AGENDA
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

January 4, 2021
7:30 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions.

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at rhume@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on January 4, 2021.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 12/21/2020

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 12/30/2020

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking

only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

A. Concrete Flatwork Contract - Amendment to Three-Year Term

B. Stormwater Pump Replacement - Wilke II

C. AT&T Utility Relocation

CONSENT LEGAL

A. A Resolution Approving a GIS Consortium Service Provider Contract
(Consultant services within Geographic Information System Consortium)

B. An Ordinance Granting a Land Use Variation
(Little University Child Care Center, 2501 N Chestnut Ave)

CONSENT REPORT OF THE VILLAGE MANAGER

A. Settlement - Workers' Compensation Claim - Dixon

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - PC#20-013
Rezoning from O-T to I District, PUD, Several Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. 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.

Village Board
1/4/2021

Item: Village Board 12/21/2020

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 12/21/2020	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 21, 2020
7:30 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions.

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at rhume@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on December 21, 2020.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Scaletta, Rosenberg, Padovani, Tinaglia, Canty, Baldino, and Schwingbeck.

Also present were: Randy Recklaus, Charles Witherington-Perkins, and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 11/09/2020 Approved

Trustee Mary Beth Canty moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

B. Committee of the Whole 12/07/2020 Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

C. Village Board 12/07/2020 Approved

Trustee Greg Padovani moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 12/15/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of $1,538,527.23. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Fire Station 2 - Kitchen Remodel — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

A. An Ordinance Approving a Lease Agreement between the Village of Arlington Heights and Shree Neelkanth, Inc.
(Lease a portion of Downtown Train Station for Gateway Newstands) — Approved

Trustee Jim Tinaglia moved to approve 2020-046/A2020-082. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Permit Fee Waiver - Arlington Heights Park District — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Little University Child Care Center - 2501 N. Chestnut Ave. - PC#20-005
Land Use Variation — Approved

Mr. Perkins explained that the petitioner is a child care center occupying a 1500 square foot space within the Holy Nation Presbyterian Church building, which was previously a school building. There is plenty of parking and their operation does not conflict with the church operations. The petitioner moved into the building in February without approvals. Covid ensued and they ceased their operations and their petition with the Village. Since then, they have reoccupied the space and have moved forward with their variation application. The maintenance of the property is poor. There are some landscaping improvements that need to be made by the property owner. Staff has given the church a deadline to restore landscaping by May of 2021. Some complaints have been received about the installation of a wall sign. The sign was not installed in compliance with the permit and it appears that it was an error on the sign company's behalf. A halo is allowed and what was proposed. The backlit sign that was installed is not compliant. A permit was submitted in December to correct the sign. The church has been advised that the sign cannot be illuminated between 11 pm and 7 pm because it is across from single family homes. Staff and Plan Commission have recommended approval.

President Hayes asked if the Village could make conditions of the land use approval apply to the issues with the property owner. Mr. Perkins said if the sign and landscape compliance is not met by May, a citation will be issued. The church is in the process of correcting the sign.

President Hayes said he was glad the issues were brought to light and that progress is being made. It is important that this property is properly maintained.

Trustee Scaletta asked if an inspection was done after the permit was pulled. Mr. Perkins said the sign meets the size criteria. Until there was a complaint, the Village didn't know it was internally illuminated versus back lit. It is not something that could be discerned during the day. The contractor has been spoken to and has resubmitted for the correct sign to be installed. Mr. Perkins said the Village doesn't know if the incorrect sign was deliberate or a mistake. It was the responsibility of the sign company. It will be inspected once it is done. Trustee Scaletta asked if are all the ducks were in a row to issue a citation if necessary. Mr. Perkins said yes.

Trustee Scaletta said the property needs to fit in with the neighborhood and he wants this property to be on the Village's radar and make sure they are compliant.

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

XIII. LEGAL

A.	A Resolution Approving a Redevelopment Agreement between the Village of Arlington Heights and Town & Country Chicago Associates, LLC (Town & Country Shopping Center, 445 E Palatine Rd)	Approved

Trustee Rosenberg asked for this item to be pulled from the Consent Agenda.

Mr. Recklaus said Staff has been working with the owner of the Town & Country Shopping Center for over a year regarding redevelopment and re-tenanting the vacant grocer space and an out lot. Retail shopping has continued to diminish as shoppers are using on-line services more than ever. The property owner has requested financial assistance from the TIF fund for physical improvements to the site including a roof replacement for the grocer location.

Mr. Perkins explained that TIF funds can only be used in TIF designated areas. The request is for $1,399,000 in TIF assistance to be paid out in phases. The funds do not go to the tenants. Visconsi Companies plan to extend the utility lines, replace a roof and make site modifications. The Village is fortunate in today's challenging retail climate to have two tenants looking to move into TIF V, a grocer in the former Dominick's space and a fast food location in the out lot. Grocer anchored centers do better than non-grocer anchored centers. The goal is to stabilized the center after some closures and downsizing.

Trustee Rosenberg asked if the roof wasn't a developer cost. Mr. Perkins said it is a developer cost, but not a tenant cost. In order to have the site ready for a tenant, they must demo the interior space and repair the roof. The out lot needs restoration work and utility lines. Trustee Rosenberg noted that the Village's outlay is $1.4 million and the developer's is $1 million.

Trustee Scaletta asked why the Board should use taxpayer dollars and why is the Village being asked to pay more than the developer.

Dominic Visconsi said the rents are very low, and especially low for this site. Grocery stores are very important to shopping centers, and it seems worth it to help revitalize the center with this tenant even with the low rent. Other tenants leave if there is not a grocery store in the center. Marshalls recently moved from Town & Country to Northpoint. Trustee Scaletta asked if there could be other reasons Marshalls moved. Mr. Visconti said in his experience, Marshalls looks to be with a supermarket. Other retailers then try to be closer to Marshalls. Mr. Visconsi said it's a benefit to the community and the shopping center to bring in a new retailer so the center remains viable.

Alan Prince said they are under a non-disclosure agreement with the grocer so cannot market the other open spaces yet. He said he was optimistic that they will have good reception. Their company bought the mall in 1999 and over the past 15 years internet retailing became the scene. The center has gone backwards financially. They reinvested $5.2 million in the former Ashley Furniture store and replaced the buffet tenant, which cost $260,000. The buffet lease is 26% lower than previous lease. Dick's and Best Buy are paying 8% less than they were 2006. The center has significant cash flow pressure. After 21 years of corporate citizenship, they are asking for some help to ensure that the center can continue.

Trustee Scaletta said the Village has participated with Town & Country in the past and can't be there every single time they re-tenant the space. The Board is the steward of tax payer dollars and needs to make sure they are used wisely. The sales taxes from the out lot and the grocery store will help the Village, but he wants to make sure this is not a Band-Aid. Mr. Prince said the rents commence upon completing of buildout work, inside of 12 months. Both tenants are anxious to open.

Trustee Schwingbeck asked when would these tenants be up and running. Mr. Prince said by end of 2021. Mr. Perkins estimated that the Village would receive $90-100,000 in sales tax from the fast-causal restaurant and the grocer could be $200-350,000 in sales taxes a year.

Mr. Recklaus pointed out that there will be a little bit of give and take with existing businesses with respect to revenues. These companies were interested in entering the market and we would rather have them here than in a neighboring village.

Trustee John Scaletta moved to approve R2020-031/A2020-083. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

A. New Covid-19 Business Assistance Initiative

Mr. Recklaus said the impact of the Covid-19 pandemic continues to be felt by the Village's businesses, particularly restaurants as they are currently prohibited from serving customers indoors under Tier 3 Mitigation Measures. Weather conditions prevent consistent outdoor dining.

On May 18th, the Village Board directed Staff to reduce payments for restaurant liquor license fees by 25% and to modify the Village's zero interest loan program to provide for $10,000 emergency business loans for terms of three year with payments commencing on January 1, 2021.

Based on continued cash flow challenges for restaurants and other businesses, Staff believes that additional help should be offered to our restaurant community at this time. Staff is proposing an additional 25% rebate of 2020 liquor license fees for all classes of liquor licenses other than B and BB out of recognition that restaurants are not fully able to benefit from those licenses, a deferral of the due date for all classes of liquor license renewals from April 30, 2021 to June 30, 2021, and a deferral of the loan payment due date for emergency loans to June 1, 2020.

Trustee Canty asked if it is enough. Mr. Recklaus said it is a step given what we are facing. Staff is following the news in Washington to see if there is more assistance. Staff is also meeting with individual businesses and staying in touch to make sure we understand and can take further action if needed. This is a prudent next step.

Trustee Scaletta said it is important to stay on top of this so all of our business succeed. Mr. Recklaus said this is the second reduction in fees. Trustee Scaletta said he would like to do more, but it is good to see what the State is going to do first. This money comes out of the 2020 General Fund Reserves. The reserves are there in case of emergency and this is one.

Trustee Scaletta moved to approve. Trustee Canty seconded the motion.
Ayes: Canty, Rosenberg, Scaletta, Baldino, LaBedz, Padovani, Schwingbeck, Hayes
The Motion: Passed

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes said he is looking forward to 2021. The Covid numbers are going down in the State and there is a vaccine. He is hopeful we will return to a new normal. The Board wants to bring back a full slate of events next

year. He thanked the residents for their voluntary compliance and asked for them to continue to be vigilant. He wished everyone a happy holiday season.

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 8:37. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

Village Board
1/4/2021

Item: Warrant Register 12/30/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 12/30/2020	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 12-30-2020

Fund	Fund Description	Total Transaction Amount
101	General Fund	$458,303.94
215	CDBG Fund	$1,209.08
227	Foreign Fire Ins Tax Fund	$887.55
231	Criminal Investigation Fd	$15,018.28
235	Municipal Parkg Opr Fund	$744.81
263	TIF IV	$3,448.69
301	Debt Service Fund	$53.88
401	Capital Projects Fund	$53,887.47
426	Storm Water Control Fund	$15,105.50
505	Water and Sewer Fund	$141,535.41
605	Health Insurance Fund	$32,272.23
611	General Liability Ins Fnd	$5,484.20
615	Workers Compensation Ins	$14,847.86
621	Fleet Operations Fund	$10,742.97
625	Technology Fund	$14,058.49
711	Fire Pension Fund	$0.50
715	Guaranty Deposits Fund	$600.00
721	Escrow Deposits Fund	$5,200.00
TOTAL ALL FUNDS		**$773,400.86**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227008	101-0000-421.05-00	SUSAN ABRAHAMSON	REFUND VEHICLE STICKER	$30.00	$30.00
227016	101-0000-421.10-00	ANCOR SERVICES LLC	OL REFUNDS	$130.00	$130.00
227018	715-0000-220.93-00	ANDY PANTHER	BOND REFUND	$200.00	$200.00
227020	101-0000-421.10-00	ARLINGTON HEIGHTS PINK NAILS S	OL REFUNDS	$242.00	$242.00
227026	605-0000-140.05-00	BENISTAR/HARTFORD - 6795	RETIREE CASH OUT	$8,587.01	$8,587.01
227027	715-0000-220.93-00	BLUE CONSTRUCTION CORP	BOND REFUND	$200.00	$200.00
227028	101-0000-421.05-00	HELEN BORGE	REFUND VEHICLE STICKER	$18.00	$18.00
227039	101-0000-421.99-00	CHICAGOLAND SIGNS	OL REFUNDS	$130.00	$130.00
227040	101-0000-421.05-00	JINHO CHOI	REFUND VEHICLE STICKER	$30.00	$30.00
227058	101-0000-421.10-00	FIRST MIDWEST BANK	OL REFUNDS	$760.00	$760.00
227074	101-0000-140.05-00	INSIGHT PUBLIC SECTOR	ANNUAL RENEWAL FEE	$13,930.86	$13,930.86
227077	505-0000-140.05-00	ITRON INC	2021 ITRON METER SERVICE	$10,756.23	$12,556.23
			2021 ITRON METER SERVICE	$1,800.00	
227080	721-0000-221.10-08	JOHNSON PAVING CO	METER RENTAL REIMBURSEMEN	$1,000.00	$1,000.00
227098	101-0000-433.14-00	MERIDIAN HEALTH PLAN	REFUND AMBULANCE CLAIM	$333.60	$333.60
227099	101-0000-421.99-00	MICHELS CORPORATION	OL REFUNDS	$130.00	$130.00
227106	721-0000-221.10-08	NATL POWER RODDING CORP	WATER METER RENTAL REIMBU	$1,000.00	$1,000.00
227108	101-0000-140.05-00	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT JANUARY	$20,243.69	$103,197.36
			MEMBER ASSESSMENT JANUARY	$60,731.07	
			2021 JEMS ANNUAL FEE	$22,222.60	
227112	101-0000-140.05-00	NORTHWESTERN UNIVERSITY	REGISTRATION FEES	$2,000.00	$2,000.00
227113	721-0000-221.10-08	NPL	METER RENTAL REIMBURSEMEN	$1,000.00	$1,000.00
227116	715-0000-220.93-00	PANTHER, ANDY 20-2965	BOND REFUND	$200.00	$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227120	101-0000-421.15-00	CYNTHIA PETERSON	REFUND DOG TAG	$12.00	$12.00
227121	101-0000-421.05-00	JEFF PETERSON	REFUND VEHICLE STICKERS	$90.00	$90.00
227124	101-0000-421.05-00	PAWL PIATEK	REFUND VEHICLE STICKERS	$20.00	$20.00
227127	101-0000-140.05-00	PORTER LEE CORP	ANNUAL SOFTWARE SUPPORT	$1,313.00	$1,313.00
227135	101-0000-433.14-00	ROBINS, MONICA	REFUND AMBULANCE CLAIM	$150.00	$150.00
227139	721-0000-221.10-08	SCHROEDER ASPHALT	METER RENTAL REIMBURSEMEN	$1,200.00	$1,200.00
227144	101-0000-433.14-00	SENTINEL SECURITY LIFE IN CO	REFUND AMBULANCE CLAIM	$96.79	$96.79
227147	101-0000-421.05-00	ST PETER LUTHERAN CHURCH	REFUND VEHICLE STICKER	$35.00	$35.00
227150	721-0000-221.10-08	STANTON ARMS HOMEOWNERS ASSOCIATION	METER RENTAL REIMBURSEMEN	$1,000.00	$1,000.00
227157	101-0000-140.05-00	SUPERION LLC	2021 ANNUAL MAINTENANCE	$17,704.89	$17,704.89
227173	101-0000-211.06-00	VISION SERVICE PLAN	BASE VISION PREMIUM	$1,166.28	$4,504.74
			PREMIER VISION PREMIUM	$3,338.46	
802022	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA CTA BENEFIT PROGRAM	$92.75	$92.75
901651	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$3,991.98	$3,991.98
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$1,678.40	$1,678.40
901652	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$3,456.31	$3,456.31
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$1,058.00	$1,058.00
901655	101-0000-210.81-00	DEARBORN LIFE INS CO	VILLAGE SHORT TERM DISAB	$6,515.40	$6,639.72
			LIBRARY SHORT TERM DISABI	$124.32	
901656	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$2,843.87	$2,843.87
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$800.05	$800.05
				Division 0 Total	$192,362.56
				Department 0 Total	$192,362.56

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227092	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
901653	101-0101-501.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$37.90	$37.90
				Division 1 Total	$4,537.90
				Department 1 Total	$4,537.90

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901653	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$0.65	$0.65
				Division 1 Total	$0.65
				Department 2 Total	$0.65

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227069	101-0301-503.20-05	HARRIS TRUST & SAVINGS BANK	MOTION FORWARD INC.	$238.18	$238.18
	101-0301-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 613U70TG3	$66.65	$66.65
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	FMCSA D&A CLEARINGHOUSE	$125.00	$125.00
227075	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	OCT DEDUCTIBLE W/C	$1,924.30	$6,972.86
			W/C CLOSED 2019	$222.89	
			W/C CLOSED 2020	$716.91	
			NOV DEDUCTIBLE W/C	$1,042.50	
			2020 W/C CLOSED	$3,066.26	
227083	605-0301-552.20-05	KALEIDOSCOPE GROUP LLC	INSTALLMENT FEES	$7,750.00	$7,750.00
	615-0301-552.20-50	KALEIDOSCOPE GROUP LLC	PROFESSIONAL FEES	$7,750.00	$7,750.00
227109	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$108.00	$5,135.00
			SERVICE HEALTH TESTING	$2,618.00	
			SERVICE HEALTH TESTING	$1,149.00	
			SERVICE HEALTH TESTING	$1,260.00	
227114	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$138.11	$164.40
			OFFICE SUPPLIES, GENERAL	$26.29	
	605-0301-552.33-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$183.68	$183.68
227186	605-0301-552.20-65	ZURICH NORTH AMERICA	TRAVEL INSURANCE PREMIUM	$2,295.00	$2,295.00
901652	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	$610.00	$610.00
901653	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$17.25	$17.25
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$3.40	$3.40
901654	605-0301-552.20-65	DEARBORN LIFE INS CO	VILLAGE BASIC LIFE	$3,163.55	$6,909.44
			VILLAGE SUPPL LIFE	$3,471.90	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901654	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTORS BASIC LIFE	$273.99	$6,909.44
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY BASIC LIFE	$675.10	$798.70
			LIBRARY SUPPL LIFE	$123.60	
				Division 1 Total	$39,019.56
				Department 3 Total	$39,019.56

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2235	101-0401-503.20-20	ELROD FRIEDMAN LLP	PROFESSIONAL SERVICES	$6,551.50	$6,551.50
227051	101-0401-503.20-20	ELROD FRIEDMAN LLP	SERVICE PROFESSIONAL	$9,227.00	$9,227.00
227053	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	$2,259.73	$2,259.73
227054	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$61.58	$61.58
227069	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	ARDC	$385.00	$385.00
227136	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	$1,102.50	$1,102.50
901653	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$1.00	$1.00
				Division 1 Total	$19,588.31
				Department 4 Total	$19,588.31

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227017	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$8,070.52	$8,070.52
227046	101-0501-503.30-01	DAILY HERALD	ADVERTISING	$2,570.40	$2,617.65
			ADVERTISING	$47.25	
227069	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM EC7AP9683	$35.88	$254.71
			AMZN MKTP US 522MO4MH3	$25.98	
			AMZN MKTP US B18AU22V3	$79.96	
			AMZN MKTP US EM8FN8XZ3	$12.00	
			AMZN MKTP US GR3EN8ZE3	$100.89	
227075	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	OCT DEDUCTIBLE AUTO	$1,600.00	$5,484.20
			AUTO CLOSED 2019	$3,681.90	
			NOV DEDUCTIBLE AUTO	$202.30	
227085	101-0501-503.20-05	KELLY SERVICES	TEMP SERVICES	$776.03	$2,069.41
			TEMP SERVICES	$1,293.38	
227114	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$76.49	$490.04
			OFFICE SUPPLIES, GENERAL	$268.09	
			OFFICE SUPPLIES, GENERAL	$39.23	
			OFFICE SUPPLIES, GENERAL	$106.23	
227142	505-0501-503.21-65	SEBIS DIRECT INC	SERVICE MISCELLANEOUS	$842.32	$842.32
	505-0501-503.22-10	SEBIS DIRECT INC	SERVICE PRINTING	$555.85	$555.85
227156	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$762.00	$762.00
901653	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$2,097.00	$2,097.00
	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$1,714.85	$1,714.85
				Division 1 Total	$24,958.55

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 5 Total	**$24,958.55**

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227069	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US TS1111K83	$51.17	$1,101.22
			AMZN MKTP US Z81W46AW3	$23.75	
			CDW GOVT #5036417	$1,026.30	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOHO CORPORATION	$956.00	$4,505.30
			ZONES INC	$3,549.30	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM RN2CS0383	$113.98	$113.98
227073	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	COMPUTERS,DP & WORD PROC.	$132.85	$132.85
227125	625-0601-572.50-10	PLANTE MORAN LLC	SERVICE PROFESSIONAL	$4,945.00	$4,945.00
227146	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	DELL MONITORS	$916.25	$3,260.14
			PRINTER REPLACEMENT	$813.89	
			COMPUTERS,DP & WORD PROC.	$1,530.00	
				Division 1 Total	$14,058.49
				Department 6 Total	$14,058.49

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Department: 10 Boards & Commissions

Division: 15

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227069	101-1015-502.30-05	HARRIS TRUST & SAVINGS BANK	ACADEMY ENGRAVING	$358.50	$358.50
				Division 15 Total	$358.50
				Department 10 Total	$358.50

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227012	101-3001-511.33-25	AIRGAS USA LLC	RENTAL FEE	$104.14	$104.14
227033	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	$350.00	$350.00
227043	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$324.00	$577.25
			SERVICE MISCELLANEOUS	$253.25	
227069	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PSI SERVICES LLC	$160.00	$673.16
			TITLE BOXING LLC	$513.16	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKPT US R14T47MD3	$65.69	$265.46
			ASSOCIATED BAG COMPANY	$199.77	
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	ADOBE CREATIVE CLOUD	$637.37	$637.37
227076	101-3001-511.22-02	INTL PUBLIC SAFETY ASSOCIATION	DUES	$125.00	$125.00
227078	101-3001-511.30-35	JG UNIFORMS	CLOTHING AND APPAREL	$70.50	$1,042.70
			CLOTHING AND APPAREL	$258.45	
			CLOTHING AND APPAREL	$271.00	
			CLOTHING AND APPAREL	$241.25	
			CLOTHING AND APPAREL	$201.50	
227086	101-3001-511.22-03	KIESLER POLICE SUPPLY & AMMUNITION	POLICE EQUIPMENT & SUPPLY	$3,871.35	$3,871.35
227087	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$88.26	$88.26
227093	101-3001-511.30-05	LOWES COMMERCIAL SERVICES	POLICE EQUIPMENT & SUPPLY	$418.00	$627.00
			POLICE EQUIPMENT & SUPPLY	$209.00	
227107	101-3001-511.22-03	NELSON ALEXANDRA	TUITION REIMBURSEMENT	$1,500.00	$1,500.00
227114	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$730.73	$900.71
			OFFICE SUPPLIES, GENERAL	$127.44	
			OFFICE SUPPLIES, GENERAL	$42.54	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227132	101-3001-511.33-25	RAY O'HERRON	POLICE EQUIPMENT & SUPPLY	$3,600.00	$3,600.00
227152	101-3001-511.22-03	STREICHER'S	SHIPPING/DELIVERY SERVICE	$45.00	$4,965.00
			TRAINING	$4,920.00	
227153	101-3001-511.33-25	SUBURBAN ACCENTS INC	GRAPHICS	$850.00	$850.00
227156	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$420.00	$420.00
227158	101-3001-511.22-03	CHRISTOPHER TATMAN	TUITION REIMBURSEMENT	$915.00	$915.00
227164	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$332.00	$332.00
	235-3001-532.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$197.50	$197.50
227166	101-3001-511.30-05	ULINE INC	OFFICE SUPPLIES, GENERAL	$147.13	$594.64
			OFFICE SUPPLIES, GENERAL	$447.51	
227167	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$20,214.75	$20,214.75
227170	101-3001-511.21-02	UNITED FAST FOOD & BEVERAGE SRVC	EQUIPMENT MAINTENANCE	$292.50	$292.50
227172	101-3001-511.22-05	UPS STORE #4073	SHIPPING/DELIVERY SERVICE	$96.71	$96.71
901653	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$638.55	$638.55
				Division 1 Total	$43,879.05

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227086	231-3003-511.40-11	KIESLER POLICE SUPPLY & AMMUNITION	POLICE EQUIPMENT & SUPPLY	$2,264.40	$2,264.40
227117	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	$446.56	$985.56
			MEDICATION	$151.40	
			VETERINARY SERVICES	$387.60	
227138	231-3003-511.40-11	SAFEWARE INC	POLICE EQUIPMENT & SUPPLY	$443.38	$11,391.57
			POLICE EQUIPMENT & SUPPLY	$10,948.19	
227141	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	$104.36	$243.94
			CANINE UNIT PROGRAM	$106.59	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227141	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	$32.99	$243.94
227159	231-3003-511.40-11	TECHNOLOGY MANAGEMENT REV FUND	POLICE EQUIPMENT & SUPPLY	$132.81	$132.81
				Division 3 Total	$15,018.28
				Department 30 Total	$58,897.33

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227011	101-3501-512.31-65	AIR ONE EQUIPMENT	AIR COMPRESSORS & ACCESS	$606.70	$606.70
227034	101-3501-512.31-65	CARPENTER JOHN	SUPPLIES REIMBURSEMENT	$329.97	$329.97
227036	101-3501-512.33-05	CDW GOVERNMENT INC	PHOTOGRAPHIC SUPPLY/EQUIP	$575.76	$575.76
227048	101-3501-512.33-50	DELTA GLOVES	HEALTH/FIRE SURG SUPPLIES	$741.41	$741.41
227049	101-3501-512.30-35	DJS SCUBA LOCKER INC	HEALTH/FIRE SURG SUPPLIES	$289.00	$289.00
227056	101-3501-512.31-65	FIRECOM	RADIO HEADSET	$396.29	$396.29
227057	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	$714.13	$714.13
227060	101-3501-512.30-35	GALLS LLC	SHOES AND BOOTS	$70.00	$320.00
			CLOTHING & APPAREL	$45.00	
			CLOTHING & APPAREL	$55.00	
			CLOTHING & APPAREL	$55.00	
			SHOES AND BOOTS	$95.00	
227062	101-3501-512.31-65	GLOBAL EQUIPMENT COMPANY	APPLIANCES	$1,175.00	$1,199.95
			SHIPPING/DELIVERY SERVICE	$24.95	
227069	101-3501-512.31-45	HARRIS TRUST & SAVINGS BANK	WWW.GEORGIASTEELCO.COM	$47.60	$47.60
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US V65582RQ3	$45.23	$45.23
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	SONACE, INC.	$585.80	$585.80
227114	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$318.92	$318.92
227119	101-3501-512.33-50	PENNCARE	EMERGENCY MEDICAL SUPPLY	$259.72	$259.72
227122	101-3501-512.33-05	PETTY CASH/FIRE	OFFICE SUPPLIES, GENERAL	$96.85	$96.85
227129	101-3501-512.33-50	QUADMED INC	HEALTH/FIRE SURG SUPPLIES	$686.76	$686.76
227130	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	$230.50	$230.50
227140	101-3501-512.31-65	SCHUBERT MICHAEL	SUPPLIES REIMBURSEMENT	$45.07	$45.07

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227145	101-3501-512.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$39.98	$39.98
	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$10.77	$10.77
227178	101-3501-512.31-60	WITMER PUBLIC SAFETY GROUP	CONTROL SOLUTION	$201.48	$201.48
227180	101-3501-512.30-35	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	$7,637.02	$7,951.15
			CLOTHING & APPAREL	$314.13	
227184	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$624.98	$624.98
901653	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$10.15	$10.15
				Division 1 Total	$16,328.17
				Department 35 Total	$16,328.17

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227037	227-3701-512.22-03	ROSS CHAPMAN	TUITION REIMBURSEMENT	$411.05	$411.05
227061	227-3701-512.22-03	RYAN GLENDENNING	TUITION REIMBURSEMENT	$50.00	$50.00
227082	227-3701-512.22-03	KYLE KACZANOWSKI	TUITION REIMBURSEMENT	$201.50	$201.50
227089	227-3701-512.22-03	KAZIMIERZ KRZECZKOWSKI	TUITION REIMBURSEMENT	$225.00	$225.00
				Division 1 Total	$887.55
				Department 37 Total	$887.55

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227045	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SUBSCRIPTION/PUBLICATIONS	$1,020.00	$1,020.00
227046	101-4001-521.22-01	DAILY HERALD	ADVERTISING	$1,034.10	$1,034.10
	101-4001-521.40-41	DAILY HERALD	ADVERTISING	$4,995.00	$4,995.00
227052	101-4001-521.40-41	ENTERCOM CHICAGO	ADVERTISING	$1,679.00	$3,358.00
			ADVERTISING	$1,679.00	
227066	401-4001-571.50-30	HAEGER ENGINEERING LLC	SERVICE ENGINEERING	$900.00	$4,300.00
			SERVICE ENGINEERING	$3,400.00	
227069	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	$8.97
			APPLE.COM/BILL	$2.99	
			APPLE.COM/BILL	$2.99	
	101-4001-521.22-02	HARRIS TRUST & SAVINGS BANK	IL PROF LICENSE FEE	$61.35	$763.35
			AIA PRODUCTS/DUES	$702.00	
	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	DLT SOLUTIONS 703-773-	$2,738.92	$2,738.92
227084	263-4001-571.20-05	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	$2,525.00	$2,525.00
227133	263-4001-571.20-05	RJN GROUP INC	SERVICE CONSULTING	$923.69	$923.69
901653	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$19.65	$19.65
				Division 1 Total	$21,686.68
				Department 40 Total	$21,686.68

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227054	215-4101-522.41-02	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$30.00	$30.00
227155	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	CDBG PROGRAM	$1,179.08	$1,179.08
				Division 1 Total	$1,209.08
				Department 41 Total	$1,209.08

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227063	101-4501-523.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	$4,900.00	$4,900.00
227065	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$187.50	$375.00
			ENGINEERING REVIEW	$187.50	
227069	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	($15.67)	$11.98
			AMZN MKTP US	($15.67)	
			AMZN MKTP US 0N24H29I3	$21.66	
			AMZN MKTP US AD8N94WH3	$21.66	
227100	101-4501-523.21-65	MICROSYSTEMS	FICHE SCANNING	$250.00	$250.00
227156	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
227163	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$35.00	$477.00
			SERVICE BLDG MAINT	$442.00	
901653	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$251.70	$251.70
				Division 1 Total	$6,315.68
				Department 45 Total	$6,315.68

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227019	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	$252.00	$852.00
			COUNSELING	$600.00	
227069	101-7001-541.21-02	HARRIS TRUST & SAVINGS BANK	RAD ELEC INC	$259.96	$415.65
			SP PAPER THERMOMETER	$155.69	
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US N15F047U3	$54.90	$141.25
			THERMOWORKS INC	$86.35	
	101-7001-541.40-57	HARRIS TRUST & SAVINGS BANK	COMM ED RESI PMT	$620.81	$620.81
227088	101-7001-541.40-60	KRD HOLDINGS LLC	RHAP PROGRAM	$1,300.00	$1,300.00
227090	101-7001-541.20-25	SHERRY LEMKE	COUNSELING	$18.00	$218.00
			COUNSELING	$200.00	
227114	101-7001-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$14.99	$14.99
227143	101-7001-541.33-10	SENSO SCIENTIFIC	NURSING CLINIC SUPPLIES	$583.50	$583.50
227151	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	$150.00	$300.00
			COUNSELING	$150.00	
227181	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
901653	101-7001-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$15.00	$15.00
				Division 1 Total	$4,546.20

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227068	101-7007-541.21-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$200.00	$200.00
227069	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	AMAZON.COM NZ65N76S3 A	$149.99	$278.99
			APPLE.COM/US	($8.06)	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227069	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	$137.06	$278.99
	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	$599.00	$599.00
227096	101-7007-541.21-65	RITA MC CONVILLE	PROGRAM FEE	$200.00	$200.00
227123	101-7007-541.31-65	PETTY CASH/SENIOR CENTER	PROGRAM SUPPLIES	$89.77	$89.77
901653	101-7007-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$465.90	$465.90
				Division 7 Total	$1,894.66
				Department 70 Total	$6,440.86

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227009	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP.& SUPPLY	$1,464.00	$2,928.00
			ELECTRICAL EQUIP.& SUPPLY	$1,464.00	
227010	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	$69.51	$69.51
227022	401-7101-572.50-15	ARLINGTON POWER EQUIPMENT	FORESTRY EQUIPMENT	$1,243.93	$1,243.93
227023	101-7101-531.21-15	ASTI SAWING INC	SERVICE CONSTRUCTION	$24,378.98	$24,378.98
227024	101-7101-531.22-70	AT & T	ACCT 84725535058159	$10,161.28	$10,161.28
227025	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 2147713	$497.71	$497.71
227030	101-7101-531.31-55	BTU COMPANY INC	SERVICE BLDG MAINT	$1,025.00	$1,025.00
227041	101-7101-531.21-55	CLEAN CUT TREE SERVICE INC	LANDSCAPING	$11,115.00	$21,500.00
			LANDSCAPING	$10,385.00	
227042	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0901436	$71.97	$71.97
227047	101-7101-531.30-01	DAILY HERALD	ANNUAL RENEWAL	$449.80	$449.80
227050	101-7101-531.20-05	DTN LLC	SERVICE CONSULTING	$5,208.00	$5,208.00
227055	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$350.85	$5,458.65
			JANITORIAL SUPPLIES	$2,395.20	
			JANITORIAL SUPPLIES	$2,712.60	
227059	101-7101-531.22-02	FRANCIS LLOYD M	CDL REIMBURSEMENT	$50.00	$50.00
227064	101-7101-531.21-02	GPM SYSTEMS	SERVICE BLDG MAINT	$233.75	$233.75
227067	101-7101-531.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	$163.75	$163.75
227069	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	ISA	$190.00	$1,330.00
			ISA	$190.00	
			ISA	$190.00	
			ISA	$190.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227069	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	ISA	$190.00	$1,330.00
			ISA	$190.00	
			ISA	$190.00	
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL ILLINOISARB	$225.00	$450.00
			PAYPAL ILLINOISARB	$225.00	
	101-7101-531.30-01	HARRIS TRUST & SAVINGS BANK	ASSOCIATION OF PEDESTR	$45.00	$45.00
	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	MIDWEST PARTS DISTRIBU	$211.44	$745.44
			SP SECURITY FIRE EQUIP	$534.00	
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$90.23
			HOBBY-LOBBY #0205	$89.24	
227071	101-7101-531.22-02	IL PUBLIC WORKS MUTUAL AID NETWORK	MEMBERSHIP DUES	$125.00	$125.00
227079	401-7101-571.50-20	JOHNSON CONTROLS	ALARM SYSTEM INSTALL	$360.00	$360.00
227081	101-7101-531.31-55	JUST FAUCETS	HARDWARE SUPPLIES	$44.00	$44.00
227093	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$34.16	$92.49
			HARDWARE SUPPLIES	$9.31	
			HARDWARE SUPPLIES	$49.02	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$59.79	$151.35
			HARDWARE SUPPLIES	$91.56	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$101.24	$101.24
227101	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	$1,470.00	$1,470.00
227102	101-7101-531.31-40	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	$1,645.82	$3,188.09
			AGRICULTURAL SUPPLIES	$1,542.27	
227104	101-7101-531.20-05	MIOVISION TECHNOLOGIES	SERVICE CONSULTING	$5,981.20	$5,981.20
227114	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$299.98	$299.98
227115	101-7101-531.21-15	OLIVE GROVE LANDSCAPING INC	SERVICE CONSTRUCTION	$24,768.00	$24,768.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227128	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$1,696.00	$5,088.00
			SERVICE CONSTRUCTION	$3,392.00	
227133	426-7101-571.50-25	RJN GROUP INC	SERVICE CONSULTING	$1,951.16	$1,951.16
227134	101-7101-531.21-36	RNOW INC	RENTAL/LEASE EQUIPMENT	$12,000.00	$12,000.00
227145	101-7101-531.31-45	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$6.99	$6.99
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$68.18	$98.17
			HARDWARE SUPPLIES	$29.99	
	101-7101-531.31-75	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.98	$9.98
227149	101-7101-531.31-45	STANDARD PIPE & SUPPLY INC	JANITORIAL SUPPLIES	$39.79	$39.79
227160	101-7101-531.31-65	TEMPLE DISPLAY LTD	HOLIDAY DECOR	$4,455.00	$4,455.00
227161	401-7101-571.50-30	TERRACAST PRODUCTS LLC	FURNITURE, NON OFFICE	$2,483.10	$3,058.10
			SHIPPING/DELIVERY SERVICE	$575.00	
227162	401-7101-571.50-30	THOMAS ENGINEERING GROUP LLC	SERVICE CONSULTING	$24,211.11	$24,211.11
227165	101-7101-531.21-02	TRAFFIC CONTROL CORP	STREETS SUPPLY	$800.00	$800.00
	101-7101-531.31-70	TRAFFIC CONTROL CORP	STREETS SUPPLY	$415.00	$415.00
227166	101-7101-531.30-35	ULINE INC	JANITORIAL SUPPLIES	$54.02	$54.02
227175	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	$8,630.00	$34,730.66
			AGRICULTURAL SUPPLIES	$26,100.66	
	426-7101-571.50-25	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	$1,904.34	$1,904.34
227182	426-7101-571.50-25	ERIN YONKUS	ENHANCED SEWER REBATE	$11,250.00	$11,250.00
227185	101-7101-531.31-45	ZORO TOOLS INC	JANITORIAL SUPPLIES	$60.79	$60.79
802025	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278031084	$215.97	$11,651.54
			ACCT 2985063029	$3,445.28	
			ACCT 5492508009	$48.72	
			ACCT 7363016029	$7,903.88	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802025	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 8572043011	$37.69	$11,651.54
802026	101-7101-531.22-70	AT & T	ACCT 84725961248940	$48.97	$4,451.04
			ACCT 84739208661733	$51.28	
			ACCT 84739271083278	$50.76	
			ACCT 84743978686650	$101.88	
			ACCT 84757754536603	$76.28	
			ACCT 84757757951551	$281.44	
			ACCT 84779713213488	$48.97	
			ACCT 847R1605198974	$3,140.38	
			ACCT 847Z9727849771	$651.08	
901653	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$122.55	$122.55
				Division 1 Total	$229,040.59
				Department 71 Total	$229,040.59

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227015	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	REPAIR SERVICE EQUIPMENT	$9,570.00	$20,170.00
			REPAIR SERVICE EQUIPMENT	$10,600.00	
227032	505-7201-561.20-05	BURNS MCDONNELL	SERVICE CONSULTING	$4,618.65	$4,618.65
227044	505-7201-561.50-20	CONTAINER SALES GROUP INC	FURNITURE, OFFICE	$9,195.00	$9,195.00
227070	505-7201-561.21-35	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$7,075.97	$11,265.38
			WATER SEWER SYSTEM SUPPLY	$3,344.00	
			WATER SEWER SYSTEM SUPPLY	$845.41	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$22,013.30	$25,657.98
			WATER SEWER SYSTEM SUPPLY	$3,364.68	
			WATER SEWER SYSTEM SUPPLY	$280.00	
227071	505-7201-561.22-02	IL PUBLIC WORKS MUTUAL AID NETWORK	MEMBERSHIP DUES	$125.00	$125.00
227091	505-7201-561.22-02	LESCHMAN, JAMES	CDL REIMBURSEMENT	$50.00	$50.00
227093	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$9.49	$9.49
	505-7201-561.33-05	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$56.99	$464.51
			WATER SEWER SYSTEM SUPPLY	$407.52	
227097	505-7201-561.33-05	MC MASTER CARR SUPPLY CO	HARDWARE SUPPLIES	$38.71	$38.71
227110	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP.& SUPPLY	$182.92	$182.92
	505-7201-561.33-05	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP.& SUPPLY	$17.01	$17.01
227145	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$19.99	$19.99
227154	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER TEST LAB FEES	$1,805.50	$1,805.50
227166	505-7201-561.30-35	ULINE INC	HARDWARE SUPPLIES	$54.02	$54.02
	505-7201-561.50-20	ULINE INC	ANNEX EQUIP/UPGRADES	$1,740.22	$1,740.22
227171	505-7201-561.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$368.57	$368.57

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227177	505-7201-561.31-55	WILLOW ELECTRICAL SUPPLY CO INC	ELECTRICAL EQUIP.& SUPPLY	$890.08	$890.08
227179	505-7201-561.20-05	WORKPLACE DIVERSITY	JOB POSTING	$200.00	$200.00
802023	505-7201-561.21-50	NICOR	ACCT 05850400002	$83.10	$459.20
			ACCT 16797600000	$135.05	
			ACCT 76830700001	$241.05	
802024	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205453	$2,978.67	$12,575.40
			ACCT 9205454	$2,207.90	
			ACCT 9205456	$6,311.83	
			ACCT 9205450	$1,077.00	
802025	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0831076049	$122.61	$919.34
			ACCT 1257044037	$796.73	
802026	505-7201-561.22-70	AT & T	ACCT 84743746842777	$48.97	$97.94
			ACCT 84743746858567	$48.97	
				Division 1 Total	$90,924.91
				Department 72 Total	$90,924.91

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802025	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	$19.64	$19.64
802026	235-7301-532.21-50	AT & T	ACCT 847R0608437214	$404.04	$404.04
				Division 1 Total	$423.68

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227072	235-7302-532.21-02	ILLCO INC	VAIL GARAGE HEATER	$123.63	$123.63
				Division 2 Total	$123.63
				Department 73 Total	$547.31

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227014	621-7501-551.21-07	ALCALDE CUSTOMS INC	VEH MAINTENANCE SUPPLY	$410.00	$410.00
227021	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$16.96	$16.96
227029	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$144.18	$271.57
			VEH MAINTENANCE SUPPLY	$127.39	
227031	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$81.56	$371.85
			VEH MAINTENANCE SUPPLY	$34.60	
			VEH MAINTENANCE SUPPLY	$157.38	
			VEH MAINTENANCE SUPPLY	$78.69	
			VEH MAINTENANCE SUPPLY	$19.62	
227035	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$89.99	$89.99
227038	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$358.78	$358.78
227094	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLY	$1,808.14	$1,808.14
227095	621-7501-551.21-07	MASTER HYDRAULICS & MACHINE CO	VEH MAINTENANCE SUPPLY	$464.00	$464.00
227105	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$18.47	$303.06
			VEH MAINTENANCE SUPPLY	$3.96	
			VEH MAINTENANCE SUPPLY	$12.22	
			VEH MAINTENANCE SUPPLY	$21.16	
			VEH MAINTENANCE SUPPLY	$45.81	
			VEH MAINTENANCE SUPPLY	$45.81	
			VEH MAINTENANCE SUPPLY	$155.63	
227111	621-7501-551.31-51	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$27.08	$27.08
227118	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$210.07	$210.07
227126	621-7501-551.31-51	POMP'S TIRE SERVICE INC	VEH MAINTENANCE SUPPLY	$1,433.96	$1,433.96

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227131	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLY	$60.00	$60.00
227137	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$75.15	$75.15
227148	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$137.84	$600.39
			VEH MAINTENANCE SUPPLY	$248.12	
			VEH MAINTENANCE SUPPLY	$91.61	
			VEH MAINTENANCE SUPPLY	$122.82	
227153	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEH MAINTENANCE SUPPLY	$550.00	$1,650.00
			VEH MAINTENANCE SUPPLY	$550.00	
			VEH MAINTENANCE SUPPLY	$550.00	
	621-7501-551.21-08	SUBURBAN ACCENTS INC	VEHICLE ACCIDENT REPAIR	$225.00	$225.00
227166	621-7501-551.31-65	ULINE INC	VEH MAINTENANCE SUPPLY	$258.51	$258.51
227169	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$68.88	$68.88
227174	621-7501-551.21-07	WE WASH EXPRESS	CAR WASHES	$200.00	$200.00
227176	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	$89.15	$89.15
227183	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	$1,125.00	$1,125.00
227185	401-7501-572.50-15	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$499.58	$499.58
	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$525.71	$625.43
			VEH MAINTENANCE SUPPLY	$99.72	
				Division 1 Total	$11,242.55
				Department 75 Total	$11,242.55

WARRANT REGISTER - GM0002

Department: 80 Pensions

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901653	711-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	$0.50	$0.50
				Division 1 Total	$0.50
				Department 80 Total	$0.50

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227013	505-9001-571.50-25	ALBERT MARTINEZ LIVING TRUST	SEWER REIMBURSEMENT	$1,375.00	$1,375.00
227070	505-9001-571.50-25	HBK WATER METER SERVICE INC	SERVICE WATER METER	$3,480.00	$13,073.75
			SERVICE WATER METER	$1,553.88	
			SERVICE WATER METER	$4,402.66	
			SERVICE WATER METER	$3,637.21	
227103	505-9001-571.50-25	MIDWEST METER INC	WATER SEWER SYSTEM SUPPLY	$14,558.50	$20,492.50
			WATER SEWER SYSTEM SUPPLY	$5,934.00	
				Division 1 Total	$34,941.25
				Department 90 Total	$34,941.25

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 54

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227168	301-9554-582.60-20	UMB BANK NA	AGENT FEES	$53.88	$53.88
				Division 54 Total	$53.88
				Department 95 Total	$53.88
TOTAL ALL FUNDS:					$773,400.86

Village Board
1/4/2021

Item: Concrete Flatwork Contract - Amendment to Three-Year Term

Department: Public Works

In March 2019, after a competitive bid process, the Village Board awarded a two-year contract to Schroeder & Schroeder, Inc. of Skokie, Illinois for concrete flatwork. Examples of concrete flatwork are road, curb, sidewalk and driveway apron repairs. This contract enables various units within Public Works to have concrete services performed that are required due to maintenance-related excavations and normal deterioration.

The bids were solicited through the Municipal Partnering Initiative (MPI). MPI is a cooperative of local municipalities that jointly bid similar projects in an effort to reduce administration expenses and unit prices through economies of scale. The Village participates in several MPI projects on an annual basis.

The March 2019 bid award incorrectly referenced the contract with a two-year term, although, the bid documents stated three-years. Staff has been pleased with the performance of the contractor the last two years and would like to amend the original contract to reflect the three-year term allowed in the bid documents. The term of this new contract would expire in December 2021, and would allow for up to three additional one-year contract extensions with Board approval.

While the total costs are dependent on the actual quantities used, Public Works expenditures will not exceed the total amount of the budget. The 2021 Operating Budget includes $382,800 in Account No. 505-7201-561.21-30 and $185,000 in Account No. 101-7101-531.21-15 for contractual roadway repairs.

RECOMMENDATION

It is recommended that the Village Board amend the Concrete Flatwork contract with Schroeder & Schroeder, Inc. of Skokie, Illinois, to allow for an additional year as permitted in the bid documents and authorize staff to execute the necessary documents.

Village Board
1/4/2021

Item: Stormwater Pump Replacement - Wilke II

Department: Public Works

The Village's Public Works Department maintains 13 Pumping Stations in order to handle the storm and sanitary needs of the community. The 2021 budget includes funding for yearly upgrades or replacement of these critical pumps and motors.

On September 16th, 2020, Stormwater Pump #3 at our Wilke II Stormwater Pump Station failed. At this station, the Village operates three pumps, and has one as a backup. The pumping station handles stormwater for the Wilke II Detention Pond. The backup pump was installed with the assistance of a contractor, and the failed pump and motor were broken down and taken to the distributor for inspection and analysis. After serving 25 years, the pump and motor no longer are economically serviceable, and it is recommended that they be replaced. The replacement pump and motor are from Xylem Water Solutions and matches four of the pumps located at the Wilke I and Wilke II Stations. The pump will be stored as an emergency backup. Xylem is the sole source provider of Flygt pumps, and staff has had success with them in numerous projects in the past.

The cost for the proposed pump and motor is $56,596.10. Funding for these items is available in Account No. 505-7201-561.50-15 (EQ 1530).

RECOMMENDATION

Staff recommends the waiving of competitive bids and to award a contract to Xylem Water Solutions of Mokena, Illinois, for purchase of the replacement pump and motor, at a not-to-exceed amount of $56,596.10 and authorize staff to execute the necessary documents.

Village Board
1/4/2021

Item: AT&T Utility Relocation

Department: Public Works

The Greenbrier / Roanoke Infrastructure Improvement Project is scheduled to be let for bid in late January of 2021. The project scope provides for additional stormwater detention by expanding an existing basin into a vacant parcel to the south. The excavation requires the relocation of an existing AT&T underground fiber optic utility duct that runs east and west across the property.

Typically, when a utility is located in Public ROW and the Village provides notice, the utility will relocate their utility at no cost. To this point, AT&T has refused to relocate at no cost to the Village because the duct is located in an easement not ROW.

In order to expedite this work, the Village requested an estimate of cost for the relocation. The cost for relocation is $37,899.05.

It is our intention to continue discussions with AT&T, including the exploration of legal options, with hopes of waiving the fee or reimbursing us if we make payment. We are currently in consultation with the Village Attorney on this issue.

Staff is therefore requesting Board approval for payment of this expenditure in order to not delay the project.

Funding is available in the Stormwater Utililty Fund - Account No. 426-7101-571.50-25 (SW1803).

RECOMMENDATION

It is recommended that Village Board approve payment of $37,899.05 to AT&T for utility relocation services related to the Greenbrier / Roanoke Infrastructure Improvement Project, and authorize staff to execute the necessary documents.

Village Board
1/4/2021

Item: Resolution - GIS Consortium Service Provider Contract

Department: Manager/Legal

In the Fall of 2017, the Village became the 34th Member in the Geographic Information System (GIS) Consortium. The GISC is an organization of Chicago-area communities that share a common goal of optimizing the value of geographic information systems. It is a Shared Services Model, meaning members are unified by the ability to share resources, information, staffing, technology, as well as identifying opportunities for minimizing costs and risks.

The GIS Consortium is serviced by Municipal GIS Partners, Inc. (MGP), that provide GIS resources to the members of the Consortium. Over the past 3 years, MGP has provided the Village with technical resources (both on-site and remotely), software, software licenses and hosting for the Village's GIS system. The GIS staff provides monthly status reports and works closely with Village staff to insure the GIS resources are available and utilized. Membership in the consortium has allowed the Village to quickly develop, maintain, and extend a robust GIS system for use by the staff and community. The Village GIS program supports mandated municipal mapping, data maintenance, analysis, and public interactive search and map tools.

Over the past three years MGP has met staff's expectations and has been a reliable GIS service provider. Staff recommends Village Board approval of a recommendation to renew the GIS Consortium Service Provider Contract with Municipal GIS Partners, Inc., in the amount of $208,514.00. This amount is a slight decrease from the prior year cost.

The 1-year contract is renewable on an annual basis. Funds are available and budgeted.

Recommendation

It is recommended that a Resolution Approving a GIS Consortium Service Provider Contract with Municipal GIS Partners, Inc, be approved.

ATTACHMENTS:

Description	Type
GIS Consortium Service Provider Contract	Resolution

A RESOLUTION APPROVING A
GIS CONSORTIUM SERVICE PROVIDER CONTRACT
WITH MUNICIPAL GIS PARTNERS

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: A certain contract by and between the Village of Arlington Heights and Municipal GIS Partners, to provide consultant services within the Geographic Information System Consortium, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village Manager is hereby authorized and directed to execute said contract on behalf of the Village of Arlington Heights.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of January, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

AGREEMENTRES:Municipal GIS Partners

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "***Contract***") made and entered into this 1st day of January, 2021 (the "***Effective Date***"), by and between the Village of Arlington Heights, an Illinois municipal corporation (hereinafter referred to as the "***Municipality***"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "***Consultant***").

WHEREAS, the Municipality is a member of the Geographic Information System Consortium ("***GISC***");

WHEREAS, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the "***Services***") in connection with the Municipality's geographical information system **(**"***GIS***");

WHEREAS, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

SECTION 1
SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as ***Attachment 1*** ("***Statement of Work***"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract, substantially in the form attached hereto as ***Exhibit A***.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2
PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the [***CITY/MUNICIPALITY MANAGER***] or his designee (hereinafter referred to as the "***Municipality Manager***") in accordance with the terms set forth in this Contract and each relevant Statement of Work**.**

SECTION 3
RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4
PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

4.2 Service Rates. The service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5
TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for 1 year(s) (the "***Initial Term***").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "***Renewal Term***").

SECTION 6
TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, the Municipality may terminate this Contract during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant. The Consultant may terminate this Contract or additional Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Municipality.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

SECTION 7
CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or

subcontractors ("***Consultant Personnel***") that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Consultant. For purposes of this Contract, the term "Consultant" shall be deemed to refer to the Consultant and also to refer to all subcontractors of the Consultant.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8
ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Municipality shall provide the Consultant with adequate office space, furnishings, records, hardware, software and connectivity to fulfill the objectives of the GIS program. Facilities, equipment, and records include, but are not limited to, the following:

(a) Office space for the Consultant's Personnel and periodic guests. This space should effectively and securely house all required GIS systems, peripherals and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel and periodic guests;

(c) A telephone line and phone to originate and receive outside calls;

(d) A network connection with adequate speed and access to the Internet;

(e) Hardware, software, peripherals, and network connectivity to perform the program objectives efficiently; and

(f) Any Municipality data, record, which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating and monitoring the backup and recovery systems for all Municipality GIS assets that permit the Consultant to continue services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply, the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

SECTION 9
CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Municipal Materials***") are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the "***GISC Materials***").

(a) The Consultant herby grants the Municipality a limited, personal, nontransferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality's GIS. Upon expiration or termination of this Contract, or at such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality's GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services. The Municipality hereby grants to the Consultant, a royalty-free, non-exclusive, irrevocable license throughout the world to publish modify, transfer, translate, deliver, perform, use and dispose of in any manner any portion of the GISC Materials.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public ("***Confidential Information***"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice

to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. Within five (5) business days after the Municipality's Notice to the Consultant of the Municipality's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

SECTION 10
LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11
CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date. Unless expressly excluded by this Contract, the warranty expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto the Municipality.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in ***Attachment 2*** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval or attempted execution of this Contract.

SECTION 12
GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Act***"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Applicable Regulations***")) of minorities and women in the areas from

which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "***Department***") and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq*.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et *seq*.

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that no assignment, delegation or subcontracting shall be made without the prior written consent of the Municipality.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Cook County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties.

Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments and Exhibits. Attachments 1 and 2 and Exhibit A are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment or Exhibit and the text of this Contract, the text of this Contract shall control. In the event of any conflict or inconsistency between the terms of this Contract and any Supplemental Statement of Work, the terms of the Supplemental Statement of Work will govern and control with respect to the term, projected utilization rates, service rates and scope of services.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation**.** Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("***Dispute***"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: Village of Arlington Heights
Diana Mikula
33 South Arlington Heights Road
Arlington Heights, IL 60005
Attention: Diana Mikula
E-mail: dmikula@vah.com

If to Consultant: Municipal GIS Partners, Incorporated
Thomas A. Thomey
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the

party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency (each, a "***Force Majeure***"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

[**REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS**]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

By:_____
Name:_____
Its:_____

VILLAGE OF ARLINGTON HEIGHTS

By:_____
Name:_____
Its:_____

ATTEST:

By: Donna L. Thomey
Name: Donna Thomey
Its: Management Support Specialist

CONSULTANT:

MUNICIPAL GIS PARTNERS, INCORPORATED

By: Thomas A. Thomey
Name: Thomas Thomey
Its: President and General Manager

Attachment 1

Statement of Work
to
GIS Consortium Service Provider Contract

1) General Purpose. The Consultant will perform all or part of the Municipality's geographic information system (GIS) management, development, operation, and maintenance. In addition to supporting the existing GIS program, the Consultant will identify opportunities for continued development and enhancement.

The Municipality will be sharing management, development, maintenance expertise and staffing with other municipalities as a member of the Geographic Information System Consortium (GISC). The benefits to the Municipality include, but are not limited to, collective bargaining for rates and services, shared development costs, and joint purchasing and training.

The Consultant is the sole Service Provider for GISC and is responsible for providing the necessary GIS professional resources to support this entity. The Consultant will facilitate and manage resource, cost, and technical innovation sharing among GISC members.

2) Service Types. The Consultant will provide two (2) service types. The intent of this distinction is to track specific types of investment without overburdening general operation of the GIS program. Many of these services will go unnoticed but are required to sustain the GIS program. The Consultant will employ reasonable professional discretion when specific direction is not provided. The two (2) services types are as follows:

A. Services related to the direct management, development, operation, and maintenance of the GIS required to reasonably support the system.

B. Services relating to the investigation, research, and development of new functionality and capability for the GIS Consortium and its members.

3) Services. The Consultant will provide the necessary resources to support the GIS program. The allocation of these resources will be reasonably commensurate with the level of expertise required to fulfill the specific task which includes, but is not limited to, the following:

A. Site Analyst provides the daily operation, maintenance, and support of the program for the Municipality, either physically on-site or remotely (as determined by the Consultant). The Site Analyst is responsible for database management and data quality, map and product development, user training and help-desk, project identification and program documentation.

B. The Shared Analyst provides technical support to the Site Analyst and the Municipality including trouble-shooting and project implementation. The Shared Analyst is responsible for developing, testing, and managing the GISC shared solutions including the standard data model and processes, centralized databases, and software applications.

C. The Client Account Manager is responsible for the coordination and operation of the program for the Municipality including leadership alignment and reporting, planning and budgeting, resource allocation, and performance management.

D. The Manager is responsible for the overall GISC program including the development and implementation of new shared opportunities based on the direction and instructions of the GISC Board of Directors.

4) Projected Utilization and Service Rates. The service rates set forth below are based on, among other things, the negotiated annual projected utilization of all GISC members. The Consultant shall negotiate annually with the Board of Directors (the "***Board***") of GISC to adjust the annual projected utilization and service rates for the members of GISC. It is anticipated that the Consultant will submit its proposed annual projected utilization and service rates (the "***Proposal***") to the Board for approval every year on or about July 31st. Upon the Board's approval of the Proposal, the annual projected utilization and service rates shall become binding on the Municipality and incorporated into this Contract by reference, which shall automatically become effective on January 1st and remain in effect for the remainder of such calendar year. The approved annual projected utilization and the service rates will be promptly distributed by the Board or the Consultant to the Municipality. Notwithstanding the foregoing, in the event the Board, for any reason whatsoever (including the Board being disbanded) does not approve the Proposal, the Consultant may submit its proposed annual projected utilization and service rates directly to the Municipality by no later than October 1st, and upon written approval by the Municipality shall become effective on January 1st. Consultant agrees that, each year, the new aggregate annual contract value for the Municipality will not exceed the greater of (i) cost-of-living adjustments based on the CPI[1] measured as of the most recent CPI number available prior to submitting the Proposal, or (ii) 3%. The GISC service and projected utilization rates set forth below are effective as of the Effective Date until December 31 of such calendar year:

A. Projected Utilization

1. 1,648 hours of Site Analyst

2. 327 hours of Shared Analyst

3. 165 hours of Client Account Manager

4. 81 hours of Manager

[1]For purposes of this Contract, "CPI" shall mean the all items Consumer Price Index for all Urban Consumers in the Chicago-Gary-Kenosha area. In the event that publication or issuance of the Index is discontinued or suspended, the CPI shall be an index published or issued by the United States Department of Labor or any bureau or agency thereof that computes information from substantially the same statistical categories and substantially the same geographic areas as those computed in the CPI and that weights such categories in a substantially similar way to the weighting of the CPI at the Effective Date. The CPI rates, solely for reference purposes, may be accessed at http://www.bls.gov/ro5/cpichi.htm, it being understood that the Consultant makes no representation or warranty that the rates published on such website are accurate.

B. Service Rates

1. $91.15 per hour for Site Analyst

2. $91.15 per hour for Shared Analyst

3. $106.90 per hour for Client Account Manager

4. $134.00 per hour for Manager

Total Not-to-Exceed Amount for Services (Numbers): $208,514.00.

Total Not-to-Exceed Amount for Services (Figures): two hundred eight thousand five hundred fourteen and 00/100 dollars.

Attachment 2

To GIS Consortium Service Provider Contract

Insurance

Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026.

2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."

3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.

2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its officials, agents, employees and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its officials, employees, agents and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding.*

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

Exhibit A

SAMPLE Form of Supplemental Statement of Work

Pursuant to and in accordance with Sections 1.2 and 12.10 of that certain GIS Consortium Service Provider Contract dated [***INSERT DATE***] (the "***Contract***") between the_____ of _____ (the "***Municipality***") and Municipal GIS Partners, Incorporated (the "***Consultant***") hereby agree to the following SUPPLEMENTAL STATEMENT OF WORK ("S***OW***"):

1. Description of Additional Services:

[*None*] or [*Describe new services being provided or no longer being provided. Note if Supplemental Statement of Work is intended to replace a previously approved and effective Statement of Work*]

2. Project Schedule/Term:

[*Insert date by which supplemental work must be commenced and completed with any appropriate milestones*]

3. Projected Utilization: [Insert rate effective dates]

A. _____ hours of Site Analyst

B. _____ hours of Shared Analyst

C. _____ hours of Client Account Manager

D. _____ hours of Manager

4. Service Rates: [Insert rate effective dates]

E. $_____ per hour for Site Analyst

F. $_____ per hour for Shared Analyst

G. $_____ per hour for Client Account Manager

H. $_____ per hour for Manager

Total Not-to-Exceed Amount for Services (Numbers) : $[***INSERT***]

Total Not-to-Exceed Amount for Services (Figures) : [***INSERT***]

In the event of any conflict or inconsistency between the terms of this SSOW and this Contract or any previously approved SSOW, the terms of this SSOW will govern and control with respect to the term, projected utilization rates, service rates and scope of services. All other conflicts or inconsistencies between the terms of this Contract and this SSOW shall be governed

and controlled by this Contract. Any capitalized terms used herein but not defined herein shall have the meanings prescribed to such capitalized term in this Contract.

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

_____
Municipality Clerk

Municipality of _____

By:_____
[***MUNICIPALITY/CITY***] Manager

ATTEST:

By:_____
Its:_____

CONSULTANT:

MUNICIPAL GIS PARTNERS, INCORPORATED

By:_____
Its:_____

Village Board
1/4/2021

Item: Ordinance - Land Use Variation - Little University Child Care Center, 2501 N Chestnut Ave

Department: Planning/Legal

At the December 21st Village Board meeting, a request to allow a day care center in an R-3 Zoning District at 2501 N Chestnut Ave was discussed and approved. The Ordinance setting forth the provisions of the Land Use Variation is attached.

ATTACHMENTS:

Description	Type
Land Use Variation - Little University	Ordinance

AN ORDINANCE GRANTING A LAND USE VARIATION AND A VARIATION FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on November 18, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Mindy Yoon, ("Petitioner") for a land use variation to allow a day care center within an R-3 One-Family Dwelling District and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2501 N Chestnut Ave, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a land use variation is hereby granted to permit a day care center within an R-3 One-Family Dwelling District at the property legally described as:

> Lot 1 in Rand/Beverly School Subdivision, a subdivision of part of the West half of the Northwest quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat of Subdivision, recorded February 2, 1993, as Document Number 93085967.
>
> PIN 03-17-100-015-0000

commonly described as 2501 N Chestnut Ave, Arlington Heights, Illinois, in compliance with the building floor plan and day care floor plan submitted by the Petitioner, each consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, is hereby granted waiving the requirement to provide a traffic and parking study from a certified traffic engineer.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. Any future expansion of the proposed day care center will require an amendment to this Land Use Variation.

2. If the remaining vacant space previously occupied by Glenkirk is re-tenanted or repurposed for church uses, parking will need to be evaluated in order to verify that Code required parking is still within the allowances of Ordinance Number 15-043, granting a parking variation for the subject property.

3. The Petitioner shall comply with all Department of Children and Family Services requirements.

4. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of January, 2021.

ATTEST: _____ Village President

_____
Village Clerk

Village Board
1/4/2021

Item: Settlement - Workers' Compensation Claim - Dixon

Department: Human Resources

At the July 20, 2020 Closed Session, the Village Board authorized settlement of the wokers' compensation claim for Mr. Timothy Dixon, retired Public Service Officer.

The settlement amount of $80,000 plus a funding of a Medicare Set Aside Account with $10,103, falls within the authorization previously granted by the Board.

Recommendation
It is recommended that the Village Board approve workers' compensation settlement for Mr. Timothy Dixon in the amount of $90,103, representing $80,000 plus a funding of a Medicare Set Aside Account with $10,103.

Village Board
1/4/2021

Item: Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - PC#20-013

Department: Planning & Community Development

Requested Action

1. A rezoning from the O-T District to the I District.

2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required

1. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.

2. A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.

3. A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.

4. A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.

RECOMMENDATION

A public hearing was held by the Plan Commission on December 2, 2020 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#20-013, Rezoning from the O-T District to the I District, a Planned Unit Development (PUD) to allow a 175-unit senior living facility, and the following variations:

• A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.

• A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.

• A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.

• A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing ratio of 3:1 or less.

This approval is contingent upon compliance with the following recommendations, with direction to Staff and the petitioner to continue to work on the language for Condition #1 and #2.

Strike-Out text is original condition as presented to the Plan Commission. Green text is modified language per request of the Plan Commission (see memo).

1. ~~Relative to cross access to the south – Prior to building permit issuance the petitioner shall a) establish/record an access easement to the benefit of the properties to the south, and b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provisions shall allow for others to construct the cross access.~~

1. Relative to cross access to the south – Petitioner shall use diligent, commercially reasonable efforts to (a) negotiate and enter into a cross access easement agreement with the owner of the property to the south (the "Cross Access Easement Agreement"); and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. The Cross Access Easement Agreement shall include the following terms, in addition to those otherwise mutually agreed upon by Petitioner and the south property owner:

(i) the south property owner shall bear the cost of initial construction of all driveway improvements within the easement area which are subject to Petitioner's approval, not to be unreasonably withheld;

(ii) all initial construction shall be performed by a licensed contractor in good, lien-free and workmanlike manner, in compliance with all laws, and all work shall be reasonably coordinated between Petitioner and the south property owner so as promote safety and minimize disruption to the operation of the properties;

(iii) the cost to maintain, repair and replace the new driveway shall be paid by south property owner;

(iv) each owner shall maintain customary insurance and agree to customary indemnity obligations; and

(v) each owner shall have customary rights upon default by the other owner, including self-help.

If a final form of Cross Access Easement Agreement is not agreed to by Petitioner and south property owner by May 1, 2021, Petitioner shall, upon request by the Village, continue to use diligent commercially reasonable efforts to negotiate and enter into the Cross Access Easement Agreement.

2. Prior to building permit issuance, the petitioner shall dedicate a 20' easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional 5' in width if determined necessary by the Village. The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.

3. The sidewalk along Arlington Heights Road shall be installed at 5' in width and prior to building permit issuance, the petitioner shall establish/record an easement for said sidewalk, to the benefit of the Village.

4. IDOT review and approval shall be required.

5. Impact fees for all Independent Living units shall be required, per applicable Village codes and policies.

6. If the Village requires a bike path along Tonne as part of building permit review, the property owner shall install said path at the request of the Village.

7. Compliance with the November 17, 2020, Design Commission motion shall be required.

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

Roll Call Vote: Commissioners Green, Cherwin, Dawson, Drost, Jensen, Lorenzini, Sigalos, and Chair Ennes voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Memo - 12/29/20	Memorandum
PC Staff Report	Board or Commission Report
PC Minutes 12/2/20 - DRAFT	Minutes
Aerial	Exhibits
DC Minutes 11/10/20	Minutes
DC Staff Report	Board or Commission Report
Project Narrative	Exhibits
Plat of Survey	Exhibits
Justification for Variations	Correspondence
Architectural Plans	Exhibits
Construction Staging Plan	Exhibits
Engineering Plans	Exhibits
Landscape & Tree Preservation Plan	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Stormwater Report	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 12/29/2020

Re: Village Board Meeting on January 4, 2021 - PC #20-013: Trammell Crow Senior Living Facility

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Background:
On December 2, 2020, the Plan Commission held a public hearing to consider a proposed senior living facility at 2015-2045 South Arlington Heights Road. Staff recommended approval of the application subject to several conditions and the Plan Commission voted 8-0 to recommend approval subject to the conditions as recommended by staff, with one modification: The Plan Commission asked that staff and the petitioner continue to work on the language for conditions #1 and #2. The original language of these conditions is reflected below:

1. Relative to cross access to the south, prior to building permit issuance, the Petitioner shall (a) establish/record an access easement to the benefit of the properties to the south; and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provision shall allow for others to construct the cross access.
2. Prior to building permit issuance, the Petitioner shall dedicate a 20-foot easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional five feet in width if determined necessary by the Village. The proposed underground water line in this location shall be pushed back so that it is outside of this easement area.

Relative to condition #2, subsequent to the hearing staff examined the request for a 20' wide utility easement along the western side of the site to determine if the full 20' was necessary. The actual width of the easement will need to be determined by the utility companies, which will depend on how many utility ducts are necessary for burial of the utilities in this location. Since burial of the utilities is a future project, the utility companies do not have a design for the work and the actual number of ducts that are needed is unknown. As such, to ensure that there is adequate space underground for all of the ducts, staff continues to recommend the 20' wide easement as outlined and does not recommend any alterations to the condition as originally drafted.

Relative to condition #1, staff has worked with the petitioner on language to address their concerns. Both staff and the petitioner have agreed on the following modifications as outlined in the Recommendation below.

Recommendation: Staff and the Village Attorney recommend the following modification to the Plan Commission "Condition #1" be considered, which would adjust the aforementioned condition as shown below:

Green Bold text is to be added, ~~red strike-through~~ is text to be deleted.

1. ~~Relative to cross access to the south – Prior to building permit issuance the petitioner shall a) establish/record an access easement to the benefit of the properties to the south, and b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provisions shall allow for others to construct the cross access.~~

1. Relative to cross access to the south – Petitioner shall use diligent, commercially reasonable efforts to (a) negotiate and enter into a cross access easement agreement with the owner of the property to the south (the "Cross Access Easement Agreement"); and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. The Cross Access Easement Agreement shall include the following terms, in addition to those otherwise mutually agreed upon by Petitioner and the south property owner:

   (i) the south property owner shall bear the cost of initial construction of all driveway improvements within the easement area which are subject to Petitioner's approval, not to be unreasonably withheld;
   (ii) all initial construction shall be performed by a licensed contractor in good, lien-free and workmanlike manner, in compliance with all laws, and all work shall be reasonably coordinated between Petitioner and the south property owner so as promote safety and minimize disruption to the operation of the properties;
   (iii) the cost to maintain, repair and replace the new driveway shall be paid by south property owner;
   (iv) each owner shall maintain customary insurance and agree to customary indemnity obligations; and
   (v) each owner shall have customary rights upon default by the other owner, including self-help.

   If a final form of Cross Access Easement Agreement is not agreed to by Petitioner and south property owner by May 1, 2021, Petitioner shall, upon request by the Village, continue to use diligent commercially reasonable efforts to negotiate and enter into the Cross Access Easement Agreement.

VILLAGE OF ARLINGTON HEIGHTS

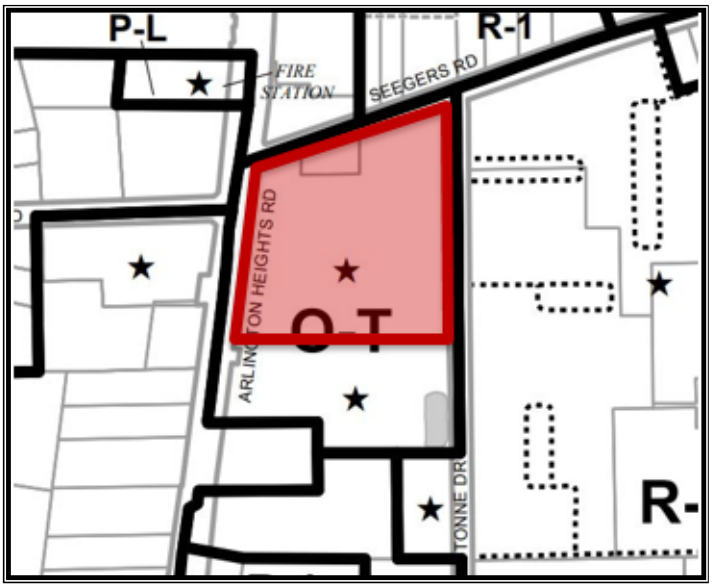
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 20-013*
***Project Title**: Trammell Crow Senior Living Facility*
***Address**: 2015-2045 S. Arlington Heights Rd.*
***PIN**: 08-16-202-009, 08-16-202-010*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: December 2, 2020*
***Date Prepared**: November 25, 2020*

***Petitioner**: Trammell Crow Company*
***Address**: 700 Commerce Drive – Suite 455*
Oak Brook, IL 60523

***Existing Zoning**: O-T: Office Transitional District*
***Comprehensive Plan**: Mixed Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District, R-1: One Family Dwelling District	Restaurant, Church	Commercial, Offices Only
South	O-T: Office Transitional District	Office Building	Mixed-Use
East	R-6: Multiple-Family Dwelling District	Apartment Complex	Moderate Density Multi-Family
West	M-2: Limited Heavy Manufacturing District, B-2: General Business District	Office Uses	Institutional, Offices Only

Requested Action:

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required:

1. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
2. A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
3. A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
4. A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.

Project Background:

The subject property is located at the southeast corner of South Arlington Heights Road and Seegers Road, and is currently occupied by a four-building single-story office campus consisting of just under 100,000 square feet of leasable floor area. The overall site is approximately 357,628 square feet (8.3 acres) in size and has access off Arlington Heights Road on the west side, Seegers Road on the north side, and Tonne Road to the east. The existing buildings on the site were developed over 40 years ago.

Trammell Crow, a nationwide developer, has the property under contract and is proposing the purchase and demolition of the existing office campus on the site. In its place, the petitioner is proposing a 175-unit senior living facility, which would have independent living, assisted living, and memory care. The petitioner would own the site and lease to a senior living facility operator, which may also have a small ownership stake in the property. The facility would be located in a three-story building of approximately 204,000 square feet. Of the 175 units, 93 (53%) would be independent living units, 58 (33%) would be assisted living units, and 24 (14%) would be memory care units. The site would have a total of 193 surface parking spaces.

According to the petitioner, the average age of residents would be 85 years old, and the average stay of a resident is 2.5 years, although residents who start in the independent living side may stay up to five years. The facility would require a small "reservation fee" to move in (between $1,000-$3,000), and rents would be determined by the level of care that one needs, with the memory care units yielding the highest rent (approx. $8,000 per month). The facility is being marketed as a "luxury" age restricted community with several onsite amenities available to residents, such as a movie room, indoor pool and spa, fitness center, massage room, activity room, and several dining venues. All residents would receive at least one meal per day as part of their rent. The facility is expected to create 80-85 jobs, with a maximum of up to 45 employees working out of the site during peak shift.

Access to the facility would come from three curb cuts, one on each abutting street. Neither the Seegers Road/Arlington Heights Road, nor the Seegers Road/Tonne Drive intersections are signalized, however, southbound left turns from Arlington Heights Road have a dedicated turn lane onto Seegers. As part of this development, site access to/from Arlington Heights road would be restricted to right-in/right-out only.

Zoning and Comprehensive Plan

The subject property is currently zoned O-T, Office Transitional District, which is an appropriate classification given the current office uses on the site, although the site is estimated at 40% vacant. The proposed land use change to a senior living facility will require a rezoning from the O-T District into the I, Institutional Zoning District. All developments within the I District are required to develop as a PUD, therefore, PUD approval is required. The Staff Development Committee is supportive of the senior living facility in this location as the area of land south of Seegers, east of Arlington Heights Road, west of Tonne, and north of Algonquin Road is transitioning from entirely commercial/office to a mix of uses including residential, office, and a commercial land uses.

The Comprehensive Plan designates this property as "Mixed-Use" and the proposed residential facility is generally compatible with this designation, especially when considering the context of the overall South Arlington Heights Corridor area, which will include a variety of residential and commercial uses. Although integration of a small portion of commercial space at the northwest corner of the site would help to better align this development with the strict letter of the Comprehensive Plan and South Arlington Heights Road Corridor Plan, the Staff Development Committee recognizes that this could have a detrimental impact on

the proposed site plan. As the development has accommodated for the other key elements of the South Arlington Heights Road Corridor plan, the SDC is amenable to the proposed use.

Per the density regulations within the I District, only approximately 150 beds are allowed on the site. Since the petitioner has proposed a 175-bed facility, the following density variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet of land area is required.**

In order to demonstrate conformance with the standards of approval for this Variation, the petitioner has provided written justification to the following hardship criteria (summarized below), which response has been included within the packet to the Plan Commission:

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

Given the limited impact of the senior population on schools, traffic, and parks, the Staff Development Committee is supportive of the requested density variation. The petitioner has analyzed the existing multi-family residential developments to the east and found that they exceed the maximum allowable density in their respective district (R-6), and therefore the requested variation will not be out of character given the surrounding vicinity. And despite exceeding the density standards by 17%, the proposed setbacks are over 100% larger than required by code, and the building height is proposed at 1-story below the 4-story maximum height allowed within the I District. So regardless of the number of units within the building, the bulk and mass will not be out of scale given the context of the surrounding area. The petitioner has clarified that no State of Illinois "Certificate of Need" is required for this facility. Additional variations will be discussed below.

Conceptual Plan Review Committee:

The petitioner appeared before the Conceptual Plan Review Committee (CPRC) on June 24, 2020. The commissioners were open to the proposed senior living development and the majority of commissioners were opposed to requiring the developer to incorporate a small portion of commercial space on the site, although staff was encouraging the petitioner to explore this option. There were several questions about the pay structure for tenants and about market competition. Within their project narrative and market study, the petitioner has provided an answer to many of the questions raised by the Conceptual Plan Review Committee. Overall, the CPRC encouraged the petitioner to proceed forward.

Design Commission:

On November 17, 2020, the petitioner received a unanimous recommendation of approval by the Design Commission, subject to minor modifications to signage and decorative architectural elements. Overall, the Design Commission felt that the building created a nice residential aesthetic, with modern materials to blend well with the surrounding built environment. The exterior materials were varied in type, color, and texture and had all been well coordinated. The material pallet and color variety offered a nice amount of

contrast to break up the large walls. Conformance with the motion from the Design Commission shall be required.

Neighborhood Meeting

At the request of staff, on Tuesday, November 17, the petitioner held a virtual meeting online for interested property owners to learn more about the development. Per a summary provided by the petitioner, only one person attended, who was a representative from a local hotel, and was generally supportive of the project.

South Arlington Heights Road Corridor Plan

In 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village's vision and strategies for improvement to the areas adjacent to the South Arlington Heights Road corridor, which is an important gateway into the Village. The subject property was specifically discussed in the plan, which envisioned redevelopment of the site with a mix of commercial and residential land uses. Furthermore, due to safety concerns relative to left hand turn movements to/from Arlington Heights Road, the plan called for primary access to the site to come from Seegers Road. The development has taken this recommendation into consideration, and in coordination with IDOT, Arlington Heights Road access will be restricted to right-in/right-out only.

The plan contemplated up to five floors in height on the subject property, and the proposed three-story height is compatible with the plan. Additionally, the plan called for the elimination of the existing sidewalk that directly abuts Arlington Heights Road, and that this sidewalk be pushed back 8-10 feet to create a landscaped parkway between the sidewalk and street. The petitioner's plan has incorporated this change, and is proposing the demolition of the existing sidewalk, and a reconstructed sidewalk setback approximately 9-10' setback from the curb, creating ample space for a landscaped parkway. The sidewalk along Arlington Heights Road shall be installed at 5' in width, and at time of building permit the petitioners plan shall be revised to reflect this. Also at time of building permit, the petitioner shall establish and record an easement, to the benefit of the Village, for portions of this sidewalk that encroach onto the subject property.

Finally, given the future redevelopment in this area, the plan required reciprocal access be granted to the properties to the south, if and when those properties redevelop and provide reciprocal access back to the subject property. The petitioner has planned for this future access and designed the site to allow this future connection between the two detention basins at the south of the site. Prior to building permit issuance, the petitioner shall dedicate an easement granting access through the site to the benefit of the properties to the south. Additionally, the petitioner shall increase the capacity of the onsite detention areas to accommodate for the expected stormwater that will be created by the proposed driveway connection. Actual construction of the connection will be evaluated as part of the building permit review process, and may be constructed by others if and when the Village determines it is necessary.

A conceptual plan for this connection has been prepared by the petitioner. Should the connection be constructed, five parking spaces will be lost; however, the petitioner has incorporated five extra landscape islands, which could be converted to parking spaces if need be. From a code standpoint, the site contains a surplus of parking, and so elimination of five spaces does not appear problematic.

The Village is anticipating future redevelopment of the former Wellington site and former District 59 administrative office building (to the south of the subject property), and a signalized intersection with

Arlington Heights Road is contemplated in this area. Preserving the potential for future access to this signal will be beneficial for the subject property and overall redevelopment in the vicinity.

Building, Site, Landscaping:

As outlined above, the site conforms to all setback, bulk, and height restrictions as outlined within the I district. However, the I District has minimum unit sizes for studio and 1-bedroom units, and some of the proposed units fall short of the minimum size requirement. Specifically, the following variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**

The SDC supports this variation for the following reasons; 1) the I District allows a wide range of residential unit types, from nursing care facilities, to independent living facilities, to supportive housing facilities for individuals with disabilities, and the minimum unit size regulations are more applicable outside of a setting where around the clock nursing care is provided, and 2) the level of care that certain resident populations will need makes more communal space practical, translating to smaller unit sizes.

Given that the site is bounded on three sides by a street, the technical front yard is located along Arlington Heights Road, making the rear yard along Tonne Drive. Accessory structures, such as fire pits, fireplace features, and BBQ grills can only be located in a rear yard, and the following variation is therefore necessary:

- **A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits/fireplace and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.**

Since the proposed improvements will be located along the southern side of the building and away from the three public frontages, the SDC is supportive of the requested variation. The outdoor furnishings will be located within the interior of the site, over 150' from the closest lot line, will not be adjacent to any single-family homes, and will contribute towards the luxury amenities offered within the rental community.

Within the northeast corner of the site, one light pole has been spaced slightly too far from the closest adjacent light pole, which has created the need for the following variation:

- **A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.**

The Staff Development Committee believes that the requested variation is justified due to the following: 1) the pole could have been shifted to the south slightly and would then have complied with the code standard, however, that would have removed it from the landscape island, which is the more preferable location, and 2) photometric values at the property lines in this location remain the same (less than 2.0 foot candles) regardless of the spacing, and 3) the foot candle levels at the adjacent property lines are below code requirements and illumination will not create an undue adverse impact on neighboring properties.

The petitioner has provided preliminary engineering plans, which indicate ability to conform with all Village and MWRD stormwater requirements. The onsite stormwater management plan places site runoff into surface basins located along the southern boundary of the site. During heavy rain events, stormwater will be retained in this area, for eventual release into the stormsewer system located beneath Tonne Drive.

The Village is evaluating future burial of the ComEd overhead utility lines located along the west side of Arlington Heights Road. This process may result in these lines being relocated to the western boundary of the subject property, which would require an easement from the petitioner. At time of building permit, the petitioner shall dedicate a 20' wide easement to Commonwealth Edison along the western edge of the subject property to accommodate for this future burial (with an additional 5 feet if required). The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.

Market Study & Affordable Housing:

As described above, the proposed facility will not require a large "entrance" fee, and residents will be free to move out subject to the terms of their lease. Senior housing facilities are not subject to the Village's recently adopted Inclusionary Housing Regulations, and no affordable units are required. The development will be a market rate development and the petitioner has provided an overview of their operations and how they would work with individuals that deplete their financial reserves. The petitioner will be required to pay impact fees for their Independent Living units, in accordance with applicable Village codes and policies

A detailed market assessment has been provided by the petitioner, which analyzes the current market, identifies the target market demographic and their presence within the 5-mile primary market area, and discusses rental ranges for each unit type. The study also takes into consideration the planned Ryan Companies senior living community that is proposed on the International Plaza property to the north of the subject property and offers a similar range of care (independent living, assisted living, memory care – total of 188 units). While assuming that both developments would come online at the same time, the market study still finds adequate demand for the combined number of senior care units that both facilities would offer in this location.

Parking and Traffic:

The petitioner has provided a traffic and parking study by a certified traffic engineer, which assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Due to lower-than-average traffic volume on all streets as a result of the CoVid-19 pandemic, the study estimated peak traffic volumes as based on a survey of traffic volumes in the vicinity from 2019, and survey observations in 2020 that were adjusted to reflect the below average levels. Specifically, based on historical trip data along Arlington Heights Road and Golf Road, it was determined that traffic volumes had decreased by 40% in the morning peak hour and 15% in the evening peak hour. As such, the observed 2020 traffic volumes along Arlington Heights Road were increased by 40% and 15%, respectively.

The traffic study concluded that the estimated traffic generation from this development will add less than 1% to the overall existing traffic projected to be traversing the intersection of Arlington Heights Road with the east leg of Seegers Road on a daily basis. Accordingly, the capacity analysis indicated that the proposed development will not have a significant impact on the area roadways. Furthermore, the modification of the Arlington Heights Road access drive from a full-access intersection to a right-in/right-out only intersection will help to improve ingress/egress to the site and will have the positive benefit of the eliminating

dangerous left hand turn movements out of the site. Finally, the proposed use will create significantly less traffic during peak times when compared to the existing 100,000 square foot office complex on the site (should it be fully occupied). The future connection to the south will create another ingress/egress point to the subject property, and the Staff Development Committee does not believe traffic will become a significant issue with this development.

Relative to parking, the site contains a surplus of parking relative to code requirements. **Table I** below shows the detailed parking calculations:

Table I: Parking Calculations

Use	CODE USE	UNITS/BEDS	PARKING RATIO (1:X)	PARKING REQUIRED
Independent Living	Housing for Elderly	93 units	1:Unit	93
Assisted Living	Housing for Elderly	58 units	1:Unit	58
Memory Care	Nursing Home	24 beds	1/two beds	12
			Total Required	163
			Total Provided	193
			Surplus / (Deficit)	30

Senior living facilities do not traditionally have a high parking demand, and much of the daily parking turnover is created by the staff and general operations of the site, as opposed to residents leaving for work or receiving visitors. The onsite supply exceeds Village Code requirements and ITE projections for peak parking demand, which projections indicate the site will have an even larger surplus of parking than Village Code. Except during peak visitation times, such as Christmas and Thanksgiving, staff does not expect the parking lot to approach maximum usage.

