases an old antique car for each of his buildings to locate on site for residents to enjoy and possibly trigger memories for them. **Commissioner Kubow** agreed with Commissioner Bombick's concerns about the roof, although he was unsure if pushing the plate up 1-foot was the answer. **Commissioner Bombick** felt that changing the roof pitch to 5-1/2 or whatever ends up adding another plate would solve most of the problem.

Chair Eckhardt felt the project looked fine. With regards to the screening for the mechanical equipment, he suggested camouflaging the equipment by building an eave end and extending it on both sides with siding, which would be similar to the rest of the architecture. He understood the petitioner's response about the higher height for the lights, which made sense for the residents; however, he felt that something should be done to center the front entry. He commented that in two-dimension the roof looked like a lot of roof; however, in three-dimension it will not appear quite as big, and a photograph of the prototype would be helpful. **Chair Eckhardt** also asked about the purpose of the proposed coach homes and **Mr. Snodgrass** replied that these homes were available to lease by the spouses of the residents. **Chair Eckhardt** felt that the stone base on the front porch of the duplex homes was too tall and out of proportion with the column, and he suggested less stone and more column.

Chair Eckhardt reviewed each comment in the Staff report and the petitioner's response, prior to the motion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED DESIGN FOR ARLINGTON HEIGHTS MEMORY CARE TO BE LOCATED AT 511 W. RAND ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/3/15, DUPLEX PLANS RECEIVED 1/19/16, 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 RECOMMENDATION TO ENHANCE THE APPEARANCE OF THE MAIN ENTRY BY ADDING SIDELIGHTS.
2. A RECOMMENDATION TO TAKE A CLOSER LOOK AS TO HOW TO SCREEN THE ROOFTOP MECHANICAL EQUIPMENT, PERHAPS BY ADDING A FALSE GABLE.
3. A RECOMMENDATION TO ADD SPECIALTY PAVEMENT IN KEY AREAS.
4. A RECOMMENDATION TO ADD SITE FURNISHINGS SUCH AS BENCHES, TRASH CANS, DECORATIVE LIGHTING AND PLANTERS.
5. A RECOMMENDATION TO WORK WITH STAFF TO FURTHER STUDY THE ROOF AND COME UP WITH SOMETHING LESS IMPOSING.
6. A RECOMMENDATION TO FURTHER REVIEW THE LANDSCAPE PLAN FOR HARDINESS OF THE PLANTINGS.
7. A REQUIREMENT THAT THE GROUND SIGN BE A MONUMENT SIGN, NO MORE THAN 6-FEET IN HEIGHT AND NOT MOUNTED ON A POST.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, 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.

9. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt wanted the petitioner to be required to take a closer look at the screening for the rooftop mechanical unit, as well as add stamped concrete in select areas.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD TO AMEND THE MOTION AS FOLLOWS:

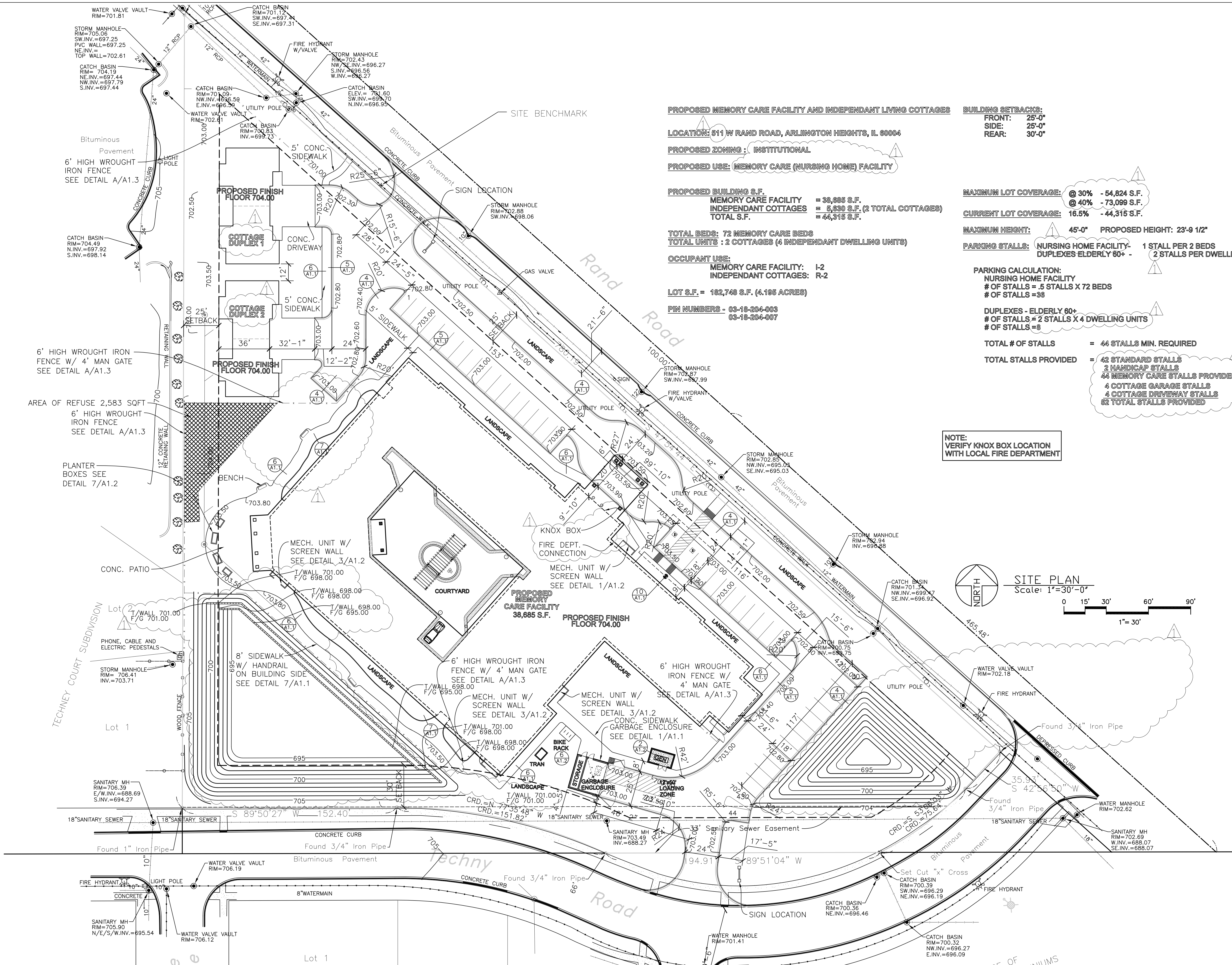
2. A REQUIREMENT TO TAKE A CLOSER LOOK AS TO HOW TO SCREEN THE ROOFTOP MECHANICAL EQUIPMENT, PERHAPS BY ADDING A FALSE GABLE.
3. A REQUIREMENT TO ADD STAMPED CONCRETE IN SELECT LOCATIONS.

Mr. Hautzinger questioned whether making it a requirement that the screening for the mechanical equipment be something more than just flat would just end up drawing more attention to it. **Commissioner Kubow** wanted to amend the motion to recommend that the petitioner study the screening of the rooftop mechanical equipment, and that it be agreed to with Staff.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

2. A RECOMMENDATION THAT THE PETITIONER STUDY HOW TO SCREEN THE ROOFTOP MECHANICAL EQUIPMENT AND THAT IT IS AGREED TO WITH STAFF.

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



PROPOSED MEMORY CARE FACILITY AND INDEPENDANT LIVING COTTAGES
LOCATION: 511 W RAND ROAD, ARLINGTON HEIGHTS, IL 60004
PROPOSED ZONING: INSTITUTIONAL
PROPOSED USE: MEMORY CARE (NURSING HOME) FACILITY

PROPOSED BUILDING S.F.
MEMORY CARE FACILITY = 38,685 S.F.
INDEPENDANT COTTAGES = 5,630 S.F. (2 TOTAL COTTAGES)
TOTAL S.F. = 44,315 S.F.

TOTAL BEDS: 72 MEMORY CARE BEDS
TOTAL UNITS : 2 COTTAGES (4 INDEPENDANT DWELLING UNITS)

OCCUPANT USE:
MEMORY CARE FACILITY: I-2
INDEPENDANT COTTAGES: R-2

LOT S.F. = 162,748 S.F. (4.195 ACRES)

PIN NUMBERS - 03-18-204-003
03-18-204-007

BUILDING SETBACKS:
FRONT: 25'-0"
SIDE: 25'-0"
REAR: 30'-0"

MAXIMUM LOT COVERAGE: @ 30% - 54,824 S.F.
@ 40% - 73,099 S.F.
CURRENT LOT COVERAGE: 16.5% - 44,315 S.F.

MAXIMUM HEIGHT: 45'-0" **PROPOSED HEIGHT:** 23'-9 1/2"

PARKING STALLS: NURSING HOME FACILITY- 1 STALL PER 2 BEDS
DUPLEXES ELDERLY 60+ - 2 STALLS PER DWELLING UNIT

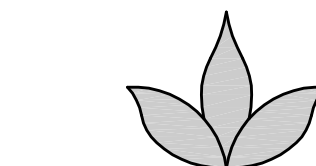
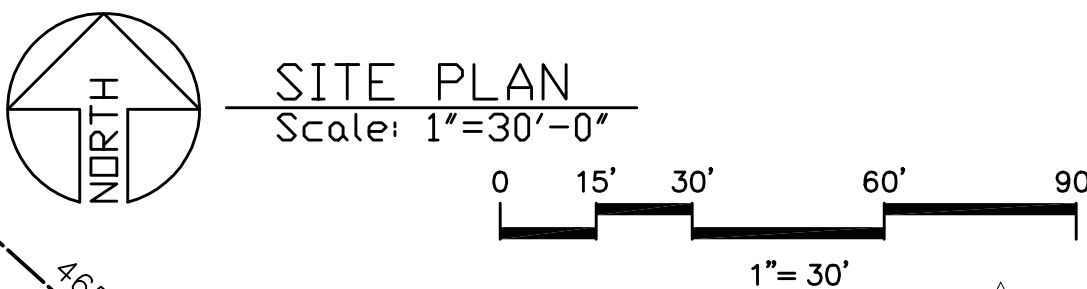
PARKING CALCULATION:
NURSING HOME FACILITY
OF STALLS = .5 STALLS X 72 BEDS
OF STALLS = 36

DUPLEXES - ELDERLY 60+
OF STALLS = 2 STALLS X 4 DWELLING UNITS
OF STALLS = 8

TOTAL # OF STALLS = 44 STALLS MIN. REQUIRED

TOTAL STALLS PROVIDED = 42 STANDARD STALLS
2 HANDICAP STALLS
44 MEMORY CARE STALLS PROVIDED
4 COTTAGE GARAGE STALLS
4 COTTAGE DRIVEWAY STALLS
82 TOTAL STALLS PROVIDED

NOTE:
VERIFY KNOX BOX LOCATION
WITH LOCAL FIRE DEPARTMENT



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Oregon	New Mexico
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Utah	Montana
Georgia	Missouri
Idaho	Illinois

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PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY

511 W RAND ROAD
ARLINGTON HEIGHTS, IL

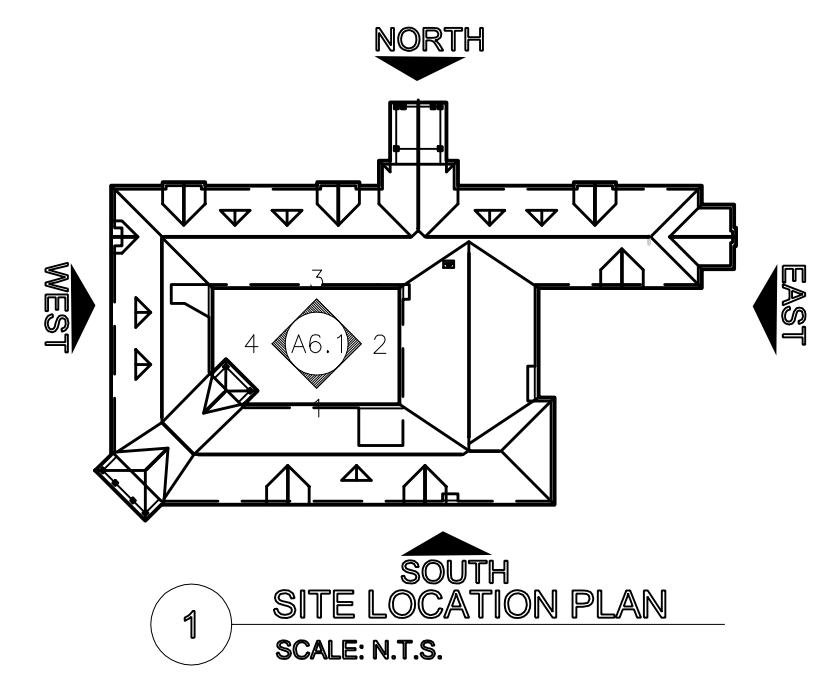
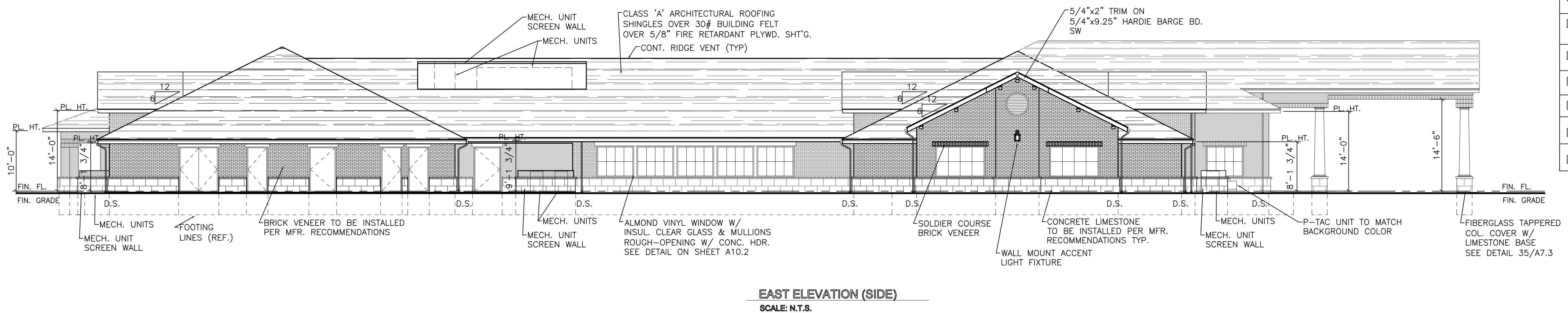
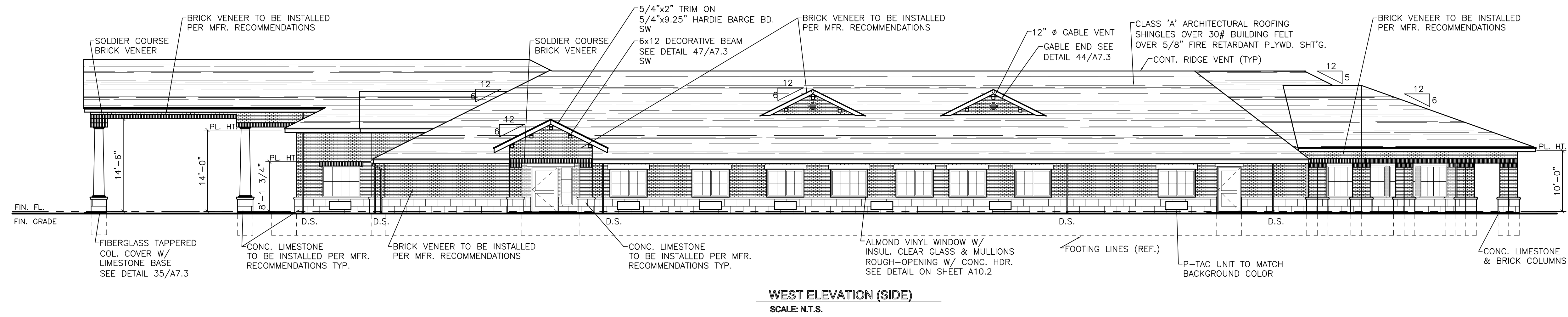
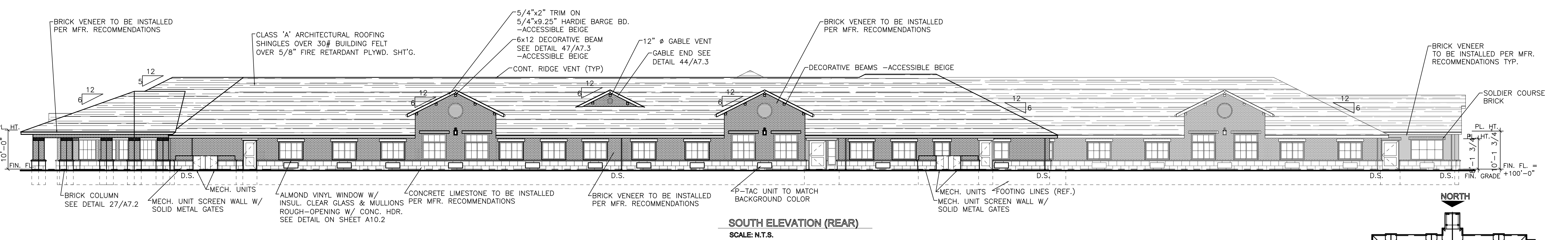
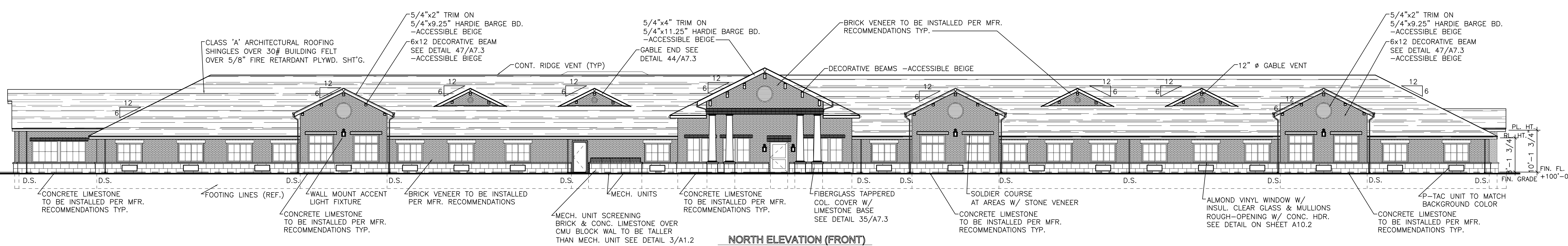
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DATE OF
ISSUE: 12-21-15

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PERMIT DOCUMENTS		
BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS	DATE	SUBJECT
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2		
3		
4		

SITE
PLAN

SHEET NO.
A1.0

PROJECT NO.



EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LESTONE	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
2	CONC. WINDOW HEADER	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
3	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR SUMMERSET
4	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR ST. THOMAS
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36x54" & 36x60 SHUTTERS	-	PAINTED SHERWIN WILLIAMS RUSTIC ESPRESSO
7	FASCIA BD. & BARGE BD.	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
8	DOORS WOOD OR METAL	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
9	P-TAC GRILLE	AMANA	PAINTED SHERWIN WILLIAMS 68 TO MATCH CONC. LESTONE VENEER
10	DECORATIVE FALSE BEAMS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
11	DECORATIVE VENTS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
12	FIBERGLASS COLUMNS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
13	HARDEPLANK SIDING	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE

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- STATES LICENSED:**
- | | |
|-------------------|-------------------|
| Washington | Wyoming |
| Oregon | New Mexico |
| Michigan | Texas |
| Colorado | Arizona |
| Florida | Nevada |
| Utah | Montana |
| Georgia | Missouri |
| Idaho | Illinois |

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**PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY**

**227 W RAND ROAD
ARLINGTON HEIGHTS, IL**

SCALE: AS NOTED
DATE OF ISSUE: 11-18-15

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APPROVAL	_____	

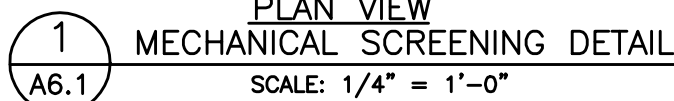
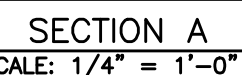
PERMIT DOCUMENTS		

BID DOCUMENTS		

CONTRACT DOC.		

REVISIONS		
#	DATE	SUBJECT
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

**EXTERIOR
ELEVATIONS**



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PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED

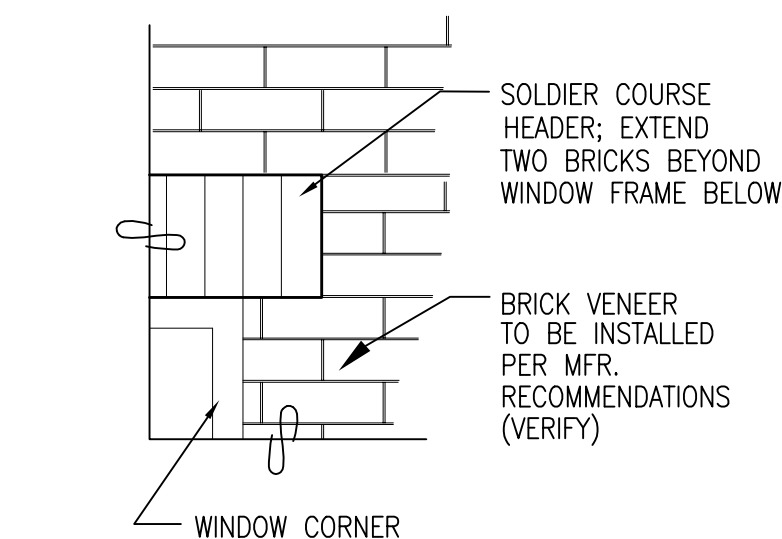
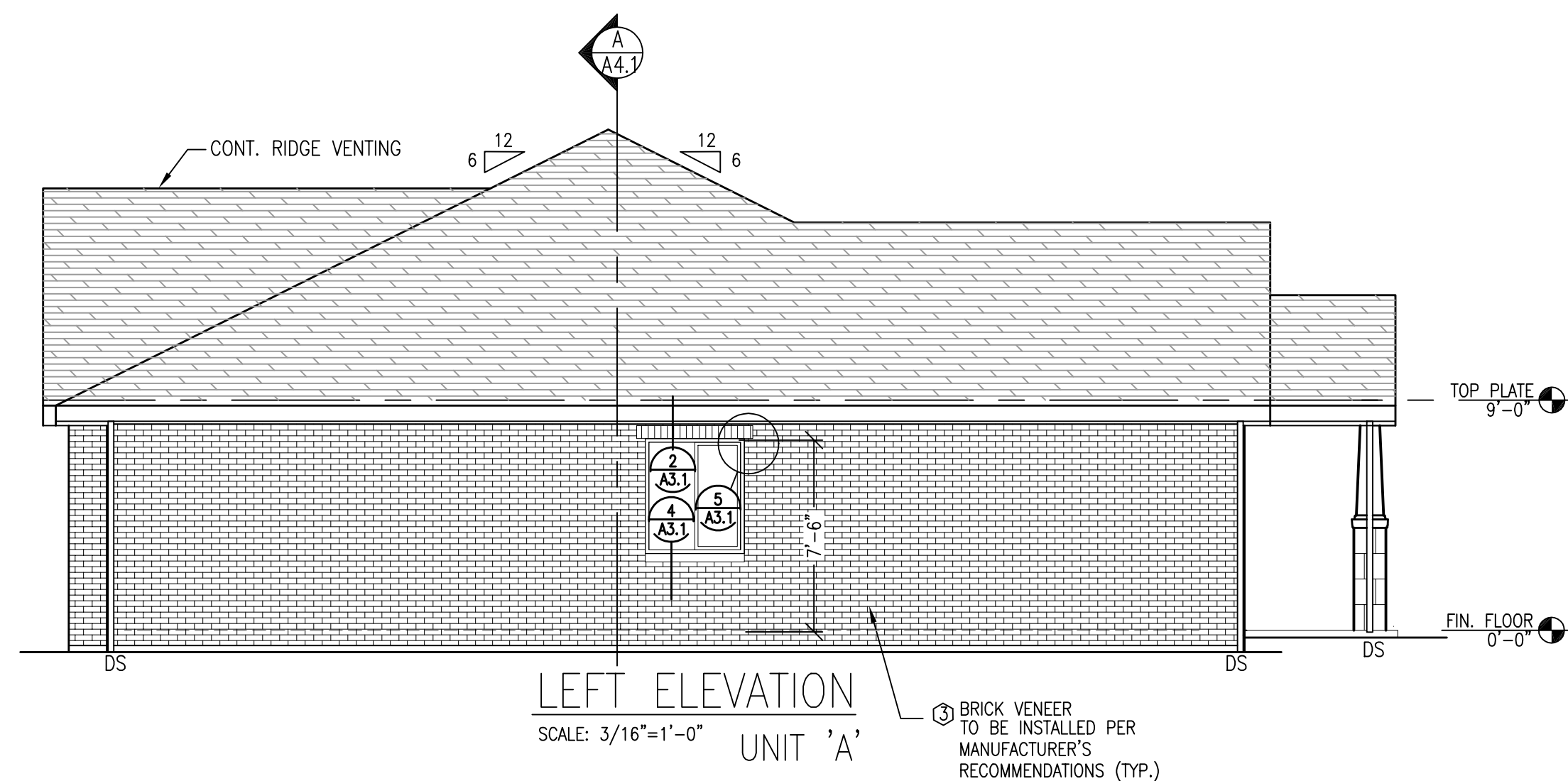
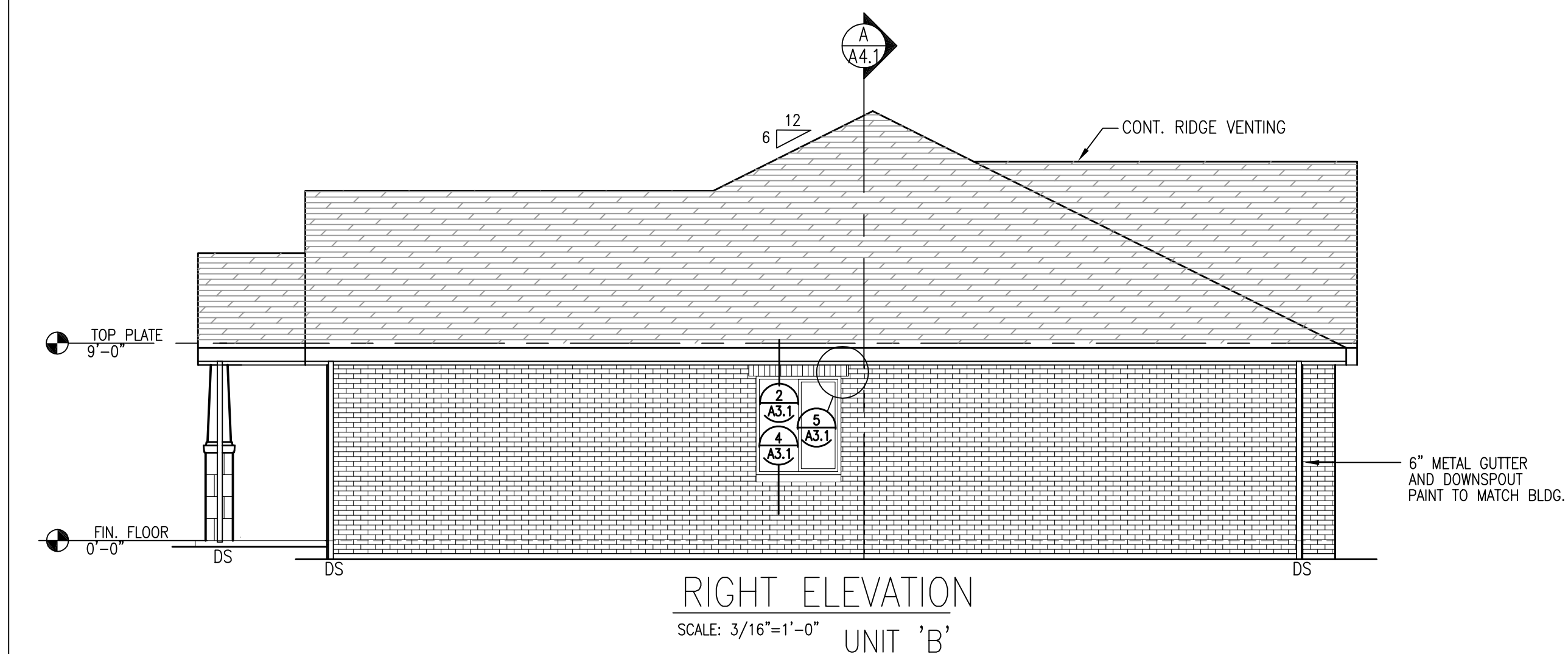
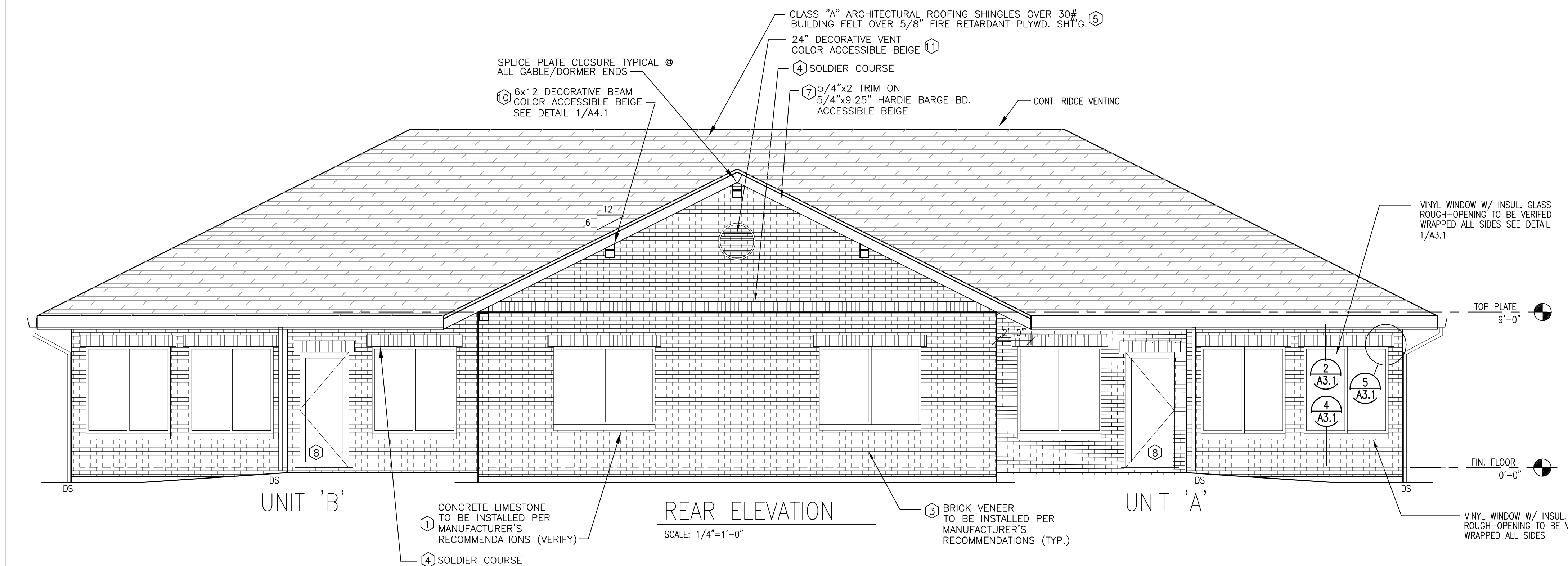
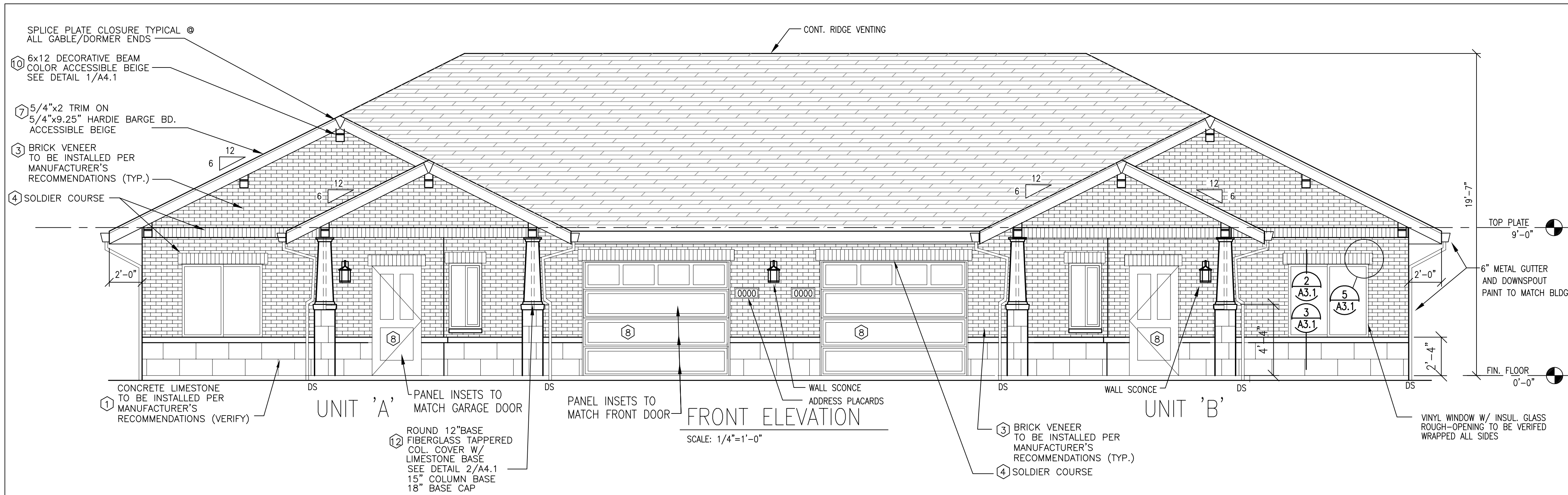
DATE OF
ISSUE: 11-18-15

DESIGN DOCUMENTS		
APPROVAL		
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BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS		
#	DATE	SUBJECT
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2		
3		
4		

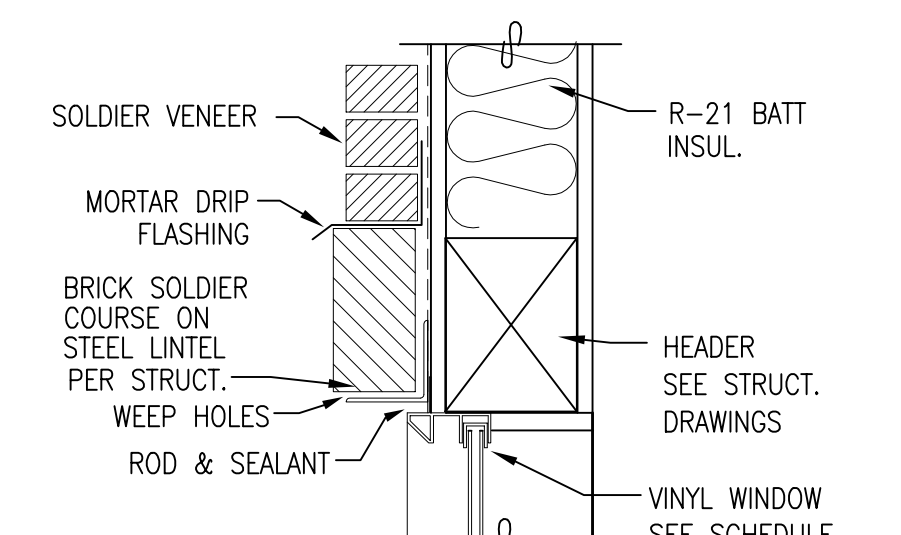
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A6.1

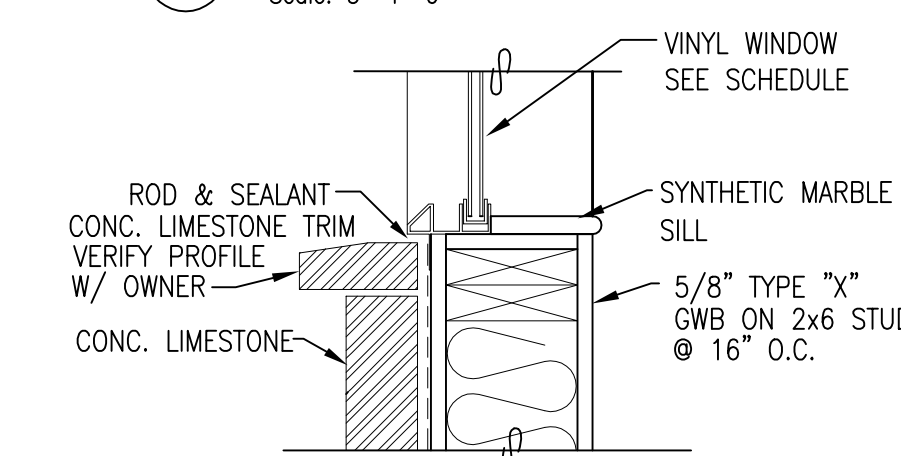
PROJECT NO.



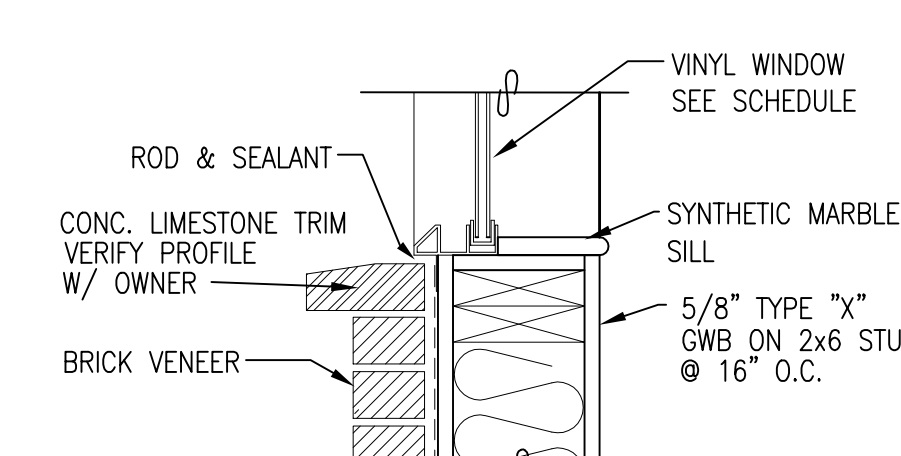
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A3.1
ENLARGED WINDOW CORNER
SCALE: N.T.S.



2
A3.1
WINDOW HEAD / JAMB (SIM.)
Scale: 3"=1'-0"

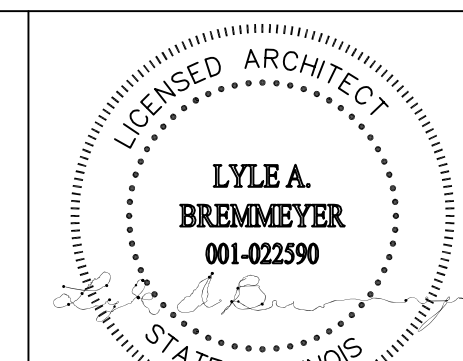


3
A3.1
WINDOW SILL
Scale: 3"=1'-0"

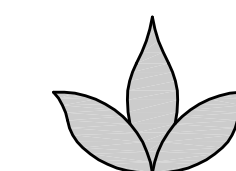


4
A3.1
WINDOW SILL
Scale: 3"=1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LIMESTONE	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
2	CONC. WINDOW HEADER	-	NOT USED
3	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR SUMMERSET
4	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR ST. THOMAS
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36x54" & 36"x60 SHUTTERS	-	NOT USED
7	FASCIA BD. & BARGE BD.	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
8	DOORS WOOD OR METAL	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
9	P-TAC GRILLE	-	NOT USED
10	DECORATIVE FALSE BEAMS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
11	DECORATIVE VENTS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
12	FIBERGLASS COLUMNS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
13	HARDIEPLANK SIDING	-	NOT USED



DATE: 02/25/15
EXPIRATION: 11/30/16



Lyle Andrew Bremmeyer, NCARB
ARCHITECTURAL SERVICES

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STATES LICENSED:

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Idaho	Illinois

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SERVICES, LLC
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Olympia, Washington 98501
(360) 528-3343

E-mail: jeff@rjdevelopmentservices.com

PROPOSED
ARLINGTON HEIGHTS
COTTAGE

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

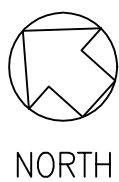
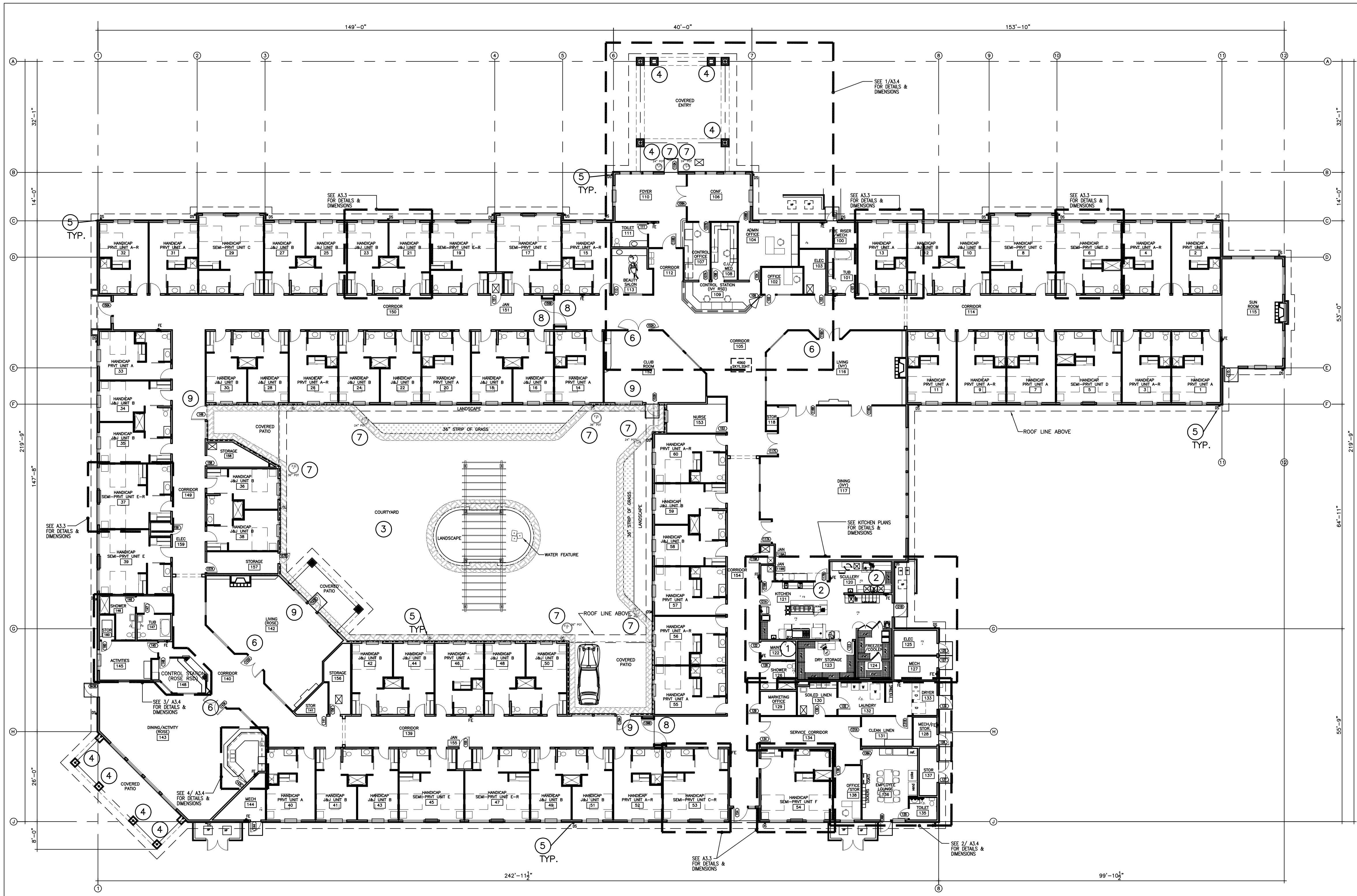
SCALE: AS NOTED
DATE OF
ISSUE: 12-21-15

DESIGN DOCUMENTS		
APPROVAL	APPROVAL	
PERMIT DOCUMENTS		
BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS		
#	DATE	SUBJECT
1		
2		
3		
4		

DUPLEX
EXTERIOR
ELEVATIONS

SHEET NO.
A3.1

PROJECT NO.



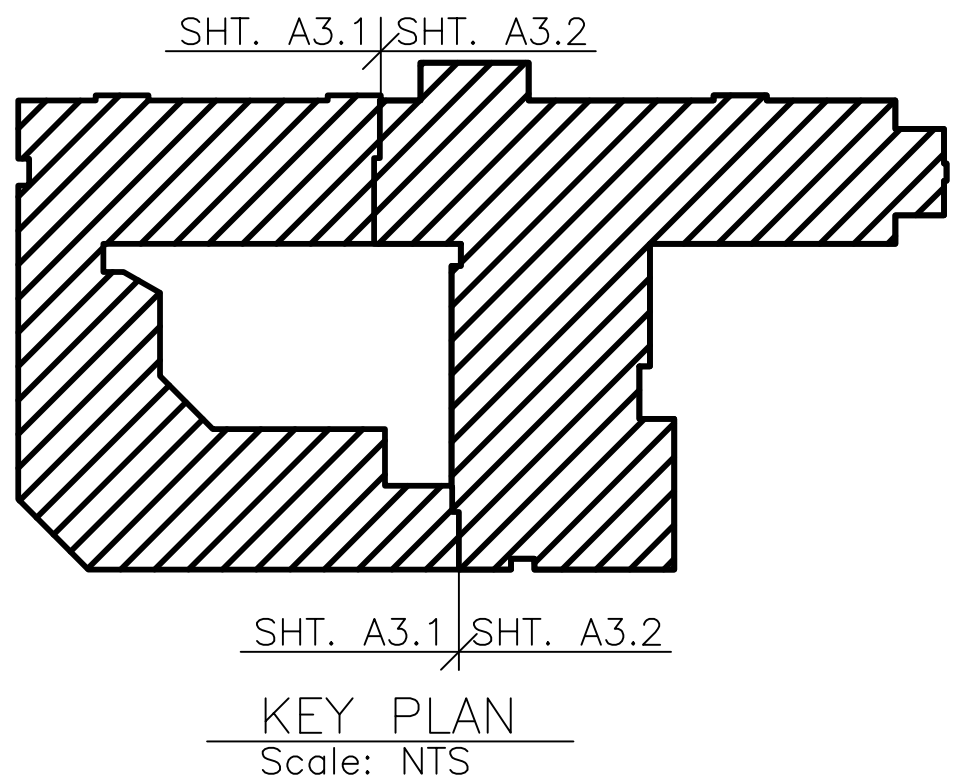
OVERALL FLOOR PLAN
Scale: 1/16"=1'-0"

60 TOTAL UNITS	60 TOTAL UNITS	INSULATION REQUIREMENTS
22 - A UNITS - SHOWERS 26 - B UNITS - SHOWERS 2 - D UNITS - SHOWERS 1 - F UNITS - SHOWERS	22 - A UNITS - PRIVATE 26 - B UNITS - SEMI-PRIVATE 3 - C UNITS - SEMI-PRIVATE 2 - D UNITS - SEMI-PRIVATE 6 - E UNITS - SEMI-PRIVATE 1 - F UNITS - SEMI-PRIVATE	WALL = R-21 ROOF = R-38
51 - UNITS WITH SHOWERS	60 ACCESSIBLE UNITS (72 BEDS)	
3 - C UNITS - W/O SHOWERS 6 - E UNITS - W/O SHOWERS		
9 - UNITS W/O SHOWERS 9 x 2 (FOR DBL. OCCUPANT UNITS) = 18 OCCUPANTS W/O SHOWERS 18/8 = 3 BATHING ROOMS REQ. 4 BATHING ROOMS PROVIDED		

- ### GENERAL PLAN NOTES
- A. SEE SHEET A2.1 & A2.2 FOR WALL TYPES, FIRE RATED PARTITIONS AND DETAILS.
B. PROVIDE HEADERS AT ALL OPENINGS IN LOAD BEARING WALLS. SEE STRUCTURAL DRAWINGS.
C. PORTABLE FIRE EXTINGUISHERS ARE TO COMPLY WITH NFPA 10. APPROVED FIVE-POUND CLASS A-B-C DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED IN EACH LAUNDRY, KITCHEN AND WALK-IN MECHANICAL ROOM. WALL MOUNTED ON APPROVED HANGERS, BRACKETS OR CABINETS. SEE DETAIL 22/A9.1 - SEE PLAN FOR LOCATIONS
D. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS. SEE PLUMBING DRAWINGS FOR DRAIN LOCATIONS.
E. PER 2009 IBC 1210.1 FLOORS-IN OTHER THAN DWELLING UNITS, TOILETS AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4"
F. PER 2009 IBC 1210.2 WALLS - WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO 4' ABOVE THE FLOOR AND EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
EXCEPTIONS:
1. DWELLING UNITS AND SLEEPING UNITS
2. TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.
- ### ARCHITECTURAL PLAN NOTES
1. PROVIDE METAL STUD WALL BETWEEN KITCHEN #121 AND DRY STORAGE #123, MAINT. #122 SEE PARTITION TYPE #9 ON SHT. A2.1
2. PROVIDE BLOCKING AS REQUIRED FOR SHELVING/EQUIPMENT. COORDINATE WITH EQUIPMENT SUPPLIER
3. SEE LANDSCAPE DRAWINGS FOR COURTYARD LAYOUT.
4. SEE COLUMN DETAILS ON SHEET A7.2
5. DOWNSPOUT - TYPICAL. SEE 18/A7.0 FOR TYPICAL ROOF DOWNSPOUT ADAPTER CONNECTION TO 6" PVC UNDERGROUND DRAIN.
6. PROVIDE AN ENGRAVED PLASTIC OCCUPANCY SIGN WITH 1 INCH HIGH LETTERS, STATING: "MAXIMUM OCCUPANCY - XX PERSONS". LOCATE SIGN ADJACENT TO THE MAIN ENTRANCE WITHIN THE ROOM.
7. CERAMIC POT LOCATION - PROVIDE WATER & DRAINAGE AT EACH LOCATION
8. AT THE CAVITIES AT THE CROSS CORRIDOR DOORS THE GWB MUST BE CONTINUOUS AT SMOKE BARRIER WALL TO MAINTAIN THE CONTINUITY OF THE SMOKE BARRIER WALL.
9. PROVIDE A SIGN WITH THE WORD "NO" IN 2" HIGH WITH THE WIDTH OF 3/8 INCH AND THE WORD "EXIT" IN LETTERS 1 INCH HIGH WITH THE WORD EXIT BELOW THE WORD NO.
- NOTE:
FOR ENLARGED UNIT PLANS & PARTIAL ENLARGED
PLANS SEE SHEETS A3.3 & A3.4

ARCHITECTURAL SYMBOLS

2x6 @ 16" O.C. EXT. STUD WALL W/ BRICK VENEER	DOOR NUMBER - SEE DOOR SCHEDULE ON A10.0
STUD WALL - 2x8 STUDS @ 16" O.C. - @ ELECT. PANELS	WINDOW TYPE - SEE WINDOW TYPES ON A10.2
STUD WALL - 2x6 OR 2x4 STUDS @ 16" O.C. SEE WALL TYPES.	FLOOR DRAIN SEE MECHANICAL PLANS
FE SEE DETAIL 22/A9.1	INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
DS DOWNSPOUT LOCATION	WALL TYPES SEE TYPES ON SHT. A2.1
XXX ROOM NUMBER - SEE FINISH SCHEDULE ON A10.1	DIRECTION OF SECTION BUILDING SECTION LETTER
BIO BOX SEE DETAIL 6/A10.1	BUILDING SECTION SHEET



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Idaho	Illinois

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**PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY**

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF ISSUE: 11-18-15

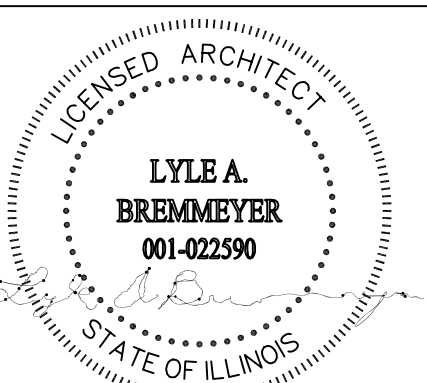
DESIGN DOCUMENTS
APPROVAL _____
PERMIT DOCUMENTS
BID DOCUMENTS
CONTRACT DOC. _____

REVISIONS
DATE SUBJECT
1. _____
2. _____
3. _____
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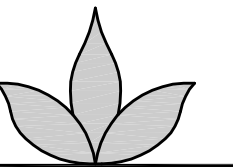
**OVERALL
FLOOR
PLAN**

SHEET NO.
A3.0

PROJECT NO.



DATE: 02/25/15
EXPIRATION: 11/30/16



**Lyle Andrew Bremmeyer, NCARB
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**PROPOSED
ARLINGTON HEIGHTS
COTTAGE**

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF
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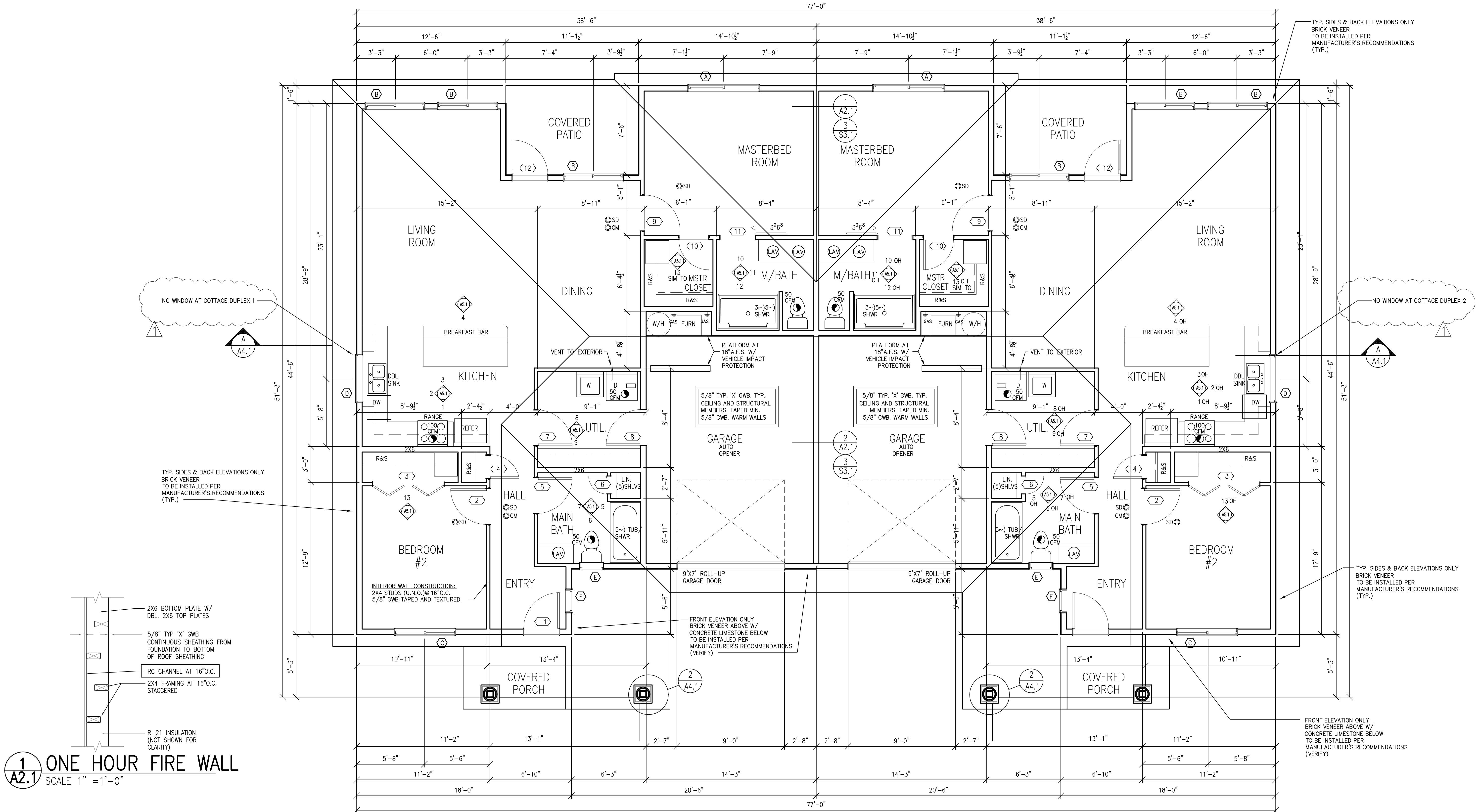
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APPROVAL _____
PERMIT DOCUMENTS
BID DOCUMENTS _____
CONTRACT DOC. _____

REVISIONS
DATE SUBJECT
01-05-16 REVIEW COMMENTS

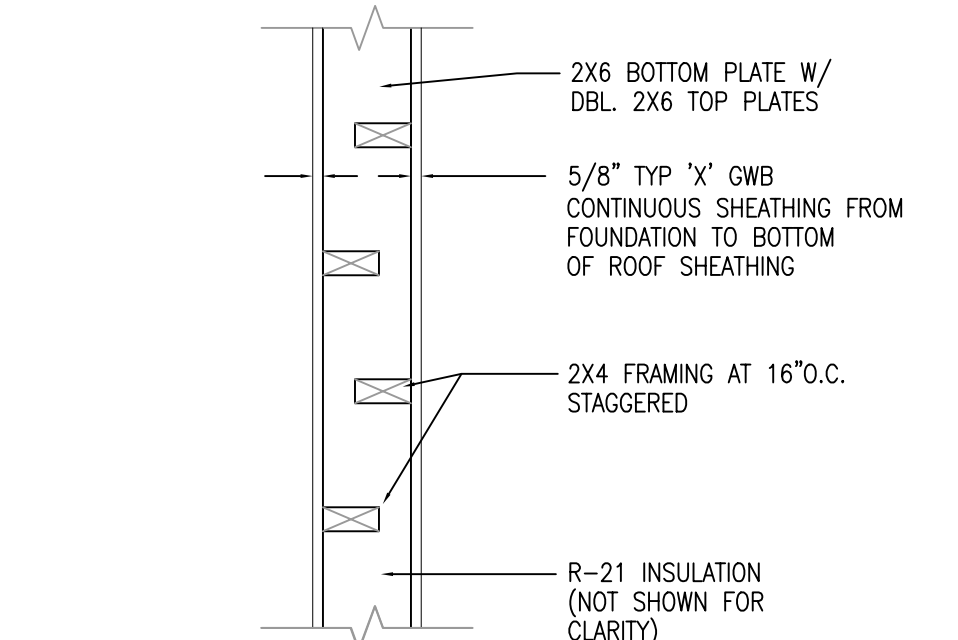
**DUPLEX
FLOOR PLANS**

SHEET NO.
A2.1

PROJECT NO.



1 ONE HOUR FIRE WALL
SCALE 1" = 1'-0"



2 ONE HOUR FIRE WALL
SCALE 1" = 1'-0"

A2.1

DUPLEX UNIT 'A'

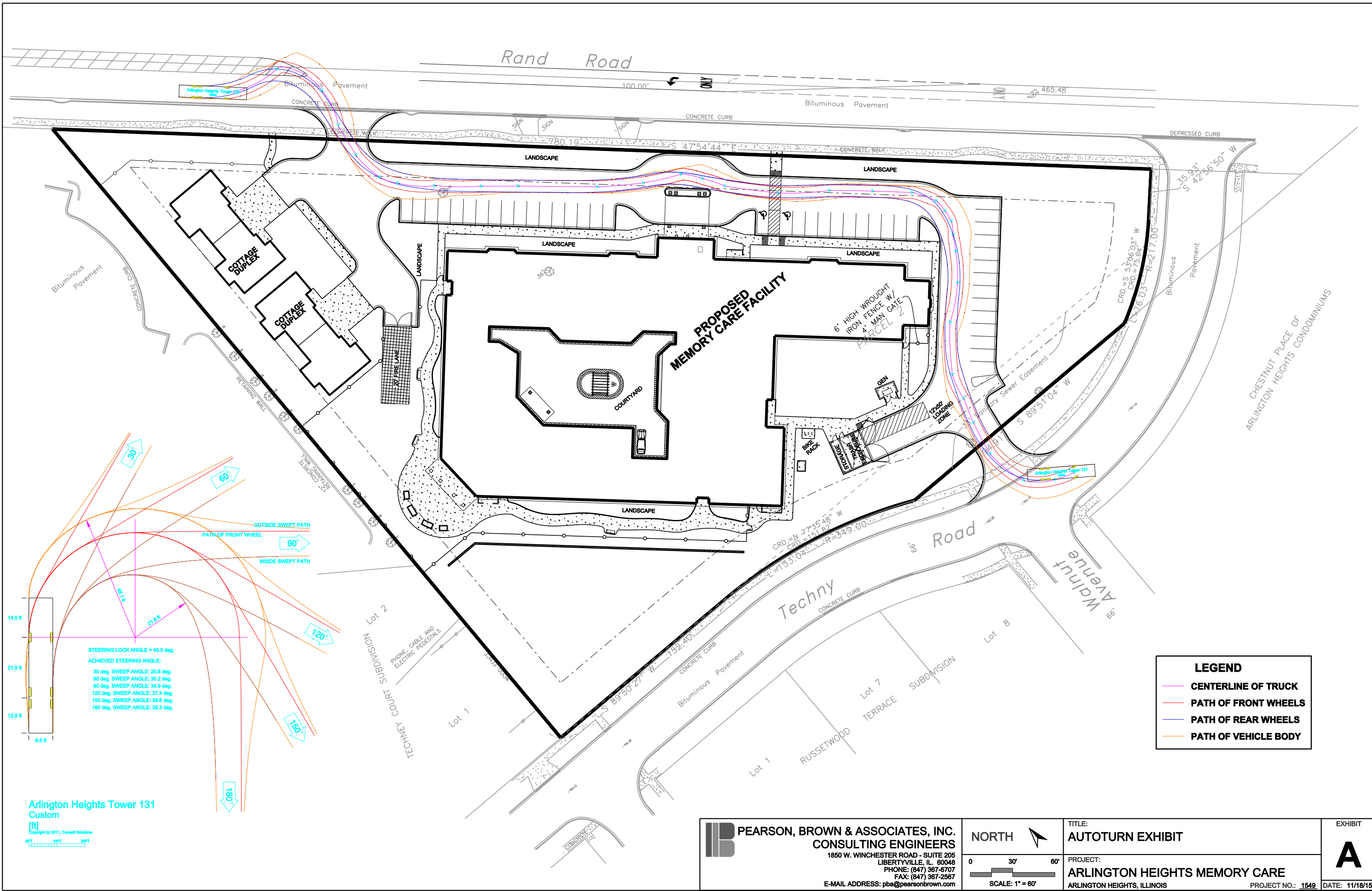
DUPLEX UNIT 'B'

EACH PROPOSED UNIT 1,266 SQ. FT.
EACH PROPOSED GARAGE 289 SQ. FT.
TOTAL PROPOSED UNIT 1,555 SQ. FT.