The petitioner has provided 18 bicycle parking spaces, which complies with Code. These spaces are located on the north side of the building.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from the O-T District to the I District and the PUD to allow a 175-unit senior living facility on the subject property, as well the following variations to Chapter 28 of the Municipal Code:

- **A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
- **A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
- **A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.**
- **A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing ratio of 3:1 or less.**

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

1. Relative to cross access to the south – Prior to building permit issuance the petitioner shall a) establish/record an access easement to the benefit of the properties to the south, and b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provisions shall allow for others to construct the cross access.
2. Prior to building permit issuance, the petitioner shall dedicate a 20' easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional 5' in width if determined necessary by the Village. The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.
3. The sidewalk along Arlington Heights Road shall be installed at 5' in width and prior to building permit issuance, the petitioner shall establish/record an easement for said sidewalk, to the benefit of the Village.
4. IDOT review and approval shall be required.
5. Impact fees for all Independent Living units shall be required, per applicable Village codes and policies.
6. If the Village requires a bike path along Tonne as part of building permit review, the property owner shall install said path at the request of the Village.
7. Compliance with the November 17, 2020, Design Commission motion shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ November 24, 2020
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
COMMISSION

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

RE: TRAMMELL CROW SENIOR LIVING
2015-2045 SOUTH ARLINGTON HEIGHTS ROAD - PC #20-013
REZONING FROM O-T TO I DISTRICT, PUD, SEVERAL VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 2nd day of December, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRPERSON ENNES: This meeting of the Arlington Heights Plan Commission is called to order. I find that because of public health concerns related to Corona virus pandemic render in-person attendance at the regular meeting location not feasible; therefore, we are meeting via Zoom.

So, can we take roll call, Sam?

MR. HUBBARD: Sure. Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Here.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.
CHAIRPERSON ENNES: Here.

So, the first item of business for this meeting will be the approval of the minutes from 11/18/2020, PC# 20-005, Little University Child Care. Do we have a motion to approve the minutes?

COMMISSIONER DROST: I'll make that motion.
CHAIRPERSON ENNES: Thank you, George, and a second?
COMMISSIONER JENSEN: Second.
CHAIRPERSON ENNES: Who is the second? Okay, thanks, Lynn.

Okay, can we have a roll call vote?

MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.

DRAFT

MR. HUBBARD: Chairman Ennes.
CHAIRPERSON ENNES: Yes.
So, our petition this evening is a Trammell Crow project, PC# 20-013, at 2015-2045 South Arlington Heights Road. Is the Petitioner here?
COMMISSIONER DROST: Yes, they are. I'll go ahead and bring them in.
Whoever is going to be doing the presentation from the Petitioner side, if you'd like to raise your hand? I'll identify you and bring you in.
Okay, so we have Mary Boehmler, Grady Hamilton and Joseph Miklich from the Petitioner side. Whenever they are, it looks like they're in here.
So, Chairman Ennes, you can go ahead and swear them in, ask about public notices and open the public hearing whenever you're ready.
CHAIRPERSON ENNES: Okay, Ms., is it Bokner? Mary, you're mute.
MS. BOEHMLER: Muted, I see that. Boehmler.
CHAIRPERSON ENNES: Boehmler, okay. I noticed that you led the CPRC meeting the last time?
MS. BOEHMLER: Yes.
CHAIRPERSON ENNES: Are you going to lead this time?
MS. BOEHMLER: Yes.
CHAIRPERSON ENNES: Anybody else from your group who is going to speak this evening, I would like to swear you all in at this time. So, whoever is going to speak, if you would please, or may speak, please raise your hand and turn on your mics and just repeat after me.
(Witnesses sworn.)
CHAIRPERSON ENNES: Okay, so Mary, if you want to start and then tell us about the project and then bring in your fellow speakers as warranted?
MS. BOEHMLER: Will do. Can you hear me all right?
CHAIRPERSON ENNES: Very good.
COMMISSIONER GREEN: Yes.
MS. BOEHMLER: All right. I am going to share my screen. Can you see that?
COMMISSIONER GREEN: Yes.
CHAIRPERSON ENNES: Mary, something I just missed was you've taken care of any public notice, signs were placed by the property, is that correct?
MS. BOEHMLER: Yes.
CHAIRPERSON ENNES: Okay, and you've read the Staff's recommendation?
MS. BOEHMLER: Yes.
CHAIRPERSON ENNES: Do you agree with the conditions?
MS. BOEHMLER: We would like to further discuss condition one, the language in it. So, if you'd like to do that at this point or after the Staff gives their report, that was the item that we would like to further discuss.
CHAIRPERSON ENNES: No, let's hear your whole report at this time, and then we'll address that.
MS. BOEHMLER: Okay.
CHAIRPERSON ENNES: Is that the only one, condition one?

MS. BOEHMLER: That's the one, yes.
CHAIRPERSON ENNES: Okay, please tell us about your project.
MS. BOEHMLER: Great, thank you.

So, my name, Mary Boehmler. I'm with Trammell Crow Company, and, you know, thank you for the opportunity for our group to speak to you guys this evening. I'm going to provide an introduction to the team, our summary of our proposed 175-unit senior living project, and then we've got a bunch of our consultants on the line that can answer specific questions around the project.

I'm joined by Grady Hamilton with Trammell Crow Company. Grady leads our Midwest business unit here in Illinois. Trammell Crow, we were founded in 1948 in Dallas, Texas. We do business across the country in 18 offices, and our team is based here in Chicagoland. We live here and we develop projects across the Midwest, across all product types.

I also have on the line Lukas Van Sistine and Gretchen Camp with ESG Architects. They're based out of Minneapolis, Minnesota. They design projects across all product types as well. They have an exceptional capability for residential infield projects. Collectively, Trammell Crow and ESG, we are on our fourth team residential project together as a team.

I also have Jake Coryell and Terry Minarik with Confluence who is our landscape architect, and then Brian Ratajczak and Brett Duffy with SPACECO who's our civil engineer.

I'd also like to introduce right now Joe Miklich who's on the screen. He's with Allegro Senior Living. They are our operator for the property. Allegro is a respected leader in the senior space, and so I'd like Joe to just give a quick introduction on Allegro Management Company.

MR. MIKLICH: Sure. Thanks, Mary.
MS. BOEHMLER: Yes.
MR. MIKLICH: So, Allegro is one of The Love Companies. We're a private family-owned company based out of St. Louis, Missouri. The Love Companies have been in business since 1875. We started out in banking/financing, moved into development and got our start in senior housing in the 1960's. We developed independent living and skilled nursing communities in the Midwest.

In the subsequent 20-30 years, we moved away from senior housing, but focused on lending. We actually gave the loan that helped Emeritus get off their feet and they eventually merged with Brookdale. Through that lending exercise, we were reintroduced to the industry in the mid-90's. We saw the demographic trends throughout the country, specifically in Florida, and decided it was going to be our core business going forward.

So, we started the Allegro brand right around 1999-2000. Our first development was in Northern Florida as an independent living and assisted living community in St. Augustine, a suburb of Jacksonville. Over the last 20 years, we went from just being a developer to managing our own communities. We started our management company only a couple of years after we built our first community, and we have built up to 18 operating properties. It's actually 17 operating, one is under construction and set to open in January.

We're throughout the country now. We do active adult projects, but we really specialize in a higher end rental model, a continuum of care that would include typically

independent living, assisted living, and memory care.

Just for a high level breakdown of those different products, active adult is really age restricted, 55-plus. It's a little bit lighter on staffing, lighter on amenities. There's no dining or transportation or housekeeping provided. We do have five of those active adult projects that we have done together with Trammell Crow, including two in Chicago that Mary is going to touch on.

But to focus on this specific proposal, it is right in our wheelhouse specialty is that 150 to 200 units. We really want to provide an environment that would allow our residents to age safely in place. So, the ideal situation is somebody will move in with us, and typically that's going to be a person in their mid 80's. You know, the average age of moving into senior housing has increased over the last decade as medical improvements have allowed people to stay healthy longer, and following the last recession, people have tended to stay in their homes a little bit longer. So, when somebody moves in with us, typically they are in their mid 80's.

The independent living resident is somebody that is still mentally and physically healthy, but they're looking to downsize. We have a maintenance-free lifestyle, have all the transportation, dining, housekeeping. Everything is provided, and then we also provide socialization and activities to keep our residents engaged and mentally healthy as long as possible.

Once a resident needs some assistance with what we call in the industry activities of daily living, and that could be bathing, dressing, eating, it could be as simple as just medication management, that's when they would be appropriate for our assisted living neighborhoods. We do have nursing staff on site that will assess our residents and are constantly assessing our residents to make sure they're in the right neighborhood.

Finally, we do have a fully secured memory care neighborhood which is for residents that are showing some signs of cognitive decline. It might be dementia, it might be Alzheimer's. But once a resident becomes a wander-risk, then they are required to move into that secured neighborhood.

So, you know, that is typically what we are proposing here. It is an independent living, assisted living, and memory care, all under one roof. So, as our residents' mental and physical needs change, then they don't have to move into a new building. They can just move to a different neighborhood that's more appropriate for their needs within our building.

So, with that, I'll hand it back to Mary and I'll have a little bit more testimony on operations and our resident profiles in a couple of minutes.

MS. BOEHMLER: Great, thank you, Joe. I just wanted to highlight two projects that were recently completed by Trammell Crow, ESG, and Allegro. Joe briefly spoke to them.

Avidor Glenview is a 55-plus age restricted community, 168 units, delivered in December of 2019. We also have a recent delivery in Evanston, Illinois, Avidor Evanston. That's 169-unit age restricted property right in Downtown Evanston. Just as an example, each of these properties and projects, you know, required a very similar process to the process that we're working through with the Village of Arlington Heights, where we generate a design that's contextual, we provide a use that the market can support, and then we of course solicit feedback from key stakeholders as yourselves and, you know, modify the project to address any concerns, with the intent to, you know, ultimately deliver a project that provides

economic value to the community.

So, related to our project here in Arlington Heights, the project site you can see here, 2045 South Arlington Heights Road. Right now, it is four single-story office buildings surrounded by multiple uses from hotel, office, residential, mixed-use. It's approximately 8.2 acres and it has, you know, heights around it surrounding it, anywhere from one-story to six-story. So, it's really a kind of mixed-use area.

The property, the way that we've laid out the design of the project is sort of what Joe was starting to communicate as far as these different neighborhoods in different uses. I'll let him speak high level real quickly on how we operate and why we designed the building and why we put these uses together. You know, obviously we have a bunch of amenity spaces that can really attribute to the different needs of these different residents.

So, Joe, if you want to just speak quickly on the layout, and then I'll click to the next slide for operations?

MR. MIKLICH: This is our prototypical design. It is a hub and spoke type model where we will house the admin and activity space in this central core. That is meant to be the magnet of the community, the vibrant space that attracts residents out of their units and gets them engaged and interacting.

The common areas, the amenities will be stacked throughout the three stories of this building. That's trying to accomplish several things. Number one, it's trying to keep the building footprint compact as possible and limit the walk distances from the end units to those amenity spaces in that core. We also like to have a feature that creates some noise and some interest, an indoor fountain in that core that also acts as an audio cue to let the residents know that are in their units that there is activity, that there's sound, and that typically does draw people out of their units and to that core.

It also allows for some separation within those different neighborhoods. It is important both for the independent living residents that don't necessarily want a constant reminder to be surrounded by wheelchairs and walkers where their health could be going, so they do like to have their own space within the community. For assisted living residents, it's important to be able to provide separate dining areas for the residents that do need some assistance dining to preserve dignity, so they're not all in one big cafeteria. Finally, memory care, obviously that is again a completely secured, lockdown unit that those residents are not allowed to leave that wing without supervision. But you will see that they have their own activity space, dining space, and an outdoor memory care garden that's fully secured as well, to make sure that they have plenty of outdoor space and activity.

It's also important to acknowledge that one of the things that Allegro does a little bit differently is we don't want a resident that is transitioning from independent living to assisted living to feel like they are a second class citizen. So, it's pretty common in our industry for assisted living units to be smaller, to be a little bit more basic finishes. We don't do that. The assisted living units are almost exactly the same as our independent living units. The only difference is that the appliance package is more minimal. They don't need a full kitchen. They don't need an oven or a stovetop or a dishwasher, because by the time you are part of our assisted living neighborhood, you're on a full meal plan.

In independent living, you do have a full kitchen and you also have a washer and dryer. That's typically because those residents are a little bit more independent. They like to do their own laundry. They like to cook still. But with the rent for independent living,

it essentially comes to the equivalent. It's in the dining dollars program that will essentially buy those residents two meals a day. They can use those dining dollars as they see fit. That comes with rent. Beyond that, you know, all residents get all the activities, amenities, the housekeeping, laundry, transportation, utilities, that's all also included with the rent.

So, moving on to the typical resident profile, where we draw from, as I mentioned, your average resident is in their mid 80's. 70 percent of our residents are female in our communities, and there's very little double occupancy. We're right around 10 to 15 percent double occupied, and that's exclusively couples, or in some rare cases, boyfriend-girlfriend, a sibling. But there's no non-related double occupancy. The only case where you would see something comparable to that is in the memory care neighborhood where we would have a couple of units that would have a single hallway door leading to a shared foyer which then leads to a private bedroom where each resident would have a private bathroom. But we don't do any non-related double occupancies throughout the community.

Then from a staffing perspective, we do have a front-line staff. It is a matter of having the biggest influx, the biggest staff shift comes with the care staff. So, we've always tried to avoid having that staff shift change at peak hour times. So, you could see on the right that we do staff our building in three different shifts from a care perspective from 7:00 a.m. to 3:00 p.m., 3:00 p.m. to 11:00 p.m., and 11:00 p.m. to 7:00 a.m. Again, that is intended to relieve some of the burden of traffic coming in and out of our property.

You know, about 45 percent of our IL residents will move into our communities with a car. We do provide transportation, as I mentioned. That's both from a group transportation perspective where we'll have a community bus that will take our residents out on scheduled activities and outings, going shopping, dining, and going out for events. Then we will also have a community town car that's available to all of our residents in independent living and assisted living where they can reserve the car and we will drive them anywhere within a 10-mile radius free of charge.

So, between the staffing shifts occurring at non-peak hours, and our residents not driving much with us providing that group transportation, it all kind of paints the picture as to why we are such a low intensity use. Generally, we are looked upon favorably just because we don't impact school systems. We don't generate much traffic. We would anticipate this project to generate around 100 full-time jobs.

We are providing a housing option primarily for the residents of the communities where we build. About 70 percent of our residents move to us from within a five-mile radius, and those that are moving to us from outside that five-mile radius are generally moving there to be close to family, and typically that's adult children. So, really this would be a home for the aging population of Arlington Heights.

Just a last thing before I turn it back over to Mary. I know we get a lot of questions about how much other traffic is coming in and out of the property. You know, guests/visitors typically are not coming in and battling rush hour to visit loved ones. So, we do see more traffic coming in, as far as visitors are concerned, at non-peak hours, after work, or weekends, holidays especially.

So, this chart on the right is showing what the typical daytime, weekday usage of our parking lot would be. You'll notice that we are proposing more parking than that, and that's because we are planning for that heaviest visitor event which is typically Mother's Day or another holiday. So, we do want to have that buffer between what we typically

need and what we might need on the worst, the busiest day. So, we do have that buffer built in. Then finally, between maintenance deliveries, linen, housekeeping and food deliveries, we will get fresh fruit delivered almost daily, but overall, it's only going to be about a little bit over one delivery per day.

You know, we always get asked about what we do to make sure the neighbors aren't impacted by noise. I know in this case there aren't too many close neighbors. But it's also very important to us to keep noise down and it's important to know that, you know, this is also a home for a lot of people. If we're making their lives miserable by having their deliveries all day and making a lot of noise, we won't be a very successful business. So, we always do try to work with waste management and our food service deliveries to make sure that they're not coming at early hours or coming at peak hours where they are also burdening the roads during peak traffic times.

So, with that, I'll hand it back to Mary, and I will be happy to answer questions at the end.

MS. BOEHMLER: Thank you, Joe.

I just wanted to touch on, of course we're support excited about this project in Arlington Heights, but we want to also make sure that we're proposing a project in a market that can support it at this use and this scale. So, we commissioned a third-party market study by ProMatura. They're a leader in market research for residential communities, specifically senior housing.

We take a look at all the categories, independent, assisted, memory care, in our current year and then project that out to 2025. We look at age segments, households at least 75 plus income thresholds that generate a market opportunity. Based on that market opportunity, folks are categorized in that a certain percentage or penetration rate is actually the amount of demand that would exist for this type of product. So, of that large market segment, 381 of those folks within a five-mile radius would be potential residents.

We also take into account the number of competitive units and that annual turnover. So, all those units that current exist in that five-mile radius, and then as well as people moving out that year, we assume that 100 percent of that demand will go towards those other units, which would leave us with still a market opportunity of 220 units collecting, that is, folks within a five-mile radius. Now, Joe had mentioned, you know, folks do come outside of that five, seven-mile radius, but the majority of the folks are really coming from Arlington Heights.

One thing that we did want to also incorporate into our market study is we know that there's the Ryan Companies project that is in potential planning, and if that comes to fruition, how would that directly impact the market opportunity? So, we've incorporated that here as well. What the data shows us which, you know, supports our project and their project basically, that there is adequate demand for both projects to go forward if we're looking at the five and the seven-mile radius.

We can answer more detail questions. The report is part of the packet and we can go into that. But I just wanted to highlight that there, that we did take into account the potential Ryan properties project.

We also commissioned a traffic study, and I apologize, I did not announce Luay who is also on the line to answer questions. But we had him look at, you know, generated traffic volumes for the peak hours on the existing project, the Arlington Heights Executive Court, and then also what our proposed project traffic would generate as well. The

senior project would essentially generate less traffic than the existing office building that is there today. Luay can go into his, you know, details and all that if there's further questions around that.

One other thing I wanted to highlight is the plan and our access. So, we've been working with IDOT, obviously the Staff, and our civil engineers on this access point on Arlington Heights Road. We're proposing a right-in and a right-out with the guidance of the Village and IDOT. We also have a full access here off Seegers Road and full access here off of Tonne.

Then, obviously last but not least, the exciting part which is the design, we're very excited about the way that this is coming together. We have Lukas Van Sistine, our lead designer on the project with us here. Essentially, the aesthetic of the building is really composed of these, call it modern rhythm of long and flat roof gestures, high quality materials. We kept the palette pretty simple but also peaceful, warm colors. We created kind of these larger differentiations with the windows to really accentuate the kind of variety of the property and kind of create more of a townhome expression.

So, you can also see here on Arlington Heights Road, we've really set the building back far off of the road to create walking paths and open space and all of that. So, I'll just kind of scroll through a few different views here. You can see the stormwater detention that's planned on the south side of the site, and the courtyard with a lot of native plantings. We can speak to that landscape plan as well, but essentially here is kind of the layout of how we anticipate, you know, incorporating multiple plantings, native plantings into the detention area and walking paths and all these areas to gather for the residents.

So, I think high level, we've kind of covered what we wanted to introduce with the Commissioners. You know, ultimately, our goal is to deliver a superior outcome for our residents and the communities in which we build. So, we look forward to feedback tonight and we're all here to answer any questions that you may have.

CHAIRPERSON ENNES: Thank you, Mary.

We're going to go into the Staff report at this time. Sam, are you prepared for that? We're going to questions with the Commissioners and the community if there's any questions from there after the Staff report.

MR. HUBBARD: Sure.

So, can everyone see the presentation from the screen?

COMMISSIONER DAWSON: Yes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: Excellent. So, as you've heard, the Petitioner is at the property owner contract, would like to demo the existing office development on the site and construct a senior living facility.

The property is currently zoned O-T which is an Office Transitional Zoning District, and so the Petitioner is going to be required to rezone the site into the I District which is the appropriate zoning for this type of development. Additionally, all developments in the I District require a PUD approval, and so a planned unit development approval is part of the Petitioner's request as well. There are four variations that the Petitioner is requesting. I'll get into those later on in my presentation.

I would point out that the property is designated as mixed use on our Comprehensive Plan. Staff had originally asked the developer to, in light of this designation, to

incorporate or look at incorporating a small component of commercial at the corner, the northwest corner of the development. It would be compatible with the Comprehensive Plan. It would also be consistent with the South Arlington Heights Corridor Plan for this area which is calling for a mix of uses.

The Petitioner did look into this, and ultimately, they felt that it would reduce efficiencies within the design, require a reduced amount of units, and throw financing into jeopardy as they would have to accommodate for this commercial component. Given that this area, taken in consideration with the areas to the south as part of the South Arlington Heights Corridor Plan, will be redeveloped with a mix of uses, the Staff Development Committee was ultimately amenable to this proceeding forward as a single-use development just as the senior housing facility and not incorporating that commercial portion in. We think, we still believe, the Staff Development Committee still believes it would enhance the plan but could also, you know, recognize that it would have a detrimental effect on the building layout and impact efficiencies within the design and so forth.

The Petitioner has gone through several processes and steps to get them to where they are at this evening. On the 24th of June, they appeared in front of the Conceptual Plan Review Committee. I would characterize that review as generally favorable. The Conceptual Plan Review Committee was, I think, supportive of the Petitioner's stance that incorporation of the commercial component was going to be difficult, and so that was one of the items that they stressed at the meeting. The Conceptual Plan Review Committee also had a lot of questions about the pay structure and the affordable component, if any, and market competition and what would happen to residents if they ran out of funding. The Petitioner has addressed a lot of those questions, and I'm sure that they could answer any further questions if it was not adequately addressed in the materials with their application.

On November 17th, the Petitioner appeared in front of the Design Commission and received a unanimous recommendation of approval subject to some minor conditions. Then in November of this year, the Petitioner did hold a neighborhood meeting. Only one person attended the meeting and they didn't express any major concerns.

So, again, here you'll see the aerial of the site bounded in red. North is at the top of the screen here. The Petitioner outlined a lot of the neighboring uses.

One thing I do want to point out is when we consider this area in the context of the South Arlington Heights Road Corridor Plan and the mix of uses, we're really kind of talking about this area here which is slated for some, you know, development in the future. You have the former Wellington Banquet Hall site and the former School District Administrative Building here. Then this site could be redeveloped at some point in the future, and you have the hotel, and then there was, this is a potential future redevelopment site, and then of course the former Yanni site on the corner here.

So, this whole area is kind of envisioned as a kind of mixed-use redevelopment. As part of that, there's going to be some form of kind of shared access through the center of the site. This is an important component of the South Arlington Heights Road Corridor Plan and something that the Staff Development Committee asked the Petitioner to plan for as part of their development is to coordinate for this future cross access between these sites to, you know, foster connectivity and pedestrian movements between the two and to allow vehicular cross access as well.

So, as I mentioned, this property is part of the South Arlington

Heights Road Corridor Plan and was called out specifically in the plan with some various development guidelines. Again, we talked about the mix of uses. The plan said that it was appropriate for up to four to five stories in height. The development is proposed to have three stories, so it's within the framework of the South Arlington Heights Road Corridor Plan. This plan called for primary access to come from the Seegers Road and Arlington Heights Road, which the site has been designed around this principle. Then, of course the plan mentioned the cross access with the properties to the south.

One of the things mentioned in the plan for the South Arlington Heights Road Corridor is that the sidewalks in this area are carriage walks, the outside walks. They're right up against the street. The plan asked for any redevelopment here to adjust those sidewalks to create a parkway, set them back about eight to 10 feet from the roadway to create kind of a landscaped parkway. This would make the pedestrian experience much more pleasant. The Petitioner has been able to work that into their plan as well. Again, you can see the plan talks about this connectivity between the private properties in this area bounded by Seegers and Algonquin, Arlington Heights Road and Tonne.

So, here is the site plan, a few things I'll walk you through. Again, as an important component of that South Arlington Heights Road Corridor Plan was the connectivity to the south, the Petitioner has worked that in. That connection would go right here. So, they designed their detention facilities around that possible future connection. Staff has recommended as a condition of approval that the stormwater on the site be designed to accommodate for that future stormwater needed for this connection to the south. So, that's the condition of approval recommended by Staff were the ones that I think the Petitioner wanted to discuss a little bit further.

We just want to make sure that, you know, the appropriate easements are dedicated and that the site is designed to accommodate it. You know, we're not going to, the Staff Development Committee is not asking the Petitioner to implement this at this time. We envision that if and when it's implemented, it would be a cost borne by the property owner to the south. But we want to make sure that when they do in fact, if and when they do move forward with this connection, that it's not, you know, requiring extensive, you know, engineering upgrades and stormwater upgrades and retaining walls and modifications to the stormwater basin in this area. So, that's basically what condition number one is getting after in the Staff report.

Another thing I want to point out, as I mentioned before, are the landscaped medians. You'll see them here on the western side of the site. Petitioner was able to fit those in and that does accomplish one of the goals of the South Arlington Heights Road Corridor Plan.

Then one of the areas of the South Arlington Heights Road Corridor Plan is that there's going to be some ComEd utility burial in this area that may shift the location of the overhead utilities to the eastern side of Arlington Heights Road, which may require that the Petitioner dedicate, or will require that the Petitioner dedicate a 20-foot, possibly up to 25-foot easement on the western side of the site. So, that's a condition of approval recommended by the Staff Development Committee as well.

So, I just wanted to highlight some of those locations on the site plan for the Plan Commission this evening so they can visualize where these conditions apply.

Relative to the four variations, I'll also highlight those on the site plan

to kind of flesh out our understanding of those this evening. The first few I, unfortunately, can't really show on the site plan. One is on the density. So, Petitioner is proposing 175 units. The density regulations in the I District will allow up to I think approximately 150 units on the site. So, it's about a 25-unit increase over what code would allow.

The I District allows for a wide variety of different uses. The Plan Commission may remember the Heart's Place on Boeger Road. That was done under the I District. That was more, it was a supportive living facility without this kind of 24-hour care component to it. So, those are the type of developments, range of developments that the I District would allow. On a development like this that has such a significant kind of nursing and care component, we don't know if the, the Staff Development Committee doesn't feel that the density standards are as applicable in this situation. Because senior populations have a very limited impact on schools and traffic and parks, we're supportive of the density variation requested by the Petitioner.

They are requesting some variations to the unit sizes. Again, the I District allows for a wide range of developments from, you know, more standard residential developments to more kind of institutional residential developments such as the one proposed this evening. So, the unit size requirements again are maybe more applicable to these, you know, supportive residential facilities and not as applicable to these kind of institutional residential facilities like a retirement senior living facility proposed by Trammell Crow. So, again we're supportive of these, the unit size variations as well.

Relative to the fire pits and outdoor kitchen, because this is a triple frontage lot, the front yard is actually defined as being on the Arlington Heights Road side, which puts the rear yard on the Tonne Drive side. So, the rear yard there is highlighted in red. The improvements circled here, the fire pits and the outdoor kitchen on the southern side of the building are technically in the side yard, so they require a variation. You know, they are well placed away from property lines, they're not adjacent to single family residential. We don't believe there'll be a disturbance in the side yard, so the Staff Development Committee is supportive of that variation.

Then, relative to the luminaire spacing, there is one light pole kind of in the northwest corner of the site. I don't know if you can kind of see it here. The Petitioner had placed it in the parking lot, and all light poles in parking lots are required to be placed in parking lot landscaped islands. So, by shifting it just a little bit to the northeast, they've put it out of compliance with our spacing standards, put it a little bit farther away from some of the other fixtures, but again, Staff is supportive of this variation.

All other photometric and illumination standards are met. It was something like a 10-foot movement per shift or less of this light pole to get it into the island. Foot candle readings on all the property lines are within maximum levels as required by code. So, again the Staff Development Committee is supportive of this variation as well.

Relative to traffic and parking, the site does conform to all parking requirements. It exceeds parking per code. It exceeds parking based on ITE standards. So, the Staff Development Committee is comfortable that this will not create a parking problem.

Traffic, again the Petitioner retained KLOA to do a full traffic analysis. No major traffic problems were identified in this study. As the Petitioner pointed out, a senior living facility is going to create less traffic during peak times than would the existing uses on the site create had they been fully occupied. So, this will actually be an improvement over the

existing conditions on the site. The adjustment of that Arlington Heights Road access point from a full access intersection to a right-in/right-out only access intersection will improve movements there as well. So, from a traffic and parking standpoint, the Staff Development Committee did not have major concerns with this development.

That being said, we are recommending approval of the application subject to eight conditions as identified in the Staff report. I'm happy to answer any questions from the Plan Commission. Thank you.

CHAIRPERSON ENNES: Sam, thank you for your report.

I would like to ask for a motion to approve the Staff report.

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON ENNES: Thank you, George, and a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Thank you, Jay.

Can we have a roll call vote on this, Sam?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

CHAIRPERSON ENNES: Lynn?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER GREEN: You're muted.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes, thank you.

So, do any of the Commissioners have questions that they would like to present to the Petitioners at this time?

COMMISSIONER JENSEN: Yes, I have a question.

CHAIRPERSON ENNES: Was that Lynn or George? Lynn, you raised your hand?

COMMISSIONER DROST: Lynn.

CHAIRPERSON ENNES: Okay.

COMMISSIONER JENSEN: Yes, I did.

I had just a, first of all, I like the presentation by both the Petitioner and the Staff. I think they did a wonderful job. It's a nice packet of things they've brought before us. I just have a couple of points that I wanted to make.

In the Conceptual Review, we were concerned a little bit about the

unit size, but I thought the explanation that was given that they wanted to give more over to common areas and they took some of that space out of the units, that was a good explanation. I think it's good to have a good amount of space for those common areas.

I want to also stress that the discussion around commercial, we not only agreed with the Petitioner, but I felt for a very long time that we were, that the Village needs to reexamine the requirements that they keep trying to impose on petitioners of this type to have commercial as part of the development, because I think the entire landscape has changed. I thought it had changed before the COVID virus, and I think quite frankly I'm glad to see that the Staff agreed that we do not want to impose commercial requirements on them because those would have only driven up the cost of the monthly rent. They would probably have trouble getting people to use those commercial spaces.

I do have one question of Mary Boehmler. If you could bring up your market study? That one sheet you had or the one slide you had, I had just a question that hopefully you can clarify?

MS. BOEHMLER: Yes, let me. Okay.

COMMISSIONER JENSEN: Right. I'm going to just ask you, so I looked at the rents that you're going to use, and I think you did a good job of explaining the difference between the CCRC and what you're doing. You know, you're not a continuing care facility. It's more rental and so forth.

But I noticed that for the different, the socio-economic segments that you took, you're looking at two sort of trigger points: $35,000 and $55,000 for the different age groups and so forth. When I look at your rent structure, the cheapest that anyone could stay in one of your facilities, and I think you would not have very many people doing that, would be at $36,000 a year. That's $3,000 a month for 12 months. It could rise in the memory care units to $8,500 per month which would be $102,000.

So, I want to understand how you're envisioning that the residents would make up the difference between what you've got labeled as the trigger point for deciding whether there's enough demand for your product because the $35,000 will not go very well towards covering what would be the typical monthly rent which would probably be in the neighborhood of $5,000 to $7,000 or so and so. That would be $60,000 to $84,000.

So, tell me how you see the financing work for the residents and how that ties into the market study you did where you use these trigger points of $35,000 and $55,000.

MS. BOEHMLER: Yes, thank you. These are really kind of the base case income, and most of these residents are actually retired, so this doesn't account for any retirement money or savings money. But that's kind of standard industry thresholds for the $35,000; and then obviously the $50,000 category, that just is a more conservative approach.

Joe, I'm not sure specifically if you have any context from the operating standpoint on, you know, as far as our credit checks and our background checks and things like that go. This is really just creating the base and income threshold, and it doesn't account for the retirement, you know, money and any other savings that a resident may have.

COMMISSIONER JENSEN: Well, I guess then maybe you had it in here and I didn't read it in as detailed the way as I typically would. But I didn't see anything on assets, you know, that you would show that they might be drawing down. I mean, to be a complete study, you'd either need to show at higher levels of income, or you'd need to basically show that

there are some average assets that are out there that could be used that you'd draw it down to take care of people during the period of time that you've estimated would be their longevity in your different types of care.

So, I thought, I think you've explained it well and I do think there's assets there in this age group and so forth. But it would be helpful then to see that piece of the market study to help better before you go to the Board perhaps.

You did deal with the one issue that I had some concern within the Conceptual Review which was let's suppose somebody stays in your assisted living for five years, and they're paying say $7,000 a month. So, you're looking at about $400,000 and they might exhaust all their resources at that point. The question I had is what are you going to do with them?

I know in a continuing care community, basically you strike a different kind of deal, and when you run out of money, they've set aside sort of a pool of money that can be used and they don't have you leave the facility. It sounds like you won't have too many instances where you will have people who will exhaust their money before, you know, before they would leave the facility in one way or another. But what do you do when someone has spent nearly half a million dollars, they've exhausted their money and they're still, you know, and they need the care but, you know, they're not able to pay anymore? So, I'd like you to elaborate a little bit on that.

MS. BOEHMLER: Yes, that's a really good question. I know we spoke about this in the Conceptual Plan Review Committee. I'll let Joe speak a little bit, too, how they personally handle it from an operating level.

But we have, you know, very intimate relationships with all of our residents and our family. Typically, if we know something is happening where a resident does feel like they're running out of funds, we get together with them and create a plan of action. Potentially that could mean we're referring them to a neighboring community that might be a more affordable option.

I know this doesn't happen often within the properties based on the data that Allegro has shared with me. But I don't know, Joe, if there is anything else from that process on how you would really handle a resident who's running out of funds?

MR. MIKLICH: Yes, and what you said is accurate. It's important for us to have relationships with the competitors in the marketplace. There's always going to be cases where a resident acuity level or a financial status is going to make them more appropriate for another community. It's always critical for us to make sure that a resident is an appropriate fit.

As Mary said, you know, we are constantly in communication with our residents, with their families. A lot of times if the residents themselves are running out of funds, you know, that is where the adult children will come in and supplement and help pay the rent. But in 25 years, I think we've only had four cases where a resident really ran out of money, didn't plan ahead. Unfortunately, we are for-profit business and, you know, eventually we did have to, you know, go forward and make sure that they left the property.

But out of thousands and thousands of residents over 25 years, that very rarely comes up. It is critical for us to make sure that after somebody has lived with us, they're a part of our family, and so we do not want to leave them in a bad spot. So, we are always trying to plan ahead, encourage them to work on their budgets, and if it is looking like they're running low on funds, then there are always more affordable options in the marketplace.

COMMISSIONER JENSEN: So, as I understand it, so in the example that you used, so if somebody stayed in the assisted living longer than your average period of time, in five or six years they spent the equivalent of about a little under a half a million dollars. At that point you would be working with them, and I assume what you're talking about is a solution would be to help them move to a place that would accept Medicaid as payment?

MR. MIKLICH: Right, yes. We do not accept Medicare. So, there are long-term care insurance policies and places that do accept Medicare that would be more appropriate for a resident in that case.

COMMISSIONER JENSEN: Okay, well, I just wanted a little elaboration on that. Once again, I think the package that you guys put together to make your, for your petition was excellent. I thought all the documents you put together were very good. I want to commend Staff for the good work that they did. I think this is a great project. I'd like to see it move forward.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER DROST: Yes, I have a question on the conditions.

Ms. Boehmler had mentioned that there was some concern about number one. Do you want to explain that to us?

MS. BOEHMLER: Yes. So, related to condition number one, as the team was just, you know, reading through this and working through this, I think the biggest piece to this is that this requires the agreement with a third-party owner to the south. So, overall, we are in support of the Staff's recommendation to, you know, be able to allow this future southern access/southern connection. But it gets a little bit difficult with us to tie up our, you know, building permit approval process to an agreement that requires a, you know, property owner to the south that we don't know if we're going to agree to this type of connection or not. Is it the existing property owner or is it the future property owner? So, that's where it becomes difficult to us.

I don't know, Grady, if you've got anything else you're thinking about, but I know we've kind of talked in circles around this.

MR. HAMILTON: Yes. No, thanks, Mary.

Members of the Commission, Mr. Hubbard, I'm Grady Hamilton with Trammell Crow Company. Mary has outlined the concern really, really well. I think another way to put it might just be that it delays our building permit because oftentimes a property like the one to the south of us could be on an investment partnership, certainly could have a lender involved. An easement like this, even though it doesn't bind that property to provide access to others until they choose to move forward with it, could require the kinds of approvals that might take a period of time that doesn't line up well with our construction objectives.

So, I think that, to underscore the points Mary made, we are completely in support of the concept. Our plan has been revised to reflect the presence of that cross access easement including all the engineering requirements for stormwater. We will move forward with the drafting of an easement. I think the question is if there's a point in time where we're, if we're fortunate to be in this position to pull a building permit and the neighbor has not yet signed that easement, we were hopeful that we could come up with an arrangement with Staff and Staff Counsel that would enable the building permit to still move forward while we still make a commitment, whether it would be in the form of a development agreement or otherwise. So, we're not avoiding that requirement, but we are being held back because of the timing or unwillingness of others, third parties that there would be.

COMMISSIONER DROST: Yes, Sam, on this particular issue, the Village can sometimes influence or jawbone getting third parties to accept this access route. The issue here would be basically to get the developer in a position where they can start the construction without having to get these additional contingencies. You know, basically you can control and then try to influence what you want to do on a more comprehensive basis at a later date. Perhaps that condition number one can be written in that type of tone.

MR. HUBBARD: Yes, I mean, absolutely. We don't want to handcuff the developer and Petitioner from moving forward if they're making progress on this easement but they just don't have the actual thing signed and recorded. You know, we can certainly massage the language of condition number one as we move to the Village Board. Perhaps it's prior to occupancy of the structure, so at least they can proceed forward with, you know, the building permit, but before they occupy it they would need to provide evidence of the cross access.

But, I mean, we're certainly willing to work with the Petitioner on the language there and see if there's modifications that potentially makes sense. So, I think we're all on the same page here.

COMMISSIONER DROST: Yes, and you know, so we don't have to redraft it tonight. Perhaps we just leave that open that it's a condition that's compatible with the developer's ability to control those things that a developer can control. Because I'm with Commissioner Jensen here, I'm still awaiting any of the comment from the public, but this is a well-thought out project and it's a great use to flip out from what is the current use at this point, low impetus, low impact development. It fits in with the residential character of, you know, what we're trying to achieve there. So, that's all very positive.

The other point, too, and I made this sort of comment when we had Little University in the prior hearing is that there are some things that need to adapt to the time and to the climate from an administrative view point. To Commissioner Jensen's point of view, it's that we need to modernize our code to adapt to, you know, these changing demographics that we see and that we're feeling right now and then it's exacerbated in this COVID time. So, you know, that's sort of just a general comment. So, I'm done.

CHAIRPERSON ENNES: So, George, from what I'm hearing you say from a real estate transaction standpoint, if we get them to amend their site plan to reflect that there is a planned future cross access agreement, excuse me, at that location, we don't really have to worry about the adjoining property owner signing that agreement until sometime they come to the Village and want to redevelop that property as part of the plan, then that's part of their deal.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: And then the Village has to negotiate that, not the Petitioner.

COMMISSIONER DROST: That's the leverage. As long as we've got the Petitioner in compliance to what the Petitioner can control, that's absolutely correct.

CHAIRPERSON ENNES: Yes, now that makes good sense. We shouldn't do anything to hold them up there.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER DROST: Get the shovel to the ground.

CHAIRPERSON ENNES: Yes. Any other Commissioners' questions?

COMMISSIONER LORENZINI: Yes, Terry, I've got a few.

CHAIRPERSON ENNES: Okay.

COMMISSIONER LORENZINI: For Mary, when is this project expected to start?

MS. BOEHMLER: We would break ground in the summer of 2021.

COMMISSIONER LORENZINI: Okay, and Lynn talked about the cost for memory care, but for the independent living, there's going to be one-bedroom and studio apartments?

MS. BOEHMLER: For the independent living units, it will be a small amount of studios, one beds and two-bed apartments. I can pull up our mix.

COMMISSIONER LORENZINI: No, that's okay. Well, what is the approximate rent for say a one-bedroom?

MS. BOEHMLER: It's right around $3,500 a month --

COMMISSIONER LORENZINI: Okay, and --

MS. BOEHMLER: -- and that includes all your meals, transportation, housekeeping, and activities and amenities, you know, all the services that come with the building.

COMMISSIONER LORENZINI: Okay, and Sam, a couple of things. On the density, you know, for the entire corridor, are we expecting we're going to have to give variations on density for some of the other developments on this corridor?

MR. HUBBARD: I mean, it's certainly possible that we may get further requests for variations. I mean, I think that this one is fairly unique in that it's a, well, not a nursing but a senior living facility. So, you know, it's not the same as, you know, a density variation on a, you know, multi-family development.

COMMISSIONER LORENZINI: Yes, okay. All right, that's all I had, Terry. Thank you.

CHAIRPERSON ENNES: Thank you, Joe.

Any other Commissioner?

COMMISSIONER SIGALOS: Yes, I had a question. I wasn't at the CPRC meeting. I had a question on the size of these units, and I know that's a variation from our code. I was just curious what the Petitioner, you showed us one recently in Evanston I think and one in Glenview. Are those comparable sized units for the assisted living and it's, what, 431 square feet, and the memory care is 334 square feet which is considerably less than the 500 square feet that the code requires? Are those similar size units?

MS. BOEHMLER: That's a really good question. The project that is in Glenview and Evanston, those are age-restricted apartments. So, they're normal apartments, 55-plus community, that have a full kitchen in that unit. Joe touched on this a little bit, but the assisted living and the memory care units do not have full kitchens in those units. So, the unit itself is more efficient, hence, smaller square footages. When we're looking at designing these buildings, we take into account, you know, all the competitors in the market and the size of those units and are we comparable, because we don't want to build really, really small units that somebody that's used to living in an assisted living would walk into our building and go what's this?

This is a very typical size of these uses. I don't know, Joe, if you've got anything else you'd want to add to that?

MR. MIKLICH: Or I mean, I think a point brought up earlier is pretty critical,

about 35 to 40 percent of this building is going to be common areas, admin space. There's going to be a lot of amenities, lounges, business center, card rooms, salon, theater. So, we really encourage our residents to treat their unit almost as a master bedroom but to spend their day out in the common areas engaged and socializing. So, that's why it's not as important in the industry to have larger units because the entire community is their home.

COMMISSIONER SIGALOS: So, is that what you're finding in your other similar developments? The smaller units and people are more in the common areas other than, you know, going to bed at night or what have you?

MR. MIKLICH: Yes, and as Mary mentioned, there's only a handful of studios. Most of the units are going to be one-bedrooms or larger, 630 square feet plus. That is very consistent with our entire portfolio.

COMMISSIONER SIGALOS: Okay, I know we call the size of the units of the Ryan development, the International Plaza, semis. Is that similar to these or are those larger? I just don't recall.

MR. HUBBARD: I don't know if we know fully the size of the units. I think they're still in the preliminary, I mean, they've submitted an application, I just don't know if they included that information. It wouldn't surprise me if they request a variation as well, but I don't believe they've clarified yet if they are requesting a variation.

COMMISSIONER SIGALOS: Okay, I have nothing further at this point. I think it's a very well presented project and I'm in favor of it.

CHAIRPERSON ENNES: John, if I might follow-up on your comment there to Joe. Obviously, we're going through very trying times now with the COVID. Senior centers have really been impacted a lot. Do you think the smaller, would your comment be the same about your residents being in and utilizing the common area as being stuck in the smaller bedroom unit?

MR. MIKLICH: Right, and it has been a challenge for the last six months. I mean, we are selling a lifestyle that when you're really in the midst of a pandemic and lockdown and forced to isolate residents for their own safety, we can't always allow the usage of some of the key common areas. Dining in particular get shut down and meals are delivered to your units. So, it's certainly been a challenging several months.

One of the biggest issues is, you know, how we can react to this pandemic and, you know, there are things that we are researching as far as just surfaces that are easier to keep clean, you know, filtration systems that could go into the HVAC systems that will improve the air quality. But you know, this is something that has been common in the industry. I mean, every year you have flu outbreaks, you have norovirus outbreaks. So, you know, we already had a lot of protocols in place and, you know, obviously we're all hoping that, you know, the vaccines are on their way and by the time this thing is built and ready for occupancy, that the worst of this is going to be behind us. But that has been a challenge for the last half a year.

CHAIRPERSON ENNES: Well, thank you, and obviously it's a very rare and unfortunate situation that we're dealing with.

Okay, any other Commissioners' questions?

COMMISSIONER GREEN: Yes, I had just a comment. I was in the Conceptual Plan Review Committee, and I agree that the assisted living and the fact that there is no full kitchen, I think that's a good idea. Even with the pandemic, I just don't see being in an

assisted living situation that you're going to all of a sudden start cooking for yourself. So, I think that the smaller unit works. I think it's a good use for what we're doing, and I'm in totally in favor of the project, by the way.

CHAIRPERSON ENNES: Okay, any other Commissioner?

COMMISSIONER DAWSON: I think it was a very well put together presentation. Lots of questions, I'm curious what questions we have from the audience.

CHAIRPERSON ENNES: Sam, do we have audience participants out there?

MR. HUBBARD: I do see three individuals with their hands raised, so if we want to open up to the public we can.

CHAIRPERSON ENNES: Okay, Sue, before we go to the audience, are there any other Commissioners that have questions prior to comments from the audience?

(No response.)

CHAIRPERSON ENNES: Okay, let's see what audience members have as far as questions and open the public portion of our meeting.

MR. HUBBARD: So, I have Heidi Graham here. I'm going to allow Heidi Graham to talk.

QUESTIONS FROM THE AUDIENCE

MS. GRAHAM: Good evening.

CHAIRPERSON ENNES: Hi, Ms. Graham.

MS. GRAHAM: Hi, good evening. Heidi Graham, a long-time resident of Arlington Heights. I'm also president of the League of Women Voters of Arlington Heights, Mount Prospect and Buffalo Grove.

Thank you for your time. I personally have quite a bit of experience with elder care facilities, as my parents have been living in one for four years in Texas, one that's quite similar to this one. So, in terms of the costs and in terms of the facilities, I'm very familiar with what is being proposed. While I do know that we need places like this, I am quite concerned that my understanding is that the affordable housing consideration is being waived. Am I correct in that?

MR. HUBBARD: No, there is no affordable housing requirement for senior housing developments in our Village Code.

MS. GRAHAM: So, senior housing is exempt somehow from the affordable housing? It seems to me that in all the discussions that I have been in regarding affordable housing with the Village for the last year, and as a village that is in desperate need of diversifying its population to better reflect the community that it serves, that it is in our seniors that we always say we need to have affordable housing, yet then the seniors are exempt? I don't understand that at all and I'd like for the Village to be able to answer that in a cogent manner please.

CHAIRPERSON ENNES: Well, Ms. Graham, as the Plan Commission, this is not one of the topics that we're covering with this proposal. However, this is a topic that you might want to bring up at the Village Board meeting.

MS. GRAHAM: Okay, I appreciate that, but I need clarity, so --

CHAIRPERSON ENNES: That's where you get it.

MS. GRAHAM: -- does that affordable housing specifically exempt senior

housing?

COMMISSIONER DROST: What Sam can do is take those notes out and pass them on to Village Trustees.

MS. GRAHAM: Okay, thank you very much. I appreciate it. Thank you for your time. I appreciate it and I do know that these kinds of, this housing is needed.

COMMISSIONER DAWSON: I would also point out that we have a Housing Commission. So, Heidi, you could reach out to the Commissioners of the Housing Commission and get more information about how affordable housing is addressed, because that Commission deals very heavily with affordable housing issues in this community.

MS. GRAHAM: Okay.

COMMISSIONER DAWSON: So, I think that will be a great place for you to get more information.

MS. GRAHAM: I appreciate it, but what's the next step for this particular project? Where does it go from here?

CHAIRPERSON ENNES: The Village Board if we approve it. Well, whether we approve it or not.

COMMISSIONER JENSEN: If we recommend it.

MS. GRAHAM: If you recommend it, but it doesn't have to go to the Housing Commission?

MR. HUBBARD: It does not, no. Senior housing developments are exempt from the affordable housing requirement, so they're not required to appear in front of the Housing Commission, correct. The rationale, just very briefly, is because there's so much else that's incorporated within rent for a senior housing facility. There's amenities, there's the meals, there's transportation, there's nursing care, et cetera, et cetera.

But again, these are issues for the Housing Commission, and if you would like to express your support for senior housing level, you can do that when this comes to the Board or you can reach out, again as Commissioner Dawson recommended, to the Housing Commission.

MS. GRAHAM: I really appreciate your time and giving me clarity to better understand how this works. Thank you so much.

CHAIRPERSON ENNES: You're welcome. Thank you.

MR. HUBBARD: So, we also have a speaker identified as Larry. Larry, I'm going to allow you to talk, hold on.

MR. KWIAT: Hello, my name is Larry. Do you hear me?

CHAIRPERSON ENNES: Yes. Larry, what's your last name?

MR. KWIAT: Kwiat, K-w-i-a-t.

CHAIRPERSON ENNES: Larry, are you a neighbor of the property?

MR. KWIAT: I live, I have my office in the property for 25 years. We're a tax accounting firm.

CHAIRPERSON ENNES: In the existing offices?

MR. KWIAT: Yes, of 2015 South Arlington Heights Road.

CHAIRPERSON ENNES: Okay, thank you. So, your question?

MR. KWIAT: My question is this. We know that we obviously can't stay there forever, but we need a definite timing on when we have to vacate our offices. Some of us are, our tax season goes to July 15th. We're in the first building when you pull into the left. Will

be given proper notice so that we don't have to move there's probably about four CPA firms in that building. Will we be given notice that we don't have to move out in the middle of the tax season?

CHAIRPERSON ENNES: Larry, this is, I'm sure you will, but this is a discussion you'll need to take up with your landlord.

MR. KWIAT: Well, they're not talking and we're not getting any answers. So, we thought we'd go to this beautiful Plan Commission meeting and see if you guys can help us.

CHAIRPERSON ENNES: Well, Ms. Boehmler indicated that their plan, if this goes ahead, is that you will be breaking ground next summer? So, for tax season, I mean, if next summer is June?

MR. KWIAT: It will be July.

CHAIRPERSON ENNES: Mary?

MS. BOEHMLER: Yes?

CHAIRPERSON ENNES: When do you plan to break ground?

MS. BOEHMLER: Yes, June-July is the target.

CHAIRPERSON ENNES: So, Larry, you know, based on that, you need to make your decisions, and I'm surprised your landlord isn't that communicative.

COMMISSIONER SIGALOS: Yes, Larry, check your lease.

MR. KWIAT: Well, we're on month-to-month.

COMMISSIONER SIGALOS: Oh, all right. That's a good answer.

CHAIRPERSON ENNES: You can go any time you like then.

MR. KWIAT: Well, I know, but it would be nice if we could stay there until July 15th.

CHAIRPERSON ENNES: I've got a small business; I can appreciate where you're coming from. It's tough.

MR. KWIAT: After 25 years of being a good tenant in that business and being custodians of Arlington Heights, we feel that we would like some honest answers and some direction.

CHAIRPERSON ENNES: Yes, that's really where it's got to come from, him.

COMMISSIONER DAWSON: But to the landlord's position, they don't know because this hasn't been approved.

MR. KWIAT: Yes, and you know, we have families and, you know, we have things that we live in Arlington Heights and, you know, we're families of Arlington Heights for 25-30 years.

CHAIRPERSON ENNES: I sympathize with your situation.

MR. KWIAT: Well, I just don't want to be tossed out like an old dog. That's not fair.

CHAIRPERSON ENNES: Yes, and I think given the situation, it's up to you to decide if you want to plan ahead.

MR. KWIAT: Well, I know it's December and tax season starts January. It's kind of a small window.

CHAIRPERSON ENNES: I got you.

MR. KWIAT: It would be nice if there would be some consideration for us

existing tenants of 25 and 30 years.

CHAIRPERSON ENNES: Yes, you really should. I don't think there's anything else we can tell you. Sam, is there another audience member? Thank you for your comments, Larry.

MR. HUBBARD: Yes, we do have, Keith Moens has his hand raised. I'll bring him in.

CHAIRPERSON ENNES: Mr. Moens, good evening.

MR. MOENS: Well, hello. Thank you, Chairman Ennes. Yes, I just had a couple of questions and a clarification. Is this project in the South Arlington Heights Road TIF District? Is that correct?

MR. HUBBARD: Yes.

MR. MOENS: I'm sorry?

CHAIRPERSON ENNES: I believe it is. Yes, it's part of it.

MR. MOENS: Okay, so I mean, if you've got a housing development in a TIF District, I mean, that's publicly assisted government housing, and I know we're throwing about $100,000 of our tax money into this particular TIF alone this year. I guess I don't understand why the affordable housing does not apply here in that it says that all zoning districts publicly assisted must have 10 percent of their total units be affordable units.

COMMISSIONER JENSEN: It's not publicly assisted.

CHAIRPERSON ENNES: This is a for-profit.

COMMISSIONER GREEN: It's a privately provided money.

MR. MOENS: Well, it's assisted by a TIF District though. That's where I'm having difficulty on, and it looks like this thing is not going to the Housing Commission and the next stop as you say is the Village Board, which of course it's too late by then. So, I mean, it looks like there should be some component in here for lower income housing.

I understand that they exempted all senior housing from the ordinance, but I think that was for privately, you know, developed. But this is publicly assisted. I mean, anybody that lives in a TIF District is living in government housing as far as I can see.

CHAIRPERSON ENNES: I think if you look into it further, Mr. Moens, you would see that the benefit that's coming out of the TIF District is helping the Village develop property in an area that is classified Needs Development, whereas the TIF benefits don't necessarily go to the property owner.

MR. MOENS: I understand that Mr. Ennes, but I mean, if it's government subsidized or publicly assisted, it seems like it should go to more than just the upper income seniors when the previous caller pointed out as well that we have a lot of lower income senior that should be addressed by public money, and that's what TIF Districts are. I don't know how we can go about this because the Housing Commission isn't even going to see this project or projects like this. That's what's a little frustrating, Chairman Ennes.

MR. HUBBARD: May I make a suggestion, Chairman Ennes? Mr. Moens, if you'd like to give your complete comments and then we can go ahead and address them once you're done? So, if you'd like to, you know, go ahead and finish your public statement, then we can go ahead and address any concerns or questions to the best of our ability.

MR. MOENS: Oh, okay. I think that's basically it. You know, I just thing since it's publicly assisted, it should also include a low income component and not just luxury units for upper income seniors. I mean, particularly in the independent units, the 93 independent

units that are going to be $3,000 to $6,000 a month, it seems like you could adjust those for some lower income seniors.

Like I said, I understand that they exempted senior affordable housing from the ordinance which does seem strange, I mean, I saw it happen, I don't know why. But, you know, for a publicly assisted government housing which is clearly stated in the ordinance in Section 7-1707, all zoning ordinances, and it talks about publicly assisted government housing. So, I would ask that who decides that the recently adopted inclusionary housing ordinance does not apply here and why it doesn't apply to these types of projects? I would like to see this go to the Housing Commission quite frankly. Thank you.

CHAIRPERSON ENNES: You're welcome. Thank you for your comments.

COMMISSIONER JENSEN: Sam, I'd like to follow-up and ask a question. I think we've got some semantic issues here. Before it goes to the Board, we ought to get a better definition of what is publicly assisted, what is public assistance? Is being in a TIF unit public assistance? It doesn't strike me if that actually is a correct interpretation of the phrase public assistance. So, you probably need to clarify that, especially if Mr. Moens is going to take that issue before the Board.

The other point I would make, it seems to me that if we did put some affordable housing in some fashion in this facility, we would actually just raise the price for the other residents, and these are already very high rates. They're competitive but they're very, the amount of money we're talking about is quite large. So, while you might have some people benefit from being in the affordable unit, you basically have it create a problem for all of the other people who are having a difficulty making the monthly payments that they need to make for the type of unit they have.

CHAIRPERSON ENNES: I agree. You're just raising the price for the other --

COMMISSIONER JENSEN: Yes, you're transferring the costs to another, I think I'm right.

Is that right, Ms. Boehmler, that this would result, if you had to do that, you'd have to adjust your rent and you may or may not remain competitive at that point?

MS. BOEHMLER: It would definitely put financial constraints on the project and it would offload a lot of that to the market rate units, yes.

CHAIRPERSON ENNES: Well, two of our audience members have related issues. I hope that the Board, when they read our notes, will see this is something that will come up and that the Village Counsel can address the nature of TIF money. I don't know that TIF money is, George and Sue, you can probably help me on this, that that's public funds. It's actually money that's found and used for development to improve the tax base, but I don't want to get into this here.

COMMISSIONER DROST: And I don't think that's our area into it. I think those are pretty good questions that were raised.

CHAIRPERSON ENNES: Yes, that's true.

COMMISSIONER DROST: That can, you know, can get clarified. Just for the record, when we were developing the downtown area, where I live right now at 1044 North Vail, that was TIF money. To Keith Moens' point, we were living in subsidized housing, but that went to the developer to attract the developer to raise up the, scale up the density of the downtown area. So, you know --

CHAIRPERSON ENNES: And improve the tax base.
COMMISSIONER DROST: Yes, it's to basically incentivize people to come into blighted areas.
CHAIRPERSON ENNES: Right.
COMMISSIONER CHERWIN: Well, the TIF money, George, doesn't go to the building. I mean, it goes to the, I mean, we could talk about the --
COMMISSIONER DROST: For it to be developed, absolutely.
COMMISSIONER CHERWIN: I mean, it goes to the development of public infrastructure to get it there, it doesn't go to ground-up costs. So, to say that it's, you know, it's public housing because there's TIF costs related to the surrounding development that the municipality is looking for, I think that's a stretch.
CHAIRPERSON ENNES: Yes, I would think it's public funds. Now, the school board might say we're giving that money up, but in reality they're not. They get the bonus at the end of the rainbow.
COMMISSIONER DROST: It's priming the pump to get the development going is basically it.
CHAIRPERSON ENNES: Right.
COMMISSIONER DROST: And to encourage developers to spend money.
CHAIRPERSON ENNES: But again, not our, not again a part of our bailiwick.
COMMISSIONER DROST: Correct.
CHAIRPERSON ENNES: Sam, is there any other audience members that might have a question?
COMMISSIONER JENSEN: We seem to have lost Sam, but there is another person.
CHAIRPERSON ENNES: We've lost Sam.
MR. HUBBARD: Unfortunately, my computer is really frozen, so I might have to restart. If it moves everybody out, they'll have to join back in.
CHAIRPERSON ENNES: Okay. Yes, we lost him, he's going to try to join back in. I don't think that means we have an open house, but I'm going to close the public portion of the hearing.
COMMISSIONER JENSEN: Well, you have one more person.
CHAIRPERSON ENNES: I'm sorry?
COMMISSIONER JENSEN: You have another person.
CHAIRPERSON ENNES: We've had three. He said there were three, we had three.
COMMISSIONER JENSEN: Yes, but there's another one. George Motto who hasn't spoken yet.
CHAIRPERSON ENNES: I'll tell you what, when Sam comes back and if there is, we'll go back to that because we want to hear anybody that's here that has questions.
Do the Commissioners have any other questions?
COMMISSIONER GREEN: No.
CHAIRPERSON ENNES: Jay, was that you?
COMMISSIONER GREEN: No, I said no. I just said no.
CHAIRPERSON ENNES: Okay, well, I have a couple of questions. I

wasn't at Comprehensive Review. I'll try to give these to Mary and see if you can answer them. Mary, can you give me a rough idea, two digits, what the price tag is on the development?

MS. BOEHMLER: You're saying the construction of the project?

CHAIRPERSON ENNES: Construction, not all the interior development of the operator.

MS. BOEHMLER: Yes, it's right around $40-45 million.

CHAIRPERSON ENNES: Okay, thank you. Another question I have for you is in your market study, and I'm in a somewhat related field and have worked with retirement housing in quite a few geographic areas, and an important issue is the economic longevity of the development, especially with properties that benefit the baby boomer generation. There's a big surge of this.

The numbers that you gave us from your ProMatura study, they showed a five-year period. Do they go out to, and I know a lot of lenders want to see this number, what that 30-year projection is? What is their forecast on a 30-year basis if you have that? Can you share that with us?

MS. BOEHMLER: Yes, that's a really good question. We typically look at, you know, what's the market condition today, and then what does it look like five years from now when we're actually, you know, actively leased up and full? We could project that out as far as we really wanted to go. That demand number that you actually see on the market study is annual demand. So, if you think about that, those 220 units, that's the annual demand. So, if you factor in growth rate, you know, every year we're going to have that additional demand for the project.

So, it's conservative to look at it as a snapshot, you know, of the year 2020, and then the year 2025. But we can always kind of scale that out for as many years as we wanted to, but that would be kind of an aggressive approach. We really want to kind of hone it in and look at, you know, what's happening in the next five years.

CHAIRPERSON ENNES: Is the five years your gear up? Is that the amount of time you think you're going to need to get the property, and I guess this is more of a question for your operator, Mr. Miklich. Do you expect to have it fully operational within three, four, or five years?

MR. MIKLICH: Typically, a two-year lease up period to get to stabilization is very common for a project this size. So, if you factor in the time to break groundbreaking, the time for construction, and then that two-year lease up period, you would get to right around that five years out from today.

CHAIRPERSON ENNES: Okay, well, I didn't hear an answer to the 30-year, but that might be more from the lender that wants to know what that number is. Now, Joe, you used to be in that business. Can you comment on that?

MR. MIKLICH: Well, you know, we look at the demographic databases that are available, and I think that's a limitation because we're constantly trying to get that growth projection at a more micro level. There's just limitations in the Nielsen-Claritas, that's the real demographic database that most market study providers rely on. So, that database only gives the demographics today and five years out.

So, I think that's why ProMatura is limited by those two key milestones. You can't find, on some of the government census websites, there's more macro level, but it's hard to get it beyond county projections, so it doesn't really focus in on Arlington

Heights. So, I think that's what made the limitation.

CHAIRPERSON ENNES: Okay, thank you for that. One other question. I'm not sure which one of you brought up the pictures of the Evanston and the Glenview developments. Joe, are you involved in either one or both of those?

MR. MIKLICH: Yes, so Allegro is the operator at both. We do have different branding for our active adult projects, that's why it's branded as an Avidor. But all of our more senior housing, traditional senior housing is branded as Allegro. But Allegro Management does operate both of those buildings.

CHAIRPERSON ENNES: Mary, did you have the pictures of those?

MS. BOEHMLER: I did. Do you want me to pull them up?

CHAIRPERSON ENNES: If you could. I want to ask you a question about that.

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: That's the Evanston? Or that's Glenview?

MS. BOEHMLER: It's Glenview. I'll pull the full --

CHAIRPERSON ENNES: Is this the outside of Glenview? It looks very much like ours.

MS. BOEHMLER: This is the outside of Glenview, yes.

CHAIRPERSON ENNES: Okay, and the Evanston, is that on the lake?

MS. BOEHMLER: Yes, the Evanston project is right at Church and Oak.

CHAIRPERSON ENNES: How far is that from the lake?

MS. BOEHMLER: So, you can see the lake from the rooftop pool, I'll give you that.

CHAIRPERSON ENNES: Rooftop pool, okay. Now, our Design Commission is going to shoot me, but we've referred to our development as luxury, high end, right? This looks like luxury, high end. We don't have a lake to look at. But we look just like the Glenview location. I wasn't that crazy about the appearance, but everybody else likes it. My wife didn't let me pick the paint for the outside of our house either.

Let's see. Joe, another question for you. Obviously, the traffic in that part of Arlington Heights Road is quite heavy. How do you think about that with your seniors being right there and the front of the property being right off, what do we have, five lanes going, with turn lanes, five lanes each way? Was that a consideration?

MR. MIKLICH: It was. You know, we in the industry as a whole do still rely heavily on drive-by traffic and visibility. You know, typically, we are on somebody's daily commute or a family member's daily commute, and that's how they really are familiar with our location and our product when it does come time. You know, that familiarity is what brings people through the front door. About a third of our residents come to us just because of a prominent location that is on a visible high traffic road.

Obviously, there are some, it gets to a point where high speed or a lot of lanes, and then that does at some point become a little bit of a detriment. But for the residents themselves, you know, they have complete control over the timing, of the few that still do drive once they move in with us, they are not trying to battle rush hour traffic. They are waiting until traffic dies down. Typically, you know, just like my grandmother, she knows all of the back roads, right turns only. They will find a way to navigate around those tougher roads to drive on.

CHAIRPERSON ENNES: Okay. Okay, so there's still, a good portion of them are still driving?

MR. MIKLICH: You know, it's a symbol of independence for a lot of our residents. It's very hard to turn over those car keys. So, you know, a lot of, not a lot, it's right around 40 to 45 percent of our independent living residents will move in with us with a car, bring it to the property, and then once they see the amenities on site, the dining, and then the transportation that we provide, it's pretty rare that those cars get used. But of course, some of our residents still do want to go out shopping and see family and see friends. So, but I mean, it's probably, you know, less than half of those IL residents that have a car that are actually using them on a frequent basis.

CHAIRPERSON ENNES: Okay, thank you. That's all that I have.

Sam, was there one other person in the audience that wanted to talk?

MR. HUBBARD: We do have one more person, a George Motto. I'll allow him to talk, I'll bring him in.

CHAIRPERSON ENNES: Okay.

MR. MOTTO: Good evening. Thank you, Mr. Chairman. I'm George Motto.

CHAIRPERSON ENNES: Thank you, George, and I'm sorry we had to delay you there for a bit.

MR. MOTTO: Oh, that's fine. I'm here for my education. I'm a 43-year resident of Arlington Heights. I'm also on the Senior Citizens Commission, and I am chairperson of the Arlington Heights Age Friendly Senior Citizens Community Initiative.

I just want to echo what Keith Moens and Heidi Graham brought up. Our commission is currently writing an action plan pretty much based on a survey that we had in Arlington Heights, an online survey. As I've gone to conferences across the nation, the number one concern for seniors is affordable housing. Certainly, the affordable housing issue showed on our survey.

Now, I'm not, what I was pleased about is that I think related commissions and commissions that have interest in similar projects need to talk more and we need more discussion. So, I was very pleased, and that's why I was here, to see that discussions can be had. So, I appreciate that and I don't want to take up too much more of your time.

But I think that not only in this area, I'm going to a Metropolitan Mayors Caucus on age-friendly communities tomorrow, and one of the things that we always talk about is housing, affordable housing. Our DEI Initiative is coming, so we're going to be talking about affordable housing for other than seniors. So, I guess what I'm asking for is not answers right tonight, but I do think that we have to start a robust discussion because this thing is going to come to a head and we have to do something about it.

Thank you very much for allowing me to speak.

CHAIRPERSON ENNES: Well, thank you very much for your comments. It is a topic that's getting a lot of attention in the Village. Unfortunately, it's not something that we can address here tonight, but thank you for your comments.

MR. MOTTO: I understand that, not tonight, but in moving forward.

CHAIRPERSON ENNES: Yes. Thank you, George.

Okay, no other questions? Is there a motion?

MR. HUBBARD: Hold on, Chairman. I just want to say I don't see any other hands raised on the attendee side, but I do see several people dialed in from a phone. If you did dial in from a phone, you can dial *9 and it will raise your hand. So, do that now if you have a comment; otherwise, I'm looking one last time and see no more hands raised, so it's probably appropriate to close the public comment portion at this point, Chairman, if you so choose.

CHAIRPERSON ENNES: Okay, yes, we will close the public portion of our hearing again and move on to Commissioner consideration.

Is there a motion if there aren't any other questions?

COMMISSIONER CHERWIN: Actually, Terry, if I could? It's Jay.

CHAIRPERSON ENNES: Yes?

COMMISSIONER CHERWIN: If I could just quickly, a couple of issues, you know, and I haven't spoken yet tonight, but I was at the Conceptual Plan Review Committee as well. I thought it was a great project then, I think it's a great project now. I know we talked a little earlier about the cross access. I totally agree with what George said. I think we need to soften that. I would not advice one of my clients to kind of stick themselves out there for something that's totally out of their control to potentially hold up the project. So, I think if there's a good faith, you know, endeavor to enter into it, I think that makes sense. But other than that, I would not hold the Petitioner hostage if they can't get that done. I wouldn't let it hold up this project.

I know there's been a lot of several overlapping discussions or statements about the affordable housing. That was something I asked about in the Conceptual Review Committee as well. I think that it seems very reasonable to detach sort of the senior housing, the different types of senior housing here from the traditional affordable housing. It might not be within the scope of this Commission, but I think given, I think it was mentioned before, all the complexities in terms of what goes into the price of this to be able to, you know, identify the housing component, not only would it drive the market price up and maybe make a project like this, you know, non-feasible.

I think it's just, projects like this are probably, I mean, in Arlington Heights there's other senior projects. This is specifically a luxury project and it's not just the housing component that's going into what the people are paying for. So, I think, you know, if the Village looks into it or the Housing Commission looks into it, I think there's plenty of reasons why it wouldn't fall under the typical affordability requirements.

I guess one last question I have for Sam is, Sam, this seems to me to be the first luxury senior housing development in Arlington Heights. Do we have other developments in Arlington Heights that are on the maybe more mid-tier or lower end that cater to assisted living or even independent living? Is that product in Arlington Heights?

MR. HUBBARD: Unfortunately, I don't know if I'd be able to answer that. I wouldn't want to take a guess.

COMMISSIONER CHERWIN: Maybe that's a question for Mary since she has the market research. Given that this is a luxury project, it seems to me that you're trying to carve out a niche here that maybe does not exist. However, there may be other products in this market that are of a more mid-tier and lower tier.

Mary, can you confirm if that's the case?

MS. BOEHMLER: Yes, and that's exactly correct. There is a range of

products, and product that, you know, was developed maybe 20 years ago and is a more affordable option in the Arlington Heights market. But we definitely have a range in our five-mile radius of, you know, kind of less luxury and higher luxury products, that being the CCRCs as well. So, you know, the Moorings, I would say the Lutheran Home, those are both high end projects in the Arlington Heights area. There are other ones that definitely have just, you know, an older presence and maybe not as many amenities and luxuries that we're proposing here. So, there is that diversity.

COMMISSIONER CHERWIN: Okay, all right. I appreciate the feedback.

CHAIRPERSON ENNES: Thank you, Jay.

MS. BOEHMLER: Can I? Sorry, is there something else?

CHAIRPERSON ENNES: No, go ahead. If you had something else to say, please.

MS. BOEHMLER: Yes, I just, as I was looking at the conditions, I did just want to make sure condition number two, it does talk about a 20-foot easement for ComEd to bury those lines that Sam had mentioned. I do have Brian, our civil engineer on the line, but there isn't really any detail or clarification if that's a temporary easement or a permanent easement. But a 20-foot easement is a pretty substantial easement, and typically what we agree to with ComEd and municipalities is a 10-foot permanent easement.

So, Brian, I know you swore in, if there's anything else you want to, you know, speak to related to that, that would be super helpful just to give them context, because there is no specific detail around if this is a permanent easement or a temporary easement. I was just reading that language a little bit more and wanted to better understand.

MR. HUBBARD: It would be a permanent easement because the utilities would remain buried in the ground there. You know, this is such a preliminary stage that, you know, we don't know the exact distance and where these utilities are exactly going to lie. So, I don't think we'll need the full 20 feet within the easement, but you know, this is still in the planning process, we really don't know. That's why we asked for the 20 feet.

CHAIRPERSON ENNES: Sam, you're talking about the South Arlington proposed development, we don't know how that's going to line up with burying all the cables? Is that right?

MR. HUBBARD: Right, yes. I mean, the overhead lines are currently on the western side of Arlington Heights Road. So, yes, there is no, you know, engineering plans and design for exactly where they're going to be relocated and how much land is going to be needed for it yet. But yes, it is all part of that corridor plan.

CHAIRPERSON ENNES: That impacts the east side, too?

MR. HUBBARD: Right, yes. The utilities would be removed from the western side and buried and relocated to the eastern side of Arlington Heights Road.

CHAIRPERSON ENNES: Does that answer your question, Mary?

MS. BOEHMLER: Yes. I know Brian, he just texted me that he's trying to raise his hand.

CHAIRPERSON ENNES: He's part of your staff?

MS. BOEHMLER: Yes, he's our civil engineer.

CHAIRPERSON ENNES: Do we want to raise this question, Sam, at this point? Or is this firm, you're going to go with the 20 feet no matter what, permanent, just because you don't know?

MR. HUBBARD: Yes, I mean, that's the recommendation, right.

CHAIRPERSON ENNES: Is this something Staff can discuss with their engineer prior to the Village Board?

Is this, Mary, is this a deal breaker issue?

MS. BOEHMLER: You know, it's not a deal breaker. I think there's concern from the civil standpoint, and I know Brian can speak to that more specifically. So, I'd hate to talk about it instead of him. Brian?

MR. RATAJCZAK: Yes.

(Phone connection feedback.)

CHAIRPERSON ENNES: Brian, do you have two phones there? Brian, can you turn off your mute?

MR. HAMILTON: Mary, I think just while we're waiting for Brian, I think the issue here that we just want to make sure we're not creating by agreement to the easement is just the relationship of that 20 feet with the site plan and what portions of our property it encumbers, parking areas and others that theoretically could create issues for us down the stream. I think in one case, it might even be the water that we have some concern about as it moves through there. So, that's why I think it is important to get Brian on, I'm sorry that he's having technical difficulties, but I think it would be helpful if we could get some input from those guys.

CHAIRPERSON ENNES: In the meantime, while we're waiting to get him on, Bruce as an architect, John as a developer, have you looked at the plans in detail enough to know if that 20-foot easement is going to get back into the sidewalks and the parking lot?

COMMISSIONER GREEN: Well, it looks like it cuts through the ends of the parking spaces, yes.

CHAIRPERSON ENNES: Oh, okay.

COMMISSIONER GREEN: I mean, you can see that where they, when they get closer to Arlington Heights Road, it cuts through part of them anyway. So, you know, I sort of agree. I don't know why ComEd would need 20 feet with maybe five more to bury some lines. But you know, I don't deal with it at all.

CHAIRPERSON ENNES: Okay.

COMMISSIONER SIGALOS: From my perspective, Terry, I think 10-foot easements are more typical. 20 feet easements really seems --

CHAIRPERSON ENNES: A lot?

COMMISSIONER GREEN: Excessive.

CHAIRPERSON ENNES: Yes.

COMMISSIONER CHERWIN: I agree, this is Jay.

CHAIRPERSON ENNES: Yes, well, it's not a question we're going to be able to answer, right? This is going to be coming out of Village Engineering and the Petitioner's engineering plans. I think let them go at it and come to a workable decision. I don't think we should hold up approval, you know, our decision tonight based on something that we're not in a position to make a decision on.

COMMISSIONER JENSEN: Well, Terry, then we've got the question do you need to change the language on number two because the language there is pretty definitive. I think you need to create, do what you're going to do for recommendation one to get some latitude.

CHAIRPERSON ENNES: One, right, and then make a suggestion to the developer and to Staff, the Engineering people, to see if they can reduce that.

COMMISSIONER LORENZINI: Hey, Terry, I think we should just go ahead and vote on it as it is at 20 feet, and then in the meantime before it goes to the Village Board, have Planning, have Sam work with Engineering and see how definite that 20-foot is or even talk to ComEd and see if they can lighten up on it and give some leeway to them once it goes to the Village Board.

CHAIRPERSON ENNES: That's good for me.

Sam, do you agree?

MR. HUBBARD: Yes, it certainly seems that the Petitioner and Staff should have some conversations before this goes to the Village Board, you know, at least relative to condition number one, and we can certainly discuss if there's any, you know, leeway we might have on condition number two.

COMMISSIONER GREEN: Right, that's what I would do. Yes.

CHAIRPERSON ENNES: Okay, Mary, would that work for you?

MS. BOEHMLER: Yes, I think that works. I just wanted to make sure --

(Phone connection feedback.)

CHAIRPERSON ENNES: I'm sorry, who was that?

MR. HUBBARD: I had Mary on.

COMMISSIONER DAWSON: I think that was somebody's Siri or Alexa.

MS. BOEHMLER: Yes, I think that that would make us comfortable to leave it open for discussion to have something, you know, and even if it's 20-foot, 10 feet of that is permanent and 10 is temporary to actually do the work, I think that is what would get that us comfortable, too. So, just the flexibility in the language.

CHAIRPERSON ENNES: Okay.

MR. HUBBARD: Yes, we're certainly willing to have those conversations.

CHAIRPERSON ENNES: We're a city of good neighbors. You'll find they work very well, the Village works well with you most times. So, I'm not going to let you look at any more conditions. No, are there any other questions?

MS. BOEHMLER: No, we're done.

CHAIRPERSON ENNES: We're good? Okay, well, then do we have a motion?

COMMISSIONER GREEN: Yes, we do.

CHAIRPERSON ENNES: Who wants to do it?

COMMISSIONER GREEN: I'll do it, I'll do it.

CHAIRPERSON ENNES: Okay, Bruce.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC# 20-013, Rezoning from the O-T District to the I DISTRICT, a Planned Unit Development (PUD) to allow a 175-bed senior living facility, and the following variations:

1. **A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
2. **A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow**

certain independent and assisted living studio/efficiency units to be 432 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 648 square feet where code requires a minimum size of 650 square feet for one-bedroom units.

3. **A variation from Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (barbecue grill) within a side yard where such improvements are only allowed within a rear yard.**
4. **A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of three-to-one or more, where code requires a luminaire spacing of three-to-one or less.**

This recommendation is subject to the following conditions:

1. **Relative to cross access to the south, prior to building permit issuance, the Petitioner shall (a) establish/record an access easement to the benefit of the properties to the south; and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provision shall allow for others to construct the cross access.**
2. **Prior to building permit issuance, the Petitioner shall dedicate a 20-foot easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional five feet in width if determined necessary by the Village. The proposed underground water line in this location shall be pushed back so that it is outside of this easement area.**
3. **The sidewalk along Arlington Heights Road shall be installed at five feet in width, and prior to building permit issue, the Petitioner shall establish/record an easement for said sidewalk to the benefit of the Village.**
4. **IDOT review and approval shall be required.**
5. **Impact fees for all independent living units shall be required per applicable Village codes and policies.**
6. **If the Village requires a bike path along Tonne as part of the building permit review, the property owner shall install said path at the request of the Village.**
7. **Compliance with the November 17, 2020 Design Commission motion shall be required.**
8. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER GREEN: With items number one and two, parts of the wording is to be clarified according to, just read back on the minutes what we've been talking about for the last hour. So, that's my motion.

CHAIRPERSON ENNES: And is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Jay seconds. Can we have a roll call vote, Sam?

MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chairman Ennes.
CHAIRPERSON ENNES: Yes, with comment.

I've never done a comment before, and this doesn't relate to the Petitioner's proposal but rather to the Planning Department. Sam and I have touched base on this a little bit earlier. I think with the number of these types of developments that have been coming into town that we've been getting, and the majority of them include some kind of a variance to get them into institutional property, that we should assign a committee to address this so that it's easier for us to go through this process and approve these. I think we're going to see this type of use to continue to grow and that's my comment. So, that's more an administrative comment.

But anyways, Mary and your staff, thank you very much for your proposal. You have a unanimous approval. I'm sure you'll find working with them to get numbers one and two cleared up will work out very good.

Sam, can you put out a date for the Village Board meeting?

MR. HUBBARD: Yes, I think we had tentatively targeted the first meeting in January for this project at the Village Board.

CHAIRPERSON ENNES: Okay, thank you very much. Congratulations.
MS. BOEHMLER: Thank you.
CHAIRPERSON ENNES: George, as you said, get that shovel in the ground.

COMMISSIONER DROST: Right, and address that affordable housing issue as well. I mean, they're some good subject matter for our Village Board of Trustees.

CHAIRPERSON ENNES: Right, especially with this use.
COMMISSIONER DROST: Yes, yes.
CHAIRPERSON ENNES: Okay, thank you.

I don't believe we have any other business on the agenda. Is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.
CHAIRPERSON ENNES: Everybody. Okay, and a second?

COMMISSIONER GREEN: Second.
CHAIRPERSON ENNES: Second, okay. All in favor? Do we have to take roll call on this?
COMMISSIONER DAWSON: Roll call.
COMMISSIONER GREEN: Got to be roll call.
MR. HUBBARD: Roll call vote. We'll start with Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chairman Ennes.
CHAIRPERSON ENNES: Yes.
Thank you all and good night.
(Whereupon, the above-mentioned petition was adjourned at 9:35 p.m.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

_____
RON LeGRAND

UBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2020.

_____
NOTARY PUBLIC

DRAFT

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Map created on **June 19, 2020.**

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APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

NOVEMBER 10, 2020

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

Members Present:	John Fitzgerald, Chair Scott Seyer Ted Eckhardt
Members Absent:	Jonathan Kubow Kirsten Kingsley
Also Present:	Tony VanDyke, Marton Premier Homes for *508 S. Phelps Ave.* Julie Jilek & Beth Anne Ausnehmer, *NSSEO for Miner School* Mary Boehmler & Grady Hamilton, Trammell Crow Co. for *Senior Housing Development* Lukas Van Sistine, Gretchen Camp, & Teresa Forsberg, ESG Architects for Trammell Crow *Senior Housing Development* Jake Coryell, Confluence for *Trammell Crow Senior Housing Development* Brian Radiszack, SPACECO, Inc. for *Trammell Crow Senior Housing Development* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR OCTOBER 27, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF OCTOBER 27, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. INSTITUTIONAL PRELMINARY REVIEW

Trammell Crow Senior Housing Development – 2045 S. Arlington Heights Rd.

Mary Boehmler and Grady Hamilton, representing *Trammell Crow Company,* Lukas Van Sistine, Gretchen Camp and Teresa Forsberg, representing *ESG Architects*, Jake Coryell, the landscape architect, and Brian Radiszack, the civil engineer, were present on behalf of the project.

Mr. Hautzinger said that he would present Staff comments after the petitioner provides an overview of the project.

Ms. Boehmler said that the proposal is for a 3-story, 175-unit luxury senior living development. The project will include independent living units, assisted living units, and memory care units, with ample amenity space that includes exterior gathering spaces. She gave background about Trammell Crow that was founded in Dallas, Texas in 1948, and doing business today across the country in 18 offices. Their team is based in the Chicagoland area and they develop throughout the Midwest. She introduced those present from ESG Architects, who together as a team, they are working on their 14th residential project, as well as Jake Coryell, landscape architect with *Confluence*, and Brian Radiszack with *Spaceo*, their civil engineer.

Ms. Boehmler said they are all here tonight to be a resource and address any comments or questions the commissioners have. Their goal is to deliver a superior outcome for their residents and the communities they build in, and they look forward to the discussion tonight. They are prepared to discuss the recommendations in the Staff report as well. Ms. Boehmler referred to Lukas Van Sistine, the lead architect on the project to walk through the design in more detail.

Mr. Van Sistine presented an aerial of the site showing surrounding context that includes a mix of uses, heights, and design aesthetics. Looking at the site in a metaphoric way, the proposed building is almost like a city in itself; the center of the site being the core where the common spaces are located, and the wings being the neighborhoods of independent and assisted living, and a variety of outdoor spaces with primary and secondary drop-offs that are designed to feel plaza-like and pedestrian friendly. The memory care garden to the northeast, a more intimate courtyard to the southeast, and a terrace space off the indoor pool. Service areas to the east along Tonne Road will be screened as much as possible, and there will be walking paths around the site for residents to enjoy.

Mr. Van Sistine reviewed the materials and their thinking behind the design. They are proposing high quality materials such as brick, white fiber cement panels, and brown fiber cement siding with a wood look. They want a harmonious balance of the color palette, therefore, a limited palette is being proposed that expresses itself in different ways. The building appears like townhomes with smaller expressions of the building, which helps to scale it down. A variety of window types are proposed that accentuate character and proportion; the feel of the building is contemporary but with elements of traditional to make it feel familiar to residents. Common spaces are expressed with more glass so that the use of the building is understood by the way it expresses itself. Mr. Van Sistine also presented an aerial rotation of the proposed building on the site that includes a street view, the intimate outdoor spaces, the pool building and terrace, and the paths around the site.

Mr. Hautzinger presented Staff comments. Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

Staff recommended the following revisions to further enhance the design:

- Balcony Fascia/Soffit. The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- Elevator Overrun. There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these "black boxes" are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Mr. Hautzinger also said that sustainable design is always encouraged, especially for large Planned Unit Developments such as this. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design. All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building; however, there is a small grouping of mechanical units located in the center of the roof, and if those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm. Utility meters are proposed on the east side of the building, which will be screened with landscaping.

With regards to signage for Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code or seek variations.

Aside from the previous comments made, Staff recommends approval of the project.