TOTAL UNITS 'A'+ 'B' 3,110 SQ. FT.

DUPLEX FLOOR PLAN

SCALE 1/4" = 1'-0"



LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED

All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.

Water main material shall be poly wrapped D.I.P. Class 52 buried at least 5.5 feet.

All sanitary sewer and storm sewer material shall be PVC SDR 26.

The existing sidewalk encompassed within this construction must not be damaged, if it is, it must be restored to "like new" condition. Sidewalk running through the two entrances shall be removed and replaced with 8" P.C. concrete.

Knox Box shall be located at main front entrance.

A fully operational annunciator panel or alarm panel shall be installed at the front door.

Fee in-lieu of street light installation shall be provided for two street lights on Rand Road. Two residential street lights shall be provided along Techny Road as part of site development.

PROPOSED 6" SANITARY SERVICE

6" SANITARY SERVICE (TYPICAL)

PROPOSED STORM SEWER (TYPICAL)

PROPOSED 4" VALVE IN BOX

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

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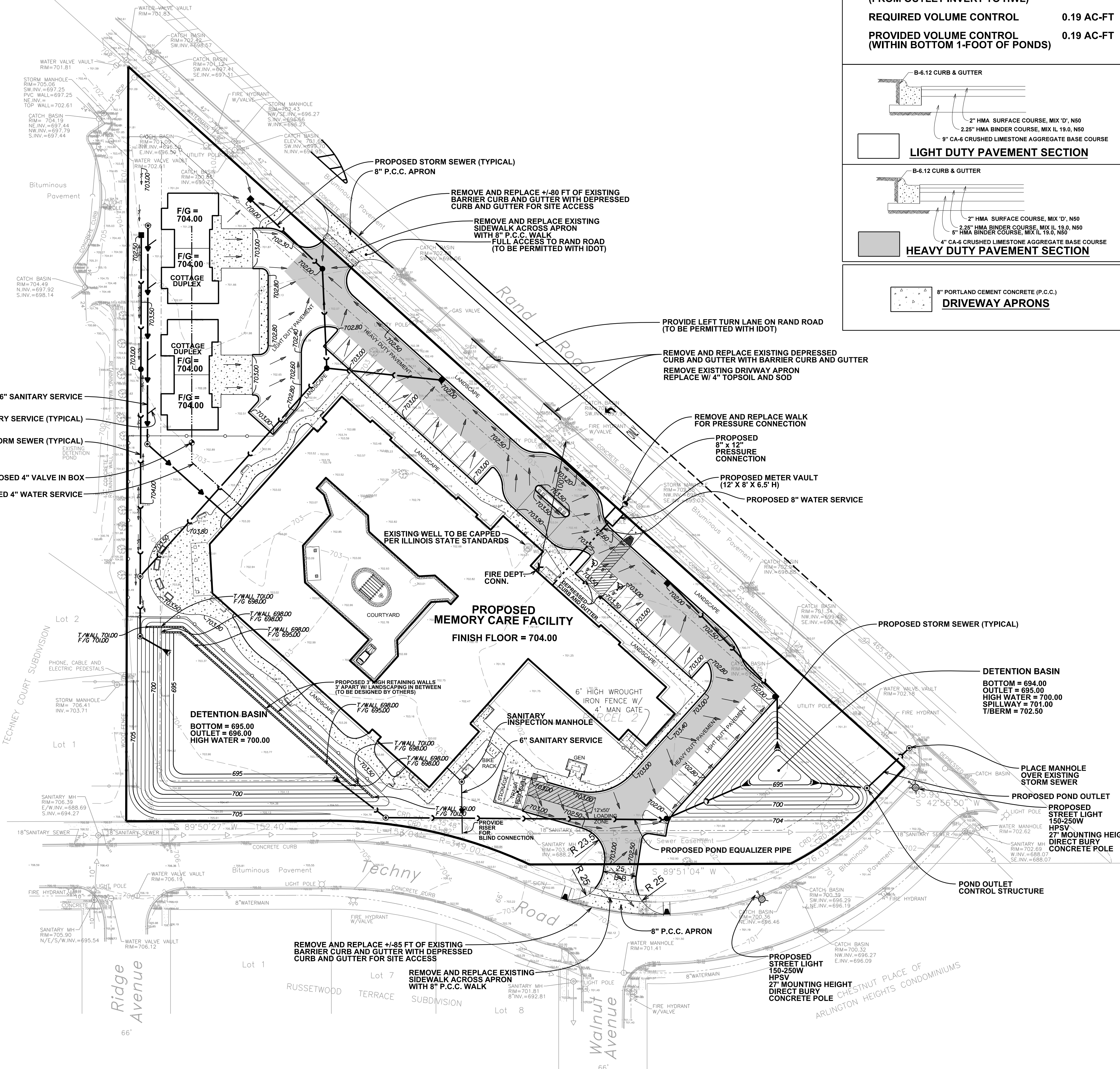
PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE

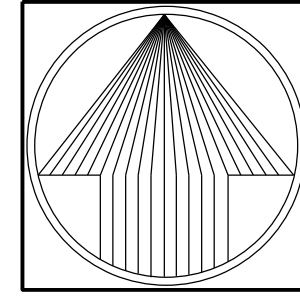
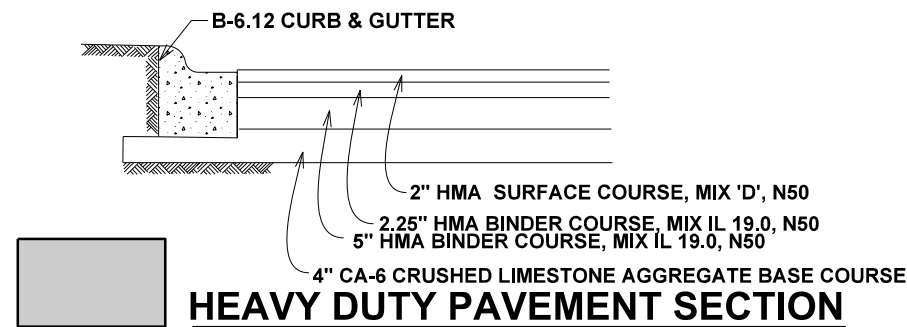
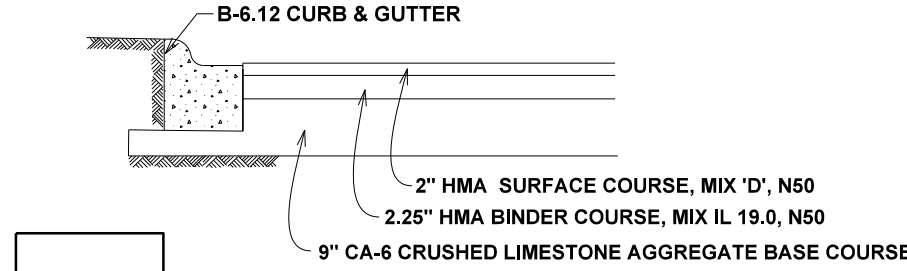
PROPOSED 4" WATER SERVICE

PROPOSED 4" WATER SERVICE



DETENTION BASIN SUMMARY

PROPERTY OWNERSHIP	4.20 ACRES
PROPOSED IMPERVIOUS SURFACE	2.27 ACRES
DETENTION VOLUME REQUIRED	1.10 AC-FT
DETENTION VOLUME PROVIDED (FROM OUTLET INVERT TO HWL)	1.11 AC-FT
REQUIRED VOLUME CONTROL	0.19 AC-FT
PROVIDED VOLUME CONTROL (WITHIN BOTTOM 1-FOOT OF PONDS)	0.19 AC-FT



NORTH

SCALE: 1" = 40'

ARLINGTON HEIGHTS MEMORY CARE

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

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E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: G.A.Z.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 11/19/15

DESCRIPTION

DATE BY

01/20/16 JFC REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PRELIMINARY ENGINEERING

SHEET NUMBER

2

OF 2 SHEETS

JOB No. 1549

ARLINGTON HEIGHTS INN MEMORY CARE

ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE PLANS



SITE LOCATION AERIAL
Scale: 1"=100'

PREPARED FOR:
R.J. Development
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tel: 360.528.3343 fax: 360.534.9079
rjdevelopmentservices.com

PREPARED BY:
Allen L. Kracower & Associates, Inc.
900 North Shore Drive, Suite 205
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tel: 847.604.9600 fax: 847.604.9601
www.kracower.com

REVISIONS	
DATE	DESCRIPTION
11-23-15	VILLAGE REVIEW
01-22-16	REV. PER VILLAGE COMMENTS

GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF GLEN ELLYN, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, PEARSON BROWN ASSOCIATES. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
11. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY PEARSON BROWN ASSOCIATES. SEE PEARSON BROWN ASSOCIATES DRAWINGS FOR UTILITY LOCATIONS. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
12. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
13. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY PEARSON BROWN ASSOCIATES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.
14. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
15. LANDSCAPE CONTRACTOR SHALL REFER TO THE PROVIDED WRITTEN SPECIFICATIONS WHEN LOCATING AND PLANTING SPECIFIED PLANT MATERIAL.
16. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PATIO ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
17. A NEW, FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED FOR ALL AREAS WITH NEW LANDSCAPE PLANTINGS.

EXISTING SITE INFORMATION

THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY PEARSON BROWN ASSOCIATES.

THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.

THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS LANDSCAPING ORDINANCE.

LANDSCAPE PLAN SHEET INDEX	
SHEET #	SHEET TITLE
CVR	COVER SHEET
LP-1	NORTH LANDSCAPE PLAN
LP-2	SOUTH LANDSCAPE PLAN
LP-3	PLANT LIST
LP-4	PLANTING DETAILS
TS-1	TREE SURVEY AND PRESERVATION PLAN

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AKALLEN L. KRACOWER & ASSOCIATES, INCORPORATED
900 NORTH SHORE DRIVE, SUITE 205 | LAKE BLUFF, ILLINOIS 60044

RJ DEVELOPMENT
SERIOUS. HOUSING. DELIVERED.

COVER

ARLINGTON HEIGHTS INN
MEMORY CARE

ARLINGTON HEIGHTS, ILLINOIS

ISSUED FOR:DATE:

REV. PER VILLAGE COMMENTS01-22-16

VILLAGE REVIEW11-23-15

PRINCIPAL:

PROJECT NUMBER:21523.0

DESIGNED BY:LD

SCALE:AS SHOWN

REVIEWED BY:LD

DATE:11-17-15

PROJECT MANAGER:LD

SHEET NUMBER:
CVR



THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS LANDSCAPING ORDINANCE.

ARLINGTON HEIGHTS, ILLINOIS

SHEET NUMBER:

LP-1

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ARLINGTON HEIGHTS, ILLINOIS

WEST TIRE

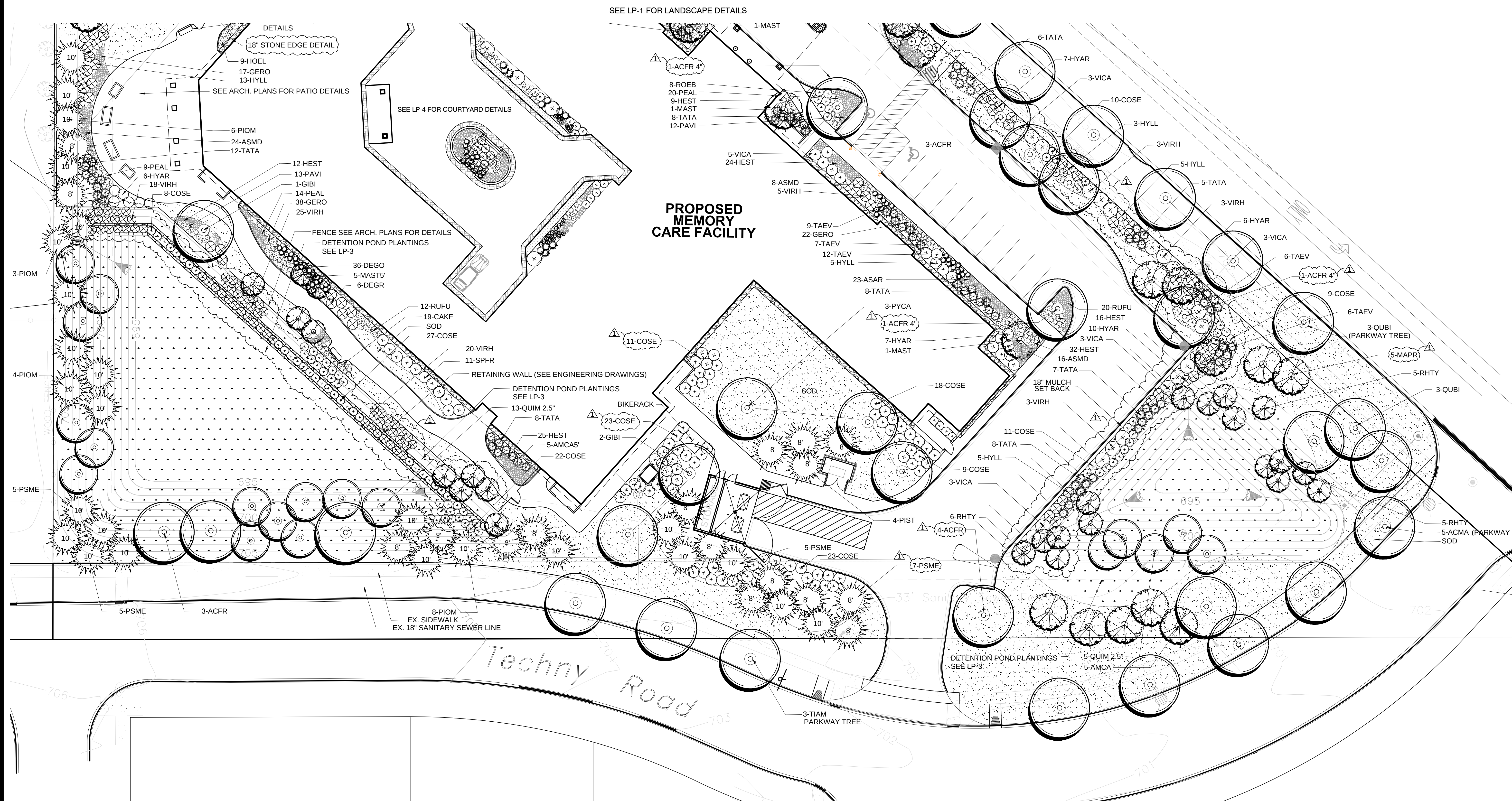
DATE _____

REV. PER VILLAGE COMMENTS	01-22-16
VILLAGE REVIEW	11-23-15

PRINCIPAL

PROJECT NUMBER: 21523.0	DESIGNED BY: LD
SCALE: AS SHOWN	REVIEWED BY: LD
DATE: 11-17-15	PROJECT MANAGER: LD

LP-2



Scale: 1" = 20'

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KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR	13	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal. BB	Specimen
ACFR 4"	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal. BB	Specimen
TIAM	10	Tilia americana 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
ACMA	15	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
QUBI	9	Quercus bicolor	Swamp White Oak	2.5" Cal. BB	Specimen
PYCA	8	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	4.5" Cal. BB	Specimen
QUIM 2.5"	18	Quercus imbricaria	Shingle Oak	2.5" Cal. BB	Specimen
GIBI	3	Ginko biloba 'Autumn Gold'	Autumn Gold Ginko	3" Cal. BB	Specimen

PIST	4	<i>Pinus strobus</i>	Eastern White Pine	8' HT. BB	Heavy Specimen
PIOM 10'	18	<i>Picea omori</i>	Serbian Spruce	10' HT. BB	Heavy Specimen
PIOM	8	<i>Picea omori</i>	Serbian Spruce	8' HT. BB	Heavy Specimen
PSME 10'	10	<i>Pseudotsuga menziesii</i>	Douglas Fir	10' HT. BB	Heavy Specimen
PSME	14	<i>Pseudotsuga menziesii</i>	Douglas Fir	8' HT. BB	Heavy Specimen

AMCA	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance	8' Ht. BB	Multi-Stem
AMCA 5'	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance	5' HT. BB	Multi-Stem
RHTY	16	Rhus typhina	Staghorn Sumac	4'-5' HT. Cont.	Multi-Stem
BENI	5	Betula nigra	River Birch	8' HT. BB	Multi-Stem Heavy
MAST	3	Magnolia stellata 'Royal Star'	Royal Star magnolia	8' HT. BB	Multi-Stem
MAST 5'	9	Magnolia stellata 'Royal Star'	Royal Star magnolia	5' HT. BB	Multi-Stem
MARE	13	Malus 'Red Jewel'	Red Jewel Crabapple	10' HT. BB	Multi-Stem
MAPR	6	Malus 'Prairifire'	Prairifire Crabapple		

ROEB	46	Rosa 'Korpancom'	Electric Blanket Rose	24" BB
HYLL	45	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	24" BB
SPFR	66	Spirea x bumalda 'Froebelii'	Frobel Spirea	36" BB
VICA	45	Viburnum carlesi	Korean Spice Viburnum	36" BB
VIRH	101	Viburnum rhytidophyllum	Leatherleaf Viburnum	36" BB
ROSA	12	Rosa 'Carefree Wonder'	Carefree Wonder Rose	30" BB
HYAR	54	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	30" BB
COSE	190	Cornus sericea 'Kelsey'	Kelsey Red Twig Dogwood	24" BB
HYPA	27	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	36" BB
DEGR	10	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia	24" BB
EUAL	11	Euonymus alatus 'Compactus'	Dwarf-Winged Burning Bush	24" BB

TATA	115	<i>Taxus media</i> 'Runyani'	Runyan Intermediate Yew	30" Spread BB
TAEV	139	<i>Taxus media</i> 'Everlow'	Everlow Yew	24" Spread BB

PEAL	109	Pennisetum alopecuroides	Fountain Grass	2 Gal. Cont.
RUFU	132	Rudbeckia fulgida fulgida 'Goldsturm'	Black Eyed Susan	1 Gal. Cont.
HEST	216	Hemerocallis 'Stalla de Oro'	Stella De Oro Daylily	1 Gal. Cont.
PAVI	43	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal. Cont.
CAKF	42	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Grass	2 Gal. Cont.
ECMA	25	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 Gal. Cont.
DEGO	13	Deschampsia 'Goldgehaenge'	Goldgehaenge Tufted Hair Grass	1 Gal. Cont.
ASMD	138	Astilbe 'Maggie Daley'	Maggie Daley Astilbe	1 Gal. Cont.
HOEL	42	Hosta 'Elegans'	Elegans Hosta	1 Gal. Cont.
DISP	14	Dicentra eximia 'Luxuriant'	Luxuriant Bleeding Heart	1 Gal. Cont.
ASAR	78	Astilbe arendsii 'Deutschland'	Deutschland Astilbe	1 Gal. Cont.
GERO	132	Geranium 'Gerwat'	Rozanne Geranium	1 Gal. Cont.

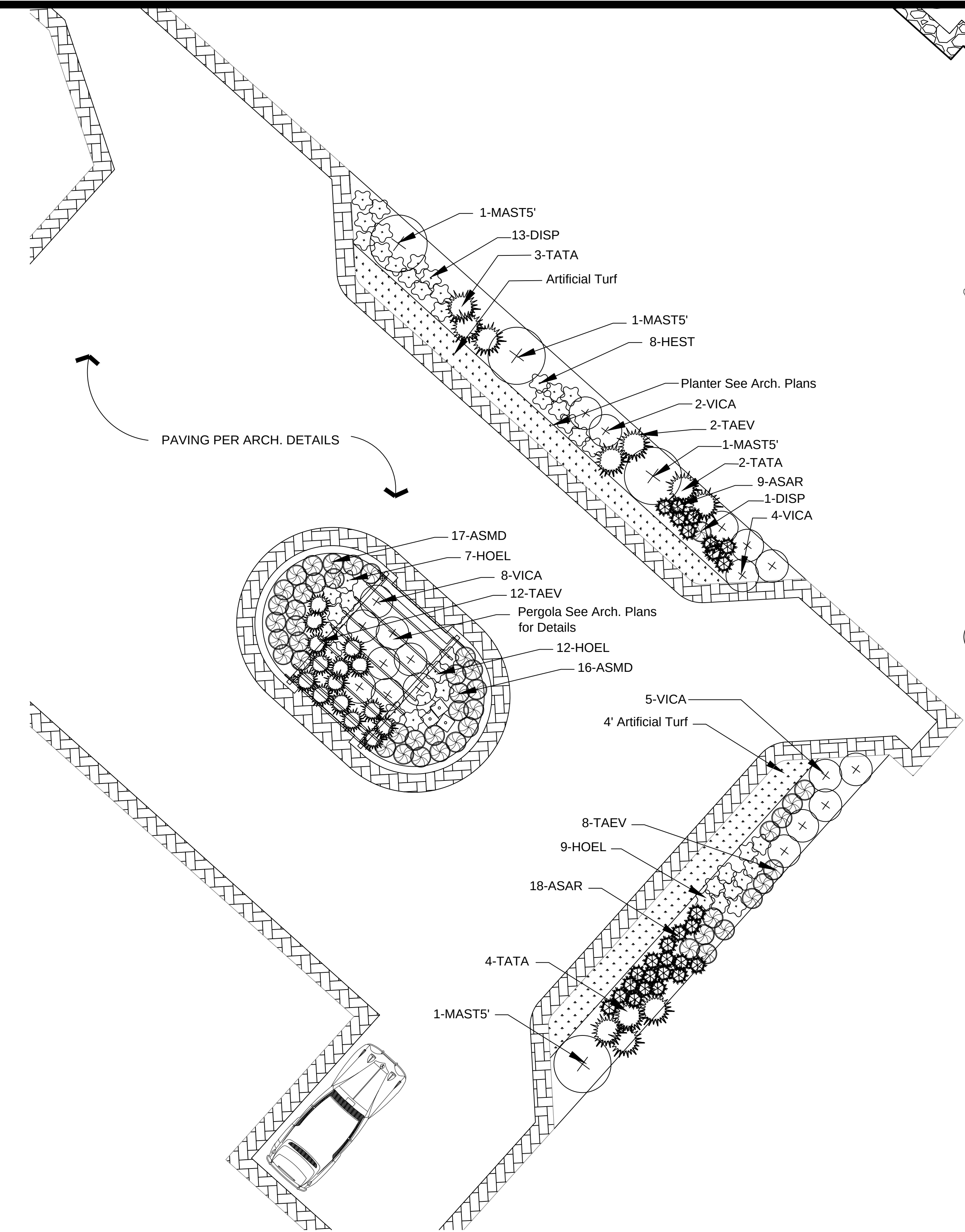
COPYRIGHT
The drawings, designs, ideas, specifications, and other documents contained within and prepared by the Landscape Architect / Land Planner for this project are instruments of the Landscape Architect's / Land Planner's service for use solely with respect to this project and, unless otherwise provided, the Landscape Architect / Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright. This drawing is not to be reproduced without the expressed written consent of Allen L. Kracower & Associates, Inc.

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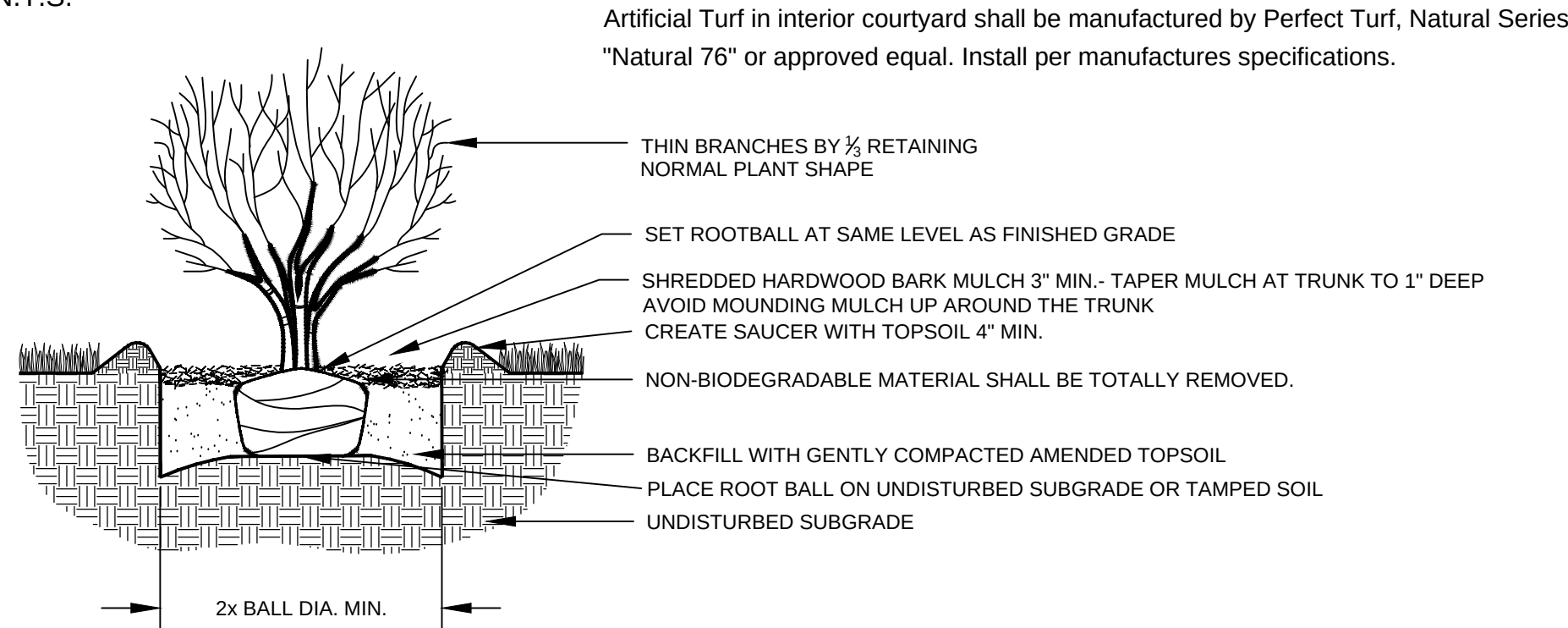
KEY	QTY.	BOTANICAL NAME
North Facing Slopes-		
60% Grasses at 15" O.C.		
		Schizachyrium scoparium
		Sporobolus heterolepis
Total Grasses	Plugs	
40% Forbs at 15" O.C.		
		Rudbeckia hirta
		Asclepias tuberosa
		Phlox pilosa
		Echinacea purpurea
		Tradescantia ohienensis
		Aquilegia canadensis
		Aster laevis
		Coreopsis palmata
Total Grasses	Plugs	
South Facing Slopes-		
60% Grasses at 15" O.C.		
		Schizachyrium scoparium
		Sporobolus heterolepis
Total Grasses	Plugs	
40% Forbs at 15" O.C.		
		Rudbeckia hirta
		Asclepias tuberosa
		Phlox pilosa
		Echinacea pallida
		Tradescantia ohienensis
		Aquilegia canadensis
		Aster laevis
		Coreopsis palmata
		Oenothera pilosella
		Penstemon digitalis
Total Grasses		

60% Grasses at 15" O.C.		
		Schizachyrium scoparium
		Sporobolus heterolepis
Total Grasses		
40% Forbs at 15" O.C.		
		Rudbeckia hirta
		Monarda fistulosa
		Liatris ligulistylis
		Echinacea pallida
		Tradescantia ohimensis
		Aquilegia canadensis
		Solidago ulmnifolia
		Coreopsis palmata
		Verbena stricta
		Zizia aurea
Total Grasses		

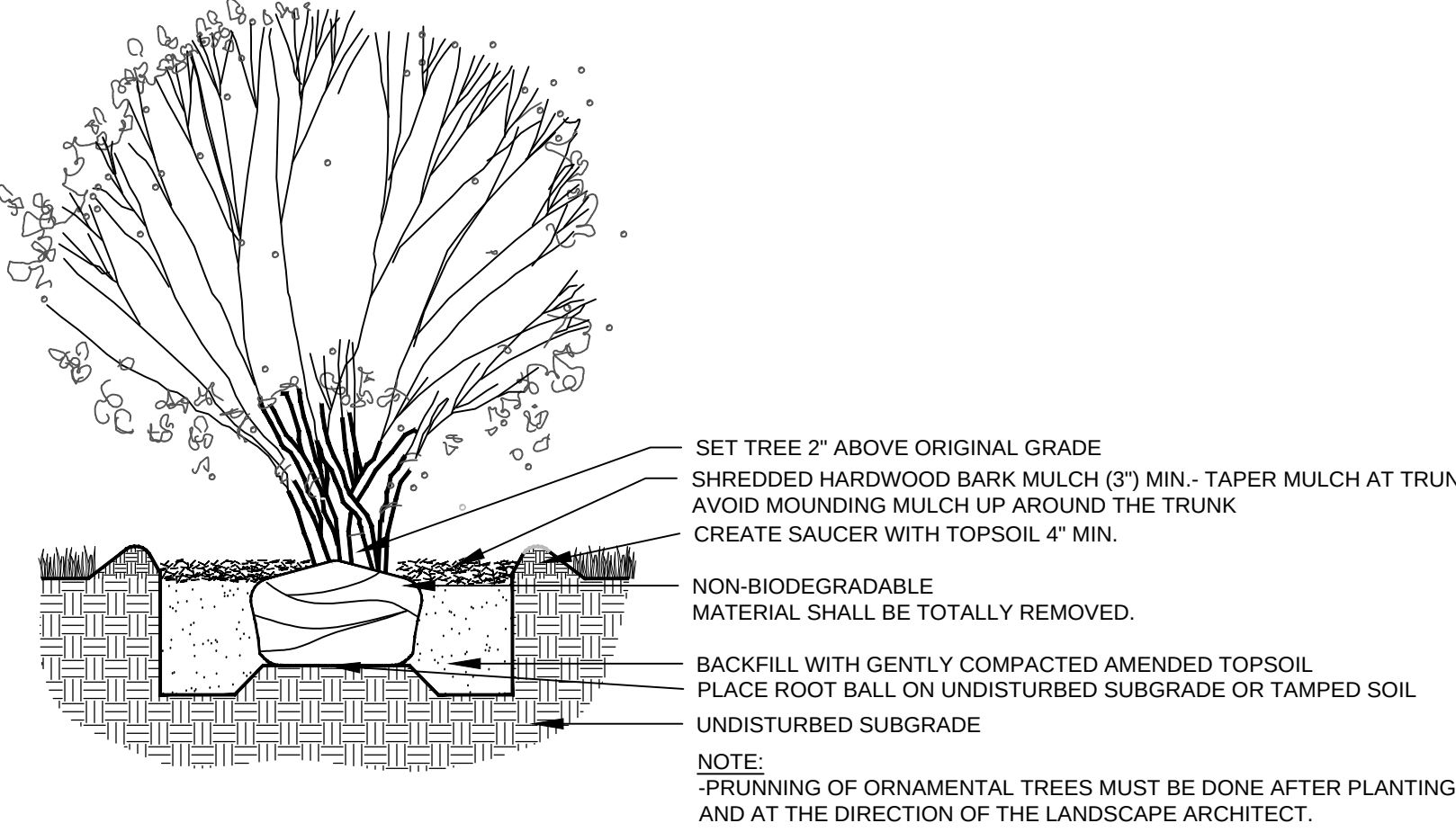
60% Grasses at 15" O.C.		
		Schizachyrium scoparium
		Panicum virgatum
Total Grasses		
40% Forbs at 15" O.C.		
		Asclepias incarnata
		Monarda fistulosa
		Liatris pycnostachya
		Echinacea purpurea
		Eryngium yuccifolium
		Eupatorium maculatum
		Solidago riddellii
Total Grasses		