Chair Fitzgerald asked the petitioner if they had any comments on the recommendations in the Staff report. Mr. Van Sistine said they appreciated the feedback from Staff, and they have prepared a few exhibits to speak to these recommendations. Beginning with the balcony fascia/soffit color, Mr. Van Sistine presented a revised rendering that showed the change in color to black, which they feel looks great; however, if the underside of the balconies need to be black, it would limit the manufacturers. He asked that options be left open for the color of the balcony underside to be either be black or a dark color. They are agreeable to setting back the elevator overrun, as well as changing the siding color to a grey color to match the brick. They did an initial site line study of the rooftop mechanical units that are for the common space heating and cooling, which showed that the units will not be visible; however, they will work with Staff to ensure this and add screening if necessary. With regards to the monument signs, Mr. Van Sistine said they would agree to eliminate the 2 interior monument signs, and keep the sign on Arlington Heights Road' however, for tonight's discussion they would agree to eliminate the sign on Seegers Road, and if they determine it to be important as the project progresses, they would come back for another review of that sign. He asked for feedback from the commissioners tonight regarding the sign shown on Seegers Road, because it is located at the secondary entrance that will be used a lot when family visit the residents.

Mr. Hautzinger appreciated the petitioner's responses to Staff's comments. With regards to the signs being shown tonight, he agreed with the petitioner's response to omit the two internal signs, keep the sign facing Arlington Heights Road as a primary entrance sign, and considering the second sign on the north side as a possible sign variation. Mr. Hautzinger pointed out that there is a 12-foot visibility triangle requirement for the ground signs, and the sign facing Arlington Heights Road appeared to be encroaching into the required clearance. He recommended that the location of the sign be slightly adjusted to ensure that it will be outside of the 12-foot triangle for visibility. Mr. Van Sistine understood and said this should not be a problem.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there were none at this time.

The commissioners summarized their comments. Commissioner Seyer completely agreed with Staff's comments with regards to the massing being fine, the way it breaks off at Arlington Heights Road, and he liked the way the massing itself is broken up into several components. He also liked the material palette and he encouraged the petitioner to keep it somewhat simple and not too complicated. He was appreciative that the petitioner was in support of Staff's comments, which he agreed with as well, such as changing the color of the fascia of the small balconies to black, and he was in support of the petitioner's option that the underside of the balconies be grey, almost to match the brick. Commissioner Seyer acknowledged the difficulties of moving around the elevator overrun; however, making it a lighter color to match the brick was a good option. If the rooftop mechanical equipment is visible, he would make it a requirement to have it screened in the same material as the overruns, so they tie together on the rooftop. Commissioner Seyer commented that as an Architect he tends to be about certain design rules, and he noticed that at locations that are close to the intersection of the massings, the balcony canopies are eliminated, and he asked if there was a reason for this. Mr. Van Sistine said the main reason for this is because the inside corners seem to get a little busy with a canopy, and they found it to be less distracting to have a cleaner inside corner there, which he understands is very subjective. Commissioner Seyer appreciated the logic behind that decision, and he would not make this a requirement, depending on how the other commissioners felt about it. He had no further comments.

Commissioner Eckhardt said he was trying to determine the best way to analyze the elevations of such a large building; the flat elevations versus the renderings, and he commented that the white color being proposed is pretty bright. He asked the petitioner if they have built this building before somewhere else in the country, and Mr. Van Sistine said they use a lot of white in their buildings, which he feels is a contemporary color, and they like to mix a contemporary color with a more traditional and familiar cornice. Overall, the building wants to be a contemporary building, but because of the residents that will live there, it also wants to have a little familiar and traditional. Commissioner Eckhardt asked about the color of window trim color throughout the building and Mr. Van Sistine said the window trim is white, but the windows will be either black or dark bronze; the trim is contemporary to match the white on the building, and window color gives a pop to the windows. Commissioner Eckhardt asked if all windows are the same color tones and Mr. Van Sistine said they are the same dark color throughout, whether in the residential living units or the common space.

Commissioner Eckhardt commented on the difficulties of reviewing such a large project that has so much going on, although he felt the petitioner gave a nice presentation tonight. The proposed building is difficult to review in a flat elevation because it is a 3-dimensional building and a very complicated building with a lot of ins and out and movement. In general, he was trying to determine the intent of the pattern designs, and if there is any repeat with color and finishes, because the segmented portions in the elevations appear to be a bit disorganized on the flat elevations. He asked the petitioner how the building was colorized and Mr. Van Sistine pointed out the 3 different expressions; the first expression is the end cap where there is grey brick with large square windows, and then the taller grey cornice; the second expression is next to it where the building is white for the first 3 levels and highlights a 1 over 2 effect with the windows and muntins; and the third expression is located into the wing of the building where there is brick at the base with the white on top, and a 2 over 1 effect with windows and muntins. That happens on the inside of the arms and the wood tone happens at the recess but continues into the inner part that is typically where the common spaces are.

Commissioner Eckhardt referred to Sheet A1-7, East partial elevation 2, which he felt was all over the place with movement, and he asked the petitioner to explain this elevation. Mr. Van Sistine explained that on the left of this elevation where there is brick at the base and the horizontal lines, it implies that the brick would stick out every third or fourth course; that grey brick base and white top is a residential unit expression, which is a different situation than the others because there are balconies here. What happens at the common areas is that the brick is what you feel and see when entering the courtyard area; what happens at the lower portion is that the same horizontal patterning is only happening at the lower base and not carrying it all the way up. They are trying to create interest within the set of rules and stick to them as much as it makes sense and as much as possible without compromising a unit for the rigidity of

the language. Commissioner Eckhardt said that the building has been broken up so well that he was confused about how it was done and he appreciated the explanation. He also commented that in the flat elevation renderings, the roof parapets and the roof flashings appear to vary with some appearing dark bronze and some white. He asked how many different roof flashing colors were being proposed and Mr. Van Sistine said there are 3; white, the wood look, and the grey.

Commissioner Eckhardt said that he liked the proposed building and now understands what the petitioner is trying to achieve with it, and he felt the scale of this large building was broken down nicely with the colors. He pointed out that because this project is going before the Plan Commission, this commission can only review building design, colors and signage, but he wanted clarification that access to this site from Arlington Heights would be right in/right out only, which the petitioner confirmed. Commissioner Eckhardt said that this meant the proposed ground sign at Arlington Heights Road and Seegers Road would only be visible when entering the site from the south, and he felt most visitors would enter from the north. Commissioner Eckhardt had no further comments.

Chair Fitzgerald said that he really liked the project and the comments made by the other commissioners. He appreciated Staff's comments and that the petitioner is agreeable to them. He said he was open to the color for the underside of the balconies, to be approved by Staff, and he was also open to variations for signage for a project this big, within reason, if the petitioner decides to come back with a sign variation request.

Commissioner Eckhardt pointed out that only 3 of the 5 commissioners are here tonight and a positive vote from all 3 commissioners is required for approval. He asked Staff to confirm that this is not a preliminary review, and that the petitioner is seeking approval tonight. Mr. Hautzinger said that there was no preliminary review of this project, which is an optional step, and the project is planned to move forward to the Plan Commission and Village Board for review after tonight's review by the Design Commission. Based on the feedback received tonight, he encouraged the commissioners to proceed with making a motion.

Commissioner Eckhardt said that for a project this size, more details are typically provided for this commission to review, and he was unsure what he is actually approving in terms of some of the building details. He was a little concerned about that, and if the project moves forward tonight, he would ask the architect to submit detailed wall sections to Staff for review. Mr. Van Sistine appreciated that and said they will continue to work with Staff on those details to make sure that they are appropriate and a high quality of aesthetic and function. Commissioner Eckhardt said that from a practical standpoint, it looks like there should be a roof over the sliding door of the balconies to prevent driving rain inside, and all of the residents should be given proper protection on their balconies. He had no further comments.

Chair Fitzgerald said he was good with the project moving forward with the recommendations from Staff becoming requirements, and that additional details of the building be submitted to Staff for review and approval.

Commissioner Seyer supported a requirement to add roofs over the balconies, and that the rooftop mechanical systems be screened with the same material as the elevator overruns, if they are visible. He felt these were necessary from an aesthetic as well as from a practical point of view. Chair Fitzgerald and Commissioner Eckhardt supported these as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR THE *TRAMMELL CROW SENIOR HOUSING DEVELOPMENT* AT 2045 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/28/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FASCIA AT ALL OF THE BALCONIES BE CHANGED TO BLACK TO MATCH

THE GUARDRAILS.

2. A REQUIREMENT THAT THE UNDERSIDE OF THE BALCONIES BE BLACK OR GREY TO MATCH THE BRICK.
3. A REQUIREMENT THAT THE ELEVATOR OVERRUNS BE CLAD IN GREY TO MATCH THE BRICK.
4. A REQUIREMENT THAT IF THE ROOFTOP MECHANICAL UNITS ARE VISIBLE, THAT THEY ARE SCREENED WITH THE SAME MATERIAL AND COLOR AS THE ELEVATOR OVERRUNS.
5. A REQUIREMENT THAT THE BALCONIES TOWARDS THE INTERSECTION OF ALL FOUR MASSING ARMS, THAT SEEM TO BE MISSING A ROOFTOP OR CANOPY, HAVE A CANOPY ADDED TO THEM FOR CONSISTENCY ON THE ELEVATION AND USE.
6. REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt suggested adding a requirement that the petitioner submit detailed wall sections and other building details as they are developed to Staff, to better understand how the building will be developed, as well as detailed cut sheets for light fixtures, all to be reviewed by Staff. Commissioner Seyer said that overall, the use of the exterior materials as shown in the reference photos submitted on the materials sample board feel very nice to him.

Mr. Hautzinger commented that the petitioner was looking for flexibility with the color of the underside of the balconies to be either black or grey, depending on the manufacturer they choose. Commissioner Seyer said the color could be black or grey, although he felt grey was a better choice because it ties in with the base of the building, whereas black is a bit heavy; but either way is acceptable.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO ADD THE FOLLOWING:

7. A REQUIREMENT THAT THE PETITIONER SUBMIT A FINER LEVEL OF DETAIL OF THE EXTERIOR WALL COMPONENTS AND LIGHT FIXTURE CUT SHEETS, FOR FINAL REVIEW AND APPROVAY BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITIONER INFORMATION:	
Project Name:	Trammell Crow Senior Housing Development	DC Number:	20-054
Project Address:	2045 S. Arlington Heights Road	Petitioner Name:	Mary Boehmler
		Petitioner Address:	Trammell Crow 700 Commerce Drive, Suite 455
Prepared By:	Steve Hautzinger		Oakbrook, IL 60005
Date Prepared:	November 3, 2020	Meeting Date:	November 10, 2020

Requested Action(s):
Approval of the proposed architectural design for a new Senior Housing Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Rezoning and PUD approval. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only.***"

Summary:
The petitioner is proposing a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

Staff Comments:
Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

However, Staff recommends the following revisions to further enhance the design:

- Balcony Fascia/Soffit. The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- Elevator Overrun. There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these "black boxes" are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Sustainable Design:
Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design.

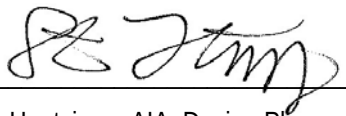
Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building. However, there is a small grouping of mechanical units located in the center of the roof. If those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm.

Utility meters are proposed on the east side of the building, which will be screened with landscaping.

Signage:
For Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code, or seek variations.

RECOMMENDATION:
It is recommended that the Design Commission approve the proposed design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 10/28/20, 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. Balcony Fascia/Soffit. It is recommended to consider changing the fascia/soffit color from light gray to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
2. Elevator Overrun Setback. It is recommended that the elevator overruns be setback from the exterior walls, approximately five or six feet, to reduce their prominence.
3. Elevator Overrun Color. It is recommended to change the siding color of the elevator overruns from black to grey (to match the grey brick) to soften the appearance.
4. Mechanical Screening. Provide a sight line study to confirm if the rooftop mechanical units will be visible from the streets, and if so, provide a screen to conceal them from view.
5. Signage. All signage is required to comply with Chapter 30 Sign Code, or seek variations.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 3, 2020

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-054

Project Narrative
2045 S. Arlington Heights Road

REVISED 11/19/2020

Project Overview
Trammell Crow Company is proposing a 3-story, 175-unit luxury senior living development at 2045 S. Arlington Heights Road, Arlington Heights, IL. The building is proposed to be approximately 40 feet tall (refer to architectural exterior elevations). The proposed development seeks to provide high-quality residences and community for those seeking rental continuum of care living (independent living, assisted living, and memory care living) and to revitalize the proposed site in a sensitive and innovative manner. The Property will include 93 Independent Living units, 58 Assisted Living units and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces (refer to civil engineering Site Plan).

Building Design
The building will be constructed utilizing a wood-framed structure (except for the memory care portion which will use steel-stud framing and some common spaces which may use steel-stud framing). The primary exterior materials will consist of brick, fiber cement panel, fiber cement siding (warm, wood-look siding) and glass. Windows will be expansive, allowing plenty of daylight into and views from the dwelling units. Drawing on the existing surroundings, the exterior facades will feature contextual details. The proposed recessed and hung balconies allows residents to take advantage of the outdoors.

The aesthetic of the building is composed of a modern rhythm of long, then small, flat-roofed gestures to break up the façade. The material palette is limited yet beautiful. Please refer to exterior elevations, renderings and building materials in architectural plans for specifics.

Streetscape and Public Realm
The redevelopment will improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous setback along the S. Arlington Heights Road street edge and support a pedestrian-friendly perimeter. The project will incorporate attractive, high-quality native landscaping, lighting and exterior signage.

The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. One of the property entrances and exits off South Tonne Drive has been aligned with one of the adjacent access drives to the existing apartment complex to the east to create connectivity and access to adjacent properties.

The site surrounding the building has a network of sidewalks and paths, amenity plazas, a stormwater management basin planted with native species and a loop trail system to provide residents and passersby a pleasant landscape experience. These experiential qualities work alongside the more functional aspects of the site, including a need for circulation of automobiles, delivery and emergency vehicles; the need for proximate parking to primary and secondary building entrances; and stormwater management functions of the basin.

The design of the open space will be tailored to the varying tastes and mobility levels of the residents. From a landscape perspective, a mix of open lawn areas, planting beds with deciduous and evergreen shrubs, colorful perennial gardens with ornamental grasses for four-season interest, tree-lined walkways along with groupings of flowering ornamental trees, and a stormwater management basin filled with native plant materials provide a variety of outdoor spaces. The landscape intent is to provide seasonal interest for residents, visitors, and staff throughout the year and provide changing seasonal characteristics as time progresses from spring flowering trees to summer foliage and flowers to fall colors and, finally, to winter berry, bark and dried foliage interest.

The site's network of pathways is designed to allow for easy navigation by the residents, visitors and staff and link many of the site's amenities together. The paths around the building allows for residents, guests, and staff to conveniently park near an entrance and minimizes the amount of interaction between the pedestrian and vehicles in the drive aisle. The network also provides a measurable walking loop for exercise and activity for residents. A link to the stormwater management basin connects the site to this area and provides a beautiful natural setting for residents to enjoy with node seating as well. Additionally, it will provide a continuous loop walking trail system and enhance the resident and visitor experience of the overall site development and ultimately utilize the stormwater management basin area as an amenity.

Residents are also able to gather and socialize outside immediately adjacent to the building in several areas spilling out of the building. At the main entry, visitors and residents are presented with a formal courtyard that offers seating and lush landscape plantings. On the north, there is an outdoor seating area for assisted living residents and visitors. On the southeast, there is another outdoor dining terrace and patio for the independent living residents with a proposed flexible activity lawn, firepit, a barbeque grilling station, and a variety of seating areas. On the south, there is an outdoor terrace adjacent to the indoor pool for residents to enjoy with proposed seating areas, lounging and a fireplace feature structure that creates a backdrop, minimizes views to the parking lot driveway, and encloses the space. The approximate size of the fireplace feature will be 7 feet tall x 12 feet wide x 2 feet deep. In the same outdoor terrace, a fire table feature and a ground-mounted barbeque grilling station are proposed. Lastly, a secured memory care garden and terrace adjacent to the indoor common space gives residents a safe and beautiful outdoor experience.

Stormwater Management

The existing site topography drains from west to east and is within the Weller Creek sub-watershed tributary to the Des Plaines River watershed basin. The existing site currently outlets to two different storm systems (one to the north within East Seegers Road and the other to the east within S Tonne Dr) within the Weller Creek sub-watershed. The Village Engineering Department has indicated that the existing storm sewer to the north has flooding concerns. Therefore, the restricted release rate from the site is proposed to connect to the existing storm sewer system to the east of the property within S Tonne Dr.

Volume control (also referred to as retention volume) required by the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) is proposed to be provided within a native planted bottom stormwater management basin along the southern portion of the property extending west from S Tonne Dr. The required stormwater detention volume will be provided within this basin. Stormwater detention is required by both the MWRDGC and the Village. The Village's more restrictive stormwater management design criteria with an allowable release rate of 0.18 cfs per acre will be followed.

Sustainable Design
Principles of sustainability are proposed throughout the project in various ways. In order to highlight specific sustainability principles proposed, these are listed below.

Site Design:

- Proposing native plant species where possible to minimize maintenance and watering.
- Proposing low maintenance landscape and water efficient irrigation system.
- Connecting to the existing sidewalk along Arlington Heights Road
- Providing external bike racks

Building Design:

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) for the roof
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems
- Energy Star-rated appliances
- LED fixtures
- Programmable or SMART thermostats
- Electric vehicle charging stations

Health & Wellness:

- Designed to encourage physical activity with well designed and convenient stairwells and exterior pathways. The building will include a pool for aerobics, fitness center, spa and massage room. The grounds include flexible activity lawns, walking trails, nature viewing and emersion.
- Clean air with at least MERV 10 air filters
- Access to daylight in resident units and amenity spaces
- LOW VOC materials and paints
- Convenient, common area hand sanitizers
- Centers for Disease Control and Prevention guidelines are followed as well as those set by the State of Illinois. This includes providing the necessary protective gear like masks and gloves for our employees and frequently sanitizing our community with cleaning supplies.

Operations
The proposed facility will be operational 24 hours per day due to the nature of its residents and the care they will require. There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site. Care Teams: Typically, 3 shifts: (10-12 care staff on each shift). Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff);
11:00 PM - 7:00 AM (5 care staff).

The anticipated number of front-office staff is 10, and that is including but not limited to the executive director, leasing representatives, a housekeeping director, a dining director, a resident relations director, director of maintenance and more.

Deliveries are anticipated to be as follows:

- Maintenance: once/week
- Linen provider: once/week

- Housekeeping: once/month
- Food in a larger truck: twice/week
- Fresh produce in a small truck: six days/week
- Other deliveries for supplies would be once/month for Assisted Living and Memory Care

A State of Illinois Certificate of Need will not be required for this facility per the following:

> *No facility licensed under the Supportive Residences Licensing Act or the Assisted Living and Shared Housing Act shall be subject to the provisions of this Act* (Illinois Health Facilities and Services Review Board, Public Act 096-0031, pg 23).

Additional Residential Details and Pay Structures

The Project is proposed to consist of 93 Independent Living Residences, 58 Assisted Living Residences, and 24 Memory Care Residences. This is a senior living facility with the multiple levels of lifestyle and care which provides opportunity for residents of all stages in life. In some scenarios, couples may need to be separated because one may require physical or memory assistance while the other partner is very independent. This variety of living options provides opportunity for couples to live close to one another, enjoy the same amenities and visit with one another. All resident (IL, AL, MC) rent includes utilities, housekeeping, maintenance, meals, activities, fitness classes and transportation. Rent for the Assisted Living residents includes a base level of nursing care. Additional care fees are applied to AL residents that need a high level of personal care services (i.e. bathing, eating, dressing, medication management). The Memory Care unit fees are all inclusive of any care or assistance necessary. This is not a hospital or an acute care facility and will not operate as a Skilled Nursing Facility. When a resident needs skilled nursing care, we work very closely with the family to provide the best transition plan for each individual resident.

On a community level, the Project shall include amenities such as flexible activity lawns, multiple dining venues, movie theater, activity room, massage room, fitness center, enclosed pool, spa, conference room and billiards room.

The average age of a resident is 85 years old**.** The average length of stay is approximately 2.5 years, while Independent Living residents may stay for up to five years. A Memory Care resident may only live at the property for 1.5 years.

The active senior that is still very independent will like the high-end finishes, amenities, dining, services and socialization that our programming offers. The Independent Living senior is an older demographic compared to a standard rental housing development or an “Active Adult” community. The average age of residents in an Active Adult community is between 72 and 74 years old. Active Adult communities traditionally do not provide all meals, housekeeping, utilities or transportation within their rent (where the Independent Living rental communities do).

The Project provides the opportunity for current residents of Arlington Heights to age in place, continue to reside in Arlington Heights after selling their homes, and continue to be engaged in their home community. Although the average age of residents entering is 85, this Project provides a unique opportunity with more Independent Living units than any other type of unit for those residents of Arlington Heights who may not need day to day assistance yet but want the opportunity to stay in the community while unable to maintain a traditional home.

Affordability

In the event a resident does not have the ability to continue to pay rent, we work closely with that resident and family on the next best step. We would first find a smaller unit that may fit into their budget and transfer them. In most cases, the family will contribute funds to make it work. If it is not a possibility for the resident and family to afford the rent, we would assist the resident with a transition in finding a new placement. It is a rare occurrence in our buildings.

Rental versus CCRC

CCRC, known as a Life Care Retirement Community, requires a buy-in or entrance fee to move in which ranges from $100,000 - $500,000 on average. Rental communities typically require a reservation fee before moving into an apartment ranging from $1,000 - $3,000. The CCRC has a monthly base fee (that does not include the entrance fee) which is typically $2000 - $5000 (plus entrance fee loss percentage), and usually includes one meal per day. The rental community has an average monthly fee of $3,000 - $8,000 and includes 1-3 meals per day. The CCRC offers independent living, assisted living, memory care, short-term rehab, and long-term care. The rental community usually offers one or more of the following options: independent living, assisted living and memory care. A resident must use preferred care providers of the CCRC. The CCRC contracts vary but are similar to buying an insurance policy. Proof of financial ability is required, and most offer a partial refund of the entrance fee – then the resident vacates. A refund is typically based on the entrance fee balance at the time of vacancy. In a rental community, there are no penalties nor long-term contracts, and lease agreements allow written notice to vacate within 30-60 days.

Rental Rates

Trammell Crow and Allegro developments feature best-in-class finishes, including stainless steel appliances, granite counters, walk-in closets, in-unit washers/dryers and balconies. The unit mix is proposed to include studios through two-bedroom units ranging from 445 square feet to 1,080 square feet. Rental rates for Independent Living range from approximately $3,000 - $6,000 per month. Assisted Living rates are approximately $5,000 - $8,500 per month, and Memory Care rates range from $7,000 - $8,500 per month depending on the acuity of care, meal plan, and unit location and size.

The market demand for the Project, as examined by the ProMatura Market Assessment, details the opportunity amongst all service levels and incomes segments is positive in 2020, and that market opportunity only increases over the next five years.

When assuming the Ryan Companies project in planning comes to fruition, the market for all segments tested remains favorable. On page six of the Market Study, it outlines the impact the Ryan Companies Development would have on the 5-Mile PMA (200-unit mix based off 07/22/20 CRPC staff report). The development would reduce the Independent Living market opportunity from 220 units to 121 units; Assisted Living market opportunity would reduce from 239 to 181 units, and the Memory Care market opportunity would reduce from 147 units to 109 units. The market assessment demonstrates that there is market absorption opportunity for both projects to proceed.

Market Study

The results of this study are positive and reveal favorable opportunity for the proposed development. While the market is not high-growth, it is growing. Based on analysis of supply and demand, there is opportunity for the proposed project, particularly based on the need for independent living and memory care. Additionally, these estimates are conservative and do not take into account specific attributes of the supply and assume that all competitors are full and would compete equally with the proposed project.

- Demographic Characteristics: Overall demographic conditions in the market are mixed. While the market does enjoy overall strong affluence, growth is primarily seen as a greying of the population rather than an influx of new population. Specific demographic characteristics include:

    - Population: There are estimated to be 252,859 people residing in the 5-mile PMA and 525,716 people in the 7-mile PMA. Over the next five years, the total population is projected to remain flat with no projected growth, which is similar to growth projections for the state.

    - Adult Children: The area enjoys a greater proportion of affluent households; 45-64 with $100,000+ annual income. Over the next five years this segment will grow, but at a slower pace than seen for the state and nationally.

    - 75+ Households: The proportion of households 75+ with $50,000+ annual income is slightly stronger than both national and state proportions. Over the next five years, this segment is projected to have continued growth resulting in approximately 1,000 new target households in the 5-mile PMA and 2,000 in the 7-mile PMA.

- Geographic Characteristics: There are 3-4 ZIP code areas (that includes the subject ZIP code area) in and around Arlington Heights, Des Plaines and Mount Prospect that enjoys a significantly larger number of affluent adult children and households 75+ with $50,000+ annual income.

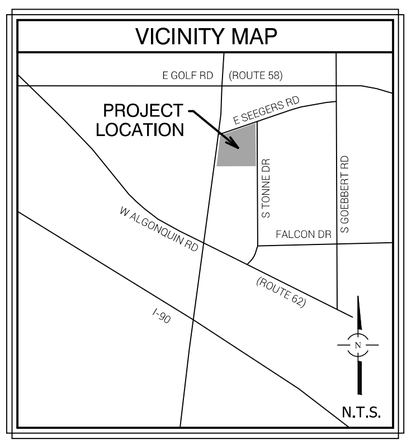
- Supply: Within a 5-mile radius of the subject site, ProMatura identified 15 service-enriched communities (excluding freestanding skilled nursing).

- Planning: Utilizing the Dodge Data & Analytics Construction and Planning Dataset a single project was found to be in the formal stages of planning. Harbor Retirement has plans to open 78 assisted living units and 32 memory care units. The site is located at the former Motorola campus in Schaumberg, 3.7 miles from the proposed site. Information obtained through from the Village of Arlington Heights identified a development by Ryan Companies located 0.3 miles north of the subject site. Preliminarily the project is to include 102 independent living units, 60 assisted living units, and 38 memory care units.

Anticipated Timeline

Commencement of construction of the various phases is dependent upon Village of Arlington Heights' entitlements process milestones, financing arrangements and construction market considerations. It is anticipated construction will begin in summer of 2021 and end in spring 2023.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

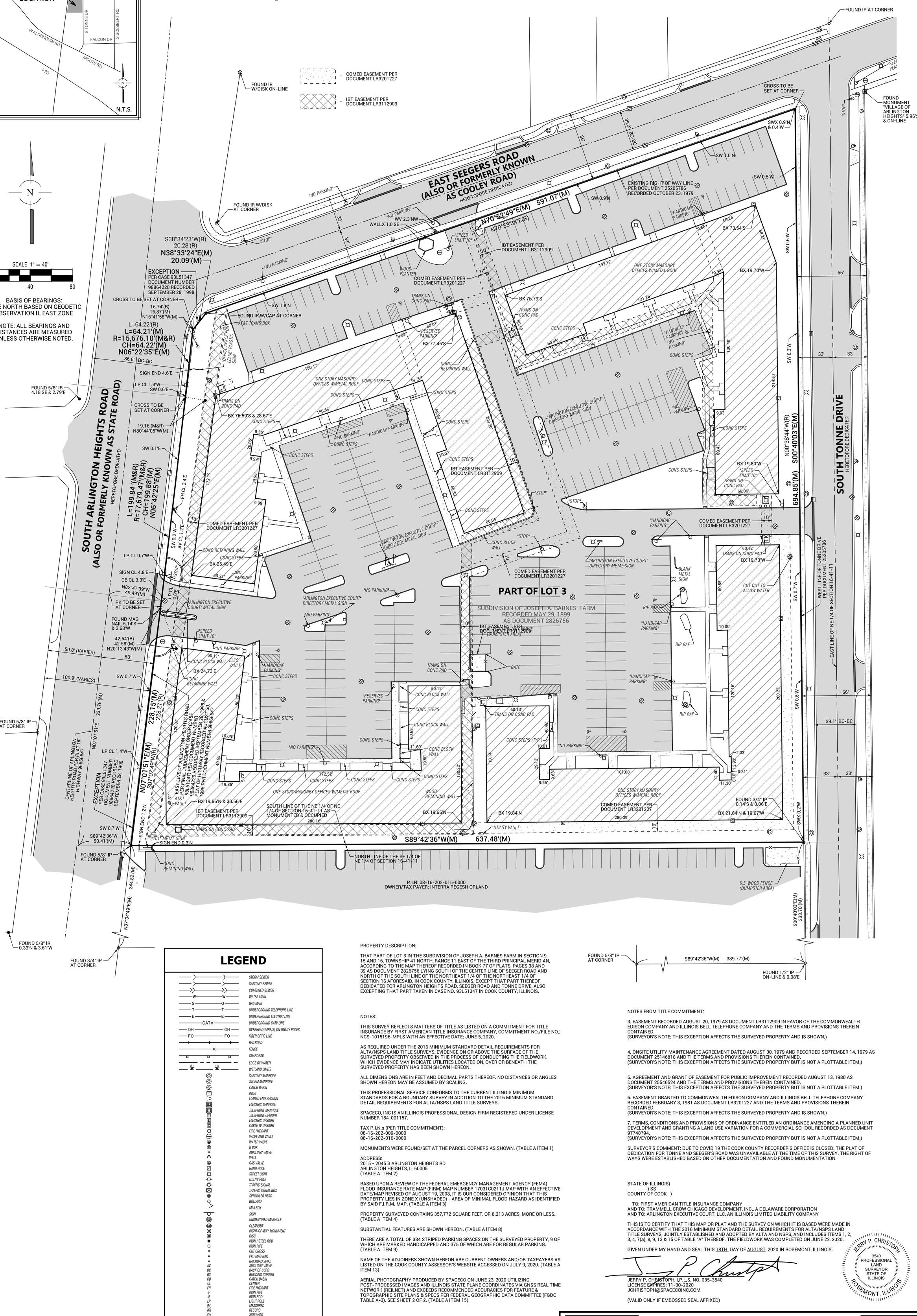


SCALE 1" = 40'

0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.



LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
W	WATER MAIN
G	GAS MAIN
T	UNDERGROUND TELEPHONE LINE
E	UNDERGROUND ELECTRIC LINE
CATV	UNDERGROUND CATV LINE
OH	OVERHEAD WIRE(S) ON UTILITY POLES
FO	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
	CLEANOUT
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / MAG NAIL
	RAILROAD SPIKE
AV	AUXILIARY VALVE
BC	BACK OF CURB
BX	BUILDING CORNER
CB	CATCH BASIN
CL	CENTER
FH	FIRE HYDRANT
IP	IRON PIPE
IR	IRON ROD
LP	LIGHT POLE
(M)	MEASURED
(R)	RECORD
SW	SIDEWALK
SWX	SIDEWALK CORNER
WALLX	WALL CORNER
WV	WATER VALVE
	ADA RAMP
	ASPHALT
	CONCRETE
	GRAVEL

PREPARED FOR:
TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523

PROPERTY DESCRIPTION:

THAT PART OF LOT 3 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 77 OF PLATS, PAGES 38 AND 39 AS DOCUMENT 2826756 LYING SOUTH OF THE CENTER LINE OF SEEGER ROAD AND NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AFORESAID, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEDICATED FOR ARLINGTON HEIGHTS ROAD, SEEGER ROAD AND TONNE DRIVE, ALSO EXCEPTING THAT PART TAKEN IN CASE NO. 93L51347 IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO./FILE NO.: NCS-1015196-MPLS WITH AN EFFECTIVE DATE: JUNE 5, 2020.

AS REQUIRED UNDER THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N.s (PER TITLE COMMITMENT):
08-16-202-009-0000
08-16-202-010-0000

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS:
2015 - 2045 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0211J MAP WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 357,772 SQUARE FEET, OR 8.213 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)

THERE ARE A TOTAL OF 384 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 9 OF WHICH ARE MARKED HANDICAPPED AND 375 OF WHICH ARE FOR REGULAR PARKING. (TABLE A ITEM 9)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE ACCESSED ON JULY 9, 2020. (TABLE A ITEM 13)

AERIAL PHOTOGRAPHY PRODUCED BY SPACECO ON JUNE 23, 2020 UTILIZING POST-PROCESSED IMAGES AND ILLINOIS STATE PLANE COORDINATES VIA GNSS REAL TIME NETWORK (REILNET) AND EXCEEDS RECOMMENDED ACCURACIES FOR FEATURE & TOPOGRAPHIC SITE PLANS & SPECS PER FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC TABLE A-3). SEE SHEET 2 OF 2. (TABLE A ITEM 15)

NOTES FROM TITLE COMMITMENT:

3. EASEMENT RECORDED AUGUST 20, 1979 AS DOCUMENT LR3112909 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

4. ONSITE UTILITY MAINTENANCE AGREEMENT DATED AUGUST 30, 1979 AND RECORDED SEPTEMBER 14, 1979 AS DOCUMENT 25146818 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

5. AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT RECORDED AUGUST 13, 1980 AS DOCUMENT 25546524 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

6. EASEMENT GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED FEBRUARY 3, 1981 AS DOCUMENT LR3201227 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

7. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE ENTITLED AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND GRANTING A LAND USE VARIATION FOR A COMMERCIAL SCHOOL RECORDED AS DOCUMENT 97748794.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

SURVEYOR'S COMMENT: DUE TO COVID 19 THE COOK COUNTY RECORDER'S OFFICE IS CLOSED. THE PLAT OF DEDICATION FOR TONNE AND SEEGER'S ROAD WAS UNAVAILABLE AT THE TIME OF THIS SURVEY. THE RIGHT OF WAYS WERE ESTABLISHED BASED ON OTHER DOCUMENTATION AND FOUND MONUMENTATION.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND TO: TRAMMELL CROW CHICAGO DEVELOPMENT, INC., A DELAWARE CORPORATION
AND TO: ARLINGTON EXECUTIVE COURT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13 & 15 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 22, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, 2020 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2020
JCHRISTOPH@SPACECOINC.COM

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JERRY P. CHRISTOPH
3540
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

REVISIONS:
08/18/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/10/2020
JOB NO: 11144
FILENAME: 11144ALTA-01
SHEET 1 OF 2

N:\Projects\11144\SURVEY\11144ALTA-01.dgn Default User=jchristoph

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

N

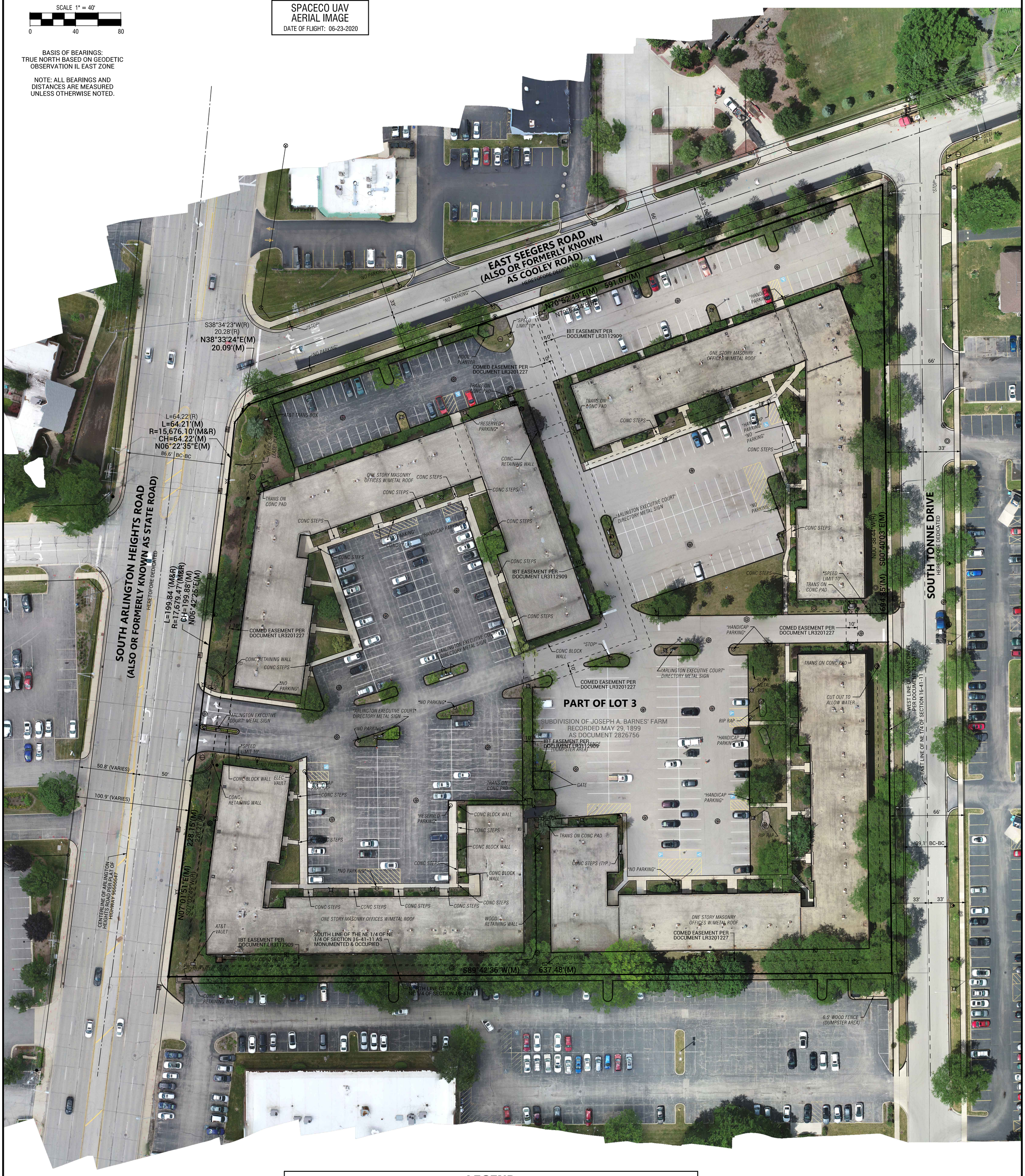
SCALE 1" = 40'

0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SPACECO UAV
AERIAL IMAGE
DATE OF FLIGHT: 06-23-2020



LEGEND

STORM SEWER	SANITARY MANHOLE	HAND HOLE	CLEANOUT
SANITARY SEWER	STORM MANHOLE	STREET LIGHT	PK / MAG NAIL
COMBINED SEWER	CATCH BASIN	UTILITY POLE	RAILROAD SPIKE
WATER MAIN	INLET	TRAFFIC SIGNAL	
GAS MAIN	FLARED END SECTION	TRAFFIC SIGNAL BOX	
UNDERGROUND TELEPHONE LINE	ELECTRIC MANHOLE	SPRINKLER HEAD	
UNDERGROUND ELECTRIC LINE	TELEPHONE MANHOLE	BOLLARD	
UNDERGROUND CATV LINE	TELEPHONE UPRIGHT	MAILBOX	
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC UPRIGHT	SIGN	
FIBER OPTIC LINE	CABLE TV UPRIGHT	UNIDENTIFIED MANHOLE	
RAILROAD	FIRE HYDRANT	RIGHT-OF-WAY MONUMENT	
FENCE	VALVE AND VAULT	DISC	ADA RAMP
GUARDRAIL	WATER VALVE	IRON / STEEL ROD	ASPHALT
EDGE OF WATER	B BOX	IRON PIPE	CONCRETE
WETLAND LIMITS	AUXILARY VALVE	CUT CROSS	GRAVEL
	WELL	PK / MAG NAIL	
	GAS VALVE	RAILROAD SPIKE	

PREPARED FOR:
TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523

REVISIONS:
08/18/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/10/2020
JOB NO: 11144
FILENAME: 11144ALTA-01
SHEET 2 OF 2

Justification to the Land Use Variations Criterion

(ALSO APPLIES TO ZONING CODE VARIATIONS)

2045 S. Arlington Heights Road

REVISED 11/19/2020

VARIATION FOR DENSITY

A variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet (8.21 acres) of land area, where 420,000 square feet is required. Per the Municipal Code regulations, 149 units are allowed on the site. A minimum lot size of 2,400 square feet (SF) per 1- or 2-bedroom dwelling unit is required. The project proposes a 175-unit facility and, thus, requires the variation.

Land Use Variation Criterion:

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

   The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

   The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed density of the senior-housing building will serve to fill a growing need in the Village of Arlington Heights.

   Per the detailed market assessment by ProMatura, within a five- to seven-mile radius of the Project site, the proposed independent living, assisting living and memory care uses are a growing need within the next five years. 'With no projects under construction, market opportunity only increases over the next five years [2020-2025].'

   A detailed traffic study prepared by KLOA has also been submitted.

   The apartment complex directly adjacent to the east of the Project site is guided Moderate Density Multi-Family by the comprehensive plan. Per the Cook County map viewer tool, the Residences at Arlington Heights apartment complex adjacent to the east of the Project site contains approximately 1,679,650 SF of lot area. The apartment complex contains approximately 800 units, giving it an approximate density of 2,100 SF per dwelling unit (there are 1-, 2- and 3-bedroom units within this complex). If that apartment complex was proposed today, it would not meet the Village's current density regulations and would also require a density variation as R-6 zoning requires, at minimum, 2,500 SF per 2-bedroom (or less) dwelling unit, 3,500 SF per 3-bedroom dwelling unit and 4,000 SF per 4-bedroom dwelling unit. If that

site was re-zoned to Institutional District, under the current zoning ordinance, it would not meet the Village's density regulations in Section 5.1-8.1 of 2,400 SF per 1- and 2-bedroom dwelling unit.

In summary, the Project's proposed density of 2,044 SF per dwelling unit is compatible with both nearby uses and zoning as the surrounding area contains a mix of existing uses including a denser housing project to the east.

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for redevelopment of underdeveloped property and aligning with current market demands, the proposed use and density will be a more sustainable use and also has been identified in the market assessment as a needed and growing use for Village of Arlington Heights.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project is aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project also meets the intent and requirements of Planned Unit Developments.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

The variance requested is the minimum variance necessary to allow reasonable use of the property. The applicant is required to meet fire access drive aisle widths (26 FT minimum), configuration (i.e., all the way around the building) and fire access drive aisle setbacks (15 FT minimum to 30 FT maximum). In order to accommodate these sizable requirements, the site's remaining, usable development area is limited, and proposing a larger unit size is not reasonable. Given the 357,628 SF of site area, the proposed density of 2,044 SF per dwelling unit rather than the required 2,400 SF per dwelling unit is reasonable. The applicant is also limiting height to three stories when up to four stories, 45 feet, are allowed. If a four-story facility was proposed, the proposed density would be even greater an amount than allowed, and the applicant is respecting surrounding character through limiting height to three stories and providing ample setbacks on all sides of the building.

VARIATION FOR UNIT SIZE

A variation is required to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency Assisted Living and Independent Living units to be 431 square feet (and studio/efficiency Memory Care units to be 334 square feet), where code requires a minimum size of 550 for study/efficiency units.

A variation is required to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow some of the one-bedroom Assisted Living and Independent Living units to be 646 square feet, where code requires a minimum size of 650 for one-bedroom units.

Land Use Variation Criterion:

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

   The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

   The dwelling unit types proposed are not general multiple-family dwelling units and are unique to the needs of the residents for which the proposed facility is designed. Zoning code language categorizes unit sizes to the 'multi-family dwellings' type, and the applicant is proposing independent living, assisted living and memory care dwelling unit types which have a smaller unit size and are consistent with market demands for these proposed uses. The units are designed efficiently and where a traditional multi-family dwelling unit might have an oversized kitchen island, the independent living units are designed with less eating space, as meals and multiple dining venues are provided. The property has over 30,000 SF of amenity space that act as an extension of the resident's unit. In assisting living units, full kitchens are not provided within the unit and in the memory care units, no kitchen is provided within the unit. All residents will be provided meals rather than being provided a full, typical kitchen within their type of dwelling unit (furthermore decreasing the size of unit necessary for assisted living and memory care residents).

   The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed unit sizes of the senior-housing building will serve to fill a growing need in the Village of Arlington Heights.

   Per the detailed market assessment by ProMatura, within a five- to seven-mile radius of the Project site, the proposed independent living, assisting living and memory care uses are a growing need within the next five years. 'With no projects under construction, market opportunity only increases over the next five years [2020-2025].'

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

   The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for

redevelopment of underdeveloped property and aligning with current market demands, the proposed use and unit sizes will be a more sustainable use and also has been identified in the market assessment as a needed and growing use for Village of Arlington Heights.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

   The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project and unit sizes proposed are aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project also meets the intent and requirements of Planned Unit Developments.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

   The variance requested is the minimum variance necessary to allow reasonable use of the property. Given the 357,628 SF of site area, the proposed density of 2,044 SF per dwelling unit rather than the required 2,400 SF per dwelling unit is reasonable. Therefore, smaller unit sizes are also reasonable requests and meet typical market sizes for assisting living, independent living and memory care units. The applicant is also required to meet fire access drive aisle widths (26 FT minimum), configuration (i.e., all the way around the building) and fire access drive aisle setbacks (15 FT minimum to 30 FT maximum). In order to accommodate these sizable requirements, the site's remaining, usable development area is limited, and proposing a larger unit size is not reasonable.

VARIATION FOR ACCESSORY STRUCTURES AND/OR OBSTRUCTIONS

A variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.

Land Use Variation Criterion:

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

   The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

   The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed accessory structures of the senior-housing building will serve to provide the overall

site's community with attractive, outdoor accessory structures strategically located adjacent to their related interior building spaces.

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for redevelopment of underdeveloped property and aligning with current market demands, the proposed accessory structures and their proposed locations not being restricted to the rear yard (Tonne Dr side) make sense for the proposed overall use and programming of the site.

In Village of Arlington Heights' accessory structure zoning code, structures on a site that are not part of the main building or attached to the main building are considered accessory structures and/or permitted obstructions (including items like decks, pergolas, arbors, outdoor living/kitchen space and more). Ground-mounted barbeque grills ('outdoor living/kitchen space') and fire pits are allowed as permitted obstructions, but only within the rear yard. The front yard is considered Arlington Heights Road, the side yards are considered E Seegers Rd and the south property boundary, and the rear yard is considered Tonne Dr. This site fronts a public street on three sides, so it is not a traditional lot with a traditional "rear yard" that would be appropriate for the primary location of these accessory structures and/or permitted obstructions.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project and accessory structures proposed are aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project and its accessory structures also meets the intent and requirements of Planned Unit Developments.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

The variance requested is the minimum variance necessary to allow reasonable use of the property. As stated earlier, this site fronts a public street on three sides, so it is not a traditional lot with a traditional "rear yard" that would be appropriate for the primary location of these accessory structures and/or permitted obstructions. Strict application of the zoning code would result in limiting the location of the proposed fire pits, fireplace features, and a ground-mounted barbeque grilling station to the rear yard only. If strictly applied, the zoning code would essentially not allow for these adequate, outdoor accessory structures to be adjacent to where these items make the most sense and will be most usable – adjacent to their related interior spaces.

Arlington Heights Senior

2045 S Arlington Heights Rd

Arlington Heights, IL 60005



PROJECT LOCATION



Vicinity



Site Location

11/19/2020 11:28:04 AM

DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	VILLAGE APP. 07/30/2020	DESIGN RE-SUBMIT 10/28/2020	PLAN RE-SUBMIT 11/19/2020
ARCHITECTURAL DESIGN APPLICATION				
A0-0	TITLE PAGE	•	•	•
A0-1	EXISTING SITE PHOTOS	•	•	•
A0-2	EXISTING SITE PHOTOS	•	•	•
A1-1	PLANS	•	•	•
A1-3	SITE DESIGN ELEMENTS	•	•	•
A1-5	ELEVATIONS (OVERALL)	•	•	•
A1-6	ELEVATIONS (PARTIAL)	•	•	•
A1-7	ELEVATIONS (PARTIAL)	•	•	•
A1-8	BUILDING SECTIONS	•	•	•
A1-9	PERSPECTIVE VIEWS	•	•	•
A1-10	PERSPECTIVE VIEWS	•	•	•
A1-11	PERSPECTIVE VIEWS	•	•	•
A1-12	PERSPECTIVE VIEWS	•	•	•
A1-13	PERSPECTIVE VIEWS	•	•	•
A1-14	PERSPECTIVE VIEWS		•	•
A1-15	EXTERIOR MATERIALS	•	•	•
A1-16	EXTERIOR MATERIALS	•	•	•
A1-17	EXTERIOR MATERIALS	•	•	•
AC1-1	CODE PLANS		•	•

PROJECT TEAM

OWNER/DEVELOPER:
Trammell Crow Company
700 Commerce Dr. Suite 455
Oak Brook, IL 60523
Ph: 630-990-1501

ARCHITECT:
Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508

CIVIL ENGINEER:
SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018
Ph: 847-696-4060
Attn: Brett Duffy

LANDSCAPE ARCHITECT:
Confluence
307 N Michigan Ave #601
Chicago, IL 60601
Ph: 312-663-5494
Attn: Craig Soncrant

CONTRACTOR: T.B.D.

STRUCTURAL ENGINEER: T.B.D.

MECHANICAL/PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER:
Emanuelson-Podas, Inc
7705 Bush Lake Road
Edina, MN 55439
Ph: 952-930-0050
Attn: Justin Artz

UNIT MIX & SQUARE FOOTAGES

OVERALL BUILDING METRICS

	TOTAL GSF	COMMON GSF	INDEPENDENT LIVING GSF	ASSISTED LIVING GSF	MEMORY CARE GSF
LEVEL 1	71,461	24,689	22,972	8,787	15,013
LEVEL 2	59,553	7,777	30,194	21,582	0
LEVEL 3	59,553	6,950	30,194	22,409	0
	190,567	39,416	83,360	52,778	15,013
		UNITS	93	58	24
		GSF/UNIT	896	910	626
SURFACE STALLS	194			TOTAL UNITS	175
STALLS PER UNIT	1.11				

INDEPENDENT LIVING UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	3	3	3	9	10%	9	445	431-452
1 Bedroom	12	18	18	48	52%	48	679	646-737
1 Bedroom + Den	6	8	8	22	24%	22	926	870-987
2 Bedroom	4	5	5	14	15%	28	1069	1068-1072
	25	34	34	93		107	774	

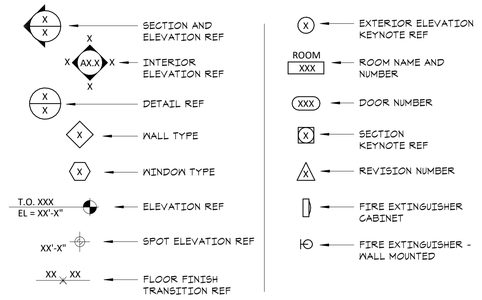
ASSISTED LIVING UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	0	3	3	6	10%	6	431	431
1 Bedroom	5	12	12	29	50%	29	682	646-758
1 Bedroom + Den	2	5	4	11	19%	11	915	827-960
2 Bedroom	2	5	5	12	21%	24	1080	1068-1091
	9	25	24	58		70	782	

MEMORY CARE UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Private Studio	16	0	0	16	67%	16	376	334-379
Companion Studio	8	0	0	8	33%	8	400	400
	24	0	0	24		24	384	

SYMBOLS LEGEND



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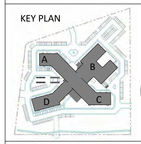
REVISIONS

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2	VILLAGE RESUBMIT	11/19

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KEY PLAN



NORTH



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TITLE PAGE

A0-0



1 STREET VIEW - FROM SW CORNER, LOOKING NORTH



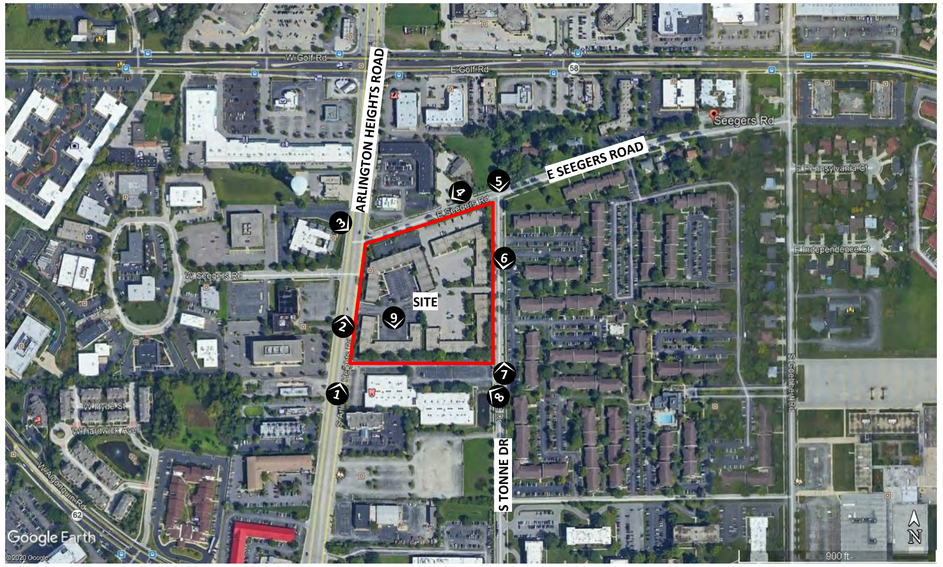
2 STREET VIEW - AT WEST CURB CUT, LOOKING NORTH



3 STREET VIEW - AT CORNER OF ARLINGTON HEIGHTS ROAD & E SEEGER ROAD, LOOKING SOUTHEAST



4 STREET VIEW - ON E SEEGER ROAD, LOOKING WEST



SITE PLAN



AERIAL PERSPECTIVE FROM THE NORTHEAST



AERIAL PERSPECTIVE FROM THE SOUTHWEST

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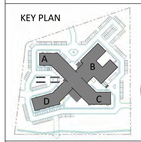
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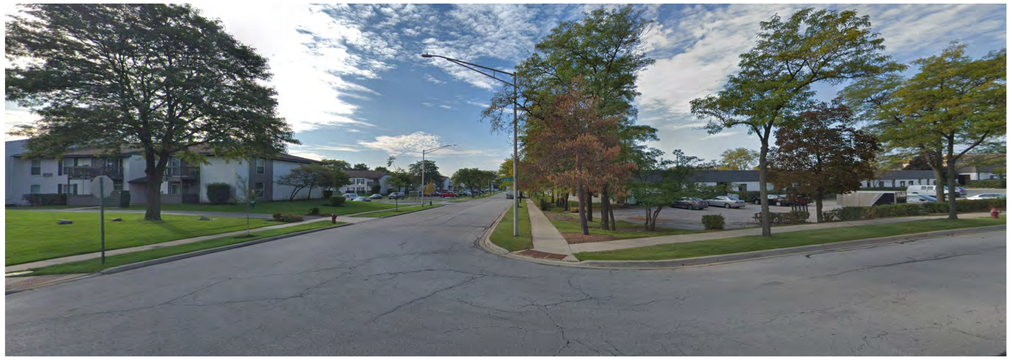
NORTH



Arlington Heights Senior

EXISTING SITE PHOTOS

A0-1



5 STREET VIEW - FROM NE CORNER, LOOKING SOUTH



6 STREET VIEW - AT EAST CURB CUT



7 STREET VIEW - FROM SE CORNER, LOOKING NORTH



8 STREET VIEW - FROM SE CORNER, LOOKING WEST



SITE PLAN



9 STREET VIEW - INTERIOR OF PROPERTY



10 STREET VIEW - INTERIOR OF PROPERTY



11 STREET VIEW - INTERIOR OF PROPERTY

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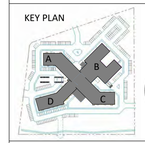
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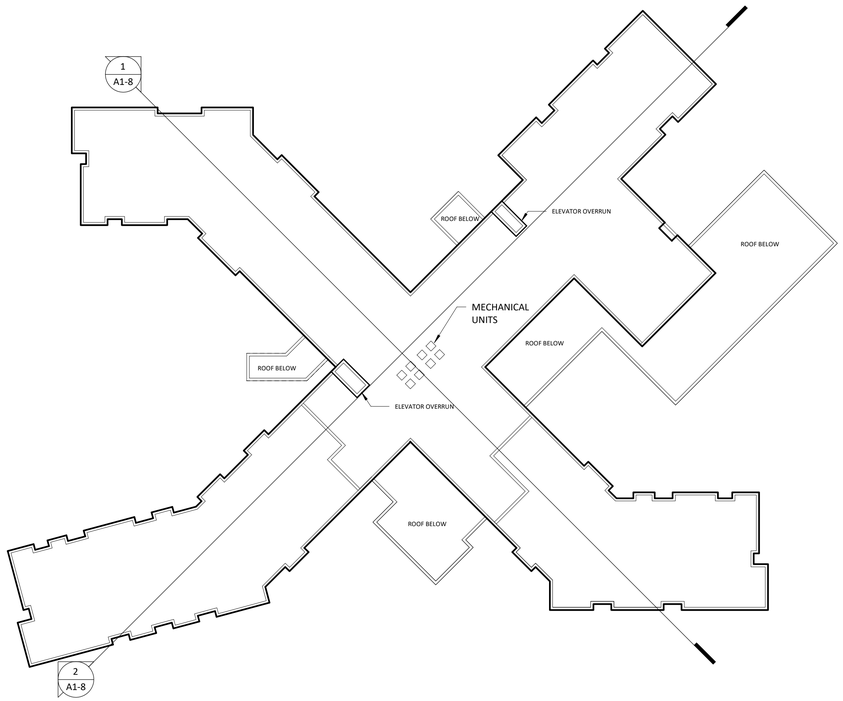
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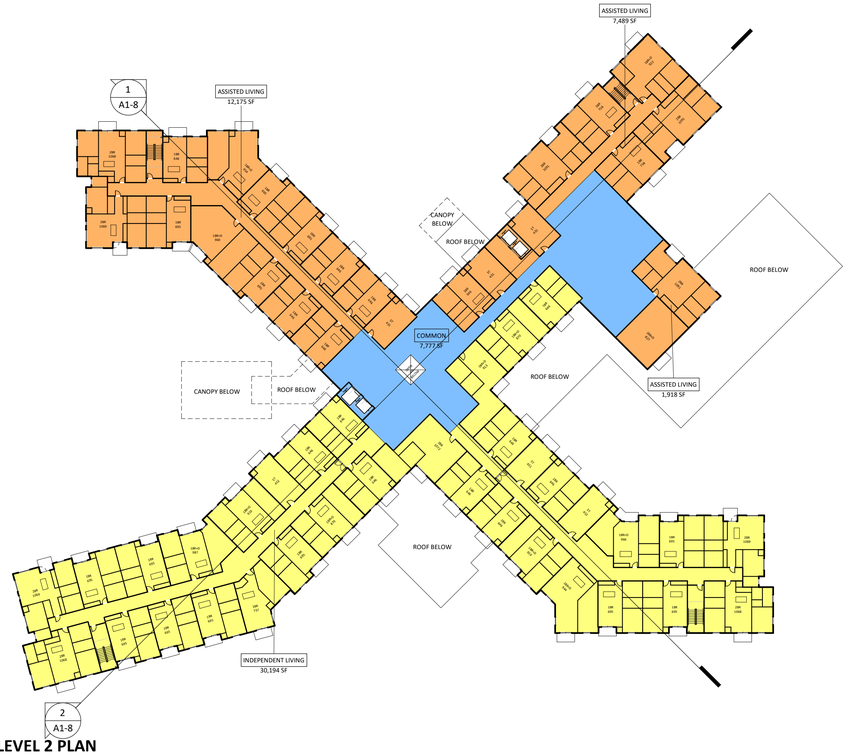
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EXISTING SITE PHOTOS

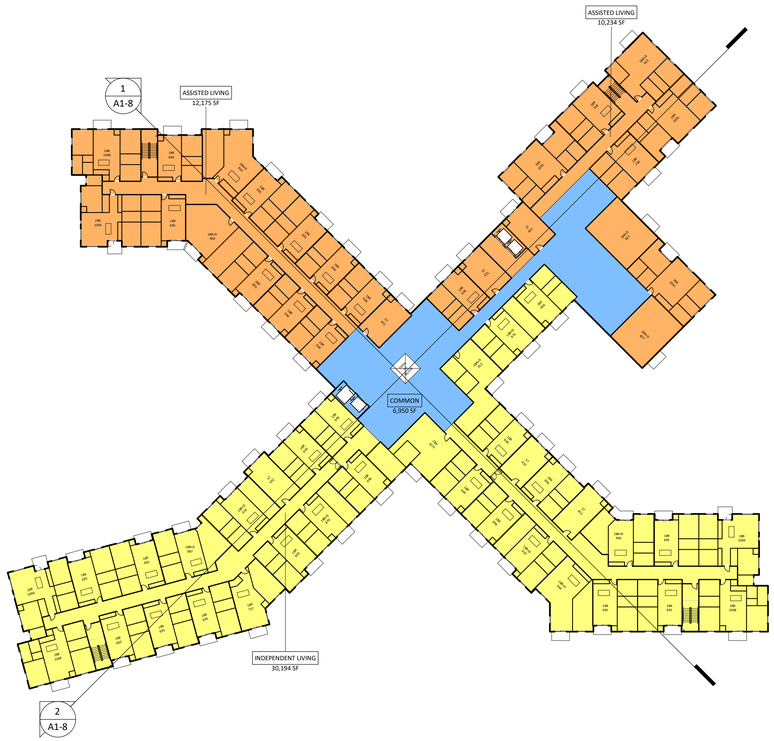
A0-2



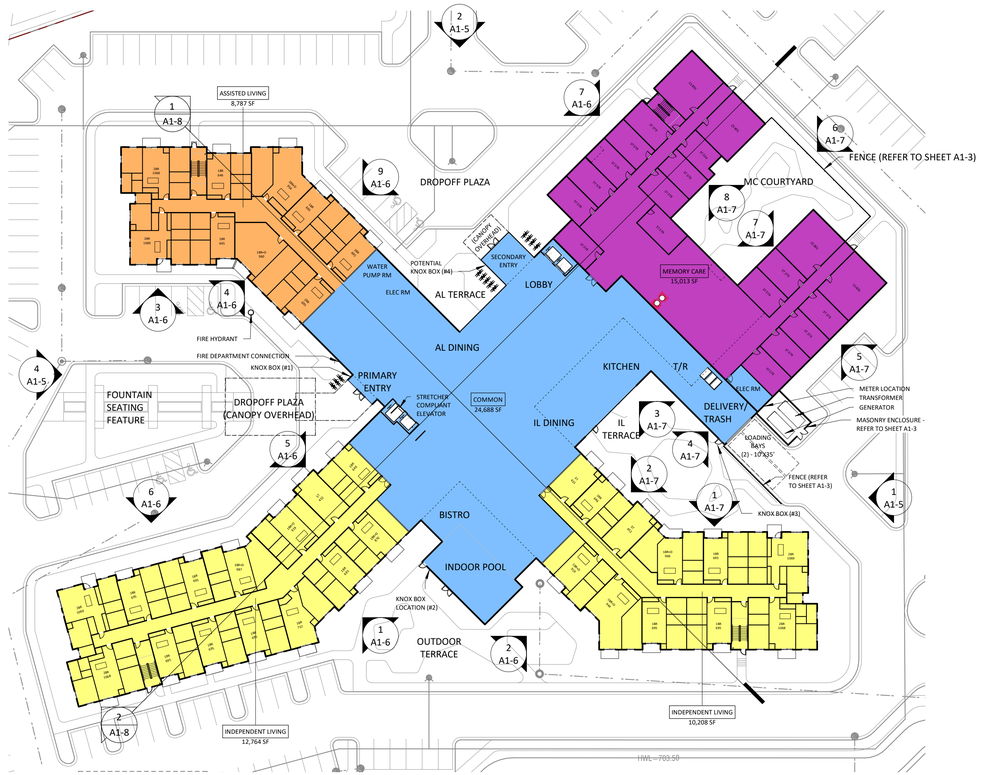
4 A1-1 **ROOF PLAN**
1" = 40'-0"



3 A1-1 **LEVEL 2 PLAN**
1" = 40'-0"



1 A1-1 **LEVEL 3 PLAN**
1" = 40'-0"



2 A1-1 **FIRST LEVEL FLOOR PLAN**
1" = 40'-0"

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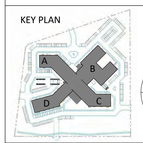
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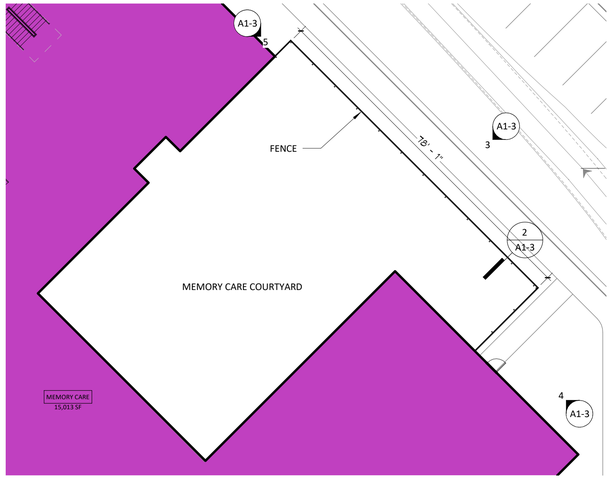


NORTH

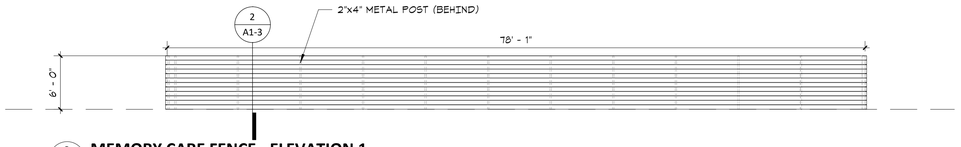
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PLANS

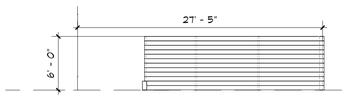
A1-1



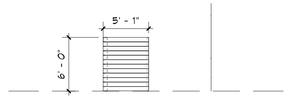
1 A1-3 **MEMORY CARE FENCE - ENLARGED PLAN**
1/16" = 1'-0"



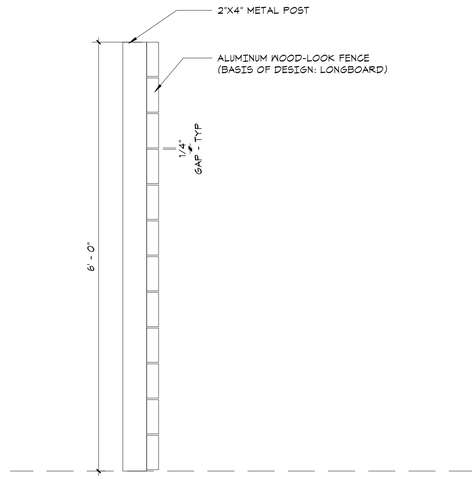
3 A1-3 **MEMORY CARE FENCE - ELEVATION 1**
1/8" = 1'-0"



4 A1-3 **MEMORY CARE FENCE - ELEVATION 3**
1/8" = 1'-0"



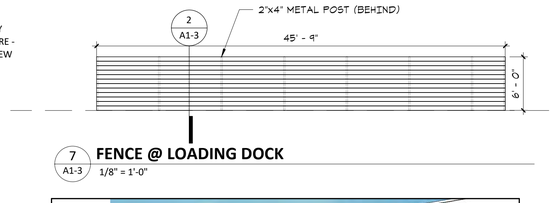
5 A1-3 **MEMORY CARE FENCE - ELEVATION 2**
1/8" = 1'-0"



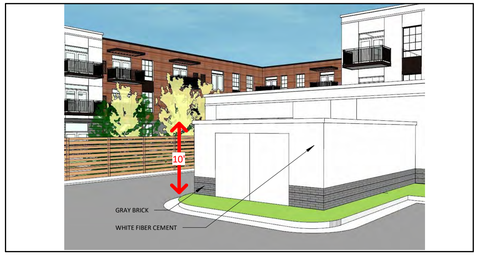
2 A1-3 **FENCE @ MEMORY CARE AND LOADING - SECTION**
1" = 1'-0"



6 A1-3 **MEMORY CARE FENCE - ENLARGED PLAN**
1/16" = 1'-0"



7 A1-3 **FENCE @ LOADING DOCK**
1/8" = 1'-0"

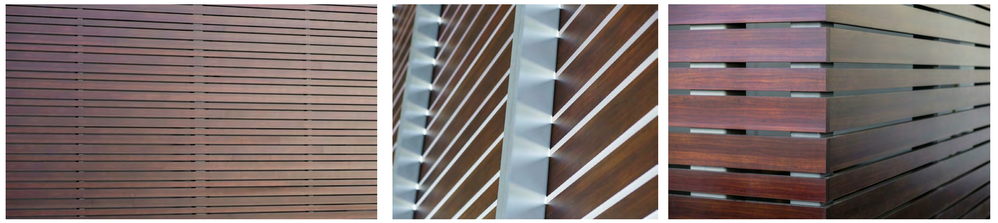


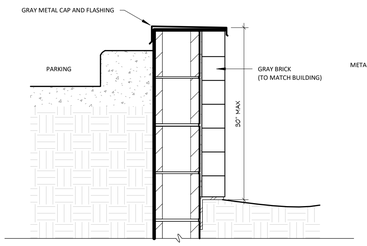
GENERATOR/TRANSFORMER ENCLOSURE

CMU enclosure with white fiber cement and gray brick exterior to match the building. Wall to extend the full height of the tallest equipment. Landscaping not shown for clarity.

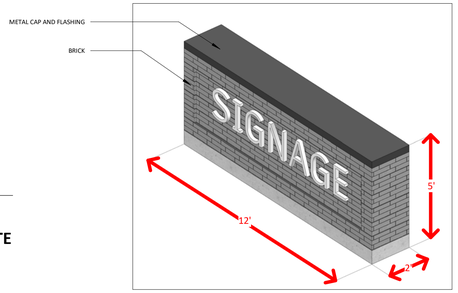
FENCE MATERIAL

ALUMINUM WOOD-LOOK FENCE/SCREEN
(BASIS OF DESIGN: LONGBOARD, COLOR TO MATCH THE WOOD-LOOK LAP SIDING ON THE BUILDING)

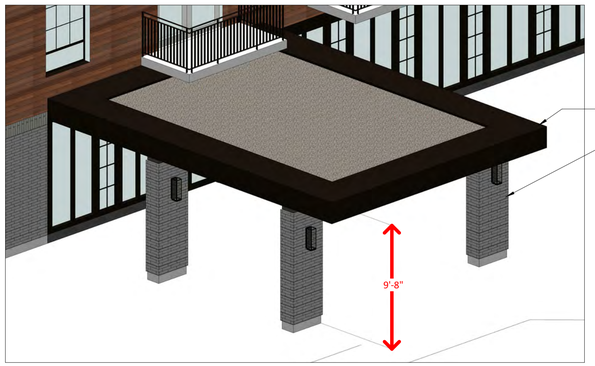




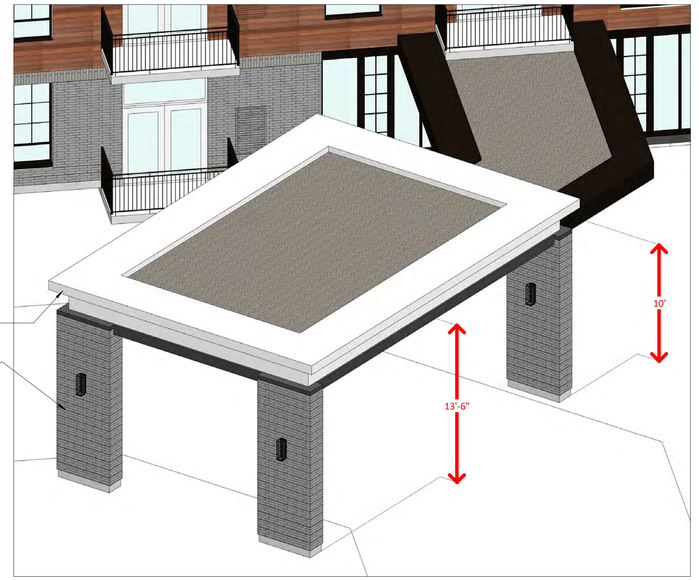
8 A1-3 **RETAINING WALL AT EAST END OF SITE**
1" = 1'-0"
REFER TO CIVIL PLANS FOR WALL LOCATION



MONUMENT SIGN DETAIL



SECONDARY ENTRY CANOPY DETAIL



PRIMARY DROPOFF CANOPY DETAIL

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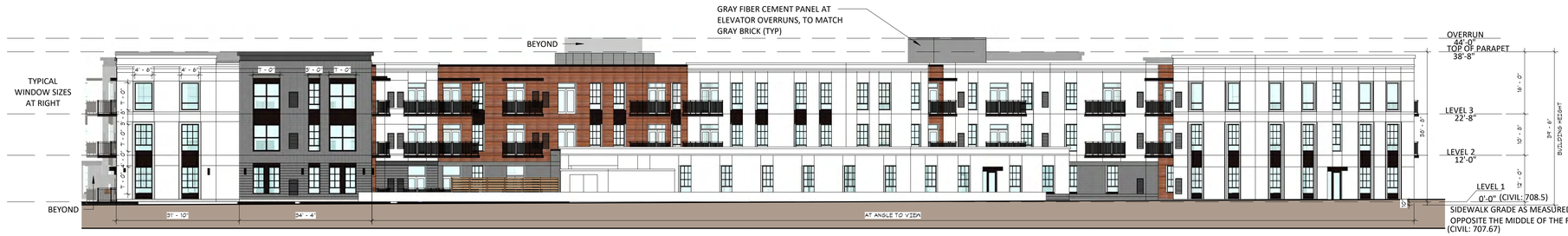
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KEY PLAN

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SITE DESIGN ELEMENTS

A1-3



1 A1-5 **EAST ELEVATION**

1/16" = 1'-0"



2 A1-5 **NORTH ELEVATION**

1/16" = 1'-0"



4 A1-5 **WEST ELEVATION**

1/16" = 1'-0"



3 A1-5 **SOUTH ELEVATION**

1/16" = 1'-0"

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MATERIALS LEGEND

- BRICK - GREY
- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT SIDING - WOOD LOOK

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ELEVATIONS (OVERALL)

A1-5

MATERIALS LEGEND



BRICK - GREY

FIBER CEMENT PANEL - WHITE

FIBER CEMENT SIDING - WOOD LOOK



9 A1-6 **NORTH - PARTIAL ELEVATION 3**
1/16" = 1'-0"



7 A1-6 **NORTH - PARTIAL ELEVATION 1**
1/16" = 1'-0"



6 A1-6 **WEST - PARTIAL ELEVATION 4**
1/16" = 1'-0"



5 A1-6 **WEST - PARTIAL ELEVATION 3**
1/16" = 1'-0"



4 A1-6 **WEST - PARTIAL ELEVATION 2**
1/16" = 1'-0"



3 A1-6 **WEST - PARTIAL ELEVATION 1**
1/16" = 1'-0"



2 A1-6 **SOUTH - PARTIAL ELEVATION 2**
1/16" = 1'-0"



1 A1-6 **SOUTH - PARTIAL ELEVATION 1**
1/16" = 1'-0"

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ELEVATIONS (PARTIAL)

A1-6

MATERIALS LEGEND



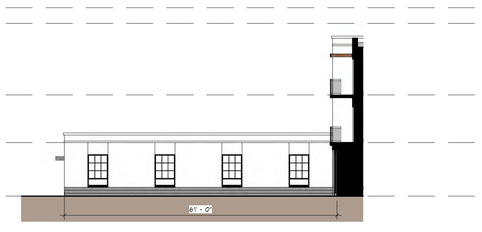
BRICK - GREY

FIBER CEMENT PANEL - WHITE

FIBER CEMENT SIDING - WOOD LOOK



8 A1-7 **NORTHEAST - PARTIAL ELEVATION 3**
1/16" = 1'-0"



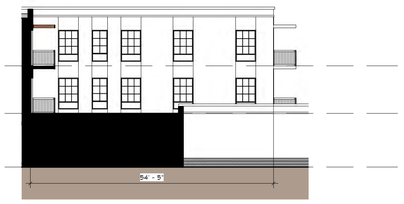
7 A1-7 **NORTHEAST - PARTIAL ELEVATION 2**
1/16" = 1'-0"



6 A1-7 **NORTHEAST - PARTIAL ELEVATION 1**
1/16" = 1'-0"



5 A1-7 **EAST - PARTIAL ELEVATION 5**
1/16" = 1'-0"



4 A1-7 **EAST - PARTIAL ELEVATION 4**
1/16" = 1'-0"



3 A1-7 **EAST - PARTIAL ELEVATION 3**
1/16" = 1'-0"



2 A1-7 **EAST - PARTIAL ELEVATION 2**
1/16" = 1'-0"



1 A1-7 **EAST - PARTIAL ELEVATION 1**
1/16" = 1'-0"

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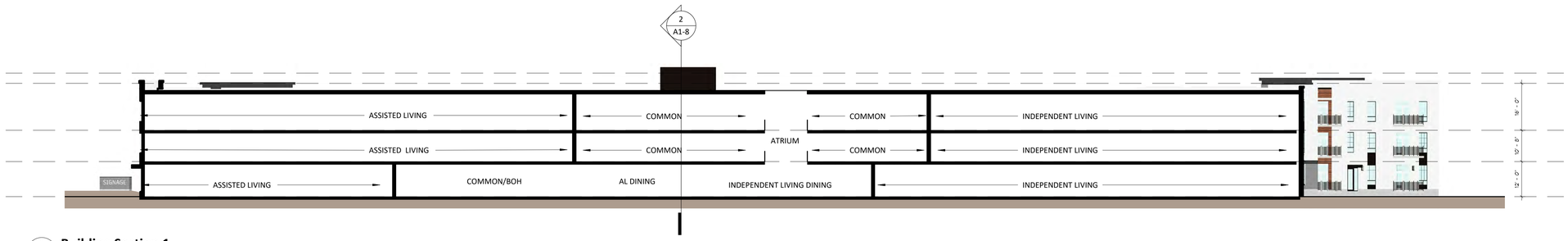
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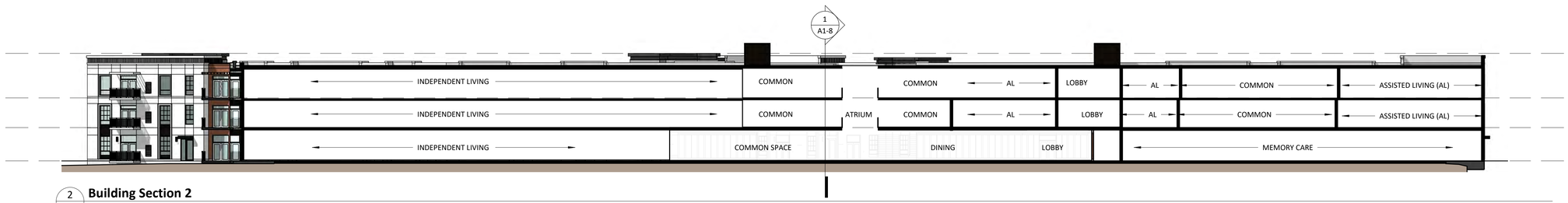
ELEVATIONS (PARTIAL)

A1-7



1 A1-8 **Building Section 1**

1" = 20'-0"



2 A1-8 **Building Section 2**

1" = 20'-0"

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BUILDING SECTIONS

A1-8

BIRDSEYE VIEW AT MAIN ENTRY ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW APPROACHING MAIN ENTRY





PEDESTRIAN VIEW AT FRONT PLAZA



PEDESTRIAN VIEW AT MAIN ENTRY

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT NORTHWEST CORNER AT ARLINGTON HEIGHTS RD AND SEEGERS RD



PEDESTRIAN VIEW AT NORTHWEST CORNER





BIRDSEYE VIEW AT SECONDARY ENTRY ALONG SEEGERS RD



PEDESTRIAN VIEW AT SECONDARY ENTRY

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

PEDESTRIAN VIEW AT SECONDARY (NORTH) ENTRY



BIRDSEYE VIEW AT NORTHEAST CORNER ALONG SEEGERS RD NEAR TONNE DR





PEDESTRIAN VIEW AT NORTHEAST CORNER



BIRDSEYE VIEW ALONG TONNE DR AT NORTHEAST CORNER

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT MEMORY CARE GARDEN



PEDESTRIAN VIEW IN MEMORY CARE GARDEN





BIRDSEYE VIEW ALONG TONNE DR



PEDESTRIAN VIEW ALONG TONNE DR

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN INDEPENDENT LIVING COURTYARD



BIRDSEYE VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER





BPEDESTRIAN VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BIRDSEYE VIEW AT POOL TERRACE AND LAWN

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN POOL TERRACE AND LAWN



PEDESTRIAN VIEW AT POOL TERRACE AND LAWN





BIRDSEYE VIEW AT SOUTHWEST CORNER ALONG ARLINGTON HEIGHTS RD



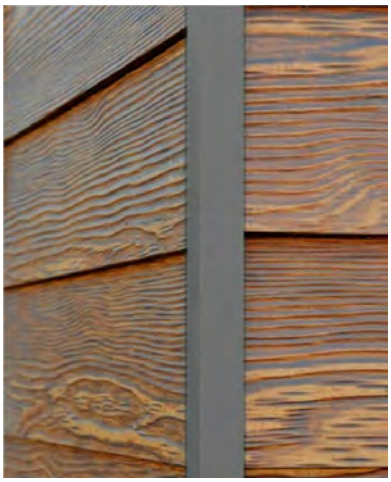
PEDESTRIAN VIEW AT SOUTHWEST CORNER

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

MATERIAL NAME	CLOSE-UP IMAGE OF MATERIAL	PRECEDENT IMAGE OF MATERIAL
BRICK - GRAY ENDICOTT MANGANESE IRONSPOT VELOUR, OR EQUAL - NORMAN		 
FIBER CEMENT SIDING PANEL - WHITE HARDIE PANEL VERTICAL SIDING, OR EQUAL - SMOOTH - WHITE		
FIBER CEMENT LAP SIDING - WOOD LOOK WOODTONE RUSTIC SERIES, OR EQUAL - OLD CHERRY FINISH		 

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MATERIAL NAME	CLOSE-UP IMAGE OF MATERIAL	PRECEDENT IMAGE OF MATERIAL

WINDOW FRAMES

PELLA IMPERVIA SERIES, OR EQUAL (FIXED AND AWNING) - FIBERGLASS - BLACK







BALCONY DOOR + TRANSOM

PELLA IMPERVIA SLIDING PATIO DOOR, OR EQUAL - FIBERGLASS - WHITE



PEERLESS SWING DOOR, OR EQUAL - ALUMINUM - WHITE

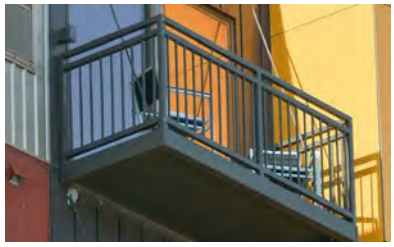




BALCONY DESIGN

ALUMADECK METAL RAILINGS, OR EQUAL - BLACK

ALUMADECK METAL FASCIA/SOFFITS, OR EQUAL - BLACK FASCIA, GRAY SOFFIT



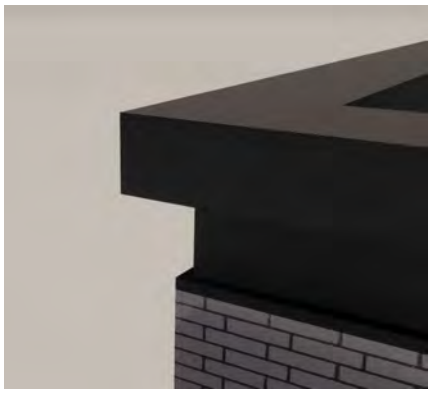
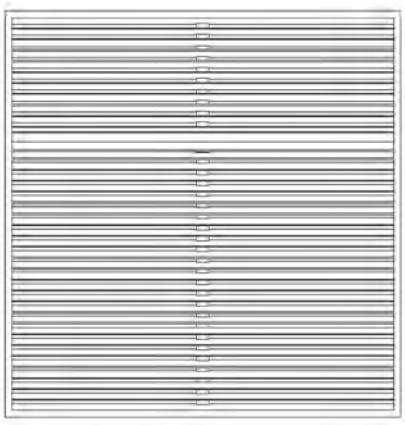
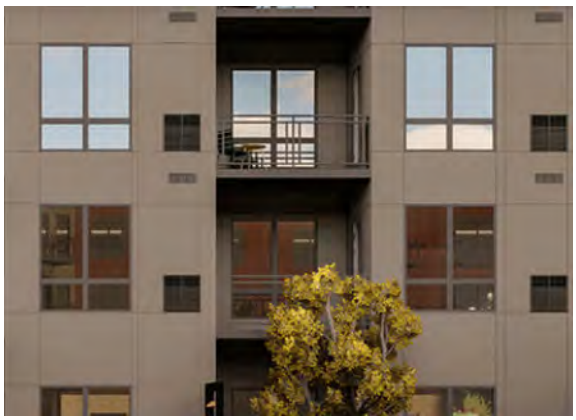
RAILING STYLE



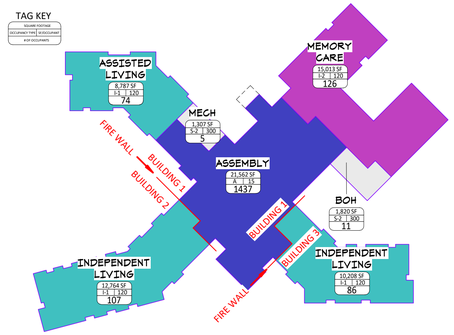
GRAY SOFFIT, BLACK FASCIA



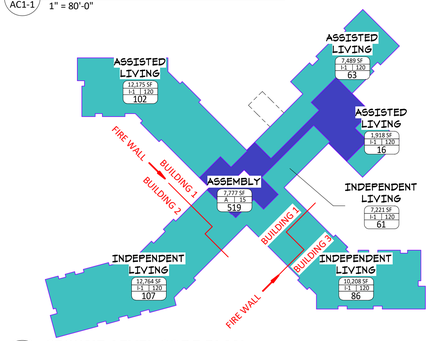
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MATERIAL NAME	CLOSE-UP IMAGE OF MATERIAL	PRECEDENT IMAGE OF MATERIAL
ROOF EDGE FASCIA AND PARAPETS SHEET METAL - BLACK AT GRAY BRICK AND WOOD LOOK, WHITE AT WHITE SIDING	 	 
MECHANICAL LOUVER MAGIC-PAK ALVRAL 1 LOUVER, OR EQUAL - PAINTED TO MATCH EXTERIOR MATERIAL		

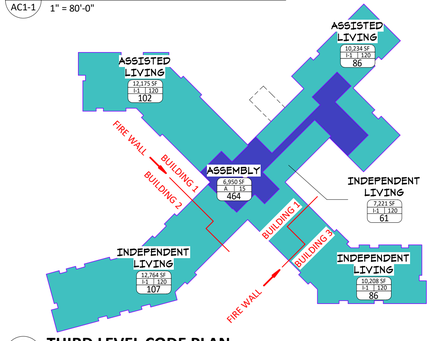
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1 AC1-1 **FIRST LEVEL CODE PLAN**
1" = 80'-0"



2 AC1-1 **SECOND LEVEL CODE PLAN**
1" = 80'-0"



3 AC1-1 **THIRD LEVEL CODE PLAN**
1" = 80'-0"

Project Summary:
The project is a new 3-story senior housing facility in Arlington Heights, IL. The program consists of independent living, assisted living, and memory care. The building will be framed in wood, except at the memory care wing and some common spaces which will be framed in steel. There are no below grade levels. Parking is surface parking. The entire building shall have an automatic sprinkler system compliant with NFPA 13. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations:
· 2018 IBC
· 2018 Illinois Accessibility Code
· Village of Arlington Heights Amendments
· Illinois Department of Health

Federal Fair Housing Act Safe Harbor:
· HUD Fair Housing Act Design Manual

Occupancy Classification (Chapter 3):
Independent Living (IL) and related spaces: I-1, Condition 2
Assisted Living (AL) and related spaces: I-1, Condition 2
Memory Care (MC) and related spaces: I-2, Condition 1
Amenity spaces:
less than 50 occupants B
if 50 occupants or more A

Occupancy Separation Requirements (Table 508.4):

Occupancy:	A	I-1	I-2	S-2
A	N	1	2	N
I-1	-	N	2	1
I-2	-	-	N	2
S-2	-	-	-	N

Height and Area (Chapter 5):

Building 1:
Construction Type III-A

	I-1 Condition 2,	I-2 Condition 1,	A
Occupancy Class:			
Allowable Height:	85'	65'	85'
Allowable # of Stories:	4	1	4

OK. Building is one story of I-2 and three stories of I-1 and A. Building height is less than 65'.