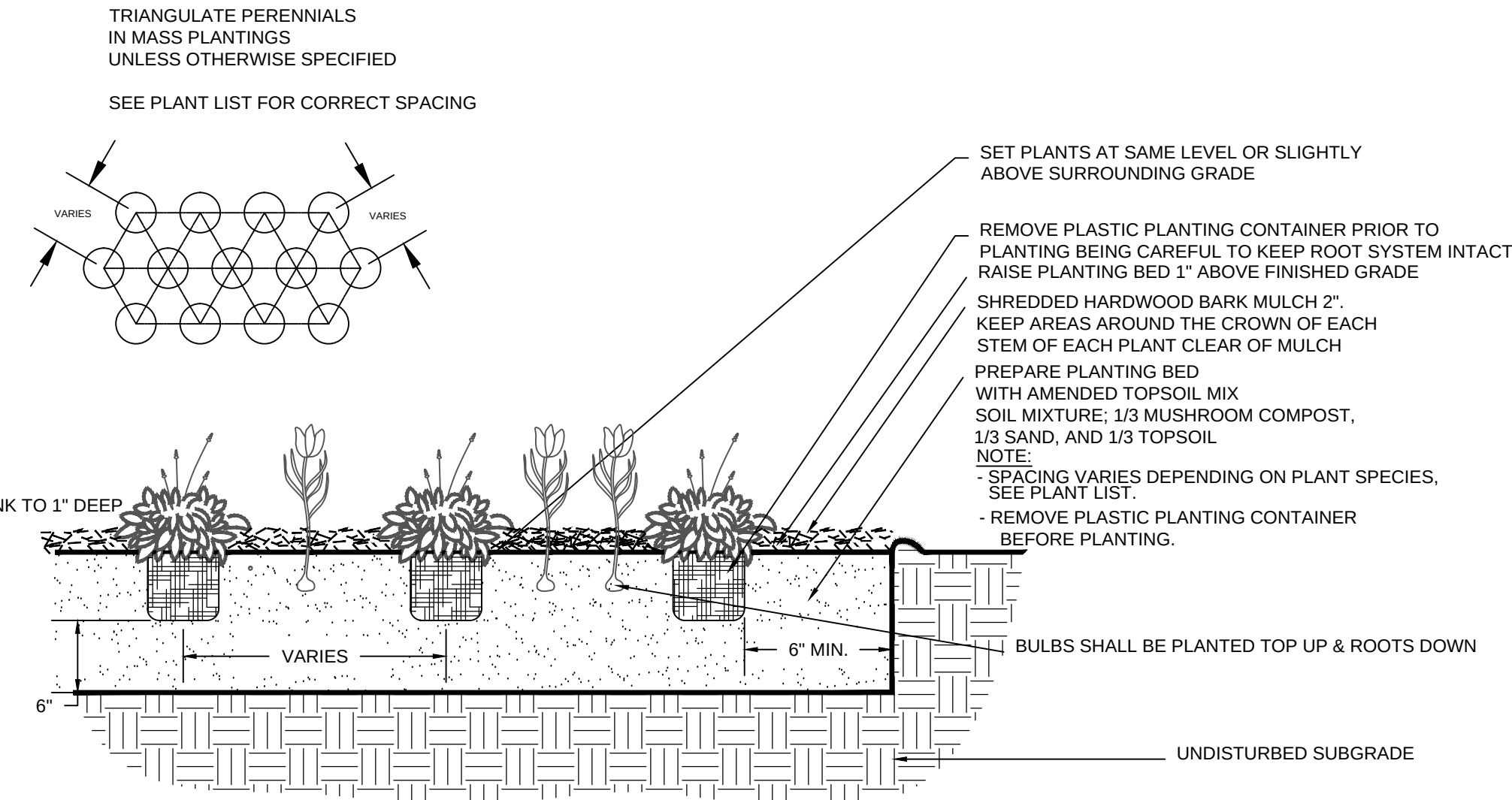
1 COURTYARD PLANTING DETAIL
SCALE: N.T.S.



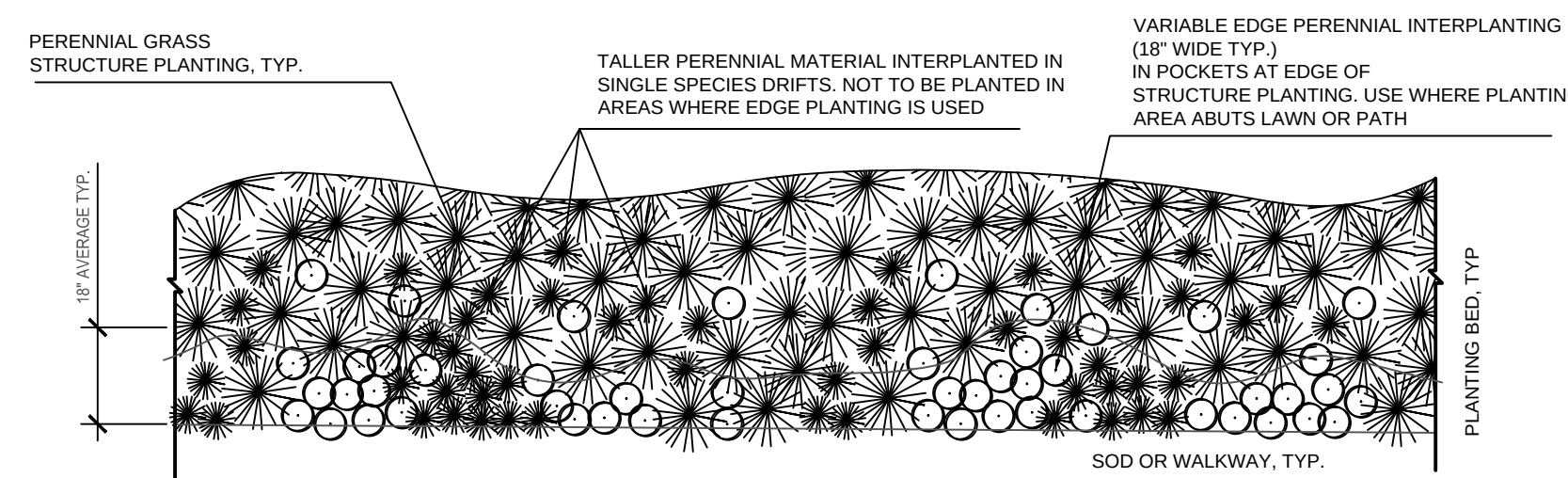
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



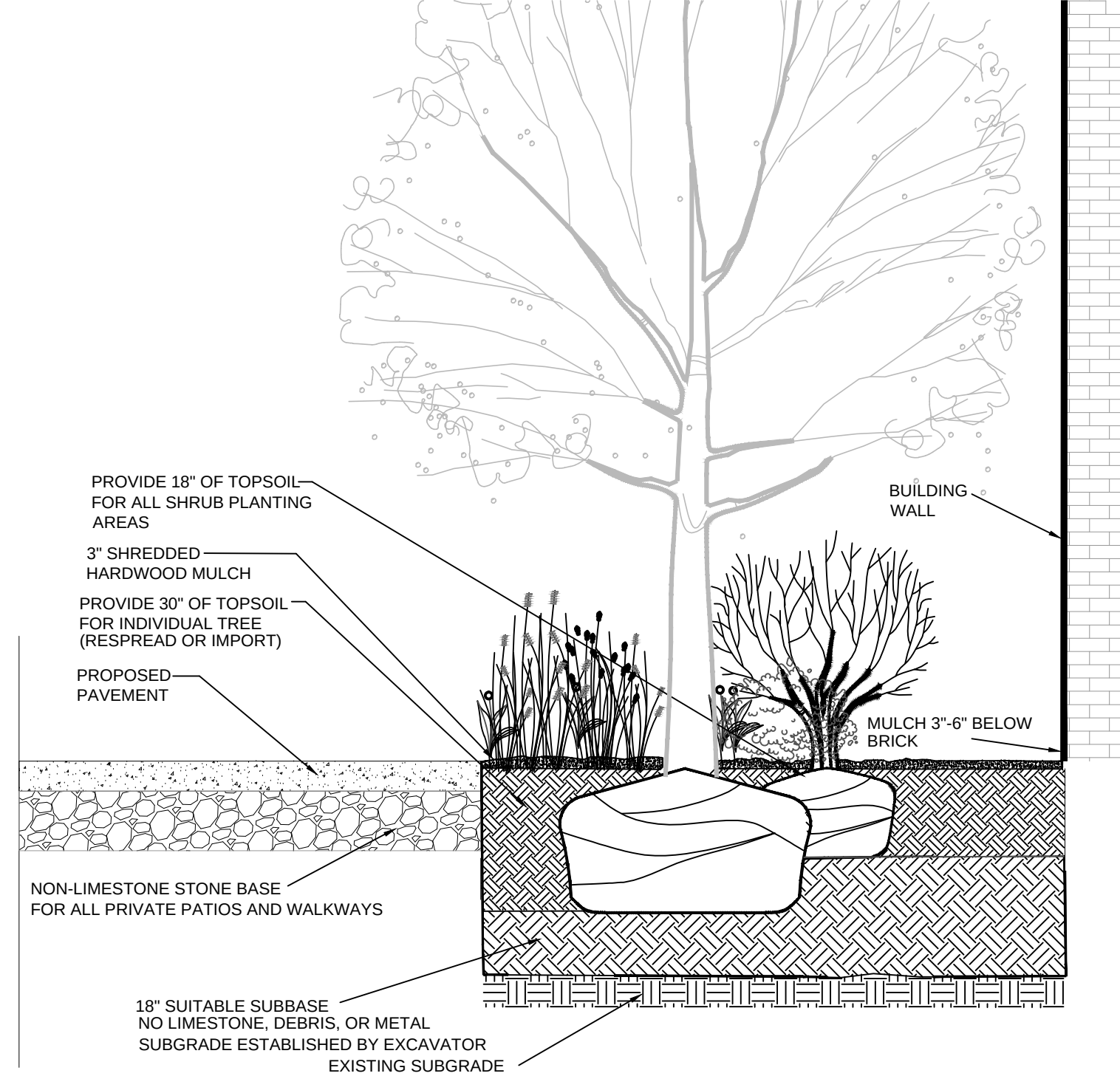
3 ORNAMENTAL TREE PLANTING DETAIL
SCALE: N.T.S.



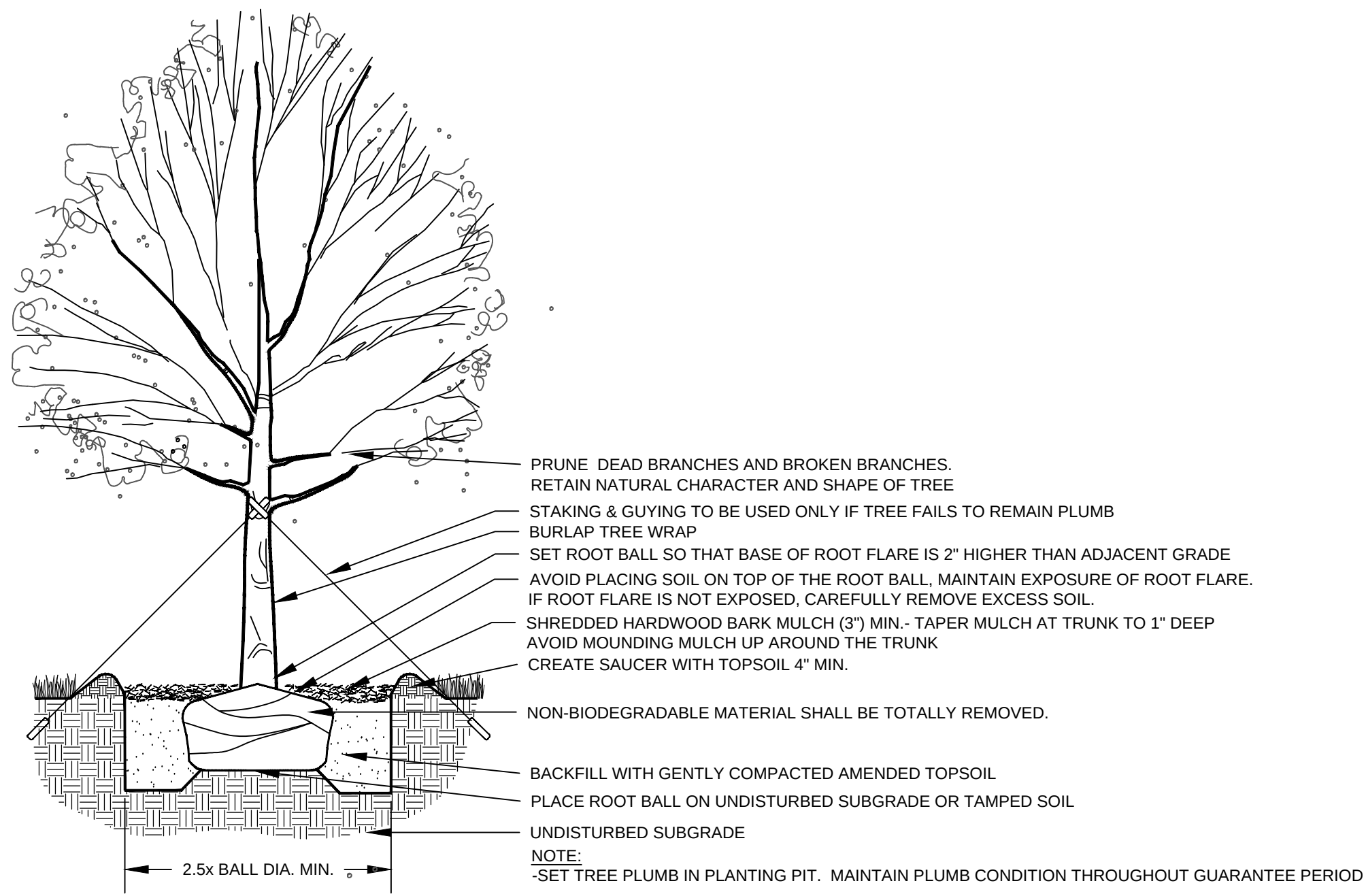
5 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



6 PERENNIAL & GRASS EDGE PLANTING DETAIL
SCALE: N.T.S.



4 TYPICAL BUILDING PLANTING DETAIL
SCALE: N.T.S.



7 TREE PLANTING DETAIL
SCALE: N.T.S.

SPECIFICATIONS

1. Field Verification

The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features

The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense in a reasonably short period of time with as little inconvenience to the Owner as possible.

3. Planting Techniques

All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

4. Inspection of Plant Material

All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the ground to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant no the very tip of the branches.

5. Plant Substitution

Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil

A. Topsoil Testing

The Contractor shall engage an approved agronomic soil testing laboratory. The cost of topsoil testing to be borne by the Contractor. Landscape architect shall approve in writing contractor's proposed soil testing laboratory.

B. Required topsoil Tests

- 1. Chemical analysis indicating:
 - a. Chemical Analysis: pH, Phosphate phosphorous, potassium, calcium, magnesium, caution exchange capacity, organic matter, available phosphorous potassium, exchangeable magnesium, percent base saturation, soluble salts by saturation, extract, estimated nitrogen release, and sodium adsorption ratio.
 - b. Nutrient data to be given in parts per million (ppm).
- 2. Physical properties including:
 - a. Organic content
 - b. Particle size distribution including percentages of sand, silt, and clay; USDA textural class designation and sand fractionation by ASTM D 422-63

C. Landscape Architect shall approve the topsoil source prior to site delivery.

D. At the discretion of the Landscape Architect soil handling procedures and spreading operations will be demonstrated for conformance approval for conformance with industry standards

E. Planting soil mix shall be protected from water and wind erosion by some type of temporary vegetative cover. All erosion methods shall be approved by the landscape architect.

F. Topsoil for landscape work shall be furnished as specified below:

- 1. A fertile, friable, sandy, loamy surface soil without admixture of subsoil and free of stones, stumps, root, trash, debris, and other materials deleterious to plant growth.
- a. Particle size distribution - Loam texture having the proper mix of sand, silt and clay distribution to give favorable fertility, water drainage, and water holding capacity for plant growth as well as soil strength.
- 2. The pH range shall be 6.8 to 7.4. Topsoil that does not meet this pH range will be amended by the addition of pH adjusters approved by the Landscape Architect.
- 3. Organic content shall not be less than 4% and not greater than 8% determined by loss through ignition.
- 7. Mulch.
All shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded hardwood or bark mulch. Perennial, groundcover and annual flower beds shall be mulched with 2" of decomposed compost.

8. Pre-emergent Herbicide

All shrub beds, individual tree rings and groundcover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Watering shall continue until all sod areas are thoroughly knit to the ground.
Provide 6" of topsoil minimum for all sod areas.

10. Seeding
All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil

Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by those other than Landscape Contractor).

B. Seed Mixture Application Rate

- Kentucky Bluegrass (4 varieties): 70%
- Perennial Ryegrass: 10%
- Redtop or Creeping Red Fescue: 20%

C. Fertilization

Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two tons ground agricultural limestone and 1,000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering

Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

E. Establishment

Turf is being established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

11. Preliminary Acceptance

All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Warranty

A. Warranty: Warrant that all work in this section shall be free from defects of materials and workmanship for a period of one (1) year from the date of acceptance of the project. Warrant all plant materials, including pre-tagged or pre-purchased materials, for a period of one year from the date of acceptance to be a good, healthy and flourishing condition.

B. Acceptance Procedure:

- 1. Completion of Work: Upon completion of the work, a review will be made by the Landscape Architect upon written notice requesting such a review submitted by the Contractor at least (10) days in advance of the anticipated date. The purpose of the review shall be to determine whether or not the contractor has completed all the work of the contract, including maintenance of all planted areas.
- 2. Review for Substantial Completion: This review shall take place at the same time as the maintenance review. The Landscape Architect will make a review to begin the warranty of planting areas and initiate the 60 day maintenance period on the date requested, by the Contractor, as above specified, or as soon thereafter as possible. Of the work is found to be in compliance with the Contract Documents, the Landscape Architect will notify in writing the Contractor and owner of the beginning of the warranty period.
- 3. Warranty Period: Make periodic inspections during the warranty period to determine what changes should be made to the maintenance program. Submit in writing to the Landscape Architect any recommended changes. Upon completion of the warranty period submit a request for a review at least ten (10) days in advance of the anticipated date.
- 4. Review for Final Acceptance: The Landscape Architect will make a review for Final Acceptance of the Contract work, including maintenance but exclusive of replacements. If the work is found to be in compliance, the Architect will recommend acceptance by the Owner, exclusive of possible replacement of plants subject to warranty. If there are any deficiencies in the maintenance, the contractor will be notified of these deficiencies in writing and the work shall be subject to re-review before acceptance.

13. Maintenance

- A. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings.
- B. Maintenance Periods: Perform landscape maintenance, as specified hereunder, for the following periods:

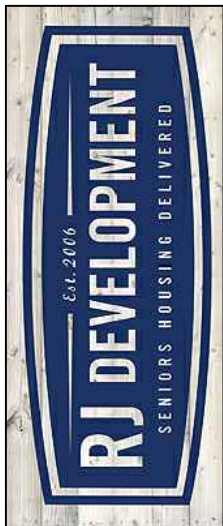
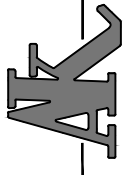
- 1. Initial Maintenance: The Contractor is responsible for maintenance of each area until it has been granted preliminary acceptance by the Architect and the warranty period is formally started. Begin maintenance immediately upon delivery to the site and as each plant and each portion is planted, and continue until the end of the 60 day maintenance period.
- 2. Work Not Included: Maintenance of project after the 60 day required maintenance period performed by the Owner's work forces and are not apart of this Contract.

14. Final Acceptance

All plant material (excluding annual flowers), shall be guaranteed for one year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner.

15. Site Cleanup

The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect.



ARLINGTON HEIGHTS INN
MEMORY CARE
ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE

ISSUED FOR: DATE:

REV. PER VILLAGE COMMENTS	01-22-16
VILLAGE REVIEW	11-23-15

PRINCIPAL:

PROJECT NUMBER: 21523.0	DESIGNED BY: LD
SCALE: AS SHOWN	REVIEWED BY: LD
DATE: 11-17-15	PROJECT MANAGER: LD

SHEET NUMBER:

LP-5

MEMORANDUM TO: Jeff Yates
RJ Development

FROM: Brendan May
Consultant

Luay Aboona, PE
Principal

DATE: February 8, 2016

SUBJECT: Traffic Impact Study
Memory Care Facility
Arlington Heights, Illinois

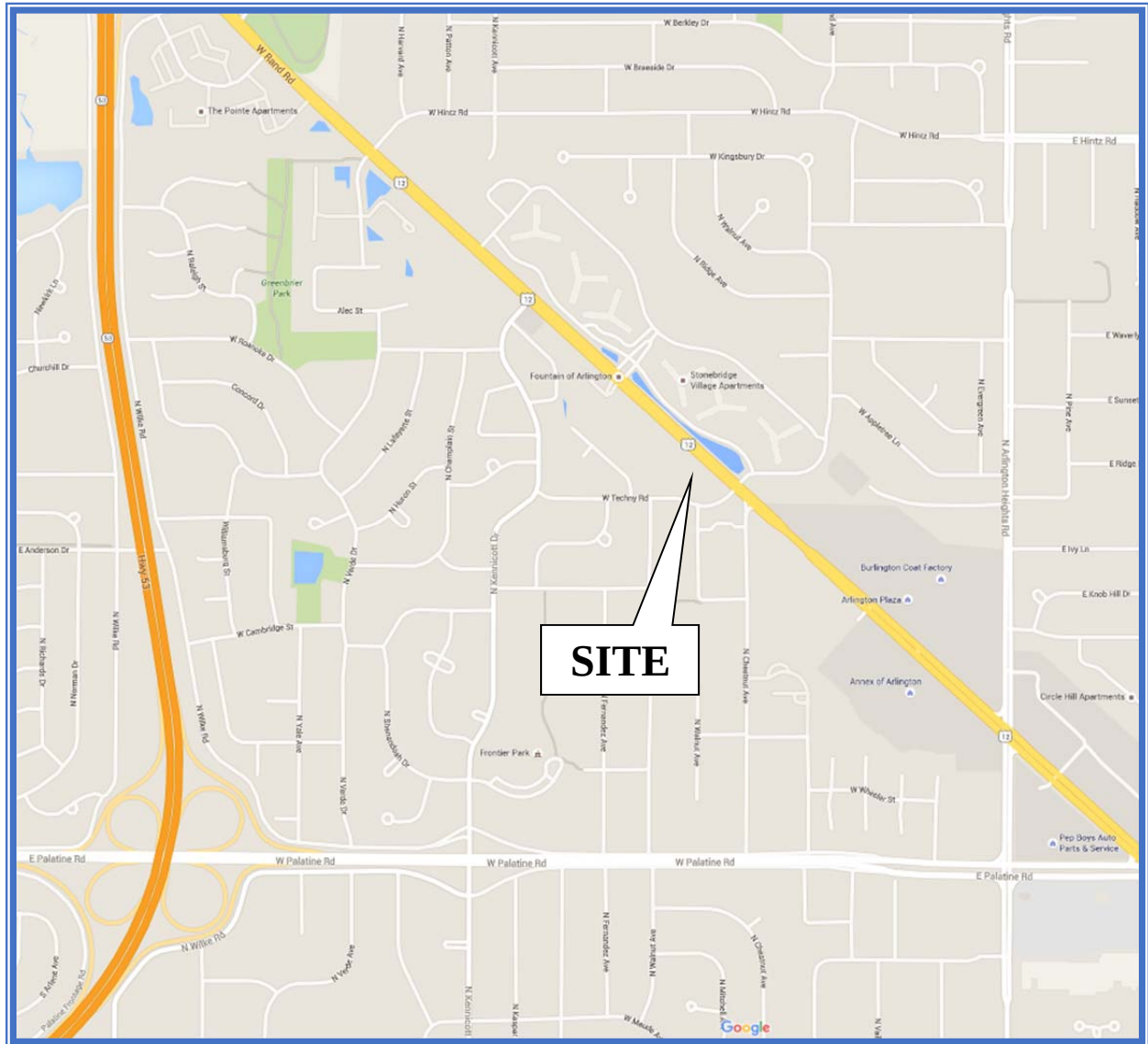
This memorandum summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed memory care facility to be located in Arlington Heights, Illinois. The site, which is currently occupied by the Northwest Covenant Church, is located in the northwest quadrant of the intersection of Rand Road with Techny Road. As proposed, the development is to contain 72 memory care units and 4 independent living units. The development will provide 44 parking spaces. Access to the development will be provided via a full movement access drive on Rand Road and a full movement access drive on Techny Road.

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 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.

The sections of this memorandum 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 site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system
- Recommendations regarding the adequacy of the parking supply.



Site Location

Figure 1



Aerial View of Site Location

Figure 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

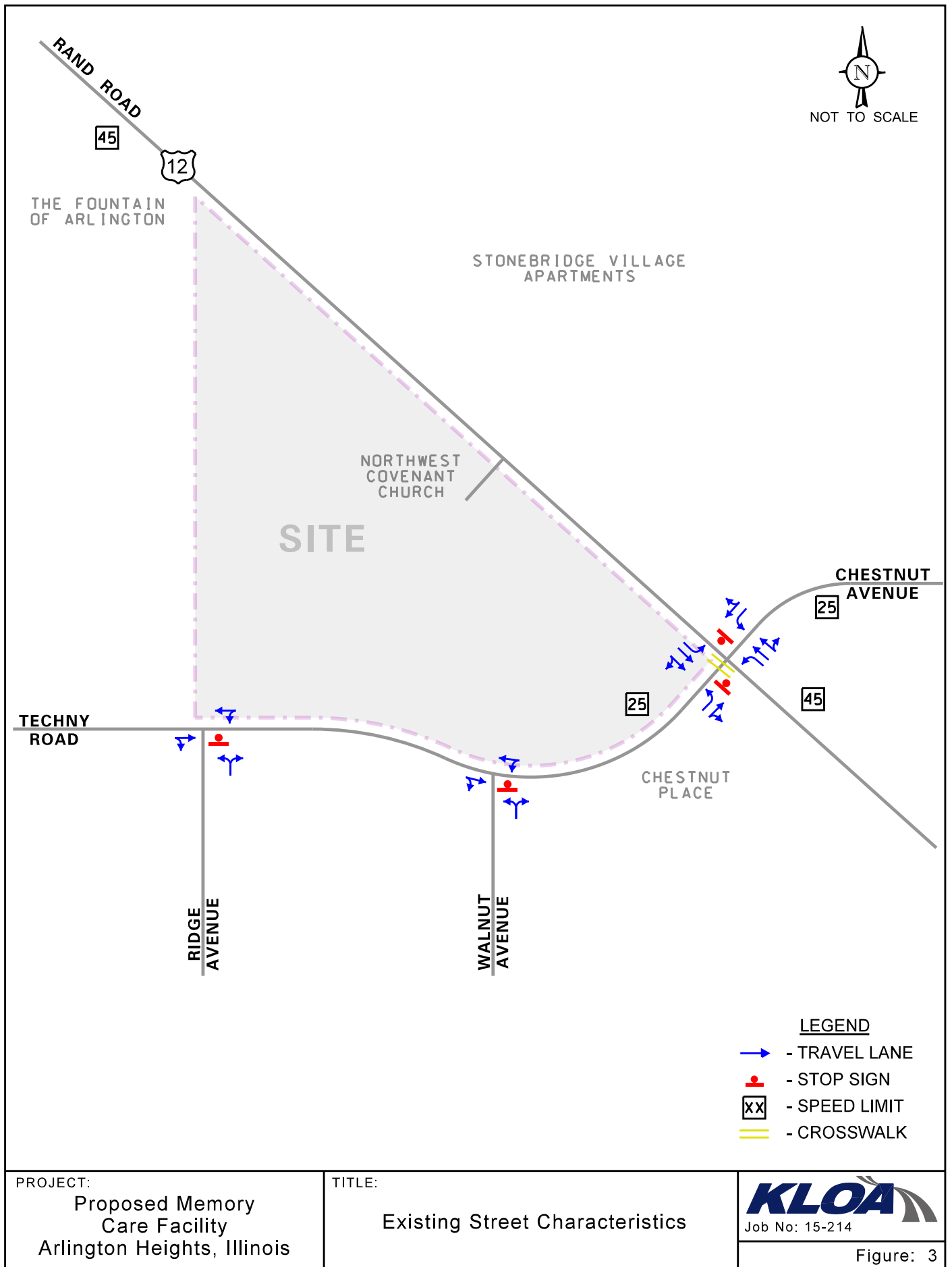
The site, which is currently occupied by the Northwest Covenant Church is located in the northwest quadrant of the intersection of Rand Road with Techny Road. Area land uses in the vicinity of the site are primarily residential in all directions with the Greenbriar Apartments and the Fountain of Arlington to the north, Stonebridge Village Apartments to the north and east, Chestnut Place and Russetwood Terrace subdivision to the south and Greenbriar subdivision and Techny Court subdivision to the west. Furthermore, Arlington Plaza and the Annex of Arlington are located to the southeast.

Existing Roadway System Characteristics

The following and summarizes the existing roadway characteristics within the vicinity of the site which are illustrated in **Figure 3**.

Rand Road (US Route 12) is a northwest-southeast four-lane roadway divided by a painted median. Rand Road in the vicinity of the site provides two lanes in each direction. At its unsignalized intersection with Techny Road, Rand Road provides an exclusive left-turn lane, an exclusive through lane and a shared through/right-turn lane on both approaches. Rand Road is signalized at its intersection with Kennicott Drive approximately 2,000 feet to the northwest and with the Arlington Plaza Access Drive approximately 1,300 feet southeast. Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA) route, carries an average daily traffic (ADT) volume of 26,900 vehicles and has a posted speed limit of 35 miles per hour south of Techny Road and a posted speed limit of 45 miles per hour north of Techny Road.