Building 2:
Construction Type III-A
Occupancy Class: I-1, Condition 2
Allowable Height: 85'
Allowable # of Stories: 4
OK. Building is three stories of I-1. Building height is less than 65'.

Building 3:
Construction Type III-A
Occupancy Class: I-1, Condition 2
Allowable Height: 85'
Allowable # of Stories: 4
OK. Building is three stories of I-1. Building height is less than 65'.

Refer to tables below for allowable areas for each building. Firewalls as shown on code plans to the left.

Fire Walls (Table 706.4):

Occ. Group	Fire-Resistance Rating (hours)
A, I	3

Vertical Continuity (706.6, Exception 4): In buildings of Types III, IV, and V construction, fire walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met:
4.1. Roof openings are not less than 4' from the fire wall
4.2. The roof is covered with a minimum Class B roof covering
4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4' on both sides of the wall or the roof is protected with 5/8" Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2" nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4' on both sides of the fire wall.

Special Detailed Requirements Based on Occupancy and Use - Chapter 4
407.2 Corridors Continuity and Separation. Corridors in occupancies in Group I-2 shall be continuous to the exits and shall be separated from other areas. Waiting areas can be open to the corridor provided that the open space is protected by an automatic fire detection system installed in accordance with Section 907; and the corridors onto which the spaces open are protected by an automatic fire detection system installed in accordance with Section 907, or the smoke compartment in which the spaces are located is equipped throughout with quick response sprinklers in accordance with Section 903.3.2.

407.4.4 Group I-2 Care Suites
407.4.4.1 Exit access through care suites: exit access from all other portions of a building not classified as a care suite shall not pass through a care suite.
407.4.4.2 Separation: Care suites shall be separated from other portions of the building, including other care suites, by a smoke partition complying with Section 710.

407.4.4.5 Care suites containing sleeping room areas: Sleeping rooms shall be permitted to be grouped into care suites where one of the following criteria is met:
3. An automatic smoke detection system is provided in the sleeping rooms and installed in accordance with NFPA 72.

407.4.4.5.1 Area Exception: Care suites containing sleeping rooms shall be permitted to be not greater than 10,000 sf in area where an automatic smoke detection system is provided throughout the care suite and installed in accordance with NFPA 72.

407.5 Smoke Barriers: Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. Smoke barriers shall be provided to subdivide other stories with an occupant load of 50 or more persons, into not fewer than two smoke compartments. The smoke barrier shall be in accordance with Section 709.

407.5.2 Exit access travel distance: the distance of travel from any point in a smoke compartment to a smoke barrier door shall be not greater than 200 feet.

407.5.3 / 420.6.1 Refuge Area: For I-1, refuge areas shall be provided within each smoke compartment.

420.7 Group I-1 Assisted Living Housing Units: In Group I-1 occupancies, where a fire-resistance corridor is provided in areas where assisted living residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces open to the corridor shall be in accordance with all of the following criteria:
1. The wall and ceilings of the space are constructed as required for corridors.

Building Areas (Chapter 5)

BUILDING 1

LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	8,787	8,787
MEMORY CARE	I-2	15,013	15,013
ASSEMBLY	A	11,561	11,561
MECHANICAL	S	1,307	4,402
BOH	S	3,102	
		SUBTOTAL	49,771
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	12,175	28,803
ASSISTED LIVING	I-1	9,407	
INDEPENDENT LIVING	I-1	7,221	
ASSEMBLY	A	7,777	7,777
		SUBTOTAL	36,580
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	12,175	29,630
ASSISTED LIVING	I-1	10,234	
INDEPENDENT LIVING	I-1	7,221	
ASSEMBLY	A	7,777	7,777
		SUBTOTAL	36,580
		TOTAL	**122,931**

BUILDING 1: TYPE III-A

OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
A, S, SM	42000	51300
A, S, NS	14000	
I-1, SM	49500	60353
I-1, NS	16500	
I-2, SM	36000	43892
I-2, NS	12000	
S-2, SM	117000	142648
S-2, NS	39000	

IBC 506.2.4: Aa = [At + NS x I_f]

F	1543
P	1700
W	30
I_f	**0.66**

IBC 506.2: I_f = [F/P - 0.25]W/30

BUILDING 1: TYPE III-A

ACTUAL/ALLOWABLE RATIOS					SUM (must be less than 1)	
	A-2	I-1	I-2	S-2		
LEVEL 1	0.42	0.15	0.34	0.03	0.94	COMPLIES
LEVEL 2	0.15	0.48			0.63	COMPLIES
LEVEL 3	0.14	0.49			0.63	COMPLIES
					2.20	

508.4.2: Allowable Building Area: In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

BUILDING 2

LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
		TOTAL	**38,292**

BUILDING 2: TYPE III-A

OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
I-1, SM	49500	60027
I-1, NS	16500	

IBC 506.2.4: Aa = [At + NS x I_f]

F	555
P	625
W	30
I_f	0.64

IBC 506.2: I_f = [F/P - 0.25]W/30

BUILDING 2: TYPE III-A

ACTUAL/ALLOWABLE RATIOS					SUM (must be less than 1)	
	A-2	I-1	I-2	S-2		
LEVEL 1		0.21			0.21	COMPLIES
LEVEL 2		0.21			0.21	COMPLIES
LEVEL 3		0.21			0.21	COMPLIES
					0.64	

508.4.2: Allowable Building Area: In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

BUILDING 3

LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
INDEPENDENT LIVING	I-1	10,208	10,208
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	10,208	10,208
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	10,208	10,208
		TOTAL	**30,624**

BUILDING 3: TYPE III-A

OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
I-1, SM	49500	59202
I-1, NS	16500	

IBC 506.2.4: Aa = [At + NS x I_f]

F	450
P	537
W	30
I_f	0.59

IBC 506.2: I_f = [F/P - 0.25]W/30

BUILDING 3: TYPE III-A

ACTUAL/ALLOWABLE RATIOS					SUM (must be less than 1)	
	A-2	I-1	I-2	S-2		
LEVEL 1		0.17			0.17	COMPLIES
LEVEL 2		0.17			0.17	COMPLIES
LEVEL 3		0.17			0.17	COMPLIES
					0.52	

508.4.2: Allowable Building Area: In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

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Construction Type Fire Resistive Ratings: (IBC Tables 601 & 602)

Construction Type III-A

Primary Structural Frame	1 hr
Exterior Bearing Walls	2 hr***
Interior Bearing Walls	1 hr
Exterior Non-bearing Walls	0**, except 1 hr when less than 30 feet from property line
Interior Non-bearing Walls	0**, except not less than reqd by other Code sections
Floor Construction	1 hr
Roof Construction	1 hr

** Interior non-bearing walls separating dwelling units shall have a minimum 1/2 hour fire resistive rating.
Note: Although a 30 minute rating is the minimum requirement, all corridor and demising walls shall be constructed as one hour fire resistant walls, and all penetrations shall meet this requirement.
*** Exterior walls shall be of non-combustible material, utilizing fire retardant treated wood framing permitted by IBC 602.3

Fire-Resistance Rating for Exterior Walls Based on Fire Separation Distance:
(IBC Table 602)

Less than 5'	1 hr (for all occupancies/construction types)
5' to 10'	1 hr (for all occupancies/construction types)
10' to 30'	0 hr (for type II-B); 1 hr (for III-A)
Greater than 30'	0 hr (for all occupancies/construction types)

Maximum Area of Exterior Wall Openings (Table 705.8)

	0' to 3'	3' to < 5'	5' to < 10'	10' to < 15'	15' to < 20'	20' and over
Unprotected Sprinklered:	Not Permitted	15%	25%	45%	75%	No Limit

Opening Protective Fire Protection Ratings (Table 716.1)

Type of Assembly	*Req'd. Assembly Rating*	*Min. Opening Protection*
Fire Wall and Fire Barriers having a required fire-resistive rating greater than 1 hr	4	3
	3	3
	2	1 ½
	1 ½	1 ½
Shafts, Exit Enclosure and Exit passageway walls	2	1 ½
Fire Barriers having a required fire-resistance rating of 1 hr: Enclosures for shafts, exit access stairways, exit access ramps, interior exit ramps and exit passageway walls	1	1
Other Fire Barriers	1	3/4
Fire Partitions:	1	1/3
Corridor Walls	0.5	1/3
Other Fire Partitions	1	3/4
	0.5	1/3
Exterior Walls	3	1 ½
	2	1 ½
	1	3/4
Smoke Barriers	1	1/3

Shafts in both construction types (713.4):
Connecting less than 4 stories: 1 hour fire resistive rating

Interior Finishes - Chapter 8
Flame Spread Classification per 803.1.1:

Class	Flame Spread Index	Smoke Developed Index
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450

Interior Wall and Ceiling Finish Requirements by Occupancy - Table 803.9:

Occupancy Group	Exit Enclosures and Passageways	Corridors	Rooms and Enclosed Spaces
I-1	B	C	C
I-2	B	B	B
A-2	B	B	C
S	C	C	C

Note: Requirements based on fully sprinklered building.

Fire Protection Systems (Chapter 9)

Group "I" (903.2.6): An automatic sprinkler system shall be provided throughout buildings with a group "I" fire area. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.

Group A-3 Amenity Areas (903.2.1.3): An automatic sprinkler system is required.

Other areas where automatic sprinkler systems are required (As required by IFC 903.2.13.) :
Rubbish and linen chutes (903.2.11.2)
Commercial cooking operations (903.2.11.5)

Additional Required Supression Systems (Table 903.2.11.6)
Atriums (Section 404.3)
Group I-2 (Section 407.7)

Installation Requirements: In accordance with NFPA 13 (903.3)

Standpipe Systems: Class I standpipes required per 905.3.1 Exception 1.

Fire Alarm and Detection Systems: Required as per IBC and NFPA 72 (Section 907)

907.2.6 Group I: A manual fire alarm system that activates the occupant notification systeme in accordance with Section 907.5 shall be installed in Group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3

907.2.6.1 Group I-1: An automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. The system shall be activated in accordance with Section 907.5.

907.2.6.1.1 Smoke Alarms: Single- and multple-station smoke alarms shall be installed in accordance with Section 907.2.10

907.2.6.2 Group I-2: An automatic smoke detection system shall be installed in corridors in Group I-2, Condition 1 facilities and spaces permitted to be open to the corridors by Section 407.2. The system shall be activated in accordance with Section 907.4.

907.2.10 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.10.1 through 907.2.10.7 and NFPA 72.

907.2.10.6 - Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system in accordance with Section 2707. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

Carbon Monoxide Alarms:
In each dwelling unit, provide one carbon monoxide alarm within 10 feet of each room lawfully used for sleeping.

Means of Egress and Occupant Load (Chapter 10) See code / exiting plans for additional information.
Occupant Load (Table 1004.5)
Assembly (unconcentrated) 15 s.f. net per person
Institutional Areas (sleeping areas) 120 s.f. gross per person
Accessory Storage, Mechanical 300 s.f. gross per person

Egress Width
Corridor width (1020.2)
Group I-2 in areas where required for bed movement: 96"
Within a dwelling unit: 36"
Elsewhere: 44"
Stairway width
0.2 inches/occupant* for I-1 and A occupancies; 0.3 inches/occupant for I-2
Other egress components
0.15 inches/occupant* at I-1 and A occupancies; 0.2 inches/occupant at I-2
*Egress Width Exceptions allowed in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

1009.3.3 Stairways, Exception 2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.4 Elevators, Exception 2. Areas of refuge are not required in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.8 Two-way communication. A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge.

1006.2.1 Egress based on occupant load and common path of egress travel distance: Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in table 1006.2.1.

Table 1006.2.1 Common Path of Egress Travel

Occupancy	With Sprinkler System
A	75'
I-1	75'
I-2	75'

Table 1017.2 Exit Access Travel Distance

Occupancy	With Sprinkler System
I-1	250'
I-2	200'
A	250'

1018.4 Dead End Corridors not to exceed 20' in length
Exception 2. In occupancies in Groups B, E, F, I-1, M, R-1, R-2, R-4, S, and U, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of the dead-end corridors shall not exceed 50'.

Accessibility:
2018 Illinois Accessibility Code replaces Chapter 11 of the IBC

206 Accessible Routes
206.2.1 Site Arrival Points: At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

206.2.3 Multi-Story Building and Facilities: At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities. All public use areas serving residential dwelling units are on an accessible route, complying with 809.2-809.4.

206.4.2 Spaces and Elements: At least one accessible route shall connect accessible building entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility which are otherwise connected by a circulation path. An accessible route shall also connect at least one accessible entrance of each accessibele dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

206.4.1 Public Entrances Exception: In multi-story housing covered by 233.6, at least 50% of all public entrances shall comply with 404.

208 Parking Spaces
Total vehicle parking spaces provided is 194, thus 6 are required as accessible stalls (Table 208.2)

209 Passenger Loading Zones and Bus Stops
209.3 Medical Care and Long-Term Care Facilities: At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds 24 hours.

223 Medical Care and Long-Term Care Facilities
223.3 Long-Term Care Facilities: In licensed long-term care facilities, at least 50% of each type of resident sleeping room shall provide mobility features complying with 805.

233: Residential Facilities
233.7. Assisted Living Facilities: Dwelling units in assisted living facilities, not including facilities that are owned or financed by governmental entities, shall comply with the requirements for transient lodging guest rooms in sections 224 and 806.

224.2: Guest rooms with mobility features: Guest rooms with mobility features complying with 806.2 shall be provided in accordance with Table 224.2

224.4: Guest rooms with communication features: Guest rooms with communication features complying with 806.3 shall be provided in accordance with Table 224.4

233.6.1 Common Use and Public Use Spaces: All common use and public use spaces on all floors shall be accessible in compliance with the applicable requirementsof this code. Entrance doors to all individual dwelling units shall comply with 404.

506 Accessible Means of Egress
506.1 Accessible Means of Egress Required: Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by the applicable building code from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

506.7 Exterior Areas for Assisted Rescue: Exterior areas for assisted rescue shall be accessed by an accessible route from the area served. Where the exit discharge does not include an accessible route from an exit located on the level of exit discharge to a public way, an exterior area of assisted rescue shall be provided on the exterior landing in accordance with 506.7.1 through 506.7.4.

407 Elevators
Elevators Shall comply with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1.

Roof Assemblies and Rooftop Structures (Chapter 15)
Table 1505.1
Class "B" required at Type III-A Construction

1510.1.1 Area Limitation: The aggregate area of penthouses and other enclosed rooftop structures shall not exceed one-third the are of the supporting roof deck.

Elevators (Chapter 30)
3002.4 Elevator Car to accomodate ambulance stretcher (per Village of Arlington Heights ch. 23):
At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accomodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60" by 85"; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3" high and shall be placed inside on both sides of the hoist-way door frame.

3003.1.3 Two or more elevators.
Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, at least one elevator shall remain operable from the standby power source.

Department of Health
295.9000 Physical Plant: The establishment shall comply with the residential board and care occupancies chapter of the NFPA Life Safety Code 101 Chapter 32, New Residential Board and Care Occupancies.

32.3.3.7.1 Each story shall be divided into not less than two smoke compartments

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS

No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

220601
PROJECT NUMBER

Author DRAWN BY
Checker CHECKED BY

KEY PLAN

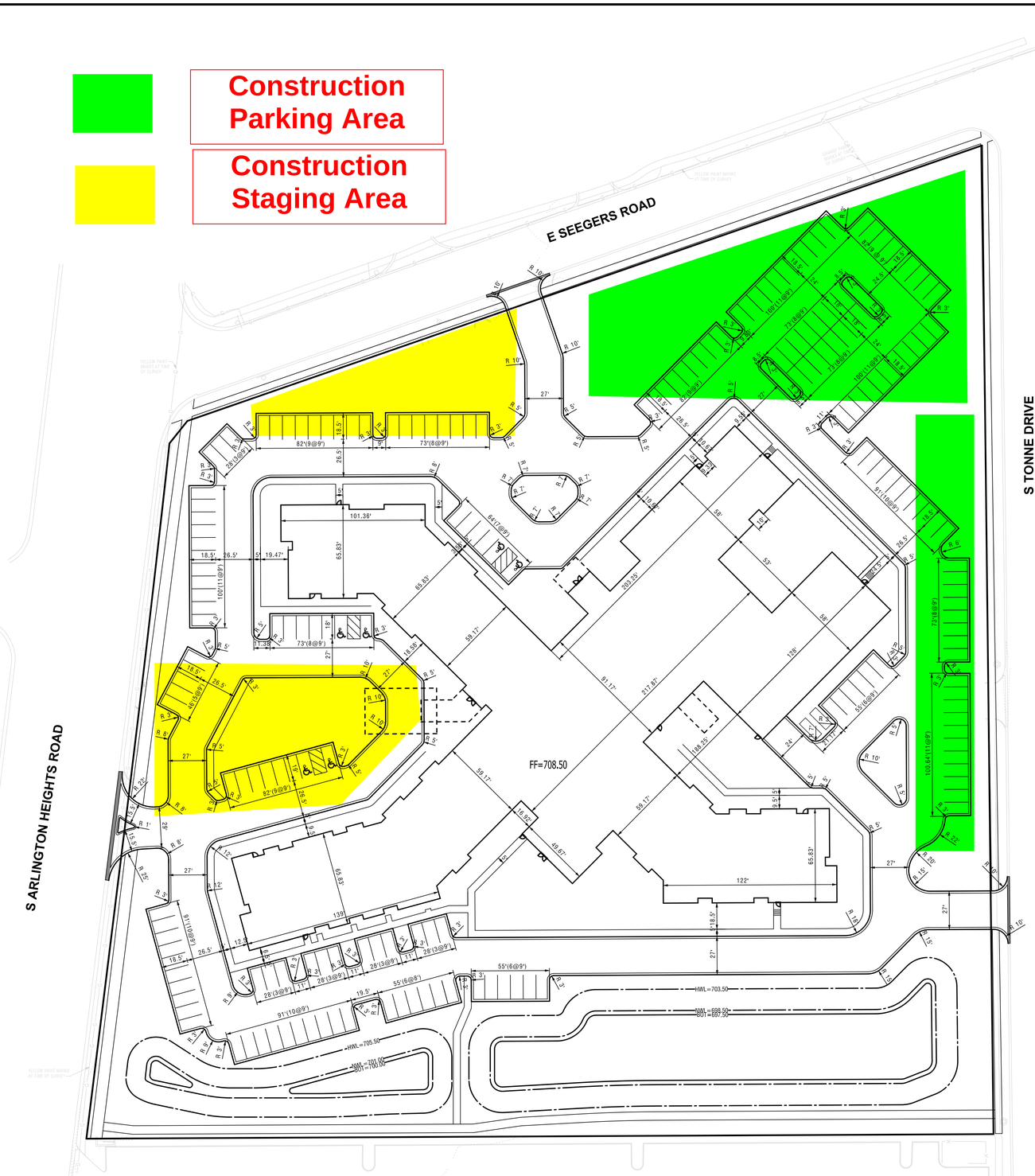
Arlington Heights Senior

CODE PLANS

AC1-1

Construction Parking Area

Construction Staging Area



N

SCALE 1" = 40'

0 40 80

SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 72,374 SF.
FAR= 37.2%
AUTO PARKING PROVIDED = 186 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 192 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DECORATIVE PAVEMENT - SEE LANDSCAPE PLAN
- DEPRESSED CURB & GUTTER

DRAFT FOR REVIEW PURPOSES ONLY 10/27/2020

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144-P-GM

DATE: 08/19/20

JOB NO. 11144

SHEET **P-GM**

3 OF 4

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DEVELOPER

TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523
(630) 481-1599

ARCHITECT

ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MN 55415
(612) 339-5508

LANDSCAPE ARCHITECT

CONFLUENCE
307 N MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601
(312) 663-5494

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY COOK
CITY, TOWNSHIP ARLINGTON HEIGHTS, ELK GROVE
SEC. & ¼ SEC. NO. SEC 16, T41N, R11E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

PRELIMINARY ENGINEERING PLANS
for
ARLINGTON HEIGHTS SENIOR

2045 S. ARLINGTON HEIGHTS ROAD
VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS
PROJECT NO:11144

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

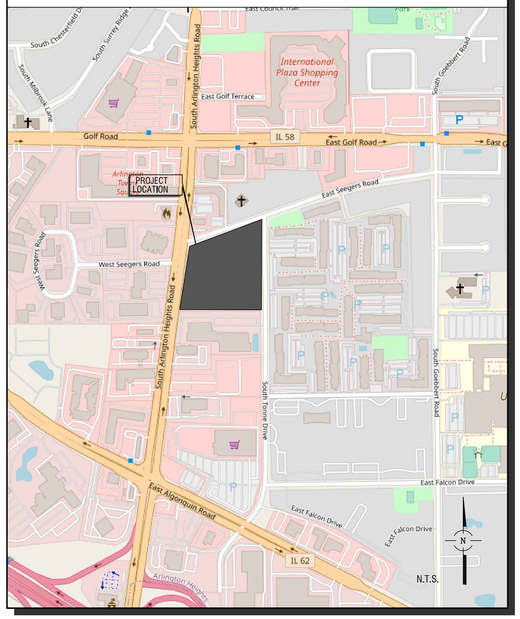
ORIGINAL PLAN DATE: AUGUST 19, 2020

#	SHEET #	REMARKS	DATE
1	ALL	REVISIONS PER VILLAGE	10/28/20
2	1,3,4	REVISIONS PER VILLAGE	11/20/20

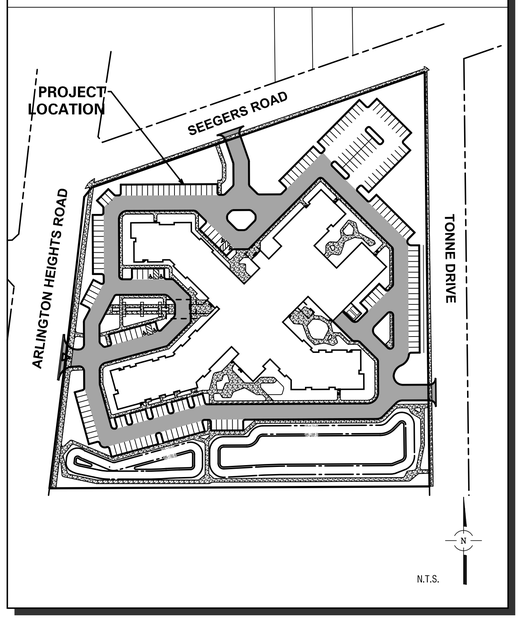
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	P-GM	PRELIMINARY GEOMETRIC PLAN
4	P-GRUT	PRELIMINARY GRADING AND UTILITY PLAN

LOCATION MAP



KEY MAP



ENGINEER
BRETT M. DUFFY, P.E.

ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2021

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2021

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

DATE

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 11144-P-TITLE
DATE: 08/19/2020
JOB NO. 11144
SHEET C1
1 OF 4

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITYS OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER. DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS, CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

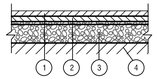
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

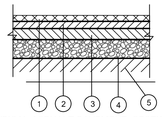
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



STANDARD DUTY ASPHALT PAVEMENT SECTION
(PASSENGER VEHICLE PARKING AREAS)

N.T.S.

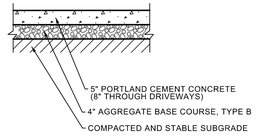
1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.5" HMA BINDER COURSE, IL 19.0, N50
3. 8" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL ASPHALT PAVEMENT SECTION
(HEAVY DUTY - TRUCK AREAS)

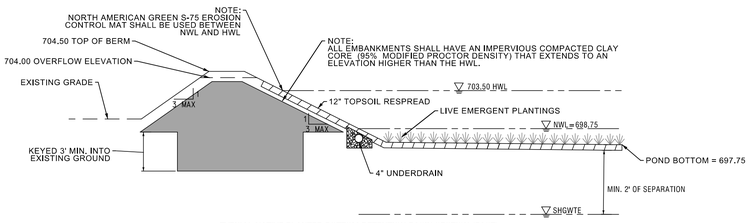
N.T.S.

1. 2" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 5" HMA BINDER COURSE, IL 19.0, N50
4. 4" COMPACTED CA-6 STONE BASE
5. COMPACTED AND STABLE SUB-GRADE



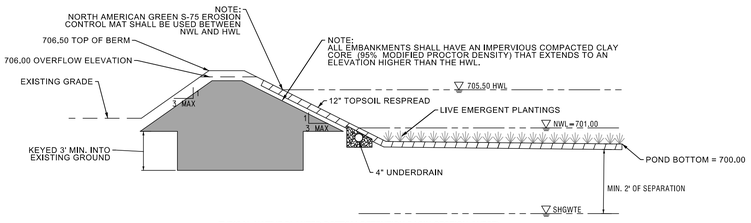
TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

N.T.S.



TYPICAL NATIVE PLANTED BOTTOM DETENTION BASIN SECTION (EAST)

N.T.S.



TYPICAL NATIVE PLANTED BOTTOM DETENTION BASIN SECTION (WEST)

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8" W	WATER MAIN (WITH SIZE)	8" W
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G
T	TELEPHONE LINES	T
E	ELECTRIC LINE	E
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR ECOCAT	2101722	2101722	08/03/2020
IDNR SHPO	006080320	006080320	08/19/2020

BENCHMARK

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
CORS ID: CCRM
PID: DO4955
STATION IS A GPS CORS.
ELEVATION = 756.40 NAVD88

SITE BENCHMARK #1:
SOUTHEAST BOLT ON FIRE HYDRANT ON THE SOUTH SIDE OF SEEGERS ROAD, FIRST HYDRANT EAST OF ARLINGTON HEIGHTS ROAD.
ELEVATION = 707.35 NAVD88

CONTACT INFORMATION

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL. 60005
(847) 368-5250
CONTACT PERSON: MIKE PAGONES
DIRECTOR OF ENGINEERING

VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS DEPARTMENT
222 NORTH RIDGE AVENUE
ARLINGTON HEIGHTS, IL. 60005
(847) 368-5800
CONTACT PERSON: SCOTT SHIRLEY

COMMONWEALTH EDISON
201 N. ARTHUR AVE.
MOUNT PROSPECT, IL. 60056-2221
PHONE: (847) 870-2056
FAX: (847) 870-2028
CONTACT PERSON: JUDITH L. SCHOMER

COMCAST COMMUNICATIONS
1575 ROHLWING RD.
ROLLING MEADOWS, IL 60008-1336
PHONE: (847) 725-6752
FAX: (847) 725-6767
CONTACT PERSON: TONY CURTIS

COMCAST CABLE
688 INDUSTRIAL DRIVE
ELMHURST, IL 60126
PHONE: (630) 600-6349
CONTACT PERSON: TED WYMAN

NORTHWEST WATER COMMISSION
1525 N. WOLF ROAD
DES PLAINES, IL. 60016
PHONE: (847) 635-0777
FAX: (847) 635-9244
CONTACT PERSON: ROBERT TOBEN

AT&T COMMUNICATIONS
2004 MINER ST.
DES PLAINES, IL. 60016-4716
PHONE: (847) 759-5567
FAX: (847) 759-5610
CONTACT PERSON: MILTON L. SMITH JR.

NICOR GAS COMPANY
1011 WILEY RD.
SCHAUMBURG, IL 60173-4338
(847) 598-4006
CONTACT PERSON: YVONNE HARRIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	10/28/20	REVISIONS PER VILLAGE

TYPICAL SECTIONS AND GENERAL NOTES

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

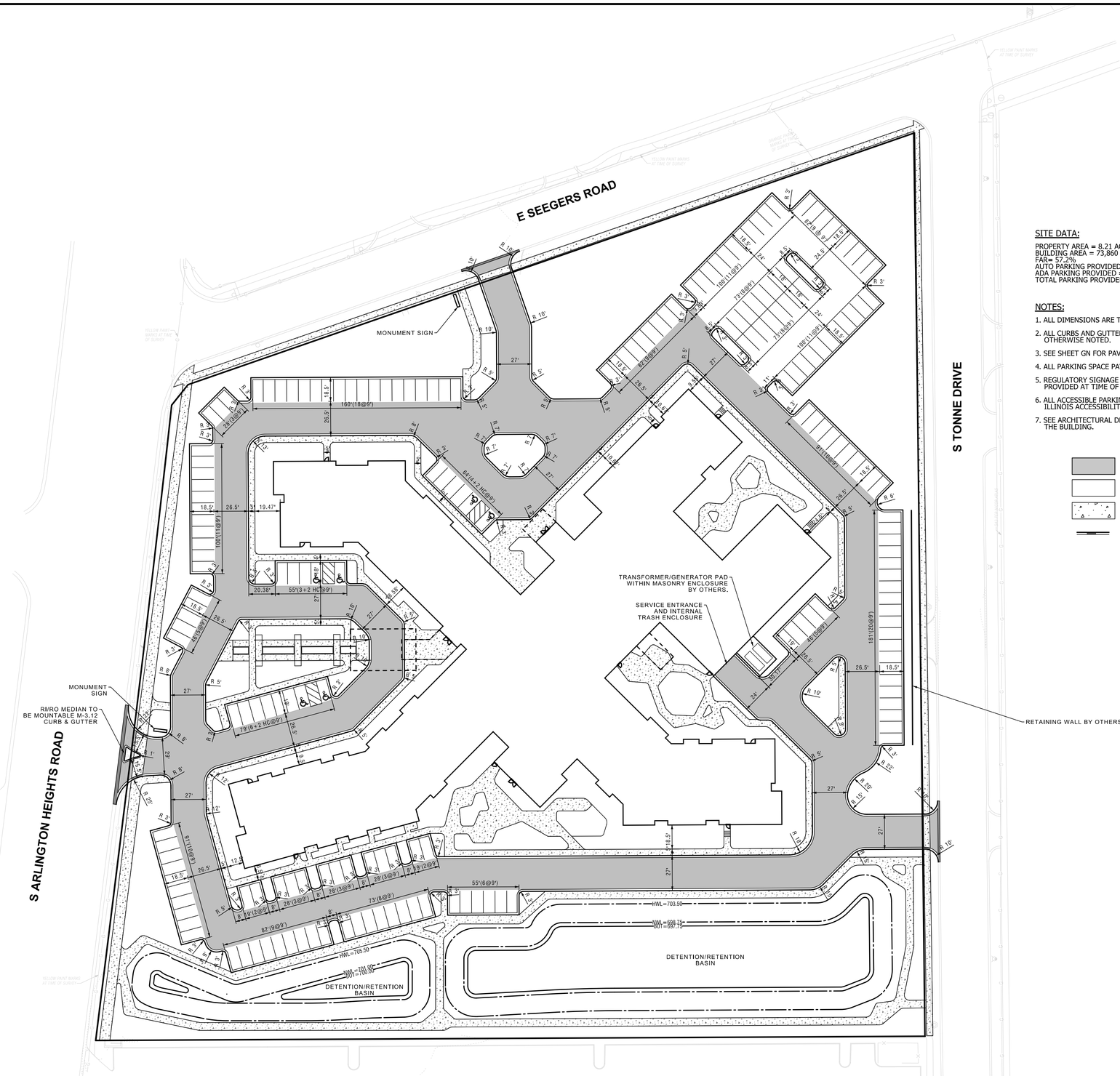
FILENAME: 11144-P-GN

DATE: 08/19/20

JOB NO. 11144

SHEET GN
2 OF 4

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N

SCALE 1" = 40'

0 40 80

SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 73,860 SF.
FAR= 37.2%
AUTO PARKING PROVIDED = 187 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 193 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE PAINT.
5. REGULATORY SIGNAGE AND PAVEMENT MARKING TO BE PROVIDED AT TIME OF FINAL ENGINEERING.
6. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
7. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER

NO.	DATE	REMARKS
2	11/20/20	REVISIONS PER VILLAGE
1	10/28/20	REVISIONS PER VILLAGE

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 698-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144-P-GM

DATE: 08/19/20

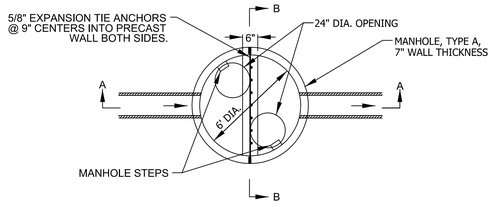
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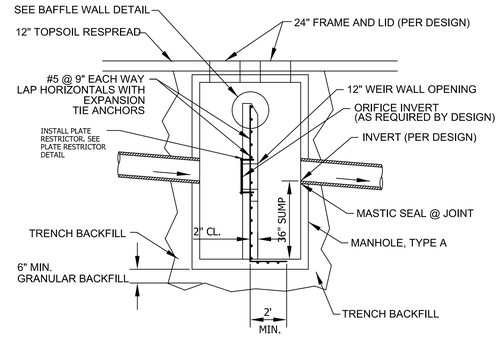
SHEET **P-GM**

3 OF 4

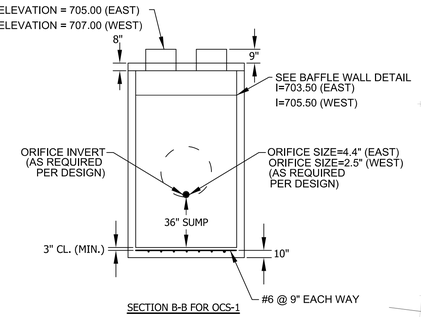
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OUTLET CONTROL STRUCTURE DETAIL

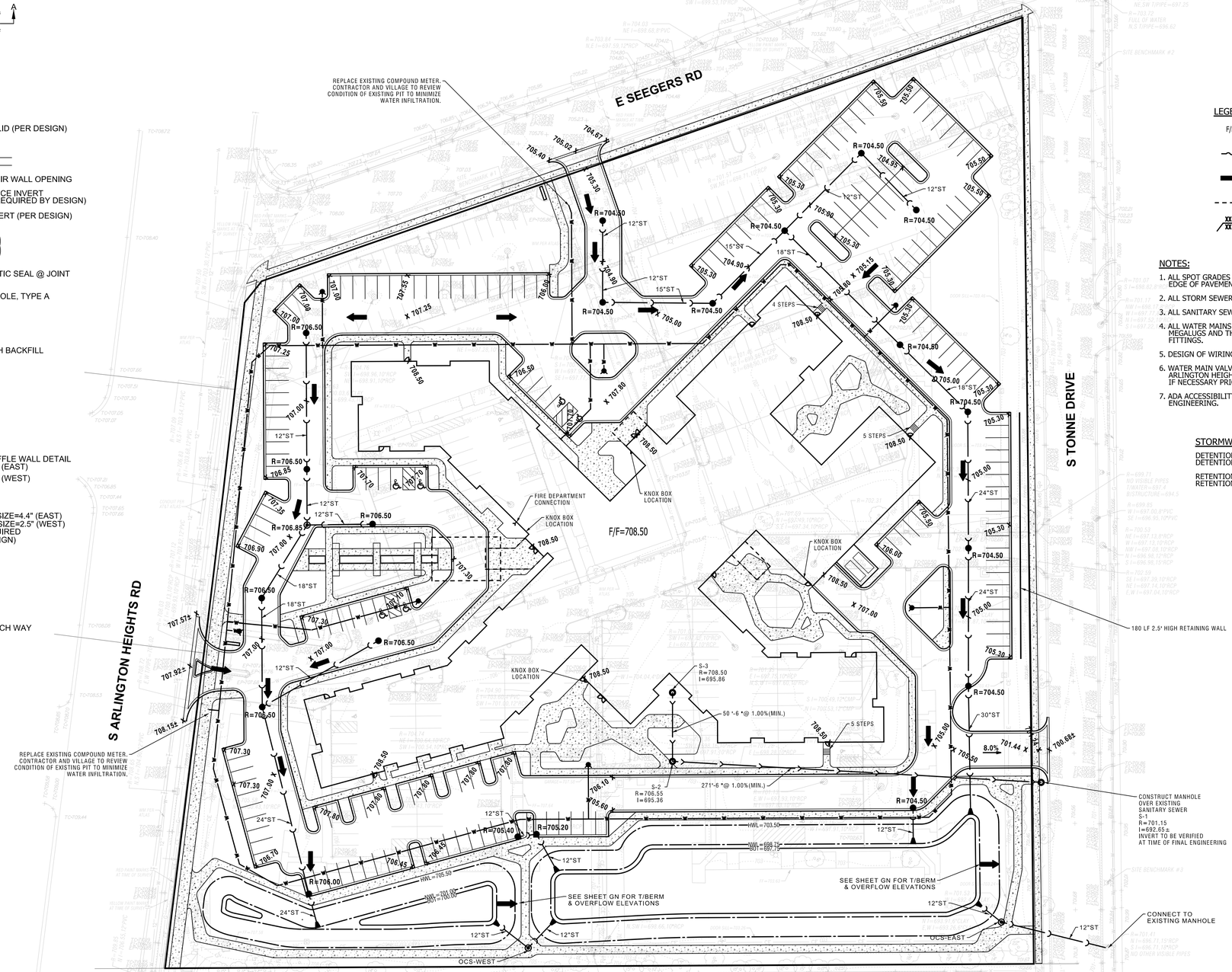


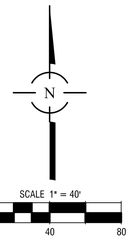


SECTION A-A FOR OCS-1



SECTION B-B FOR OCS-1





LEGEND

F/F	FINISHED FLOOR
	LOCAL DRAINAGE
	100-YEAR OVERLAND FLOW ROUTE
	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
3. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
4. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
5. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
6. WATER MAIN VALVES FOR WATER CONNECTIONS TO SEEGERS AND ARLINGTON HEIGHTS ROAD SHALL BE TESTED/REPLACED IN A VAULT IF NECESSARY PRIOR TO INSTALLATION OF WATER MAIN.
7. ADA ACCESSIBILITY DETAILS TO BE ADDRESSED AT TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT DATA:

DETENTION REQUIRED = 2.68 A.F.
DETENTION PROVIDED = 3.03 A.F.

RETENTION REQUIRED = 0.41 A.F.
RETENTION PROVIDED = 0.41 A.F.

NO.	DATE	REMARKS
2	11/20/20	REVISIONS PER VILLAGE
1	10/28/20	REVISIONS PER VILLAGE
NO.	DATE	REMARKS

PRELIMINARY GRADING AND UTILITY

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

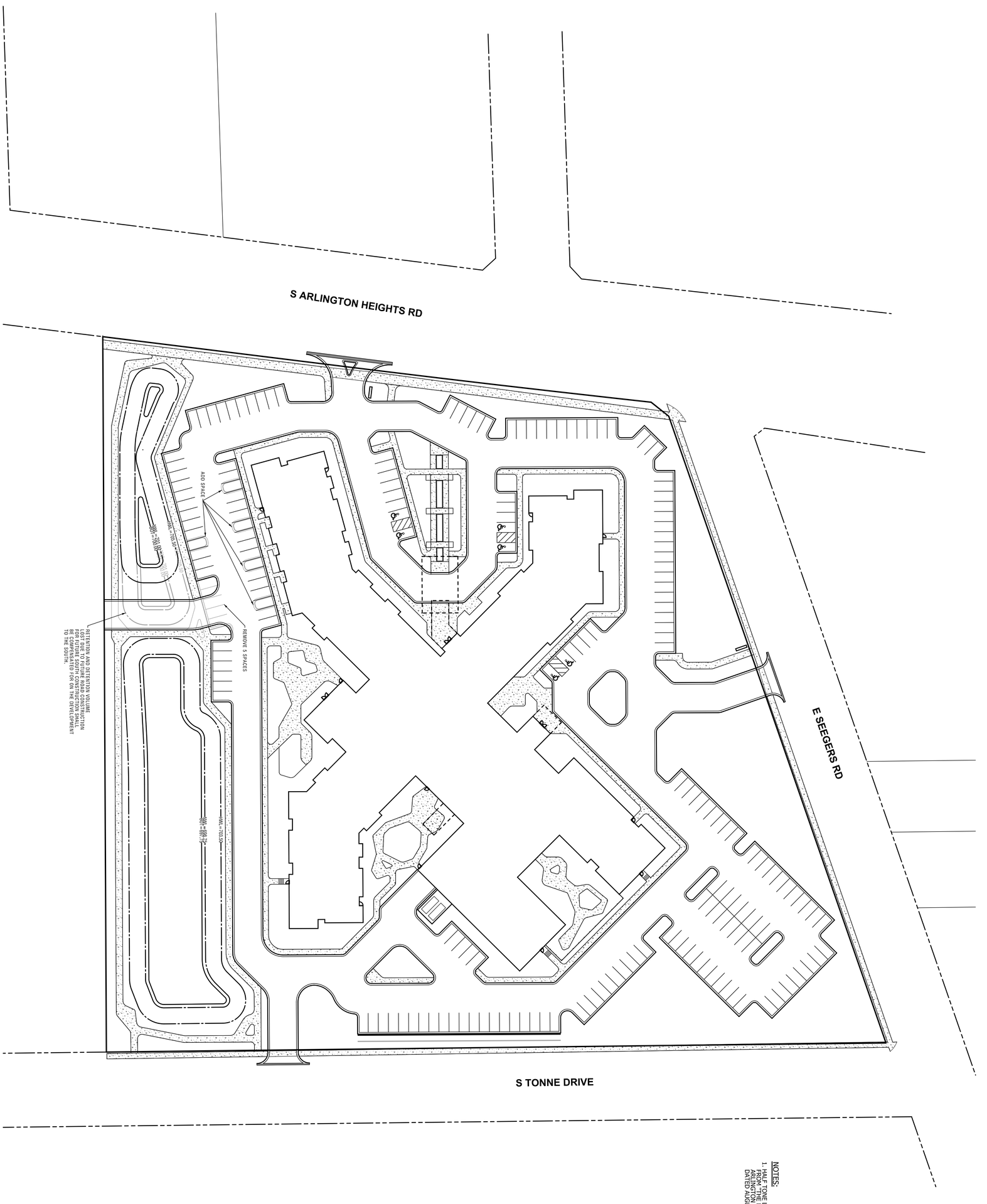
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 11144-P-GRUT

DATE: 08/19/20

JOB NO. 11144

SHEET P-GRUT 4 OF 4



NOTES:

1. HALF TONE LINE WORK SHOWN IS THE PROPOSED CONDITIONS FROM "THE PRELIMINARY ENGINEERING PLANS FOR ARLINGTON HEIGHTS SENIOR LIVING" PREPARED BY SPACECO, INC. DATED AUGUST 19, 2020, LAST REVISED NOVEMBER 20, 2020

SCALE: 1" = 40'

0 40 80

N

SHEET: EXH 1 OF 1

JOB NO.: 11144

DATE: 11/20/2020

FILENAME: 11144-P-PROP-ALT

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

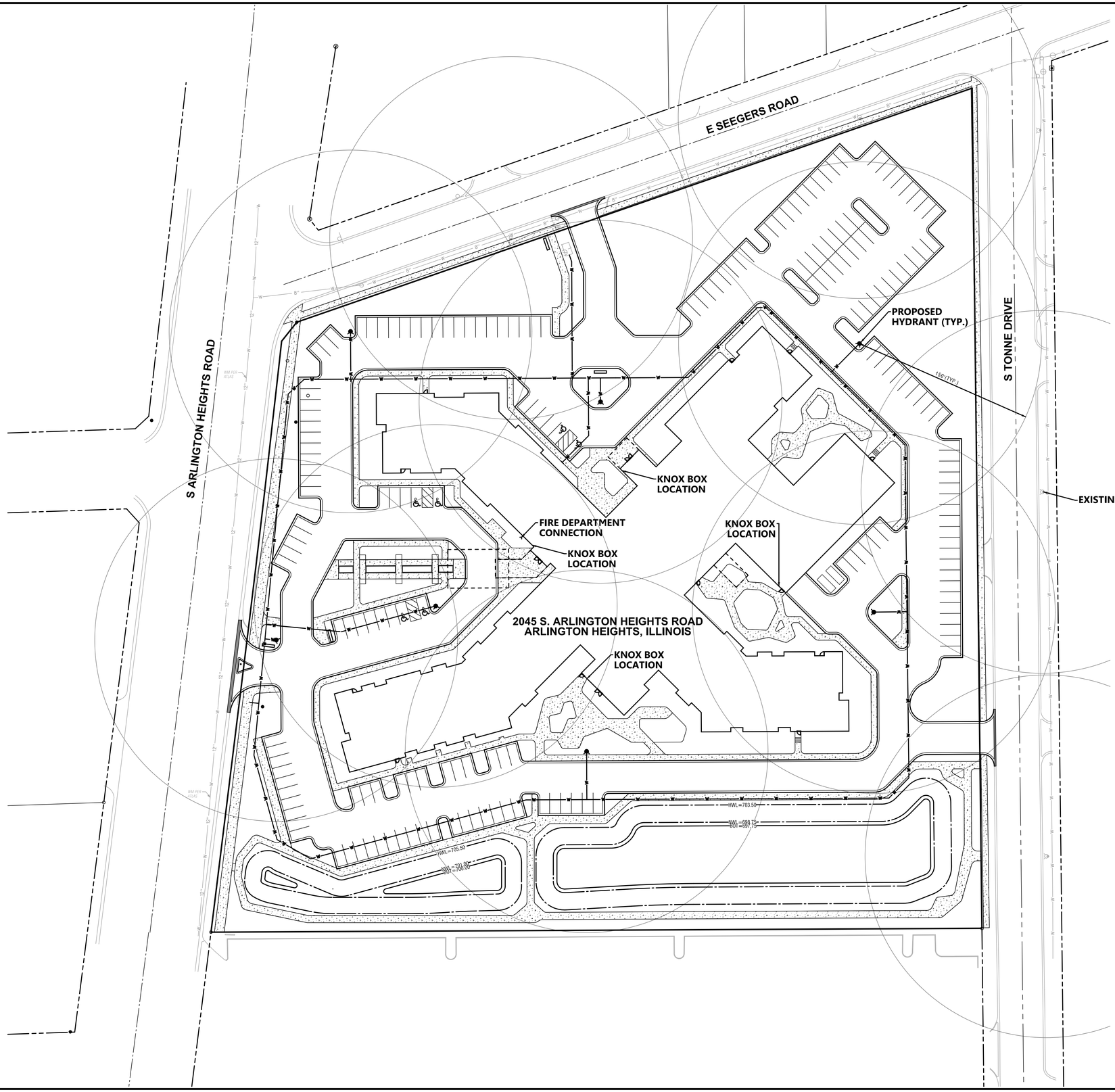
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SOUTH CONNECTION ROAD EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS



N

SCALE 1" = 40'

0 40 80

LEGEND

150' OFFSET FROM CENTER OF FIRE HYDRANT

NOTES:

PER VILLAGE OF ARLINGTON HEIGHTS CODE, SPACING BETWEEN HYDRANTS SHALL NOT EXCEED 300 FEET.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRE HYDRANT SPACING EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144EXH_FIRE_HYD

DATE: 10/28/20

JOB NO. 11144

SHEET **FRHYDR**

1 OF 1

E SEEGERS ROAD

S ARLINGTON HEIGHTS ROAD

S TONNE DRIVE

KNOX BOX LOCATION

FIRE DEPARTMENT CONNECTION

KNOX BOX LOCATION

KNOX BOX LOCATION

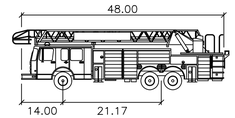
KNOX BOX LOCATION

2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

N

SCALE 1" = 40'

0 40 80



Arlington Heights Tower 131

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRETRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
11144EXH_FIRETRUCK

DATE:
10/28/20

JOB NO.
11144

SHEET
FRTRCK
1 OF 3

E SEEGERS ROAD

S ARLINGTON HEIGHTS ROAD

S TONNE DRIVE

KNOX BOX LOCATION

FIRE DEPARTMENT CONNECTION

KNOX BOX LOCATION

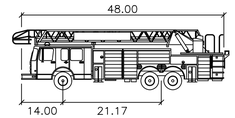
KNOX BOX LOCATION

KNOX BOX LOCATION

2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

N

SCALE 1" = 40'
0 40 80



Arlington Heights Tower 131

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRETRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
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Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

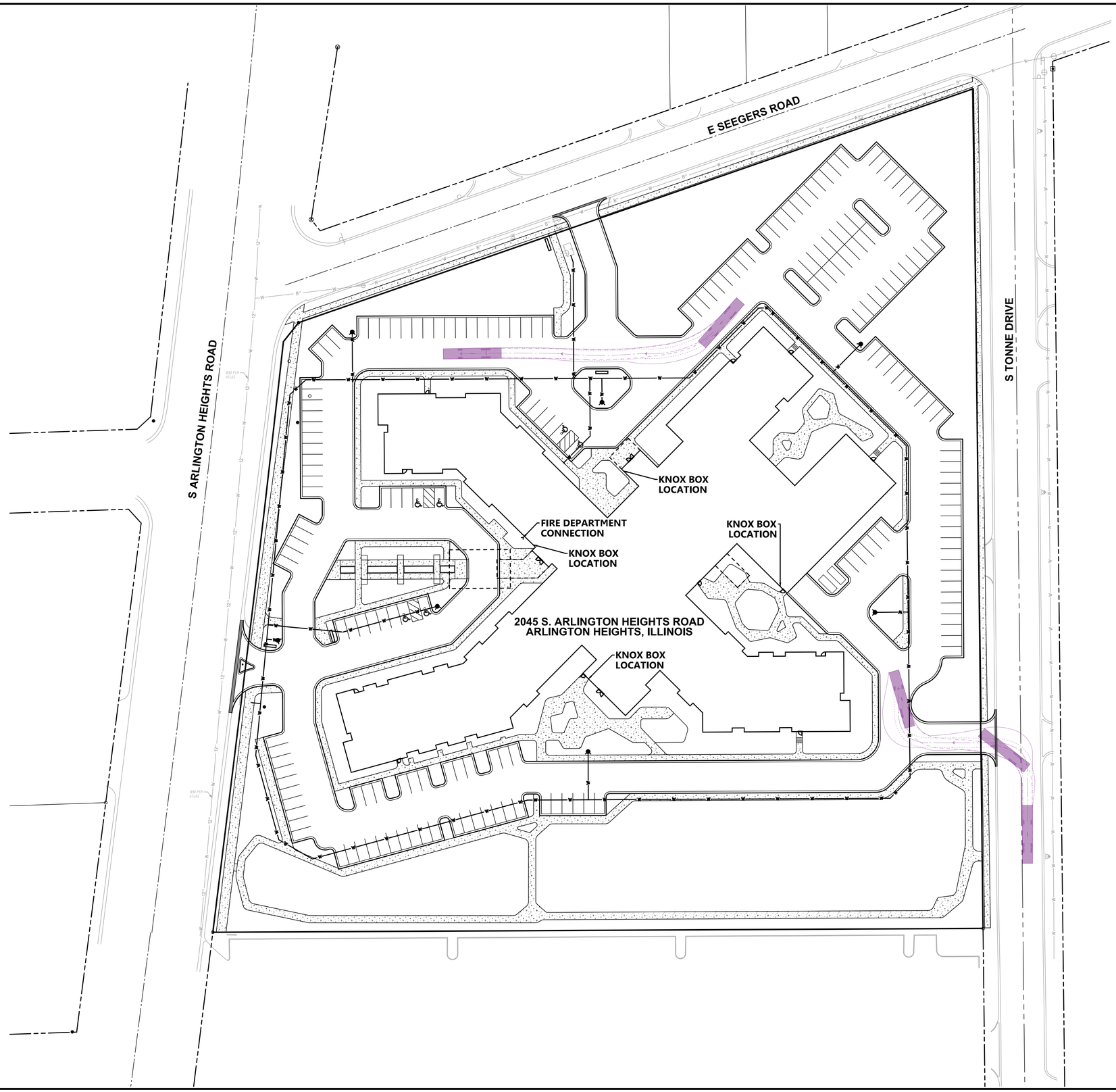
FILENAME:
11144EXH_FIRETRUCK

DATE:
10/28/20

JOB NO.
11144

SHEET
FRTRCK
2 OF 3

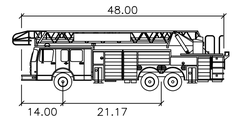
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N

SCALE 1" = 40'

0 40 80



Arlington Heights Tower 131

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRETRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144EXH_FIRETRUCK

DATE: 10/28/20

JOB NO. 11144

SHEET FRTRCK 3 OF 3

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E SEEGERS ROAD

S ARLINGTON HEIGHTS ROAD

S TONNE DRIVE

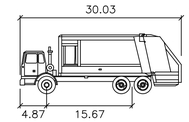
SERVICE ENTRANCE AND INTERNAL TRASH ENCLOSURE

2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

N

SCALE 1" = 40'

0 40 80



Heil DuraPack 5000

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GARBAGE TRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144EXH_FIRETRUCK

DATE: 10/28/20

JOB NO. 11144

SHEET GBGTRK

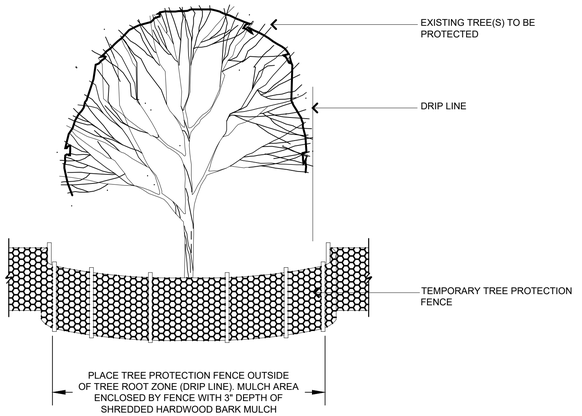
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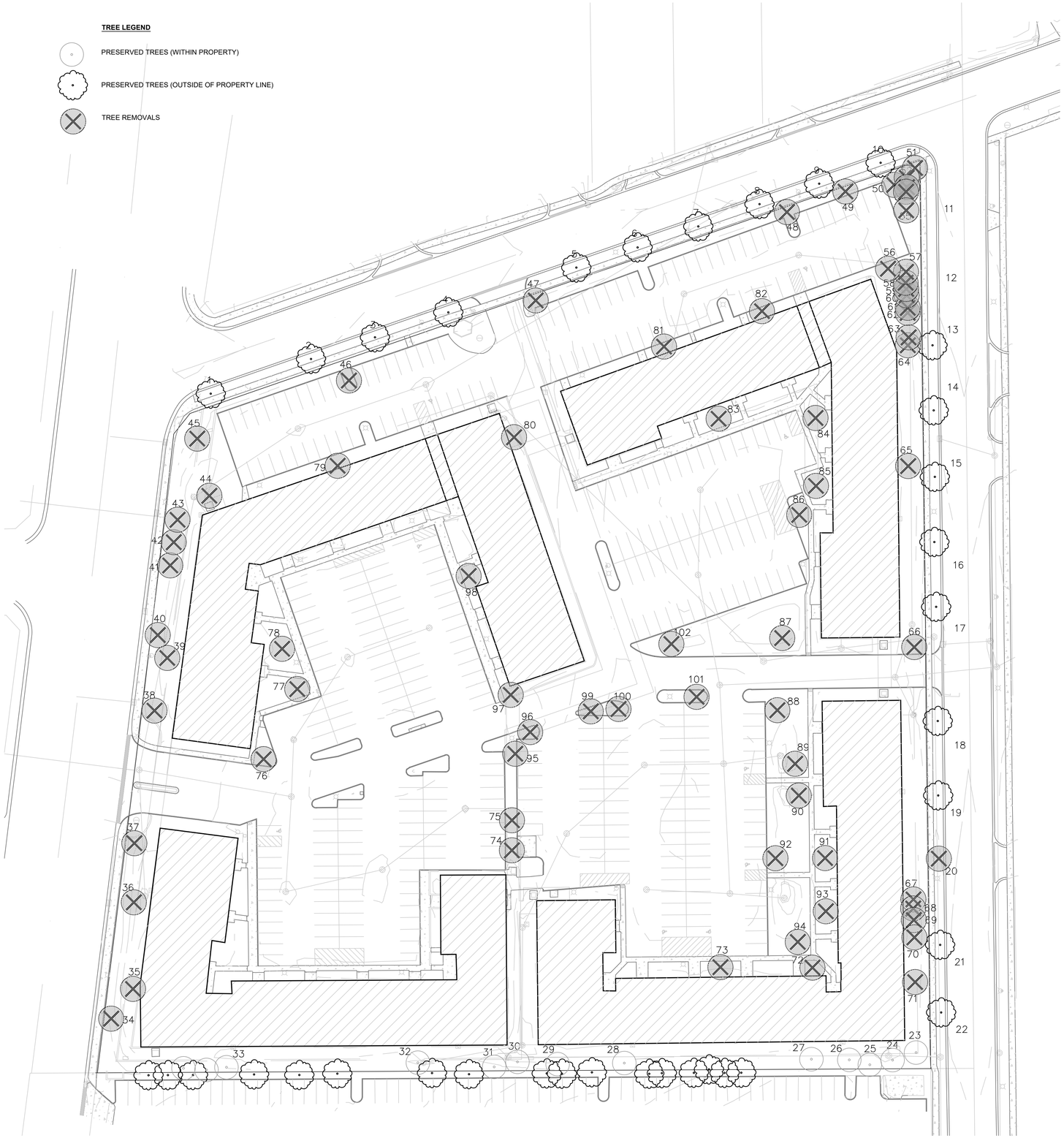
#	SPECIES	CAL.	Preserved / Removed
1	Honey Locust	17	P
2	Honey Locust	11	P
3	Honey Locust	13	P
4	Honey Locust	8	P
5	Honey Locust	13	P
6	Honey Locust	13	P
7	Honey Locust	12	P
8	Honey Locust	12	P
9	Honey Locust	10	P
10	Honey Locust	10	P
11	Honey Locust	3	P
12	Honey Locust	3	P
13	Honey Locust	8	P
14	Honey Locust	12	P
15	Honey Locust	9	P
16	Honey Locust	15	P
17	Honey Locust	13	P
18	Honey Locust	15	P
19	Honey Locust	10	P
20	Honey Locust	15	R
21	Honey Locust	10	P
22	Honey Locust	10	P
23	Honey Locust	22	P
24	Honey Locust	14	P
25	Honey Locust	9	P
26	Honey Locust	19	P
27	Honey Locust	18	P
28	Honey Locust	17	P
29	Maple	14	P
30	Maple	12	P
31	Honey Locust	19	P
32	Maple	19	P
33	Honey Locust	17	P
34	Serbian Spruce	9	R
35	Maple	9	R
36	Serbian Spruce	12	R
37	Serbian Spruce	12	R
38	Serbian Spruce	11	R
39	Crabapple	3x3	R
40	Honey Locust	12	R
41	Crabapple	4x3	R
42	Crabapple	3x3	R
43	Serbian Spruce	10	R
44	Serbian Spruce	20	R
45	Serbian Spruce	9	R
46	Maple	10	R
47	Maple	6	R
48	Maple	15	R
49	Maple	11	R
50	Mulberry	4x5	R
51	Serbian Spruce	10	R

52	Honey Locust	7	R
53	Honey Locust	13	R
54	Honey Locust	7	R
55	Honey Locust	17	R
56	Honey Locust	12	R
57	Honey Locust	11	R
58	Honey Locust	13	R
59	Honey Locust	13	R
60	Honey Locust	11	R
61	Honey Locust	11	R
62	Honey Locust	12	R
63	Honey Locust	13	R
64	Honey Locust	13	R
65	Honey Locust	14	R
66	Maple	12	R
67	Honey Locust	13	R
68	Honey Locust	11	R
69	Honey Locust	8	R
70	Honey Locust	14	R
71	Honey Locust	19	R
72	Honey Locust	6	R
73	Honey Locust	6	R
74	Serbian Spruce	19	R
75	Honey Locust	9	R
76	Honey Locust	12	R
77	Honey Locust	10	R
78	Honey Locust	9	R
79	Maple	6	R
80	Maple	14	R
81	Honey Locust	6	R
82	Oak	6	R
83	Honey Locust	14	R
84	Honey Locust	9	R
85	Honey Locust	8	R
86	Honey Locust	14	R
87	Honey Locust	13	R
88	Honey Locust	13	R
89	Honey Locust	16	R
90	Honey Locust	5x3	R
91	Honey Locust	9	R
92	Honey Locust	15	R
93	Honey Locust	13	R
94	Honey Locust	15	R
95	Honey Locust	9	R
96	Honey Locust	9	R
97	Maple	10	R
98	Honey Locust	13	R
99	Honey Locust	7	R
100	Honey Locust	6	R
101	Honey Locust	7	R
102	Honey Locust	13	R

03 L1-0 EXISTING TREE LIST N.T.S.



01 L1-0 TREE PRESERVATION DETAIL N.T.S.



02 L1-0 TREE PRESERVATION PLAN 1" = 40'-0"

SCALE: 1"=40'
0' 20' 40' 80'

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

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KEY PLAN

NORTH

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TREE PRESERVATION PLAN

L1-0

FURNISHING KEYNOTE LEGEND:

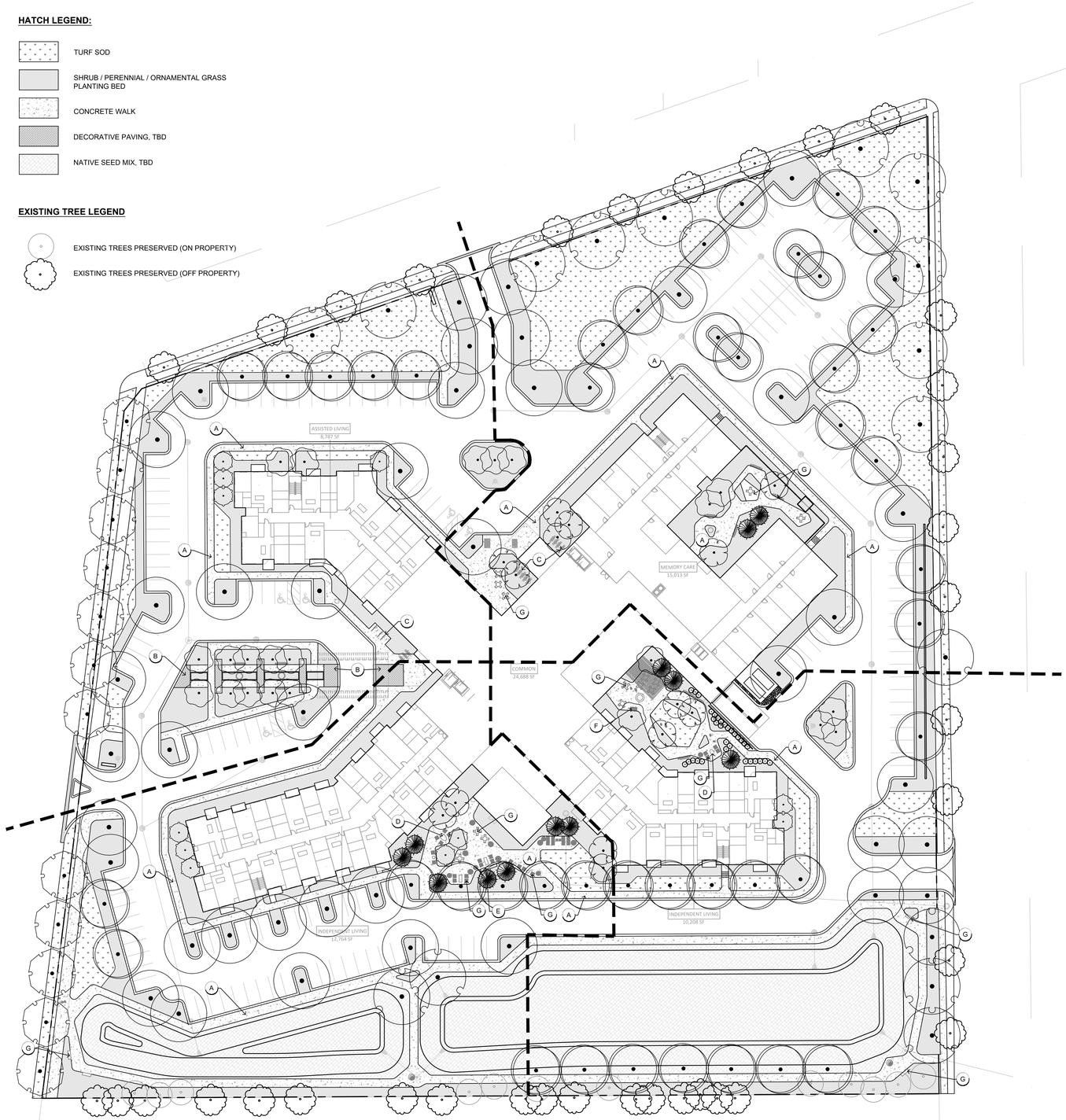
- (A) CONCRETE WALK
- (B) DECORATIVE PAVEMENT
- (C) BIKE RACK
- (D) FIRE PIT FEATURE
- (E) FIRE PLACE FEATURE
- (F) GRILL STATION
- (G) SITE FURNITURE

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)



01 L1-1 LANDSCAPE PLAN 1" = 40'-0"

SCALE: 1"=40'
0' 20' 40' 80'

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LANDSCAPE PLAN

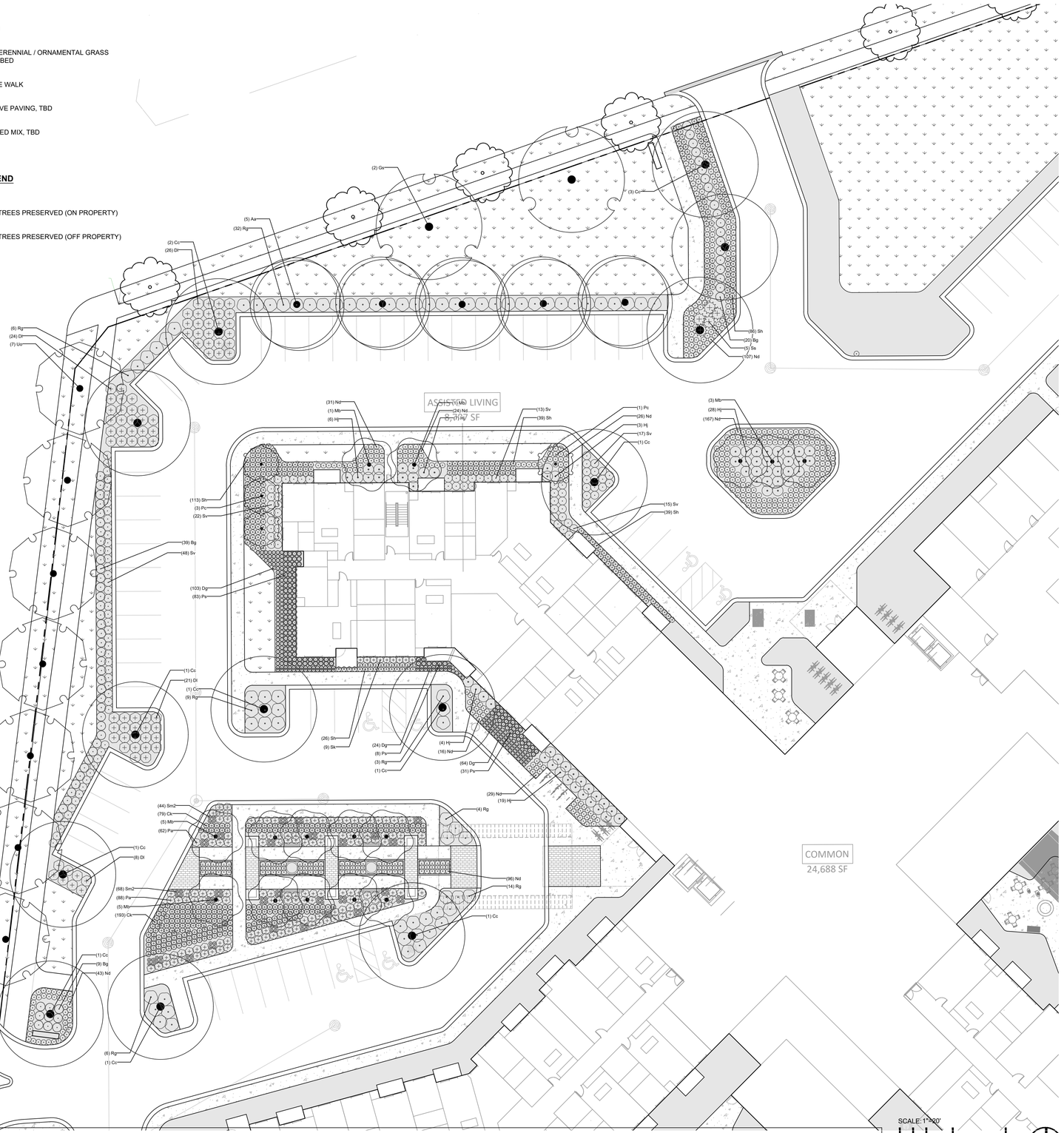
L1-1

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)



01 L1-2 LANDSCAPE PLAN ENLARGEMENT

1" = 20'-0"

SCALE: 1" =20'

0' 10' 20' 40'

PLANT SCHEDULE PLANTING PLAN L1-2

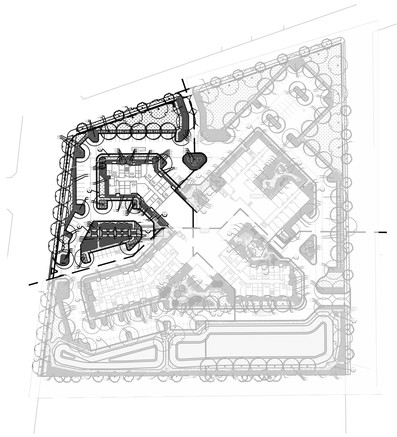
TREES	QTY	COMMON / BOTANICAL NAME	CONT
	5	Autumn Blaze Freeman Maple / Acer x freemanii `Jeffsred` TM	B & B, 4" Cal
	13	Chicagoland Common Hackberry / Celtis occidentalis `Chicagoland`	B & B, 4" Cal
	2	Skyline Honey Locust / Gleditsia triacanthos `Skyline`	B & B, 4" Cal
	4	Cleveland Select Pear / Pyrus calleryana `Cleveland Select`	B & B, 4" Cal
	7	Triumph Elm / Ulmus carpinifolia `Morton Glossy`	B & B, 4" Cal

ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT
	15	Beverly Crabapple / Malus x `Beverly`	8`

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	68	Chicagoland Green Boxweed / Buxus x `Glencoe` TM	5 gal
	79	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal
	67	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM	5 gal
	74	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	5 gal
	115	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia `Levgreen` TM	5 gal
	5	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	5 gal
	9	Blue Kazoo Double Play Spirea / Spiraea media `SMSMBK` TM	5 gal

GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	272	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	1 gal
	191	Gold Dew Tufted Hair Grass / Deschampsia cespitosa `Goldtau`	1 gal
	122	Shenandoah Switch Grass / Panicum virgatum `Shenandoah`	1 gal
	303	Prairie Dropseed / Sporobolus heterolepis	1 gal

PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	539	Catmint / Nepeta x `Walkers Low`	1 gal
	150	Russian Sage / Perovskia atriplicifolia	1 gal
	112	Maynight Salvia / Salvia nemorosa `Mainacht`	1 gal



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KEY PLAN

NORTH

Arlington Heights Senior

LANDSCAPE PLAN ENLARGEMENT

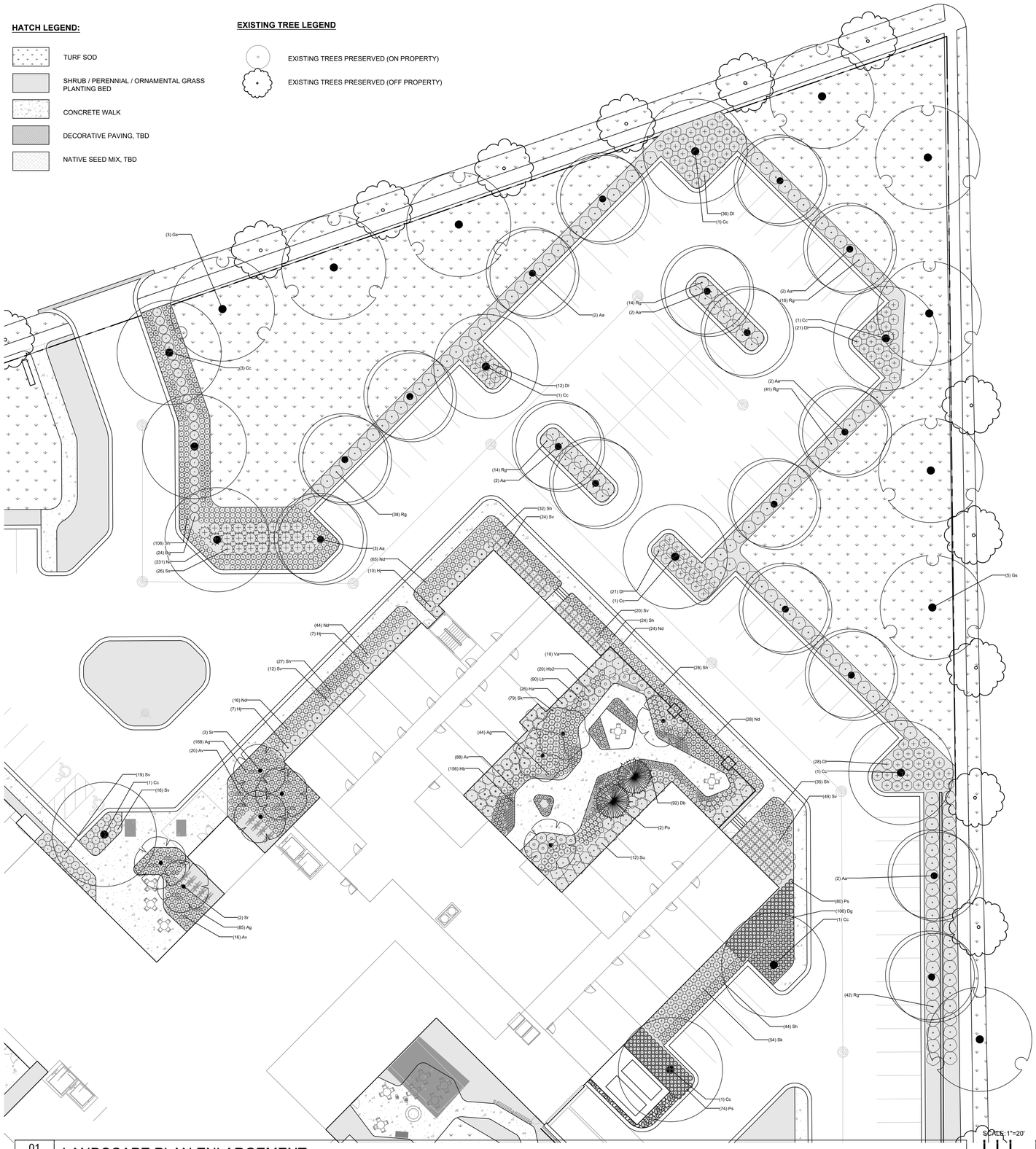
L1-2

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)



01 L1-3 LANDSCAPE PLAN ENLARGEMENT

1" = 20'-0"

SCALE: 1"=20'

0' 10' 20' 40'

PLANT SCHEDULE PLANTING PLAN L1-3

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	17	Autumn Blaze Freeman Maple / Acer x freemanii `Jeffsred` TM	B & B, 4" Cal	
	11	Chicagoland Common Hackberry / Celtis occidentalis `Chicagoland`	B & B, 4" Cal	
	9	Skyline Honey Locust / Gleditsia triacanthos `Skyline`	B & B, 4" Cal	

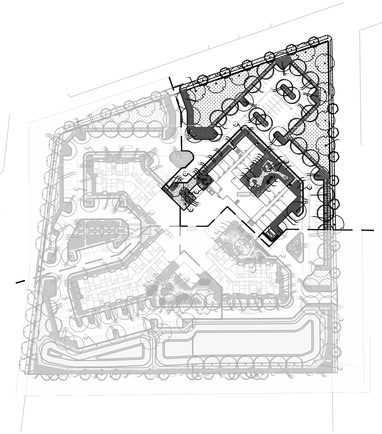
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	2	Serbian Spruce / Picea omorika	B & B	8`

ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	2	Beverly Crabapple / Malus x `Beverly`	8`	
	7	Japanese Tree Lilac / Syringa reticulata	8`	

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	24	Chicagoland Green Boxweed / Buxus x `Glencoe` TM	5 gal
	118	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal
	26	Incrediball Hydrangea / Hydrangea arborescens `Abetwo`	5 gal
	43	Invincibelle Wee White Hydrangea / Hydrangea arborescens `NCHA5`	5 gal
	24	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM	5 gal
	165	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	5 gal
	140	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia `Levgreen` TM	5 gal
	26	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	5 gal
	133	Blue Kazoo Double Play Spirea / Spiraea media `SMSMBK` TM	5 gal
	12	Bloomerang Dark Purple / Syringa x `SMSJBP7`	5 gal
	19	Blue Muffin Arrowwood Viburnum / Viburnum dentatum `Christom` TM	5 gal

GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	106	Gold Dew Tufted Hair Grass / Deschampsia cespitosa `Goldtau`	1 gal
	154	Shenandoah Switch Grass / Panicum virgatum `Shenandoah`	1 gal
	296	Prairie Dropseed / Sporobolus heterolepis	1 gal

PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	36	Vision in Red Astilbe / Astilbe chinensis `Vision in Red`	1 gal
	124	Vision in White Chinese Astilbe / Astilbe chinensis `Vision in White`	1 gal
	297	Ghost Painted Fern / Athyrium x `Ghost`	1 gal
	92	Autumn Fern / Dryopteris erythrosora `Brilliance`	1 gal
	156	Blue Mouse Ears Hosta / Hosta x `Blue Mouse Ears`	1 gal
	20	Blueberry Muffin Plantain Lily / Hosta x `Blueberry Muffin`	1 gal
	90	Bleeding Heart / Lamprocapnos spectabilis	1 gal
	431	Catmint / Nepeta x `Walkers Low`	1 gal



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KEY PLAN

NORTH

Arlington Heights Senior

LANDSCAPE PLAN ENLARGEMENT

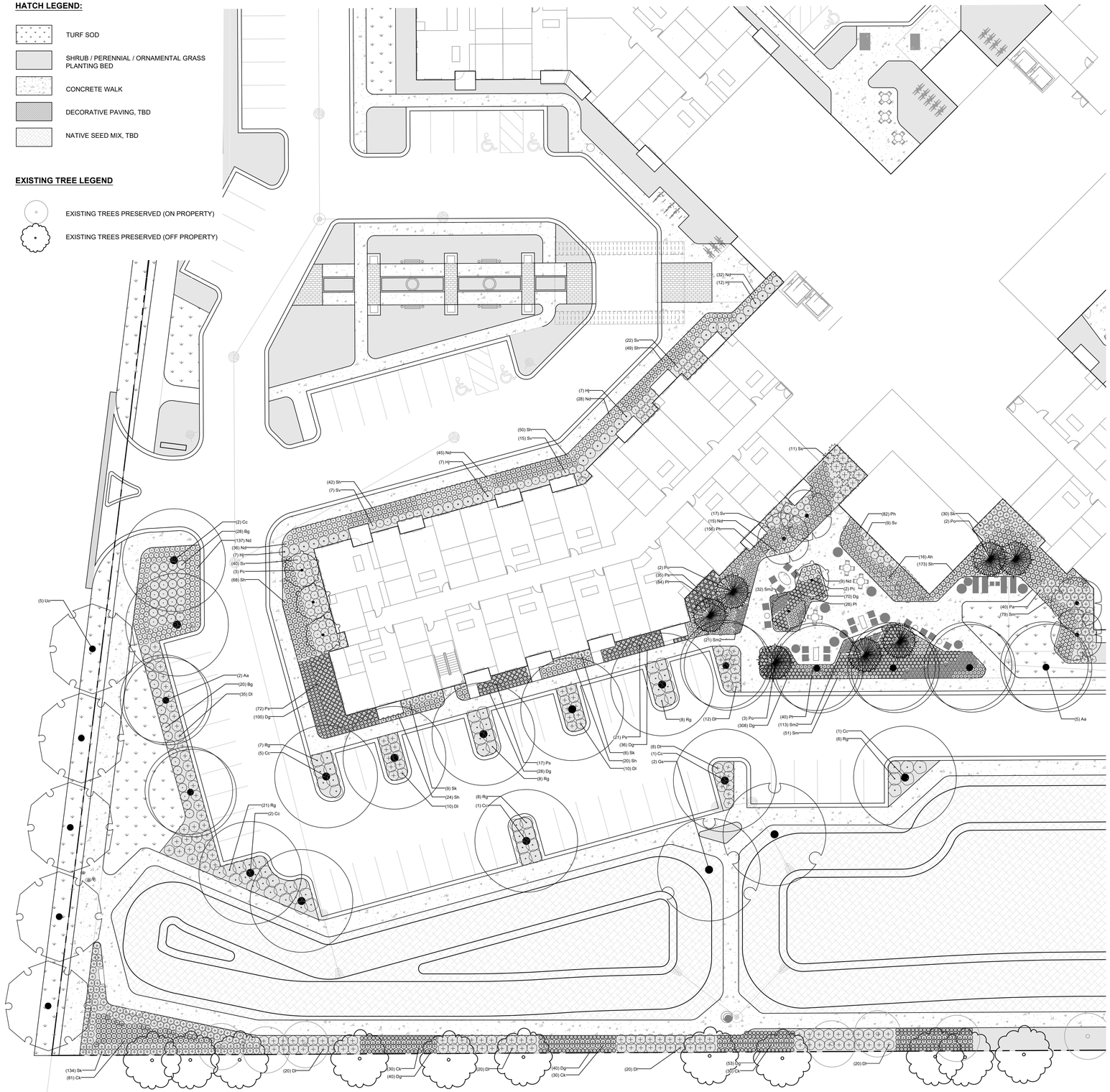
L1-3

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)



01 L1-4 LANDSCAPE PLAN ENLARGEMENT

1" = 20'-0"

SCALE: 1"=20'

0' 10' 20' 40'