Techny Road is an east-west roadway that extends from Rand Road west to Kennicott Drive and provides one lane in each direction. At its unsignalized intersection with Rand Road, Techny Road provides an exclusive left-turn lane and a shared through/right-turn lane that are under stop-sign control. This west leg of Techny Road provides a crosswalk. The east leg at this intersection is Chestnut Avenue which provides an exclusive left-turn lane and a shared through/right-turn lane that are under stop-sign control. At its unsignalized intersections with Walnut Avenue and Ridge Avenue, Techny Road provides a shared through/right-turn lane on the west approach and a shared left-turn/through lane on the east approach. Parking is permitted on both sides of the roadway. Techny Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.



Walnut Avenue is a north-south two-lane roadway that extends from Techny Road south to Ladd Street. At its unsignalized intersection with Techny Road, Walnut Avenue provides a shared left/right-turn lane that is under stop-sign control. Parking is permitted on both sides of Walnut Avenue. Walnut Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Ridge Avenue is a north-south two-lane roadway that extends from Techny Road south to its terminus approximately 325 feet south of Ladd Street. In the vicinity of the site, parking is permitted on both sides of the roadway. At its unsignalized intersection with Techny Road, Ridge Avenue provides a shared left/right-turn lane that is under stop-sign control. Ridge Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

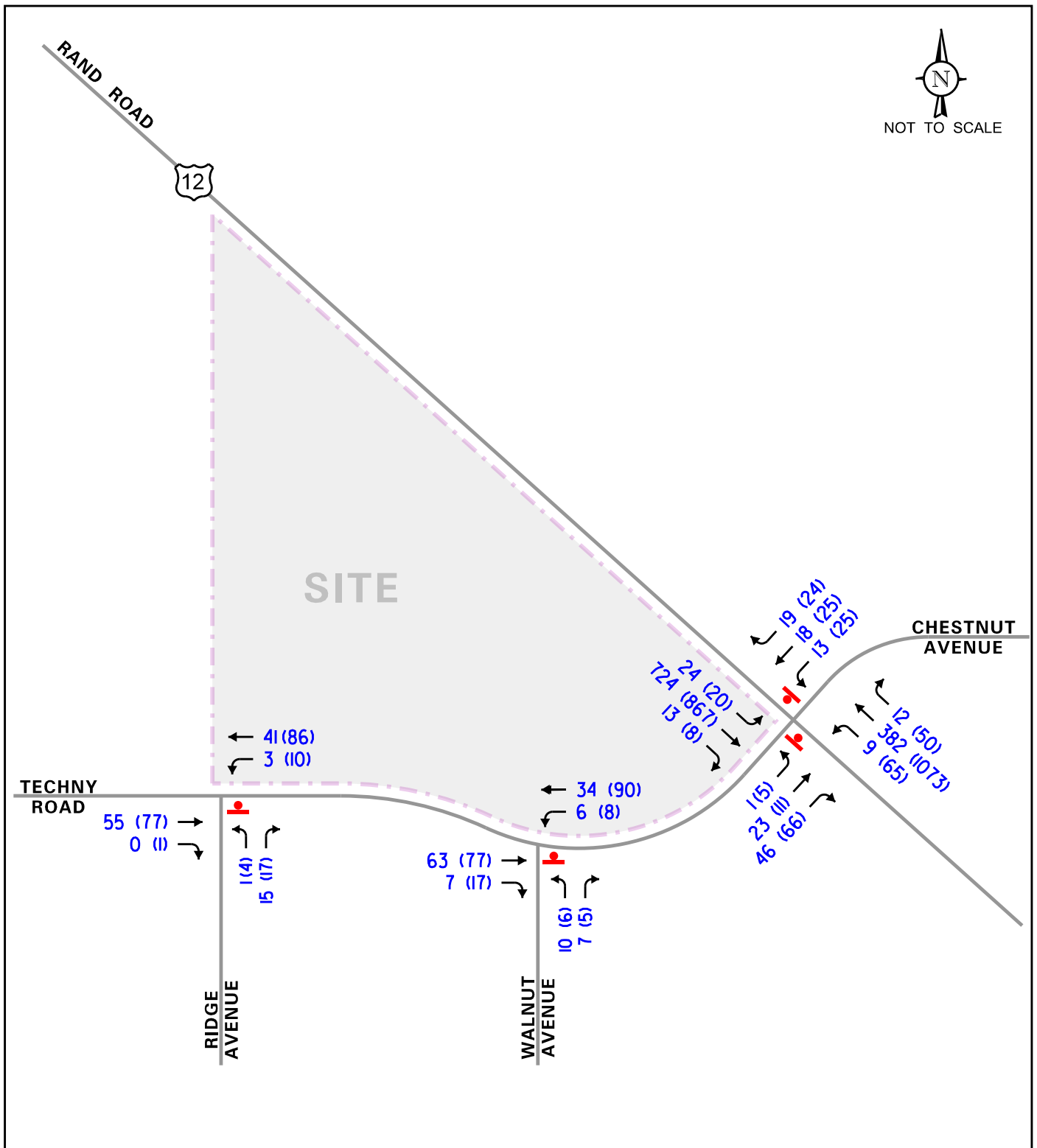
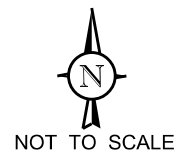
In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period vehicle traffic counts on Thursday, September 17, 2015 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Rand Road with Techny Road
- Techny Road with Walnut Road
- Techny Road with Ridge Road

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 weekday evening peak hour of traffic occurs 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour vehicle volumes.

Accident Data

KLOA, Inc. obtained accident data from IDOT for the past five years (2009 to 2013) for the intersections of Rand Road with Techny Road/Chestnut Avenue, Techy Road with Walnut Avenue and Techny Road with Ridge Avenue. A review of the accident data indicated that the intersections of Techny Road with Walnut Avenue and Techny Road with Ridge Avenue experienced zero accidents between 2010 and 2014. The intersection of Rand Road with Techny Road/Chestnut Avenue experienced only two accidents in 2010, three accidents in 2011 and 2014, five accidents in 2012 and one accident in 2013. In addition, there were no fatalities reported and the frequency of accidents was low. Furthermore, the intersection is not listed in IDOT's Statewide or Local Five Percent Report which presents the five percent of state, county, township and municipal roadway segments and intersections exhibiting the most pressing safety needs.



LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)

PROJECT:
Proposed Memory
Care Facility
Arlington Heights, Illinois

TITLE:
Existing Traffic Volumes



Figure: 4

Gap Study Results

A gap study was conducted along Rand Road at the location of the proposed access drive in order to determine the availability of gaps or interruptions in the Rand Road traffic stream. The gap study was conducted on Thursday, September 17, 2015 during the weekday morning and weekday evening peak periods and examined the availability of gaps or interruptions in the traffic streams. Gaps in the southbound direction on Rand Road will allow site traffic to turn left into the site and right out of the site. Gaps in both directions on Rand Road will allow site traffic to turn left out of the site. The results of the gap study are summarized in **Table 1**. As can be seen, the results indicate that numerous gaps are available in the traffic stream to accommodate turning movements.

Table 1
GAP STUDY RESULTS – RAND ROAD

Time Periods	Number of Potential Movements Based on Gaps Available		
	Northbound Left-Turn In	Eastbound Left-Turn Out	Eastbound Right-Turn Out
Weekday 7:30 - 8:30 A.M.	681	178	312
Weekday 5:00 – 6:00 P.M.	742	166	337

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 development is to consist of memory care facility providing 72 beds and two senior duplexes (four independent living units). A total of 44 parking spaces will be provided for staff, visitors and residents. Access to the development is proposed to be provided via two full movement access drives. One access drive will be located off Rand Road located approximately 600 feet north of Techny Road. This access drive should provide one inbound lane and one outbound lane with outbound movements under stop-sign control. Furthermore, the painted median on Rand Road should be restriped to provide an exclusive left-turn lane for northbound left-turn movements onto the access drive. The second access drive will be located off Techny Road aligned opposite of Walnut Avenue. The access drives will provide one inbound lane and one outbound lane with outbound movements under stop-sign control.

Directional Distribution

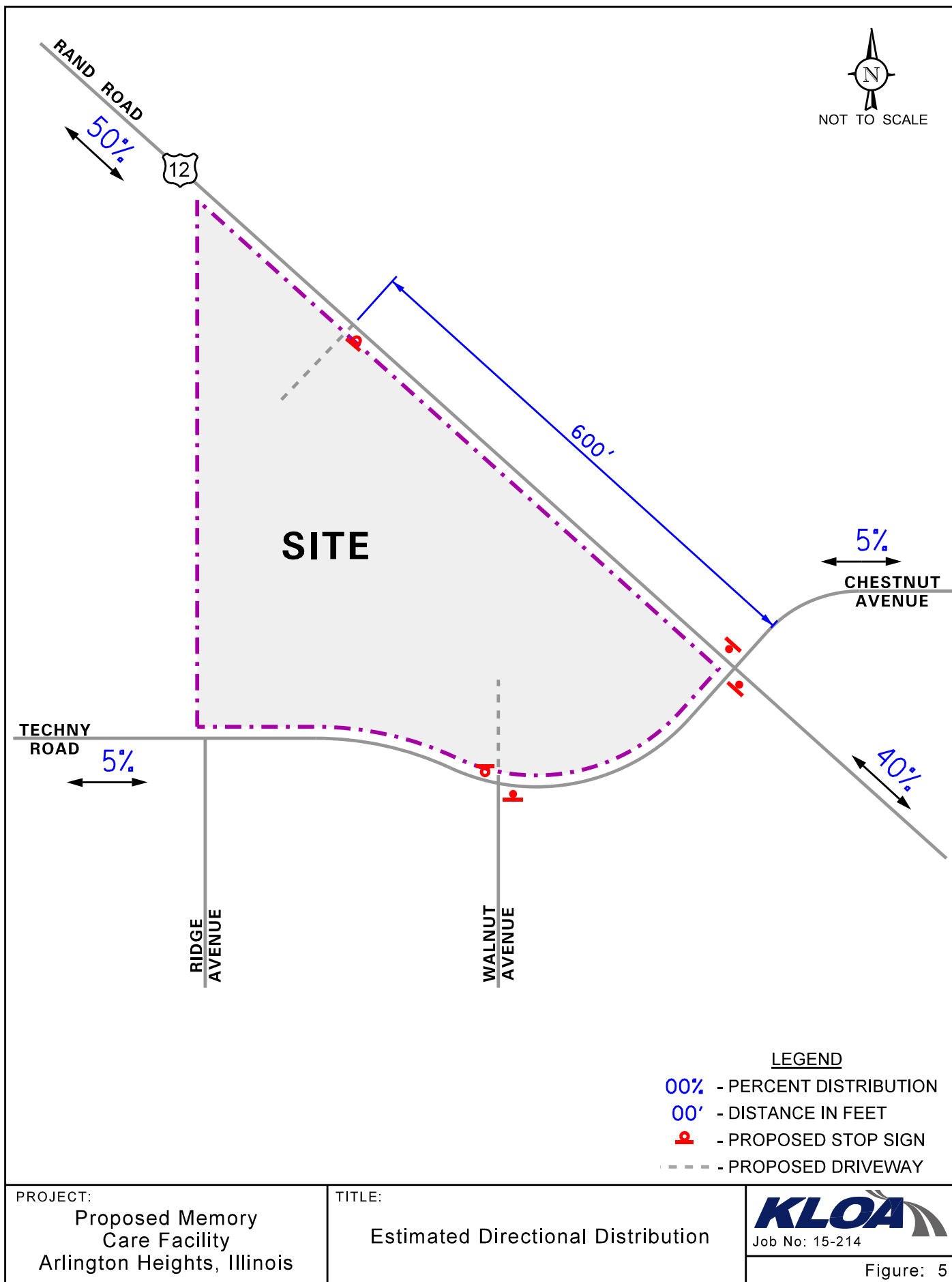
The directional distribution of development-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which development-generated traffic will approach and depart the facility's proposed location were estimated based on existing travel patterns, as determined from the traffic counts at the existing location. The estimated directional distribution of development traffic is shown in **Figure 5**.

Estimated Site Traffic Generation

The volume of traffic generated by the facility is based on the type of land use and size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed assisted living facility is based on the trip generation rates published in the 9th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Since the ITE *Trip Generation Manual* does not provide rates for memory care units, the Assisted Living (Land-Use Code 254) rates were used to estimate the trips to be generated by the memory care units. **Table 2** shows the site-generated traffic volumes for the proposed facility during the weekday morning and evening peak hours.

Table 2
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

Land Use Code	Quantity	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
Assisted Living (254)	72 Beds	9	4	13	11	10	21
Independent Living (252)	4 Units	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>3</u>
	Total	10	5	15	13	11	24



Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

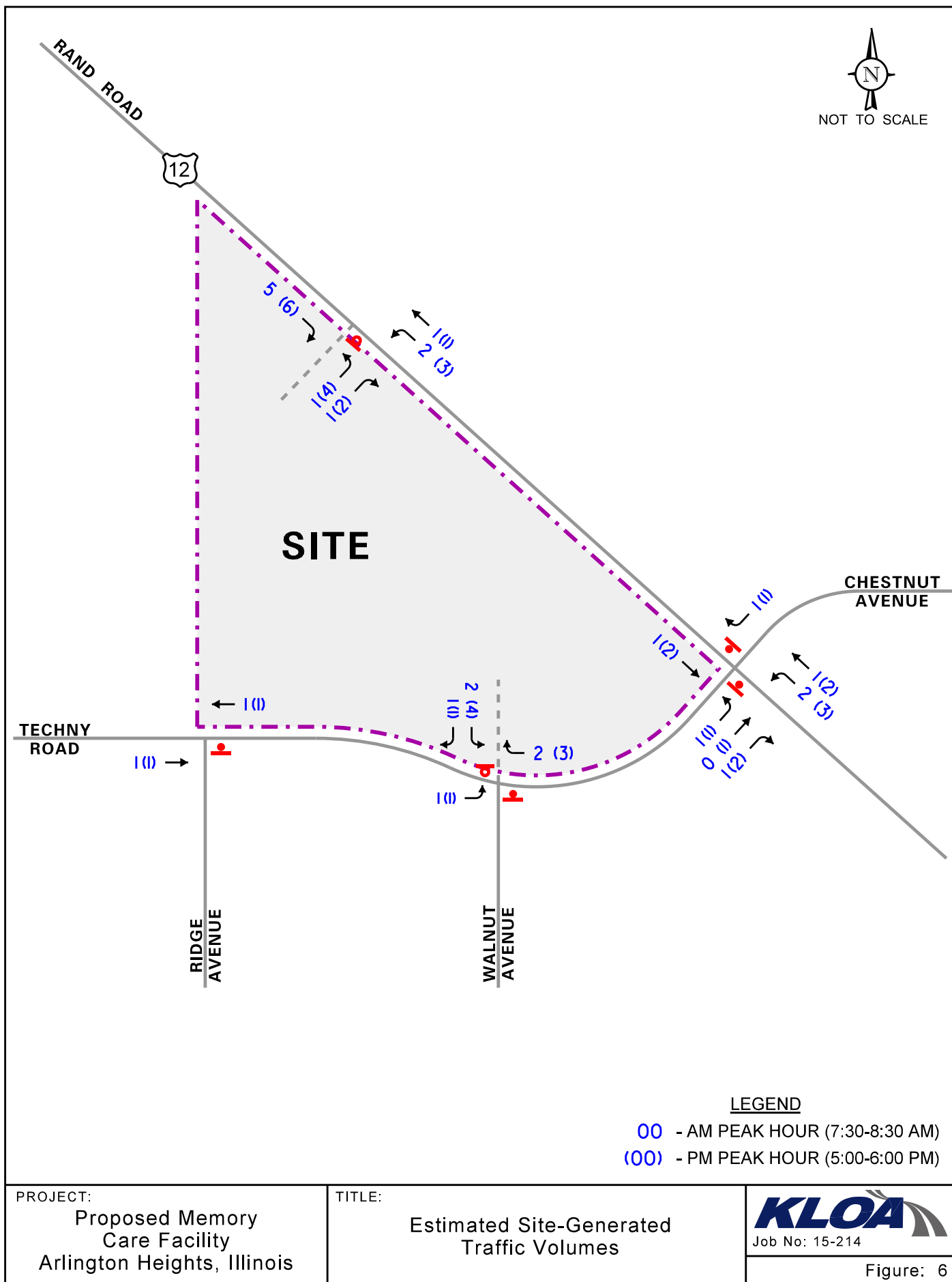
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

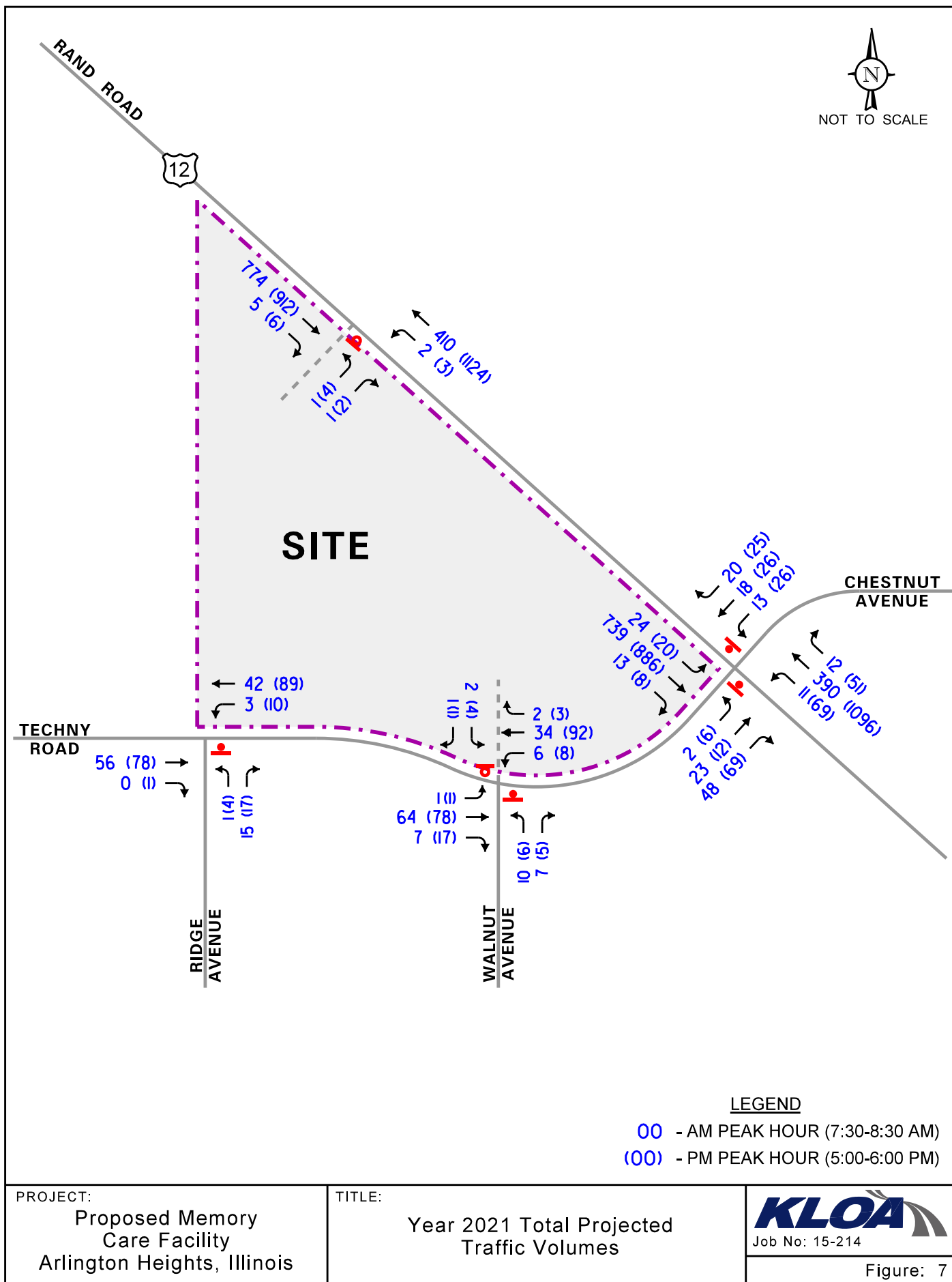
Background Traffic Conditions

Based on the Chicago Metropolitan Agency for Planning (CMAP) Year 2040 population and employment projections, the existing traffic volumes were increased by one-third percent per year for six years (buildout year plus five) to project the Year 2021 background traffic volumes.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2021 total projected traffic volumes that are shown in **Figure 7**.





Traffic Analysis

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using the Highway Capacity Software (HCS) computer software. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).

For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized and signalized intersections are provided in the Appendix. The results of the capacity analysis for both existing and future conditions are summarized in **Table 3** and **Table 4**, respectively.

Table 3
CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Rand Road with Techny Road/Chestnut Avenue				
• Eastbound Approach	C	18.8	E	45.7
• Westbound Approach	C	20.7	F	>100
• Northbound Lefts	A	9.6	B	10.3
• Southbound Lefts	A	8.2	B	11.2
Techny Road with Walnut Avenue				
• Northbound Approach	A	9.1	A	9.4
• Westbound Lefts	A	7.4	A	7.4
Techny Road with Ridge Avenue				
• Northbound Approach	A	8.8	A	9.0
• Westbound Lefts	A	7.3	A	7.4
LOS - Level of Service				
Delay is measured in seconds.				
Note: All of the intersections operate under stop sign control				

Table 4
CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Rand Road with Techny Road/Chestnut Avenue				
• Eastbound Approach	C	19.4	F	59.0
• Westbound Approach	C	21.2	F	>100
• Northbound Lefts	A	9.7	B	10.5
• Southbound Lefts	A	8.3	B	11.3
Techny Road with Walnut Avenue/Proposed Access Drive				
• Northbound Approach	A	9.2	A	9.4
• Southbound Approach	A	9.1	A	9.9
• Eastbound Lefts	A	7.3	A	7.4
• Westbound Lefts	A	7.4	A	7.4
Techny Road with Ridge Avenue				
• Northbound Approach	A	8.8	A	9.1
• Westbound Lefts	A	7.3	A	7.4
Rand Road with Proposed Access Drive				
• Eastbound Approach	A	13.5	C	18.0
• Northbound Lefts	A	9.4	B	10.0
LOS - Level of Service				
Delay is measured in seconds.				
Note: All of the intersections operate under stop sign control				

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.

Rand Road with Techny Road/Chestnut Avenue

The results of the capacity analyses indicate that the eastbound approach at this intersection currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. The westbound approach at this intersection experiences longer delays especially during the evening peak hour due to the higher volume of left-turning vehicles. Under future conditions, the eastbound and westbound approaches are projected to continue operating at their current LOS with increases in delay attributed primarily to the assumed growth in background traffic. This is evident by the fact that the proposed development traffic will result in an increase of only one-half percent of the total traffic traversing the intersection. Furthermore, this LOS is expected for minor roadways like Techny Road and Chestnut Avenue that intersect major roadways like Rand Road. As the results of the gap study have shown, there are numerous gaps available in the roadway system created by the existing signals to the northwest and southeast. These available gaps allow for traffic to turn out of Techny Road and Chestnut Avenue more efficiently than the results of the capacity analyses indicate. In addition, left-turns onto Techny Road and Chestnut Avenue are projected to continue to operate at LOS A during the morning peak hour and at LOS B during the evening peak hour with 95th percentile queues of one to two vehicles which can be accommodated within the provided storage. As such, the proposed development will have a minimal impact on the operations of this intersections.

Techny Road with Walnut Avenue/Proposed Access Drive

The results of the capacity analyses indicate that the Walnut Avenue approach currently operates and is projected to continue operating at LOS A during the peak hours with minimal increases in delay. The proposed access drive is projected to operate at LOS A during both peak hours. Furthermore, left-turns onto Walnut Avenue and the proposed access drive are projected to operate at LOS A during both peak hours with 95th percentile queues of one vehicle. As such, the proposed access driveway will have a minimal impact on the operations of this intersection and no roadway or traffic control improvements are necessary. In addition, this access drive will be adequate in accommodating traffic projected to be generated by the development and will provide efficient and flexible access to the development

Techny Road with Ridge Avenue

The results of the capacity analyses indicate that the Ridge Avenue approach currently operates and is projected to continue operating at LOS A during the peak hours with minimal increases in delay. Furthermore, left-turns onto Ridge Avenue are projected to continue operating at LOS A during both peak hours with 95th percentile queues of one vehicle. As such, the proposed access driveway will have a minimal impact on the operations of this intersection and no roadway or traffic control improvements are necessary.

Rand Road with Proposed Access Drive

The results of the capacity analyses indicate that this access drive is projected to operate at LOS A during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Furthermore, left-turns onto the access drive are projected to operate at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. When compared to the turn-lane warrants published in Chapter 36 of the IDOT *Bureau of Design and Environment (BDE)* Manual, it was determined that a northbound left-turn lane is warranted during both peak hours which can be accommodated by restriping the existing median on Rand Road. However, the projected traffic volumes will not warrant a southbound right-turn lane during both peak hours. Based on these results, the access drive will be adequate in accommodating traffic projected to be generated by the development and will provide efficient and flexible access to the development.

Gap Study Evaluation

Table 5 shows the number of available gaps compared to the number of required gaps that are needed to accommodate the projected development traffic turning into and out of this proposed access roadway. As shown in Table 5, there are more sufficient gaps in traffic to accommodate the northbound left-turns in, the eastbound right-turns out, and the eastbound left-turns out for both the weekday morning and weekday evening peak hours of adjacent roadway traffic. This indicated that this access roadway will operate adequately and will provide efficient access to the development.

Table 5
REQUIRED GAPS AT PROPOSED FULL ACCESS

Time Periods	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	100+	2	100+	3
Right Turns Out	100+	1	100+	2
Left Turns Out	100+	4	100+	2

Parking Evaluation

The Village of Arlington Heights requires parking for a nursing home be provided at a ratio of one-half spaces per bed and parking for housing for the elderly (60+) be provided at a ratio of two spaces per dwelling unit. This equates to a total of 44 spaces required. The proposed development is proposed to provide 44 total parking spaces, meeting the amount required by village code. Additionally, the proposed 44 parking spaces exceeds the number of spaces required by the rates published in the ITE *Parking Generation Manual* which requires a total of 32 spaces at a ratio of 0.41 spaces per bed and 0.59 spaces per duplex unit. As such, the proposed parking supply will be adequate in meeting the parking needs of the proposed development.

Conclusion and Recommendations

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made.

- The peak hour traffic that will be generated by the proposed development will be low as very few residents will own a vehicle.
- The limited volume of new traffic to be generated by the proposed development can be accommodated by the existing roadway system.
- The access system has been designed to provide efficient and orderly access to/from the development
- Sufficient gaps are available in the Rand Road traffic stream to accommodate the projected turning movements in and out of the site for both the weekday morning and weekday evening peak hours.
- The proposed parking supply of 44 parking spaces will be sufficient to meet the peak parking needs of the development.