PLANT SCHEDULE PLANTING PLAN L1-4

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	7	Autumn Blaze Freeman Maple / Acer x freemanii `Jeffsred` TM	B & B, 4" Cal	
	12	Chicagoland Common Hackberry / Celtis occidentalis `Chicagoland`	B & B, 4" Cal	
	2	Skyline Honey Locust / Gleditsia triacanthos `Skyline`	B & B, 4" Cal	
	5	Cleveland Select Pear / Pyrus calleryana `Cleveland Select`	B & B, 4" Cal	
	5	Triumph Elm / Ulmus carpinifolia `Morton Glossy`	B & B, 4" Cal	

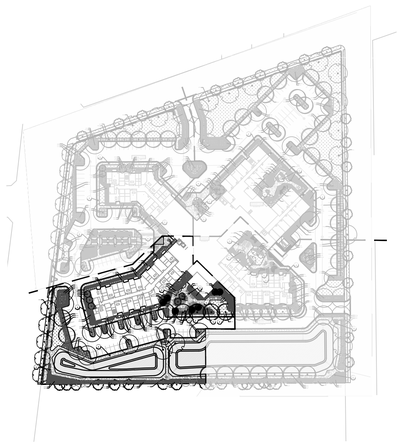
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	7	Serbian Spruce / Picea omorika	B & B	8`

ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	4	Japanese Tree Lilac / Syringa reticulata	8`	

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	48	Chicagoland Green Boxweed / Buxus x `Glencoe` TM	5 gal
	155	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal
	33	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM	5 gal
	58	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	5 gal
	111	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia `Levgreen` TM	5 gal
	11	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	5 gal
	179	Blue Kazoo Double Play Spirea / Spiraea media `SMSMBK` TM	5 gal

GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	189	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	1 gal
	723	Gold Dew Tufted Hair Grass / Deschampsia cespitosa `Goldtau`	1 gal
	145	Shenandoah Switch Grass / Panicum virgatum `Shenandoah`	1 gal
	238	Hameln Fountain Grass / Pennisetum alopecuroides `Hameln`	1 gal
	425	Prairie Dropseed / Sporobolus heterolepis	1 gal

PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	16	Arkansas Bluestar / Amsonia hubrichtii	1 gal
	302	Catmint / Nepeta x `Walkers Low`	1 gal
	35	Russian Sage / Perovskia atriplicifolia	1 gal
	150	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	5 gal
	166	Maynight Salvia / Salvia nemorosa `Mainacht`	1 gal
	130	Matrona Sedum / Sedum x `Matrona`	1 gal



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KEY PLAN

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LANDSCAPE PLAN ENLARGEMENT

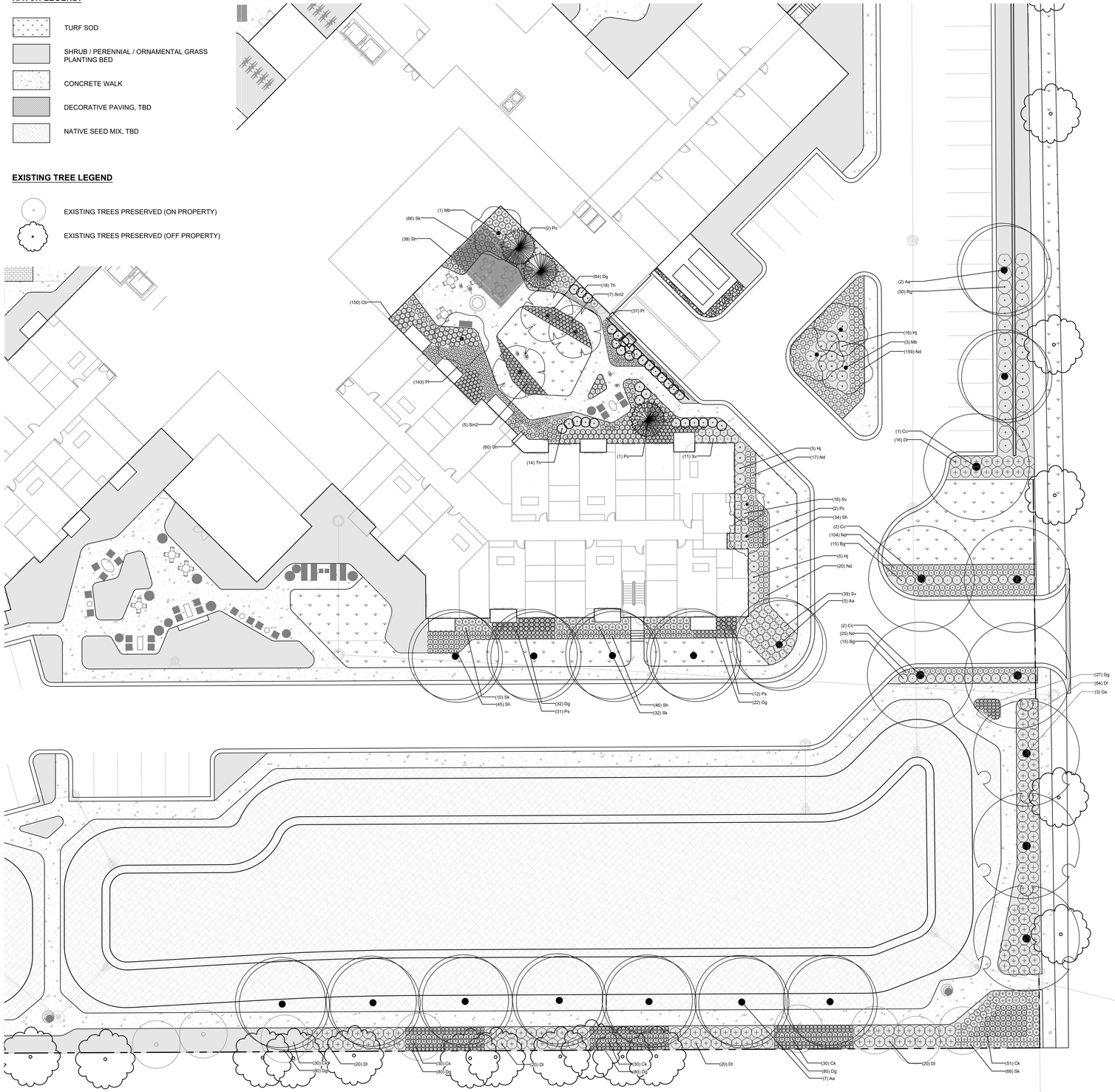
L1-4

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)



01 L1-5 LANDSCAPE PLAN ENLARGEMENT

1" = 20'-0"

SCALE: 1"=20'

0' 10' 20' 40'

PLANT SCHEDULE PLANTING PLAN L1-5

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	14	Autumn Blaze Freeman Maple / Acer x freemanii `Jeffsred` TM	B & B, 4" Cal	
	5	Chicagoland Common Hackberry / Celtis occidentalis `Chicagoland`	B & B, 4" Cal	
	3	Skyline Honey Locust / Gleditsia triacanthos `Skyline`	B & B, 4" Cal	
	2	Cleveland Select Pear / Pyrus calleryana `Cleveland Select`	B & B, 4" Cal	

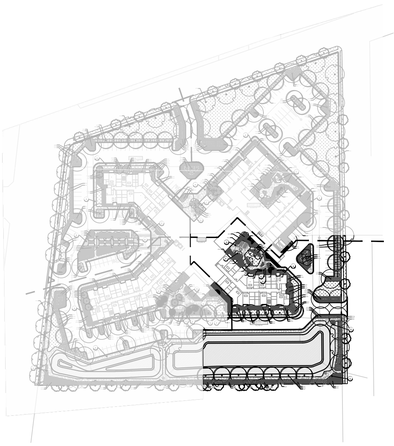
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	3	Serbian Spruce / Picea omorika	B & B	8`
	32	Holmstrup / Thuja occidentalis `Holmstrup`	B & B	8`

ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	5	Beverly Crabapple / Malus x `Beverly`	8`	
	3	Japanese Tree Lilac / Syringa reticulata	8`	

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	30	Chicagoland Green Boxweed / Buxus x `Glencoe` TM	5 gal
	160	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal
	26	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM	5 gal
	30	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	5 gal
	66	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia `Levgreen` TM	5 gal
	174	Blue Kazoo Double Play Spirea / Spiraea media `SMSMBK` TM	5 gal

GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	150	Korean Feather Reed Grass / Calamagrostis brachytricha	1 gal
	151	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	1 gal
	571	Gold Dew Tufted Hair Grass / Deschampsia cespitosa `Goldtau`	1 gal
	43	Shenandoah Switch Grass / Panicum virgatum `Shenandoah`	1 gal
	223	Prairie Dropseed / Sporobolus heterolepis	1 gal

PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	325	Catmint / Nepeta x `Walkers Low`	1 gal
	180	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	5 gal
	12	Maynight Salvia / Salvia nemorosa `Mainacht`	1 gal



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KEY PLAN

NORTH

Arlington Heights Senior

LANDSCAPE PLAN ENLARGEMENT

L1-5



03 L2-0 LANDSCAPE INTENT IMAGERY - DINING COURTYARD N.T.S.



04 L2-0 LANDSCAPE INTENT IMAGERY - MAIN ENTRY SEQUENCE N.T.S.



01 L2-0 LANDSCAPE INTENT IMAGERY - MEMORY CARE COURTYARD N.T.S.



02 L2-0 LANDSCAPE INTENT IMAGERY - POOL COURTYARD N.T.S.

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LANDSCAPE INTENT IMAGERY

L2-0





03 L2-1 SITE FURNISHING IMAGERY INTENT - DINING SET N.T.S.





04 L2-1 SITE FURNISHING IMAGERY INTENT - SWING BENCH N.T.S.





01 L2-1 SITE FURNISHING IMAGERY INTENT - LOUNGE CHAIR N.T.S.





02 L2-1 SITE FURNISHING IMAGERY INTENT - FIXED BENCH N.T.S.

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SITE FURNISHING IMAGERY INTENT

L2-1



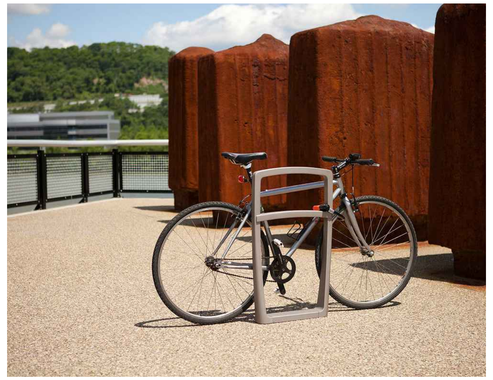


05 L2-2 SITE FURNISHING: PLANTERS N.T.S.





03 L2-2 SITE FURNISHING INTENT IMAGERY -: WATER ELEMENTS N.T.S.





04 L2-2 SITE FURNISHING INTENT IMAGERY -:BIKE RACK N.T.S.





01 L2-2 SITE FURNISHING INTENT IMAGERY -:TRASH RECEPTACLE N.T.S.





02 L2-2 SITE FURNISHING INTENT IMAGERY -: FIRE TABLE N.T.S.

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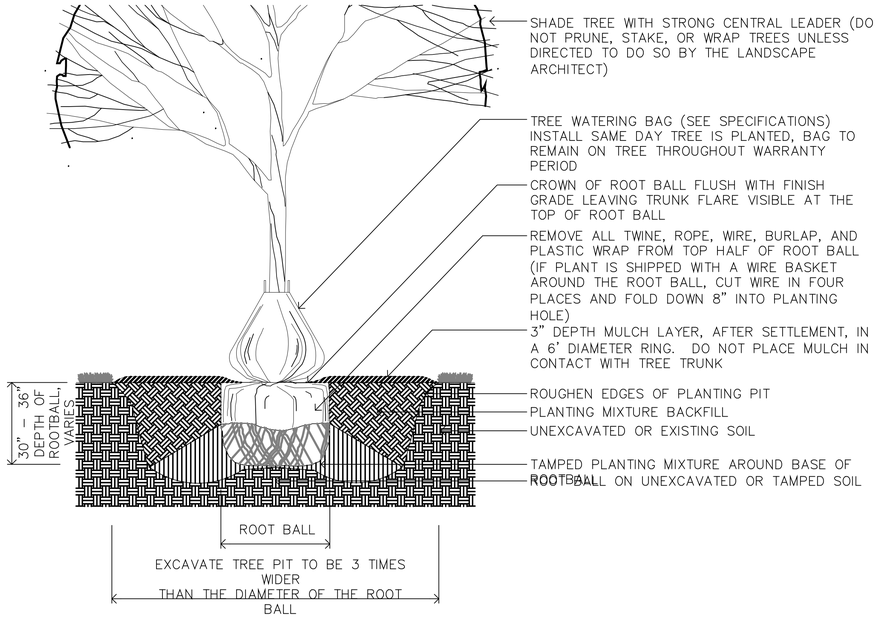
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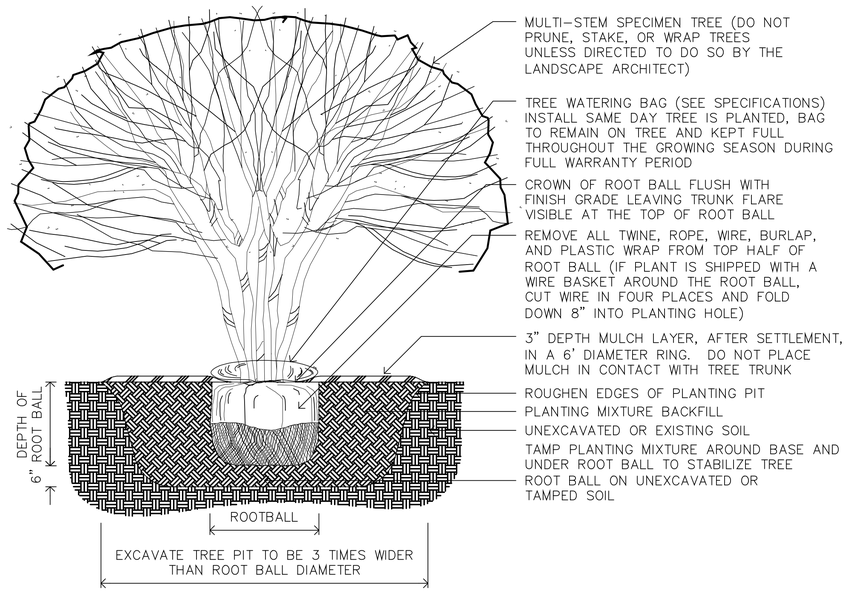
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SITE FURNISHING IMAGERY INTENT

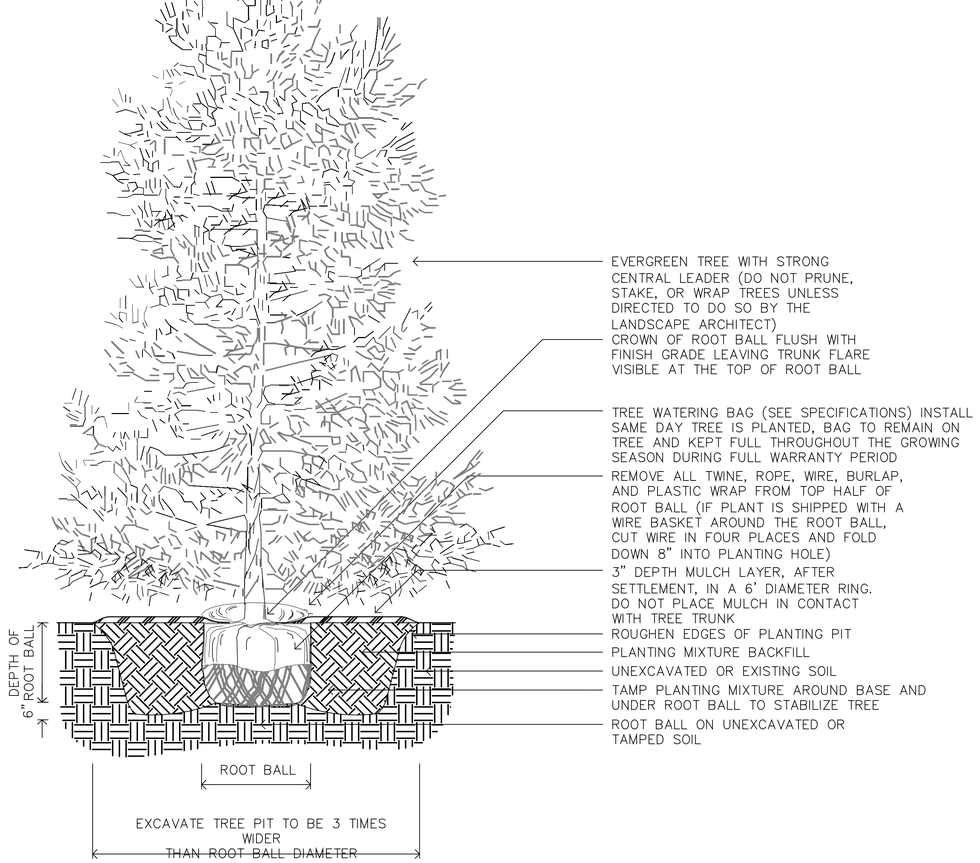
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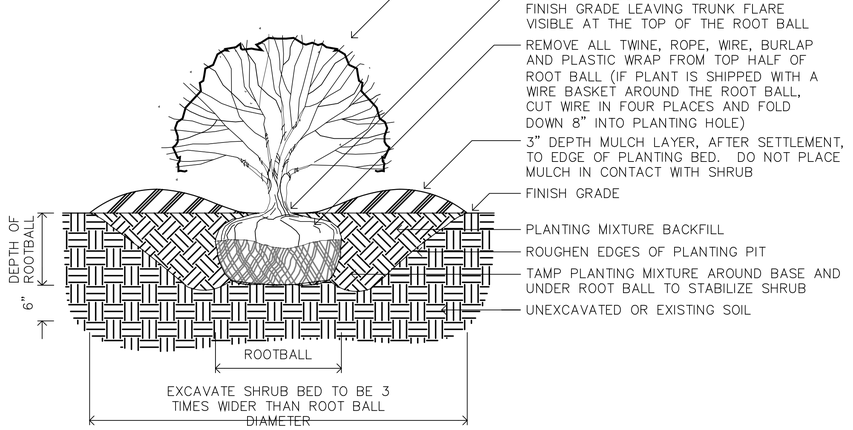
04 L3-0 DECIDUOUS TREE INSTALLATION DETAIL 1/2" = 1'-0"



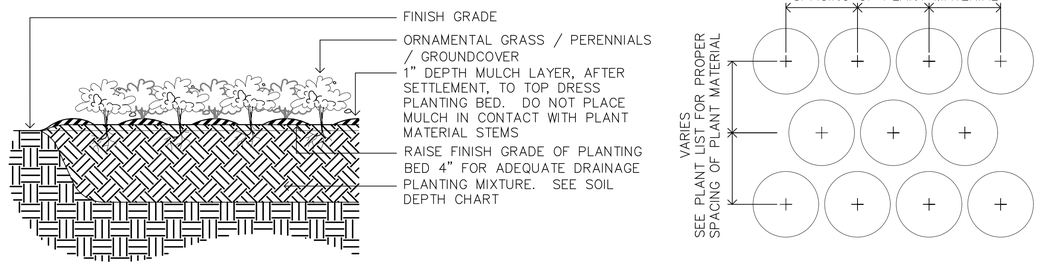
05 L3-0 ORNAMENTAL TREE INSTALLATION DETAIL 1/2" = 1'-0"



01 L3-0 EVERGREEN TREE INSTALLATION DETAIL 1/2" = 1'-0"



03 L3-0 SHRUB INSTALLATION DETAIL N.T.S.



02 L3-0 ORNAMENTAL GRASS, PERENNIAL, AND GROUND COVER INSTALLATION DETAIL N.T.S.

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PLANTING DETAILS

L3-0

Trammell Crow Company

Snapshot Market Assessment
Arlington, Illinois
July, 2020

Updated August, 2020

Study Conducted By

ProMatura

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SECTION 1. EXECUTIVE SUMMARY

Trammell Crow

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Background Information

Mary Boehmler, on behalf of Trammell Crow, engaged the ProMatura Group to complete a Snapshot Market Assessment to determine the strength of the market for independent living, assisted living, and memory care for a site located at 2045 S Arlington Heights, Arlington Heights, IL 60005.

A Snapshot Market Assessment is a quick "desktop" look at the demographic, economic, and competitive conditions of a market area and yields a preliminary estimate of demand for the proposed development. **The report is only a cursory review of the market and should not be used as a substitute for a comprehensive market feasibility study.**

Target Market & Primary Market Area (PMA)

The target market used in the demand estimates for independent living and assisted living includes households headed by someone age 75+ with $35,000+ annual household income. The target market for memory care is assessed among the age 65+ population with $35,000+ annual income. Estimates are for the years 2020 and 2025.

The primary market area (PMA) is the geographic area from which most prospective residents will originate. The PMAs for this study were determined to be 5- and 7-miles around the subject site. While it is feasible for a community to draw from either market area it is assumed that if the demand is strong enough to support the community utilizing the 5-mile PMA there is likely lower overall risk.

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Market Conditions

Key Findings

- **Demographic Characteristics:** Overall demographic conditions in the market are mixed. While the market does enjoy overall strong affluence, growth is primarily seen as a greying of the population rather than an influx of new population. Specific demographic characteristics include:
  - **Population:** There are estimated to be 252,859 people residing in the 5-mile PMA and 525,716 people in the 7-mile PMA. Over the next five years the total population is projected to remain flat with no projected growth, which is similar to growth projections for the state.
  - **Adult Children:** The area enjoys a greater proportion of affluent households 45-64 with $100,000+ annual income. Over the next five years this segment will grow, but at a slower pace than seen for the state and nationally.
  - **75+ Households:** The proportion of households 75+ with $50,000+ annual income is slightly stronger than both national and state proportions. Over the next five years this segment is projected to have continued growth resulting in approximately 1,000 new target households in the 5-mile PMA and 2,000 in the 7-mile PMA.
  - **Geographic Characteristics:** There are 3-4 ZIP code areas (that includes the subject ZIP code area) in and around Arlington Heights, Des Plaines and Mount Prospect that enjoys a significantly larger number of affluent adult children and households 75+ with $50,000+ annual income.
- **Supply:** Within a 5-mile radius of the subject site, ProMatura identified 15 service-enriched communities (excluding freestanding skilled nursing). Among these communities in the 5-mile PMA, the supply is varied and includes six independent living options (three are found in CCRCs). Four of the 15 communities have opened over the past five years. The 5- to 7- mile band includes 10 additional communities, the newest being Atria Glenview. Atria Glenview opened in 2019 and offers independent, assisted living and memory care.
- **Planning**: Utilizing the Dodge Data & Analytics Construction and Planning Dataset a single project was found to be in the formal stages of planning. Harbor Retirement has plans to open 78 assisted living units and 32 memory care units. The site is located at the former Motorola campus in Schaumberg, 3.7 miles from the proposed site. Information obtained through from the Village of Arlington Heights identified a development by Ryan Companies located 0.3 miles north of the subject site. Preliminarily the project is to include 102 independent living units, 60 assisted living units, and 38 memory care units.
- **Construction:** Using NICMAP Property Inventory Report, ProMatura did not identify any projects currently under construction.

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Market Opportunity

Exhibits 1.1 through 1.4 show annual demand in 2020 and 2025 for private-pay independent living, assisted living and memory care in the 5- and 7-mile PMAs. Demand estimates assume 20 percent of the demand will originate from outside of the PMAs. Demand is estimated with and without the Ryan Companies development.

Exhibit 1.1. Market Opportunity in the 5-Mile PMA-2020 & 2025

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	$35,000+	8,551	381	663	161	0	220
	Assisted Living	75+ Households	$35,000+	8,551	601	695	362	0	239
	Memory Care	65+ Population	$35,000+	32,595	311	265	164	0	147
2025	Independent Living	75+ Households	$35,000+	9,595	440	663	161	0	279
	Assisted Living	75+ Households	$35,000+	9,595	656	695	362	0	294
	Memory Care	65+ Population	$35,000+	38,605	358	265	164	0	194

Opportunity among all service levels and incomes segments is positive in 2020. With no projects under construction, market opportunity only increases over the next five years.

Exhibit 1.2. Market Opportunity in the 5-Mile PMA-2020 &2025 Including Ryan Companies Project

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	$35,000+	8,551	381	663	161	99	121
	Assisted Living	75+ Households	$35,000+	8,551	601	695	362	58	181
	Memory Care	65+ Population	$35,000+	32,595	311	265	164	38	109
2025	Independent Living	75+ Households	$35,000+	9,595	440	762	197	0	243
	Assisted Living	75+ Households	$35,000+	9,595	656	753	392	0	264
	Memory Care	65+ Population	$35,000+	38,605	358	303	187	0	171

When assuming the Ryan Companies project in planning comes to fruition, the market for all segments tested remains favorable.

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Market Opportunity

When expanded to the 7-mile PMA, the opportunity seen for all three care types remains strong and suggests that the market could potentially support multiple new communities.

When assuming the Ryan Companies project in planning comes to fruition in the 7-mile PMA, the market is projected to absorb the development and to be underserved through 2025.

Exhibit 1.3. Market Opportunity in the 7-Mile PMA-2020 & 2025

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	$35,000+	15,869	715	1,422	378	0	337
	Assisted Living	75+ Households	$35,000+	15,869	1,110	984	513	0	597
	Memory Care	65+ Population	$35,000+	65,069	603	504	311	0	292
2025	Independent Living	75+ Households	$35,000+	17,998	831	1,422	378	0	453
	Assisted Living	75+ Households	$35,000+	17,998	1,218	984	513	0	705
	Memory Care	65+ Population	$35,000+	77,245	700	504	311	0	389

Exhibit 1.4. Market Opportunity in the 7-Mile PMA-2020 &2025 Including Ryan Companies Project

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	$35,000+	15,869	715	1,422	378	100	237
	Assisted Living	75+ Households	$35,000+	15,869	1,110	984	513	59	538
	Memory Care	65+ Population	$35,000+	65,069	603	504	311	38	254
2025	Independent Living	75+ Households	$35,000+	17,998	831	1,522	415	0	417
	Assisted Living	75+ Households	$35,000+	17,998	1,218	1,043	543	0	675
	Memory Care	65+ Population	$35,000+	77,245	700	542	334	0	365

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Conclusions/ Recommendations

The results of this desktop study are positive, and reveal favorable opportunity for the proposed development. While the market is not high growth it is growing. Based on analysis of supply and demand there is opportunity for the proposed project particularly based on the need for independent living and memory care. Additionally, these estimates are conservative and do not take into account specific attributes of the supply and assume that all competitors are full and would compete equally with the proposed project.

This Snapshot supports moving forward with continued due diligence. Specific areas of focus should include a deeper dive in to the supply, particularly the large number of CCRCs and how they may impact the proposed rental product.

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SECTION 2 DEMOGRAPHICS

Trammell Crow

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Demographics Overview (5-Mile PMA)

Population

The population in the 5-mile PMA is estimated to have declined from 255,836 to 252,859, a decline of 1.2% since 2010. Over the next five years, the population is projected to decline by 0.6%.

The population in the United States is estimated to have increased from 308,745,538 to 330,342,293, a growth of 7.0% since 2010. Over the next five years, the population is projected to grow by 3.3%.

The median age in 2020 for this area is 42.5. The average age is 42.2. Five years from now, the median age is projected to be 43.3.

The median age in 2020 for the United States is 38.7. The average age is 39.6. Five years from now, the median age is projected to be 39.7.

Households

The number of households in the 5-mile PMA is estimated to have increased from 102,155 to 102,214, a growth of 0.1% since 2010. Over the next five years, the number is expected to decline by 0.2%.

The number of households in the United States is estimated to have increased from 116,716,292 to 125,476,002, a growth of 7.5% since 2010. Over the next five years, the number is projected to increase by 3.4%.

Household Income

The average household income in the 5-mile PMA is estimated to be $111,391 in 2020, while the average household income for the United States is estimated to be $93,707.

Over the next five years, the average household income in the 5-mile PMA is projected to increase to $125,358.

Over the next five years, the average household income in the United States is projected to increase to $104,663.

Employment

In the 5-mile PMA, 95.8% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.0% are in the armed forces, 65.3% are employed civilians, 2.8% are unemployed civilians, 31.8% are not in the labor force.

For the United States, 94.5% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.4% are in the armed forces, 59.3% are employed civilians, 3.5% are unemployed civilians and 36.8% are not in the labor force.

The occupational classifications are as follows in the 5-mile PMA: 17.5% hold blue collar occupations, 68.3% hold white collar occupations, and 14.2% are service and farm workers.

The occupational classifications are as follows for the United States: 20.4% hold blue collar occupations, 61.0% hold white collar occupations and 18.6% are service and farm workers.

Educational Attainment

Currently, it is estimated that of the population over 25 in the 5-mile PMA, 28.9% have a Bachelor's Degree, 12.9% have a Master's Degree, 2.1% have a Professional School Degree, and 1.1% have a Doctorate Degree.

In comparison, it is estimated that for the U.S. population over 25, 19.5% have a Bachelor's Degree, 8.6% have a Master's Degree, 2.1% have a Professional School Degree, and 1.4% have a Doctorate Degree.

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Demographics Overview (7-Mile PMA)

Population

The population in the 7-mile PMA is estimated to have declined from 530,310 to 525,716, a decline of 0.9% since 2010. Over the next five years, the population is projected to decline by 0.5%.

The population in the United States is estimated to have increased from 308,745,538 to 330,342,293, a growth of 7.0% since 2010. Over the next five years, the population is projected to grow by 3.3%.

The median age in 2020 for this area is 41.7. The average age is 41.6. Five years from now, the median age is projected to be 42.7.

The median age in 2020 for the United States is 38.7. The average age is 39.6. Five years from now, the median age is projected to be 39.7.

Households

The number of households in the 7-mile PMA is estimated to have increased from 206,881 to 207,523, a growth of 0.3% since 2010. Over the next five years, the number is expected to decline by 0.1%.

The number of households in the United States is estimated to have increased from 116,716,292 to 125,476,002, a growth of 7.5% since 2010. Over the next five years, the number is projected to increase by 3.4%.

Household Income

The average household income in the 7-mile PMA is estimated to be $109,508 in 2020, while the average household income for the United States is estimated to be $93,707.

Over the next five years, the average household income in the 7-mile PMA is projected to increase to $123,223.

Over the next five years, the average household income in the United States is projected to increase to $104,663.

Employment

In the 7-mile PMA, 96.0% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.1% are in the armed forces, 66.1% are employed civilians, 2.7% are unemployed civilians, 31.1% are not in the labor force.

For the United States, 94.5% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.4% are in the armed forces, 59.3% are employed civilians, 3.5% are unemployed civilians and 36.8% are not in the labor force.

The occupational classifications are as follows in the 7-mile PMA: 18.7% hold blue collar occupations, 66.2% hold white collar occupations, and 15.1% are service and farm workers.

The occupational classifications are as follows for the United States: 20.4% hold blue collar occupations, 61.0% hold white collar occupations and 18.6% are service and farm workers.

Educational Attainment

Currently, it is estimated that of the population over 25 in the 7-mile PMA, 28.1% have a Bachelor's Degree, 12.5% have a Master's Degree, 2.2% have a Professional School Degree, and 1.0% have a Doctorate Degree.

In comparison, it is estimated that for the U.S. population over 25, 19.5% have a Bachelor's Degree, 8.6% have a Master's Degree, 2.1% have a Professional School Degree, and 1.4% have a Doctorate Degree.

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Primary Market Area

The primary market area (PMA) is the geographic area from which most prospective residents will originate. Two PMAs have been selected for this study, a 5- and a 7-mile radius around the site located at 2045 S Arlington Heights, Arlington Heights, Illinois 60005.

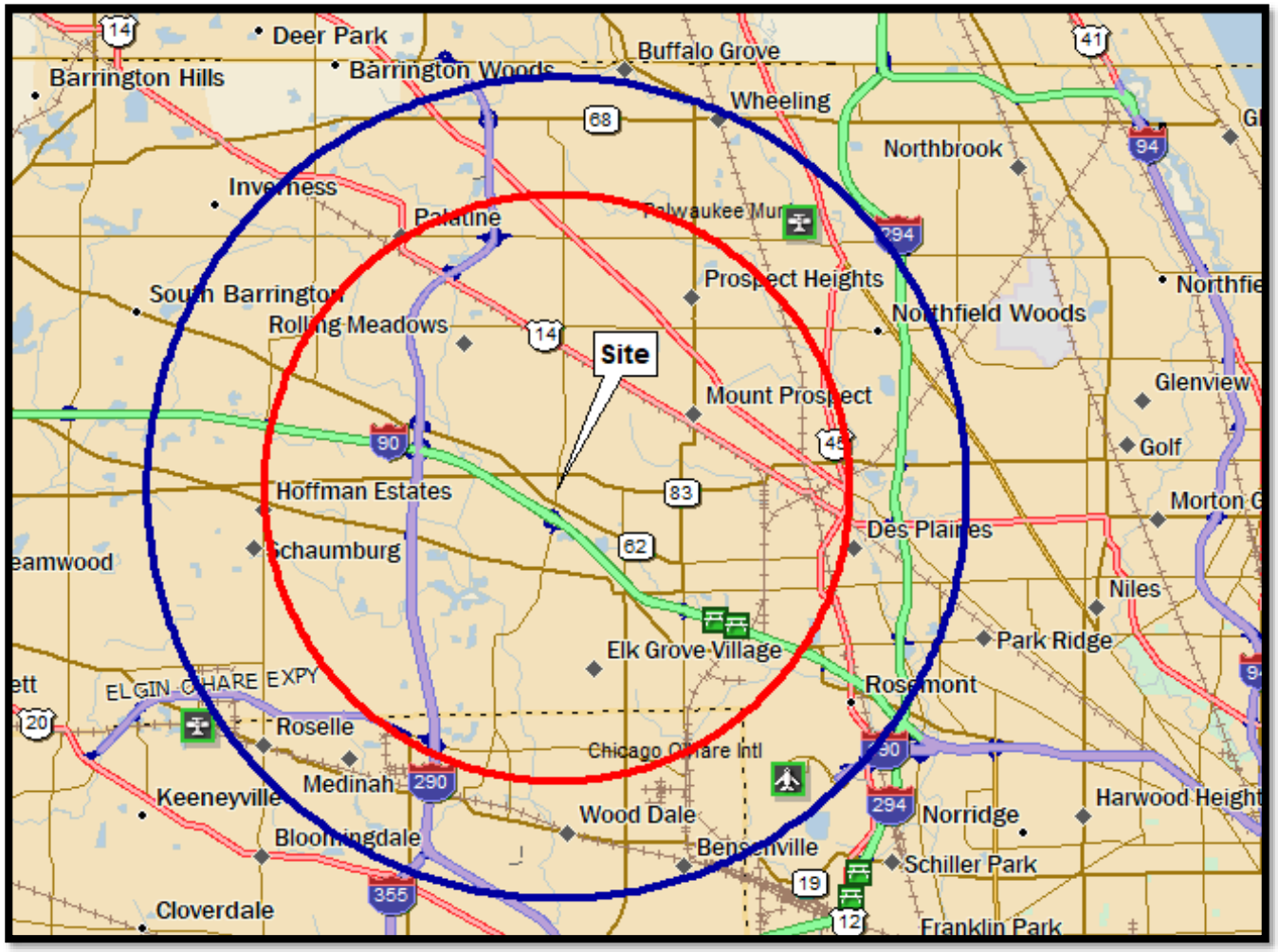


Exhibit 2.1. Map of Primary Market Areas

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Total Population - 2020

There are 19 ZIP code areas with more than 50 percent of their geographic area found within a 7-mile radius of the proposed site. In 2020 there are estimated to be 252,859 people in the 5-mile PMA and 525,716 in the 7-mile PMA. The 60016 ZIP code area located east of the site is the most populated ZIP code area. Generally, ZIP code areas to the east and north are more populated than those south of the site. Some caution should be used when interpreting all ZIP code data as ZIP code areas are not uniform in geographic size.

#	ZIP Codes	Population
1	60016 Des Plaines	59,512
2	60056 Mount Prospect	53,881
3	60004 Arlington Heights	49,534
4	60193 Schaumburg	39,675
5	60074 Palatine	39,061
6	60067 Palatine	38,912
7	60090 Wheeling	38,421
8	60007 Elk Grove Village	32,512
9	60169 Hoffman Estates	31,759
10	**60005 Arlington Heights**	**29,787**
11	60018 Des Plaines	29,680
12	60008 Rolling Meadows	22,618
13	60106 Bensenville	19,942
14	60070 Prospect Heights	14,908
15	60191 Wood Dale	14,804
16	60173 Schaumburg	13,229
17	60143 Itasca	10,248
18	60195 Schaumburg	5,131
19	60157 Medinah	2,401
	5-Mile PMA	**252,859**
	7-Mile PMA	**525,716**

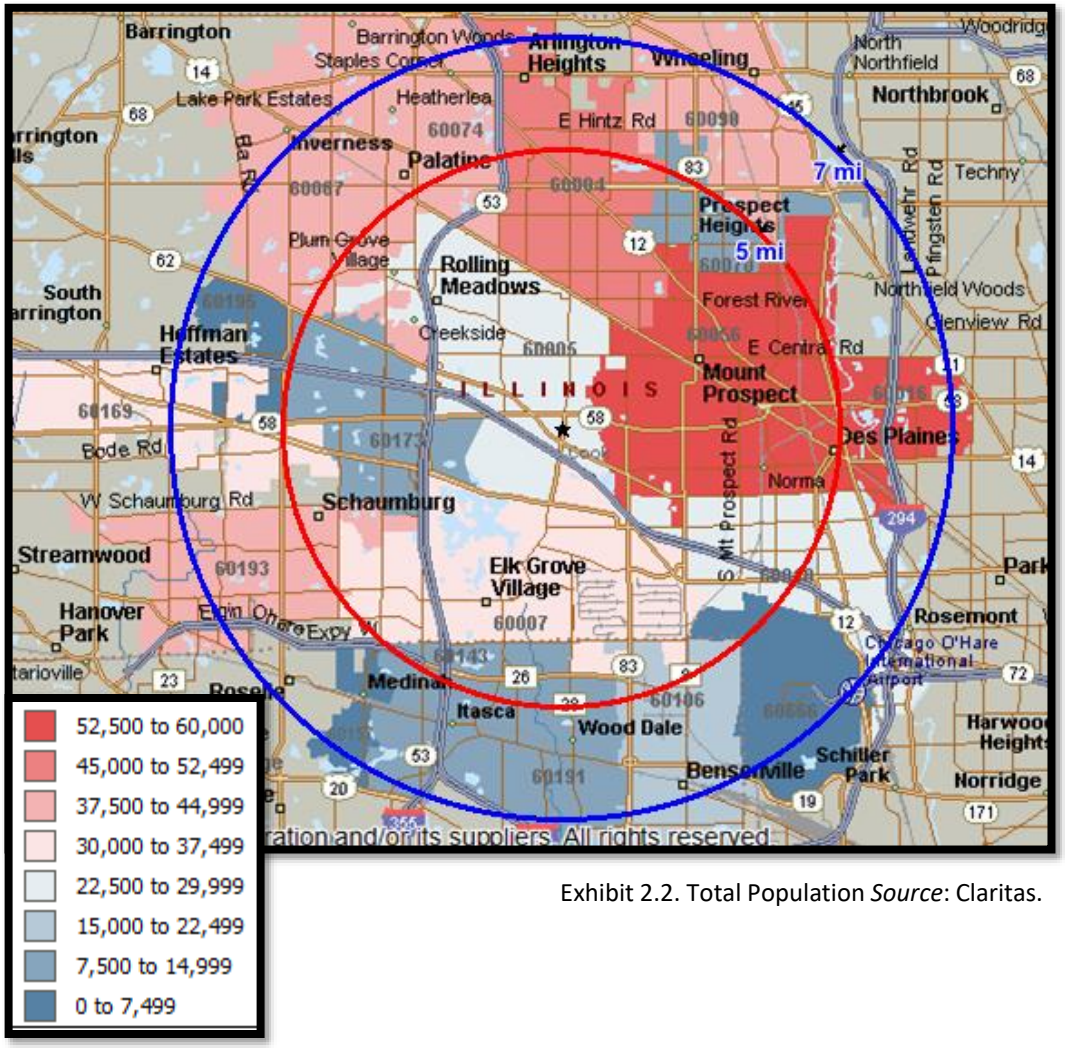


Exhibit 2.2. Total Population *Source*: Claritas.

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Median Home Value - 2020

Median home values range from $241,183 in the Hoffman Estates 60169 ZIP code area to as strong as $397,596 in the 60004 Arlington Heights ZIP code area. The subject ZIP code has the advantage of having the fourth strongest median home value ($365,920).

#	ZIP Codes	Median Home Value
1	60004 Arlington Heights	$397,596
2	60067 Palatine	$396,056
3	60173 Schaumburg	$390,716
4	**60005 Arlington Heights**	**$365,920**
5	60143 Itasca	$348,947
6	60157 Medinah	$346,221
7	60056 Mount Prospect	$345,708
8	60070 Prospect Heights	$318,690
9	60007 Elk Grove Village	$296,444
10	60193 Schaumburg	$289,730
11	60191 Wood Dale	$272,897
12	60195 Schaumburg	$270,773
13	60018 Des Plaines	$268,307
14	60074 Palatine	$262,342
15	60008 Rolling Meadows	$260,938
16	60016 Des Plaines	$259,658
17	60090 Wheeling	$259,338
18	60106 Bensenville	$252,110
19	60169 Hoffman Estates	$241,183
	5-Mile PMA	**$323,851**
	7-Mile PMA	**$312,976**

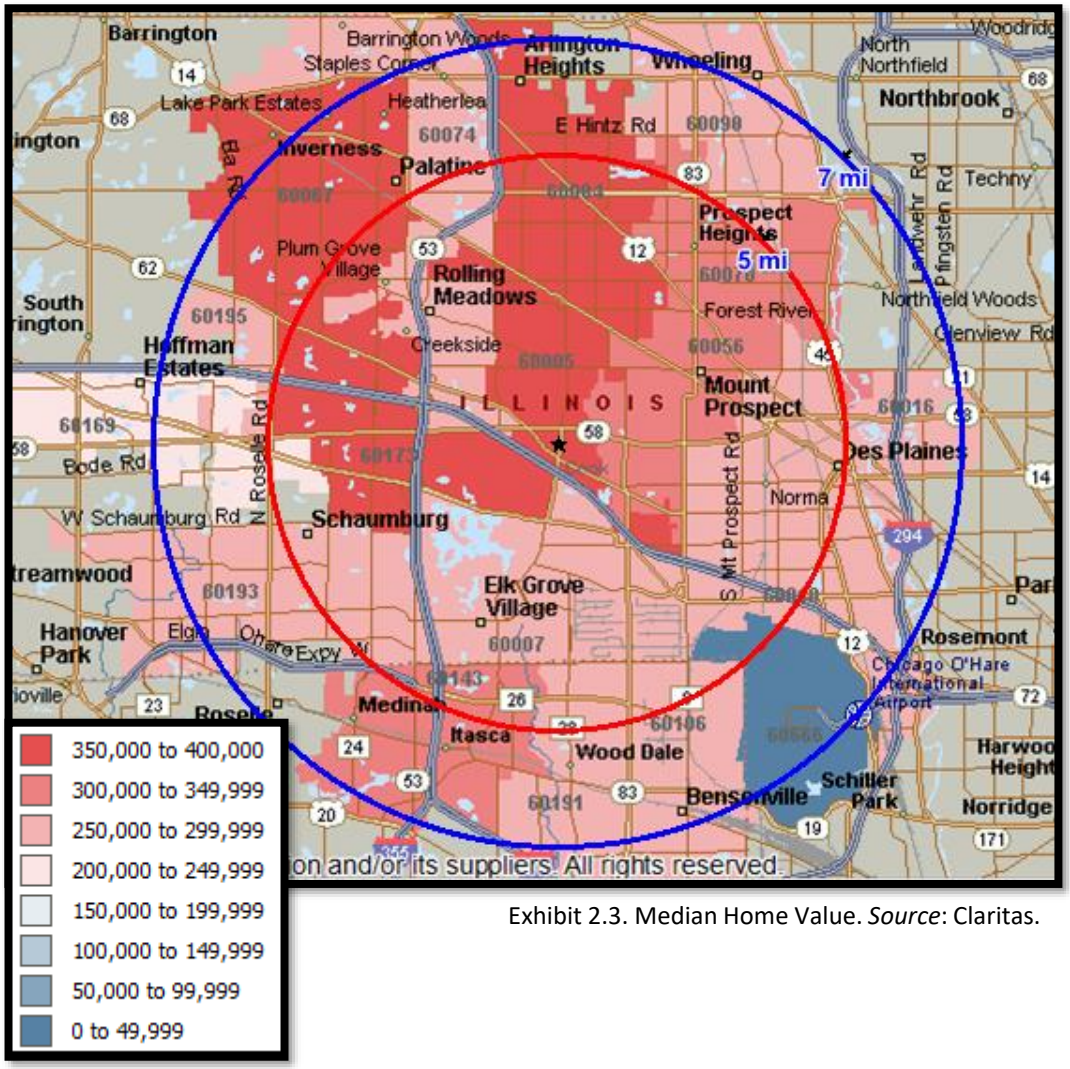


Exhibit 2.3. Median Home Value. *Source*: Claritas.

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Median Household Income - 2020

There is relatively little difference between the median income of the 5-mile PMA ($84,485) and the 7-mile PMA ($83,303). The three strongest ZIP code areas (60067, 60143 and 60004) have median incomes that exceed $100,000. The subject ZIP code is the fifth strongest with an estimated median income of $89,156 which is stronger than the median found in both the 5- and 7-mile PMAs.

#	ZIP Codes	Median Household Income
1	60067 Palatine	$105,358
2	60143 Itasca	$103,578
3	60004 Arlington Heights	$101,167
4	60173 Schaumburg	$89,273
5	**60005 Arlington Heights**	**$89,156**
6	60193 Schaumburg	$88,162
7	60191 Wood Dale	$84,481
8	60195 Schaumburg	$81,106
9	60056 Mount Prospect	$80,841
10	60007 Elk Grove Village	$80,280
11	60169 Hoffman Estates	$79,510
12	60008 Rolling Meadows	$74,903
13	60074 Palatine	$74,694
14	60106 Bensenville	$74,528
15	60090 Wheeling	$74,452
16	60157 Medinah	$72,965
17	60070 Prospect Heights	$72,411
18	60016 Des Plaines	$70,310
19	60018 Des Plaines	$68,623
	5-Mile PMA	**$84,485**
	7-Mile PMA	**$83,303**

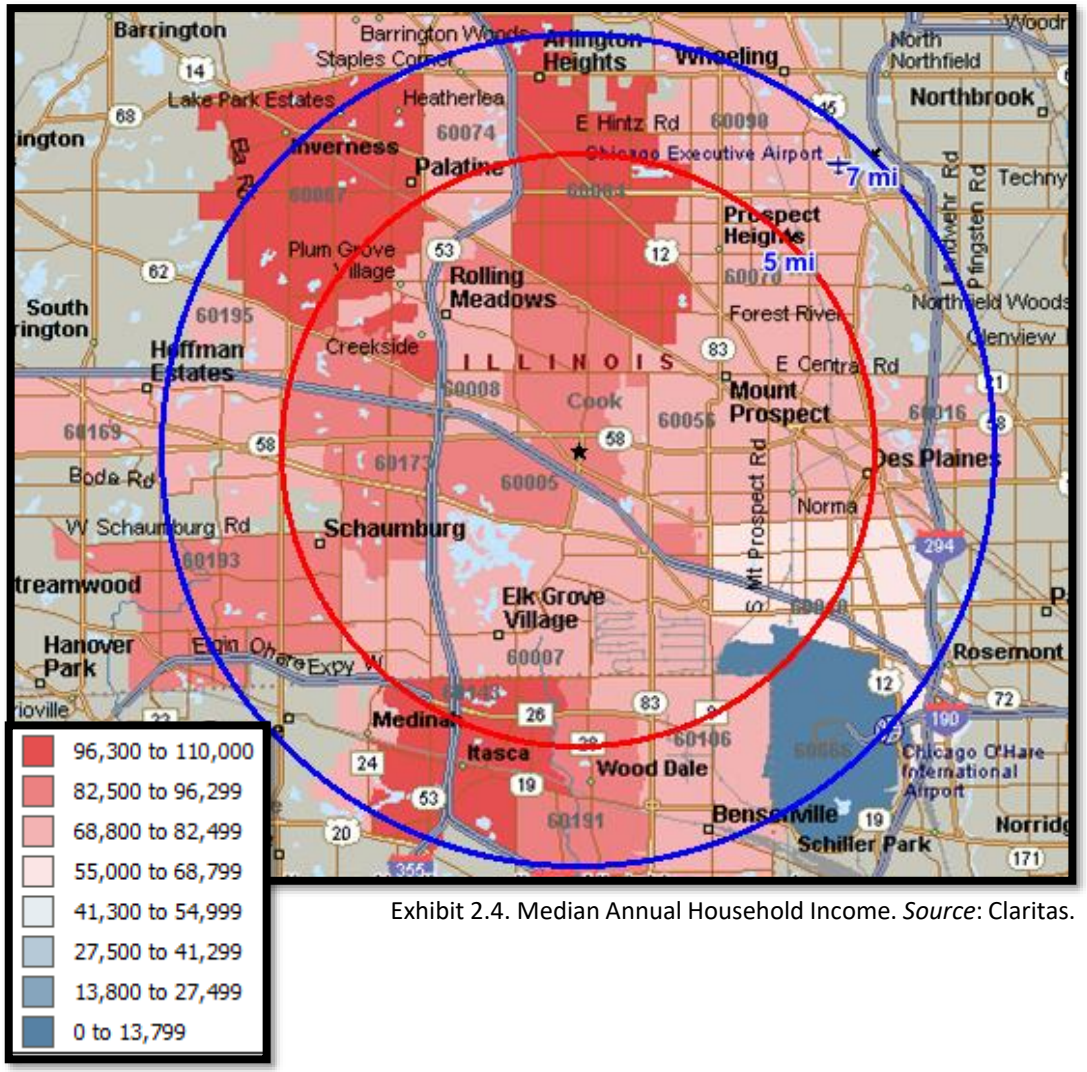


Exhibit 2.4. Median Annual Household Income. *Source*: Claritas.

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75+ Households - 2020

There is a stronger concentration of 75+ households within the subject ZIP code area and those found northeast of the site. The seven trailing ZIP code areas found in the southern portion of the PMA combined have fewer 75+ households than the single leading ZIP code area (60016 Des Plaines).

#	ZIP Codes	# of 75+ Households
1	60016 Des Plaines	3,446
2	60056 Mount Prospect	3,259
3	60004 Arlington Heights	3,090
4	**60005 Arlington Heights**	**2,164**
5	60193 Schaumburg	1,840
6	60007 Elk Grove Village	1,797
7	60090 Wheeling	1,686
8	60067 Palatine	1,659
9	60018 Des Plaines	1,389
10	60074 Palatine	1,294
11	60008 Rolling Meadows	1,035
12	60169 Hoffman Estates	973
13	60070 Prospect Heights	808
14	60191 Wood Dale	801
15	60106 Bensenville	776
16	60143 Itasca	491
17	60173 Schaumburg	313
18	60157 Medinah	122
19	60195 Schaumburg	102
	5-Mile PMA	**15,327**
	7-Mile PMA	**28,211**

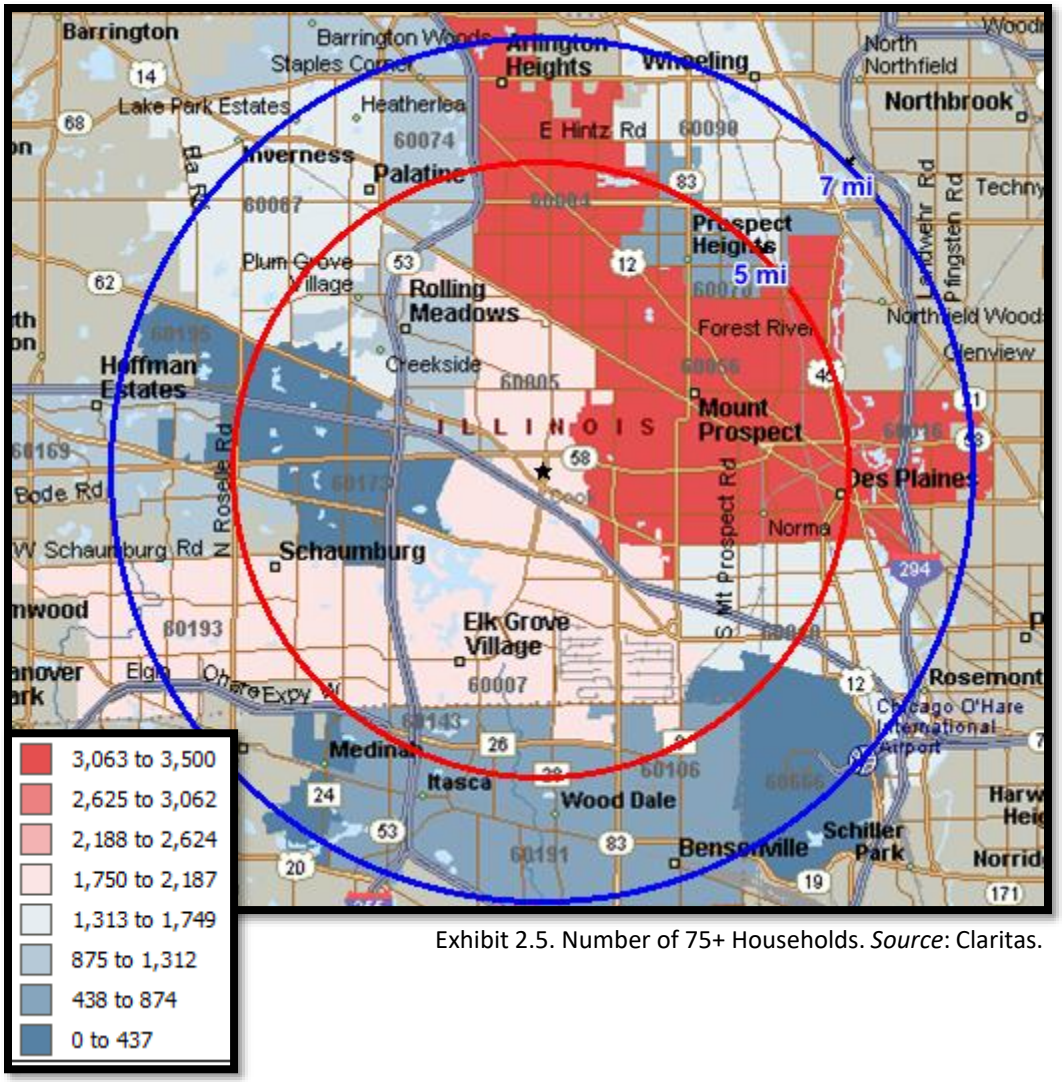


Exhibit 2.5. Number of 75+ Households. *Source*: Claritas.

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75+ Households with $50,000+ Annual Income - 2020

The subject and adjacent 60004 Arlington Heights ZIP code areas have over 2,300 households 75+ with $50,000+ annual income. Outside of the subject ZIP code areas and those contiguous to the east and north, the number of target households drops significantly.

#	ZIP Codes	# of 75+ Households w/ $50k
1	60004 Arlington Heights	1,551
2	60056 Mount Prospect	1,307
3	60016 Des Plaines	1,117
4	**60005 Arlington Heights**	**853**
5	60193 Schaumburg	824
6	60067 Palatine	785
7	60007 Elk Grove Village	712
8	60090 Wheeling	633
9	60074 Palatine	547
10	60018 Des Plaines	410
11	60008 Rolling Meadows	397
12	60169 Hoffman Estates	361
13	60191 Wood Dale	355
14	60070 Prospect Heights	344
15	60143 Itasca	274
16	60106 Bensenville	267
17	60173 Schaumburg	133
18	60157 Medinah	48
19	60195 Schaumburg	34
	5-Mile PMA	**6,191**
	7-Mile PMA	**11,468**

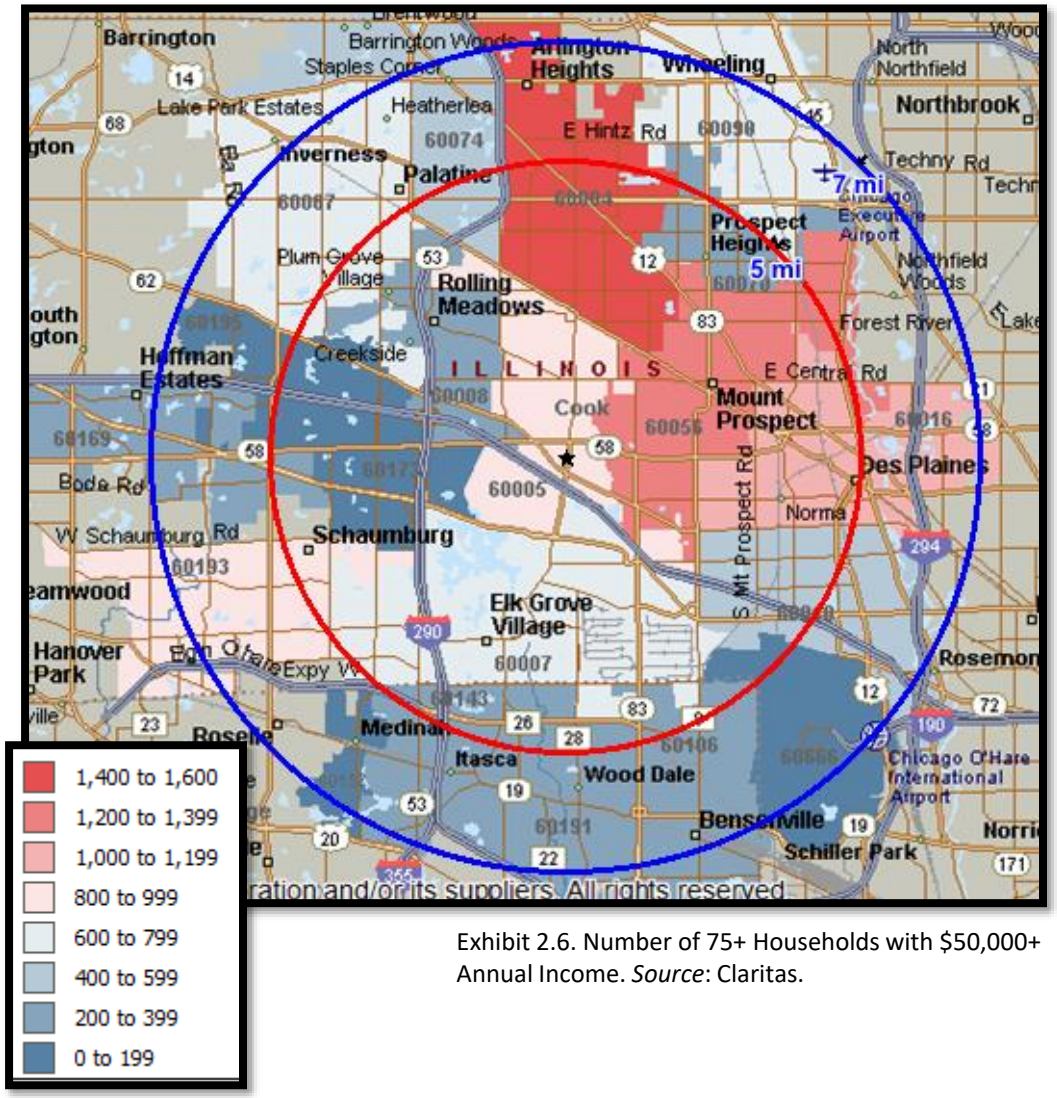


Exhibit 2.6. Number of 75+ Households with $50,000+ Annual Income. *Source*: Claritas.

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45 to 64 Year Old Households with $100,000+ Annual Income - 2020

The proposed site is well located among affluent adult children. This age and income cohort is studied as the affluent adult child could play a role in where their parents ultimately choose to reside. It is encouraging that there are 20,491 affluent adult children in the 5-mile PMA and 40,333 in the 7-mile PMA.

#	ZIP Codes	45 to 64 Households w/$100K+
1	60004 Arlington Heights	4,950
2	60056 Mount Prospect	4,133
3	60067 Palatine	4,099
4	60016 Des Plaines	3,687
5	60193 Schaumburg	3,294
6	**60005 Arlington Heights**	**2,681**
7	60007 Elk Grove Village	2,549
8	60074 Palatine	2,442
9	60090 Wheeling	2,291
10	60169 Hoffman Estates	1,984
11	60008 Rolling Meadows	1,492
12	60018 Des Plaines	1,427
13	60106 Bensenville	1,192
14	60191 Wood Dale	1,033
15	60173 Schaumburg	1,007
16	60143 Itasca	950
17	60070 Prospect Heights	882
18	60195 Schaumburg	284
19	60157 Medinah	177
	5-Mile PMA	**20,491**
	7-Mile PMA	**40,333**

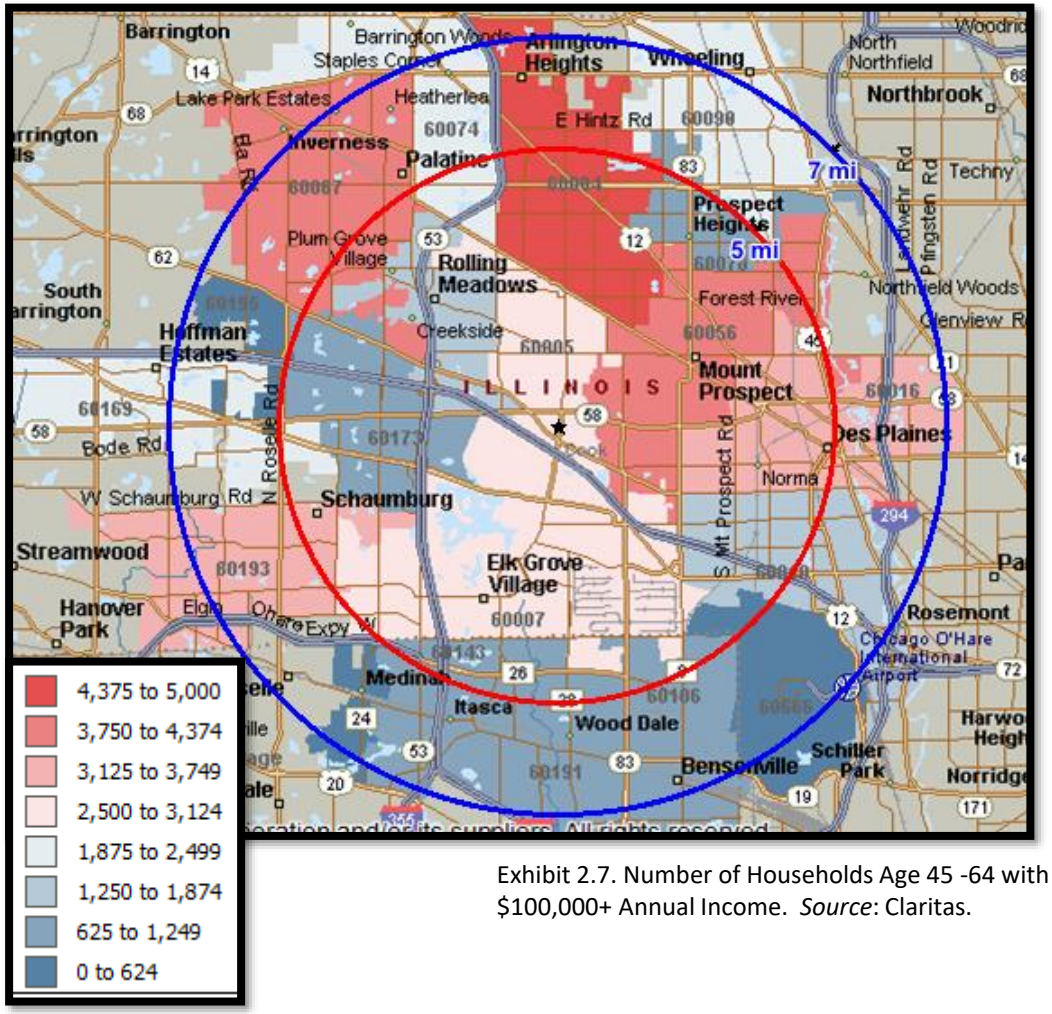


Exhibit 2.7. Number of Households Age 45 -64 with $100,000+ Annual Income. *Source*: Claritas.

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Exhibit 2.8. Total Population and Percent Distribution by Age Within the 5- and 7-Mile PMAs Compared to Illinois and the U.S.						
	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Current Population 2020						
Total Population	252,859		525,716			
Proportion of Total Population 45+	118,579	46.9%	239,833	45.6%	41.9%	42.0%
Proportion of Total Population 55+	85,321	33.7%	171,085	32.5%	29.2%	29.5%
Proportion of Total Population 65+	48,879	19.3%	96,732	18.4%	16.2%	16.6%
Proportion of Total Population 75+	22,352	8.8%	42,332	8.1%	6.7%	6.7%
Proportion of Total Population 85+	7,376	2.9%	13,691	2.6%	2.1%	2.0%
Population Change 2020 to 2025						
Total Population	-1,538	-0.6%	-2,537	-0.5%	-0.4%	3.3%
Age 35 to 44	+581	1.8%	+1,385	2.0%	0.3%	4.6%
Age 45 to 54	-2,518	-7.6%	-3,524	-5.1%	-4.4%	-1.6%
Age 55 to 64	-1,639	-4.5%	-3,517	-4.7%	-3.2%	0.7%
Age 65 to 74	+4,537	17.1%	+9,219	16.9%	15.8%	19.0%
Age 75 to 84	+1,336	8.9%	+3,149	11.0%	11.4%	14.0%
Age 85+	-213	-2.9%	-169	-1.2%	0.6%	6.2%
Source: Claritas						

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Trends in Adult Child Households

Exhibit 2.9. Number of Households Age 45 to 64 , Percent of Total Households, and Median Annual Household Income in the 5- and 7-Mile PMAs

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 45 to 64 – Proportion of Total Households (2020)		38.5%		38.5%	37.5%	37.1%
Households 45 to 64 – Proportion of Total Households (2025)		36.4%		36.6%	35.9%	35.4%
Proportion of 45 to 64 Households with $100,000+ Income (2020)	20,491	52.0%	40,333	50.5%	42.4%	40.5%
Proportion of 45 to 64 Households with $100,000+ Income (2025)	21,409	57.7%	42,701	56.3%	47.9%	46.5%
Change in 45 to 64 Households (2020 to 2025)	-2,263	-5.7%	-4,001	-5.0%	-4.4%	-1.2%
Change in 45 to 64 Households with $100,000+ (2020 to 2025)	+918	4.5%	+2,368	5.9%	8.0%	13.4%
45 to 64 Households Median Annual Income (2020)		$104,089		$101,211	$85,784	$81,524
45 to 64 Households Median Annual Income (2025)		$116,695		$113,419	$95,983	$92,906

Source: Claritas

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Trends in Active Adult Households

Exhibit 2.10. Number of Households Age 65 to 74, Percent of Total Households, and Median Annual Household Income in the 5- and 7-Mile PMAs

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 65 to 74 – Proportion of Total Households (2020)		15.8%		15.7%	15.2%	15.8%
Households 65 to 74 – Proportion of Total Households (2025)		18.4%		18.2%	17.5%	17.9%
Proportion of 65 to 74 Households with $50,000+ Income (2020)	10,187	63.0%	20,446	62.8%	55.9%	55.6%
Proportion of 65 to 74 Households with $50,000+ Income (2025)	12,862	68.4%	25,720	68.1%	59.9%	60.2%
Proportion of 65 to 74 Households with $100,000+ Income (2020)	5,244	32.4%	10,660	32.8%	26.5%	25.8%
Proportion of 65 to 74 Households with $100,000+ Income (2025)	7,304	38.9%	14,665	38.8%	31.1%	30.9%
Change in 65 to 74 Households (2020 to 2025)	+2,629	16.3%	+5,210	16.0%	14.6%	17.7%
Change in 65 to 74 Households with $50,000+ (2020- 2025)	+2,675	26.3%	+5,274	25.8%	22.9%	27.6%
Change in 65 to 74 Households with $100,000+ (2020 - 2025)	+2,060	39.3%	+4,005	37.6%	34.5%	41.1%
65 to 74 Households Median Annual Income (2020)		$68,578		$68,668	$58,431	$57,900
65 to 74 Households Median Annual Income (2025)		$79,134		$78,532	$64,817	$65,037

Source: Claritas

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Trends in 75+ Households

Exhibit 2.11. Number of Households Age 75+, Percent of Total Households, and Median Annual Household Income in the 5- and 7-Mile PMAs

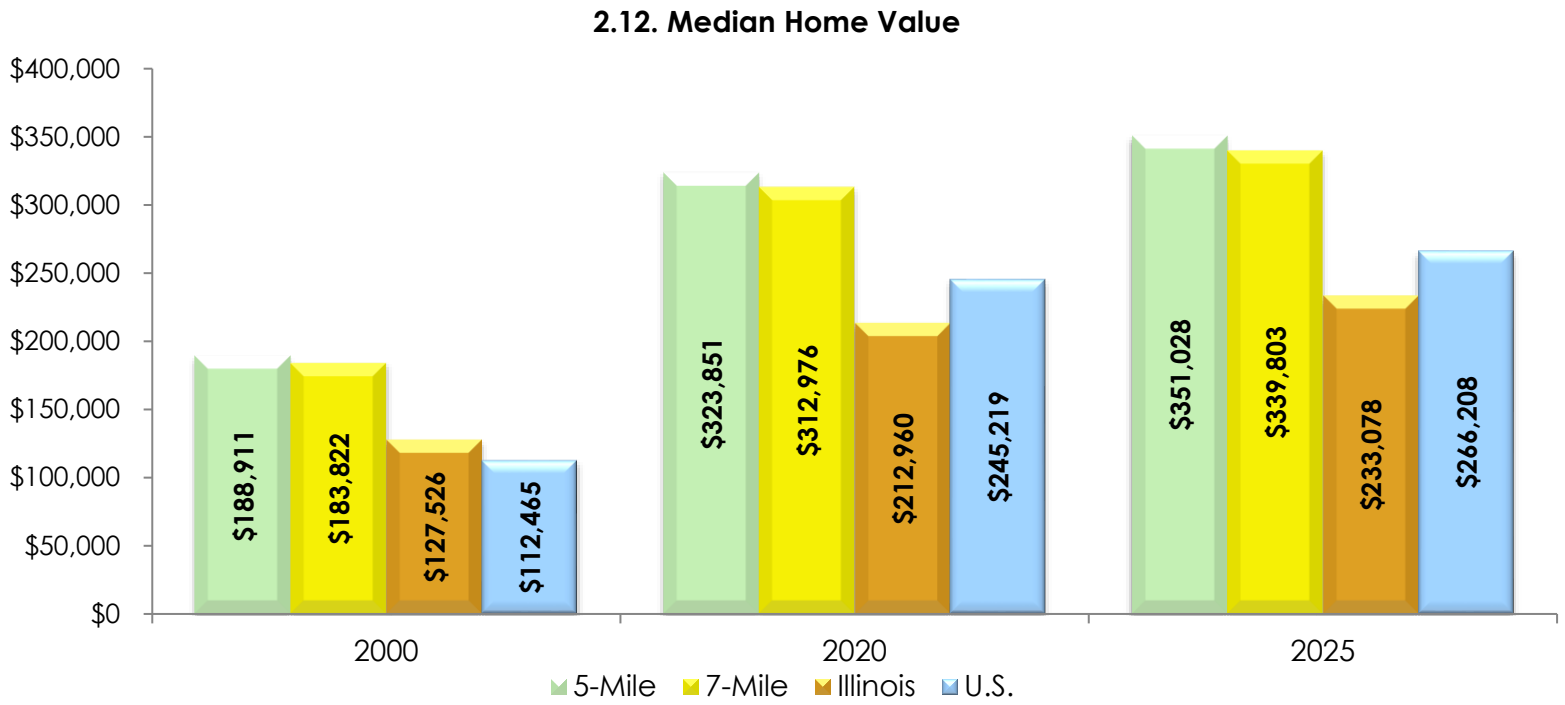
	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 75+ - Proportion of Total Households (2020)		15.0%		13.6%	11.6%	11.5%
Households 75+ - Proportion of Total Households (2025)		15.6%		14.4%	12.4%	12.3%
Proportion of 75+ Households w/$35,000+ Income (2020)	8,551	55.8%	15,869	56.2%	51.4%	52.4%
Proportion of 75+ Households w/$35,000+ Income (2025)	9,595	60.1%	17,998	60.2%	54.6%	56.0%
Proportion of 75+ Households w/$50,000+ Income (2020)	6,191	40.4%	11,468	40.6%	36.4%	36.9%
Proportion of 75+ Households w/$50,000+ Income (2025)	7,178	45.0%	13,536	45.3%	40.1%	41.2%
Proportion of 75+ Households w/$100,000+ Income (2020)	2,439	15.9%	4,613	16.3%	13.6%	13.6%
Proportion of 75+ Households w/$100,000+ Income (2025)	3,167	19.8%	5,998	20.1%	16.8%	17.1%
Change in 75+ Households (2020 to 2025)	+630	4.1%	+1,660	5.9%	6.7%	10.3%
Change in 75+ Households w/$35,000+ (2020 to 2025)	+1,044	12.2%	+2,129	13.4%	13.4%	18.0%
Change in 75+ Households w/ $50,000+ (2020 to 2025)	+987	15.9%	+2,068	18.0%	17.6%	23.1%
Change in 75+ Households w/$100,000+ (2020 to 2025)	+728	29.8%	+1,385	30.0%	31.4%	38.6%
75+ Households Median Annual Income (2020)		$40,909		$41,246	$37,067	$37,745
75+ Households Median Annual Income (2025)		$44,999		$45,337	$40,209	$41,294

Source: Claritas

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Median Home Values - PMA

Median home values in both the 5- and 7-mile PMAs are stronger than that found for the US and the state of Illinois. By 2025 the median home value in the 5-mile PMA will exceed $350,000.



(Source: Claritas)

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SECTION 3. PROPERTIES IN PLANNING/UNDER CONSTRUCTION

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Properties in Planning

Using Dodge Data & Analytics Construction and Planning Dataset and Information from the Village of Arlington Heights, ProMatura identified two projects in formal planning stages within a 7-mile radius of the subject site that are detailed below.

There is no guarantee that properties in planning will come to fruition, thus they are **not** included in the demand calculations in this desktop study. It is also important to note that ProMatura does not have a way to ascertain information regarding properties not in the formal planning stages; therefore, it is possible that developments are being planned but are not addressed.

Exhibit 3.1. Projects In Planning

First Proposed	Type	Project	Address	City	ZIP	Miles from Site	Status/Details
5/01/2019	AL, MC	Harbor Retirement	Algonquin Rd and Progress Parkway	Schaumberg	60173	3.7	Plans are for 78 assisted units and 32 memory care units on the former Motorola Campus
7/16/2020	IL, AL, MC	Ryan Companies Mixed Use	364 E Golf Road	Arlington Heights	60005	0.3	Plans are for the demolition of an existing shopping center and redevelopment of a 102 IL, 60 AL, and 38 MC senior living community.

Construction

Based on the NIC Map Construction and Inventory Report no communities are found to be under construction within the 5 or 7-mile PMA.

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Properties in Planning

The proposed Harbor Chase property is located in Schaumberg, IL which is 3.7 miles from the subject development, and the Ryan Companies Redevelopment is located 0.3 miles north of the subject development.

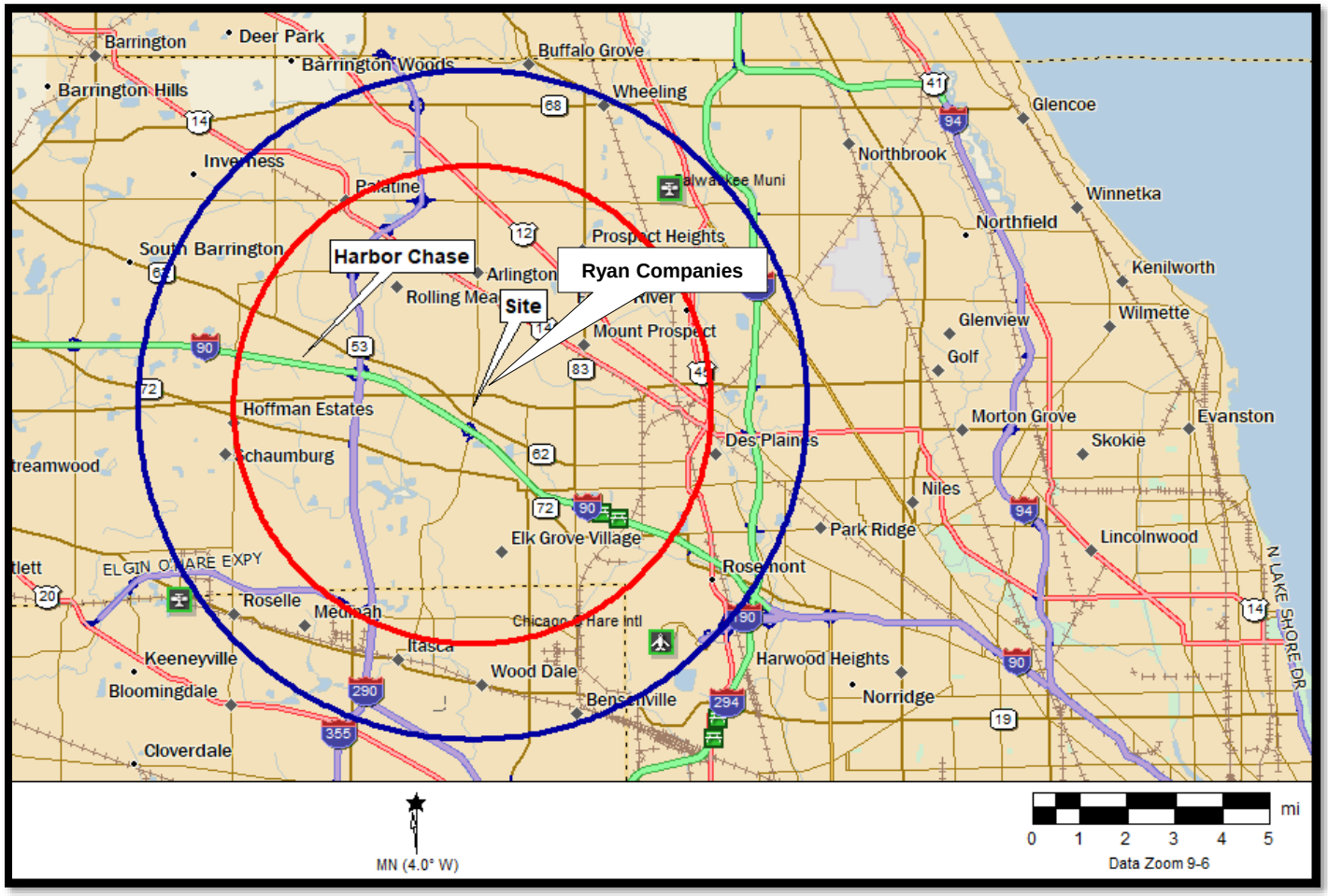


Exhibit 3.2. Location of Projects in Planning

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SECTION 4. SUPPLY

Trammell Crow

INFORMATION ON COMPETITIVE PROPERTIES IS GATHERED FROM 3RD PARTY VENDORS AND IS EXPECTED TO ENCOMPASS ALL PROPERTIES IN THE STUDY AREA. HOWEVER, PROMATURA CANNOT GUARANTEE THAT ALL PROPERTIES ARE INCLUDED. SHOULD YOU DETERMINE A PROPERTY WAS OMITTED, WE WILL REVISE THE REPORT AND OUR FINDINGS TO INCLUDE THAT PROPERTY.

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Location of Supply

ProMatura identified a total of 25 service-enriched properties (excluding freestanding skilled nursing) within 7 miles of the proposed site. The greatest geographic concentration of communities is found east of the site along the 5 to 7 mile band. Fewer communities are located south of the site.

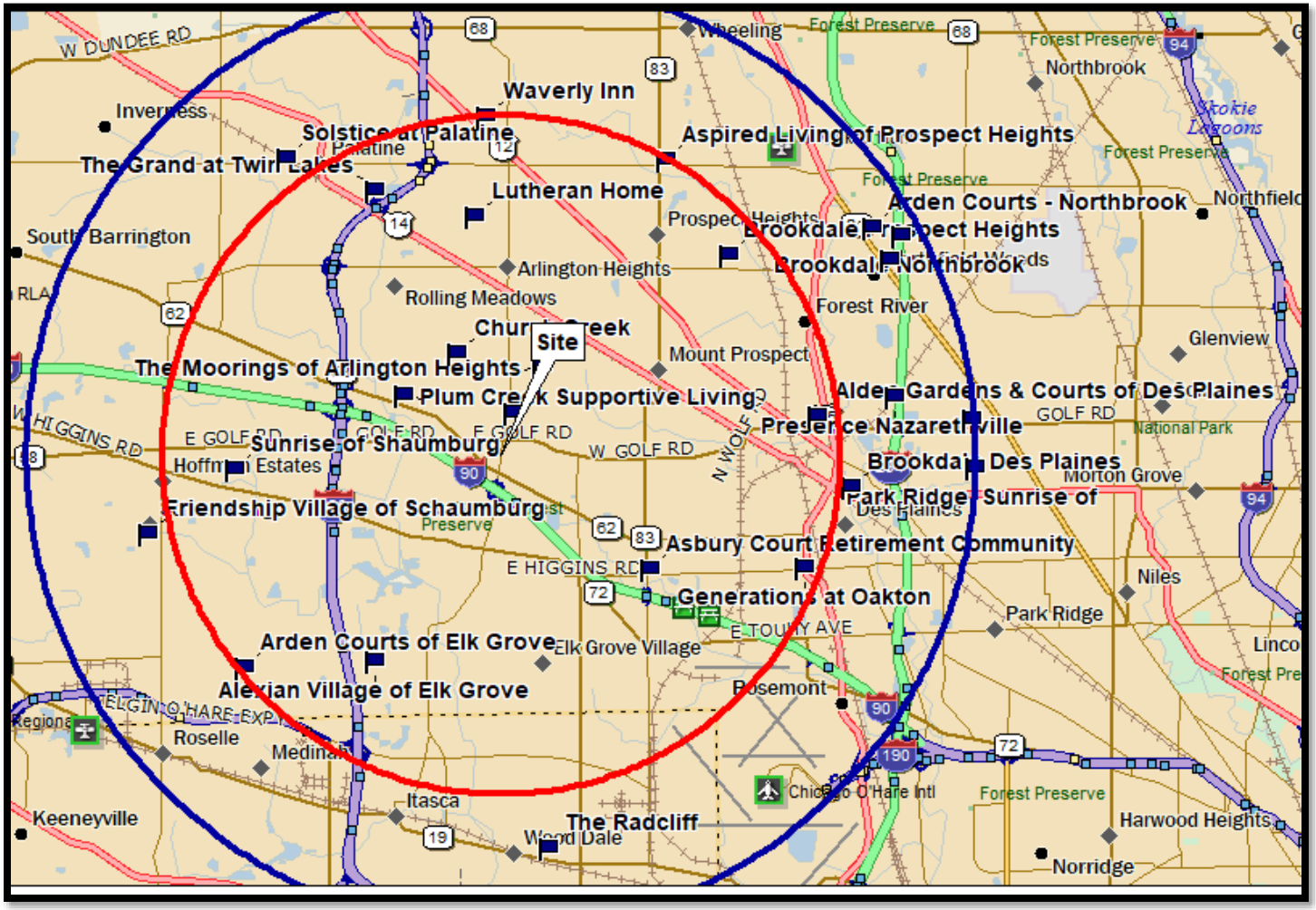


Exhibit 4.1. Properties in the 5- and 7-Mile PMAs

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Supply – 5-Mile PMA

Utilizing the NIC Supply database, ProMatura identified 15 service-enriched communities within the 5-mile PMA. Six of the communities offer independent living. There are three CCRCs (must have a minimum of independent living and SNF) in the 5-mile PMA. The newest community is Waverly Inn which opened in 2018.