Appendix

Traffic Count Summary Sheets



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

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Rand Road with Techny Road
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound						Techny Road Westbound						Rand Road Northbound						Rand Road 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	1	1	6	0	8	0	4	4	4	0	12	0	2	61	1	0	64	0	7	210	2	0	219	303	
7:15 AM	0	0	4	6	0	10	0	5	3	4	0	12	0	5	77	1	0	83	0	4	161	0	0	165	270	
7:30 AM	0	0	4	18	0	22	0	4	4	4	0	12	0	0	79	3	0	82	0	8	191	3	0	202	318	
7:45 AM	0	1	6	9	0	16	0	5	5	4	0	14	0	3	112	4	0	119	0	4	177	1	0	182	331	
Hourly Total	0	2	15	39	0	56	0	18	16	16	0	50	0	10	329	9	0	348	0	23	739	6	0	768	1222	
8:00 AM	0	0	10	6	0	16	0	1	4	6	0	11	1	3	91	4	0	99	0	6	185	3	0	194	320	
8:15 AM	0	0	3	13	2	16	0	3	5	5	0	13	0	2	100	1	0	103	0	6	171	5	2	182	314	
8:30 AM	0	1	7	11	1	19	0	6	6	6	0	18	0	0	107	9	0	116	0	5	154	5	1	164	317	
8:45 AM	0	1	7	20	0	28	0	5	5	5	0	15	0	2	109	0	0	111	0	7	163	4	0	174	328	
Hourly Total	0	2	27	50	3	79	0	15	20	22	0	57	1	7	407	14	0	429	0	24	673	17	3	714	1279	
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4:00 PM	0	1	3	13	0	17	0	5	2	8	0	15	0	17	225	14	0	256	0	5	206	1	0	212	500	
4:15 PM	0	0	2	11	1	13	0	0	4	6	0	10	0	21	239	4	0	264	0	2	189	2	0	193	480	
4:30 PM	0	0	1	11	0	12	0	3	2	9	0	14	0	10	243	9	0	262	0	6	185	2	0	193	481	
4:45 PM	0	1	2	12	0	15	0	0	6	8	0	14	0	12	260	4	0	276	0	4	179	1	0	184	489	
Hourly Total	0	2	8	47	1	57	0	8	14	31	0	53	0	60	967	31	0	1058	0	17	759	6	0	782	1950	
5:00 PM	0	1	2	13	0	16	0	2	4	6	0	12	0	17	280	10	0	307	0	1	206	3	0	210	545	
5:15 PM	0	0	2	19	0	21	0	5	6	5	0	16	0	14	256	15	0	285	0	8	229	2	0	239	561	
5:30 PM	0	2	1	14	0	17	0	7	11	7	0	25	0	21	262	10	0	293	0	5	208	3	0	216	551	
5:45 PM	0	2	6	20	0	28	0	11	4	6	0	21	0	12	275	15	0	302	0	6	224	0	0	230	581	
Hourly Total	0	5	11	66	0	82	0	25	25	24	0	74	0	64	1073	50	0	1187	0	20	867	8	0	895	2238	
Grand Total	0	11	61	202	4	274	0	66	75	93	0	234	1	141	2776	104	0	3022	0	84	3038	37	3	3159	6689	
Approach %	0.0	4.0	22.3	73.7	-	-	0.0	28.2	32.1	39.7	-	-	0.0	4.7	91.9	3.4	-	-	0.0	2.7	96.2	1.2	-	-	-	
Total %	0.0	0.2	0.9	3.0	-	4.1	0.0	1.0	1.1	1.4	-	3.5	0.0	2.1	41.5	1.6	-	45.2	0.0	1.3	45.4	0.6	-	47.2	-	
Lights	0	11	60	198	-	269	0	65	74	91	-	230	1	139	2706	100	-	2946	0	83	2964	37	-	3084	6529	
% Lights	-	100.0	98.4	98.0	-	98.2	-	98.5	98.7	97.8	-	98.3	100.0	98.6	97.5	96.2	-	97.5	-	98.8	97.6	100.0	-	-	97.6	97.6
Buses	0	0	1	4	-	5	0	1	0	2	-	3	0	0	8	3	-	11	0	0	11	0	-	11	30	
% Buses	-	0.0	1.6	2.0	-	1.8	-	1.5	0.0	2.2	-	1.3	0.0	0.0	0.3	2.9	-	0.4	-	0.0	0.4	0.0	-	0.3	0.4	
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	2	54	0	-	56	0	1	51	0	-	52	108	
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	1.4	1.9	0.0	-	1.9	-	1.2	1.7	0.0	-	1.6	1.6	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	8	1	-	9	0	0	12	0	-	12	21	
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.3	1.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3	
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1	
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	0.0	-	0.4	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	
Pedestrians	-	-	-	-	4	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	3	-	-	-	



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Count Name: Techny Road with Walnut Avenue
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound					Techny Road Westbound					Walnut Avenue 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	9	1	0	10	0	0	8	0	8	0	1	1	0	2	20
7:15 AM	0	9	1	0	10	0	1	7	0	8	0	0	1	1	1	19
7:30 AM	0	16	1	2	17	0	0	6	0	6	0	9	5	0	14	37
7:45 AM	0	15	1	0	16	0	1	8	0	9	0	1	1	1	2	27
Hourly Total	0	49	4	2	53	0	2	29	0	31	0	11	8	2	19	103
8:00 AM	0	16	2	0	18	0	3	7	0	10	0	0	0	0	0	28
8:15 AM	0	15	3	0	18	0	2	10	0	12	0	0	1	0	1	31
8:30 AM	0	16	4	0	20	0	2	9	0	11	0	7	4	0	11	42
8:45 AM	0	26	6	0	32	0	1	10	0	11	0	10	5	2	15	58
Hourly Total	0	73	15	0	88	0	8	36	0	44	0	17	10	2	27	159
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	17	10	11	27	0	2	16	0	18	0	0	3	1	3	48
4:15 PM	0	9	1	0	10	1	6	22	0	29	0	1	2	0	3	42
4:30 PM	0	12	6	0	18	0	2	11	0	13	0	2	0	0	2	33
4:45 PM	0	15	6	0	21	0	2	16	0	18	0	2	0	0	2	41
Hourly Total	0	53	23	11	76	1	12	65	0	78	0	5	5	1	10	164
5:00 PM	0	17	4	0	21	0	1	23	0	24	0	4	2	0	6	51
5:15 PM	0	17	2	0	19	1	2	19	0	22	0	0	0	0	0	41
5:30 PM	0	16	8	0	24	0	2	33	0	35	0	1	0	0	1	60
5:45 PM	0	27	3	0	30	0	3	13	0	16	0	1	3	0	4	50
Hourly Total	0	77	17	0	94	1	8	88	0	97	0	6	5	0	11	202
Grand Total	0	252	59	13	311	2	30	218	0	250	0	39	28	5	67	628
Approach %	0.0	81.0	19.0	-	-	0.8	12.0	87.2	-	-	0.0	58.2	41.8	-	-	-
Total %	0.0	40.1	9.4	-	49.5	0.3	4.8	34.7	-	39.8	0.0	6.2	4.5	-	10.7	-
Lights	0	248	55	-	303	2	30	217	-	249	0	38	27	-	65	617
% Lights	-	98.4	93.2	-	97.4	100.0	100.0	99.5	-	99.6	-	97.4	96.4	-	97.0	98.2
Buses	0	4	2	-	6	0	0	0	-	0	0	1	1	-	2	8
% Buses	-	1.6	3.4	-	1.9	0.0	0.0	0.0	-	0.0	-	2.6	3.6	-	3.0	1.3
Single-Unit Trucks	0	0	2	-	2	0	0	0	-	0	0	0	0	-	0	2
% Single-Unit Trucks	-	0.0	3.4	-	0.6	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
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	1	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.5	-	0.4	-	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	13	-	-	-	-	0	-	-	-	-	5	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-



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Count Name: Techny Road with Ridge Avenue
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound					Techny Road Westbound					Ridge Avenue 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	7	0	0	7	0	0	9	3	9	0	0	3	0	3	19
7:15 AM	0	7	0	0	7	0	2	5	0	7	0	1	2	0	3	17
7:30 AM	0	17	0	0	17	0	1	16	0	17	0	0	2	0	2	36
7:45 AM	0	14	0	0	14	0	1	7	0	8	0	0	3	0	3	25
Hourly Total	0	45	0	0	45	0	4	37	3	41	0	1	10	0	11	97
8:00 AM	0	12	0	0	12	0	0	8	0	8	0	0	4	1	4	24
8:15 AM	0	11	0	0	11	0	1	10	0	11	0	1	6	0	7	29
8:30 AM	0	18	0	1	18	0	0	16	0	16	0	1	3	0	4	38
8:45 AM	0	23	1	0	24	0	2	17	0	19	0	0	9	2	9	52
Hourly Total	0	64	1	1	65	0	3	51	0	54	0	2	22	3	24	143
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	20	0	0	20	0	3	12	0	15	0	0	2	2	2	37
4:15 PM	0	8	0	0	8	0	2	21	0	23	0	0	4	1	4	35
4:30 PM	0	15	0	0	15	0	0	16	0	16	0	0	2	0	2	33
4:45 PM	0	19	0	0	19	0	2	12	0	14	0	0	1	0	1	34
Hourly Total	0	62	0	0	62	0	7	61	0	68	0	0	9	3	9	139
5:00 PM	0	18	1	0	19	0	4	23	0	27	0	0	5	0	5	51
5:15 PM	0	14	0	0	14	0	1	20	0	21	0	2	3	0	5	40
5:30 PM	0	24	0	0	24	0	0	32	0	32	0	2	4	0	6	62
5:45 PM	0	21	0	0	21	0	5	11	0	16	0	0	5	2	5	42
Hourly Total	0	77	1	0	78	0	10	86	0	96	0	4	17	2	21	195
Grand Total	0	248	2	1	250	0	24	235	3	259	0	7	58	8	65	574
Approach %	0.0	99.2	0.8	-	-	0.0	9.3	90.7	-	-	0.0	10.8	89.2	-	-	-
Total %	0.0	43.2	0.3	-	43.6	0.0	4.2	40.9	-	45.1	0.0	1.2	10.1	-	11.3	-
Lights	0	243	2	-	245	0	24	232	-	256	0	7	55	-	62	563
% Lights	-	98.0	100.0	-	98.0	-	100.0	98.7	-	98.8	-	100.0	94.8	-	95.4	98.1
Buses	0	4	0	-	4	0	0	1	-	1	0	0	2	-	2	7
% Buses	-	1.6	0.0	-	1.6	-	0.0	0.4	-	0.4	-	0.0	3.4	-	3.1	1.2
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	1	-	1	2
% Single-Unit Trucks	-	0.4	0.0	-	0.4	-	0.0	0.0	-	0.0	-	0.0	1.7	-	1.5	0.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	2	-	2	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.8	-	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	1	-	-	-	-	3	-	-	-	-	8	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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	

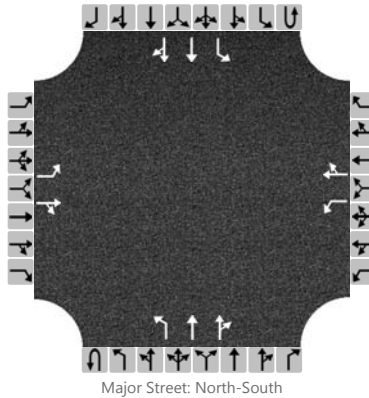
Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2015	North/South Street	Techny Road
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		1	23	46		13	18	19		9	382	12		24	724	13
Percent Heavy Vehicles		0	0	0		8	0	5		12				4		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

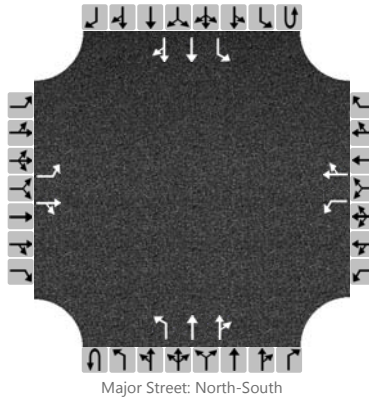
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1		71		13		39		9				25		
Capacity		167		333		196		290		786				1135		
v/c Ratio		0.01		0.21		0.07		0.13		0.01				0.02		
95% Queue Length		0.0		0.8		0.2		0.5		0.0				0.1		
Control Delay (s/veh)		26.7		18.7		24.7		19.3		9.6				8.2		
Level of Service (LOS)		D		C		C		C		A				A		
Approach Delay (s/veh)	18.8				20.7				0.2				0.3			
Approach LOS	C				C				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2015	North/South Street	Techny Road
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		5	11	66		25	25	24		65	1073	50		20	867	8
Percent Heavy Vehicles		0	0	0		0	0	5		2				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

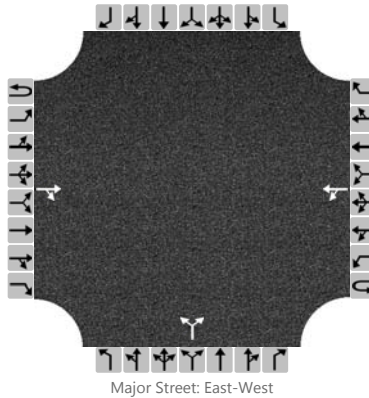
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		5		80		26		51		68				21		
Capacity		25		189		33		69		744				604		
v/c Ratio		0.20		0.42		0.80		0.74		0.09				0.03		
95% Queue Length		0.6		1.9		2.7		3.4		0.3				0.1		
Control Delay (s/veh)		178.5		37.4		274.3		143.5		10.3				11.2		
Level of Service (LOS)		F		E		F		F		B				B		
Approach Delay (s/veh)	45.7				187.7				0.6				0.3			
Approach LOS	E				F				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Walnut Avenue
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.83
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			63	7		6	34			10		7				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

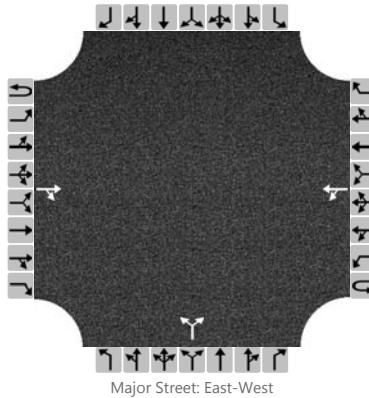
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						48						20				
Capacity						1526						906				
v/c Ratio						0.03						0.02				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.1				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					1.1				9.1							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Walnut Avenue
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			77	17		8	90			6		5				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

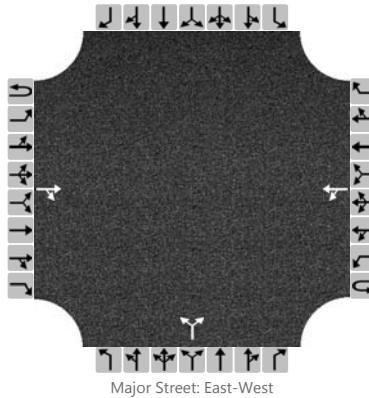
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						117						13				
Capacity						1490						839				
v/c Ratio						0.08						0.02				
95% Queue Length						0.0						0.0				
Control Delay (s/veh)						7.4						9.4				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.7				9.4							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Ridge Avenue
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			55	0		3	41			1		15				
Percent Heavy Vehicles						0				0		7				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

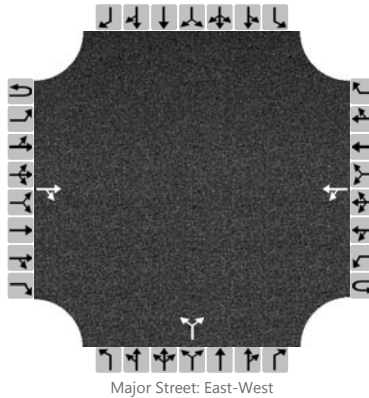
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						56					20					
Capacity						1544					974					
v/c Ratio						0.04					0.02					
95% Queue Length						0.0					0.1					
Control Delay (s/veh)						7.3					8.8					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.5				8.8							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Ridge Avenue
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			77	1		10	86			4		17				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

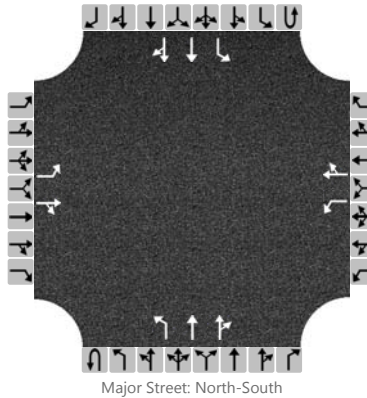
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						122						27				
Capacity						1508						916				
v/c Ratio						0.08						0.03				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.0				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.9				9.0							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Techny Road
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		2	23	48		13	18	20		11	390	12		24	739	13
Percent Heavy Vehicles		0	0	0		8	0	5		12				4		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

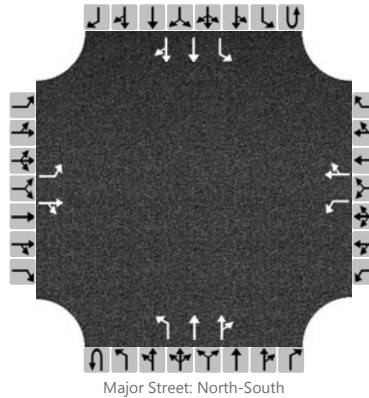
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		2		73		13		40		11				25		
Capacity		159		327		187		285		775				1127		
v/c Ratio		0.01		0.22		0.07		0.14		0.01				0.02		
95% Queue Length		0.0		0.8		0.2		0.5		0.0				0.1		
Control Delay (s/veh)		27.9		19.1		25.7		19.7		9.7				8.3		
Level of Service (LOS)		D		C		D		C		A				A		
Approach Delay (s/veh)	19.4				21.2				0.3				0.3			
Approach LOS	C				C				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Techny Road
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		6	12	69		26	26	25		69	1096	51		20	886	8
Percent Heavy Vehicles		0	0	0		0	0	5		2				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

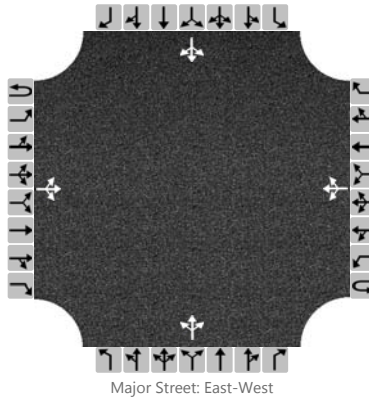
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		6		84		27		53		72				21		
Capacity		19		172		28		63		731				591		
v/c Ratio		0.32		0.49		0.96		0.84		0.10				0.04		
95% Queue Length		0.9		2.4		3.1		3.9		0.3				0.1		
Control Delay (s/veh)		265.2		44.3		359.8		175.3		10.5				11.3		
Level of Service (LOS)		F		E		F		F		B				B		
Approach Delay (s/veh)	59.0				237.5				0.6				0.2			
Approach LOS	F				F				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut/Access
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Walnut Avenue/Access
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.83
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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 (veh/h)		1	64	7		6	34	2		10	0	7		2	0	1
Percent Heavy Vehicles		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

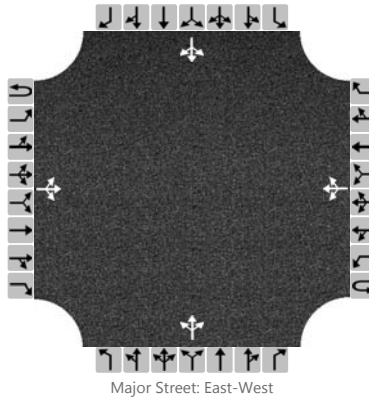
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1				7					20					3
Capacity		1579				1524					886					882
v/c Ratio		0.00				0.00					0.02					0.00
95% Queue Length		0.0				0.0					0.1					0.0
Control Delay (s/veh)		7.3				7.4					9.2					9.1
Level of Service (LOS)		A				A					A					A
Approach Delay (s/veh)	0.1				1.1				9.2				9.1			
Approach LOS	A				A				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut/Access
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Walnut Avenue/Access
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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 (veh/h)		1	78	17		8	92	3		6	0	5		4	0	1
Percent Heavy Vehicles		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

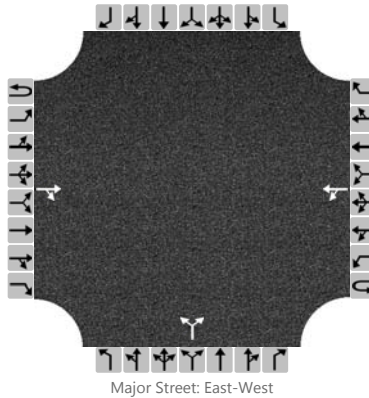
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1				10					13					6
Capacity		1488				1489					833					741
v/c Ratio		0.00				0.01					0.02					0.01
95% Queue Length		0.0				0.0					0.0					0.0
Control Delay (s/veh)		7.4				7.4					9.4					9.9
Level of Service (LOS)		A				A					A					A
Approach Delay (s/veh)	0.1				0.6				9.4				9.9			
Approach LOS	A				A				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Ridge Avenue
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			56	0		3	42			1		15				
Percent Heavy Vehicles						0				0		7				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

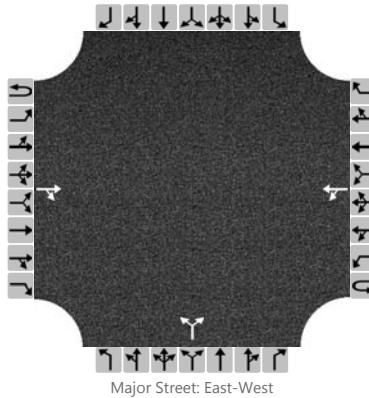
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						57						20				
Capacity						1542						972				
v/c Ratio						0.04						0.02				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.3						8.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.5				8.8							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Ridge Avenue
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			78	1		10	89			4		17				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

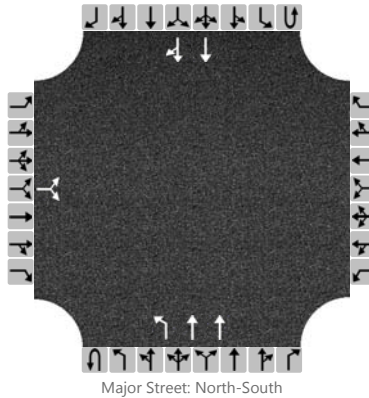
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						126						27				
Capacity						1505						913				
v/c Ratio						0.08						0.03				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.1				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.8				9.1							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand Road with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Access Drive
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

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	0	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		1		1						2	410				774	5
Percent Heavy Vehicles		0		0						0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

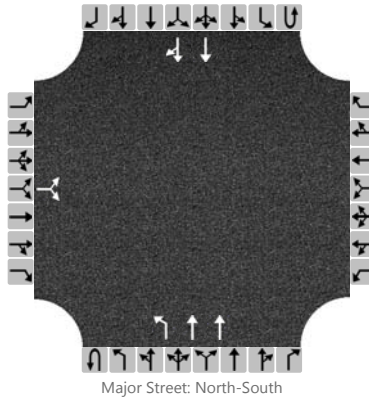
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			2							2						
Capacity			424							818						
v/c Ratio			0.00							0.00						
95% Queue Length			0.0							0.0						
Control Delay (s/veh)			13.5							9.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.5								0.0							
Approach LOS	B								A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand Road with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Access Drive
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes

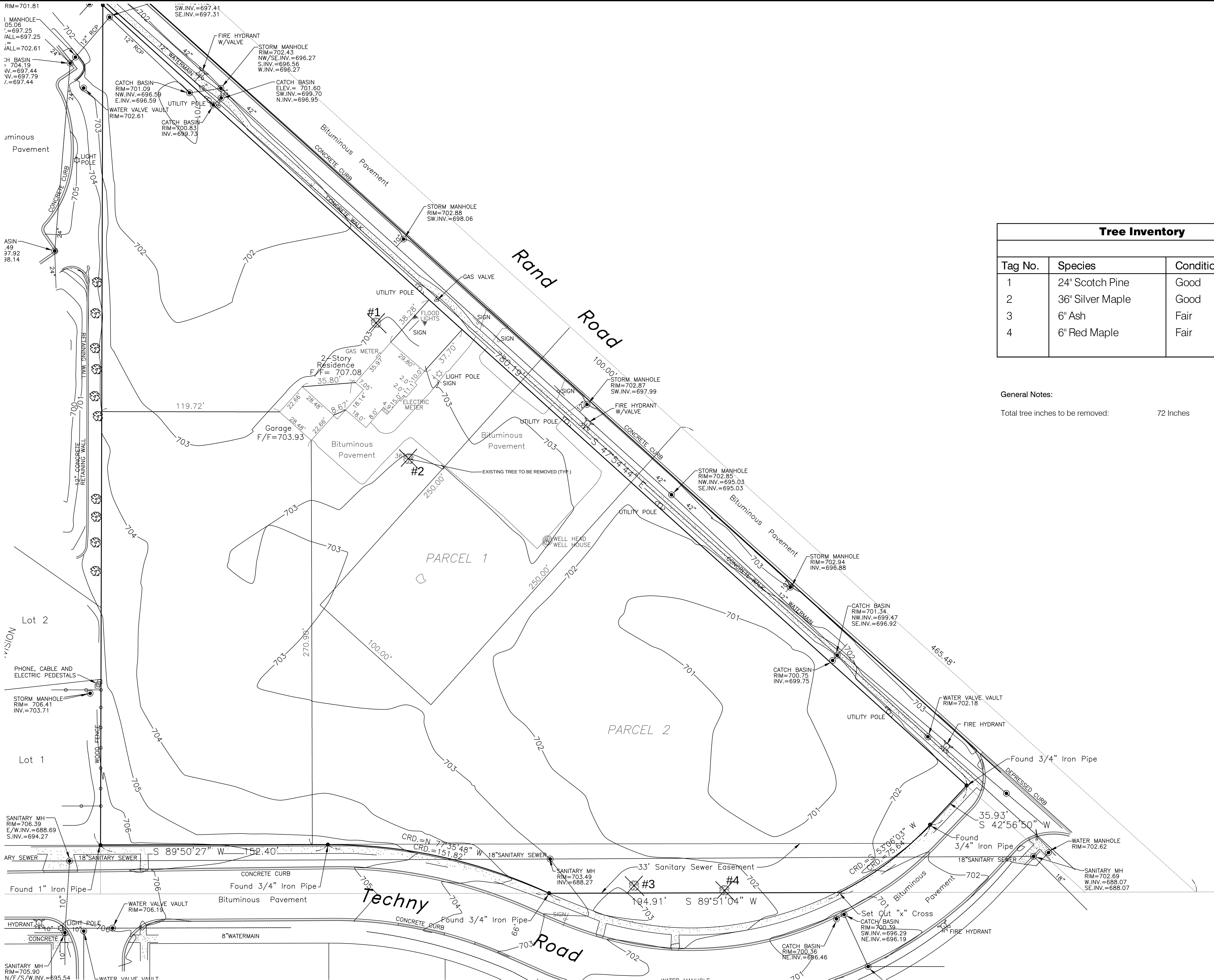


Vehicle Volumes and Adjustments

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	0	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		4		2						3	1124				912	6
Percent Heavy Vehicles		0		0						0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

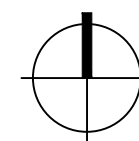
Flow Rate (veh/h)			6							3						
Capacity			284							721						
v/c Ratio			0.02							0.00						
95% Queue Length			0.1							0.0						
Control Delay (s/veh)			18.0							10.0						
Level of Service (LOS)			C							B						
Approach Delay (s/veh)	18.0								0.0							
Approach LOS	C								A							



Tree Inventory			
Tag No.	Species	Condition	Action
1	24" Scotch Pine	Good	Remove
2	36" Silver Maple	Good	Remove
3	6" Ash	Fair	Remove
4	6" Red Maple	Fair	Remove

General Notes:
Total tree inches to be removed: 72 Inches

1 TREE SURVEY & PRESERVATION PLAN
Scale: 1" = 30'



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TREE SURVEY AND PRESERVATION PLAN

ARLINGTON HEIGHTS INN MEMORY CARE

ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE:	
ISSUED FOR:	
DATE:	
REV. PER VILLAGE COMMENTS	
VILLAGE REVIEW	
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21523.0	LD
SCALE:	REVIEWED BY:
AS SHOWN	LD
DATE:	PROJECT MANAGER:
11-17-15	LD
SHEET NUMBER:	
TS-1	



January 29, 2016

Village of Arlington Heights
Dept. of Planning & Community Development
ATTN: Bill Enright, Deputy Director of Planning & Development
33 South Arlington Heights Road
Arlington Heights, IL 60005
847-368-5211

RE: Plan Commission 2nd Submittal – 511 W. Rand Road, Arlington Heights

Dear Bill,

Enclosed you will find our responses to the first round review comments from the Plan Commission. We have included herein 3 sets of 24x36 plans and 3 sets of 11x17 plans, as requested. Also included is a response to each departments comments, as requested.

Please review and let us know if you have any questions. Also, when you can, please confirm the Plan Commission hearing date so we can make the appropriate travel arrangements.

Thank you.

Sincerely,

Jeff Yates
Vice-president and Partner

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DEVELOPMENT DEPARTMENT

RJ Development
401 Central St SE – Olympia, WA 98501
(360) 528-3343 – www.rjdevelopment.com

RESPONSE TO BILL ENRIGHT'S EMAIL REGARDING DETENTION POND DEPTH AND DESIGN

Bill,

Attached is an email received from you regarding the depth and design of the detention pond in the southwest corner of the site.

Please see below for our response to this comment:

The detention basin slopes at 3:1 will be planted with native forb and grass plugs designed specifically for the high and normal water conditions. The bottom of the detention pond will be planted with plants that can tolerate inundation for a short period of time or drier conditions during the summer months. All plantings will generate an aggressive fibrous root system that will stabilize soil and prevent erosion. Plantings will be placed directly along the retaining wall which will assist in buffering the wall as most native plants achieve a height between 2'-4'. Deciduous native shrub plantings will be located between the retaining walls providing additional softening for the upper wall.

On January 6, 2016 we contacted Mike Pagones of the Village Engineering Department and we were advised that the Village has allowed 3:1 side slopes within detention facilities (both public and private) that use naturalized plantings on the bottom and side slopes which are proposed in this case.

The latest stormwater management requirements of the MWRDGC WMO require both detention and runoff volume control (typically infiltration of the first one inch of runoff from the proposed impervious areas). The Village has also permitted retaining walls to be used within privately owned and maintained detention facilities.

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Subject: RE: Arlington Heights Memory Care, 511 W. Rand - Design Commission

Date: Thursday, January 7, 2016 at 9:36:42 AM Pacific Standard Time

From: Enright, Bill

To: Jeff Yates, Hautzinger, Steven

CC: Caleb Perkins, Pagones, Mike

Jeff: In my first round comments I mentioned concerns with the SW detention pond wall given the depth of the pond. Also Engineering commented on the slope requirements of the ponds. While further reviewing staff has concerns with the depth of both ponds. The Village Board has in the past expressed concerns with deep ponds given the aesthetics and safety concerns. I think you need to explore some degree of underground detention so that the ponds are not so steep and deep so that walks can be eliminated and a more natural slope can be designed for these ponds as the abut residential areas.

Please respond to this comment as part of your responses to the first round comments previously provided last week. Thank you.

Bill Enright

Deputy Director Planning & Community Development

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

847-368-5211

From: Jeff Yates [mailto:jeff@rjdevelopment.com]

Sent: Thursday, January 07, 2016 11:20 AM

To: Enright, Bill; Hautzinger, Steven

Cc: Caleb Perkins; DiMatteo, Pat

Subject: Re: Arlington Heights Memory Care, 511 W. Rand - Design Commission

Thank you both!

Jeff Yates

Partner & Vice President

RJ Development

401 Central St SE

Olympia, WA 98501

Office • (360) 528-3343, ext 3

Mobile • (360) 918-6037

www.rjdevelopment.com

BUILDING DEPARTMENT RESPONSE

1. The construction type of the building shall be a minimum of Type II-A construction, and fully sprinklered to meet the proposed floor area based on Table 503 and Section 506.3 of the 2009 International Building Code.

Sheets A0.0 and A2.0 have been revised to show Type IIA construction and fully sprinklered to meet the proposed floor area based on Table 503 and Section 506.3 of 2009 IBC.

2. Linen and waste collection room walls shall have a minimum fire-resistive rating of 1-hour per Table 508.2.5 of the 2009 International Building Code.

Linen and waste collection room walls shall have a minimum fire-resistive rating of 1-hour per table 508.2.5 of the 2009 International Building Code.

3. Maximum travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet per Section 407.4 of the 2009 International Building Code.

Maximum travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet to meet section 407.4.1 of the 2009 International Building Code. Our plans shall comply.

4. A refuge area shall be provided on each side of each smoke barrier. Area per person to be as indicated in Section 407.4.1 of the 2009 International Building Code.

Refuge areas are provided on each side of smoke barrier as required per section 407.4.1 of 2009 International Building Code. Refuge area can be in the large dining room on each side of the smoke barrier or in the corridors on each side of smoke barrier.

5. An independent means of egress shall be provided from each smoke compartment created by smoke barriers without having to return through the smoke compartment from which the means of egress originated per Section 407.4.2 of the 2009 International Building Code.

An independent means of egress shall be and is provided from each smoke compartment without having to return through the smoke compartment from which the means of egress originated per section 407.4.2 of 2009 International Building Code.

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DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-18-204-003 &

P.I.N.# 03-18-204-007

Petition #: P.C. 15-023
 Petitioner: RJ Development, LLC - Jeff Yates
401 Central St. SE. Olympia, WA 98501
360-528-3343

Owner: Northwest Covenant Church
300 N. Elmhurst Rd., Mt. Prospect, IL 60056
847-255-4671

Contact Person: _____
 Address: _____

Phone #: _____
 Fax #: _____
 E-Mail: _____

Location: 511 W. Rand Road
 Rezoning: Yes Current: R-1 Proposed: I
 Subdivision: _____
 # of Lots: 1 Current: 2 Proposed: 1
 PUD: _____ For: _____ Special Use: _____
 _____ For: _____ Land Use
 Variation: _____ For: _____

Land Use: _____ Current: Residential
 Proposed: Institutional

Site Gross Area: 182,748 sq ft
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | | |
|----|-------|-------|-----------------------|
| 1. | _____ | _____ | VILLAGE BUILDING CODE |
| 2. | _____ | _____ | PRESENT ZONING USE |
| 3. | _____ | _____ | REQUESTED ZONING USE |
| 4. | _____ | _____ | SUBDIVISION REQUIRED |
| 5. | _____ | _____ | SIGN CODE |

6. GENERAL COMMENTS:

Director _____

Date _____

MEMORANDUM

TO: Bill Enright, Deputy Director of Planning
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 12/16/15
RE: RJ Development Memory Care – 511 W. Rand Road
P.C. #: 15-023 – Round 1

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DEC 16 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I have reviewed the Round 1 submittal for the rezoning of the address referenced above and have the following comments:

1. The construction type of the building shall be a minimum of Type II-A construction, and fully sprinklered to meet the proposed floor area based on Table 503 and Section 506.3 of the 2009 International Building Code.
2. Linen and waste collection room walls shall have a minimum fire-resistive rating of 1-hour per Table 508.2.5 of the 2009 International Building Code.
3. Maximum travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet per Section 407.4 of the 2009 International Building Code.
4. A refuge area shall be provided on each side of each smoke barrier. Area per person to be as indicated in Section 407.4.1 of the 2009 International Building Code.
5. An independent means of egress shall be provided from each smoke compartment created by smoke barriers without having to return through the smoke compartment from which the means of egress originated per Section 407.4.2 of the 2009 International Building Code.