Exhibit 4.2. Communities in the 5-Mile PMA

Community	Street Address	City	State	ZIP	Year Opened	Care Types	Miles from Site
The Reserve at Arlington Heights	1625 S Arlington Heights Rd	Arlington Heights	IL	60005	2015	MC	0.4
The Moorings of Arlington Heights	811 E Central Rd	Arlington Heights	IL	60005	1988	CCRC (IL,AL,MC,SNF)	1.2
Church Creek	1250 W Central Rd	Arlington Heights	IL	60005	1986	CCRC (IL,AL,MC,SNF)	1.5
Plum Creek Supportive Living	2801 Algonquin Rd	Rolling Mdws	IL	60008	2006	AL	1.7
Asbury Court Retirement Community	1750 Elmhurst Rd	Des Plaines	IL	60018	1995	AL, SNF	2.8
Lutheran Home	800 W Oakton St	Arlington Hts	IL	60004	1978	AL,SNF	3.4
Alexian Village of Elk Grove	975 Martha St	Elk Grove Vlg	IL	60007	2005	AL	3.8
Sunrise of Schaumburg	790 N Plum Grove Rd	Schaumburg	IL	60173	2001	AL,MC	4.1
Brookdale Prospect Heights	700 E Euclid Ave	Prospect Hts	IL	60070	1995	AL,MC,SNF	4.2
The Grand at Twin Lakes	920 East Northwest Hwy	Palatine	IL	60074	2016	IL	4.2
Alden Gardens & Courts of Des Plaines	1227 E Golf Rd	Des Plaines	IL	60016	2000	AL,MC,SNF	4.5
Aspired Living of Prospect Heights	708 N Elmhurst Rd	Prospect Hts	IL	60070	2017	AL,MC	4.7
Generations at Oakton	1665 Oakton Pl	Des Plaines	IL	60018	1980	CCRC (IL,SNF)	4.7
Waverly Inn	515 West Rand Rd	Arlington Heights	IL	60004	2018	IL,MC	4.8
Brookdale Des Plaines	800 S River Rd	Des Plaines	IL	60016	1993	IL,AL	5.0

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Supply – 5 to 7 Mile Band

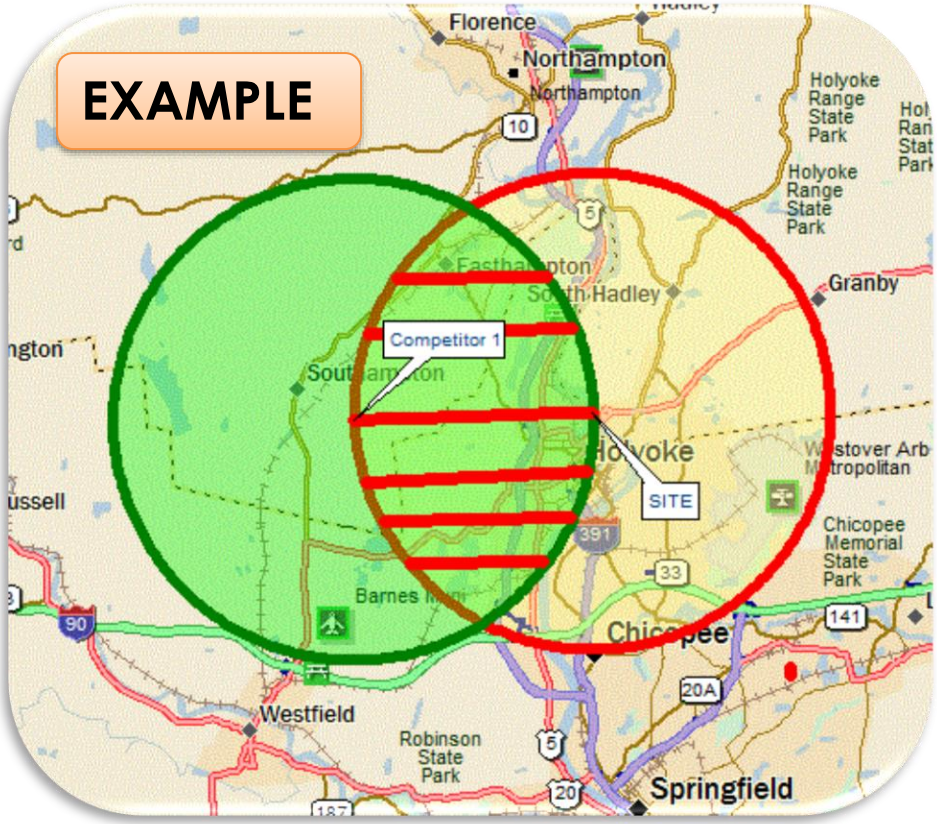
Within the 5 to 7 mile band, there are an additional 10 existing service-enriched communities. The newest community is Atria Glenview. The independent living, assisted living, and memory care community opened last year and is 6.2 miles from the proposed site. In 2018, The Radcliff, another independent, assisted living and memory care community, opened 6.0 miles from the site.

Exhibit 4.3. Communities in the 5- to 7-Mile Band

Community	Street Address	City	State	ZIP	Year Opened	Care Types	Miles from Site
Arden Courts of Elk Grove	1940 Nerge Rd	Elk Grove Village	IL	60007	1996	MC	5.2
Solstice at Palatine	55 S Greeley St	Palatine	IL	60067	1986	IL	5.3
Friendship Village of Schaumburg	350 W Schaumburg Rd	Schaumburg	IL	60194	1977	CCRC (IL,AL,MC,SNF)	5.6
Presence Nazarethville	300 N East River Rd	Des Plaines	IL	60016	1974	AL,SNF	5.7
The Radcliff	276 E Irving Park Rd	Wood Dale	IL	60191	2018	IL,AL,MC	6.0
Arden Courts - Northbrook	3240 Milwaukee Ave	Northbrook	IL	60062	1998	MC	6.1
Atria Glenview	4700 West Lake Ave	Glenview	IL	60025	2019	IL,AL,MC	6.2
Brookdale Northbrook	4501 Concord Ln	Northbrook	IL	60062	2000	IL,AL	6.5
Embark Senior Living at Niles	8975 W Golf Rd	Niles	IL	60714	1989	IL	6.8
Sunrise of Park Ridge	1725 Ballard Rd	Park Ridge	IL	60068	1999	AL,MC	6.8

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Explanation of Market Overlap



All else being equal, prospects for age-qualified housing are likely to choose the property closest to their current residence. The closer they are to their social infrastructure (doctors, pharmacy, church, grocery, etc.), the more comfortable they are. Potential residents are less likely to choose a competitive property farther from their current residence.

Additionally, the farther two properties are from one another, the less their market areas overlap. The map illustrates two properties that are 5 miles apart. The red-striped area represents the market overlap for two properties within a 5-mile radius. Less than half the market area for Competitor 1 (in green) is also part of the market area for the site. Therefore, less than half of the competitor's units would be considered direct competition for the site.

Note: Memory care units, being a specialty product, are not adjusted for market overlap because proximity to the prospective resident's social infrastructure becomes less important at this level of care.

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Market Overlap of Supply - 5-Mile PMA

Among the 15 properties in the 5-mile PMA there are a total of 928 independent living, 1,018 assisted living, and 265 memory care units. After discounting for market overlap, **663** independent living, **695** assisted living, and **265** memory care units are deemed competitive. Given the specialty of memory care it is conservatively assumed that a prospective resident would consider any community in the PMA equally. As such memory care units are not discounted by distance from site.

Exhibit 4.4. Market Overlap of Communities in the 5-Mile PMA

Community	Number of Units			Miles from Site	Percent Competitive	Number of Competitive Units Based on Market Overlap		
						5-Mile		
	IL	AL	MC		5-Mile	IL	AL	MC*
The Reserve at Arlington Heights	0	0	46	0.4	96%	0	0	46
The Moorings of Arlington Heights	271	73	20	1.2	88%	238	64	20
Church Creek	238	13	21	1.5	85%	202	11	21
Plum Creek Supportive Living	0	101	0	1.7	83%	0	84	0
Asbury Court Retirement Community	0	350	0	2.8	72%	0	252	0
Lutheran Home	0	100	0	3.4	66%	0	66	0
Alexian Village of Elk Grove	0	114	0	3.8	62%	0	71	0
Sunrise of Schaumburg	0	52	30	4.1	59%	0	31	30
Brookdale Prospect Heights	0	70	26	4.2	58%	0	41	26
The Grand at Twin Lakes	118	0	0	4.2	58%	68	0	0
Alden Gardens & Courts of Des Plaines	0	17	15	4.5	55%	0	9	15
Aspired Living of Prospect Heights	0	69	35	4.7	53%	0	37	35
Generations at Oakton	103	0	0	4.7	53%	55	0	0
Waverly Inn	4	0	72	4.8	52%	2	0	72
Brookdale Des Plaines	194	59	0	5.0	50%	97	30	0
Total (5-Mile PMA)	**928**	**1,018**	**265**			**663**	**695**	**265**

Memory care, as a specialty product, is not discounted by market overlap.

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Market Overlap of Supply - 7-Mile PMA

Based on market overlap (when applicable) there are estimated to be 1,422 independent living, 984 assisted living and 504 memory care units sharing the same market area within the 7-mile PMA.

Exhibit 4.5. Market Overlap of Communities in the 7-Mile PMA

Community	Number of Units			Miles from Site	Percent Competitive	Number of Competitive Units Based on Market Overlap		
						7-Mile		
	IL	AL	MC		7-Mile	IL	AL	MC*
The Reserve at Arlington Heights	0	0	46	0.4	97%	0	0	46
The Moorings of Arlington Heights	271	73	20	1.2	91%	248	67	20
Church Creek	238	13	21	1.5	89%	213	12	21
Plum Creek Supportive Living	0	101	0	1.7	88%	0	89	0
Asbury Court	0	350	0	2.8	80%	0	280	0
Lutheran Home	0	100	0	3.4	76%	0	76	0
Alexian Village of Elk Grove	0	114	0	3.8	73%	0	83	0
Sunrise of Schaumburg	0	52	30	4.1	71%	0	37	30
Brookdale Prospect Heights	0	70	26	4.2	70%	0	49	26
The Grand at Twin Lakes	118	0	0	4.2	70%	83	0	0
Alden Gardens & Courts of Des Plaines	0	17	15	4.5	68%	0	12	15
Generations at Oakton	103	0	0	4.7	66%	68	0	0
Aspired Living of Prospect Heights	0	69	35	4.7	66%	0	46	35
Waverly Inn	4	0	72	4.8	66%	3	0	72
Brookdale Des Plaines	194	59	0	5.0	64%	125	38	0
Arden Courts of Elk Grove	0	0	56	5.2	63%	0	0	56
Solstice at Palatine	133	0	0	5.3	62%	83	0	0
Friendship Village of Schaumburg	573	89	25	5.6	60%	344	53	25
Presence Nazarethville	0	15	0	5.7	59%	0	9	0
The Radcliff	31	72	43	6.0	57%	18	41	43
Arden Courts - Northbrook	0	0	52	6.1	56%	0	0	52
Atria Glenview	8	51	24	6.2	56%	4	28	24
Brookdale Northbrook	167	53	0	6.5	54%	89	28	0
Embark Senior Living at Niles	280	0	0	6.8	51%	144	0	0
Sunrise of Park Ridge	0	71	39	6.8	51%	0	37	39
Total (7-Mile PMA)	**2,120**	**1,369**	**504**			**1,422**	**984**	**504**

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Annual Turnover of Independent Living (5-Mile PMA)

Within the 5-mile PMA among the 663 competitive independent living units, **161** are projected to turnover annually in 2020.

Exhibit 4.6. Annual Turnover of Independent Living Communities in the 5-Mile PMA

Community	Number of Competitive Independent Living Units	Community Type	Annual Turnover (Based on State of Senior's Housing)	Number of Competitive Units Turning Over Annually
The Moorings of Arlington Heights	238	CCRC	20.3%	48
Church Creek	202	CCRC	20.3%	41
The Grand at Twin Lakes	68	Non-CCRC	36.5%	25
Generations at Oakton	55	CCRC	20.3%	11
Waverly Inn	2	Non-CCRC	36.5%	1
Brookdale Des Plaines	97	Non-CCRC	36.5%	35
Total (5-Mile PMA)	**663**			**161**

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Annual Turnover of Independent Living (7-Mile PMA)

Within the 7-mile PMA among the 1,422 competitive independent living units, **378** are projected to turnover annually in 2020.

Exhibit 4.7. Annual Turnover of Communities in the 7-Mile PMA

Community	Number of Competitive Independent Living Units	Community Type	Annual Turnover (Based on State of Senior's Housing)	Number of Competitive Units Turning Over Annually
The Moorings of Arlington Heights	248	CCRC	20.3%	50
Church Creek	213	CCRC	20.3%	43
The Grand at Twin Lakes	83	Non-CCRC	36.5%	30
Generations at Oakton	68	CCRC	20.3%	14
Waverly Inn	3	Non-CCRC	36.5%	1
Brookdale Des Plaines	125	Non-CCRC	36.5%	46
Solstice at Palatine	83	Non-CCRC	36.5%	30
Friendship Village of Schaumburg	344	CCRC	20.3%	70
The Radcliff	18	Non-CCRC	36.5%	7
Atria Glenview	4	Non-CCRC	36.5%	1
Brookdale Northbrook	89	Non-CCRC	36.5%	32
Embark Senior Living at Niles	144	Non-CCRC	36.5%	53
Total (7-Mile PMA)	**1,422**			**378**

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SECTION 5. DEMAND

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Independent Living Demand

Methodology

Exhibit 5.1 provides estimates of market opportunity developed using the ProMatura Demand Model for independent living apartments for the target markets within the primary market area. Demand is projected for the years 2020 and 2025 using estimates for households headed by someone 75+ years with an annual income of $35,000+.

Line A: ***Total Qualified Market:*** Claritas, Inc. projects the total number of households headed by someone 75+ years with an annual income of $35,000+.

Line B: ***Total Demand from Within the Market:*** Using the ProMatura Demand Model, independent living demand is from 75+ households with incomes of $35,000+ in the PMA.

Line C: Percent of Demand from Outside the PMA: The ProMatura Demand Model projects an increase in demand to account for the demand created by households not currently living in the PMA. Depending on the economic characteristics of the geographical area in which the subject property is located, a percentage of the demand may come from households not living in the PMA. It is here, also, that the adult child market is recognized.

Line D: ***Households Drawn from Outside the PMA:*** The demand from Line B is divided by the percent of demand assumed to come from within the PMA (determined from Line C) to give the total estimated demand. The demand from within the PMA is subtracted from this total and the net difference is assumed to come from outside the PMA.

Line E: ***Total Estimated Demand:*** The total estimated demand for independent living in the PMA, based on census estimates for the years 2020 and 2025 (the sum of Lines B and D), is projected among households headed by someone 75+ with annual income of $35,000+.

Line F: ***Competitive Units in the Market Area:*** The number of independent living units currently serving the market that have been deemed to be in direct competition with the units in or proposed for the subject property.

Line G: ***Competitive Units Vacated (12 months):*** The number of units listed on Line F that will turn over each year based on the type of property.

Line H: Competitive ***Units Under Construction:*** The number of independent living units in development that are likely to be completed and compete with the subject property.

Line I*: Number of Independent Living Units to be Filled:* The sum of Line G and Line H.

Line J*: Estimated Market Opportunity for after Planned Units are Developed:* Using household estimates for the years 2020 and 2025, and assuming the appropriate draw from outside the market area, the ProMatura Demand Model projects the independent living market opportunity, or demand in excess of current supply, among households 75+ with an annual income of $35,000+ living in the PMA.

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Independent Living Demand

Exhibit 5.1. Estimated Annual Market Opportunity for Independent Living in the 5- & 7-Mile PMA				
	5-Mile PMA		7-Mile PMA	
Income Segment:	$35,000+ Annual Income		$35,000+ Annual Income	
Year:	2020	2025	2020	2025
A. Total Qualified Market (75+ Households)	8,551	9,595	15,869	17,998
B. Total Demand within the Market	305	352	572	665
C. Percent of Demand from Outside PMA	20%		20%	
D. Households Drawn from Outside the PMA	76	88	143	166
E. Total Estimated Demand (B+D)	**381**	**440**	**715**	**831**
F. Competitive Units in Market Area	663	663	1422	1422
G. Competitive Units Vacated in 12 months	161	161	378	378
H. Competitive Units Under Construction	0	0	0	0
I. Number of Independent Living Units to be Filled (G+H)	161	161	378	378
J. Estimated Market Opportunity for Additional Units (E-I)	**220**	**279**	**337**	**453**

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Assisted Living Demand

Methodology

Exhibit 5.2. provides estimates of market opportunity developed using the ProMatura Demand Model for assisted living apartments for the target market in the primary market area. Demand is projected for the years 2020 and 2025 using estimates for households headed by someone 75+ years of age with annual income of $35,000+.

Line A: ***Total Qualified Market:*** Claritas, Inc. projects the total number of households headed by someone 75+ years of age with annual income of $35,000+.

Line B: ***Total Demand from Within the Market:*** Using the ProMatura Demand Model, assisted living demand is from 75+ households with incomes of $35,000+ in the PMA.

Line C: ***Placed by Family Member:*** The ProMatura Demand Model was built on decisions made by 60+ households and does not take into account decisions of children to move their parents to an assisted living residence. A separate research study of 1,023 residents in 178 communities across the United States shows that of the residents, 32.8 % move to an assisted living residence as a result of the decision of someone other than themselves. To accurately project assisted living demand, the demand figures are increased by 32.8 %. Many of the 32.8% moved to the community to be closer to their adult children.

Line D: ***Percent of Demand from Outside the PMA*****:** The ProMatura Demand Model projects an increase in demand to account for the demand created by households not currently living in the PMA. Depending on the economic characteristics of the geographical area in which the subject site is, or is going to be located, a percentage of the demand may come from households not living in the PMA. It is here also, that the "adult child" market is recognized.

Line E: ***Households Drawn from Outside the PMA:*** The total demand from Lines B and C is divided by the percent of demand assumed to come from within the PMA (determined in Line D) to give the total estimated demand. The demand from within the PMA is subtracted from this total and the net difference is assumed to come from outside the PMA.

Line F: ***Total Estimated Demand:*** The total estimated demand for assisted living in the PMA, based on census estimates for the years 2020 and 2025 (the sum of Lines B, C and E), is projected among households headed by someone 75+ with annual income of $35,000+.

Line G: ***Competitive Units in the Market Area:*** The number of assisted living units currently serving the market that have been deemed to be in direct competition with the units in or proposed for the subject property.

Line H: ***Annual Turnover of Competitive Units:*** The number of units listed on Line G that will turn over each year based on the type of property.

Line I***: Units under Construction:*** Number of competitive units actively being developed.

Line J***: Number of Assisted Living Units to be Filled:*** The sum of Line H and Line I.

Line K***: Estimated Market Opportunity For Additional Units:*** Using household estimates for the years 2020 and 2025, and assuming the appropriate draw from outside the market area, the ProMatura Demand Model projects the assisted living market opportunity, or demand in excess of current supply, among households 75+ with annual income of $35,000+ living in the PMA, after planned units are developed.

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Exhibit 5.2. Estimated Annual Market Opportunity for Assisted Living in the 5- & 7-Mile PMA				
	5-Mile PMA		7-Mile PMA	
Income Segment:	$35,000+ Annual Income		$35,000+ Annual Income	
Year:	2020	2025	2020	2025
A. Total Qualified Market (75+ Households)	8,551	9,595	15,869	17,998
B. Total Demand within the Market	381	416	703	772
C. Placed by Family Members (32.8%)	125	136	231	253
D. Percent of Demand from Outside PMA	20%		20%	
E. Households Drawn from Outside the PMA	95	104	176	193
F. TOTAL ESTIMATED DEMAND (B+C+E)	**601**	**656**	**1,110**	**1,218**
G. Competitive Units in Market Area	695	695	984	984
H. Annual Turnover in Competitive Units (57.8%)	362	362	513	513
I. Units Under Construction	0	0	0	0
J. Number of Assisted Living Units to be Filled (H+I)	362	362	513	513
K. ESTIMATED MARKET OPPORTUNITY FOR ADDITIONAL UNITS (F-J)	**239**	**294**	**597**	**705**

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Memory Care Demand

Methodology

Demand projections for individuals with mild-to-moderate Alzheimer's symptoms among households 65+ with $35,000+ income for the years 2020 and 2025. Need is projected using prevalence rates of Alzheimer's disease from the National Institute on Aging as presented in the *Archives of Neurology*. Each line item in Exhibit 5.3 - 5.4 is described below:

Line A: ***Total Qualified Market:*** Claritas, Inc. projects the number of individuals 65+ years of age with annual income of $35,000+ in the PMA for year studied.

Line B: ***Alzheimer's Prevalence Rate*****:** The percent of the population believed to have Alzheimer's disease or some form of dementia (Prevalence Rate) is shown for three age cohorts (65 to 74, 75 to 84 and 85+).

Line C: ***Income Qualified Population with Alzheimer's Symptoms*****:** In the PMA, the estimated numbers of individuals 65+ years of age with annual incomes of $35,000+ or more who have Alzheimer's disease (Line A x Line B).

Line D: ***Percent of Alzheimer's Patients Cared for Outside the Home*****:** The Alzheimer's Association estimates that 30% of those with Alzheimer's disease are cared for outside the home.

Line E: ***Number of Alzheimer's Patients Cared for Outside the Home*****:** Total number of individuals in the PMA who are estimated to have Alzheimer's disease or a related disorder requiring care outside the home.

Line F: ***Percent of Population with Alzheimer's Disease who are Classified as "Severe":*** Estimates from *Archives of Neurology* show the percent by age segment of those with Alzheimer's disease whose symptoms are classified as "severe." An individual with severe Alzheimer's symptoms generally requires skilled nursing care and cannot be cared for in an assisted living Alzheimer's setting. Those who have "severe" Alzheimer's disease will likely be cared for outside the home.

Line G: ***Number with "Severe" Alzheimer's*****:** The total number of individuals with Alzheimer's disease who have symptoms that are classified as "severe" (Line C x Line F).

Line H: ***Number of Individuals in the PMA with Mild-to-Moderate Alzheimer's Disease Cared for Outside the Home*****:** The estimated number of individuals 65+, with annual incomes of $35,000+ in the PMA, who have mild-to-moderate Alzheimer's symptoms and need care outside the home (Line E – Line G).

Line I: ***Demand from Outside the PMA*****:** Based on economic conditions and the size of the PMA, the proportion of demand/need that will come from households not currently living in the PMA.

Line J: ***Total Need for Alzheimer's Care in Assisted Living*****:** The number of individuals who will need Alzheimer's care provided by the subject property at the designated location.

Line K: ***Number of Alzheimer's Units in the Primary Market Area*****:** The total number of directly competitive units currently serving the PMA.

Line L: ***Annual Turnover*****:** According to the American Seniors Housing Association, the annual turnover in memory care units is 52.2%.

Line M: ***Number of Alzheimer's Units Under Construction:*** Using the McGraw Hill/NIC MAP construction report, any memory care units in properties identified by ProMatura as under construction within the 10-mile PMA are included in Line M. ProMatura notes that these projects are in early stages of development and there is no way to guarantee that they will come to fruition. Also, it is important to note that ProMatura does not have a way to ascertain information regarding properties under construction that are not in the formal planning stages and, therefore, it is possible that there are developments under construction that are not included below.

Line N: ***Total Estimated Units to be Filled*** (Line L + Line M)

Line O: ***Assisted Living Alzheimer's Need*****:** The total need for additional memory care units in an assisted living setting in the PMA.

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Exhibit 5.3. Estimated Annual Need in the 5- & 7-Mile PMA for Memory Care $35,000+ (2020)								
	5-Mile PMA				7-Mile PMA			
	65 to 74	75 to 84	85+	Total	65 to 74	75 to 84	85+	Total
A. Total Qualified Market **($35,000+)**	20,105	9,102	3,388	32,595	41,236	17,526	6,307	65,069
B. Prevalence Rate of Alzheimer's Disease	1.6%	19.5%	43.2%		1.6%	19.5%	43.2%	
C. Income Qualified Population with Alzheimer's Disease	322	1,775	1,464	3,560	660	3,418	2,725	6,802
D. Percent of Alzheimer's Patients Cared for Outside Home		30%				30%		
E. Number of Alzheimer's Patients Cared for Outside Home	97	532	439	1,068	198	1025	817	2,041
F. Percent with Severe Alzheimer's Disease	17.0%	20.0%	28.0%		17.0%	20.0%	28.0%	
G. Number with Severe Alzheimer's Disease (Line C x Line F)	55	355	410	819	112	684	763	1,559
H. Number of Persons with Mild-to-Moderate Alzheimer's Cared for Outside the Home (Line E - Line G)	42	177	29	249	86	342	54	482
I. Demand from Outside the PMA (+20%)	10	44	7	62	21	85	14	121
J. Total Need for Alzheimer's Care in Assisted Living				**311**				**603**
K. Number of Alzheimer's Units in the PMA				265				504
L. Annual Turnover				164				311
M. Number of Alzheimer's units under construction				0				0
N. Total Estimated Units to Fill (Line L + Line M)				164				311
O. Assisted Living Alzheimer's Need				**147**				**292**

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Memory Care Demand

Exhibit 5.4 Estimated Annual Need in the 5- & 7-Mile PMA for Memory Care $35,000+ (2025)								
	5-Mile PMA				7-Mile PMA			
	65 to 74	75 to 84	85+	Total	65 to 74	75 to 84	85+	Total
A. Total Qualified Market **($35,000+)**	24,583	10,497	3,525	38,605	50,203	20,421	6,621	77,245
B. Prevalence Rate of Alzheimer's Disease	1.6%	19.5%	43.2%		1.6%	19.5%	43.2%	
C. Income Qualified Population with Alzheimer's Disease	393	2,047	1,523	3,963	803	3,982	2,860	7,645
D. Percent of Alzheimer's Patients Cared for Outside Home		30%				30%		
E. Number of Alzheimer's Patients Cared for Outside Home	118	614	457	1,189	241	1195	858	2,294
F. Percent with Severe Alzheimer's Disease	17.0%	20.0%	28.0%		17.0%	20.0%	28.0%	
G. Number with Severe Alzheimer's Disease (Line C x Line F)	67	409	426	903	137	796	801	1,734
H. Number of Persons with Mild-to-Moderate Alzheimer's Cared for Outside the Home (Line E - Line G)	51	205	30	286	104	398	57	560
I. Demand from Outside the PMA (+20%)	13	51	8	72	26	100	14	140
J. Total Need for Alzheimer's Care in Assisted Living				**358**				**700**
K. Number of Alzheimer's Units in the PMA				265				504
L. Annual Turnover				164				311
M. Number of Alzheimer's units under construction				0				0
N. Total Estimated Units to Fill (Line L + Line M)				164				311
O. Assisted Living Alzheimer's Need				**194**				**389**

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APPENDIX- CLARITAS

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Claritas

All demographic data in this report were obtained from Claritas. Since 1971, Claritas has been the pre-eminent source of accurate, up-to-date demographic data and target marketing information about the population in any specific geographic market area in the United States.

Claritas is a Nielsen company. A global leader in demographic and market segmentation research, Nielson includes AC Nielsen, Nielsen Media Research, Spectra Marketing Systems, and Scarborough Research, among others.

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population*	**255,836**		**252,859**		**251,321**	
Percent Growth (2000 to 2025)* **	-1.16%		-1.16%		-0.61%	
Population by Age*						
Total Population	**255,836**		**252,859**		**251,321**	
Age 45 to 54	40,576	15.86%	33,258	13.15%	30,740	12.23%
Age 55 to 64	32,033	12.52%	36,442	14.41%	34,803	13.85%
Age 65 to 74	19,285	7.54%	26,527	10.49%	31,064	12.36%
Age 75 to 84	14,274	5.58%	14,976	5.92%	16,312	6.49%
Age 85 and over	6,567	2.57%	7,376	2.92%	7,163	2.85%
Age 65 and over	40,127	15.68%	48,879	19.33%	54,539	21.70%
Age 80 and over	13,166	5.15%	13,538	5.35%	13,770	5.48%
Total Population, Male	**124,825**		**123,724**		**123,081**	
Age 45 to 54	19,707	15.79%	16,615	13.43%	15,419	12.53%
Age 55 to 64	15,335	12.28%	17,530	14.17%	16,878	13.71%
Age 65 to 74	8,532	6.84%	12,133	9.81%	14,192	11.53%
Age 75 to 84	5,714	4.58%	6,117	4.94%	6,825	5.54%
Age 85 and over	2,051	1.64%	2,425	1.96%	2,365	1.92%
Age 65 and over	16,297	13.06%	20,676	16.71%	23,381	19.00%
Age 80 and over	4,571	3.66%	4,837	3.91%	4,951	4.02%
Total Population, Female	**131,011**		**129,135**		**128,240**	
Age 45 to 54	20,868	15.93%	16,643	12.89%	15,322	11.95%
Age 55 to 64	16,698	12.75%	18,912	14.65%	17,926	13.98%
Age 65 to 74	10,753	8.21%	14,394	11.15%	16,872	13.16%
Age 75 to 84	8,561	6.53%	8,859	6.86%	9,488	7.40%
Age 85 and over	4,516	3.45%	4,950	3.83%	4,798	3.74%
Age 65 and over	23,830	18.19%	28,204	21.84%	31,158	24.30%
Age 80 and over	8,594	6.56%	8,701	6.74%	8,819	6.88%

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population*	**530,310**		**525,716**		**523,179**	
Percent Growth (2000 to 2025)* **	-0.79%		-0.87%		-0.48%	
Population by Age*						
Total Population	**530,310**		**525,716**		**523,179**	
Age 45 to 54	83,050	15.66%	68,748	13.08%	65,224	12.47%
Age 55 to 64	66,341	12.51%	74,353	14.14%	70,836	13.54%
Age 65 to 74	38,418	7.24%	54,400	10.35%	63,619	12.16%
Age 75 to 84	25,710	4.85%	28,641	5.45%	31,790	6.08%
Age 85 and over	11,973	2.26%	13,691	2.60%	13,522	2.58%
Age 65 and over	76,100	14.35%	96,732	18.40%	108,931	20.82%
Age 80 and over	23,713	4.47%	25,211	4.80%	26,221	5.01%
Total Population, Male	**259,702**		**257,919**		**256,752**	
Age 45 to 54	40,315	15.52%	34,257	13.28%	32,682	12.73%
Age 55 to 64	31,733	12.22%	35,760	13.86%	34,348	13.38%
Age 65 to 74	17,214	6.63%	25,040	9.71%	29,234	11.39%
Age 75 to 84	10,478	4.03%	11,843	4.59%	13,443	5.24%
Age 85 and over	3,668	1.41%	4,510	1.75%	4,436	1.73%
Age 65 and over	31,360	12.08%	41,393	16.05%	47,114	18.35%
Age 80 and over	8,221	3.17%	9,042	3.51%	9,452	3.68%
Total Population, Female	**270,608**		**267,797**		**266,427**	
Age 45 to 54	42,735	15.79%	34,490	12.88%	32,542	12.21%
Age 55 to 64	34,608	12.79%	38,593	14.41%	36,488	13.70%
Age 65 to 74	21,204	7.84%	29,360	10.96%	34,385	12.91%
Age 75 to 84	15,232	5.63%	16,798	6.27%	18,346	6.89%
Age 85 and over	8,304	3.07%	9,181	3.43%	9,086	3.41%
Age 65 and over	44,740	16.53%	55,339	20.66%	61,817	23.20%
Age 80 and over	15,492	5.72%	16,169	6.04%	16,769	6.29%

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population by Single-Classification Race*						
White Alone	**204,733**		**191,315**		**184,918**	
Age 65 and over	37,013	18.08%	43,583	22.78%	47,558	25.72%
Black or African American Alone	**5,105**		**4,846**		**4,572**	
Age 65 and over	204	3.99%	243	5.02%	277	6.05%
American Indian and Alaska Native Alone	**838**		**896**		**911**	
Age 65 and over	36	4.24%	45	5.04%	58	6.37%
Asian Alone	**27,716**		**33,811**		**36,832**	
Age 65 and over	2,419	8.73%	4,190	12.39%	5,518	14.98%
Native Hawaiian and Other Pacific Islander Alone	**48**		**35**		**33**	
Age 65 and over	3	7.13%	3	7.38%	4	12.50%
Some Other Race Alone	**12,089**		**15,435**		**16,995**	
Age 65 and over	227	1.88%	432	2.80%	626	3.68%
Two or More Races	**5,307**		**6,522**		**7,060**	
Age 65 and over	225	4.24%	383	5.88%	499	7.07%
Population by Hispanic or Latino*						
Hispanic or Latino	**33,682**		**39,176**		**41,685**	
Age 65 and over	1,127	3.35%	1,831	4.67%	2,423	5.81%
Not Hispanic or Latino	**222,154**		**213,683**		**209,636**	

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population by Single-Classification Race*						
White Alone	**406,935**		**378,783**		**365,165**	
Age 65 and over	69,195	17.00%	84,322	22.26%	92,482	25.33%
Black or African American Alone	**12,399**		**12,014**		**11,534**	
Age 65 and over	491	3.96%	665	5.53%	783	6.79%
American Indian and Alaska Native Alone	**1,872**		**1,962**		**1,985**	
Age 65 and over	75	4.02%	103	5.24%	129	6.51%
Asian Alone	**64,590**		**78,609**		**85,533**	
Age 65 and over	5,203	8.05%	9,496	12.08%	12,579	14.71%
Native Hawaiian and Other Pacific Islander Alone	**132**		**111**		**105**	
Age 65 and over	9	7.18%	9	8.56%	13	12.34%
Some Other Race Alone	**32,550**		**40,105**		**43,687**	
Age 65 and over	624	1.92%	1,236	3.08%	1,782	4.08%
Two or More Races	**11,831**		**14,132**		**15,170**	
Age 65 and over	503	4.25%	901	6.38%	1,164	7.67%
Population by Hispanic or Latino*						
Hispanic or Latino	**83,921**		**96,133**		**101,893**	
Age 65 and over	2,663	3.17%	4,613	4.80%	6,171	6.06%
Not Hispanic or Latino	**446,390**		**429,583**		**421,287**	

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 45 to 54	**20,167**		**18,440**		**17,226**	
Income Less than $15,000	625	3.10%	501	2.71%	392	2.28%
Income $15,000 to $24,999	729	3.61%	438	2.38%	320	1.86%
Income $25,000 to $34,999	1,072	5.32%	754	4.09%	589	3.42%
Income $35,000 to $49,999	2,521	12.50%	1,211	6.57%	1,050	6.10%
Income $50,000 to $74,999	4,522	22.42%	2,859	15.51%	2,367	13.74%
Income $75,000 to $99,999	3,914	19.41%	2,616	14.19%	2,271	13.18%
Income $100,000 to $124,999	2,948	14.62%	2,324	12.60%	2,043	11.86%
Income $125,000 to $149,999	1,488	7.38%	2,060	11.17%	1,881	10.92%
Income $150,000 to $199,999	1,391	6.90%	2,509	13.61%	2,537	14.73%
Income $200,000 or more	957	4.74%	3,167	17.18%	3,776	21.92%
Median Household Income	**$ 78,924**		**$ 109,039**		**$ 119,877**	
Households by HH Income by Age of Householder**						
Householder Age 55 to 64	**14,541**		**20,929**		**19,880**	
Income Less than $15,000	726	4.99%	952	4.55%	727	3.66%
Income $15,000 to $24,999	761	5.23%	674	3.22%	496	2.49%
Income $25,000 to $34,999	1,265	8.70%	960	4.58%	756	3.80%
Income $35,000 to $49,999	2,062	14.18%	1,589	7.59%	1,286	6.47%
Income $50,000 to $74,999	3,285	22.59%	3,285	15.70%	2,753	13.85%
Income $75,000 to $99,999	2,158	14.84%	3,038	14.51%	2,690	13.53%
Income $100,000 to $124,999	1,741	11.97%	2,422	11.57%	2,211	11.12%
Income $125,000 to $149,999	1,145	7.87%	2,212	10.57%	2,156	10.85%
Income $150,000 to $199,999	762	5.24%	2,506	11.97%	2,696	13.56%
Income $200,000 or more	636	4.38%	3,291	15.72%	4,109	20.67%
Median Household Income	**$ 68,692**		**$ 99,727**		**$ 113,938**	
Households by HH Income by Age of Householder**						
Householder Age 65 to 74	**12,742**		**16,168**		**18,797**	
Income Less than $15,000	1,531	12.01%	1,043	6.45%	1,036	5.51%
Income $15,000 to $24,999	2,018	15.84%	1,407	8.70%	1,274	6.78%
Income $25,000 to $34,999	1,748	13.72%	1,462	9.04%	1,505	8.01%
Income $35,000 to $49,999	2,240	17.58%	2,067	12.78%	2,121	11.29%
Income $50,000 to $74,999	2,641	20.73%	2,832	17.52%	3,047	16.21%
Income $75,000 to $99,999	1,181	9.27%	2,111	13.06%	2,511	13.36%
Income $100,000 to $124,999	599	4.70%	1,730	10.70%	2,089	11.11%
Income $125,000 to $149,999	312	2.45%	1,086	6.72%	1,421	7.56%
Income $150,000 to $199,999	193	1.51%	1,174	7.26%	1,658	8.82%
Income $200,000 or more	279	2.19%	1,254	7.76%	2,136	11.36%
Median Household Income	**$ 42,194**		**$ 68,578**		**$ 79,134**	
Households by HH Income by Age of Householder**						
Householder Age 75 to 84	**8,952**		**10,178**		**10,984**	
Income Less than $15,000	1,792	20.02%	1,033	10.15%	1,009	9.19%
Income $15,000 to $24,999	1,979	22.11%	1,516	14.89%	1,363	12.41%
Income $25,000 to $34,999	1,489	16.63%	1,443	14.17%	1,478	13.45%
Income $35,000 to $49,999	1,439	16.07%	1,608	15.80%	1,678	15.28%
Income $50,000 to $74,999	1,174	13.12%	1,746	17.16%	1,835	16.70%
Income $75,000 to $99,999	453	5.06%	892	8.76%	1,041	9.48%
Income $100,000 to $124,999	266	2.97%	750	7.37%	902	8.21%
Income $125,000 to $149,999	104	1.16%	483	4.74%	621	5.65%
Income $150,000 to $199,999	130	1.46%	376	3.69%	515	4.69%
Income $200,000 or more	126	1.41%	331	3.25%	542	4.94%
Median Household Income	**$ 29,734**		**$ 45,230**		**$ 49,679**	

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 45 to 54	**42,760**		**37,730**		**35,992**	
Income Less than $15,000	1,397	3.27%	1,176	3.12%	911	2.53%
Income $15,000 to $24,999	1,569	3.67%	1,036	2.75%	754	2.09%
Income $25,000 to $34,999	2,488	5.82%	1,696	4.49%	1,344	3.73%
Income $35,000 to $49,999	5,759	13.47%	2,810	7.45%	2,343	6.51%
Income $50,000 to $74,999	9,387	21.95%	5,627	14.91%	4,868	13.52%
Income $75,000 to $99,999	8,168	19.10%	5,419	14.36%	4,802	13.34%
Income $100,000 to $124,999	5,972	13.97%	4,817	12.77%	4,370	12.14%
Income $125,000 to $149,999	3,108	7.27%	4,086	10.83%	3,994	11.10%
Income $150,000 to $199,999	2,809	6.57%	4,880	12.93%	5,009	13.92%
Income $200,000 or more	2,104	4.92%	6,185	16.39%	7,598	21.11%
Median Household Income	**$ 77,389**		**$ 105,719**		**$ 117,016**	
Households by HH Income by Age of Householder**						
Householder Age 55 to 64	**29,585**		**42,106**		**39,843**	
Income Less than $15,000	1,508	5.10%	2,082	4.94%	1,604	4.03%
Income $15,000 to $24,999	1,498	5.06%	1,595	3.79%	1,166	2.93%
Income $25,000 to $34,999	2,418	8.17%	2,064	4.90%	1,648	4.14%
Income $35,000 to $49,999	4,061	13.73%	3,633	8.63%	2,920	7.33%
Income $50,000 to $74,999	6,841	23.12%	6,283	14.92%	5,380	13.50%
Income $75,000 to $99,999	4,855	16.41%	6,085	14.45%	5,394	13.54%
Income $100,000 to $124,999	3,468	11.72%	4,837	11.49%	4,447	11.16%
Income $125,000 to $149,999	1,993	6.74%	4,227	10.04%	4,218	10.59%
Income $150,000 to $199,999	1,559	5.27%	4,880	11.59%	5,126	12.87%
Income $200,000 or more	1,384	4.68%	6,421	15.25%	7,939	19.93%
Median Household Income	**$ 69,393**		**$ 97,172**		**$ 110,169**	
Households by HH Income by Age of Householder**						
Householder Age 65 to 74	**22,772**		**32,547**		**37,757**	
Income Less than $15,000	2,572	11.30%	2,240	6.88%	2,199	5.82%
Income $15,000 to $24,999	3,575	15.70%	2,886	8.87%	2,647	7.01%
Income $25,000 to $34,999	3,267	14.35%	2,751	8.45%	2,875	7.61%
Income $35,000 to $49,999	3,799	16.68%	4,225	12.98%	4,316	11.43%
Income $50,000 to $74,999	4,904	21.54%	5,587	17.16%	6,148	16.28%
Income $75,000 to $99,999	2,049	9.00%	4,199	12.90%	4,907	13.00%
Income $100,000 to $124,999	1,139	5.00%	3,450	10.60%	4,151	10.99%
Income $125,000 to $149,999	517	2.27%	2,192	6.73%	2,869	7.60%
Income $150,000 to $199,999	362	1.59%	2,390	7.34%	3,266	8.65%
Income $200,000 or more	586	2.58%	2,628	8.08%	4,379	11.60%
Median Household Income	**$ 42,781**		**$ 68,668**		**$ 78,532**	
Households by HH Income by Age of Householder**						
Householder Age 75 to 84	**15,789**		**18,965**		**20,794**	
Income Less than $15,000	3,070	19.45%	2,035	10.73%	2,023	9.73%
Income $15,000 to $24,999	3,604	22.82%	2,807	14.80%	2,627	12.63%
Income $25,000 to $34,999	2,597	16.45%	2,518	13.28%	2,623	12.61%
Income $35,000 to $49,999	2,516	15.94%	2,996	15.80%	3,114	14.98%
Income $50,000 to $74,999	2,217	14.04%	3,214	16.95%	3,535	17.00%
Income $75,000 to $99,999	821	5.20%	1,683	8.87%	1,957	9.41%
Income $100,000 to $124,999	462	2.93%	1,414	7.46%	1,683	8.10%
Income $125,000 to $149,999	149	0.95%	943	4.97%	1,231	5.92%
Income $150,000 to $199,999	174	1.10%	711	3.75%	962	4.63%
Income $200,000 or more	179	1.13%	644	3.40%	1,040	5.00%
Median Household Income	**$ 29,701**		**$ 45,632**		**$ 50,077**	

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 85 and over	**2,365**		**5,149**		**4,973**	
Income Less than $15,000	663	28.04%	814	15.80%	733	14.74%
Income $15,000 to $24,999	556	23.50%	1,177	22.86%	1,000	20.11%
Income $25,000 to $34,999	368	15.56%	792	15.39%	780	15.68%
Income $35,000 to $49,999	325	13.76%	752	14.61%	739	14.86%
Income $50,000 to $74,999	245	10.38%	748	14.53%	736	14.80%
Income $75,000 to $99,999	85	3.58%	366	7.12%	399	8.02%
Income $100,000 to $124,999	40	1.71%	173	3.36%	184	3.69%
Income $125,000 to $149,999	30	1.27%	146	2.83%	162	3.25%
Income $150,000 to $199,999	32	1.36%	101	1.97%	116	2.33%
Income $200,000 or more	20	0.85%	79	1.53%	125	2.51%
Median Household Income	**$ 24,348**		**$ 32,368**		**$ 34,661**	
Households by HH Income**						
Total Household	**102,532**		**102,214**		**101,978**	
Income Less than $15,000	7,112	6.94%	5,271	5.16%	4,640	4.55%
Income $15,000 to $24,999	8,186	7.98%	6,232	6.10%	5,183	5.08%
Income $25,000 to $34,999	10,037	9.79%	7,008	6.86%	6,296	6.17%
Income $35,000 to $49,999	15,657	15.27%	10,282	10.06%	9,449	9.27%
Income $50,000 to $74,999	24,117	23.52%	17,116	16.75%	15,384	15.09%
Income $75,000 to $99,999	15,535	15.15%	13,701	13.40%	13,177	12.92%
Income $100,000 to $124,999	9,612	9.37%	11,316	11.07%	11,113	10.90%
Income $125,000 to $149,999	5,192	5.06%	8,928	8.73%	9,206	9.03%
Income $150,000 to $199,999	3,890	3.79%	10,087	9.87%	11,336	11.12%
Income $200,000 to $249,999	1,630	1.59%	5,097	4.99%	6,556	6.43%
Income $250,000 to $499,999	1,195	1.17%	5,225	5.11%	6,671	6.54%
Income $500,000 or more	371	0.36%	1,951	1.91%	2,968	2.91%
Average Household Income	**$ 73,506**		**$ 111,391**		**$ 125,358**	
Median Household Income	**$ 60,651**		**$ 84,485**		**$ 94,043**	
Age 55+ Median Household Income	**$ 45,891**		**$ 70,093**		**$ 78,636**	
Age 65+ Median Household Income	**$ 34,684**		**$ 52,966**		**$ 61,841**	
Owner Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	**76,476**		**76,108**		**75,753**	
Value Less than $20,000	1,067	1.39%	1,046	1.37%	932	1.23%
Value $20,000 to $39,999	624	0.82%	896	1.18%	842	1.11%
Value $40,000 to $59,999	363	0.48%	339	0.45%	345	0.46%
Value $60,000 to $79,999	1,702	2.23%	738	0.97%	536	0.71%
Value $80,000 to $99,999	3,773	4.93%	1,405	1.85%	1,087	1.44%
Value $100,000 to $149,999	12,984	16.98%	4,175	5.49%	3,611	4.77%
Value $150,000 to $199,999	22,777	29.78%	5,823	7.65%	4,559	6.02%
Value $200,000 to $299,999	23,023	30.11%	19,257	25.30%	16,986	22.42%
Value $300,000 to $399,999	7,202	9.42%	18,343	24.10%	17,595	23.23%
Value $400,000 to $499,999	1,855	2.43%	11,553	15.18%	12,599	16.63%
Value $500,000 to $749,999	933	1.22%	8,634	11.34%	10,868	14.35%
Value $750,000 to $999,999	87	0.11%	2,713	3.56%	3,782	4.99%
Value $1,000,000 or more	87	0.11%	1,186	1.56%	2,011	2.65%
Value $1,000,000 to $1,499,999			913	1.20%	1,515	2.00%
Value $1,500,000 to $1,999,999			167	0.22%	327	0.43%
Value $2,000,000 or more			107	0.14%	169	0.22%
Median All Owner-Occupied Housing Unit Value	**$ 188,911**		**$ 323,851**		**$ 351,028**	
Group Quarters by Population Type*	**1,950**		**1,951**		**1,950**	
Correctional Institutions	0	0.00%	0	0.00%	0	0.00%
Nursing Homes	1,358	69.65%	1,352	69.28%	1,349	69.16%

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder **						
Householder Age 85 and over	**4,174**		**9,256**		**9,087**	
Income Less than $15,000	1,138	27.27%	1,544	16.68%	1,428	15.72%
Income $15,000 to $24,999	1,008	24.15%	2,121	22.91%	1,865	20.53%
Income $25,000 to $34,999	652	15.63%	1,327	14.34%	1,317	14.50%
Income $35,000 to $49,999	568	13.60%	1,405	15.18%	1,348	14.84%
Income $50,000 to $74,999	470	11.26%	1,312	14.17%	1,352	14.88%
Income $75,000 to $99,999	148	3.56%	646	6.98%	694	7.64%
Income $100,000 to $124,999	76	1.81%	319	3.44%	353	3.88%
Income $125,000 to $149,999	42	1.01%	254	2.75%	293	3.22%
Income $150,000 to $199,999	41	0.99%	191	2.06%	227	2.50%
Income $200,000 or more	30	0.72%	137	1.48%	209	2.30%
Median Household Income	**$ 24,410**		**$ 32,259**		**$ 34,489**	
Households by HH Income **						
Total Household	**206,334**		**207,523**		**207,268**	
Income Less than $15,000	13,702	6.64%	11,202	5.40%	9,862	4.76%
Income $15,000 to $24,999	16,025	7.77%	12,836	6.19%	10,753	5.19%
Income $25,000 to $34,999	20,109	9.75%	14,148	6.82%	12,717	6.14%
Income $35,000 to $49,999	31,914	15.47%	21,805	10.51%	19,646	9.48%
Income $50,000 to $74,999	49,285	23.89%	34,388	16.57%	31,494	15.19%
Income $75,000 to $99,999	32,092	15.55%	28,249	13.61%	26,964	13.01%
Income $100,000 to $124,999	19,234	9.32%	23,148	11.15%	22,886	11.04%
Income $125,000 to $149,999	9,709	4.71%	17,416	8.39%	18,517	8.93%
Income $150,000 to $199,999	7,725	3.74%	20,187	9.73%	22,482	10.85%
Income $200,000 to $249,999	3,268	1.58%	10,380	5.00%	13,205	6.37%
Income $250,000 to $499,999	2,426	1.18%	10,038	4.84%	13,090	6.32%
Income $500,000 or more	846	0.41%	3,727	1.80%	5,651	2.73%
Average Household Income	**$ 73,712**		**$ 109,508**		**$ 123,223**	
Median Household Income	**$ 60,864**		**$ 83,303**		**$ 92,766**	
Age 55+ Median Household Income	**$ 47,679**		**$ 70,143**		**$ 78,097**	
Age 65+ Median Household Income	**$ 34,820**		**$ 53,783**		**$ 62,317**	
Owner Occupied Housing Units by Value **						
Total Owner-Occupied Housing Units	**151,108**		**150,468**		**149,948**	
Value Less than $20,000	1,300	0.86%	1,743	1.16%	1,563	1.04%
Value $20,000 to $39,999	962	0.64%	1,478	0.98%	1,351	0.90%
Value $40,000 to $59,999	1,337	0.88%	913	0.61%	861	0.57%
Value $60,000 to $79,999	4,261	2.82%	1,940	1.29%	1,445	0.96%
Value $80,000 to $99,999	8,904	5.89%	3,265	2.17%	2,534	1.69%
Value $100,000 to $149,999	29,923	19.80%	9,293	6.18%	8,132	5.42%
Value $150,000 to $199,999	42,675	28.24%	13,920	9.25%	11,163	7.44%
Value $200,000 to $299,999	43,204	28.59%	38,079	25.31%	34,265	22.85%
Value $300,000 to $399,999	12,476	8.26%	35,470	23.57%	34,317	22.89%
Value $400,000 to $499,999	3,575	2.37%	21,743	14.45%	23,968	15.98%
Value $500,000 to $749,999	1,893	1.25%	15,710	10.44%	20,022	13.35%
Value $750,000 to $999,999	371	0.25%	4,761	3.16%	6,754	4.50%
Value $1,000,000 or more	227	0.15%	2,153	1.43%	3,571	2.38%
Value $1,000,000 to $1,499,999			1,578	1.05%	2,606	1.74%
Value $1,500,000 to $1,999,999			286	0.19%	559	0.37%
Value $2,000,000 or more			289	0.19%	406	0.27%
Median All Owner-Occupied Housing Unit Value	**$ 183,822**		**$ 312,976**		**$ 339,803**	
Group Quarters by Population Type*	**3,794**		**3,802**		**3,802**	
Correctional Institutions	0	0.00%	0	0.00%	0	0.00%
Nursing Homes	3,002	79.13%	2,997	78.83%	2,994	78.75%

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Other Institutions	0	0.00%	0	0.00%	0	0.00%
College Dormitories	26	1.33%	26	1.33%	26	1.33%
Military Quarters	0	0.00%	0	0.00%	0	0.00%
Other Noninstitutional Quarters	465	23.87%	469	24.05%	469	24.07%
Occupied Housing Units by Tenure*	**102,155**		**102,214**		**101,978**	
Owner-Occupied	76,545	74.93%	76,108	74.46%	75,753	74.28%
Renter-Occupied	25,610	25.07%	26,106	25.54%	26,225	25.72%
Households by Tenure by Age of Householder*						
Total Households	102,155		102,214		101,978	
Owner-Occupied	**76,545**		**76,108**		**75,753**	
Householder 55 to 64 years	16,061	20.98%	17,746	23.32%	16,632	21.96%
Householder 65 to 74 years	10,408	13.60%	13,998	18.39%	16,194	21.38%
Householder 75 to 84 years	8,376	10.94%	8,555	11.24%	9,171	12.11%
Householder 85 years and over	3,251	4.25%	3,544	4.66%	3,430	4.53%
Renter-Occupied	**25,610**		**26,106**		**26,225**	
Householder 55 to 64 years	2,601	10.16%	3,184	12.19%	3,248	12.38%
Householder 65 to 74 years	1,516	5.92%	2,169	8.31%	2,602	9.92%
Householder 75 to 84 years	1,459	5.70%	1,623	6.22%	1,812	6.91%
Householder 85 years and over	1,346	5.26%	1,605	6.15%	1,544	5.89%
Copyright © Claritas, LLC 2020. All rights reserved.						
*Census column is 2010 Data.						
**Census column is 2000 Data.						
***Percent growth figures are as follows: 2010 (2000-2010), 2020 (2010-2020), and 2025 (2020-2025).						

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Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Other Institutions	26	0.69%	27	0.71%	28	0.74%
College Dormitories	26	0.69%	26	0.68%	26	0.68%
Military Quarters	0	0.00%	0	0.00%	0	0.00%
Other Noninstitutional Quarters	628	16.54%	636	16.72%	636	16.72%
Occupied Housing Units by Tenure*	**206,881**		**207,523**		**207,268**	
Owner-Occupied	150,852	72.92%	150,468	72.51%	149,948	72.34%
Renter-Occupied	56,029	27.08%	57,055	27.49%	57,320	27.66%
Households by Tenure by Age of Householder*						
Total Households	206,881		207,523		207,268	
Owner-Occupied	**150,852**		**150,468**		**149,948**	
Householder 55 to 64 years	32,608	21.62%	35,181	23.38%	32,736	21.83%
Householder 65 to 74 years	20,328	13.48%	27,851	18.51%	32,142	21.44%
Householder 75 to 84 years	14,670	9.73%	15,797	10.50%	17,203	11.47%
Householder 85 years and over	5,601	3.71%	6,149	4.09%	6,023	4.02%
Renter-Occupied	**56,029**		**57,055**		**57,320**	
Householder 55 to 64 years	5,793	10.34%	6,924	12.14%	7,107	12.40%
Householder 65 to 74 years	3,151	5.62%	4,696	8.23%	5,615	9.80%
Householder 75 to 84 years	2,733	4.88%	3,168	5.55%	3,591	6.26%
Householder 85 years and over	2,560	4.57%	3,106	5.44%	3,064	5.34%
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*Census column is 2010 Data.						
**Census column is 2000 Data.						
***Percent growth figures are as follows: 2010 (2000-2010), 2020 (2010-2020), and 2025 (2020-2025).						

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- Market feasibility studies
  - Snapshots
  - Competitive feasibility studies
  - Full feasibility studies
- Industry research
- Consumer research
  - Telephone survey
  - Written mail surveys
  - Internet surveys
  - Research seminars
  - Focus groups
  - Webinars
- Planning
  - Strategic visioning
  - Developers representative
- Operational assistance
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ProMatura

19 County Road 168
Oxford, MS 38655
800-201-1483

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GENERAL NOTES

A. REFER TO SHEETS E0.3, E0.4, & E0.5 FOR FIXTURE SCHEDULE AND CUTSHEETS.

B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.

C. MOUNTING HEIGHTS SHOWN ARE TO TOP OF FIXTURE.

D. REFER TO DETAIL 1/E0.3 FOR FIXTURE TYPE B1 AND B2 BASE REQUIREMENTS.

E. REFER TO DETAIL 2/E0.3 FOR FIXTURE TYPE P1 AND P2 POLE AND BASE REQUIREMENTS.

E. REFER TO DETAIL 3/E0.3 FOR FIXTURE TYPE P3 POLE AND BASE REQUIREMENTS.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line East	Illuminance	Fc	0.64	2.0	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.53	1.8	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.57	1.8	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.21	20.2	0.0	N.A.	N.A.



1 **PHOTOMETRIC SITE PLAN**
SCALE: 1" = 40'-0"

N

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS:

No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

4425.0000
PROJECT NUMBER

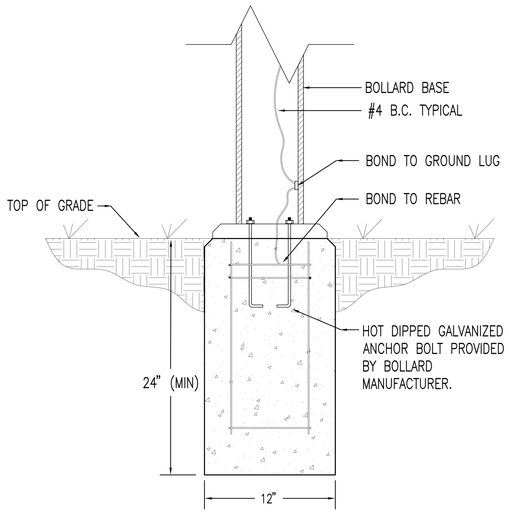
BWJ DRAWN BY | JJA CHECKED BY

KEY PLAN

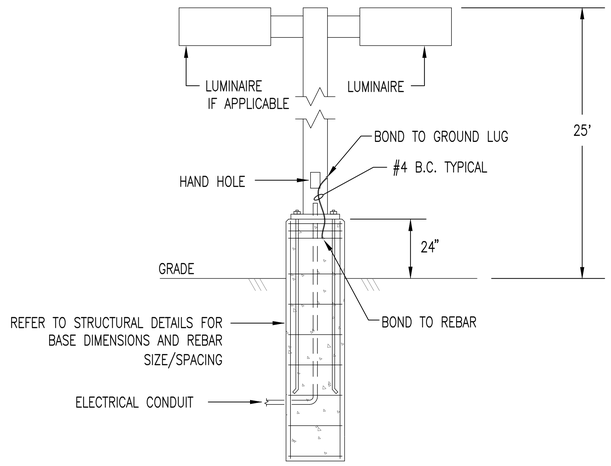
Arlington Heights Senior

PHOTOMETRIC SITE PLAN

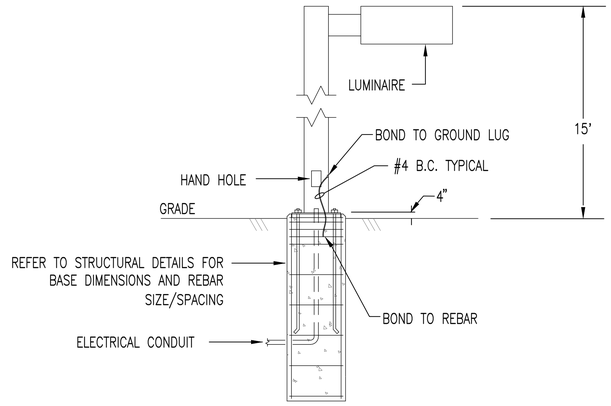
E0.2



1 POLE BASE DETAIL - B1 & B2
NO SCALE



2 POLE BASE DETAIL - P1 & P2
NO SCALE



3 POLE BASE DETAIL - P3
NO SCALE

LIGHT FIXTURE SCHEDULE

FIXT. TYPE	DESCRIPTION	VOLTAGE	LAMPS		VA/ FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES
			TYPE	QTY./ FIXT.				
B1	40" TALL, 8" WIDE EXTERIOR DIE CAST MARINE GRADE ALUMINUM LED BOLLARD. IMPACT RESISTANT, IP65 RATING. CLEAR GLASS LENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	29	LIGMAN LIGHTING USA	ULI-10021-29w-T3-W30-120/277v	
B2	40" TALL, 9 1/2" WIDE EXTERIOR CEMENT WITH DIE CAST COPPER AND ALUMINUM SUPPORTS LED BOLLARD. IMPACT RESISTANT, IP54 RATING. CLEAR GLASS LENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	31	KIM LIGHTING	GEM1C-LED-27L-4K-UV	
D1	RECESSED 1100 LUMEN 6" ROUND LED DOWNLIGHT. REMOTE PHOSPHOR LED LIGHT ENGINE, MINIMUM OF 70 LUMENS PER WATT, 1100 LUMEN MODULE. CLEAR SEMI-DIFFUSE ALZAK REFLECTOR. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	13	PRESCOLITE	LF6SL-DM1-11L-30K-8	
P1	LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 12,500 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T3 DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	113	COOPER LIGHTING SOLUTIONS	GLEON-AF-02-LED-E1-T3	
P2	DOUBLE-HEADED LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 12,500 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T3 DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	226	COOPER LIGHTING SOLUTIONS	GLEON-AF-02-LED-E1-T3	
P3	LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 6,400 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T4 FORWARD THROW DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	59	COOPER LIGHTING SOLUTIONS	GLEON-AF-01-LED-E1-T4FT	
W1	6 1/2" WIDE, 15" TALL LED RECTANGULAR WALL SCONCE. IP43 RATED ALUMINUM HOUSING. OPAL-WHITE ACRYLIC DIFFUSERS, 900 DELIVERED LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	21	TMS LIGHTING	SA835-O-21LED-30K-120-F15-OP	
W2	17" WIDE, 8 1/2" TALL TRAPAZOID LED WALL MOUNTED FIXTURE. IP65 RATED, DIE-CAST ALUMINUM HOUSING. 1,500 NOMINAL LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	12	LITHONIA LIGHTING	WST LED-P1-30K-VW-MVOLT	
W3	3" DIAMETER, 8" TALL CYLINDER LED WALL MOUNTED FIXTURE. IP66 RATED, DIE-CAST ALUMINUM HOUSING. 1,200 NOMINAL LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	20	BK LIGHTING	CK-LED-x63-WFL	

Arlington Heights Senior

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Arlington Heights, IL 60005

esg ARCHITECTURE & DESIGN
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Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0050 | www.epinc.com

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BWJ DRAWN BY JJA CHECKED BY

KEY PLAN

Arlington Heights Senior

SCHEDULES & DETAILS

E0.3

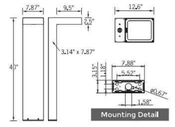
ULI-10021
Light Linear PT 1 Single Head Bollard

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

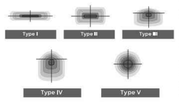


29w LED 3169 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 24.6 lbs



microVOS TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive +Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 • U0 • G1

Finishing
All Ligman products go through an extensive finishing process that includes etching to improve paint adherence.

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen + Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

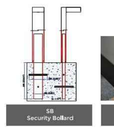
Area distribution bollard-integrated projectors. Stylish but technically precise area lighting solutions as part of a large flexible family.

Light Linear PT Bollard is an elegant minimalistic bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distributions, as well as variations of this for precise light distribution requirements.
An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.
This product range is available in 29w and 55w options, as single & double head styles.

Customer specific wattages can be provided, contact the factory for more information.
This luminaire complies to Dark Sky requirements.
Bollards can be provided with GFCI boxes positioned to specific heights specified by the customer.
Internal house side shields are available as an option.

Optional: Security Bollard:
The Light Linear Bollard is available as a traffic rated security bollard.
This security bollard provides restraint of vehicular traffic in unauthorized areas.
Impact calculations shows this bollard will stop a 5,500lb/2.75 tons vehicle, travelling at 30mph.
The galvanized pole must be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.
Internal house side shields are available as an option.

Additional Options (Consult Factory For Pricing)







Ligman can provide custom logos and signage in the Light Linear Bollard
The images above show this feature in the Light Linear VT Bollard

Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Due to the continual improvements in LED technology specifications, drawings and components may change without notice.

ULI-10021
Light Linear PT 1 Single Head Bollard

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE B1	NOTE

ORDERING EXAMPLE || ULI - 10021 - 29w - T2 - W30 - 02 - 120/277v - Options

ULI-10021	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	29w LED 3169 Lumens	T1 • Type I Distribution T2 • Type II Distribution T3 • Type III Distribution T4 • Type IV Distribution	W27 • 2700K W30 • 3000K W35 • 3500K W40 • 4000K	01 • BLACK RAL 9011 02 • DARK GREY RAL 7043 03 • WHITE RAL 9003 04 • METALLIC SILVER RAL 9006 05 • MATTE SILVER RAL 9006 06 • LIGMAN BRONZE 07 • CUSTOM RAL	120/277v Other • Specify

ADDITIONAL OPTIONS

NAT • Natatorium Rated
F • Frosted Lens
GFCI • GFCI Box
DIM • 0•10v Dimming
AMB • Turtle Friendly Amber LED
HCT• Custom Bollard Height
HSS • House Side Shield
SB • Security Bollard
EMG • Emergency Pack

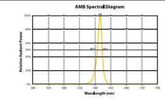
LASER CUT LETTERING (Cannot be used in conjunction with security bollard)

RGBW • Color Changing RGBW
SC • Static Color (Choose Color e.g Red, Blue etc.)

WORDS FRONT | WORDS BACK

CONSULT FACTORY FOR CUSTOM DESIGNS, LOGOS AND OTHER SPECIAL REQUIREMENTS
FACTORY DRAWINGS WILL BE PROVIDED PRIOR TO PRODUCTION

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

Light Linear Product Family



Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Due to the continual improvements in LED technology specifications, drawings and components may change without notice.

Intertek

1 FIXTURE TYPE B1
NO SCALE

KIM LIGHTING

GEM®1C LED Performance Bollard
Concrete Shaft
revision 5/31/18 • kl_gem1cled_spec.pdf

Type: B2
Job:
Catalog number:

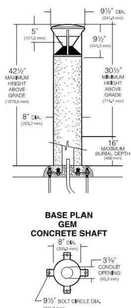
GEM1C / / / /
Fixture: Electrical Module | Top Cap Finish | Concrete Shaft Finish | Options
See page 2 | See page 3

Approvals:

Date:
Page: 1 of 4

Specifications

GEM1C
Maximum weight: 114 lb



BASE PLAN
GEM
CONCRETE SHAFT

HUBBELL LIGHTING INC. U.S. PATENT D443,094

Top Cap: Die-cast, low copper (< 0.6% Cu) aluminum secured to rib body by captive stainless steel allen cap screws. For lamp access, allen screws shall not require complete removal.
Supports: Die-cast, low copper (< 0.6% Cu) aluminum supports secured in place as a complete cage assembly. The top section provides a cutoff lamp compartment. The supports are secured to the shaft by four stainless steel tie rods.
Refractor: Thermally tempered soda lime glass sealed with silicone gaskets top and bottom.
LED Optical System: A total of 9 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules, 18 diodes for Type I version; three (3) modules, 27 diodes for Type III version; and four (4) modules, 36 diodes for Type V version. Available in 580mm Amber, 3000K, 4000K and 5000K color temperatures.
LED Driver: Universal voltage from 120 to 277V with a ±10% tolerance. +40°F. starting temperature. All drivers are Underwriters Laboratories recognized.
Anchor Bolts: Four ½" x 10" + 2" zinc plated J-bolts, each with two nuts, washers and a rigid pressed board template.
Material: Cement to conform to current specifications for Portland Cement. ASTM C150, Type I or II. Aggregates meet current requirements of Specifications for Concrete Aggregates, ASTM C33. Water to be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement to conform to ASTM A185. Steel for lugs and plates to conform to ASTM A36, or A283 grade D.
Surface: Medium sand-blasted with anti-graffiti sealer. Available colors are Charcoal, Brown, Natural Gray or White, integral in concrete mix.
Cure and Strength: Allows for completion of the hydration process, and results in a 28 day compressive strength of not less than 4,500 psi.
Manufacture: Fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts.
Anchorage: Four steel mounting tabs for installation on four ½" x 10" + 2" zinc electroplated J-bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template.
Shipment: Palletized with adequate hold-downs to prevent load movement in transit.
Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Studio Gray, (LG) Light Gray, and (CC) Custom Color (include RAL#).
Listed to: UL 1598 Standard for Luminaires + UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within AREA.
Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5 years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.
CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

© 2018 KIM LIGHTING • 17760 ROWLAND STREET, CITY OF INDUSTRY, CA 91748 • TEL: 626/968-6666 • FAX: 626/369-2695

2 FIXTURE TYPE B2
NO SCALE

KIM LIGHTING

GEM®1C LED Performance Bollard
Concrete Shaft
revision 5/31/18 • kl_gem1cled_spec.pdf

Type: B2
Job:

Standard Features

Fixture	Cat. No. **GEM1C** Fixture with Concrete Shaft
Electrical Module LED = Light Emitting Diode	Cat. Nos. for LED Electrical Modules available: **xL** — Source: ☐ **18L** = Type I ☐ **27L** = Type III ☐ **36L** = Type V **xK** — Color Temperature: ☐ 2K = 580nm - Amber ☐ 3K = 3000K ☐ **4K** = 4000K ☐ 5K = 5000K **UV** — Voltage: ☐ **UV** Universal Voltage shall range from 120V-277V
Finish TGIC thermoset polyester powder coat paint over a titanated zirconium conversion coating on fixture top cap. Concrete shaft surface color is integral in concrete mix. Available in any combination of paint and concrete finishes listed at right.	**Top Cap** Color: ☐ Black ☐ Dark Bronze ☐ Light Gray ☐ Platinum Silver ☐ White ☐ Custom Colors¹ Cat. No.: ☐ **BL** ☐ **DB** ☐ **LG** ☐ **PS** ☐ **WH** ☐ **CC** **Concrete Shaft** Color: ☐ Brown ☐ Charcoal ☐ Natural Gray ☐ White Cat. No.: ☐ **BR-C** ☐ **CH-C** ☐ **NG-C** ☐ **WH-C** ¹Custom colors subject to additional charges, minimum quantities and extended lead times. Available on fixture head only. Consult representative. Custom color description:_____
0-10V Dimming Interface	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation with HUBB®. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

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6" LED Open Downlight

LF6SL

120V–277V
0-10V Dimming



APPLICATIONS:
LiteFrame LF6SL is a 6" specification grade LED open downlight that utilizes high efficiency LEDs to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35 C (95 F) in open plenum applications.

HOUSING:
One-piece 22 gauge non-corrosive steel platform. Pre-wired j-box with snap-on cover for easy access. Snap-in connector from driver compartment allows easy installation of light engine/trim assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements. Approve for 8 (4 x/4 on) No. 12 AWG conductors rated for 90° C through wiring.

REFLECTOR:
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. SatFrm standard. Painted white satFrm (WT) available as option.

LED LIGHT ENGINE:
The LF6SL uses the Philips Fortimo DLM LED Module. This is the most color-controlled color consistency (2 SDCM) from fixture to fixture. The system is designed for optional life and lumen maintenance (>50,000 hours at 70% Lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing.

LED DRIVER:
The LF6SL utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DLM Module. Driver is designed to match the 50,000 hours minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

DIMMING:
Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. 0-10V, Lutron 2 wire, 3 wire, and EcoSystem dimming available to 1%. Lutron and DMX with RDM (remote device management) dimming to less than 0.1%.

INSTALLATION:
Adjustable Bar hangers included (not with CP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" tubing channel (by others) or Prescolite 24" bar hangers (B24 or B6).

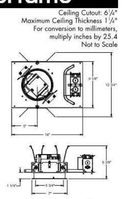
CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. EMI and EMR is damp rated use only. ENERGY STAR qualified with open clear Alzak reflector. UL approved for NSF2 splash zone applications.

WARRANTY:
5 year warranty. See www.prescolite.com for details.

DATE | TYPE D1
FIRM NAME
PROJECT

LiteFrame

Ceiling Cutout: 6 ⅛"
Maximum Ceiling Thickness 1 ¼"
For conversion to millimeters, multiply inches by 25.4
Not to Scale



See page 6 for EMR, CP, LV1EI and NXIWIE line art

CATALOG NUMBER: | EXAMPLE: LF6SL6LF5L12OL40K8

Order housing, reflector, and accessories separately

HOUSING	DRIVER OPTION	HOUSING OPTIONS	TRIM APERTURE	KELVIN	CRI	BEAM ANGLE OPTIONS	REF. COLOR OPTIONS	REFLECTOR OPTIONS	ACCESSORIES
☐ **LF6SL**[1] Standard Lumen 0-10V 10% dimming 120/277V	☐ **DM1**[1] 10% Dimming 0-10V ☐ **DM1**[1,13] SpectraSync™ Tunable White ☐ **DMTW**[1,13] SpectraSync™ Tunable Dim to Warm ☐ **LV**[2] Lutron Vive Enabled, 0-10V, 120/277V ☐ **NXWE**[4,15,16] NX Wireless Enabled ☐ **347** 347V ☐ **NXE**[4,15,16] NX Enabled, Dual SmartPoints ☐ **2763T**[13] 2700K-6500K SpectraSync™ Tunable White	☐ **EM**[3,5] Emergency Battery Pack with integral test switch and indicator light ☐ **EMR**[3] Emergency Battery Pack with remote test switch and indicator light ☐ **CP**[6,8,9,11,14] Chicago Plenum ☐ **5S**[7] 5000 Lumen Module ☐ **20L**[10] 2000 Lumen Module ☐ **2330TD**[13] 2200K-3000K SpectraSync™ Dim to Warm ☐ **2750T**[13] 2700K-5000K SpectraSync™ Tunable White ☐ **2763T**[13] 2700K-6500K SpectraSync™ Tunable White	☐ **6LFSL** Semi-Specular Diffuse Clear OUTPUT ☐ **11L** 1100 Lumen Module ☐ **13L** 1300 Lumen Module ☐ **20L**[10] 2000 Lumen Module	☐ **27K** 2700 Kelvin ☐ **30K** 3000 Kelvin ☐ **35K** 3500 Kelvin ☐ **40K** 4000 Kelvin ☐ **50K** 5000 Kelvin ☐ **2330TD**[13] 2200K-3000K SpectraSync™ Dim to Warm ☐ **2750T**[13] 2700K-5000K SpectraSync™ Tunable White ☐ **2763T**[13] 2700K-6500K SpectraSync™ Tunable White	☐ **J** 80+ CRI ☐ **9** 90+ CRI	Standard Reflector (Nominal 45 Cone) ☐ **FL35**[16] Nominal 35° cone REF. FINISH OPTIONS Standard Semi-Specular ☐ **SP** Specular ☐ **SS** Semi-Specular ☐ **MFC** American Matte™ ☐ **V** Kurt Versen Specular ☐ **VS** Kurt Versen Satyglow® ☐ **VSS** Kurt Versen SoftSheen™	Standard Clear Alzak ☐ **CG** Champagne Gold Alzak ☐ **GD** Gold Alzak ☐ **BL** Black Alzak ☐ **WE** Wheat Alzak ☐ **LW** Light Wheat Alzak ☐ **PW** Pewter Alzak ☐ **WH** Painted Matte White Reflector and Flange ☐ **BC** Painted Black Reflector and Flange TRIM OPTIONS ☐ **WT** Painted White Flange Only ☐ **TRG** Tow Ring Gasket ☐ **WF** Wide Flange	☐ **EM**[3,5] Preparached for retrofit for integral EM ☐ **AMB**[3,18] Antimicrobial coating on clear Alzak reflector only ☐ **LFSC6** 6" Reflector screw cover ☐ **LFSC6EM** 6" Reflector screw cover for EM ☐ **SCA6** Sloped ceiling adapter (see note on back page) ☐ **Signoid** Architectural glass elements. Refer to specification sheets ARCH-SIGOO1 and -003 ☐ **LiteQuest®** Inverter, single phase central lighting, 125VA-250VA ☐ **LPS Series®** LitePower micro-inverter, 20VA-55VA

Use with HDM/2DM/DMX dimming option: Match Housing to Trim Output

☐ **LF6SL1** 1L
☐ **LF6SL1S** 1L
☐ **LF6SL2OL** 2L

☐ **HDM**[1] Hi-lume 1% 3-wire/ EcoSystem LED Driver
☐ **2DM**[1] Hi-lume 1% 2-wire LED Driver (120V only)
☐ **DMX**[1] DMX with RDM dimming to <0.1%

☐ **120** 120V
☐ **277** 277V

*HDM, 2DM & DMX also available with EMR and WW

☐ **LVE (HDM Only)** Lutron Vive Enabled, EcoSystem

Notes:
[1] HDM, 2DM, and DMX options, housing output must match trim output
[2] Not available with 347V
[3] Clear Alzak standard. Consult factory for other colors
[4] Not available with EMR, EM, EV or LVE
[5] EM option required on both housing and trim
[6] Not available with 347V. Must be ordered with CP housing, not included as standard
[7] Not available with DMX
[8] See Control Inverter compatibility note and web links on page 5
[9] Not available with standard dimming or DM1
[10] Not available with EM
[11] Must select either 2750T or 2763T Kelvin with DMT driver option
[12] Not available with SP or SVS
[13] Must select 2330TD with DMTW driver option
[14] Not compatible with EMR or DMTW
[15] Not available with 120V
[16] Not available with HDM, 2DM or DMX
[17] Only available in 90+ CRI

Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-025

prescolite
A Division of Hubbell Lighting, Inc.

3 FIXTURE TYPE D1
NO SCALE

McGraw-Edison

Catalog #		Type	P1, P2, P3
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Gleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast EM end cast caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 80 vibration tested and rated. Optional tool-less terminal block available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120•277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y/Wye systems only. Standard with 0•10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The GalleonTM LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1•1/2" to 4•7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2•3 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



GLEON
GALLEON LED

1•10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

IP66 | 2G VIB | ANSI C136.31

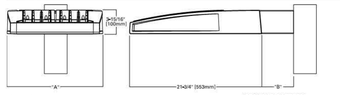
DLC | DLC PREMIUM | LM79 LM80 | ASSIST

Light Distribution | Luminaire Efficacy | Warranty

CERTIFICATION DATA
SD Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120•277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

DIMENSIONS



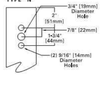
DIMENSION DATA

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1•2	15•1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15,0 kgs.)	0,96
3•4	23•5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20,0 kgs.)	1,00
5•8	31•5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24,5 kgs.)	1,07
9•10	33•3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28,6 kgs.)	1,12

NOTES: [1] Optional arm length to be used when mounting two fixtures at 90° on a single pole. [2] EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



*www.designlights.org

COOPER Lighting Solutions

TD500030EN
June 2, 2020 12:06 PM

4 FIXTURE TYPE P1, P2, & P3
NO SCALE

GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-640•04•EDE•47•DM•DM

Product Family [1,2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON•Gen4	AM•1A Drive Current	01•1 Sq. 02•2 Sq. 03•3 Sq. 04•4 Sq. 05•5 06•6 07•7 08•8 09•9 10•10	LED•Solid State Light Emitting Diodes	1B•120•277V 34•347V [4] 48•480V [4]	T2•Type II T3M•Type III Roadway T5•Type V T5W•Type V Roadway FWY•Forward Throw T4M•Type IV Mini SWQ•Type V Narrow SMQ•Type V Square Medium SWQ•Type V Square Wide SL2•Type II w/Cut-off Control SL3•Type III w/Cut-off Control SL4•Type IV w/Cut-off Control SLL•90° Soft Light Eliminator Left SLR•90° Soft Light Eliminator Right RW•Rectangular Wide Type I AFG•Automotive Forecourt	AP•Grey BZ•Bronze BK•Black DP•Dark Platinum GM•Graphite Metallic WH•White	TM•Mid-Arm for Round or Square Pole EA•Extended Arm* MA•Quick Mount Arm SM•Slip Fitter Mount QM•Quick Mount Arm (Standard Length) * QMEA•Quick Mount Arm (Extended Length) *

P1 & P2 • P3 | P3 | P1 & P2 • P3

Options (Add as Suffix)		Accessories (Order Separately)
7027•70 CRI 2700K [5] 7030•70 CRI 3000K [5] 8030•80 CRI 3000K [5] 8040•80 CRI 4000K [5] 7050•70 CRI 5000K [5] AMB•Amber, 590nm [5,6] 690•Drive Current Set to Nominal 690mA [6] 800•Drive Current Set to Nominal 800mA [6] 1200•Drive Current Set to Nominal 1200mA [6,7] F•Single Fuse (120, 277 or 347V, Specify Voltage) FF•Double Fuse (208, 240 or 480V, Specify Voltage) DF•Double Fuse [8] DMG•0•10V Dimming Leads [6,9] DCR•Surge Protection Integrated Control Module [6,10] AHD1•After Hours Dim, 0 Hours [6] AHD2•After Hours Dim, 1 Hour [6] AHD3•After Hours Dim, 2 Hours [6] AHD4•After Hours Dim, 4 Hours [6] HA•-40°C High Ambient [6] RTR•Retrofit Mounting [11] RBN•Quick Rotate 90° Right MT•Anodized Mesh Top TR•Tubeless Door Hardware HSS•Anodized House Side Shield* CE•CE Marking [12] LCP•Light Squares Paint Painted to Match Housing [6] HVOLT•Universal Voltage (120, 208, 240 or 277V, Must Specify Voltage) [6] PERO•NEMA SPRY Photocontrol Receptacle [6] R•NEMA Photocontrol Receptacle [6]	MSL08•Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [6] MSL20•Motion Sensor for ON/OFF Operation, 9'•20' Mounting Height [6] MSL40•Motion Sensor for ON/OFF Operation, 21'•40' Mounting Height [6] MSL08•Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [6] MSL20•Motion Sensor for Dimming Operation, 9'•20' Mounting Height [6] MSL40•Motion Sensor for Dimming Operation, 21'•40' Mounting Height [6] MSL1•Motion Sensor, Maximum 8' Mounting Height [6,13] MSL2•Motion Sensor, 9'•20' Mounting Height [6,13] MSL4•Motion Sensor, 21'•40' Mounting Height [6,13] LMSx20•Edgelit Wireless Sensor, Wide Lens for 8'•16' Mounting Height [6] LMSx16•Edgelit Wireless Sensor, Narrow Lens for 16'•40' Mounting Height [6] ZW•WiSmart Control Kit 4 Pk (Tool) Lock Resistant [6] ZWSENSPDDL•WiSmart Wireless Sensor, 8'•16' Mounting Height [6,14] ZWSENSPDDXL•WiSmart Wireless Sensor, 16'•40' Mounting Height [6,14]	CA/RA1016•NEMA Photocontrol Multi-Tap 105•285V CA/RA1347•NEMA Photocontrol 347V CA/RA1480•NEMA Photocontrol 480V CA/RA1277•NEMA Photocontrol 277V CA/RA1016•105•285V Photocontrol MA1352•1KV Surge Module Replacement MA1020AXX•2•7/8" Tenon Adapter for 2•3/8" O.D. Tenon MA1032AXX•2•7/8" Tenon Adapter for 2•3/8" O.D. Tenon MA1042AXX•2•7/8" Tenon Adapter for 2•3/8" O.D. Tenon MA1048AXX•4•1/16" Tenon Adapter for 2•3/8" O.D. Tenon MA1076AXX•4•1/16" Tenon Adapter for 2•3/8" O.D. Tenon MA1098AXX•4•1/16" Tenon Adapter for 2•3/8" O.D. Tenon MA1035AXX•3•1/16" Tenon Adapter for 3•1/2" O.D. Tenon MA1053AXX•4•1/16" Tenon Adapter for 3•1/2" O.D. Tenon MA1076AXX•4•1/16" Tenon Adapter for 3•1/2" O.D. Tenon MA1098AXX•4•1/16" Tenon Adapter for 3•1/2" O.D. Tenon MA1035AXX•3•1/16" Tenon Adapter for 4" O.D. Tenon GLEONAMT1•Field Installed Mesh Top for 1 Light Square GLEONAMT2•Field Installed Mesh Top for 2 Light Square GLEONAMT3•Field Installed Mesh Top for 3 Light Square GLEONAMT4•Field Installed Mesh Top for 4•5 Light Square GLEONQMA•Quick Mount Arm Kit* GLEONQMEA•Quick Mount Extended Arm Kit* SWPDA•Wireless Outdoor Control Module*,** SWPDA2K•Wireless Outdoor Control Module*,** SWPDA2K-WW•Wireless Sensor, 8'•16' Mounting Height*,**,*** SWPDA2K-XW•Wireless Sensor, 16'•40' Mounting Height*,**,***

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP910001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org/QualProd Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MSL•8, LCK or MSL•1LCK sensors. 5 Not compatible with 480V. 6 Not available with SWPDA•, SWPDA2K•, SWPDA2K-WW•, SWPDA2K-XW•. 7 Not available with 347V, 480V or HVOLT. 8 Double fuse (208, 240 or 480V, Specify Voltage). 9 Not available in combination with the MA high ambient and sensor options at 1A, 2A or 3A. 10 Not available with 480V. Also available as a separate accessory ordering number. 11 Not available with sensor options. 12 Not available with 480V. 13 Sensor requires a neutral conductor. Not available in 120V only systems. Not available in 3•wire Phase Three Wire Delta, Three Phase



Saurel 2

TMSLIGHTING
ESTABLISHED 1923

SA835 - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____
1 2 3 4 5 6 7 8 9

Project:
Type: W1
Quantity:

Notes:

1 • Location
I: Indoor
O: Outdoor

2 • Lamping
13CF2: 2x 13W CF (PL-C)
18CF2: 2x 18W CF (PL-C)
21LED: 21W LED (CRI 80)

3 • LED CCT (color temp.)
30K: 3000K
35K: 3500K
40K: 4000K

4 • Voltage
120: 120V
277: 277V
347: 347V (CF only)

5 • Finish
F05: White
F09: Pewter
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F31: Silver metallic
F33: Pyrite bronze
RAL: RAL custom color (specify)

6 • Diffuser
OP: Opal-white acrylic
SD: Sand-blasted white acrylic

7 • Dimming
—: None
DIM: CF dimming (Advance Mark 10 ®)
DIMV: CF dimming (Advance Mark 7 ®; 0-10V)
DIMD: CF dimming (Advance DALI)
DIME: CF dimming (Lutron Ecosystem ®)
DIML: LED dimming (0-10V; current-sinking)
Note: Use a current-sinking dimming system (by others) for LED dimming. The compatibility of this product is not guaranteed with all control systems.
Available for systems with 120-277V supply voltage only.

8 • Emergency
—: None
EMR: Remote LED or CF
EMCR: Remote LED or CF with cold pack
Note: Available for systems with 120-277V supply voltage only.
The test switch and indicator light would be remote.
Remote LED: (20 ft. / 6.096 m max. distance from EM to LED; min. operating temp. +5C/+40F; dry location)
Remote LED with cold pack: (20 ft. / 6.096 m max. distance from EM to LED; min. operating temp. -20C/-4F)
Remote CF: (7 ft. / 2.134 m max. distance from EM to lamp; min. operating temp. +5C/+40F; dry location)
Remote CF with cold pack: (7 ft. / 2.134 m max. distance from EM to lamp; min. operating temp. -20C/-4F)

Note: Some options may not be compatible with others. To ensure compatibility, please visit tmslighting.com, on the "configure" page of this luminaire, and use the configuration tool.

1 FIXTURE TYPE W1
NO SCALE



WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type W2

Specifications subject to change without notice. Please review all references statements.

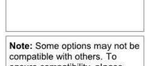
Specifications

Luminaire
Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



Optional Back Box (PBBW)
Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 277[9] 120[9] 347[9] 208[9] 480[9] 240[9]	**Shipped included** (blank) Surface mounting bracket. **Shipped separately** BBW Surface-mounted back box[10] PBBW Premium surface-mounted back box[10]

Options		Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights.[11,12]	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cULus Listed).[13]	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights.[11,12]	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7WX).[13,14]	DBLXD Black
PE	Photoelectric cell, button type.[9]	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAED.[13]	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate).[9]	E20WC	Emergency battery pack -20°C, 18W constant power, Certified in CA Title 20 MAED.[13,15]	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate).[9]	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20WX).[13,14]	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate).[9]	LCE	Left side conduit entry.[16]	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height.[11,12]	RCE	Right side conduit entry.[16]	DBLBXD Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.[11,12]			DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height.[11,12]	**Shipped separately**		DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.[11,12]	RBPW Retrofit back plate.[17]		DSTXD Textured sandstone
SF	Single fuse (120, 277, 347V).[9]	VG Vandal guard.[17]		
DF	Double fuse (208, 240, 480V).[9]	WG Wire guard.[17]		
DS	Dual switching.[9]			
DMG	0-10V dimming extend out back of housing for external control (control ordered separate).[17]			
E7WH	Emergency battery backup, Non CEC compliant (7W).[13]			

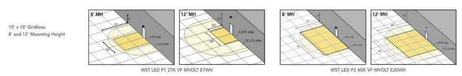
Accessories
Ordered and shipped separately.

WSTA2PBBW DDBXD U	Premium Surface-mounted back box
WSBBW DDBTXD U	Surface-mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[18]

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Need to specify 120, 208, 240 or 277 voltage.
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
9 Not available with Emergency options, PE or PER options.
10 DMG option not available with standalone or networked sensors/controls.
11 Not available with 347/480V.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.
17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70 NEC 2008 / 700.16.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9. provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.



WST LED P1 27K VF MVOLT E7WH WST LED P2 40K VF MVOLT E20WH

2 FIXTURE TYPE W2
NO SCALE



*Accommondates up to 2 lens/shielding media.

CATSKILL LED IP66 RATED

DATE: PROJECT: TYPE: W3

CATALOG NUMBER LOGIC

CATALOG NUMBER LOGIC
Examp CK LED x S A
MATERIAL
Aluminum
SERIES
CK Catski
SOURCE
LED Chip on oard T chno ogy
LED TYPE
x 8 2W/27 K/8 CRI x62 2 W/3 K/8 CRI x66 27W/4 K/8 CRI
x 2W/3 K/8 CRI x63 2 W/4 K/8 CRI x67 27W/27 K/ CRI
x6 2W/4 K/8 CRI x64 27W/27 K/8 CRI x68 27W/3 K/ CRI
x6 2 W/27 K/8 CRI x6 27W/3 K/8 CRI x6 27W/3 K/8 CRI
OPTICS
S Spot (°) FL Food (3 °) WFL Wid Food (6 °)
FINISH (See page 2 for full-color swatches)
Standard Finish s (, W, L , LW, WH , WHW, SA , VER)
r mium Finish (A , AMG, AQW, CM, GE, , CA , CMG, CRI, CRM, HUG, MDS, N , OC , RMG, SDS, SMG, TXF, WC , WBR)
A so avai ab in RAL Finish s
LENS TYPE*
C ar (Standard)
Spr ad 2 Soft Focus 3 R ct in ar
SHIELDING*
Hom ycomb aff
CAP STYLE
A 4 °
C F ush
D 4 ° L ss W pho (Int rior us on y)
E ° L ss W pho (Int rior us on y)

B-K LIGHTING MADE IN THE USA 559.438.5600 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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08/17/2020 SKU-699
SUB001154

3 FIXTURE TYPE W3
NO SCALE

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS:

No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

4425.0000
PROJECT NUMBER

BWJ DRAWN BY JJA CHECKED BY

KEY PLAN

Arlington Heights Senior

FIXTURE DATA SHEETS

E0.5

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

Preliminary

Stormwater Management Report
Arlington Heights Senior
2045 S Arlington Heights Rd
Village of Arlington Heights
Cook County, Illinois

Project No. 11144
August 19, 2020
Revised November 20, 2020

_____ _____
Engineer's Signature Date
Brian C. Ratajczak

Illinois Registration NO.: 062-053203
Expiration Date: 11/30/2021

CONTENTS

Tab **Description**

Title Sheet

Index

Drainage Certificate

1. **Narrative**

2. **Detention Calculations & Retention Calculations**

3. **Exhibits**

- **Preliminary Detention and Drainage Exhibit**
  - Including Pervious/Impervious Area Calculations

DRAINAGE CERTIFICATE

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY DUE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

DESIGN ENGINEER

1 Narrative

NARRATIVE

1.1 Existing Conditions

The 8.21 acre property is the existing Arlington Executive Court development located on the southeast corner of Arlington Heights Rd and Seegers Rd with Tonne Rd along the eastern property line. The existing property consists of four single-story office buildings. The property is within the Weller Creek watershed which is tributary to the Des Plaines River. The site generally drains from west to east. The two existing western office buildings are approximately four feet higher than the two existing eastern office buildings. The office buildings were permitted under MWRD Permit No. 79-246. There are two existing restrictors controlling the stormwater runoff release rate from the property. One connects to the existing Weller Creek Tile system to the north and the other connects to the existing storm sewer within the Tonne Rd right-of-way. The Village has indicated that the existing drainage system to the north has limited capacity and that proposed release rate cannot exceed existing conditions.

1.2 Proposed Stormwater Management Design

The proposed development is a 3-story senior living building with proposed roadway and utilities to service the building. Native vegetation bottom basins are proposed to accommodate the required detention volume and retention volume.

The detention volume required for the site was calculated using the Metropolitan Water Reclamation District's (MWRD) method with Bulletin 75 Table 15 rainfall data for the 100-year storm event with the Village's allowable release rate of 0.18 cfs per acre. A composite C-value of 0.77 has been calculated based on the proposed preliminary site plan with C=0.50 for pervious areas and C=0.95 for impervious areas.

The calculations included in Section 2 show that a total of 2.68 ac-ft of detention volume is required and a total of 0.41 ac-ft of retention volume is required. Retention volume is based upon the MWRD WMO ordinance requiring one inch of retention volume per acre of impervious area. The 3.03 ac-ft of detention volume and 0.41 ac-ft of retention volume that is proposed exceeds or meets the required detention and retention volumes, respectively.

2 Detention Calculations and Retention Calculations for Site Improvements

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** 10/28/2020

TYPE OF AREA (SELECT WITH DROP-DOWN)

X	DETAINED AREA		MAJOR STORMWATER SYSTEM
	UNRESTRICTED AREA		OTHER:
	UPSTREAM AREA		

CONDITION (SELECT WITH DROP-DOWN)

X	PROPOSED CONDITION		EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	4.97	4.72
Pervious	0.50	3.24	1.62
TOTALS:		8.21	6.34

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{6.34}{8.21} \rightarrow \text{Composite C} = \mathbf{0.77}$$

ORIFICE DISCHARGE RATE

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

RESTRICTOR INFORMTION

1.	Orifice Number	EAST		
2.	Orifice diameter, *d*	4.40	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	698.75	ft	
5.	High Water Elevation, HWL	703.50	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	1.10	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
698.75	0.00		0.00	
699.00	0.13		0.13	
700.00	0.53		0.53	
701.00	0.74		0.74	
702.00	0.91		0.91	
703.00	1.04		1.04	
703.50	1.10		1.10	HWL

Allowable Release Rate = 0.18 cfs per acre
Site Area = 8.21 acres

Req'd Release Rate = **1.48 cfs (total)**

ORIFICE DISCHARGE RATE

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

RESTRICTOR INFORMTION

1.	Orifice Number	WEST		
2.	Orifice diameter, *d*	2.50	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	701.00	ft	
5.	High Water Elevation, HWL	705.50	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	0.35	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
701.00	0.00		0.00	
702.00	0.16		0.16	
703.00	0.23		0.23	
704.00	0.28		0.28	
705.00	0.33		0.33	
705.50	0.35		0.35	HWL

Allowable Release Rate = 0.18 cfs per acre
Site Area = 8.21 acres

Req'd Release Rate = **1.48 cfs (total)**

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

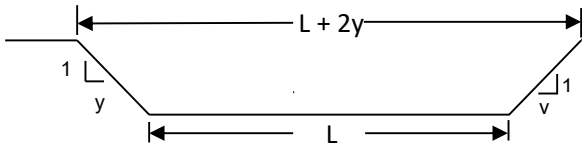
PROJECT:	**ARLINGTON HEIGHTS SENIOR**	**PROJECT #:**	11144
LOCATION:	**ARLINGTON HEIGHTS, IL**	**DATE:**	11/20/2020
		LAST REVISED:	

CALCULATION TITLE: **STAGE DISCHARGE TABLE (SINGLE ELEVATION RESTRICTOR)**
DESCRIPTION: EMERGENCY OVERFLOW WEIR - EAST
SITE CONDITION: PROPOSED

OVERFLOW WEIR DESIGN

- Size Q_{100} from site detention Area plus Q_{100} from Tributary Offsite Area

Q_{100} INFLOW PEAK= **54.18** CFS From TR-20 or other Calculation



TOP OF BERM 704.5 ELEV
OVERFLOW 704.0 ELEV

VARIABLES

L =	60	FT	(LENGTH)
Y =	10	FT	(SIDESLOPE)
H =	0.5	FT	

USE WEIR FORMULA

Q = $CAH^{1/2}$

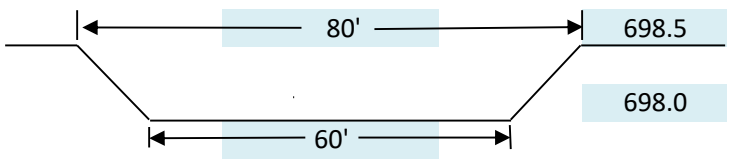
A = (H x L) + (H x y) C = 3.0 (H x L) + (H x y)
A = 35.00 S.F.

Q_{100YR} REQUIRED = 54.18 CFS

Q_{100YR} PROVIDED = 74.25 CFS **74.25** **CFS**

Q_{100} PROV. > Q_{100} REQ. TRUE

DESIGNED WEIR:



SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

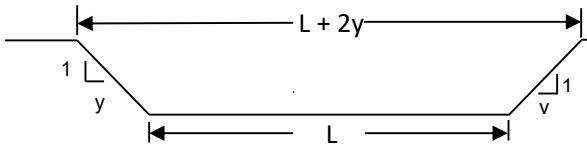
PROJECT:	**ARLINGTON HEIGHTS SENIOR**	**PROJECT #:**	11144
LOCATION:	**ARLINGTON HEIGHTS, IL**	**DATE:**	11/20/2020
		LAST REVISED:	

CALCULATION TITLE: **STAGE DISCHARGE TABLE (SINGLE ELEVATION RESTRICTOR)**
DESCRIPTION: EMERGENCY OVERFLOW WEIR - WEST
SITE CONDITION: PROPOSED

OVERFLOW WEIR DESIGN

- Size Q_{100} from site detention Area plus Q_{100} from Tributary Offsite Area

Q_{100} INFLOW PEAK= **13.20** CFS From TR-20 or other Calculation



TOP OF BERM 706.5 ELEV

OVERFLOW 705.0 ELEV

VARIABLES

L =	10	FT	(LENGTH)
Y =	10	FT	(SIDESLOPE)
H =	0.5	FT	

USE WEIR FORMULA

$$Q = CAH^{1/2}$$

A = (H x L) + (H x y)
A = 10.00 S.F.

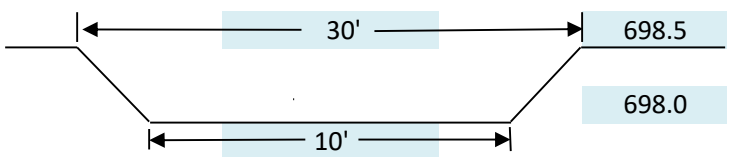
C = 3.0 (H x L) + (H x y)

Q_{100YR} REQUIRED = 13.20 CFS

Q_{100YR} PROVIDED = 21.21 CFS **21.21** **CFS**

Q_{100} PROV. > Q_{100} REQ. TRUE

DESIGNED WEIR:



MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA (2019)

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** 10/28/2020

DEVELOPMENT INFORMTION

1. Detained Area	8.210	acres
2. Composite Runoff Coefficient	0.770	
3. Actual Release Rate	1.478	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	2.682	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.34	78.02	76.54	0.527	
10 min	10.80	68.26	66.78	0.920	
15 min	9.26	58.51	57.03	1.178	
20 min	7.97	50.39	48.91	1.347	
30 min	6.34	40.09	38.61	1.596	
40 min	5.27	33.32	31.84	1.754	
50 min	4.52	28.61	27.13	1.868	
1 hr	4.03	25.46	23.99	1.982	
1.5 hr	3.03	19.14	17.66	2.190	
2 hr	2.49	15.71	14.23	2.353	
3 hr	1.83	11.56	10.08	2.499	
4 hr	1.48	9.35	7.87	2.601	
5 hr	1.25	7.91	6.43	2.658	
6 hr	1.07	6.77	5.29	2.625	
7 hr	0.97	6.11	4.64	2.682	←
8 hr	0.87	5.49	4.01	2.650	
9 hr	0.79	5.00	3.52	2.617	
10 hr	0.72	4.55	3.07	2.540	
11 hr	0.67	4.24	2.76	2.507	
12 hr	0.62	3.93	2.45	2.430	
18 hr	0.45	2.83	1.35	2.010	
24 hr	0.36	2.26	0.78	1.546	

DETENTION VOLUME PROVIDED - EAST BASIN

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
698.75	0.37			0.00
		0.50	2.38	
703.50	0.63			2.38

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	2.38
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**2.38**

DETENTION VOLUME PROVIDED - WEST BASIN

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
701.00	0.07			0.00
		0.15	0.65	
705.50	0.22			0.65

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.65
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.65**

RETENTION VOLUME PROVIDED - EAST BASIN

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
697.75	0.32			0.00
		0.35	0.35	
698.75	0.37			0.35

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.35
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.35**

RETENTION VOLUME PROVIDED - WEST BASIN

PROJECT: 11144 - Arlington Heights Senior **PERMIT NUMBER:**

LOCATION: 2045 S Arlington Heights Rd **DATE:** **10/28/2020**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
700.00	0.04			0.00
		0.06	0.06	
701.00	0.07			0.06

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.06
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.06**

3 Exhibits

LEGEND

IMPERVIOUS AREA

PERVIOUS AREA

NOTES:

SITE AREA = 8.21 Ac.

PERVIOUS AREA = 3.24 Ac.

IMPERVIOUS AREA = 4.97 Ac.

PERCENT IMPERVIOUS = 60.5%

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	11/20/20	REVISIONS PER VILLAGE
1	10/28/20	REVISIONS PER CLIENT

PRELIMINARY IMPERVIOUS AREA EXHIBIT

ARLINGTON HEIGHTS SENIOR
2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
11144-P-IMP

DATE:
08/19/20

JOB NO.
11144

SHEET
P-IMP
1 OF 1

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Traffic Impact Study
Proposed Senior Housing Development

Arlington Heights, Illinois



Prepared For:

Trammell Crow Company

KLOA

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

October 27, 2020

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a senior housing development to be located in Arlington Heights, Illinois. The site, which is currently occupied by Arlington Executive Court, is located in the southeast quadrant of the intersection of Arlington Heights Road with Seegers Road. As proposed, the development will contain a senior living building providing 93 independent living units, 58 assisted living units, and 24 memory care units with 193 off-street parking spaces similar to existing conditions. Access to the proposed development will be provided via one restricted access drive off Arlington Heights Road, one full movement access drive off Seegers Road, and one full movement access drive off Tonne Drive.

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. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

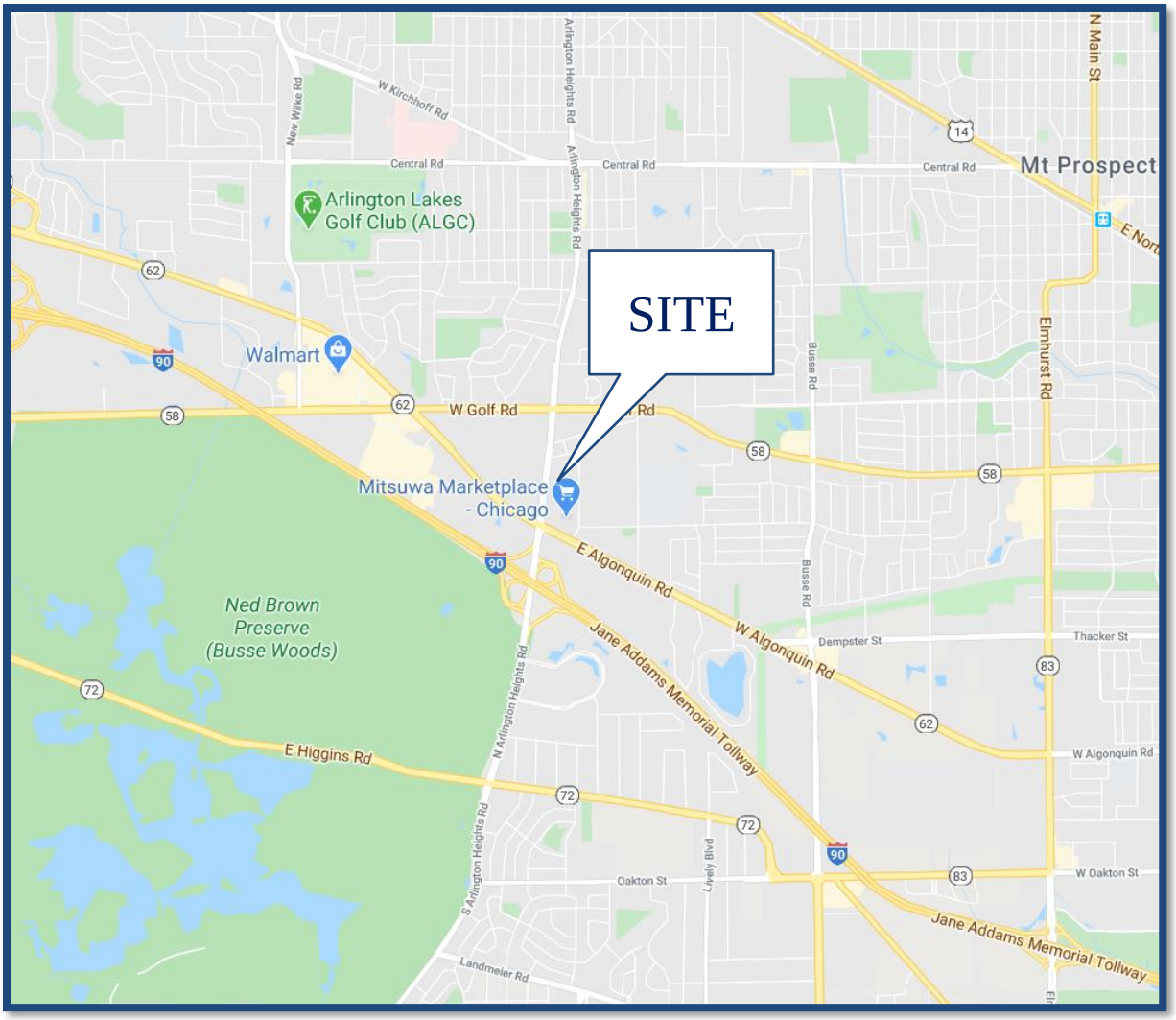
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

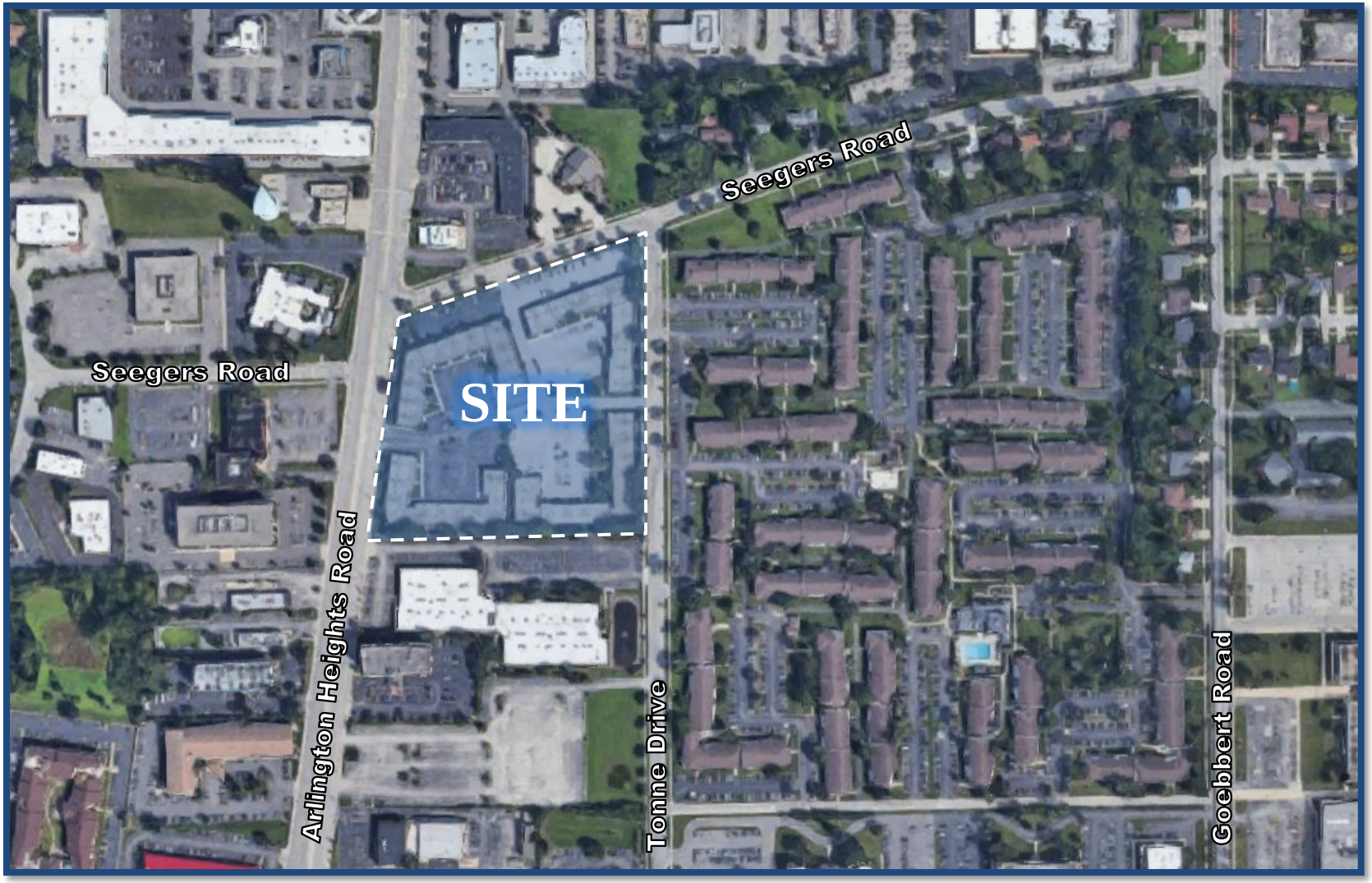
1. Existing Conditions – Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. No-Build Conditions – Analyze the capacity of the roadway system using the background traffic volumes that include the existing traffic volumes and traffic to be generated by the proposed medical office building to be located in the northwest quadrant of the intersection of Seegers Road with Goebbert Road as well as ambient area growth not attributable to any particular development.

3. Projected Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing 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

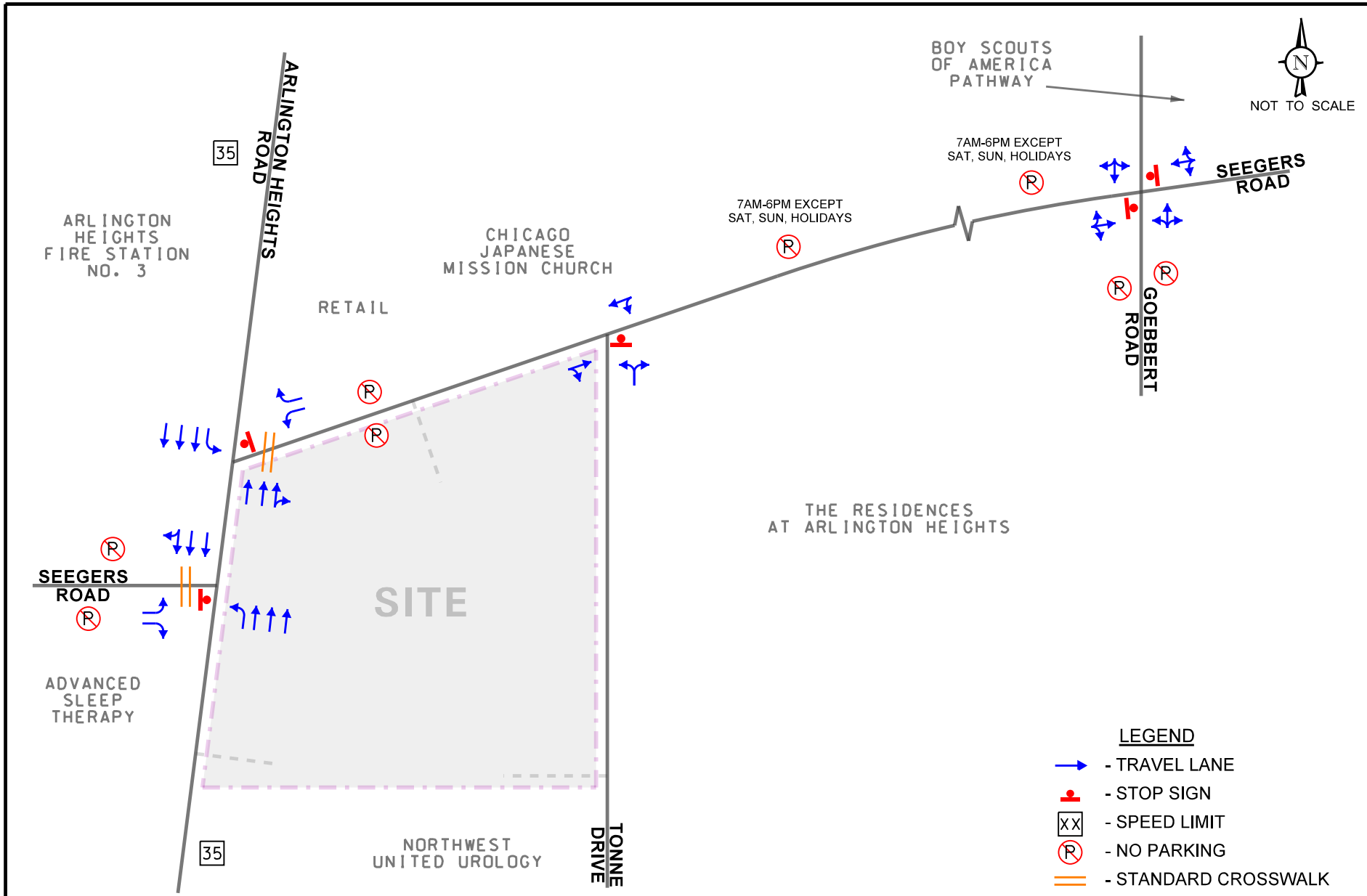
The site, which is currently occupied by Arlington Executive Court, is located in the southeast quadrant of the intersection of Arlington Heights Road with Seegers Road. Land uses in the vicinity of the site include Chicago Japanese Mission Church and Jonnie's Beef to the north, The Residences at Arlington Heights to the east, Northwest United Urology to the south, and Arlington Heights Fire Station and Converge Cornerstone Fund to the west.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Arlington Heights Road is a north-south minor arterial that generally provides three lanes in each direction in the vicinity of the site. At its unsignalized intersection with the east leg of Seegers Road, Arlington Heights Road provides two through lanes and a combined through/right-turn lane on the southbound approach. The northbound approach provides three through lanes and an exclusive left-turn lane. At its unsignalized intersection with the west leg of Seegers Road, Arlington Heights Road provides an exclusive left-turn lane and three through lanes on the southbound approach. The northbound approach provides two through lanes and a combined through/right-turn lane. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a Strategic Regional Arterial (SRA), carries an Annual Average Daily Traffic (AADT) volume of 32,300 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.

Seegers Road is an east-west local road that provides one lane in each direction in the vicinity of the site and has an offset at Arlington Heights Road. At its unsignalized intersection with Arlington Heights Road, Seegers Road provides an exclusive left-turn lane and an exclusive right-turn lane on both approaches under stop sign control. In addition, standard style crosswalks are provided on the east and west legs of these intersections. At its unsignalized intersection with Tonne Drive, Seegers Road provides a combined through/right-turn lane on the eastbound approach and a combined through/left-turn lane on the westbound approach. At its unsignalized intersection with Goebbert Road, Seegers Road provides a combined left-turn/through/right-turn lane on both approaches under stop sign control. Parking is generally not permitted on both sides of the road except on Saturdays, Sundays, and holidays. Seegers Road is under the jurisdiction of the Village of Arlington Heights.



Proposed Senior Housing Development
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Existing Roadway Characteristics

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Figure: 3

Tonne Drive is a north-south local road that provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Seegers Road, Tonne Drive provides a combined left-turn/right-turn lane on the northbound approach under stop sign control. Tonne Drive is under the jurisdiction of the Village of Arlington Heights.

Goebbert Road is a north-south local roadway that generally provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Seegers Road, Goebbert Road provides a combined left-turn/through/right-turn lane on both approaches. Parking is generally not permitted on both sides of the road. Goebbert Road is under the jurisdiction of the Village of Arlington Heights.

Existing Traffic Volumes

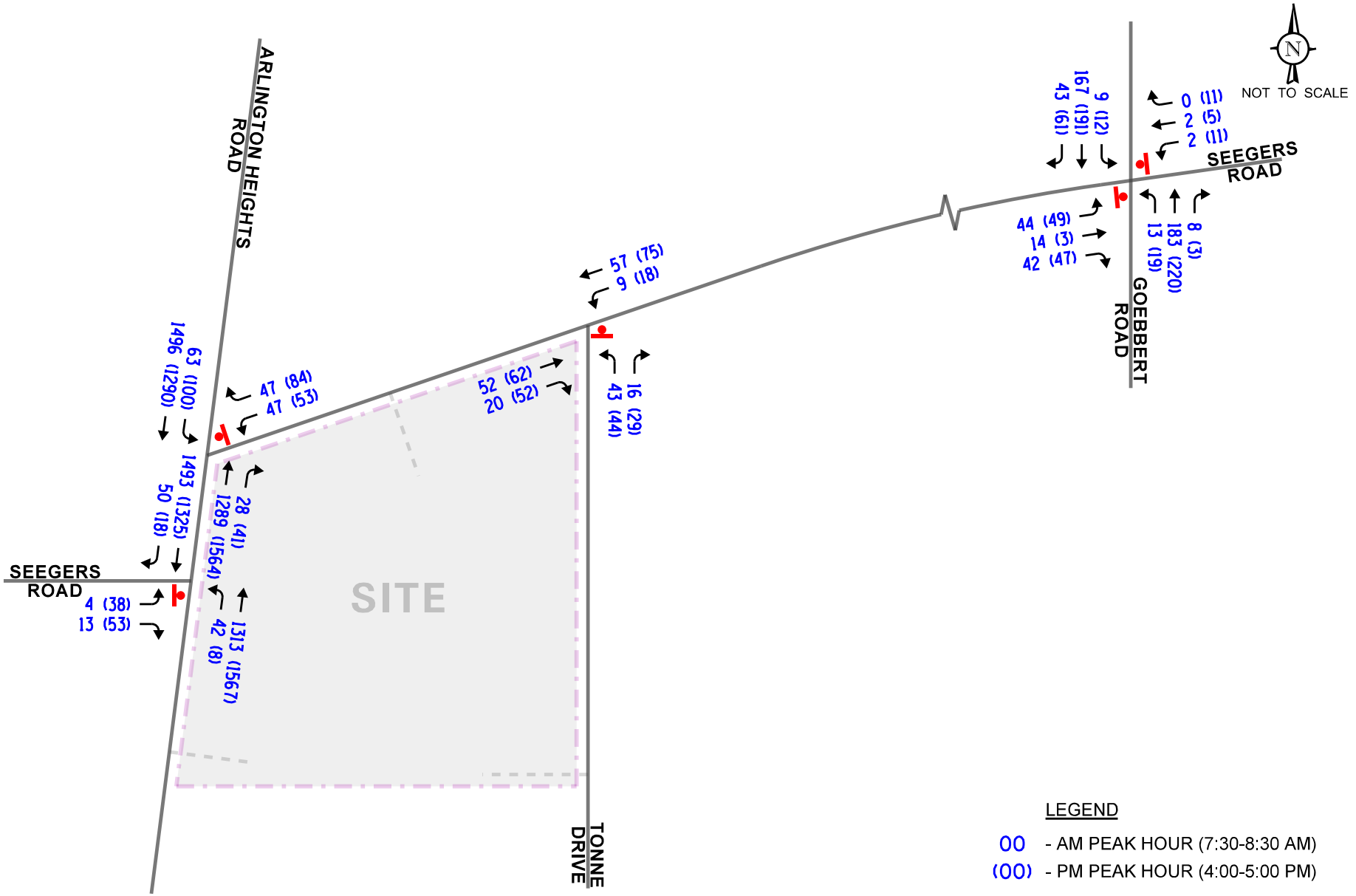
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, August 4, 2020 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Arlington Heights Road with Seegers Road (both legs)
- Seegers Road with Tonne Drive

Based on the results of the traffic counts, the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M. In addition, traffic counts previously conducted by Gewalt Hamilton Associates, LLC in December 2019 at the intersection of Seegers Road with Goebbert Road were also utilized.

Additionally, it is important to note that the traffic counts were evaluated to determine if any adjustment was needed to account for any variation in typical traffic volumes due to the ongoing Covid-19 pandemic. Traffic counts were conducted for a 24-hour period along Arlington Heights Road and the results indicated that the daily traffic volumes on Arlington Heights Road were 4.4 percent lower when compared to the AADT traffic volumes collected by IDOT. Furthermore, when compared to the traffic counts at Seegers Road with Goebbert Road, Seegers Road traffic was found to be similar. However, recent traffic counts conducted on Golf Road between Arlington Heights Road and Seegers Road indicate that morning peak hour counts were 40 percent lower and evening peak hour counts were 15 percent lower when compared to pre COVID-19 traffic count data. As such, the traffic volumes along Arlington Heights Road were increased by 40 percent and 15 percent, respectively.

Figure 4 illustrates the existing peak hour traffic volumes adjusted as discussed above. Copies of the traffic count summary sheets are included in the Appendix.



Proposed Senior Housing Development
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Existing Traffic Volumes

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Figure: 4

Crash Analysis

KLOA, Inc. obtained crash data[1] from IDOT for the most recent available five years (2014 to 2018) for the intersections of Arlington Heights Road with Seegers Road, Seegers Road with Tonne Drive, and Seegers Road with Goebbert Road. The crash data for these intersections are summarized in **Tables 1 through 3**, respectively. A review of the crash data indicated that no fatalities were reported at any of these intersections.

Table 1
ARLINGTON HEIGHTS ROAD WITH SEEGERS ROAD – CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2014	0	1	0	0	2	0	3
2015	0	0	0	0	6	0	6
2016	0	0	2	0	4	0	6
2017	0	0	1	0	3	0	4
2018	0	0	1	1	8	0	10
Total	**0**	**1**	**4**	**1**	**23**	**0**	**29**
Average	**0**	**<1.0**	**<1.0**	**<1.0**	**4.6**	**0**	**5.8**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 2
SEEGERS ROAD WITH TONNE DRIVE – CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	3	0	3
2017	0	0	0	0	0	1	1
2018	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**3**	**1**	**4**
Average	**0**	**0**	**0**	**0**	**<1.0**	**<1.0**	**<1.0**

Table 3
SEEGERS ROAD WITH GOEBBERT ROAD – CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2014	0	0	0	0	1	0	1
2015	0	0	1	0	0	0	1
2016	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0
2018	0	1	1	0	3	0	5
Total	**0**	**1**	**2**	**0**	**4**	**0**	**7**
Average	**0**	**<1.0**	**<1.0**	**0**	**<1.0**	**0**	**1.4**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the development will contain a senior living building providing 93 independent living units, 58 assisted living units, and 24 memory care units with 193 off-street parking spaces. Access to the proposed development will be provided via the following:

- A proposed restricted access drive off Arlington Heights Road located approximately 325 feet south of Seegers Road. This access drive, which will be physically restricted to right turns only and will replace an existing full movement access drive, will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

- An existing full movement access drive off Seegers Road located approximately 270 feet east of Arlington Heights Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control.

- A proposed full movement access drive off Tonne Drive located approximately 580 feet south of Seegers Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

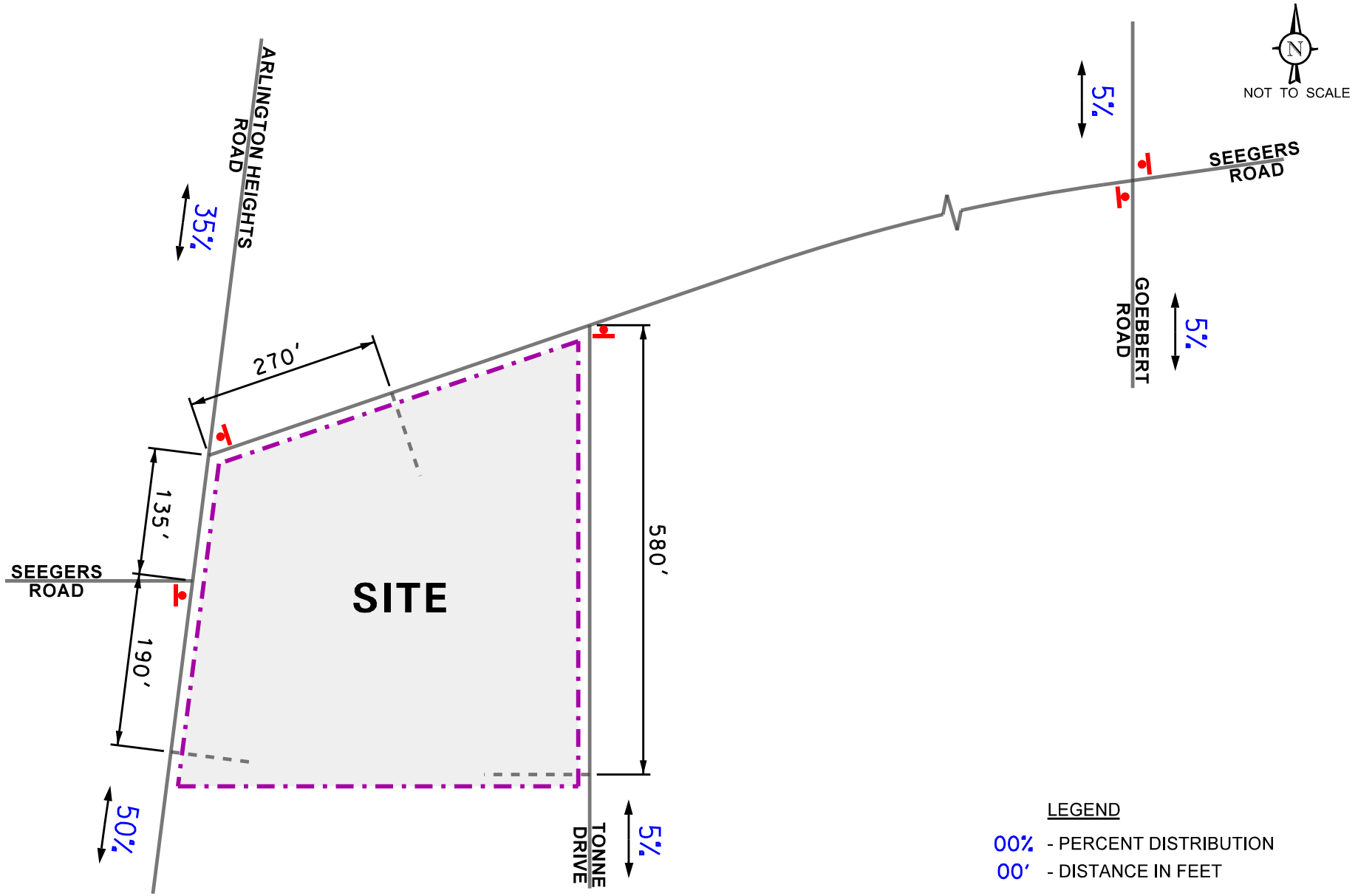
A site plan depicting the proposed development layout and access is included in the Appendix.

Directional Distribution

The directions from which residents and visitors of the development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the site-generated traffic volumes for the proposed development. Copies of the trip generation graphs are included in the Appendix. It is important to note that the site is currently occupied by the approximate 101,000 square-foot Arlington Executive Court. **Table 5** shows the trip generation comparison between the current use and the proposed senior housing development.



Proposed Senior Housing Development
Arlington Heights, Illinois

Estimated Directional Distribution

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Figure: 5

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
252	Independent Living (93 units)	6	12	18	14	11	25	348
254	Assisted Living (58 beds)	7	4	11	6	9	15	151
254	Memory Care (24 beds)	3	2	5	2	4	6	62
	Total	**16**	**18**	**34**	**22**	**24**	**46**	**561**

Trip Generation Comparison

As previously indicated, the site is currently occupied by the approximate 101,000 square-foot Arlington Executive Court. **Table 5** shows the trip generation comparison between the current use and the proposed senior housing development.

Table 5
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
252/ 254	Proposed Senior Housing Development	16	18	34	22	24	46	561
710	Arlington Executive Court (101,000 s.f.)	104	17	121	18	97	115	1,071
	Difference	**-88**	**+1**	**-87**	**+4**	**-73**	**-69**	**-510**

As can be seen in Table 5, the proposed senior development will generate less traffic than the Arlington Executive Court. As such, the traffic to be generated by the proposed senior housing development will have a limited impact on the roadway system.

4. Projected Traffic Conditions

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

Development Traffic Assignment

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

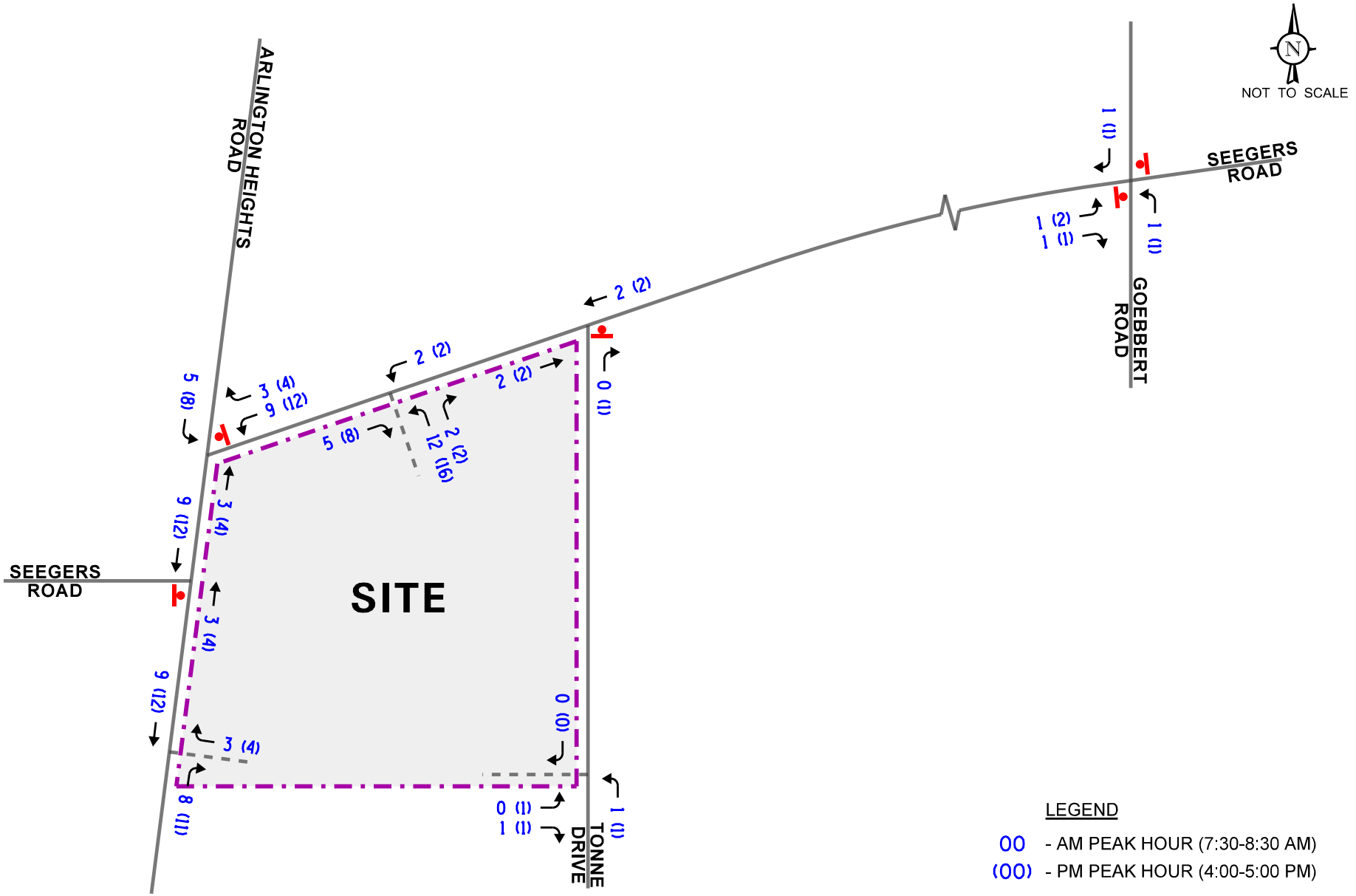
Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated August 3rd, 2020, the existing traffic volumes were increased by an annually compounded growth rate for five years (one-year buildout plus five years) totaling 2.4 percent to represent Year 2026 no-build conditions. Additionally, the traffic volumes projected to be generated by the proposed medical office building to be located in the northwest quadrant of the intersection of Seegers Road with Goebbert Road and the proposed mixed-use development to occupy the northeast quadrant of the intersection of Golf Road with Arlington Heights Road were included in the background volumes.

Figure 7 shows the Year 2026 no-build traffic volumes. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

Total projected traffic volumes include the Year 2026 no-build traffic volumes (Figure 7) and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 8** shows the Year 2026 total projected traffic volumes.



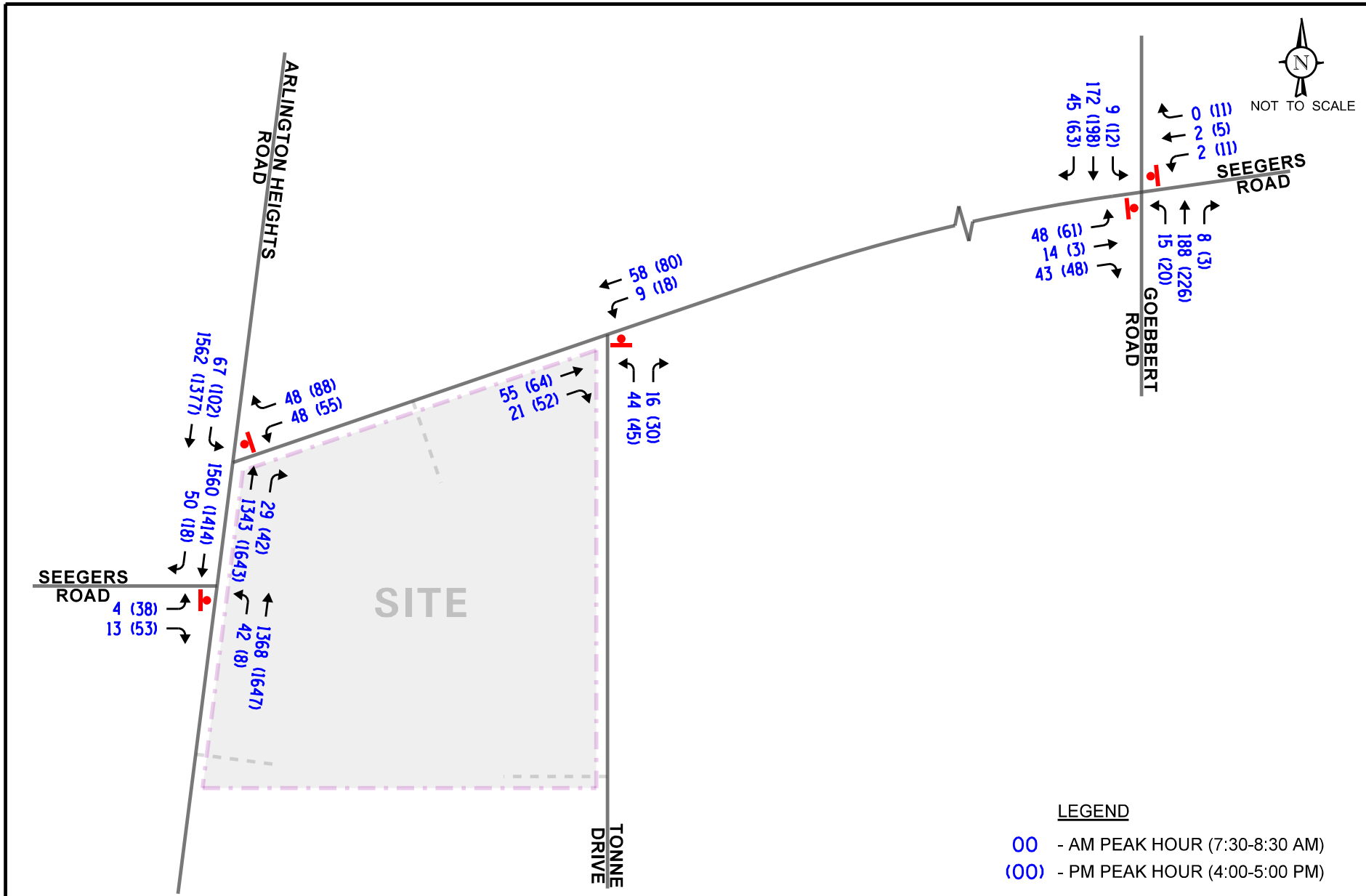
Proposed Senior Housing Development
Arlington Heights, Illinois

Estimated Site-Generated Traffic Volumes

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Job No: 20-138

Figure: 6



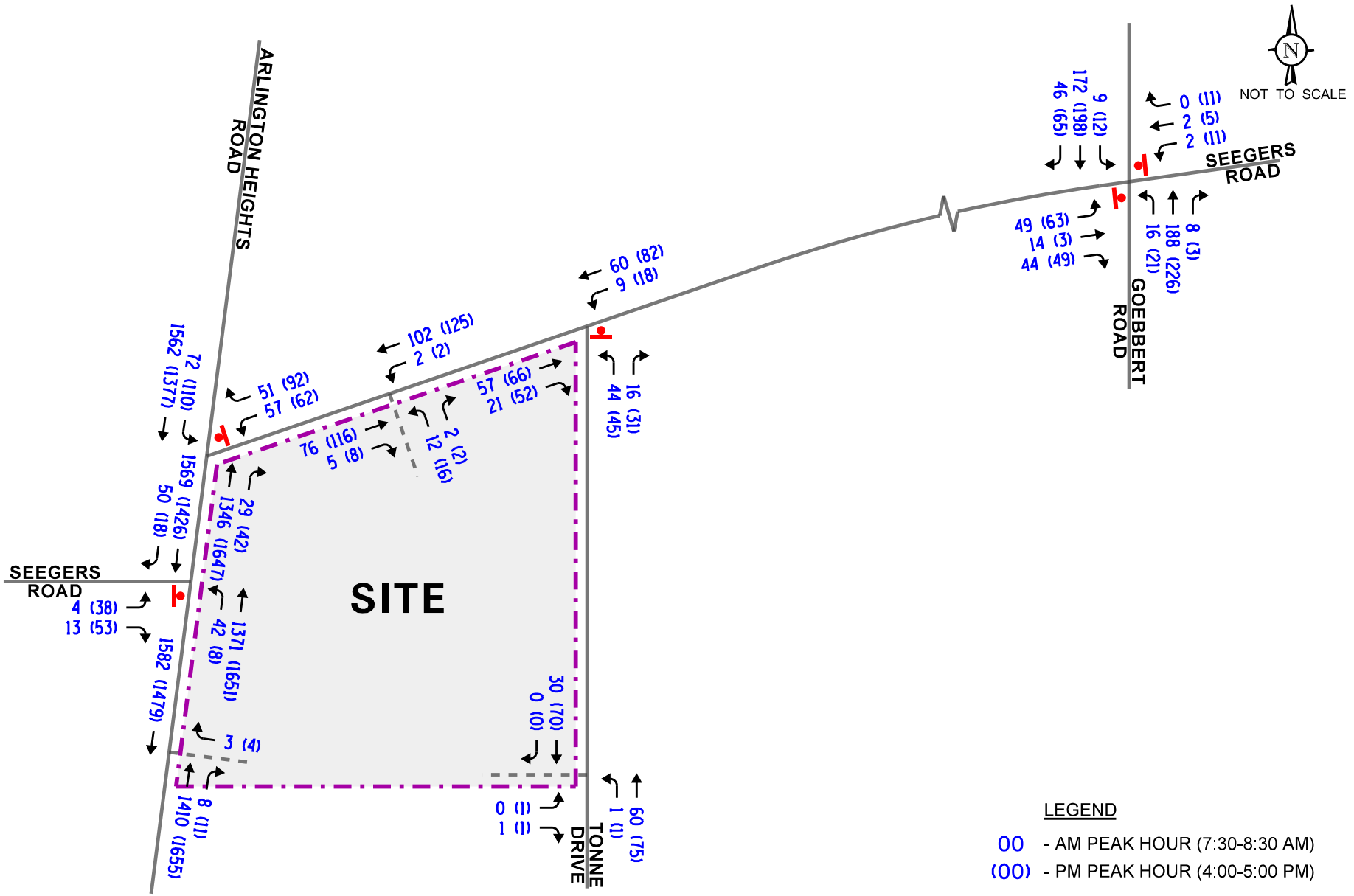
Proposed Senior Housing Development
Arlington Heights, Illinois

Year 2026 No-Build Traffic Volumes

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Figure: 7



Proposed Senior Housing Development
Arlington Heights, Illinois

Year 2026 Total Projected Traffic Volumes

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Job No: 20-138

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing conditions, Year 2026 no-build conditions, and Year 2026 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 10 computer software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing conditions, Year 2026 no-build conditions, and Year 2026 total projected conditions are presented in **Tables 6** through **8.** A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 6
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	56.6	F	99+
○ Westbound Left Turns	F	95.4	F	99+
○ Westbound Right Turns	C	17.8	C	24.1
• Southbound Left Turns	C	24.7	E	45.6
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	28.9	D	30.3
○ Eastbound Left Turns	F	61.4	E	47.7
○ Eastbound Right Turns	C	18.9	C	17.8
• Northbound Left Turns	D	29.7	C	19.4
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	A	9.9
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.1	B	13.0
• Westbound Approach	B	12.7	B	12.5
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.6	A	7.7

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
YEAR 2026 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	70.4	F	99+
○ Westbound Left Turns	F	99+	F	99+
○ Westbound Right Turns	C	18.6	D	26.2
• Southbound Left Turns	D	27.0	F	55.5
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	31.4	D	34.6
○ Eastbound Left Turns	F	69.5	F	56.6
○ Eastbound Right Turns	C	19.7	C	18.9
• Northbound Left Turns	D	32.5	C	21.0
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	B	10.0
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.4	B	13.8
• Westbound Approach	B	12.9	B	12.7
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.7	A	7.7

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
YEAR 2026 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	91.8	F	99+
○ Westbound Left Turns	F	99+	F	99+
○ Westbound Right Turns	C	18.8	D	26.9
• Southbound Left Turns	D	27.5	F	58.7
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	31.8	E	35.4
○ Eastbound Left Turns	F	70.7	F	58.1
○ Eastbound Right Turns	C	19.8	C	19.1
• Northbound Left Turns	D	32.9	C	21.2
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	B	10.0
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.4	B	13.9
• Westbound Approach	B	12.9	B	12.7
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.7	A	7.7
Arlington Heights Road with Proposed Restricted Access Drive				
• Westbound Approach	C	16.8	C	19.4
Seegers Road with Proposed Full Movement Access Drive				
• Northbound Approach	A	9.5	A	9.9
• Westbound Left Turns	A	7.4	A	7.5
Tonne Drive with Proposed Full Movement Access Drive				
• Eastbound Approach	A	8.4	A	9.0
• Northbound Left Turns	A	7.3	A	7.3

LOS = Level of Service. Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Arlington Heights with the East Leg of Seegers Road

The results of the capacity analysis indicate that the southbound left-turn movement is operating at Level of Service (LOS) C during the weekday morning peak hour and LOS E during the weekday evening peak hour. In addition, the westbound approach currently operates at LOS F during the weekday morning and evening peak hours. This is normal and expected when a minor road intersects a major road such as Arlington Heights Road.

Under Year 2026 no-build conditions, the southbound left-turn movement is projected to operate at LOS D during the weekday morning peak hour and continue to operate at LOS F during the weekday evening peak hour with increases in delay of approximately two seconds and 10 seconds, respectively. In addition, the westbound approach will continue to operate at the same existing levels of service.

Under Year 2026 total projected conditions, the westbound approach will continue to operate at the same levels of service during the weekday morning and evening peak hours and will experience 95th percentile queues of approximately four vehicles and eight vehicles, respectively and, as such, will not extend to or beyond the proposed access drive. The southbound left-turn movement will continue to operate at LOS D during the weekday morning peak hour and LOS F during the weekday evening peak hour with increases in delay of approximately three seconds or less. In addition, the southbound left-turn movement will experience 95th percentile queues of approximately one vehicle and four vehicles during the weekday morning and evening peak hours, respectively, which can be accommodated by the existing exclusive southbound left-turn lane. It should also be noted that the proximity of this intersection to the existing traffic signal at the intersection of Arlington Heights Road with Golf Road (approximately 760 feet) will create additional gaps in the Arlington Heights Road traffic stream, which will allow for turning movements to/from Seegers Road to occur more efficiently. Additionally, when compared to the projected traffic volumes that will travel through this intersection, the proposed development will increase traffic by less than one percent during the peak hours. This minimal increase indicates that the projected traffic to be generated by the proposed development will not have a significant impact on the overall operations of the intersection.

Arlington Heights with the West Leg of Seegers Road

The results of the capacity analysis indicate that the eastbound approach and the northbound left-turn movement are operating at an acceptable LOS D or better during the weekday morning and evening peak hours.

Under Year 2026 no-build conditions, the eastbound approach is projected to continue to operate at LOS D during the weekday morning and evening peak hours with increases in delay of approximately four seconds or less. Additionally, the northbound left-turn movement will continue to operate at LOS D or better during both peak hours with increases in delay of approximately three seconds or less.

Under Year 2026 total projected conditions, the eastbound approach will operate at LOS D during the weekday morning peak hour and LOS E during the weekday evening peak hour with increases in delay of approximately one second during both peak hours. The northbound left-turn movement will operate at the same levels of service during the weekday morning and evening peak hours with increases in delay of less than one second. The northbound left-turn movement will experience 95th percentile queues of one to two vehicles during both peak hours. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Tonne Drive with Seegers Road

The results of the capacity analysis indicate that the northbound approach and the westbound left-turn movement are operating at LOS A during the weekday morning and evening peak hours.

Under Year 2026 no-build conditions, the northbound approach will operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with increases in delay of less than one second. Additionally, the westbound left-turn movement will continue to operate at LOS A with increases in delay of less than one second.

Under Year 2026 total projected conditions, the northbound approach and the westbound left-turn movement will operate at the same levels of service with increases in delay of less than one second. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Seegers Road with Goebbert Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS B during the weekday morning and evening peak hours. In addition, the northbound and southbound left-turn movements are operating at LOS A during both peak hours.

Under Year 2026 no-build conditions, all approaches will continue to operate at the same existing levels of service during both peak hours with increases in delay of less than one second.

Under Year 2026 total projected conditions, all approaches will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Arlington Heights Road with Proposed Restricted Access Drive

The results of the capacity analysis indicate that the outbound movements from the site onto Arlington Heights Road will operate at LOS C during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles. When the total projected traffic volumes are compared to the right-turn lane warrant guidelines published in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) Manual, Figure 36-3.B, an exclusive northbound right-turn lane serving the proposed access drive will not be warranted. A copy of Figure 36-3.B is included in the Appendix. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Seegers Road with Proposed Full Movement Access Drive

The results of the capacity analysis indicate that the outbound movements will operate at LOS A during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles during both peak hours. In addition, the westbound left-turn movement will operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Tonne Drive with Proposed Full Movement Access Drive

The results of the capacity analysis indicate that the outbound movements will operate at LOS A during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles during both peak hours. In addition, the northbound left-turn movement will operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Parking Analysis

The following section summarizes the results and findings of a parking analysis completed for the proposed senior housing development in order to determine the adequacy of the proposed parking supply.

Proposed Parking

As previously stated, the proposed development calls for a senior housing facility with 93 independent living units, 58 assisted living units, and 24 memory care units. A total of 193 off-street parking spaces will be provided on site. Based on the number of parking spaces and units, the parking supply translates to a parking ratio of approximately 1.10 spaces per unit.

ITE Parking Demand

In order to determine the anticipated parking needs of the proposed development, a review of the 5th Edition of the *Parking Generation Manual* published by ITE was completed. Based on the ITE data, the following is the projected peak parking demand for the development:

- Senior Housing – Attached
  - Average - 0.61 spaces per unit
  - 85th Percentile - 0.67 spaces per unit

- Assisted Living/Memory Care
  - Average - 0.40 spaces per unit
  - 85th Percentile - 0.53 spaces per unit

- Total Demand
  - Average – 90 parking spaces, resulting in a surplus of 103 parking spaces
  - 85th percentile – 106 parking spaces, resulting in a surplus of 87 parking spaces

Given the above, the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Village of Arlington Heights

Based on the Village of Arlington Heights Zoning Ordinance, the 93 independent living units and 58 assisted living units should provide a parking ratio of one space per unit and the 24 memory care units should provide a parking ratio of one space per two beds. As such, the proposed senior development is required to provide 163 parking spaces, resulting in a surplus of 30 parking spaces. As such, the off-street parking spaces will be adequate in accommodating the parking demand of the residents, employees, and visitors.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will generate a low volume of trips during the weekday morning and evening peak hours and will have a low traffic impact on the surrounding roadway network.

- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways.

- The development-generated traffic will only add less than one percent of the traffic projected to be traversing the intersection of Arlington Heights Road with the east leg of Seegers Road.

- The proposed access drives will be adequate in accommodating site traffic and will ensure that a flexible access system is provided.

- The proposed restricted access drive on Arlington Heights Road will replace an existing full movement access drive and, as such, will reduce traffic conflicts and improve traffic flow.

- Based on the BDE Manual, an exclusive northbound right-turn lane serving the proposed access drive on Arlington Heights Road is not warranted.

- The proposed parking supply of 193 off-street parking spaces will be adequate in accommodating the parking demand of the residents, employees, and visitors.

Appendix

Traffic Count Summary Sheets
Preliminary Site Plan
ITE Trip Generation Worksheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrants

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: Arlington Heights Road with Seegers Road
Site Code:
Start Date: 08/04/2020

Turning Movement Data

Start Time	Seegers Road Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:00 AM	0	7	11	0	18	0	181	7	0	188	0	12	194	0	206	412
7:15 AM	0	12	12	2	24	0	201	4	0	205	0	18	226	0	244	473
7:30 AM	0	13	9	0	22	0	219	3	0	222	0	12	287	0	299	543
7:45 AM	0	13	17	0	30	0	225	9	0	234	0	19	270	0	289	553
Hourly Total	0	45	49	2	94	0	826	23	0	849	0	61	977	0	1038	1981
8:00 AM	0	11	8	1	19	0	225	7	0	232	1	12	240	0	253	504
8:15 AM	0	8	11	0	19	0	206	8	0	214	0	16	227	0	243	476
8:30 AM	0	5	15	0	20	0	216	6	0	222	0	13	190	0	203	445
8:45 AM	0	15	15	0	30	0	211	9	0	220	1	27	226	0	254	504
Hourly Total	0	39	49	1	88	0	858	30	0	888	2	68	883	0	953	1929
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	10	26	2	36	0	307	10	0	317	1	26	295	0	322	675
4:15 PM	0	20	19	0	39	0	313	10	0	323	1	19	277	0	297	659
4:30 PM	0	10	20	0	30	0	341	8	0	349	0	20	258	0	278	657
4:45 PM	0	11	15	0	26	0	342	11	0	353	0	29	245	0	274	653
Hourly Total	0	51	80	2	131	0	1303	39	0	1342	2	94	1075	0	1171	2644
5:00 PM	0	4	23	0	27	0	305	10	0	315	0	27	264	0	291	633
5:15 PM	0	12	14	0	26	0	347	18	0	365	0	27	258	0	285	676
5:30 PM	0	8	22	0	30	0	308	12	0	320	0	25	239	0	264	614
5:45 PM	0	9	18	0	27	0	287	12	0	299	2	14	221	0	237	563
Hourly Total	0	33	77	0	110	0	1247	52	0	1299	2	93	982	0	1077	2486
Grand Total	0	168	255	5	423	0	4234	144	0	4378	6	316	3917	0	4239	9040
Approach %	0.0	39.7	60.3	-	-	0.0	96.7	3.3	-	-	0.1	7.5	92.4	-	-	-
Total %	0.0	1.9	2.8	-	4.7	0.0	46.8	1.6	-	48.4	0.1	3.5	43.3	-	46.9	-
Lights	0	161	254	-	415	0	4087	142	-	4229	6	307	3819	-	4132	8776
% Lights	-	95.8	99.6	-	98.1	-	96.5	98.6	-	96.6	100.0	97.2	97.5	-	97.5	97.1
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	6	1	-	7	0	88	1	-	89	0	8	60	-	68	164
% Single-Unit Trucks	-	3.6	0.4	-	1.7	-	2.1	0.7	-	2.0	0.0	2.5	1.5	-	1.6	1.8
Articulated Trucks	0	1	0	-	1	0	59	1	-	60	0	0	36	-	36	97
% Articulated Trucks	-	0.6	0.0	-	0.2	-	1.4	0.7	-	1.4	0.0	0.0	0.9	-	0.8	1.1
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	1	2	-	3	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.3	0.1	-	0.1	0.0
Pedestrians	-	-	-	5	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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

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

Count Name: Arlington Heights Road with Seegers Road
Site Code:
Start Date: 08/04/2020

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Seegers Road Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:30 AM	0	13	9	0	22	0	219	3	0	222	0	12	287	0	299	543
7:45 AM	0	13	17	0	30	0	225	9	0	234	0	19	270	0	289	553
8:00 AM	0	11	8	1	19	0	225	7	0	232	1	12	240	0	253	504
8:15 AM	0	8	11	0	19	0	206	8	0	214	0	16	227	0	243	476
Total	0	45	45	1	90	0	875	27	0	902	1	59	1024	0	1084	2076
Approach %	0.0	50.0	50.0	-	-	0.0	97.0	3.0	-	-	0.1	5.4	94.5	-	-	-
Total %	0.0	2.2	2.2	-	4.3	0.0	42.1	1.3	-	43.4	0.0	2.8	49.3	-	52.2	-
PHF	0.000	0.865	0.662	-	0.750	0.000	0.972	0.750	-	0.964	0.250	0.776	0.892	-	0.906	0.939
Lights	0	43	45	-	88	0	814	27	-	841	1	58	993	-	1052	1981
% Lights	-	95.6	100.0	-	97.8	-	93.0	100.0	-	93.2	100.0	98.3	97.0	-	97.0	95.4
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	2	0	-	2	0	33	0	-	33	0	1	18	-	19	54
% Single-Unit Trucks	-	4.4	0.0	-	2.2	-	3.8	0.0	-	3.7	0.0	1.7	1.8	-	1.8	2.6
Articulated Trucks	0	0	0	-	0	0	28	0	-	28	0	0	13	-	13	41
% Articulated Trucks	-	0.0	0.0	-	0.0	-	3.2	0.0	-	3.1	0.0	0.0	1.3	-	1.2	2.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road with Seegers Road
Site Code:
Start Date: 08/04/2020

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Seegers Road Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:00 PM	0	10	26	2	36	0	307	10	0	317	1	26	295	0	322	675
4:15 PM	0	20	19	0	39	0	313	10	0	323	1	19	277	0	297	659
4:30 PM	0	10	20	0	30	0	341	8	0	349	0	20	258	0	278	657
4:45 PM	0	11	15	0	26	0	342	11	0	353	0	29	245	0	274	653
Total	0	51	80	2	131	0	1303	39	0	1342	2	94	1075	0	1171	2644
Approach %	0.0	38.9	61.1	-	-	0.0	97.1	2.9	-	-	0.2	8.0	91.8	-	-	-
Total %	0.0	1.9	3.0	-	5.0	0.0	49.3	1.5	-	50.8	0.1	3.6	40.7	-	44.3	-
PHF	0.000	0.638	0.769	-	0.840	0.000	0.952	0.886	-	0.950	0.500	0.810	0.911	-	0.909	0.979
Lights	0	50	79	-	129	0	1278	39	-	1317	2	90	1054	-	1146	2592
% Lights	-	98.0	98.8	-	98.5	-	98.1	100.0	-	98.1	100.0	95.7	98.0	-	97.9	98.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	1	-	2	0	17	0	-	17	0	4	16	-	20	39
% Single-Unit Trucks	-	2.0	1.3	-	1.5	-	1.3	0.0	-	1.3	0.0	4.3	1.5	-	1.7	1.5
Articulated Trucks	0	0	0	-	0	0	8	0	-	8	0	0	5	-	5	13
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.6	0.0	-	0.6	0.0	0.0	0.5	-	0.4	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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

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

Count Name: Seegers Road with Tonne Drive
Site Code:
Start Date: 08/04/2020

Turning Movement Data

Start Time	Seegers Road Eastbound					Seegers Road Westbound					Tonne Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	17	3	0	20	0	5	8	1	13	0	10	5	1	15	48
7:15 AM	0	10	5	0	15	0	4	17	1	21	0	8	4	0	12	48
7:30 AM	0	8	4	0	12	0	3	16	0	19	0	9	3	0	12	43
7:45 AM	0	16	4	0	20	0	3	16	0	19	0	16	7	0	23	62
Hourly Total	0	51	16	0	67	0	15	57	2	72	0	43	19	1	62	201
8:00 AM	0	13	5	0	18	0	2	12	0	14	0	8	1	0	9	41
8:15 AM	0	13	6	0	19	0	1	12	0	13	0	9	4	1	13	45
8:30 AM	0	10	4	0	14	0	5	6	0	11	0	15	1	1	16	41
8:45 AM	1	19	9	0	29	0	0	19	1	19	0	9	2	0	11	59
Hourly Total	1	55	24	0	80	0	8	49	1	57	0	41	8	2	49	186
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	15	10	0	25	0	6	18	0	24	0	14	13	0	27	76
4:15 PM	0	13	13	0	26	0	3	18	0	21	0	13	4	0	17	64
4:30 PM	0	9	13	0	22	0	2	19	0	21	0	6	5	1	11	54
4:45 PM	0	22	16	0	38	0	6	17	0	23	0	11	6	0	17	78
Hourly Total	0	59	52	0	111	0	17	72	0	89	0	44	28	1	72	272
5:00 PM	0	19	20	0	39	0	5	17	1	22	0	16	6	0	22	83
5:15 PM	0	25	14	0	39	0	0	17	0	17	0	9	14	0	23	79
5:30 PM	0	20	14	0	34	0	1	15	0	16	0	14	3	0	17	67
5:45 PM	0	17	8	1	25	0	12	11	1	23	0	13	12	0	25	73
Hourly Total	0	81	56	1	137	0	18	60	2	78	0	52	35	0	87	302
Grand Total	1	246	148	1	395	0	58	238	5	296	0	180	90	4	270	961
Approach %	0.3	62.3	37.5	-	-	0.0	19.6	80.4	-	-	0.0	66.7	33.3	-	-	-
Total %	0.1	25.6	15.4	-	41.1	0.0	6.0	24.8	-	30.8	0.0	18.7	9.4	-	28.1	-
Lights	1	240	142	-	383	0	55	230	-	285	0	173	81	-	254	922
% Lights	100.0	97.6	95.9	-	97.0	-	94.8	96.6	-	96.3	-	96.1	90.0	-	94.1	95.9
Buses	0	0	0	-	0	0	2	0	-	2	0	0	0	-	0	2
% Buses	0.0	0.0	0.0	-	0.0	-	3.4	0.0	-	0.7	-	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	6	0	-	6	0	1	5	-	6	0	0	0	-	0	12
% Single-Unit Trucks	0.0	2.4	0.0	-	1.5	-	1.7	2.1	-	2.0	-	0.0	0.0	-	0.0	1.2
Articulated Trucks	0	0	1	-	1	0	0	1	-	1	0	0	3	-	3	5
% Articulated Trucks	0.0	0.0	0.7	-	0.3	-	0.0	0.4	-	0.3	-	0.0	3.3	-	1.1	0.5
Bicycles on Road	0	0	5	-	5	0	0	2	-	2	0	7	6	-	13	20
% Bicycles on Road	0.0	0.0	3.4	-	1.3	-	0.0	0.8	-	0.7	-	3.9	6.7	-	4.8	2.1
Pedestrians	-	-	-	1	-	-	-	-	5	-	-	-	-	4	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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

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

Count Name: Seegers Road with Tonne Drive
Site Code:
Start Date: 08/04/2020

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Seegers Road Eastbound					Seegers Road Westbound					Tonne Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:30 AM	0	8	4	0	12	0	3	16	0	19	0	9	3	0	12	43
7:45 AM	0	16	4	0	20	0	3	16	0	19	0	16	7	0	23	62
8:00 AM	0	13	5	0	18	0	2	12	0	14	0	8	1	0	9	41
8:15 AM	0	13	6	0	19	0	1	12	0	13	0	9	4	1	13	45
Total	0	50	19	0	69	0	9	56	0	65	0	42	15	1	57	191
Approach %	0.0	72.5	27.5	-	-	0.0	13.8	86.2	-	-	0.0	73.7	26.3	-	-	-
Total %	0.0	26.2	9.9	-	36.1	0.0	4.7	29.3	-	34.0	0.0	22.0	7.9	-	29.8	-
PHF	0.000	0.781	0.792	-	0.863	0.000	0.750	0.875	-	0.855	0.000	0.656	0.536	-	0.620	0.770
Lights	0	48	19	-	67	0	8	53	-	61	0	41	15	-	56	184
% Lights	-	96.0	100.0	-	97.1	-	88.9	94.6	-	93.8	-	97.6	100.0	-	98.2	96.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	2	0	-	2	0	1	2	-	3	0	0	0	-	0	5
% Single-Unit Trucks	-	4.0	0.0	-	2.9	-	11.1	3.6	-	4.6	-	0.0	0.0	-	0.0	2.6
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	1	-	1	0	1	0	-	1	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	1.8	-	1.5	-	2.4	0.0	-	1.8	1.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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

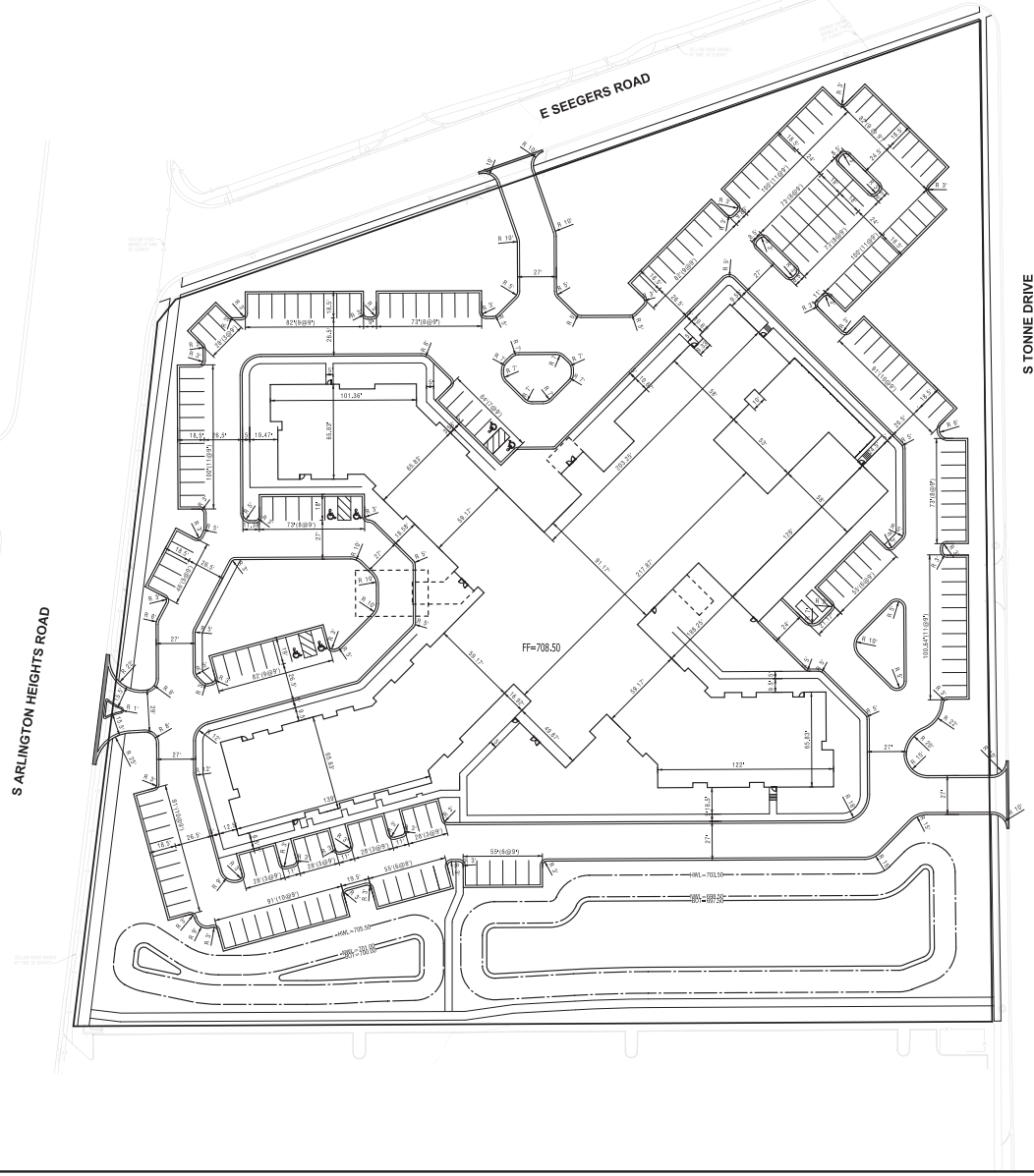
Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Seegers Road with Tonne Drive
Site Code:
Start Date: 08/04/2020

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Seegers Road Eastbound					Seegers Road Westbound					Tonne Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:00 PM	0	15	10	0	25	0	6	18	0	24	0	14	13	0	27	76
4:15 PM	0	13	13	0	26	0	3	18	0	21	0	13	4	0	17	64
4:30 PM	0	9	13	0	22	0	2	19	0	21	0	6	5	1	11	54
4:45 PM	0	22	16	0	38	0	6	17	0	23	0	11	6	0	17	78
Total	0	59	52	0	111	0	17	72	0	89	0	44	28	1	72	272
Approach %	0.0	53.2	46.8	-	-	0.0	19.1	80.9	-	-	0.0	61.1	38.9	-	-	-
Total %	0.0	21.7	19.1	-	40.8	0.0	6.3	26.5	-	32.7	0.0	16.2	10.3	-	26.5	-
PHF	0.000	0.670	0.813	-	0.730	0.000	0.708	0.947	-	0.927	0.000	0.786	0.538	-	0.667	0.872
Lights	0	56	50	-	106	0	16	71	-	87	0	42	25	-	67	260
% Lights	-	94.9	96.2	-	95.5	-	94.1	98.6	-	97.8	-	95.5	89.3	-	93.1	95.6
Buses	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0	-	5.9	0.0	-	1.1	-	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	3	0	-	3	0	0	1	-	1	0	0	0	-	0	4
% Single-Unit Trucks	-	5.1	0.0	-	2.7	-	0.0	1.4	-	1.1	-	0.0	0.0	-	0.0	1.5
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	3	-	3	3
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	10.7	-	4.2	1.1
Bicycles on Road	0	0	2	-	2	0	0	0	-	0	0	2	0	-	2	4
% Bicycles on Road	-	0.0	3.8	-	1.8	-	0.0	0.0	-	0.0	-	4.5	0.0	-	2.8	1.5
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Preliminary Site Plan



SCALE 1" = 40'
0 40 80

SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 72,374 SF.
FAR= 57.2%
AUTO PARKING PROVIDED = 186 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 192 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DECORATIVE PAVEMENT - SEE LANDSCAPE PLAN
- DEPRESSED CURB & GUTTER

DRAFT
FOR REVIEW
PURPOSES ONLY
10/27/2020

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4400 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 11144-P-GM
DATE: 08/19/20
JOB NO. 11144
SHEET P-GM
3 OF 4

N:\Projects\11144\PRELIM\11144-P-GM.dgn Default User=wbeeman

ITE Trip Generation Worksheets

Senior Adult Housing - Attached
(252)

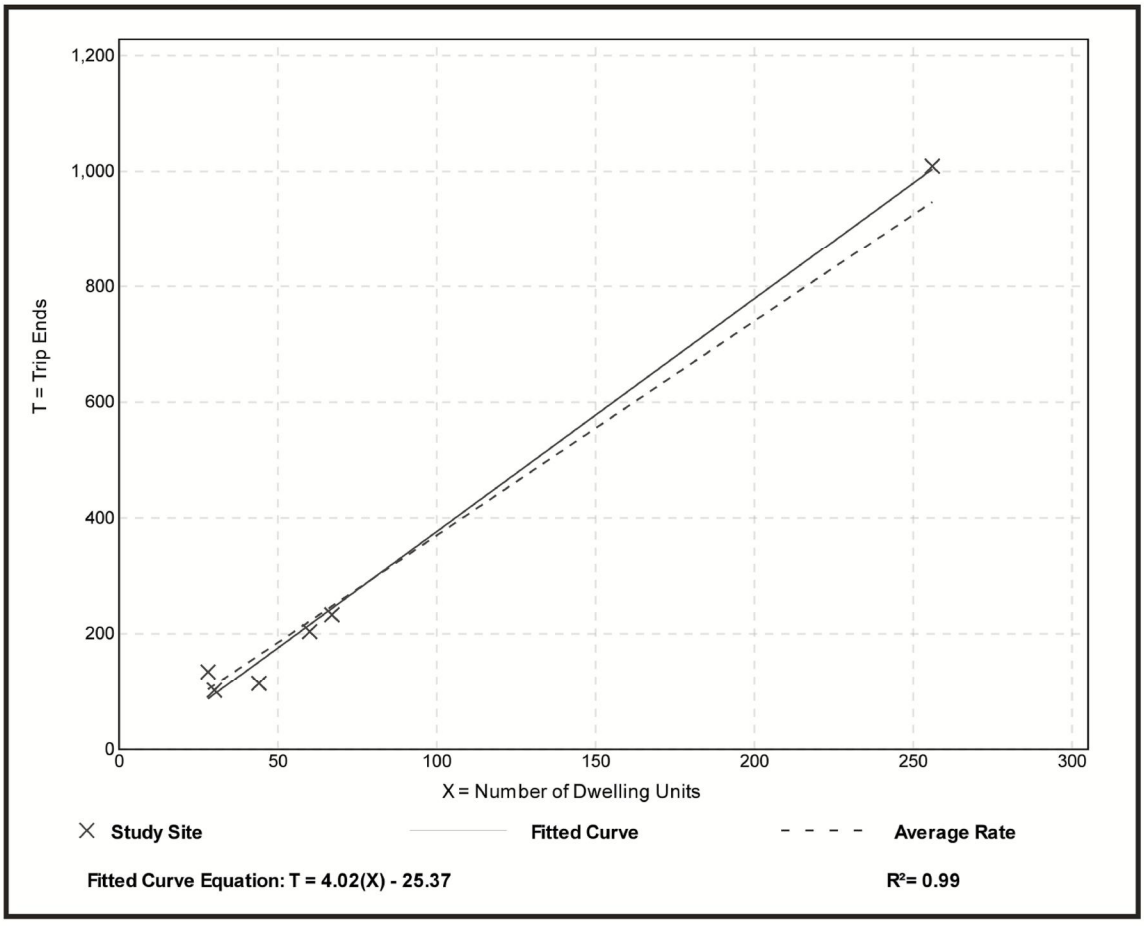
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.70	2.59 - 4.79	0.53