Building Inspection Services

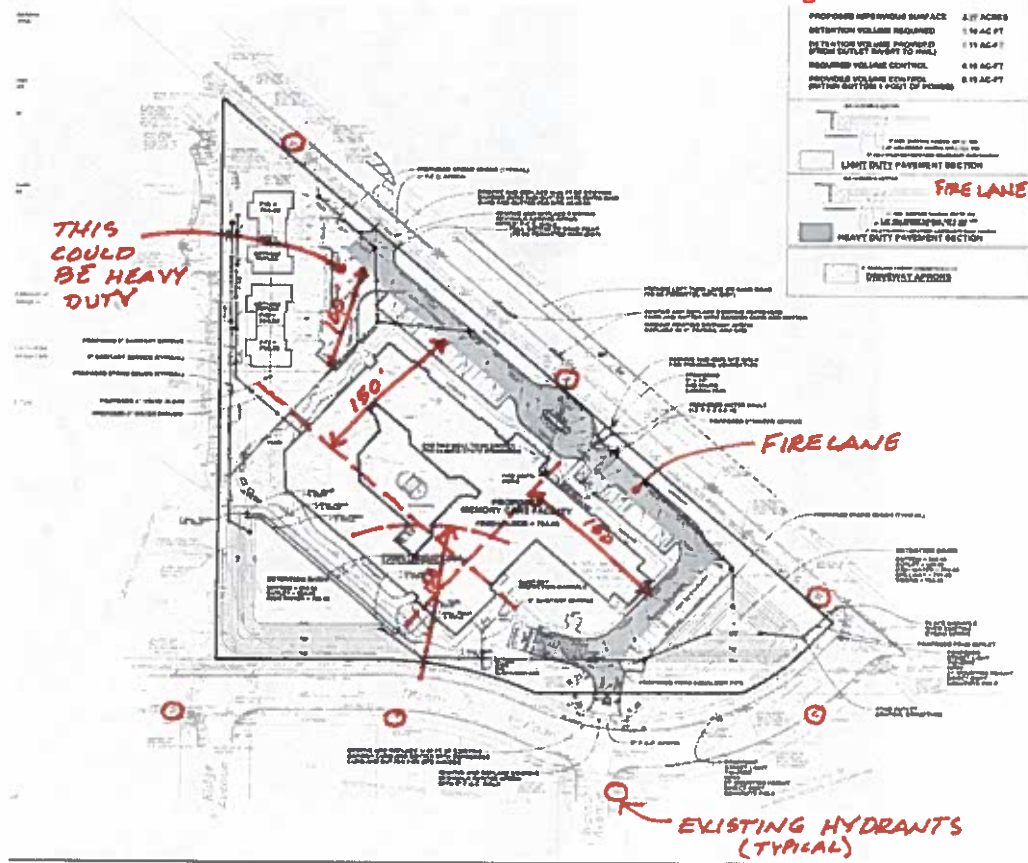
FIRE DEPARTMENT RESPONSE

1. Verify Fire Lane turning Radius and access to within 150' of all points of building.

Auto turn and fire lane being discussed with staff. We have reached out multiple times to get clarification and received no response as of this response letter. The fire turning radius has been verified and access to within 150 feet of all points of the building are almost met. Our building is a type II A and is sprinklered. There is very little of the back of the building that is not within the 150'. We are asking for a variance on this requirement.

2. With a fully sprinklered building, some accommodation on this distance can be given, but need to know actual dimensions.

Our building is a type II A and is fully sprinklered and we would like some accommodation on the 150 feet distance. We are asking for a variance on this requirement. Below is a sketch of what we submitted for review and response but haven't heard back yet. This shows how fire can reach to within 150' of most of the building.



3. Any dead end fire lane must have a cul-de-sac.
The dead end fire lane has been removed.

GENERAL COMMENTS:

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DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-18-204-003 &

P.I.N.# 03-18-204-007

Location: 511 W. Rand RoadRezoning: Yes Current: R-1 Proposed: I

Subdivision:

of Lots: 1 Current: 2 Proposed: 1

PUD: _____ For: _____ Special Use: _____

_____ For: _____ Land Use

Variation: _____ For: _____

Land Use: _____ Current: ResidentialProposed: InstitutionalSite Gross Area: 182,748 sq ft

of Units Total:

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Petition #: P.C.Petitioner: RJ Development, LLC - Jeff Yates401 Central St. SE, Olympia, WA 98501360-528-3343Owner: Northwest Covenant Church300 N. Elmhurst Rd., Mt. Prospect, IL 60056847-255-4671

Contact Person: _____

Address: _____

Phone #: _____

Fax #: _____

E-Mail: _____

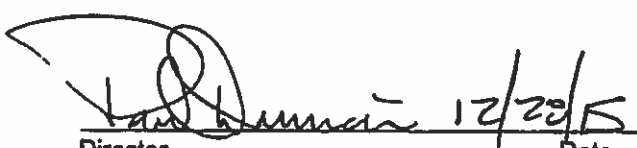
(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

- VERIFY FIRE LANE TURNING RADIUS & ACCESS TO WITHIN 150' OF ALL POINTS OF BUILDING.
- WITH A FULLY SPRINKLERED BUILDING, SOME ACCOMMODATION ON THIS DISTANCE CAN BE GIVEN, BUT NEED TO KNOW ACTUAL DIMENSIONS.
- ANY DEAD END FIRE LANE MUST HAVE A CUL-DE-SAC.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 Director
12/23/15
Date

PUBLIC WORKS RESPONSE

1. Water Main material will be poly wrapped class 52 DIP. All sanitary and storm material will be a minimum SDR 26.
Noted on revised plans.
2. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
Noted on revised plans.
3. Please contact Mike Gilles at 847-368-5810 for a detail if the proposed Meter Vault.
Detail was provided by Engineering and noted on revised plans.
4. Fire Hydrants will most likely need to be added in accordance with Fire Department requirements.
Seven existing hydrants are available and one is located within 100 feet of the proposed Fire Department Connection (FDC).
5. The new Water Service line must be buried at least 5.5'
Noted on revised plans.
6. The existing sidewalk encompassed within this construction must not be damaged, if it is, it must be restored to "like new" condition.
Noted on revised plans.

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PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. K-023
 Petitioner: RJ Development, LLC - Jeff Yates
401 Central St. SE, Olympia, WA 98501
360-528-3343
 Owner: Northwest Covenant Church
300 N. Elmhurst Rd., Mt. Prospect, IL 60056
847-255-4671
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

03-18-204-003 &
 P.I.N.# 03-18-204-007
 Location: 511 W. Rand Road
 Rezoning: Yes Current: R-1 Proposed: I
 Subdivision: _____
 # of Lots: 1 Current: 2 Proposed: 1
 PUD: _____ For: _____ Special Use: _____
 For: _____ Land Use: _____
 Variation: _____ For: _____
 Land Use: _____ Current: Residential
 Proposed: Institutional
 Site Gross Area: 182,748 sq ft
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	<u>X</u>	_____
Metering	_____	<u>X</u>	_____
Backflow	_____	<u>X</u>	_____
Sanitary Sewer	_____	<u>X</u>	_____
Storm Sewer	_____	<u>X</u>	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

Director _____

Date _____

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: December 18, 2015

Subject: 511 W. Rand Road, P.C. #15-023

With regard to the proposed rezoning PUD, I have the following comments:

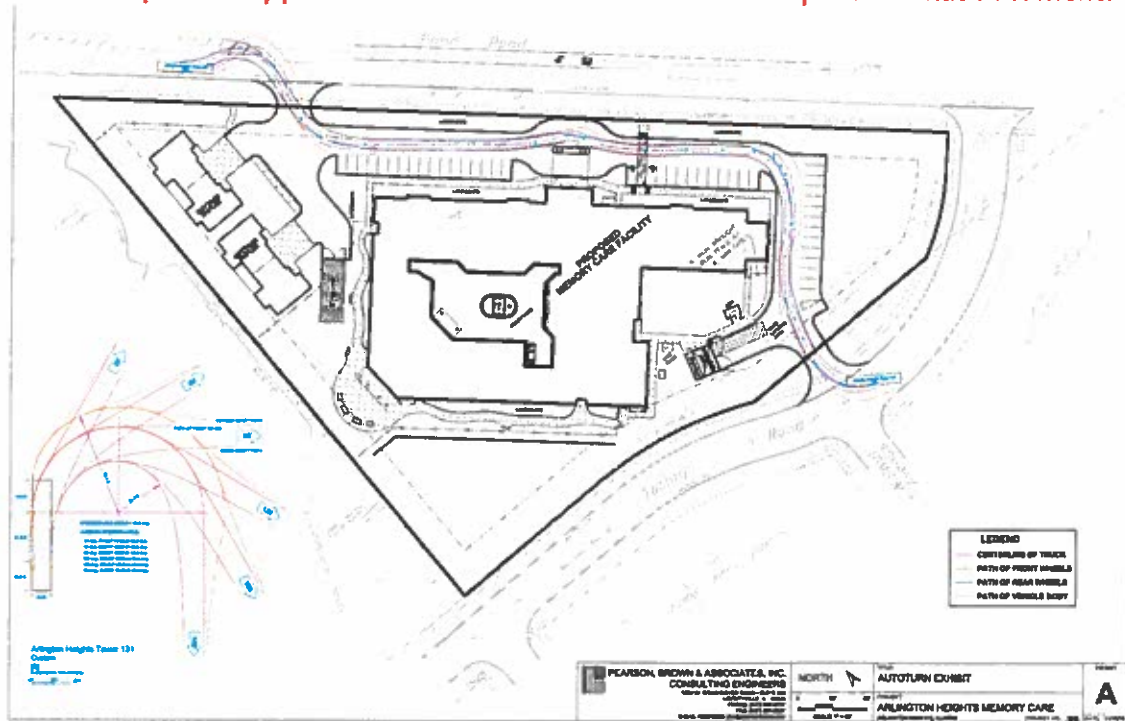
- 1) Water main material will be poly wrapped class 52 DIP. All sanitary and storm material will be a minimum SDR 26.
- 2) All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
- 3) Please contact Mike Gilles at 847-368-5810 for a detail if the proposed Meter Vault.
- 4) Fire Hydrants will most likely need to be added in accordance with Fire Department requirements.
- 5) The new water service line must be buried at least 5.5'.
- 6) The existing sidewalk encompassed within this construction must not be damaged, if it is, it must be restored to "like new" condition.

If you have any questions, please feel free to contact me.

C. file

1. The Fire Department requests an auto turn diagram.

Auto Turn previously provided for main fire lane. Here is a snapshot of that document:



2. Building to be fully sprinkled.
Our building will be fully sprinklered.
3. Locate the fire department connection (FDC) at the main front door.
The fire department connection (FDC) has been added to the site plan sheet A1.0 and is located near the main front door. FDC shown on revised plans. (Civil)
4. Locate a fire hydrant within 100' of the FDC.
Existing hydrant within 100' of FDC shown on revised plan.
5. Locate a Knox Box at the main front entrance.
The knox box has been added to the site plan sheet A1.0 and is located near the main front door. Noted on revised plan. (Civil)
6. Install a fully operational annunciator panel or alarm panel at the front door.
A fully operational annunciator panel has been added to sheet A2.0 and is located at the front door. Noted on revised plan. (Civil)
7. Grass crete is not allowed as a fire lane.
The grass crete fire lane has been removed.



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-023

Project Name

RJ Development - Memory Care

Project Location

511 W. Rand Rd

Planning Department Contact Bill Enright

General Comments

1. The fire department requests an auto turn diagram.
2. Building to be fully sprinkled.
3. Locate the fire department connection (FDC) at the main front door.
4. Locate a fire hydrant within 100' of the FDC.
5. Locate a Knox Box at the main front entrance.
6. Install a fully operational annunciator panel or alarm panel at the front door.
7. Grass crete is not allowed as a fire lane.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 12/29/15 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

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DEVELOPMENT DEPARTMENT

ENGINEERING RESPONSE

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 plan for a building permit. The petitioner shall acknowledge that they accept this understanding.

The petitioner acknowledges and accepts this understanding.

12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvements guarantee deposit. The public improvements for this development would be street lighting. 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.

This information to be provided with final engineering during the building permit process. Hopefully this is acceptable.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System — Illinois East. Below are details about projection:

To be provided with final engineering.

14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. Basin side slopes 5:1 maximum. The basins require a 1 -foot freeboard with overflow weirs at the 6' line. Provide calculations for sizing the weirs. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please refer to the attached example.

The detention basin slopes at 3:1 will be planted with native forb and grass plugs designed specifically for the high and normal water conditions. The bottom of the detention pond will be planted with plants that can tolerate inundation for a short period of time or drier conditions during the summer months. All plantings will generate an aggressive fibrous root system that will stabilize soil and prevent erosion. Plantings will be placed directly along the retaining wall which will assist in buffering the wall as most native plants achieve a height between 2'-4'. Deciduous native shrub plantings will be located between the retaining walls providing additional softening for the upper wall.

On January 6, 2016 we contacted Mike Pagones of the Village Engineering Department and we were advised that the Village has allowed 3:1 side slopes within detention facilities (both

public and private) that use naturalized plantings on the bottom and side slopes which are proposed in this case.

The latest stormwater management requirements of the MWRDGC WMO require both detention and runoff volume control (typically infiltration of the first one inch of runoff from the proposed impervious areas). The Village has also permitted retaining walls to be used within privately owned and maintained detention facilities.

15. Final Approval will require final engineering plan. Including detention calculations showing restrictor sizing calculations and provided detention. The submitted detention calculations showing a required volume of 1.10 ac-ft are acceptable. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.

To be provided with final engineering.

16. 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.

We have included a photometric plan with this submittal (E sheets). The cut sheets for the lights have been included on the photometric plan.

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specification for the tower apparatus.

Previously provided for main fire lane. Attached is the exhibit again for reference.

18. Fire lanes adjacent to building must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, and 4" CA-6 stone Subbase. Concrete driveway apron to be 8" thick.

Noted on revised civil plans.

19. Staff is happy to see that a bicycle rack has been included in the development plan to encourage alternate modes of transportation for employees and patrons.

Thank you.

20. Driveway entrance at Techny Road needs to be designed to accommodate the sidewalk crossings across Techny and may be governed by the vehicle turning exhibit required in Comment #17.

Noted on revised civil plans.

21. Both driveways: the 8" PCC sidewalk is to run through the driveway and curb uninterrupted. Label the driveway widths.

Noted on revised plans.

22. Sanitary service to blind connect to Village sewer main, not connect to the manhole. A sanitary inspection manhole is required by the MWRD outside the new building.

Noted on revised plans.

23. Attached is a sheet showing minimum vault dimensions for an exterior water meter vault. A vault located under pavement must be designed to AASHTO HS-25 loading standard. Show actual size on the plan.

Noted on revised plans.

24. To compete the public street lighting along Techny Road, two additional residential street lights will be required. Plan shall incorporate the installation of these poles and fixtures.

Noted on revised plans.

25. Two additional street lights are required along Rand Toad, also. However, since IDOT would require their entire system to be upgraded, the Village will accept fee in-lieu-of street light installation at the rate of \$10,000.00 per required pole, for a total of \$20,000.00. This fee will be included in the fee letter.

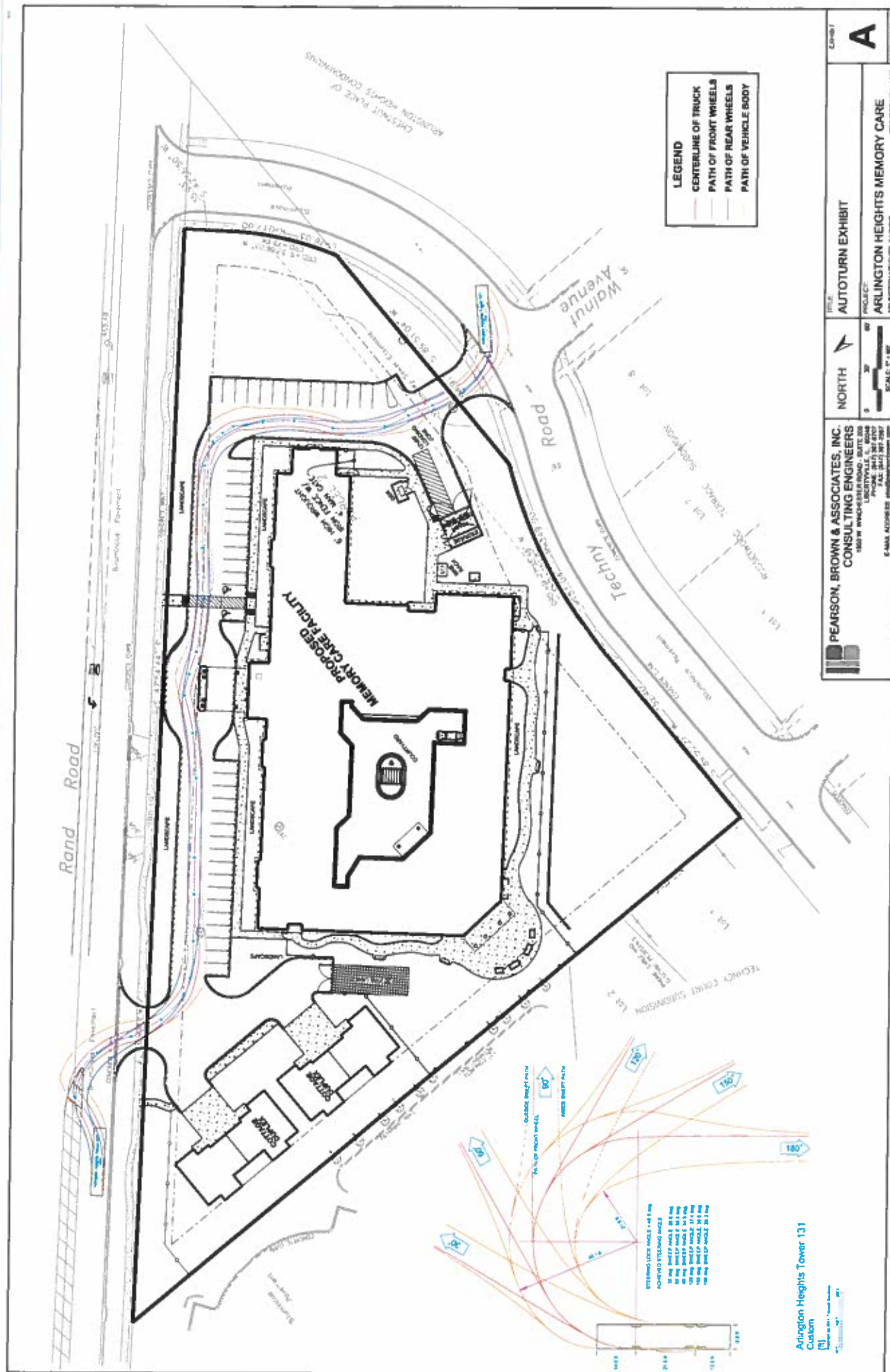
Noted on revised plans. Developer agrees to this approach.

26. Traffic report is satisfactory.

Thank you.

27. Site is subject to existing contribution Ordinance #83-7 for the water main along Rand Road. The Contribution Ordinance cost will be included in the fee letter discussed in Comment #11.

Understood, thank you.



ENGINEERING DEPARTMENT

5

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-023
 Petitioner: RJ Development, LLC - Jeff Yates
401 Central St. SE, Olympia, WA 98501
360-528-3343
 Owner: Northwest Covenant Church
300 N. Elmhurst Rd., Mt. Prospect, IL 60056
847-255-4671
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

03-18-204-003 &
 P.I.N.# 03-18-204-007
 Location: 511 W. Rand Road
 Rezoning: Yes Current: R-1 Proposed: I
 Subdivision: _____
 # of Lots: 1 Current: 2 Proposed: 1
 PUD: _____ For: _____ Special Use: _____
 For: _____ Land Use: _____
 Variation: _____ For: _____
 Land Use: _____ Current: Residential
 Proposed: Institutional
 Site Gross Area: 182,748 sq ft
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

- a. Underground Utilities
 Water _____ X _____
 Sanitary Sewer _____ X _____
 Storm Sewer _____ X _____
 b. Surface Improvement
 Pavement _____ X _____
 Curb & Gutter _____ X _____
 Sidewalks _____ X _____
 Street Lighting _____ X _____
 c. Easements
 Utility & Drainage _____ X _____
 Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC X b. IDOT X
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES	NO	COMMENTS
_____	<u>X</u>	_____
_____	<u>X</u>	<u>SEE ADDITIONAL COMMENTS</u>
_____	_____	<u>N/A</u>
<u>X</u>	_____	_____
<u>X</u>	_____	_____
<u>X</u>	_____	<u>CONT. ORD. # 83-7</u>
_____	<u>X</u>	_____
_____	<u>X</u>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BRENN & ASSOC., INC.
 DATE OF PLANS: 11-18-15

John J. Muth 12/17/15
 Director Date

PLAN COMMISSION PC #15-023
RJ Development Memory Care
511 W. Rand Rd.
Re-Zone to Institutional, PUD
Round 1

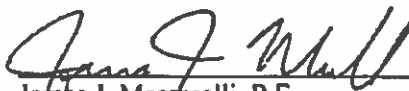
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. 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 street lighting. 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 proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. Basin side slopes 5:1 maximum. The basins require a 1-foot freeboard with overflow weirs at the 6" line. Provide calculations for sizing the weirs. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please refer to the attached example.
15. Final approval will require final engineering plans, including detention calculations showing restrictor sizing calculations and provided detention. The submitted detention calculations showing a required volume of 1.10 ac-ft are acceptable. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.
16. 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.

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
19. Staff is happy to see that a bicycle rack has been included in the development plan to encourage alternate modes of transportation for employees and patrons.
20. Driveway entrance at Techny Road needs to be designed to accommodate the sidewalk crossings across Techny and may be governed by the vehicle turning exhibit required in Comment #17.
21. Both driveways: The 8" PCC sidewalk is to run through the driveway and curb uninterrupted. Label the driveway widths.
22. Sanitary service to blind connect to Village sewer main, not connect to the manhole. A sanitary inspection manhole is required by the MWRD outside the new building.
23. Attached is a sheet showing minimum vault dimensions for an exterior water meter vault. A vault located under pavement must be designed to AASHTO HS-25 loading standard. Show actual size on the plans.
24. To complete the public street lighting along Techny Road, two additional residential street lights will be required. Plans shall incorporate the installation of these poles and fixtures.
25. Two additional street lights are required along Rand Road, also. However, since IDOT would require their entire system to be upgraded, the Village will accept fee in-lieu-of street light installation at the rate of \$10,000.00 per required pole, for a total of \$20,000.00. This fee will be included in the fee letter.
26. Traffic report is satisfactory.
27. Site is subject to existing Contribution Ordinance #83-7 for the water main along Rand Road. The Contribution Ordinance cost will be included in the fee letter discussed in Comment #11.

PIN	Frontage Length	Unit Cost	Cost
03-18-204-003	100.00 ft	\$24.47/ft	\$ 2,447.00
03-18-204-007	680.19 ft	\$24.47/ft	<u>\$16,644.25</u>
Total Cost =			\$ 19,091.25

 12/17/15
 James J. Massarelli, P.E. Date
 Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)
 Sample Onsite Utility Maintenance Agreement (4 pages)
 Water Meter Vault Detail (1 page)
 Village Street Light Specifications (4 pages)

POLICE DEPARTMENT RESPONSE

1. Character of use:

The character of use is consistent with the area and is not a concern.

OK

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

OK. Lighting is adequate per the photometric plan. We have built this facility a dozen times before and the lighting has proved adequate.

3. Present traffic problems?

There are no apparent traffic problems at this location.

The traffic study shows no traffic problems for this proposed use at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

Agreed by the traffic study.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

OK

6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

We will make sure this gets filled out prior to starting construction. Thank you.

RECEIVED

FEB - 2 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

RJ Development – Memory Care
511 W. Rand Rd.
PC 15-023
Round 1

Review Comments

12/28/2015

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED
DEC 28 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

PLANNING & COMMUNITY DEVELOPMENT RESPONSE

1. Please update the zoning Data on the Site Plan Sheet A1.0: the address is 511 W Rand Road; Proposed Zoning is Institutional; Proposed Use is Memory Care (Nursing Home) permitted in Institutional Zone; Parking Calculation is for Nursing Home not Human Services.

Sheet A1.0 has been revised to show updated zoning data, address, proposed use and parking requirements.

2. Rezoning from R-1 to Institutional; approval of Preliminary Planned Unit Development; a Comprehensive Plan Amendment from Moderate Density Multi Family to Institutional; Variations from Chapter 28 Zoning as described in #3.

Understood.

3. Variations:

Chapter 28, Section 5.1-8.14 Minimum Distance Building to Paved Area 12 feet minimum required to permit a 5.5 foot setback between the building and parking area at the east end of building; Yes, we need this variance so we can provide the sidewalks as shown on the plan.

Chapter 28, Section 5.1-8.11a. Requires that inner courtyards include a direct emergency vehicle access of a minimum of 12 feet width, to permit no emergency vehicle access. Yes, we need this variance because we cannot provide vehicle access to our internal courtyard for operational reasons that include resident safety and building functionality, given the use of this building.

Each variation requires a response to the justification criteria as listing in Chapter 28, Section 13.1-3 items 1,2 and 3.

A justification for each variance per this Chapter will be provided in the next few days, separate from this submittal.

4. Does the traffic consultant recommend that left turn lane into the site on Rand Road? IDOT approval will be required.

Yes, but the consultant says it can be accommodated by restriping the existing median on Rand Road. Here's a snapshot of his comments. Let us know if you need the full report again and we can email it to you.

RECEIVED
FEB - 2 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Rand Road with Proposed Access Drive

The results of the capacity analyses indicate that this access drive is projected to operate at LOS A during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Furthermore, left-turns onto the access drive are projected to operate at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. When compared to the turn-lane warrants published in Chapter 36 of the IDOT *Bureau of Design and Environment (BDE) Manual*, it was determined that a northbound left-turn lane is warranted during both peak hours which can be accommodated by restriping the existing median on Rand Road. However, the projected traffic volumes will not warrant a southbound right-turn lane during both peak hours. Based on these results, the access drive will be adequate in accommodating traffic projected to be generated by the development and will provide efficient and flexible access to the development.

5. What is the "area of refuge" at west end of site plan as indicated on Site Plan sheet A1.0?

The area of refuge is an area required by the IBC where occupants can gather within a fenced area, at least 50' away from the building, in the event of a fire. This allows us, per the IBC, to lock our gates for resident safety. Let me know if you need further clarification on this. The fire marshal and the building official will know what this is, also.

6. Why is there a gate at the front of the 20 foot Fire Lane at the west end of the building?

This gate has been removed. It was to allow fire truck access in the event of emergency, but we are approaching this differently with this submittal with the fire marshal.

7. Provide details and elevations for garbage/storage enclosure (site plan references "Detail A1.1" but that detail was not submitted with Plan Commission application), as well as the Generator.

Sheet A1.1 will be submitted separately from this submittal, within the next few days, and will show these items as requested.

8. Provide screening of the transformer at the east end of building.

Deciduous shrubs have been added where possible to screen the transformer. Please see Sheet LP-2 for locations.

9. All signage requires separate review and is not part of this petition. Please do not submit signage details with the Plan Commission plans as process proceeds forward.

Sheet A0.0 has been revised to remove sign plans from the building construction drawings. We will submit for separate sign permit.

10. Please confer with Village Engineering Department about past flooding complaints from residents on St. James Court to the west to ensure that this development does not worsen any existing conditions.

On January 6, 2016 we contacted Mike Pagones of the Village Engineering Department and he was unaware of any drainage issues on St. James Court that this project would affect. This project does not drain to the west.

11. Provide floor plans and elevations for the two duplexes in order to determine required spacing standards per Chapter 28, Section 5.1-8.12.

Floor plans and exterior elevations of the cottages are attached with this resubmittal. The 12 foot spacing should meet the requirements of Chapter 28, Section 5.1-8.12. See Sheets A2.1 and A3.1.

12. The west detention basin includes a 6 foot retaining wall. Provide details and elevations of said wall. Staff may have concerns over the aesthetics of said wall.

Sheet A1.0 has been revised to show the retaining wall in the west detention basin. The wall will be screened with landscaping. The 6 foot high retaining wall has been revised to (2) 3 foot retaining walls.

The retaining wall is being revised to be two separate 3' tall walls with landscaping in between each wall. (civil).

See attached landscape rendering for visual of this area.

13. Elevation rendering does not match elevations provided. Please revise.
Renderings have been revised. See below.

Memory Care Building from Rand Rd:



Cottages from Rand Rd:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-18-204-003 &

P.I.N.# 03-18-204-007

Location: 511 W. Rand Road

Rezoning: Yes Current: R-1 Proposed: I

Subdivision:

of Lots: 1 Current: 2 Proposed: 1

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current: Residential

Proposed: Institutional

Site Gross Area: 182,748 sq ft

of Units Total:

1BR: 2BR: 3BR: 4BR:

Petition #: P.C. B-023

Petitioner: RJ Development, LLC - Jeff Yates
401 Central St. SE, Olympia, WA 98501

360-528-3343

Owner: Northwest Covenant Church
300 N. Elmhurst Rd., Mt. Prospect, IL 60056
847-255-4671

Contact Person: _____

Address: _____

Phone #: _____

Fax #: _____

E-Mail: _____

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

YES NO

1. ✓ COMPLIES WITH COMPREHENSIVE PLAN?
2. α COMPLIES WITH THOROUGHFARE PLAN?
3. α VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. α VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. α SUBDIVISION REQUIRED?
6. α SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments: see attached

B. M. G. A 12-28-15 Date

Planning and Community Development

Round 1 Comments PC #15-023

1. Please update the zoning data on the Site Plan Sheet A1.0: the address is 511 W Rand Road; Proposed Zoning is Institutional; Proposed Use is Memory Care (Nursing Home) permitted in Institutional Zone; Parking Calculation is for Nursing Home not Human Services; Duplexes require 2 stalls per unit for 8 total, Overall Parking Required is 44.
2. Rezoning from R-1 to Institutional; approval of a Preliminary Planned Unit Development; a Comprehensive Plan Amendment from Moderate Density Multi Family to Institutional; Variations from Chapter 28 Zoning as described in #3.
3. Variations:

Chapter 28, Section 5.1-8.14 Minimum Distance Building to Paved Area 12 feet minimum required to permit a 5.5 foot setback between the building and parking area at the east end of building;

Chapter 28, Section 5.1-8.11a. Requires that inner courtyards include a direct emergency vehicle access of a minimum of 12 feet width, to permit no emergency vehicle access.

Each variation requires a response to the justification criteria as listing in Chapter 28, Section 13.1-3 items 1,2 and 3.
4. Does the traffic consultant recommend the left turn lane into the site on Rand Road? IDOT approval will be required.
5. What is the "area of refuse" at west end of site plan as indicated on Site Plan sheet A1.0?
6. Why is there a gate at the front of the 20 foot Fire Lane at the west end of the building?
7. Provide details and elevations for garbage/storage enclosure (site plan references "Detail A1.1" but that detail was not submitted with Plan Commission application), as well as the Generator.
8. Provide screening of the transformer at the east end of building.
9. All signage requires separate review and is not part of this petition. Please do not submit signage details with the Plan Commission plans as process proceeds forward.

10. Please confer with Village Engineering Department about past flooding complaints from residents on St. James Court to the west to ensure that this development does not worsen any existing conditions.
11. Provide floor plans and elevations for the two duplexes in order to determine required spacing standards per Chapter 28, Section 5.1-8.12.
12. The west detention basin includes a 6 foot retaining wall. Provide details and elevations of said wall. Staff may have concerns over the aesthetics of said wall.
13. Elevation rendering does not match elevations provided. Please revise.

Landscape Issues:

1. The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Increase the size of the proposed shade trees to 4" caliper in order to meet the code requirement.

Trees located at the end parking islands have been increased to 4" in caliper size. Refer to the revised Plant list located on Sheet LP-2 for information.

2. Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Rand Road and along Techny Road in order to screen the parking lot.

A mixture of evergreen and deciduous plant material has been incorporated along Rand and Techny Roads to achieve a 3' high screen. Refer to Sheet LP-1 for proposed designs.

3. Must provide additional landscaping along the west property line adjacent to the residential district. Incorporate a mix of evergreens in order to create a continuous 6 foot high screen.

Evergreen trees have been added along the western property line adjacent to the residential district. The combination of ornamental and evergreen trees will create a 6' high continuous screen. Refer to Sheet LP-1 for locations.

4. Provide three additional Douglas Fir trees near the trash enclosure area in order to create a dense continuous screen.

Three Douglas Fir trees have been added to the plans. Please see Sheet LP-2 for locations.

Plant List

[illegible]

RJ Development Memory Care
511 W. Rand Road
PC 15-023
December 22, 2015

Landscape Issues

- 1) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Increase the size of the proposed shade trees to 4" caliper in order to meet the code requirement.
- 2) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Rand Road and along Techny Road in order to screen the parking lot.
- 3) Must provide additional landscaping along the west property line adjacent to the residential district. Incorporate a mix of evergreens in order to create a continuous 6 foot high screen.
- 4) Provide three additional Douglas Fir trees near the trash enclosure area in order to create a dense continuous screen.

Statement on Demand for the Proposed Use

- The senior housing needs study was done in November 2013 by Valerie S. Kretchmer Associates, Inc. The study concluded:

...that the Arlington Heights seniors housing market draws from the overall five communities studied, given the willingness of seniors in need of care to move to a nearby community if their Village lacks the services or care they desire. Overall, the report concluded demand in the five communities of 605 market rate independent living units and -45 memory care beds.

- We use various third party industry specific demographers to provide arms length demand reports for our proposed projects. We have asked a third party seniors housing demographer, The Vinca Group, to study the Arlington Heights market and provide its demand calculations. The results of that study are summarized below:

...The Vinca Group concludes that there is currently a net need, after our proposed units/bed, of 300 market rate independent living units and a net need of 281 market rate memory care beds in 2015, within five miles of our property in Arlington Heights. Five miles is the Primary Market Area for our proposed community.

- The reason for the difference in the Vinca demand numbers compared to the needs study done in Nov 2013 is three fold:

- 1) The needs study was done almost two years ago and demographics have changed since then (more people needing care),
- 2) There are multiple ways to calculate demand for seniors housing beds,
- 3) Most demographers in the industry use a saturation rate of 25% to calculate demand, whereas the needs study demographer used 15%.

The saturation rate calculates the percentage of income-qualified residents in the market that are expected to decide to live in a senior housing facility. Studies have been done on "stabilized" markets (stabilized markets are 90%+ occupied) that suggest a 25% saturation rate is a conservative estimate to use when calculating demand and is the most common rate used in market studies. By using 15%, the demographer who did the needs study was being highly conservative; i.e. using a saturation rate lower than 25% (industry standard) decreases the number of people expected to look for care, compared to industry standards which suggest a higher number of people are expected to look for care.

A secondary piece of data we look at to double check demand numbers is occupancy rates in the market. High occupancy in the market (above 90%) can support the demand numbers because it suggests the market is absorbing the available beds, and low occupancy can cast doubt on the demand numbers (below 90%) because it suggests the market is not absorbing the available beds. We have data from NIC MAP on this market...NIC MAP is a seniors housing specific trade group that tracks occupancy data in the top 100 MSA's in the country (Chicago area is included). In this case, within 5 miles of our property, NIC MAP data shows independent living is 95% occupied and memory care is also 95% occupied. Again, a stabilized market is 90%+ occupied; therefore, the occupancy data supports the net demand calculations by our third party demographer.

- Attached is a summary of the third party demand report we received from the Vinca Group.

Given this information, and our experience in this industry, we are confident there is demand in the market for our proposed use, otherwise we would not propose spending \$16 million to build our project. We can provide further information and discussion as requested or needed during the review process.

Attachments: Summary of Vinca Group Demand Report

DEC 03 2015

Summary of Vinca Group Demand Study

DEMAND ESTIMATES AND ANALYSIS

This section presents the independent living and Alzheimer's disease/dementia assisted living demand for the proposed senior housing community to be located at 511 W Rand Rd in Arlington Heights, IL. The market area was defined as a five-mile radius originating from the proposed project site.

The demand for Independent Living and assisted living is measured by Market Penetration Rate and Saturation Rate calculations.

The Market Penetration rate helps to determine a market's depth and assess the degree of difficulty for a single facility to achieve and maintain occupancy. The ratio measures the amount of qualified residents the property needs to capture. The Market Penetration rate shows an individual facility's inventory relative to market depth. We use 5% as a threshold limit for Market Penetration rates.

Saturation occurs when the market's total capacity of units exceeds market demand. The Saturation Rate compares the market's total inventory of units to the qualified market. Saturation Rates under 15% are viewed favorably for independent living. Assisted living saturation rates should not exceed 25%.

ASSUMPTIONS:

- We assumed 93% stabilized occupancy.
- The market for people entering independent living is limited to people ages 75 and older.
- The market for people entering Alzheimer's disease/dementia assisted living is limited to people ages 65 and older.
- Income qualifications assume independent living residents use 60% of available income and \$10,000 of their assets annually to help pay for independent living.
- Income qualifications assume routine assisted living and Alzheimer's disease/dementia assisted living residents use 92% of available income and \$20,000 of their assets annually to help pay for assisted living care.
- The demand for routine assisted living uses age specific rates for people who require assistance with activities of daily living reported in U.S. Census, Americans with Disabilities, Household Economic Studies, July 2012:

○ <u>Age</u>	<u>Routine Assisted Living Utilization</u>
75-79	15.4%
80 and older	30.2%
- The incidence rate for dementia is from "Alzheimer's Disease in the United States using 2010 Census," published February 2013 by the American Academy of Neurology:

○ <u>Age</u>	<u>Dementia Assisted Living Utilization</u>
65-74	2.9%

75-84 17.3%
85 and older 32.1%

- We assumed 75% Primary Market Area origin for independent living and dementia assisted living (this means that 75% of future residents at this facility will come from within the Primary Market Area, and 25% will come from outside the Primary Market Area – this is based on industry averages).
- There is one facility that charges entry fees in the market with 287 independent living units (known as a CCRC – Continuing Care Retirement Community). We assume that all the CCRC independent living residents would not move to a new facility for routine assisted living or Alzheimer's disease/dementia assisted living facility, because they have paid a large entrance fee to get that care at the same community as they age in place.
- We tested the market area's ability to support 72 Alzheimer's disease/dementia assisted living beds using \$6,000 rent and the market area's threshold for independent living units using \$3,250 monthly rent. The rates tested were provided by RJ Development.

DEMAND ESTIMATE

Independent Living:

The market area is projected to have 4,839 age and income qualified households for independent living using 2015 demographic data and 5,535 age and income qualified households using 2020 demographic data.

- The Market Penetration Rate for 10 proposed independent living units on the subject site calculates to 0.2% using 2015 demographics and 0.1% using 2020 demographics (note: the project was initially scheduled to have 10 independent living units, but now is only planning to have 4 independent living units based on the current site plan). These Penetration rates are significantly lower than the 5% threshold, representing the proposed inventory of independent living units is significantly lower than the market depth. *(See Exhibit 2 to see how the penetration rate is calculated).*
- The Saturation Rate calculates to 8.8% using 2015 demographics and 7.7% using 2020 demographics. These saturation rates are also significantly lower than the 15% threshold used for independent living saturation rates, representing the market's capacity to absorb more units before becoming saturated. *(See Exhibit 3 to see how the saturation rate is calculated).*
- As you can see on Exhibit 3, there are 611 units of independent living in the market area including the proposed units, and a net need of 300 additional independent living units in the market area in 2015 and 404 units in 2020. *(See Exhibit 7 for a list of existing and proposed units in the market area).*

Alzheimer's/Dementia Assisted Living:

There are projected to be 1,835 available age, income and disability qualified people in the market area using 2015 demographic data and 2,155 available age, income and disability qualified people in the market area using 2020 demographic data in the five-mile radius market area.

- The Market Penetration rate for 72 beds is projected to be 2.9% using 2015 demographics and 2.5% using 2020 demographics. This is significantly lower than the 5% threshold, representing the proposed inventory of Alzheimer's/dementia assisted living beds is significantly lower than the market depth. *(See Exhibit 5 to see how the penetration rate is calculated).*
- The Saturation Rate for the market is projected to be 9.7% using 2015 demographics and 8.3% using 2020 demographics. This is significantly lower than the 25% threshold used for Alzheimer's/dementia assisted living saturation rates, representing the market's capacity to absorb more beds before becoming saturated. *(See Exhibit 6 to see how the saturation rate is calculated).*
- As you can see on Exhibit 6, there are 255 beds of Alzheimer's/dementia assisted living beds in the market area including the proposed beds, and a net need of 281 additional beds in the market area in 2015 and 361 beds in 2020. *(See Exhibit 7 for a list of existing and proposed beds in the market area).*

CONCLUSION

Based on the assumptions and rents tested, the demand estimates project the market area should be able to support the proposed project's 72 Alzheimer's/dementia assisted living beds using \$6,000 monthly rent and the 4 independent living units using a \$3,250 monthly rent.

**EXHIBIT 2
INDEPENDENT LIVING
MARKET PENETRATION RATE
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED**

MONTHLY RENT

\$3,250

	<u>2015</u>	<u>2020</u>
Income Qualified Households		
Age 75 - 84	3,802	4,429
Age 85+	<u>1,324</u>	<u>1,393</u>
Total IL Qualified Households	5,126	5,822
Less CCRC Households	287	287
Net IL Qualified Households	4,839	5,535
Competitor Units (Existing and Planned)	601	601
Assumed Occupancy @ 93%	<u>93%</u>	<u>93%</u>
Occupancy Adjusted Competitive Units	559	559
Net Available Households	4,280	4,976
Subject Facility Units	10	10
Occupancy @ 93%	9	9
Adjusted for 75% PMA Origin	7	7
Market Penetration Rate	0.2%	0.1%

Assumptions:

1. The Market Penetration Rate is used to measure a market's depth and assess the difficulty in achieving and maintaining stabilized occupancy. The higher the Penetration Rate, the greater the potential level of risk.
2. Please refer to Exhibit 7 for a schedule of units in the market area.
3. The Moorings of Arlington Heights is an entrance fee CCRC with 287 independent living units. We do not count these units as competitive.

**EXHIBIT 3
INDEPENDENT LIVING
SATURATION RATE
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED**

MONTHLY RENT

\$3,250

	<u>2015</u>	<u>2020</u>
Total Independent Living Qualified Households	5,126	5,822
Less CCRC Households	287	287
Net IL Qualified Households	4,839	5,535
Saturation Rate @ 15%	<u>15%</u>	<u>15%</u>
Market Area Households Using IL	726	830
 Total IL Units Including Subject Facility	 611	 611
Assumed Occupancy @ 93%	<u>93%</u>	<u>93%</u>
Occupancy Adjusted Units	568	568
PMA Origin @ 75%	<u>75%</u>	<u>75%</u>
Occupancy and PMA Origin Adjusted Units	426	426
 Market Area Households Using IL	 726	 830
Less: Occupancy & PMA Adjusted Units	<u>426</u>	<u>426</u>
Net Need	300	404
 Saturation Rate	 8.8%	 7.7%
2015 = 426 beds / 4,839 IL qualified PMA households		
2020 = 426 beds / 5,535 IL qualified PMA households		

Assumptions:

1. The Saturation Rate is used to compare the inventory of units (or capacity) in the market to the qualified market. The Saturation Rate equals the total occupancy and PMA adjusted units including the proposed project divided by the IL qualified market. Saturation Rates under 15% are viewed favorably for independent living.
3. The Moorings of Arlington Heights is an entrance fee CCRC with 287 independent living units. We do not count these units as competitive.

**EXHIBIT 5
 DEMENTIA ASSISTED LIVING
 MARKET PENETRATION RATE
 PROPOSED SITE
 ARLINGTON HEIGHTS, IL
 FIVE MILE RADIUS MARKET AREA
 2015 AND 2020 PROJECTED**

MONTHLY RENT

\$6,000

	<u>2015</u>	<u>2020</u>
Dementia Assisted Living Qualified PMA Residents	1,835	2,155
Competitor Licensed Beds PMA	185	185
Occupancy @ 93%	172	172
Net Available Dementia AL Qualified PMA Residents	1,663	1,983
Subject Facility Licensed Beds	70	70
Subject Facility Licensed Beds @ 93% Occupancy	65	65
PMA Origin @ 75%	49	49
Market Penetration Rate Licensed Beds	2.9%	2.5%

Assumptions:

1. The Market Penetration Rate is used to measure a market's depth and assess the difficulty in achieving and maintaining stabilized occupancy. Penetration Rates under 5% are viewed favorably for assisted living. The higher the Penetration Rate, the greater the potential level of risk.
2. Please refer to Exhibit 7 for a schedule of units in the market area.

**EXHIBIT 6
DEMENTIA ASSISTED LIVING
SATURATION RATE
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED**

MONTHLY RENT

\$6,000

	<u>2015</u>	<u>2020</u>
Total AL Dementia Qualified PMA Residents	1,835	2,155
Saturation Rate @ 25%	<u>25%</u>	<u>25%</u>
Market Area Residents Seeking AL Dementia Care	459	539
Licensed AL Dementia Beds Including Subject Facility	255	255
Assumed Occupancy @ 93%	<u>93%</u>	<u>93%</u>
Occupancy Adjusted Beds	237	237
PMA Origin @ 75%	<u>75%</u>	<u>75%</u>
Occupancy and PMA Adjusted Licensed Beds	178	178
Market Area Residents Seeking AL Dementia Care	459	539
Less: Occupancy and PMA Adjusted Licensed Beds	<u>178</u>	<u>178</u>
Net Need	281	361
 Saturation Rate Licensed Beds	 9.7%	 8.3%
2015 = 178 beds / 1,835 AL qualified PMA residents		
2020 = 178 beds / 2,155 AL qualified PMA residents		

Assumptions:

1. The Saturation Rate is used to compare the inventory of units (or capacity) in the market to the qualified market. The Saturation Rate equals the total occupancy and PMA adjusted units including the proposed project divided by the dementia AL qualified market. Saturation Rates under 25% are viewed favorably for dementia assisted living

**EXHIBIT 7
SCHEDULE OF UNITS
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED**

FACILITY	TOTAL LICENSED BEDS			TOTAL OPERATING UNITS	
	Independent	Routine Assisted	Dementia Assisted	Routine Assisted	Dementia Assisted
Existing					
Addolorata Villa	100	39	22	39	22
Autumn Leaves of Arlington Heights	0	0	46	0	46
Belmont Village of Buffalo Grove	0	90	24	90	24
Church Creek	238	13	21	13	21
Emeritus at Prospect Heights	0	128	0	104	0
Harbor House	0	0	48	0	48
Plum Creek Supportive Living Facility	0	102	0	101	0
St. Joseph's Home for the Elderly	34	7	0	7	0
Tamarack	133	0	0	0	0
The Lutheran Home/Hearthstone	0	100	0	100	0
The Moorings of Arlington Heights	287	44	0	44	0
Existing Beds Total	792	523	161	498	161
Planned Beds					
The Solana at Deer Park	96	60	24	60	24
Planned Beds Subtotal	96	60	24	60	24
Propose Facility Beds					
Proposed Site	10	0	70	0	70
Proposed Facility Beds Total	10	0	70	0	70
TOTAL	898	583	255	558	255

Written Justification for Zoning Code Variation

1. **“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.”** Currently the property in question is zoned R-1 (One Family Dwelling District). All of the immediately surrounding property is improved with multi-family dwellings and single family cannot yield a reasonable return for this property. A reasonable return for this property cannot be achieved under R-1 zoning. The developer’s intended use is a Care Facility, Intermediate and provides care for seniors suffering from Alzheimer’s disease and other dementias. Such a facility is not permitted within the R-1 zone and therefore in order to obtain the improvements, the zoning modification is necessary.

We are seeking a zoning change from R-1 to I (Institutional District) because of the disallowed use under the R-1 zone. Care Facilities are permitted within an I zone and granting the zoning change would allow the property in question to yield a reasonable return. In early discussions with the Village, including the plat and subdivision committee meeting, the Village expressed interest in changing the zoning from R-1 to I for this property for reasons that included the parcel location within the Village and its proximity to services and the size of the property being too small to financially justify the development of businesses allowed under the R-1 zoning code.

2. **“The plight of the owner is due to unique circumstances.”** The current owner of the property is Northwest Covenant Church, a not for profit entity. The property was initially used as a residence and was zoned accordingly; however, that use is no longer feasible for the owner or feasible for the intended use of the developer. We intend to construct a new 38,000 square foot memory care facility along with two independent living cottages. Our intended use of the property is not allowed under its current zoning, and it was expressed to us during our plat and subdivision meeting that our intended use would fit well within the Village’s vision for this property. Since the property is currently zoned R-1 and used by a church for residential purposes, we think the plight of the owner here is due to unique circumstances that might not otherwise exist but for the church’s unique position. The property will also be returned to the tax rolls.
3. **“The variation, if granted, will not alter the essential character of the locality.”** The largest frontage for this property is on Highway 12 which is a heavily trafficked street containing commercial and other uses of a similar nature in addition to the multi-family surrounding the property. Consequently, granting the zoning modification will not alter the essential character of any of the properties surrounding or in the vicinity of this property but will provide for a low intensity residential use. It is our intent to design and construct a facility that maintains the essential character of the locality. We chose materials and finishes such as brick and concrete headers that will blend well with the exterior elements of the existing multi-family and single-family structures surrounding the site. The building footprint allows landscaped areas adjacent to the building, and we intend to landscape heavily throughout the site. The perimeter of the site will be lined with landscaping consisting of various trees, bushes, and other plantings as required by Village codes while maintaining the essential character and quality of the locality. Our plans also provide a landscape buffer between the property and neighboring single-family properties.

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DEC 03 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Request for Variance of Spacing Between the Opposing Walls of Outer and Inner Courts in Institutional District

We are requesting a variance of the direct emergency vehicle access of a minimum of 12 feet width as it relates to an enclosed inner court, as stated in the Arlington Heights Zoning Regulations (AHZR) Sec. 28-5.1-8.11(a). Section 28-5.1-8.11(a) states that enclosed inner courts are permitted for one story buildings, with the provision that a direct emergency vehicle access of a minimum of 12 feet width is provided.

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.
 - a. The variance requested is necessary because creating a 12-foot-wide access to the enclosed courtyard will reduce building square footage and the number of units available, thereby reducing financial viability and causing the project to be unviable. Reducing building square footage and number of units available would drastically alter the building layout and services provided within the community. Our current financial model is based upon the number of units originally planned, and any decrease in units offered will substantially decrease the viability of the project. We have developed this building design and layout more than a dozen times in multiple states and have a proven, successful operational model specific to this building. Significantly altering that design and layout would render this project unfeasible. Additionally, providing an enclosed courtyard is a significant feature for our community and something families and caregivers look for when selecting a community for their loved one because of the privacy and security it offers. Eliminating the enclosed courtyard will decrease privacy and security for the residents and surrounding property owners, thereby decreasing the value of the services offered at the community as well as the value of the facility itself.
2. The plight of the owner is due to unique circumstances.
 - a. The variance requested is necessary here due to unique operational and safety aspects of the community. Providing an enclosed courtyard allows staff to monitor residents from four different viewpoints within the building. The enclosed courtyard also allows staff straight and clear sight lines from one side of the courtyard to the other, which is a large part of the operational model of this community. Further, an enclosed courtyard ensures resident safety. Providing a 12-foot-wide access to the enclosed courtyard will create an additional point of egress where residents may elope. Due to the unique nature of caring for those affected by Alzheimer's, minimizing points of egress is extraordinarily important, and doing so increases resident safety significantly.

3. The variation, if granted, will not alter the essential character of the locality.
 - a. The variance requested here will not alter the essential character of the locality, if granted. It is our intent to design and construct a community that maintains the essential character of the locality. We believe that providing an enclosed courtyard will not alter the essential character of the locality, rather, an enclosed courtyard will enhance the essential character of the locality because it will produce a safer and more private community for the residents and surrounding property owners.

Request for Variance of Minimum Distance from Building Wall to Paved Area in Institutional District

We are requesting a variance of the minimum distance from building wall to paved area, as stated in the Arlington Heights Zoning Regulations (AHZR) Sec. 28-5.1-8.14, in order to provide the sidewalks originally shown in our plans. Section 28-5.1-8.14 states that paved areas must be at least 12 feet away from building walls for Non-Residential Uses in the Institutional District.

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.
 - a. The sidewalks, as located on our site plan, provide the opportunity for visitors to access the building quicker than if the sidewalks were located farther from the building, which we feel is important in a climate where rain and snow are prevalent. Further, increasing the distance between the building and the sidewalks will diminish the number of parking spaces we can provide on-site due to pavement and building setbacks. We have assessed whether we could change our building footprint and make it smaller in order to accommodate the necessary space between the sidewalk and our building, but our current financial model is based upon the number of units originally planned, and any decrease in units offered will substantially decrease the financial viability of the project. Moreover, we have developed this building design and layout more than a dozen times across multiple states and have established a proven, successful operational model specific to this building design and layout, which meets the needs of the future residents of this building. Significantly altering the building design and layout will render this project unfeasible.
2. The plight of the owner is due to unique circumstances.
 - a. The variance requested is necessary because of the unique and limited dimensions of the site. Due to the unique shape of this parcel, we spent a tremendous amount of time configuring our site plan to comply with all requisite building and zoning regulations. The site plan that was chosen allows this project to remain in compliance with all building and zoning setbacks and allows the project to remain financially viable. Requiring the sidewalks to be further away from the building than originally planned will result in a reduced amount of parking available for the community, and reducing the parking available for the community will result in noncompliance with the applicable Municipal Code provisions. Additionally, our original placement of the sidewalks takes into account resident safety. Residents with Alzheimer's and related dementias require an enhanced level of care that includes, especially, the resident's well-being and safety while outdoors. Providing sidewalks closer than 12 feet to the

building walls will increase resident safety by allowing residents the opportunity to experience the outdoors in closer proximity to building, which increases resident safety. Also, providing sidewalks closer than 12 feet to the building walls will give residents the ability to quickly enter the building from outside and avoid extended exposure to frigid temperatures.

3. The variation, if granted, will not alter the essential character of the locality.
 - a. The variance requested here will not alter the essential character of the locality, if granted. It is our intent to design and construct a community that maintains the essential character of the locality. We believe that allowing a shorter distance between building walls and paved areas will not alter the essential character of the locality. We further believe that granting this variance will fit well within the essential character of the locality and within the Village's vision for this property.

Arlington Heights Neighborhood Meeting Summary

Attendance:

Approximately 12-15 people from the Village attended the meeting. Attendees signed in with their name, address, and phone number. Packets containing a summary of the discussion, project renderings, a site plan, and a history of the owner/operator were distributed to attendees.

The Meeting:

We began by thanking those attending, explaining the high points of the project, who we were, and what exactly we were doing on the site.

We had on display at the front of the room a few renderings and color landscapes on plan boards. The renderings were the same that were included in the packet for attendees.

Most attendees had little to say regarding the project and were present to simply hear more details. A couple attendees were vocal and appeared to be supportive of the project, while a couple others were vocal and appeared to be unsupportive of the project. One person in particular stated they are not happy with the development of the parcel, regardless of the use, mainly because they don't want to live in a construction zone and have additional traffic on their street.

Comments Received and Responses Given:

- Concerns regarding parking along Techny Rd. during and after construction.
 - Traffic is difficult in the mornings along this stretch of Techny headed towards Rand.
 - Traffic along this stretch of Techny is dangerous because of the curves of the road.
 - We informed the attendees that there will be no parking along Techny during or after construction.
- The parking capacity on the site was questioned as being sufficient.
 - We informed the attendees that we normally provide approximately 42 parking spaces for this building/site layout and have developed this building/site layout more than a dozen times across the central and western US, but we are providing 48 parking spaces for the Arlington Heights layout. We stated that residents at these memory care communities do not drive, so traffic and vehicle counts will be minimal. We further informed the attendees that we have been present at these facilities while fully stabilized, during busy visitation hours, and there were about 10 vehicles in the parking lot, at most.
 - We also explained that our traffic consultant concluded that we have sufficient parking in our plans because there will very few additional trips generated by the

community because residents do not drive, so there should not be traffic issues caused by the development.

- One attendee asked where we planned to park during construction.
 - Our construction team was present and responded that it would create on-site parking in the northwest corner of the site during construction.
- Attendees asked questions concerning how the pond would be constructed and what it would look like in the southeast and southwest corners of the site.
 - We explained that the ponds will contain a few retaining walls that would be softened with landscaping in and around the ponds, such as grass in the ponds themselves and trees around the edges of the ponds, creating a nice landscaping feature. We also explained that the ponds were necessary to retain stormwater on our property and prevent it from running onto theirs. There were no further comments about the ponds.
- One attendee asked how this type of development would affect property values.
 - We explained that we have not seen property values decrease as a result of this type of development because it creates a continuum of care within the community and is seen as a positive addition to the community. We also explained that the property value of our property would increase once a fully stabilized facility is valued, rather than simply raw land, and that this increase should help the surrounding property owners. This response seemed to agree with that attendee.
- One attendee asked if the back porches of the cottages would be screened (this attendee lives on the top floor of the western neighboring condos).
 - We explained that the back porches of the cottages should be kept looking nice and will have nice landscaping buffering between the cottages and the condos and that if items on the porches are ever an issue we will screen them. There were no further questions about this.

Miscellaneous Items Covered:

- This is a very low impact use – little traffic generated, low density, single-story, quiet
- Most attendees agreed that our development was the most low-impact, best use of the property, especially compared to a church, gas station, apartments, or other multi-family use.

Overview:

The project was well-received by those in attendance with the exception of one or two individuals. Traffic along Techny was the biggest concern from attendees, during construction and after completion. One person wasn't happy about the development of the project because she doesn't want additional traffic on her street; however, most attendees seemed agreeable that our use was the best, most low-impact use compared to other potential uses. A few people personally stated full support for the project after the meeting.

Enright, Bill

From: Randy Skiba <[REDACTED]>
Sent: Wednesday, February 10, 2016 11:07 AM
To: Enright, Bill
Subject: Proposed Memory Care Facility 511 W. Rand Road

Hello Mr. Enright,

I saw the zoning meeting sign for this property this morning and contacted Derek Mach at your office. He discussed this proposal with me and showed me where to find information about it on the VAH website.

After reviewing the documentation that has been submitted by the developer, I have some concerns. Based on the drawings and pictures showing how it will look, I noticed that there is one entrance to the parking areas off of Rand Road and there is another off of Techny Road. I believe the one on Techny Road will lead to increased traffic coming through the Green Brier subdivision via Kennicott Drive. It will not take visitors to this facility long to figure out that it is much shorter to exit RT 53 at Palatine Road and take Kennicott to Techny or one of the other side streets in the area and then to the facility. Ideally, they should be exiting Rt 53 at Rand Road and going south due to the entrance being on the Rand Road side. I would like to recommend that the Techny Road entrance be eliminated from the proposal and a second entrance at the south end of the facility off of Rand Road be added in its' place. I assume the Techny Road entrance is there to facilitate truck access to the loading area but the trucks could still use a south Rand Road entrance to get to the loading dock. The developer could leave the area between the parking lot and sidewalk paved and the trucks could then use this as a turnaround area to back their vehicles into the loading dock. I know that Kennicott could still be used as a short cut to Rand Road but I believe the number of stop signs encountered will make the trip faster coming off of Rt 53 at Rand Road. I also hope the plan calls for left turn lanes into the facility off of Rand Road.

The other thing I would **not** like to see is a stoplight installed at Rand and Techny Roads. I have lived in AH for 40 years and have seen more and more stoplights installed along Rand Road between Thomas and Williams Road in Palatine. Another stoplight at this intersection will just snarl traffic on Rand even more especially on weekends. The situation now is that just about every ¼ mile between Thomas and Williams there is a stoplight. There used to be decent traffic flow on Rand that is now no longer possible. Rand Road through this part of Arlington Heights is starting to look like Chicago with stoplights every 2-3 blocks. I hope the Planning Commission's goal is not to become the Chicago of the Northwest Suburbs.

If you would like to discuss any of this with me, you can reach me via email or you can call my cell phone. My number is [REDACTED]

Thank you for your time and consideration of my concerns.

Best regards,

Randy Skiba
[REDACTED]

Arlington Hts., 60004

Enright, Bill

From: Randy Skiba <[REDACTED]>
Sent: Monday, February 15, 2016 10:51 AM
To: Enright, Bill
Subject: RE: Proposed Memory Care Facility 511 W. Rand Road

Dear Mr. Enright,

Thank you for your quick response and for providing the attached traffic study.

I have taken a brief look at the study and plan on printing it to do a more in depth review. I noticed a couple of things initially as I read through the report.

First, the traffic pattern study was done on a September weekday during the normal morning and evening rush hours. I agree that these will be a key times for access and egress from the parking areas and are of critical concern. However, there were no studies done on the weekends during the months from June to August and the Labor Day weekend. In my experience using Rand Road, there are key times when Rand Road is very busy due to north bound traffic to the Lakes area on Saturdays between 7 AM and 12 PM and southbound on Rand Road on Sundays from late afternoon to early evening with returning traffic. I would also assume that the weekends will be the more prime time for visitors to the facility. As these visitors become aware of the increased Rand Road traffic on weekends, especially if they need to turn left onto northbound Rand Road, they will start looking for alternative routes. I know I would. The entrance/exit on Techny Road will become a viable alternative which I believe will lead them to go through the Greenbrier subdivision via Kennicott Drive to access Route 53. This route will take them past Frontier Park which is becoming more and more utilized by residents and children and will increase the hazards from vehicular traffic around the park. I have witnessed many times, cars not stopping completely or running the stop signs (both north bound and south bound) at Kennicott Drive and Shenandoah. These stop signs serve as the primary protection for pedestrian access to the park. I also noticed while viewing a street map that traffic off of westbound Palatine Road will be able to access the Walnut entrance via Chestnut to Ladd to Walnut. So there are two potential alternatives to the Rand Road entrance.

The second issue concerns the estimated wait times shown for the rush hour traffic (tables 3 and 4). Some of the wait times range from 45 to almost 100 seconds to make a turn into or out of the parking area. If this is a legitimate estimate of timing, I am concerned that many drivers are not that patient and will be more likely to push a short interval on Rand Road leading to increased accident potential. I'm not sure what can be done about this but I would like this to be a consideration for having two and not one entrance/exit on Rand Road.

I hope the planning commission will reconsider the Techny entrance/exit situation and make the change I proposed. I am planning on attending the meeting on the 24th and hope that we can have a few moments to meet and discuss my concerns.

Thank you again for your quick response.

Respectfully,

Randy Skiba

From: Enright, Bill [mailto:benright@vah.com]
Sent: Monday, February 15, 2016 9:27 AM