Data Plot and Equation



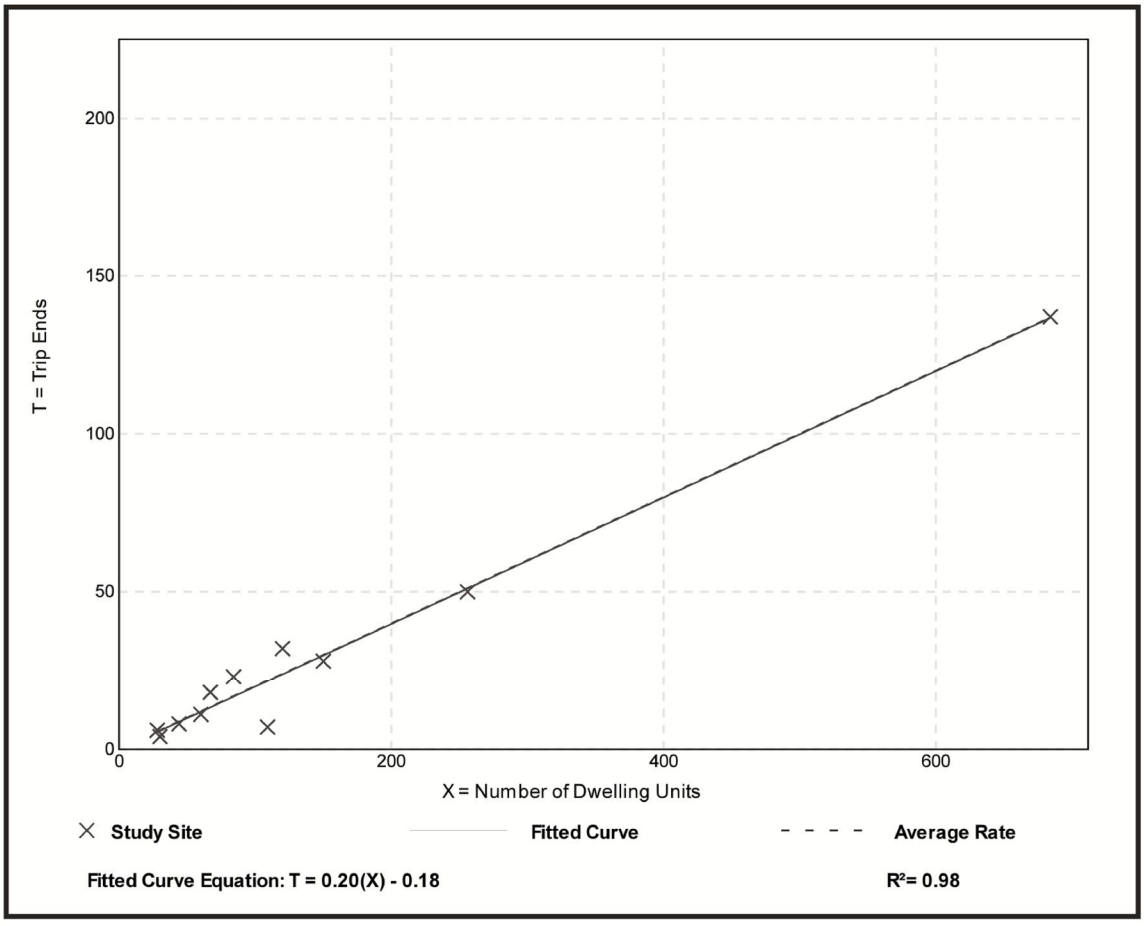
Senior Adult Housing - Attached
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 148
Directional Distribution: 35% entering, 65% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.06 - 0.27	0.05

Data Plot and Equation



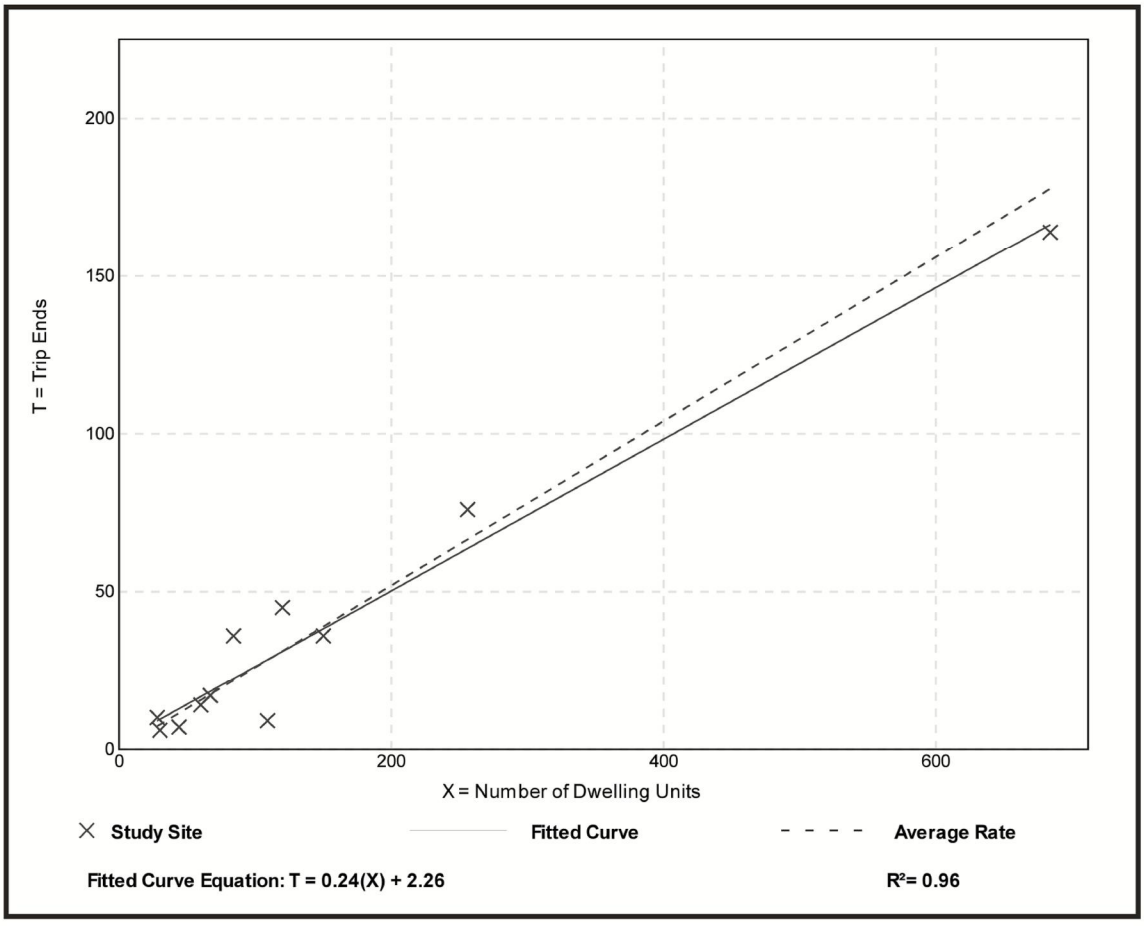
Senior Adult Housing - Attached
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 148
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.08 - 0.43	0.08

Data Plot and Equation



Assisted Living
(254)

Vehicle Trip Ends vs: **Beds**
On a: **Weekday**

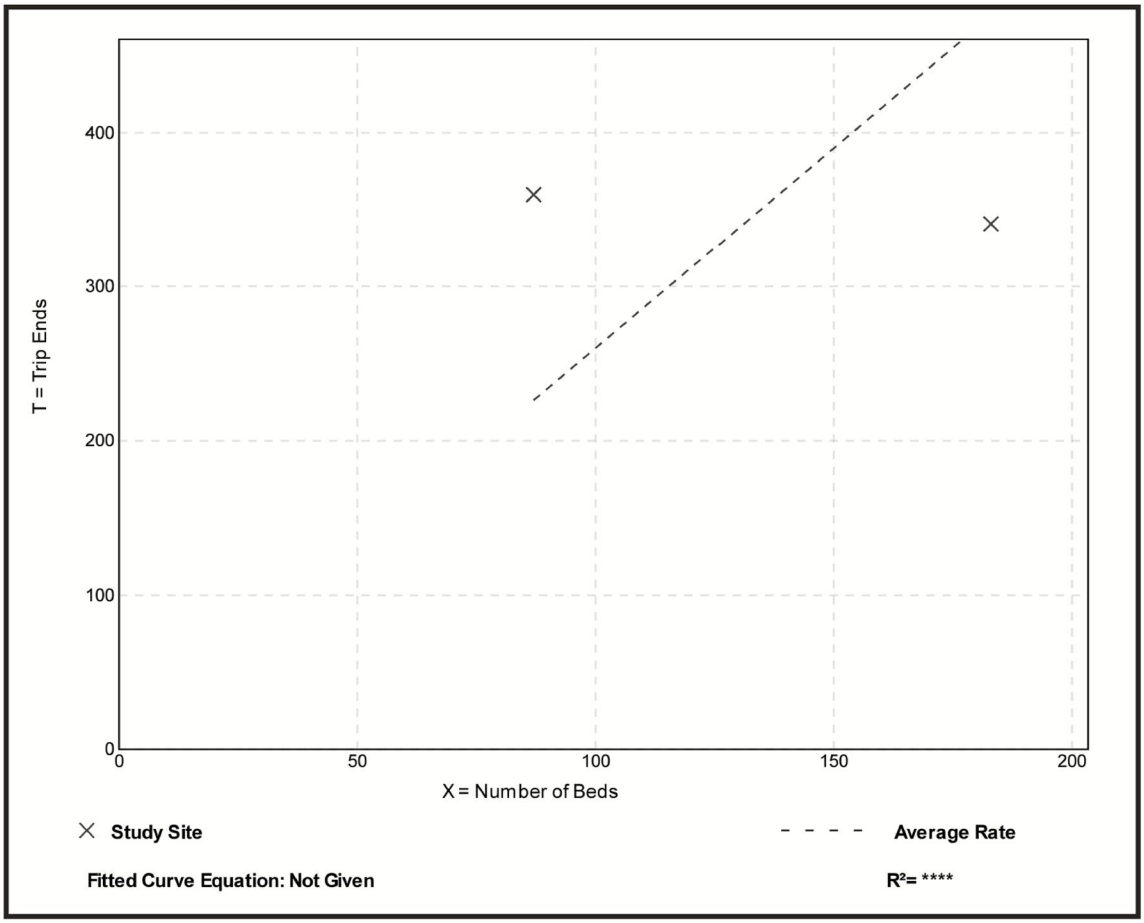
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



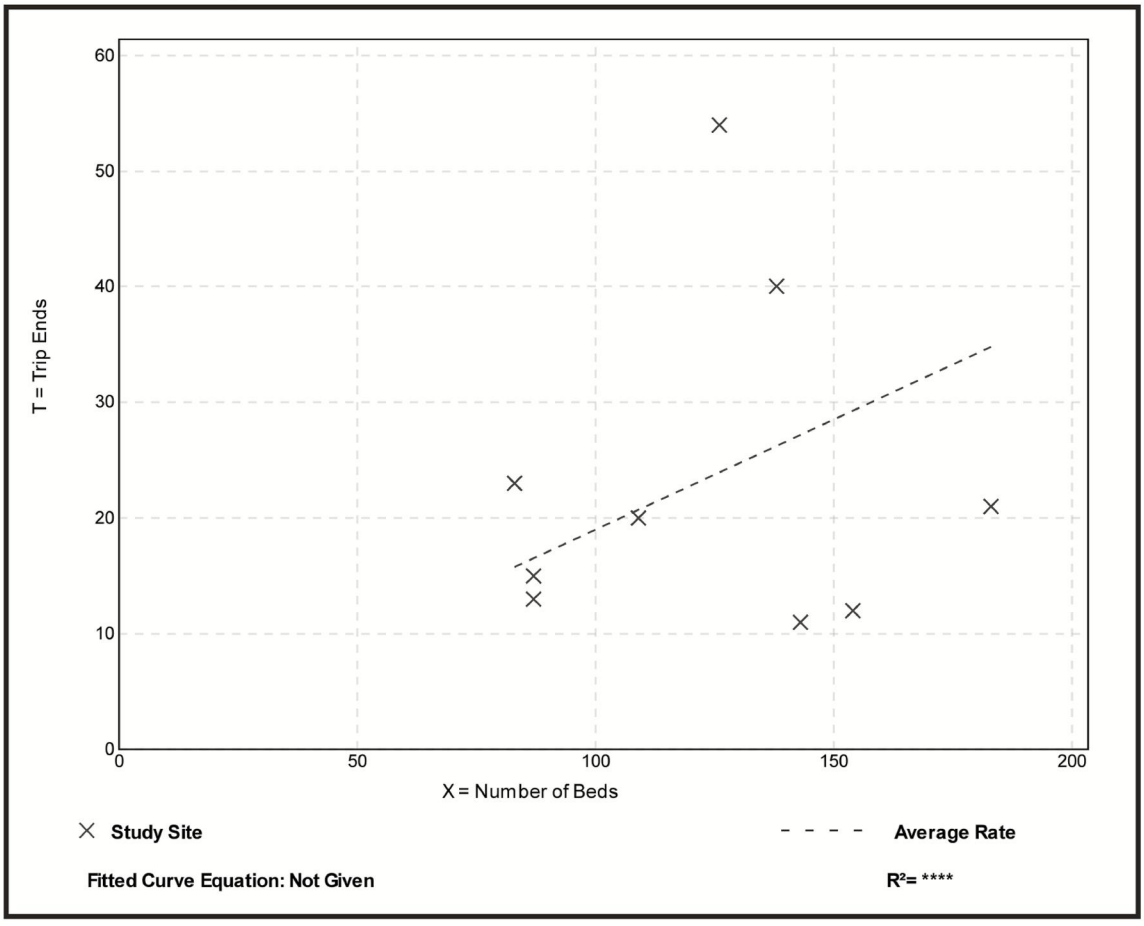
Assisted Living
(254)

Vehicle Trip Ends vs: **Beds**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Beds: 123
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



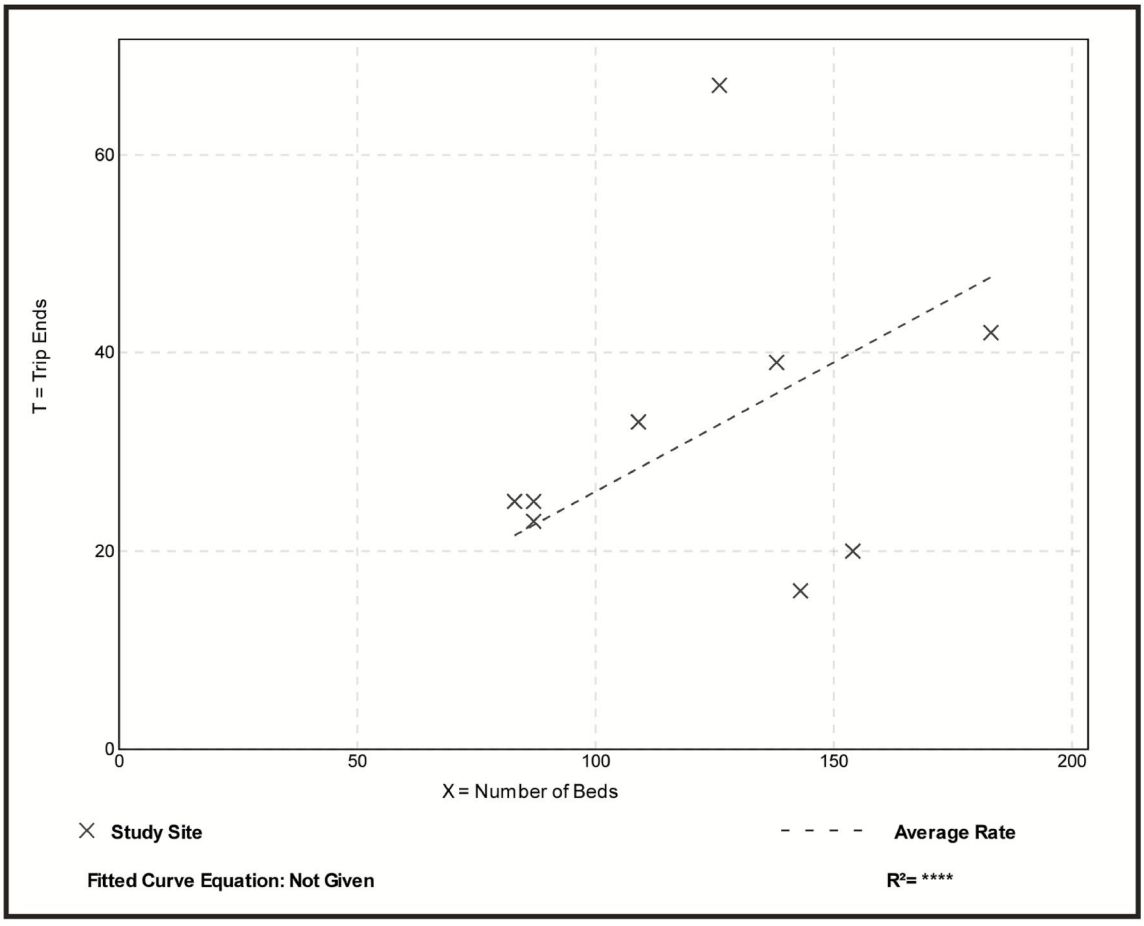
Assisted Living
(254)

Vehicle Trip Ends vs: **Beds**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Beds: 123
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

August 5, 2020

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

Subject: Arlington Heights Road - Golf Road - Algonquin Road
IDOT

Dear Ms. Purguette:

In response to a request made on your behalf and dated August 3, 2020, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Arlington Hts Rd north of Golf Rd	30,400	34,400
Arlington Hts Rd from Golf Rd to Algonquin Rd	32,300	36,500
Arlington Hts Rd south of Algonquin Rd	32,400	36,600
Algonquin Rd west of Arlington Hts Rd	26,200	29,600
Algonquin Rd east of Arlington Hts Rd	29,600	33,500
Golf Rd west of Arlington Hts Rd	28,300	32,000
Golf Rd fr Arlington Hts Rd to Goebbert Rd	27,800	31,500
Golf Rd east of Goebbert Rd	25,900	29,300

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

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

Sincerely,

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

cc: Quigley (IDOT)
\2020_TrafficForecast\ck-79-20\ck-79-20.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

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

Existing Weekday Morning Peak Hour Conditions

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	47	1289	28	63	1496
Future Vol, veh/h	47	47	1289	28	63	1496
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	50	50	1371	30	67	1591

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2157	702	0	0	1402	0
Stage 1	1387	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Critical Hdwy	5.78	7.1	-	-	5.34	-
Critical Hdwy Stg 1	6.68	-	-	-	-	-
Critical Hdwy Stg 2	6.08	-	-	-	-	-
Follow-up Hdwy	3.84	3.9	-	-	3.12	-
Pot Cap-1 Maneuver	75	330	-	-	249	-
Stage 1	137	-	-	-	-	-
Stage 2	374	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	55	330	-	-	249	-
Mov Cap-2 Maneuver	85	-	-	-	-	-
Stage 1	100	-	-	-	-	-
Stage 2	374	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	56.6	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	85	330	249	-
HCM Lane V/C Ratio	-	-	0.588	0.152	0.269	-
HCM Control Delay (s)	-	-	95.4	17.8	24.7	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	2.7	0.5	1.1	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1313	1493	50
Future Vol, veh/h	4	13	42	1313	1493	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1397	1588	53

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2264	821	1641	0	-	0
Stage 1	1615	-	-	-	-	-
Stage 2	649	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	67	273	190	-	-	-
Stage 1	100	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	51	273	190	-	-	-
Mov Cap-2 Maneuver	68	-	-	-	-	-
Stage 1	76	-	-	-	-	-
Stage 2	439	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.9	0.9	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	190	-	68	273	-	-
HCM Lane V/C Ratio	0.235	-	0.063	0.051	-	-
HCM Control Delay (s)	29.7	-	61.4	18.9	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	0.9	-	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	52	20	9	57	43	16
Future Vol, veh/h	52	20	9	57	43	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	68	26	12	74	56	21

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	95	0	180	82
Stage 1	-	-	-	-	82	-
Stage 2	-	-	-	-	98	-
Critical Hdwy	-	-	4.21	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.299	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1444	-	814	983
Stage 1	-	-	-	-	946	-
Stage 2	-	-	-	-	931	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1443	-	806	982
Mov Cap-2 Maneuver	-	-	-	-	806	-
Stage 1	-	-	-	-	937	-
Stage 2	-	-	-	-	931	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	847	-	-	1443	-
HCM Lane V/C Ratio	0.09	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	44	14	42	2	2	0	13	183	8	9	167	43
Future Vol, veh/h	44	14	42	2	2	0	13	183	8	9	167	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	46	15	44	2	2	0	14	193	8	9	176	45

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	443	446	199	471	464	197	221	0	0	201	0	0
Stage 1	217	217	-	225	225	-	-	-	-	-	-	-
Stage 2	226	229	-	246	239	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	525	507	842	503	495	844	1348	-	-	1371	-	-
Stage 1	785	723	-	778	718	-	-	-	-	-	-	-
Stage 2	777	715	-	758	708	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	516	497	842	459	485	844	1348	-	-	1371	-	-
Mov Cap-2 Maneuver	516	497	-	459	485	-	-	-	-	-	-	-
Stage 1	776	717	-	769	709	-	-	-	-	-	-	-
Stage 2	765	706	-	698	702	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.1	12.7	0.5	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1348	-	-	612	472	1371	-	-
HCM Lane V/C Ratio	0.01	-	-	0.172	0.009	0.007	-	-
HCM Control Delay (s)	7.7	0	-	12.1	12.7	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour Conditions

Intersection	
Int Delay, s/veh	9.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	53	84	1564	41	100	1290
Future Vol, veh/h	53	84	1564	41	100	1290
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	54	86	1596	42	102	1316

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2349	821	0	0	1640	0
Stage 1	1619	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	61	274	-	-	186	-
Stage 1	100	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 28	273	-	-	186	-
Mov Cap-2 Maneuver	~ 40	-	-	-	-	-
Stage 1	~ 45	-	-	-	-	-
Stage 2	398	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	177.8	0	3.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	40	273	186	-
HCM Lane V/C Ratio	-	-	1.352	0.314	0.549	-
HCM Control Delay (s)	-	-	$ 421.3	24.1	45.6	-
HCM Lane LOS	-	-	F	C	E	-
HCM 95th %tile Q(veh)	-	-	5.5	1.3	2.9	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1567	1325	18
Future Vol, veh/h	38	53	8	1567	1325	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1599	1352	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2017	685	1370	0	-	0
Stage 1	1361	-	-	-	-	-
Stage 2	656	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	92	335	258	-	-	-
Stage 1	145	-	-	-	-	-
Stage 2	435	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	89	335	258	-	-	-
Mov Cap-2 Maneuver	122	-	-	-	-	-
Stage 1	141	-	-	-	-	-
Stage 2	435	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	30.3	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	258	-	122	335	-	-
HCM Lane V/C Ratio	0.032	-	0.318	0.161	-	-
HCM Control Delay (s)	19.4	-	47.7	17.8	-	-
HCM Lane LOS	C	-	E	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.2	0.6	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	62	52	18	75	44	29
Future Vol, veh/h	62	52	18	75	44	29
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	71	60	21	86	51	33

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	132	0	230	102
Stage 1	-	-	-	-	102	-
Stage 2	-	-	-	-	128	-
Critical Hdwy	-	-	4.16	-	6.4	6.31
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.254	-	3.5	3.399
Pot Cap-1 Maneuver	-	-	1429	-	763	929
Stage 1	-	-	-	-	927	-
Stage 2	-	-	-	-	903	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1428	-	751	928
Mov Cap-2 Maneuver	-	-	-	-	751	-
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	903	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	813	-	-	1428	-
HCM Lane V/C Ratio	0.103	-	-	0.014	-
HCM Control Delay (s)	9.9	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	49	3	47	11	5	11	19	220	3	12	191	61
Future Vol, veh/h	49	3	47	11	5	11	19	220	3	12	191	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	3	49	12	5	12	20	232	3	13	201	64

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	541	534	233	559	565	234	265	0	0	235	0	0
Stage 1	259	259	-	274	274	-	-	-	-	-	-	-
Stage 2	282	275	-	285	291	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	452	452	806	440	434	805	1299	-	-	1332	-	-
Stage 1	746	694	-	732	683	-	-	-	-	-	-	-
Stage 2	725	683	-	722	672	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	431	438	806	401	421	805	1299	-	-	1332	-	-
Mov Cap-2 Maneuver	431	438	-	401	421	-	-	-	-	-	-	-
Stage 1	733	686	-	719	671	-	-	-	-	-	-	-
Stage 2	696	671	-	666	664	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13	12.5	0.6	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1299	-	-	554	510	1332	-	-
HCM Lane V/C Ratio	0.015	-	-	0.188	0.056	0.009	-	-
HCM Control Delay (s)	7.8	0	-	13	12.5	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.2	0	-	-

Capacity Analysis Summary Sheets

No-Build Weekday Morning Peak Hour Conditions

Intersection	
Int Delay, s/veh	2.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	48	48	1343	29	66	1562
Future Vol, veh/h	48	48	1343	29	66	1562
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	51	51	1429	31	70	1662

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2251	731	0	0	1461	0
Stage 1	1446	-	-	-	-	-
Stage 2	805	-	-	-	-	-
Critical Hdwy	5.78	7.1	-	-	5.34	-
Critical Hdwy Stg 1	6.68	-	-	-	-	-
Critical Hdwy Stg 2	6.08	-	-	-	-	-
Follow-up Hdwy	3.84	3.9	-	-	3.12	-
Pot Cap-1 Maneuver	67	316	-	-	233	-
Stage 1	126	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 47	316	-	-	233	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	88	-	-	-	-	-
Stage 2	359	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	70.4	0	1.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	75	316	233	-
HCM Lane V/C Ratio	-	-	0.681	0.162	0.301	-
HCM Control Delay (s)	-	-	122.1	18.6	27	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	3.1	0.6	1.2	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1368	1560	50
Future Vol, veh/h	4	13	42	1368	1560	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1455	1660	53

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2359	857	1713	0	-	0
Stage 1	1687	-	-	-	-	-
Stage 2	672	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	60	258	175	-	-	-
Stage 1	90	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	45	258	175	-	-	-
Mov Cap-2 Maneuver	60	-	-	-	-	-
Stage 1	67	-	-	-	-	-
Stage 2	427	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	31.4	1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	175	-	60	258	-	-
HCM Lane V/C Ratio	0.255	-	0.071	0.054	-	-
HCM Control Delay (s)	32.5	-	69.5	19.7	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	1	-	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	55	21	9	58	44	16
Future Vol, veh/h	55	21	9	58	44	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	71	27	12	75	57	21

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	99	0	185	86
Stage 1	-	-	-	-	86	-
Stage 2	-	-	-	-	99	-
Critical Hdwy	-	-	4.21	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.299	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1439	-	809	978
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	930	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1438	-	801	977
Mov Cap-2 Maneuver	-	-	-	-	801	-
Stage 1	-	-	-	-	933	-
Stage 2	-	-	-	-	930	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	841	-	-	1438	-
HCM Lane V/C Ratio	0.093	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	48	14	43	2	2	0	15	188	8	9	172	45
Future Vol, veh/h	48	14	43	2	2	0	15	188	8	9	172	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	15	45	2	2	0	16	198	8	9	181	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	458	461	205	487	480	202	228	0	0	206	0	0
Stage 1	223	223	-	234	234	-	-	-	-	-	-	-
Stage 2	235	238	-	253	246	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	513	497	836	491	485	839	1340	-	-	1365	-	-
Stage 1	780	719	-	769	711	-	-	-	-	-	-	-
Stage 2	768	708	-	751	703	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	503	486	836	446	474	839	1340	-	-	1365	-	-
Mov Cap-2 Maneuver	503	486	-	446	474	-	-	-	-	-	-	-
Stage 1	769	713	-	758	701	-	-	-	-	-	-	-
Stage 2	755	698	-	690	697	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.4	12.9	0.5	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1340	-	-	598	460	1365	-	-
HCM Lane V/C Ratio	0.012	-	-	0.185	0.009	0.007	-	-
HCM Control Delay (s)	7.7	0	-	12.4	12.9	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0	0	-	-

Capacity Analysis Summary Sheets

No-Build Weekday Evening Peak Hour Conditions

Intersection	
Int Delay, s/veh	13.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	88	1643	42	102	1377
Future Vol, veh/h	55	88	1643	42	102	1377
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	56	90	1677	43	104	1405

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2471	862	0	0	1722	0
Stage 1	1701	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	~ 52	258	-	-	169	-
Stage 1	88	-	-	-	-	-
Stage 2	379	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 20	258	-	-	169	-
Mov Cap-2 Maneuver	~ 30	-	-	-	-	-
Stage 1	~ 34	-	-	-	-	-
Stage 2	379	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	283.2	0	3.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	30	258	169	-
HCM Lane V/C Ratio	-	-	1.871	0.348	0.616	-
HCM Control Delay (s)	-	-	$ 694.3	26.2	55.5	-
HCM Lane LOS	-	-	F	D	F	-
HCM 95th %tile Q(veh)	-	-	6.5	1.5	3.4	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1647	1414	18
Future Vol, veh/h	38	53	8	1647	1414	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1681	1443	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2140	731	1461	0	-	0
Stage 1	1452	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	79	312	233	-	-	-
Stage 1	127	-	-	-	-	-
Stage 2	419	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	76	312	233	-	-	-
Mov Cap-2 Maneuver	107	-	-	-	-	-
Stage 1	123	-	-	-	-	-
Stage 2	419	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	34.6	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	233	-	107	312	-	-
HCM Lane V/C Ratio	0.035	-	0.362	0.173	-	-
HCM Control Delay (s)	21	-	56.6	18.9	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.5	0.6	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	64	52	18	80	45	30
Future Vol, veh/h	64	52	18	80	45	30
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	74	60	21	92	52	34

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	135	0	239	105
Stage 1	-	-	-	-	105	-
Stage 2	-	-	-	-	134	-
Critical Hdwy	-	-	4.16	-	6.4	6.31
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.254	-	3.5	3.399
Pot Cap-1 Maneuver	-	-	1425	-	754	925
Stage 1	-	-	-	-	924	-
Stage 2	-	-	-	-	897	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1424	-	741	924
Mov Cap-2 Maneuver	-	-	-	-	741	-
Stage 1	-	-	-	-	908	-
Stage 2	-	-	-	-	897	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	805	-	-	1424	-
HCM Lane V/C Ratio	0.107	-	-	0.015	-
HCM Control Delay (s)	10	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	61	3	48	11	5	11	21	226	3	12	198	63
Future Vol, veh/h	61	3	48	11	5	11	21	226	3	12	198	63
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	3	51	12	5	12	22	238	3	13	208	66

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	559	552	241	578	584	240	274	0	0	241	0	0
Stage 1	267	267	-	284	284	-	-	-	-	-	-	-
Stage 2	292	285	-	294	300	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	440	442	798	427	423	799	1289	-	-	1326	-	-
Stage 1	738	688	-	723	676	-	-	-	-	-	-	-
Stage 2	716	676	-	714	666	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	419	428	798	388	409	799	1289	-	-	1326	-	-
Mov Cap-2 Maneuver	419	428	-	388	409	-	-	-	-	-	-	-
Stage 1	723	680	-	709	662	-	-	-	-	-	-	-
Stage 2	686	662	-	658	658	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.8	12.7	0.7	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1289	-	-	526	497	1326	-	-
HCM Lane V/C Ratio	0.017	-	-	0.224	0.057	0.01	-	-
HCM Control Delay (s)	7.8	0	-	13.8	12.7	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.9	0.2	0	-	-

Capacity Analysis Summary Sheets

Projected Weekday Morning Peak Hour Conditions

Intersection	
Int Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	57	51	1346	29	69	1562
Future Vol, veh/h	57	51	1346	29	69	1562
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	61	54	1432	31	73	1662

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2260	733	0	0	1464	0
Stage 1	1449	-	-	-	-	-
Stage 2	811	-	-	-	-	-
Critical Hdwy	5.78	7.1	-	-	5.34	-
Critical Hdwy Stg 1	6.68	-	-	-	-	-
Critical Hdwy Stg 2	6.08	-	-	-	-	-
Follow-up Hdwy	3.84	3.9	-	-	3.12	-
Pot Cap-1 Maneuver	66	315	-	-	232	-
Stage 1	125	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 45	315	-	-	232	-
Mov Cap-2 Maneuver	73	-	-	-	-	-
Stage 1	86	-	-	-	-	-
Stage 2	356	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	91.8	0	1.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	73	315	232	-
HCM Lane V/C Ratio	-	-	0.831	0.172	0.316	-
HCM Control Delay (s)	-	-	157.2	18.8	27.5	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	4.1	0.6	1.3	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1371	1569	50
Future Vol, veh/h	4	13	42	1371	1569	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1459	1669	53

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2370	861	1722	0	-	0
Stage 1	1696	-	-	-	-	-
Stage 2	674	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	59	257	173	-	-	-
Stage 1	89	-	-	-	-	-
Stage 2	426	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	44	257	173	-	-	-
Mov Cap-2 Maneuver	59	-	-	-	-	-
Stage 1	66	-	-	-	-	-
Stage 2	426	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	31.8	1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	173	-	59	257	-	-
HCM Lane V/C Ratio	0.258	-	0.072	0.054	-	-
HCM Control Delay (s)	32.9	-	70.7	19.8	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	1	-	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	57	21	9	60	44	16
Future Vol, veh/h	57	21	9	60	44	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	74	27	12	78	57	21

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	102	0	191	89
Stage 1	-	-	-	-	89	-
Stage 2	-	-	-	-	102	-
Critical Hdwy	-	-	4.21	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.299	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1436	-	803	975
Stage 1	-	-	-	-	940	-
Stage 2	-	-	-	-	927	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1435	-	795	974
Mov Cap-2 Maneuver	-	-	-	-	795	-
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	927	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	836	-	-	1435	-
HCM Lane V/C Ratio	0.093	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	49	14	44	2	2	0	16	188	8	9	172	46
Future Vol, veh/h	49	14	44	2	2	0	16	188	8	9	172	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	15	46	2	2	0	17	198	8	9	181	48

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	460	463	205	490	483	202	229	0	0	206	0	0
Stage 1	223	223	-	236	236	-	-	-	-	-	-	-
Stage 2	237	240	-	254	247	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	512	496	836	489	483	839	1339	-	-	1365	-	-
Stage 1	780	719	-	767	710	-	-	-	-	-	-	-
Stage 2	766	707	-	750	702	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	502	485	836	444	472	839	1339	-	-	1365	-	-
Mov Cap-2 Maneuver	502	485	-	444	472	-	-	-	-	-	-	-
Stage 1	769	713	-	756	700	-	-	-	-	-	-	-
Stage 2	753	697	-	688	696	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.4	12.9	0.6	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1339	-	-	597	458	1365	-	-
HCM Lane V/C Ratio	0.013	-	-	0.189	0.009	0.007	-	-
HCM Control Delay (s)	7.7	0	-	12.4	12.9	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	3	1410	8	0	1582
Future Vol, veh/h	0	3	1410	8	0	1582
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	7	0	0	3
Mvmt Flow	0	3	1484	8	0	1665

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	746	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	309	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	309	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	309	-
HCM Lane V/C Ratio	-	-	0.01	-
HCM Control Delay (s)	-	-	16.8	-
HCM Lane LOS	-	-	C	-
HCM 95th %tile Q(veh)	-	-	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	76	5	2	102	12	2
Future Vol, veh/h	76	5	2	102	12	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	3	0	0
Mvmt Flow	80	5	2	107	13	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	85	0	194	83
Stage 1	-	-	-	-	83	-
Stage 2	-	-	-	-	111	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1524	-	799	982
Stage 1	-	-	-	-	945	-
Stage 2	-	-	-	-	919	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1524	-	798	982
Mov Cap-2 Maneuver	-	-	-	-	798	-
Stage 1	-	-	-	-	944	-
Stage 2	-	-	-	-	919	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	820	-	-	1524	-
HCM Lane V/C Ratio	0.018	-	-	0.001	-
HCM Control Delay (s)	9.5	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	60	30	0
Future Vol, veh/h	0	1	1	60	30	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	1	1	63	32	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	97	32	32	0	-	0
Stage 1	32	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	907	1048	1593	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	906	1048	1593	-	-	-
Mov Cap-2 Maneuver	906	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	963	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.4	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1593	-	1048	-	-
HCM Lane V/C Ratio	0.001	-	0.001	-	-
HCM Control Delay (s)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Capacity Analysis Summary Sheets

Projected Weekday Evening Peak Hour Conditions

Intersection	
Int Delay, s/veh	21.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	67	92	1647	42	106	1377
Future Vol, veh/h	67	92	1647	42	106	1377
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	68	94	1681	43	108	1405

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2483	864	0	0	1726	0
Stage 1	1705	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	~ 51	257	-	-	168	-
Stage 1	88	-	-	-	-	-
Stage 2	375	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 18	257	-	-	168	-
Mov Cap-2 Maneuver	~ 28	-	-	-	-	-
Stage 1	~ 31	-	-	-	-	-
Stage 2	375	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 417.7	0	4.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	28	257	168	-
HCM Lane V/C Ratio	-	-	2.442	0.365	0.644	-
HCM Control Delay (s)	-	-	$ 954.4	26.9	58.7	-
HCM Lane LOS	-	-	F	D	F	-
HCM 95th %tile Q(veh)	-	-	8.2	1.6	3.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1651	1426	18
Future Vol, veh/h	38	53	8	1651	1426	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1685	1455	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2154	737	1473	0	-	0
Stage 1	1464	-	-	-	-	-
Stage 2	690	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	77	310	230	-	-	-
Stage 1	125	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	74	310	230	-	-	-
Mov Cap-2 Maneuver	105	-	-	-	-	-
Stage 1	121	-	-	-	-	-
Stage 2	418	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	35.4	0.1	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	230	-	105	310	-	-
HCM Lane V/C Ratio	0.035	-	0.369	0.174	-	-
HCM Control Delay (s)	21.2	-	58.1	19.1	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.5	0.6	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	66	52	18	82	45	31
Future Vol, veh/h	66	52	18	82	45	31
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	76	60	21	94	52	36

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	137	0	243	107
Stage 1	-	-	-	-	107	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	-	-	4.16	-	6.4	6.31
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.254	-	3.5	3.399
Pot Cap-1 Maneuver	-	-	1423	-	750	923
Stage 1	-	-	-	-	922	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1422	-	737	922
Mov Cap-2 Maneuver	-	-	-	-	737	-
Stage 1	-	-	-	-	906	-
Stage 2	-	-	-	-	895	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	803	-	-	1422	-
HCM Lane V/C Ratio	0.109	-	-	0.015	-
HCM Control Delay (s)	10	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	63	3	49	11	5	11	21	226	3	12	198	65
Future Vol, veh/h	63	3	49	11	5	11	21	226	3	12	198	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	3	52	12	5	12	22	238	3	13	208	68

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	560	553	242	580	586	240	276	0	0	241	0	0
Stage 1	268	268	-	284	284	-	-	-	-	-	-	-
Stage 2	292	285	-	296	302	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	439	441	797	426	422	799	1287	-	-	1326	-	-
Stage 1	738	687	-	723	676	-	-	-	-	-	-	-
Stage 2	716	676	-	712	664	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	418	427	797	386	408	799	1287	-	-	1326	-	-
Mov Cap-2 Maneuver	418	427	-	386	408	-	-	-	-	-	-	-
Stage 1	723	679	-	709	662	-	-	-	-	-	-	-
Stage 2	686	662	-	655	656	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.9	12.7	0.7	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1287	-	-	525	495	1326	-	-
HCM Lane V/C Ratio	0.017	-	-	0.231	0.057	0.01	-	-
HCM Control Delay (s)	7.8	0	-	13.9	12.7	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.9	0.2	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	4	1655	11	0	1479
Future Vol, veh/h	0	4	1655	11	0	1479
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	0	4	1742	12	0	1557

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	877	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	254	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	254	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.4	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	254	-
HCM Lane V/C Ratio	-	-	0.017	-
HCM Control Delay (s)	-	-	19.4	-
HCM Lane LOS	-	-	C	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	116	8	2	125	16	2
Future Vol, veh/h	116	8	2	125	16	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	0	0	1	0	0
Mvmt Flow	122	8	2	132	17	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	130	0	262	126
Stage 1	-	-	-	-	126	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1468	-	731	930
Stage 1	-	-	-	-	905	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1468	-	730	930
Mov Cap-2 Maneuver	-	-	-	-	730	-
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	895	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	748	-	-	1468	-
HCM Lane V/C Ratio	0.025	-	-	0.001	-
HCM Control Delay (s)	9.9	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1	1	75	70	0
Future Vol, veh/h	1	1	1	75	70	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	1	1	79	74	0

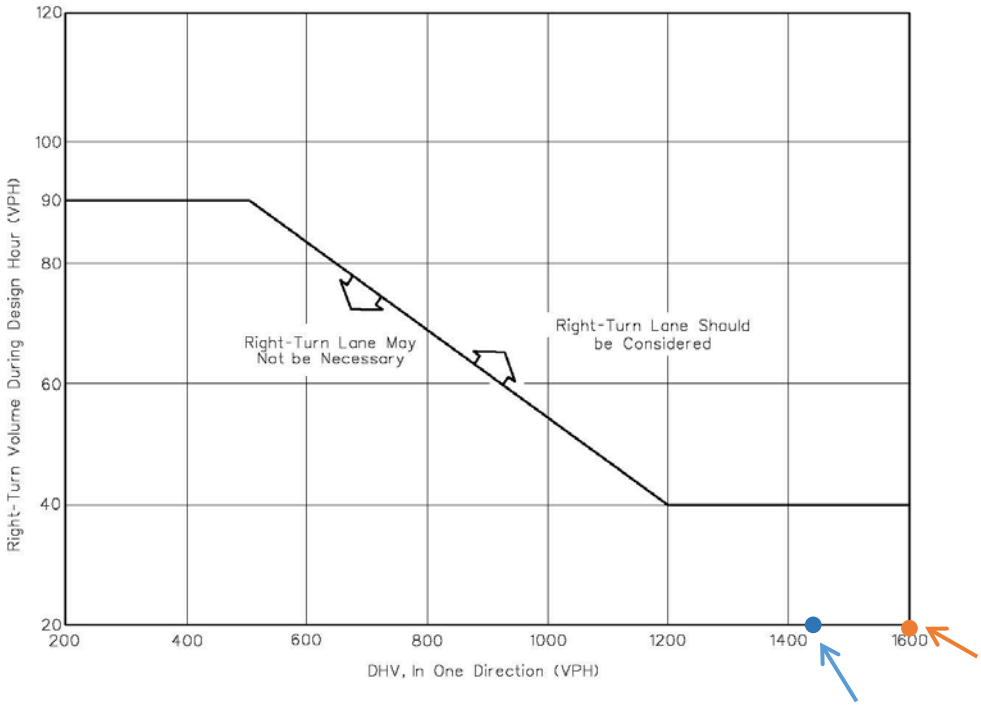
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	155	74	74	0	-	0
Stage 1	74	-	-	-	-	-
Stage 2	81	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	841	993	1538	-	-	-
Stage 1	954	-	-	-	-	-
Stage 2	947	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	840	993	1538	-	-	-
Mov Cap-2 Maneuver	840	-	-	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	947	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1538	-	910	-	-
HCM Lane V/C Ratio	0.001	-	0.002	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Turn Lane Warrants

Arlington Heights Road with Proposed Access Drive
Right Turn Lane Guidelines



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

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

Figure 36-3.B

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation**

PC#: **20-013– Round 1**

Date: **September 4, 2020**

General Comments:

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

1. The design and construction of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 International Swimming Pool and Spa Code with amendments
    f. 2018 Illinois Accessibility Code
    g. 2018 ILLINOIS Energy Conservation Code with state amendments
    h. 2017 National Electrical Code with amendments
    i. 2014 Illinois Plumbing Code with amendments

2. Provide information on the proposed type of construction for the building. The narrative indicated the use of wood studs and metal studs in some areas. Wood framing is permitted in Types III, IV and V construction. However, not all construction types allow floor areas as large as proposed.

3. Per the 2018 IBC, the use/occupancy type is I-1.

4. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.

5. Provide an occupant load calculation.

6. If providing a fire pump room, it shall be constructed of a minimum 1-hour fire barrier and horizontal assembly.

7. Elevator, stairwell, linen and waste chutes shaft enclosures shall be a minimum 1-hour fire barriers, including chute access rooms and collection rooms.

8. If the electrical service is 1,200 amps or more the electrical room shall have doors with panic hardware.

9. Angled accessible parking is required to have dedicated access aisles for each space.

10. A permit from the Office of the State Fire Marshal is required for the underground diesel tank for the emergency generator.

11. The swimming pool shall be submitted to the Illinois Department of Public Health for review.

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

RECEIVED
SEP 02 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 9/1/2020	P.C. Number: 20-013 Round 1
Project Name:	Trammell Crow Senior Living Facility
Project Location:	2015-2045 S. Arlington Heights Rd.
Planning Department Contact:	Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. All currently adopted codes shall apply.

2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Provide information on planned access roads with fire hydrants.

3. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulder in the immediate vicinity of the building.

4. One or more of the required access routes shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

5. **The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility**. Provide information on how this will be attained with limited vehicular accessibility.

6. Dead-end fire apparatus access roads are not permitted.

7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.

8. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided.

9. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.

10. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

11. An automatic smoke detection system shall be installed in *corridors* in Group I-2, Condition 1 facilities and spaces permitted to be open to the *corridors* by Section 407.2 of the *International Building Code*. The system shall be activated in accordance with Section 907.4. Group I-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the *International Building Code*.

12. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.

13. Sprinkler access/equipment room should be located on the first floor.

14. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.

17. A fully functional fire alarm shall be installed per NFPA 72. **The alarm annunciator panel shall be located at the front entrance.**

18. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

19. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

20. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

21. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building).

22. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.

23. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.

24. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.

25. E**mergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.

26. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

27. Areas of refuge may be required and identified with fire department communications.

28. Separate permits may be required for fuel tanks to supply an emergency back-up generator if one is proposed.

29. Additional fire protection systems may be required for cooking appliances if used.

Date 09-01-20

Reviewed By: _____

Fire Safety Supervisor/Fire Marshal

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 17, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 1

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. The proposed water main loop must utilize existing connections on Seeger's and S. Arlington Heights Road.
2. The existing compound meters within the two pits need to be replaced and the pits refurbished (if possible) to ensure minimal water infiltration.
3. Submit a maintenance plan for the detention/retention basin.
4. Backflow (RPZ) devices will be sized upon review of plumbing plans.
5. Trees that are to be preserved must be protected from construction activities.

C. file

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 013
Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
Owner: Arlington Executive Court, LLC

Contact Person: Trammell Crow - Mary Boehmler
Address: 700 Commerce Drive, Ste. 455
Oak Brook, IL 60523
Phone #: 612-387-0725
Fax #:
E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
Location: 2045 S. Arlington Heights Road
Rezoning: ✓ Current: OT Proposed: I
Subdivision: ✓
# of Lots: 1 Current: 2 Proposed: 1
PUD: ✓ For:
Special Use: For:
Land Use Variation: ✓ For: Density Variation from Section 5.1 - 8.1
Land Use: Current: single story office
Proposed: Senior Living
Site Gross Area: 8.3 acres
# of Units Total: 175 (93 IL, 58, AL, 24 MC)
1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		NO	
Sanitary Sewer		NO	
Storm Sewer		NO	
b. Surface Improvement			
Pavement		NO	
Curb & Gutter		NO	
Sidewalks		NO	
Street Lighting		NO	
c. Easements			
Utility & Drainage	YES		PUBLIC SIDEWALKS
Access	YES(?)		ALONG SOUTH PROPERTY LINE (?)

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC X b. IDOT X
c. ARMY CORP ____ d. IEPA X
e. CCHD ____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	SEE ATTACHED COMMENTS
5. PRELIMINARY PLAT ACCEPTABLE?			N/A
6. TRAFFIC STUDY ACCEPTABLE?		X	SEE ATTACHED COMMENTS
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SPACECO, INC.
DATE OF PLANS: 8-19-2020

~~Director~~ VILLAGE ENGINEER 9/15/2020 Date

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PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, 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. The estimate 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. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

15. The detention basin cross section shows the top of berm elevation at 705.50, providing the required a 1-foot freeboard, but the length of the overflow weir is not shown. Provide calculations for sizing (length) the weir to pass the 100-yr flow at 6" depth.

16. The grading of the bio-retention facility along Seegers Road must be revised to provide a 5' flat zone from the ROW line before the basin top of slope begins.

17. The preliminary detention calculations are acceptable.

18. The exhibit showing the turning path of the Fire Department's responding vehicle is incomplete. 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. Show the vehicle maneuvering through both horseshoe entrance areas.

19. The exhibit showing the turning path of the Fire Department's tower truck references a steering angle of 29 degrees, however; the Village's tower truck specifications reference a turning angle of 40 degrees. Confirm that the wheel paths shown on the exhibit are for the correct truck.

20. Provide AutoTurn exhibit showing a garbage truck backing into loading dock.

21. 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-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. The horseshoe entrance areas must also be heavy duty pavement. Decorative pavement would be allowed in the horseshow entrances areas provided the cross section has a structural number equivalent to heavy duty pavement.

22. Public sidewalks, 8" thick concrete, shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalks at driveways with traffic control (stop signs).

23. The public sidewalk along Arlington Heights Road is shown on private property. Provide a Plat of Easement for Public Sidewalks.

24. The public sidewalk along Arlington Heights Rd shall transition from the easement to the existing location of the sidewalk at the south property limits.

25. The ADA ramps at the NE and SE corners of Seegers Rd and Arlington Heights Rd shall be reconstructed to meet current Public Rights of Way Accessibility Guidelines.

26. The Village will be evaluating the possibility of establishing bike or multi-use paths along Seegers Rd and Tonne Rd. The Village may require at time of permit that the existing sidewalk along Seegers Rd and/or Tonne Rd be removed and replaced with a 10 ft wide path. The petitioner shall acknowledge that they accept this understanding.

27. Both water tap locations must have master meter vaults on private property at the ROW line. Show the location of these vaults on the plans. All internal water mains and appurtenances will be privately maintained. This will also be spelled out in the OUMA.

Traffic:

28. Transformer and generator pads are located in close proximity to the loading dock. It is recommended that protection from vehicles be provided.

29. Provide monument sign detail or height. Signs should be located so as not to obstruct the driver's line of sight.

30. Please provide the number of full and part-time employees parked on-site during hours of operation. Will employees be parking in a designated section of the parking lot?

31. How will entrances be designated as one-way? Site signage plan to be provided before final engineering approval.

32. The traffic report makes the recommendation of restriping the left turn lane on Arlington Heights Road to be a two-way left turn lane for north and southbound traffic (not proposed on plans). Arlington Heights Road is under the jurisdiction of IDOT and they will have the final say, but the Village is against this recommendation. Seegers Road is a public street with appreciably more NB to WB left turn volume than the new facility will generate SB to EB into their driveway.

33. If IDOT decides to restrict the Arlington Heights Road driveway to right-in-right-out, the Village would concur.

Michael L. Pagones, P.E. — Date 9/15/2020
Village Engineer

Attachments:
Plat of Easement Checklist (1 page)
Public Sidewalk Easement Provisions (1 page)

Plat of Easement Checklist

- Legal description of proposed easement area
- Area of proposed easement in square feet.
- Owner's Certificate
- Notary signature block
- Surveyor's Certificate
- Village signature blocks as shown below
- ~~Utility signature blocks~~ NOT NEEDED FOR SIDEWALK EASEMENT
- Easement Provisions

Sample Village signature blocks:

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

_____ , 20__

By: _____
Village President

Attest:_____
Village Clerk

APPROVED by the Village Collector on _____, 20__

_____

APPROVED by the Village Engineer on _____, 20__

_____

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC SIDEWALK EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 20-013

Project Name Trammell Crow Senior Living Facility

Project Location 2015-2045 S. Arlington Heights Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:
1)Building is to be sprinkled per code.
2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
3) A Knox Box shall be located at the main front entrance. It is very likely that we will request more Knox Boxes based on the size of the property as plans are finalized.
4) Install a fully operational annunciator panel or alarm panel at the main front entrance.
5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance. It appears this is a problem based on the preliminary drawings.
6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers.
7)The overhangs at the drop-offs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Please provide an auto turn diagram showing our truck being capable of driving using these circular drives.
8)The auto-turn diagram that was provided does not allow adequate space for turning. Adjustments to roads will be necessary. The steering angle needs to be 40.0 not 29.0 that was used.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date September 10, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Trammel Crow Senior Living
2015-2045 S Arlington Heights Rd.
Land Use Variation

Round 1 Review Comments

09/14/2020

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. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. **Present traffic problems?**
   Recommended that traffic leaving the lot turn right only onto Arlington Heights Road and no crossing Arlington Heights Road. This area of roadway is busy during both peak and non-peak hours. Traffic impact study recommended.

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

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

6. **General comments:**

   - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   - Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 013
Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
Owner: Arlington Executive Court, LLC

Contact Person: Trammell Crow - Mary Boehmler
Address: 700 Commerce Drive, Ste. 455
Oak Brook, Il 60523
Phone #: 612-387-0725
Fax #:
E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
Location: 2045 S. Arlington Heights Road
Rezoning: ✓ Current: OT Proposed: I
Subdivision: ✓
# of Lots: 1 Current: 2 Proposed: 1
PUD: ✓ For:
Special Use: For:
Land Use Variation: ✓ For: Density Variation from Section 5.1 - 8.1
Land Use: Current: single story office
Proposed: Senior Living
Site Gross Area: 8.3 acres
# of Units Total: 175 (93 IL, 58, AL, 24 MC)
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

The pool will need a plan review and license from the Illinois Department of Public Healt
A recycling plan will need to be provided at occupancy

Jeff Bohner 9/15/20
Environmental Health Officer Date

James McCalister 9/15/20
Director Date

Planning & Community Development Dept. Review

September 17, 2020

REVIEW ROUND 1

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

1) The following approvals are needed:
   - **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
   - **Planned Unit Development to allow a 175-unit senior living facility.**
   - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet is required.**
   - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.**
   - **Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.**
   - **Variations may be required as based on accessory structure locations and final determination of yards.**
   - **Variations may be required as based on the circulation and drive aisle widths of the interior drop-off courtyards.**

2) Please provide written justification for the variations identified above but for which written justification has not yet been provided.

3) Please revise the project narrative to include additional details on the three types of residential living structures available within the development (AL, IL, MC) and the services they receive, their average age and tenancy, and the differences between the populations. What differentiates the IL units from standard multi-family units as far as services provided within the facility? What are the age restrictions? Please provide details on affordability and pay structures (see email from 8/26/20).

4) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on any anticipated lane closures, including info on where the closures will take place and the general timeframe for each closure.

5) Please outline the maximum number of staff that will be working out of the building at any one time.

6) Please provide an electronic copy of the legal description.

7) Impact Fee's shall be required for the Independent Living Units.

8) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan:

9) The connection to the south is skewed slightly to the eastern side of the site. To provide enhanced connectivity, please shift the location of this connection point to the west so that it is just west of the halfway point along the southern lot line.

10) There are inconsistencies between the landscape plans and civil site plans (outdoor lounge, generator and transformer, terrace areas, servicewalks, etc.). Please correct all inconsistencies so all plans show identical information.

11) Please provide details for all proposed fencing (height, style, material) and call out locations on site plan.

12) Additional details on needed for the "Putting Green" area proposed along Arlington Heights Road. Will it be fenced? Will there be berms and recreational equipment? What will the adjacent "outdoor lounge" be used for?

13) Please provide additional details on the all accessory structures/elements proposed throughout the site (i.e. any structure permanently affixed to the ground so that it cannot be moved).

- Will pool terrace, outdoor terrace, outdoor lounge, overlook area, and memory care courtyard include any permanent fixed improvements (outdoor kitchen, bbq grill, seatwalls, pergolas, etc.). If so, please provide details on these elements (height, size, material).
- Please provide details on the proposed pergolas at the main entrance to the building.
- Please provide details on the overlook area. Will this be a raised wooden deck? Will it include a roof? How tall will the structure be as measured from grade?

14) Please consider locating the generator and transformer in a masonry enclosure to match the materials on the building, for enhanced screening and sound attenuation.

15) The proposed driveway entrance along Arlington Heights Road requires a variation. Please provide the required justification for the variation identified below:
- Variation to Chapter 28, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.

16) Please review Section 10.2-12.3c.(3) and verify conformance relative to the proposed 25' tall light poles. Certain poles do not appear to maintain the required 3:1 spacing.

17) Other than the transformer and generator proposed on the east side of the building, are any above ground utility or mechanical units proposed on the site (HVAC equipment, utility pedestals, etc.)?

18) An easement shall be required for the sidewalk along Arlington Heights Road. Additionally, an easement for utility burial shall be dedicated in this area as well.

Market Study:

19) Please evaluate the viability of a small portion of commercial space at the northwest corner of the site.

Building/Landscaping:

20) The proposed unit sizes appear to require a variation. Please provide the required justification for the variation identified below:
- Variation to Chapter 28, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.

21) Does the "Building Area" figure on Sheet P-GM include the roofed/canopy areas? If not, please provide a separate figure for "Building Lot Coverage", which shall include all roofed/canopy areas on the property.

22) Landscape islands are required at each end of all rows of parking, which shall include a 4" caliper shade tree. Certain parking rows within the main entry interior motorcourt do not appear to include the required landscape island and shade tree.

Traffic/Parking/Circulation:

23) Will the drop-off courtyards be one way? Please show signage and/or directional striping if circulation is to one directional. Please provide drive aisle widths within interior courtyard and revise areas where numbers are unclear. Aisle width at parallel parking stalls is missing. Variations may be needed based on aisle widths and directionality, please review Section 10.2-8 of the Zoning Code.

24) The traffic study recommended the re-striping of a portion of Arlington Heights Road to allow for a shared left turn lane. What is the status of communications with IDOT on this propose change?

25) Were traffic counts taken at the intersection of Goebbert and Seegers? If so, how do counts compare to the based on the volumes observed in the Gewalt Hamilton survey. Do they correspond with the 4.4% reduction as observed on Arlington Heights Road.

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
September 16, 2020

Landscape Comments

1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing island near the center drop off where the code-required tree is absent.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide additional detail for the code required screen.

3) It is recommended that additional trees be incorporated along Tonne Drive in order to buffer the proposed building adjacent to the residential district.

4) Provide additional landscaping along Arlington Height Road. The landscaping should consist of a mix of shrubs and perennials.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. The transformer and the generator on the east elevation must be screened with landscaping.

6) Please provided details of the proposed paving within the drop off areas. In addition, please provide details of the site furnishings.

7) Provide a detailed landscape plan that identifies the proposed shrubs and perennials.

8) A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation**

PC#: **20-013– Round 1**

Date: **September 4, 2020**

General Comments:

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

1. The design and construction of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 International Swimming Pool and Spa Code with amendments
    f. 2018 Illinois Accessibility Code
    g. 2018 ILLINOIS Energy Conservation Code with state amendments
    h. 2017 National Electrical Code with amendments
    i. 2014 Illinois Plumbing Code with amendments

    Response: Noted

2. Provide information on the proposed type of construction for the building. The narrative indicated the use of wood studs and metal studs in some areas. Wood framing is permitted in Types III, IV and V construction. However, not all construction types allow floor areas as large as proposed.
    Response: Refer to code sheets. Reference drawings.

3. Per the 2018 IBC, the use/occupancy type is I-1.
    Response: The building will be classified into the following types:
    - I-1 (for assisted and independent living areas)
    - I-2 (for memory care area)
    - A (for amenity areas)

4. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.
    Response: Refer to calculations on code sheet.

5. Provide an occupant load calculation.
    Response: Occupant load calculations are shown on the code sheets. Reference drawings.

6. If providing a fire pump room, it shall be constructed of a minimum 1-hour fire barrier and horizontal assembly.
   Response: Noted

7. Elevator, stairwell, linen and waste chutes shaft enclosures shall be a minimum 1-hour fire barriers, including chute access rooms and collection rooms.
   Response: Noted

8. If the electrical service is 1,200 amps or more the electrical room shall have doors with panic hardware.
   Response: Noted

9. Angled accessible parking is required to have dedicated access aisles for each space.
   Response: Noted. Due to site plan revisions, angled accessible parking is no longer proposed.

10. A permit from the Office of the State Fire Marshal is required for the underground diesel tank for the emergency generator.
    Response: Noted; to be submitted at time of building permitting.

11. The swimming pool shall be submitted to the Illinois Department of Public Health for review.
    Response: Noted; pool design will be reviewed at time of building permitting.

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

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DEVELOPMENT DEPARTMENT

Date: 9/1/2020	P.C. Number: 20-013 Round 1
Project Name:	Trammell Crow Senior Living Facility
Project Location:	2015-2045 S. Arlington Heights Rd.
Planning Department Contact:	Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. All currently adopted codes shall apply.
   Response: Noted.

2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Provide information on planned access roads with fire hydrants.
   Response: Site plan has been revised to accommodate 26-FT fire access roads.

3. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulder in the immediate vicinity of the building.
   Response: Site plan has been revised to accommodate 26-FT fire access roads.

4. One or more of the required access routes shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official.*
   Response: Site plan has been revised to accommodate the spacing requirement.

5. **The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.** Provide information on how this will be attained with limited vehicular accessibility.
   Response: Enclosed for your review is a Fire Hydrant Coverage Exhibit.

6. Dead-end fire apparatus access roads are not permitted.
   Response: The site plan does not contain any dead-end fire apparatus access roads.

7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
   Response: Acknowledged; will be provided in full plumbing plans at time of building permitting.

8. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided.
Response: Noted; a DAS system or the like will be employed if needed for communication and will comply with the requirements listed above.

9. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.
Response: Noted; to be addressed and will comply at the time of building permitting.

10. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.
Response: Noted; to be addressed and will comply at the time of building permitting.

11. An automatic smoke detection system shall be installed in *corridors* in Group 1-2, Condition 1 facilities and spaces permitted to be open to the *corridors* by Section 407.2 of the *International Building Code.* The system shall be activated in accordance with Section 907.4. Group 1-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the *International Building Code.*
Response: Noted; to be addressed and will comply at the time of building permitting.

12. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
Response: The Fire Department Connection (FDC) is located just to the north of the primary building entrance along S Arlington Heights Rd. A fire hydrant is located within 100 feet of the FDC.

13. Sprinkler access/equipment room should be located on the first floor.
Response: The sprinkler access/equipment room is located on the first floor of the building to the west of the secondary building entrance along E Seegers Rd.

14. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
Response: Noted; to be addressed and will comply at the time of building permitting.

15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
Response: Noted; to be addressed and will comply at the time of building permitting.

16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
Response: Noted; to be addressed and will comply at the time of building permitting.

17. A fully functional fire alarm shall be installed per NFPA 72. **The alarm annunciator panel shall be located at the front entrance.**
Response: Noted; to be addressed and will comply at the time of building permitting.

18. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
Response: Noted; to be addressed and will comply at the time of building permitting.

19. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
Response: Noted; to be addressed and will comply at the time of building permitting.

20. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
Response: Noted; to be addressed and will comply at the time of building permitting.

21. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building).
Response: Four Knox Box locations are proposed. These are located at the primary building entrance, the secondary building entrance, building entrance to the indoor pool area, and at the delivery/refuse area.

22. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
Response: Noted; to be addressed and will comply at the time of building permitting.

23. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
Response: Noted; to be addressed and will comply at the time of building permitting.

24. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
Response: Noted; to be addressed and will comply at the time of building permitting.

25. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
Response: Noted; to be addressed and will comply at the time of building permitting.

26. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
Response: Noted; one elevator will accommodate an ambulance stretcher and comply, at time of permit, with the Village of Arlington Heights requirements.

27. Areas of refuge may be required and identified with fire department communications.
Response: Noted; to be addressed and will comply at the time of building permitting.

28. Separate permits may be required for fuel tanks to supply an emergency back-up generator if one is proposed.
Response: Noted; to be addressed and will comply at the time of building permitting.

29. Additional fire protection systems may be required for cooking appliances if used.
Response: Noted; to be addressed and will comply at the time of building permitting.

Date 09-01-20

Reviewed By: _____
Fire Safety Supervisor/Fire Marshal

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 17, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 1

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. The proposed water main loop must utilize existing connections on Seeger's and S. Arlington Heights Road.
   Response: The proposed looped water main system will utilize the existing connections along S Arlington Heights Rd and E Seegers Rd.

2. The existing compound meters within the two pits need to be replaced and the pits refurbished (if possible) to ensure minimal water infiltration.
   Response: Comment noted. The existing compound water meters shall be removed and replaced. The existing meter pits will be reviewed by the developer, contractor, and Village to determine what measures can be employed to reduce/minimize water infiltration.

3. Submit a maintenance plan for the detention/retention basin.
   Response: The Onsite Utility Maintenance Agreement will be provided at time of final engineering.

4. Backflow (RPZ) devices will be sized upon review of plumbing plans.
   Response: Noted; plumbing plans to be submitted at time of building permitting.

5. Trees that are to be preserved must be protected from construction activities.
   Response: All Trees shown as preserved will be protected during construction as per the detail illustrating tree protection on sheet L1.0 Tree Preservation Plan.

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 013
Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
Owner: Arlington Executive Court, LLC

Contact Person: Trammell Crow - Mary Boehmler
Address: 700 Commerce Drive, Ste. 455
Oak Brook, IL 60523
Phone #: 612-387-0725
Fax #:
E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
Location: 2045 S. Arlington Heights Road
Rezoning: ✓ Current: OT Proposed: I
Subdivision: ✓
# of Lots: 1 Current: 2 Proposed: 1
PUD: ✓ For:
Special Use: For:
Land Use Variation: ✓ For: Density Variation from Section 5.1 - 8.1
Land Use: Current: single story office
Proposed: Senior Living
Site Gross Area: 8.3 acres
# of Units Total: 175 (93 IL, 58, AL, 24 MC)
1BR: 2BR: 3BR: 4BR:

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

	YES	NO	COMMENTS
1. PUBLIC IMPROVEMENTS REQUIRED:			
a. Underground Utilities			
Water		NO	
Sanitary Sewer		NO	
Storm Sewer		NO	
b. Surface Improvement			
Pavement		NO	
Curb & Gutter		NO	
Sidewalks		NO	
Street Lighting		NO	
c. Easements			
Utility & Drainage	YES		PUBLIC SIDEWALKS
Access	YES(2)		ALONG SOUTH PROPERTY LINE (?)

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC X b. IDOT X
c. ARMY CORP ____ d. IEPA X
e. CCHD ____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	SEE ATTACHED COMMENTS
5. PRELIMINARY PLAT ACCEPTABLE?			N/A
6. TRAFFIC STUDY ACCEPTABLE?		X	SEE ATTACHED COMMENTS
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: Spaceco, Inc.
DATE OF PLANS: 8-19-2020

~~Director~~ Village Engineer 9/15/2020 Date

Response to 1c: If required, a plat of easement would be provided at time of final engineering.

RECEIVED
SEP 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, 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.
Response: Acknowledged

12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate 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.
Response: An Engineer's Opinion of Probable Construction Cost for full site improvements will be provided prior to the final Plan Commission meeting for final engineering plan approval. An estimate is not being provided as part of the preliminary engineering plan submittal.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:
Response: Comment noted. The project is on the required coordinate system.

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_PIPS_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. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
Response: Comment noted. The required Onsite Utility Maintenance Agreement will be provided by the developer at the time of final engineering.

15. The detention basin cross section shows the top of berm elevation at 705.50, providing the required a 1-foot freeboard, but the length of the overflow weir is not shown. Provide calculations for sizing (length) the weir to pass the 100-yr flow at 6" depth.
Response: The preliminary stormwater management report has been updated to provide the requested overflow weir calculations.

16. The grading of the bio-retention facility along Seegers Road must be revised to provide a 5' flat zone from the ROW line before the basin top of slope begins.
Response: Comment noted. The site plan has been revised. The proposed stormwater management basin which provides both detention and retention volume is now located along the south property line.

17. The preliminary detention calculations are acceptable.
Response: Noted; refer to revised engineering plans.

18. The exhibit showing the turning path of the Fire Department's responding vehicle is incomplete. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autotum" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Show the vehicle maneuvering through both horseshoe entrance areas.
Response: Revised AutoTURN exhibits are enclosed for your review and comment.

19. The exhibit showing the turning path of the Fire Department's tower truck references a steering angle of 29 degrees, however; the Village's tower truck specifications reference a turning angle of 40 degrees. Confirm that the wheel paths shown on the exhibit are for the correct truck.
Response: The revised AutoTURN exhibits utilize the Village's Tower Truck specifications.

20. Provide AutoTum exhibit showing a garbage truck backing into loading dock.
Response: An AutoTURN exhibit for the requested garbage truck movement is now provided.

21. 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-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. The horseshoe entrance areas must also be heavy duty pavement. Decorative pavement would be allowed in the horseshow entrances areas provided the cross section has a structural number equivalent to heavy duty pavement.
Response: The heavy duty asphalt fire lane section as required by the Village is shown in drawings. Final drawings will comply with Village's heavy duty pavement specifications.

22. Public sidewalks, 8" thick concrete, shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalks at driveways with traffic control (stop signs).
Response: Comment noted.

23. The public sidewalk along Arlington Heights Road is shown on private property. Provide a Plat of Easement for Public Sidewalks.
Response: A plat of easement for public sidewalks will be provided at time of final engineering plan preparation.

24. The public sidewalk along Arlington Heights Rd shall transition from the easement to the existing location of the sidewalk at the south property limits.
Response: Comment noted.

25. The ADA ramps at the NE and SE comers of Seegers Rd and Arlington Heights Rd shall be reconstructed to meet current Public Rights of Way Accessibility Guidelines.
Response: Comment noted. ADA ramp details for reconstruction of the curb ramps at the northeast and southeast corners of the intersection of S Arlington Heights Rd/E Seegers Rd to meet PROWAG requirements will be provided at time of final engineering plan preparation.

26. The Village will be evaluating the possibility of establishing bike or multi-use paths along Seegers Rd and Tonne Rd. The Village may require at time of permit that the existing sidewalk along Seegers Rd and/or Tonne Rd be removed and replaced with a 10 ft wide path. The petitioner shall acknowledge that they accept this understanding.
Response: Our intent is to keep the existing pedestrian sidewalk. If the Village intends to move forward with the bike path, we will work with the Village to accomplish this.

27. Both water tap locations must have master meter vaults on private property at the ROW line. Show the location of these vaults on the plans. All internal water mains and appurtenances will be privately maintained. This will also be spelled out in the OUMA.
Response: The approximate location of the existing water meter vaults are now depicted. The required Onsite Utility Maintenance Agreement will be provided by the Developer at the time of final engineering.

Traffic:

28. Transformer and generator pads are located in close proximity to the loading dock. It is recommended that protection from vehicles be provided.
Response: Noted. Design team will consider protective measures.

29. Provide monument sign detail or height. Signs should be located so as not to obstruct the driver's line of sight.
Response: Please refer to sheet A1-3 for monument sign details.

30. Please provide the number of full and part-time employees parked on-site during hours of operation. Will employees be parking in a designated section of the parking lot?
Response: There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site.
Care Teams: Typically, 3 shifts: (10-12 care staff on each shift).

Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff); 11:00 PM - 7:00 AM (5 care staff).

Designated staff parking will be in the parking lot locations farthest from the building and building entrances to allow residents and visitors to have preferred parking locations. Specifically, for this property, most employees will park in the northeast corner of the lot.

Parking	Utilization	Parking Need
Independent Living	30%	28
Assisted Living	20%	12
Staff Max at Shift Change	100%	50
Guests		25
Total		**115**

31. How will entrances be designated as one-way? Site signage plan to be provided before final engineering approval.
Response: The site plan has been revised. One-way entrances are no longer proposed.

32. The traffic report makes the recommendation of restriping the left turn lane on Arlington Heights Road to be a two-way left turn lane for north and southbound traffic (not proposed on plans). Arlington Heights Road is under the jurisdiction of IDOT and they will have the final say, but the Village is against this recommendation. Seegers Road is a public street with appreciably more NB to WB left turn volume than the new facility will generate SB to EB into their driveway.
Response: The access drive on Arlington Heights Road will be restricted to right turns in and out only. As such the existing striping on Arlington Heights Road will not be modified.

33. If IDOT decides to restrict the Arlington Heights Road driveway to right-in-right-out, the Village would concur. Response: IDOT review letter dated 9/24/20 states to restrict this drive to right-in right-out; refer to IDOT review letter and revised Traffic Study.

Michael L. Pagones, P.E. 9/15/2020
Village Engineer Date

Attachments:

Plat of Easement Checklist (1 page)
Public Sidewalk Easement Provisions (1 page)

Plat of Easement Checklist

- Legal description of proposed easement area
- Area of proposed easement in square feet.
- Owner's Certificate
- Notary signature block
- Surveyor's Certificate
- Village signature blocks as shown below
- ~~Utility signature blocks~~ NOT NEEDED FOR SIDEWALK EASEMENT
- Easement Provisions

Sample Village signature blocks:

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

_____ , 20__

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on _____, 20__

_____

APPROVED by the Village Engineer on _____, 20__

_____

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC SIDEWALK EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 20-013

Project Name Trammell Crow Senior Living Facility

Project Location 2015-2045 S. Arlington Heights Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:

1)Building is to be sprinkled per code. Response: Noted

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow. Response: The Fire Department Connection (FDC) is located just to the north of the primary building entrance along S Arlington Heights Rd. A fire hydrant is located within 100 feet of the FDC.

3) A Knox Box shall be located at the main front entrance. It is very likely that we will request more Knox Boxes based on the size of the property as plans are finalized. Response: Four Knox Box locations are proposed. These are located at the primary building entrance, the secondary building entrance, building entrance to the indoor pool area, and at the delivery/refuse area.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance. Response: Noted; to be addressed and will comply at the time of building permitting.

5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance. It appears this is a problem based on the preliminary drawings. Response: Site plan has been revised to accommodate 26-FT fire access roads.

6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers. Response: Noted; one elevator will accommodate an ambulance stretcher and comply, at time of permit, with the Village of Arlington Heights requirements

7) The overhangs at the drop-offs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Please provide an auto turn diagram showing our truck being capable of driving using these circular drives. Response: Revised AutoTURN exhibits are enclosed for your review and comment.

8)The auto-turn diagram that was provided does not allow adequate space for turning. Adjustments to roads will be necessary. The steering angle needs to be 40.0 not 29.0 that was used. Response: The revised AutoTURN exhibits utilize the Village's Tower Truck specifications.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date September 10, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Trammel Crow Senior Living
2015-2045 S Arlington Heights Rd.
Land Use Variation

Round 1 Review Comments **09/14/2020**

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.
   Response: Noted

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.
   Response: Noted; building lighting will be finalized at the time of building permitting.

3. **Present traffic problems?**
   Recommended that traffic leaving the lot turn right only onto Arlington Heights Road and no crossing Arlington Heights Road. This area of roadway is busy during both peak and non-peak hours. Traffic impact study recommended.
   Response: IDOT review letter dated 9/24/20 states to restrict this drive to right-in right-out; refer to IDOT review letter and revised Traffic Study.

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SEP 15 2020
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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

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

6. **General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
  Response: The form will be completed during building permitting.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

Response: The landscape plan is in accordance with this comment.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

Response: We will work with the Arlington Heights Police Department on no trespassing signage. We will post signs intended to deter any harmful or destructive activity to ensure the safety of the property and our residents.

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 013
Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
Owner: Arlington Executive Court, LLC

Contact Person: Trammell Crow - Mary Boehmler
Address: 700 Commerce Drive, Ste. 455
Oak Brook, IL 60523
Phone #: 612-387-0725
Fax #:
E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
Location: 2045 S. Arlington Heights Road
Rezoning: ✓ Current: OT Proposed: I
Subdivision: ✓
# of Lots: 1 Current: 2 Proposed: 1
PUD: ✓ For:
Special Use: For:
Land Use Variation: ✓ For: Density Variation from Section 5.1 - 8.1
Land Use: Current: single story office
Proposed: Senior Living
Site Gross Area: 8.3 acres
# of Units Total: 175 (93 IL, 58 AL, 24 MC)
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

The pool will need a plan review and license from the Illinois Department of Public Healt
A recycling plan will need to be provided at occupancy

Jeff Bohner 9/15/20
Environmental Health Officer Date

James McCalister 9/15/20
Director Date

Response: Noted; pool design will be reviewed at time of building permitting.

Planning & Community Development Dept. Review

September 17, 2020

REVIEW ROUND 1

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

1) The following approvals are needed:
   - **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
   - **Planned Unit Development to allow a 175-unit senior living facility.**
   - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet is required.** Response: Refer to provided, revised Justification Narrative and Applications for amount requested (357,628 SF = 8.21 acres per Civil plans).
   - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.** Response: Refer to provided, revised Justification Narrative.
   - **Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.** Response: the driveway widths are now less than 36 FT per revised plans.
   - **Variations may be required as based on accessory structure locations and final determination of yards.** Response: Based on site plan revisions, no structures are being shown in the landscape yards that are detached from the building.
   - **Variations may be required as based on the circulation and drive aisle widths of the interior drop-off courtyards.** Response: Based on site plan revisions, variations are not proposed for circulation and access drive aisle widths of the interior drop-off courtyards.
2) Please provide written justification for the variations identified above but for which written justification has not yet been provided.
   Response: Refer to provided, revised Justification Narrative.

3) Please revise the project narrative to include additional details on the three types of residential living structures available within the development (AL, IL, MC) and the services they receive, their average age and tenancy, and the differences between the populations. What differentiates the IL units from standard multi-family units as far as services provided within the facility? What are the age restrictions? Please provide details on affordability and pay structures (see email from 8/26/20).
   Response: Refer to revised project narrative.

4) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on any anticipated lane closures, including info on where the closures will take place and the general timeframe for each closure.

Response: An exhibit will be provided at the time of building permitting by our selected general contractor. On past projects of this scale, tradesmen on-site can range anywhere from 10 - 120 per day depending on the stage of construction and the activities being performed. A parking plan/area will be provided by the general contractor at time of building permitting. The project site is fairly large and should allow most, if not all, construction activities and staging to occur within the boundaries of the site itself. Our general contractor will confirm their intent on the construction staging plan that will be provided when the building permit and/or demolition permit is applied for. Please see enclosed for a preliminary construction parking and staging plan.

5) Please outline the maximum number of staff that will be working out of the building at any one time.
Response: Refer to revised project narrative. There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site. Care Teams: Typically, 3 shifts: (10-12 care staff on each shift). Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff); 11:00 PM - 7:00 AM (5 care staff).

6) Please provide an electronic copy of the legal description.
Response: Enclosed is the electronic copy of the legal description.

7) Impact Fee's shall be required for the Independent Living Units.
Response: Impact fees will be paid on the Independent Units.

	Units	Elementary School	High School	Park	Library
IL - Studio	9	$0.00	$0.00	$2,019.60	$162.22
IL - 1 Bed	48	$9.24	$3.87	$2,603.21	$209.10
IL - 1 Bed + Den	21	$9.24	$3.87	$2603.21	$209.10
IL - 2 Bed A	15	$1,087.24	$449.37	$4,481.73	$359.99

	Elementary School	High School	Park	Library	Total
IL - Studio	$ -	$ -	$ 18,176	$ 1,460	
IL - 1 Bed A	$ 444	$ 186	$ 124,954	$ 10,037	
IL - 1 Bed + Den	$ 194	$ 81	$ 54,667	$ 4,391	
IL - 2 Bed A	$ 16,309	$ 6,741	$ 67,226	$ 5,400	
TOTAL	**$ 16,946**	**$ 7,008**	**$ 265,024**	**$ 21,288**	**$310,265**

8) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.
Response: Noted

Site Plan:

9) The connection to the south is skewed slightly to the eastern side of the site. To provide enhanced connectivity, please shift the location of this connection point to the west so that it is just west of the halfway point along the southern lot line.
Response: The site plan has been revised and the proposed stormwater management basin providing detention and retention volume is now located along the southern property line.

10) There are inconsistencies between the landscape plans and civil site plans (outdoor lounge, generator and transformer, terrace areas, servicewalks, etc.). Please correct all inconsistencies so all plans show identical information.
Response: The revised plans have corrected inconsistencies.

11) Please provide details for all proposed fencing (height, style, material) and call out locations on site plan.
Response: This has been provided for the Memory Care Courtyard; see Architectural drawing A1-3.

12) Additional details on needed for the "Putting Green" area proposed along Arlington Heights Road. Will it be fenced? Will there be berms and recreational equipment? What will the adjacent "outdoor lounge" be used for?
Response: This original design has been modified; refer to plans.

13) Please provide additional details on the all accessory structures/elements proposed throughout the site (i.e. any structure permanently affixed to the ground so that it cannot be moved).
Response: Refer to revised plans; there are no accessory permanent structures proposed on the site.
- Will pool terrace, outdoor terrace, outdoor lounge, overlook area, and memory care courtyard include any permanent fixed improvements (outdoor kitchen, bbq grill, seatwalls, pergolas, etc.). If so, please provide details on these elements (height, size, material). Response: Outdoor grills are illustrated in drawings.
- Please provide details on the proposed pergolas at the main entrance to the building. Response: refer to sheet A1-3.
- Please provide details on the overlook area. Will this be a raised wooden deck? Will it include a roof? How tall will the structure be as measured from grade? Response: This has been removed from the project.

14) Please consider locating the generator and transformer in a masonry enclosure to match the materials on the building, for enhanced screening and sound attenuation.
Response: Dense vegetative screening as currently planned will help visually and acoustically screen the generator and transformer. Additional fence screening may be proposed.

15) The proposed driveway entrance along Arlington Heights Road requires a variation. Please provide the required justification for the variation identified below:
- Variation to Chapter 28, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.

Response: the driveway widths are now less than 36 FT per revised plans.

16) Please review Section 10.2-12.3c.(3) and verify conformance relative to the proposed 25' tall light poles. Certain poles do not appear to maintain the required 3:1 spacing.
Response: The 25 ft light poles will be readjusted to meet the 3:1 or less luminaire spacing requirement.

17) Other than the transformer and generator proposed on the east side of the building, are any above ground utility or mechanical units proposed on the site (HVAC equipment, utility pedestals, etc.)?
Response: Mechanical condensing units are proposed for the rooftop of the central Commons area.

18) An easement shall be required for the sidewalk along Arlington Heights Road. Additionally, an easement for utility burial shall be dedicated in this area as well.
Response: A plat of easement for public sidewalks will be provided at time of final engineering plan preparation. Coordination with the dry utility companies for necessary existing facilities relocations, easement vacations, and plats of easement preparation has commenced.

Market Study:

19) Please evaluate the viability of a small portion of commercial space at the northwest corner of the site.
Response: We have provided the staff our concept plan on the feasibility of a commercial outlot.

Building/Landscaping:

20) The proposed unit sizes appear to require a variation. Please provide the required justification for the variation identified below:
- Variation to Chapter 28, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.

Response: Refer to provided, revised Justification Narrative.

21) Does the "Building Area" figure on Sheet P-GM include the roofed/canopy areas? If not, please provide a separate figure for "Building Lot Coverage", which shall include all roofed/canopy areas on the property.
Response: A Lot Coverage calculation has been added to sheet P-GM and includes all roofed/canopy areas.

22) Landscape islands are required at each end of all rows of parking, which shall include a 4" caliper shade tree. Certain parking rows within the main entry interior motorcourt do not appear to include the required landscape island and shade tree.
Response: This is added to the design to accommodate the requirement.

Traffic/Parking/Circulation:

23) Will the drop-off courtyards be one way? Please show signage and/or directional striping if circulation is to one directional. Please provide drive aisle widths within interior courtyard and revise areas where numbers are unclear. Aisle width at parallel parking stalls is missing. Variations may be needed based on aisle widths and directionality, please review Section 10.2-8 of the Zoning Code.
Response: The site plan has been revised. One-way entrances are no longer proposed.

24) The traffic study recommended the re-striping of a portion of Arlington Heights Road to allow for a shared left turn lane. What is the status of communications with IDOT on this propose change?
Response: The access drive on Arlington Heights Road will be restricted to right turns in and out only. As such the existing striping on Arlington Heights Road will not be modified.

25) Were traffic counts taken at the intersection of Goebbert and Seegers? If so, how do counts compare to the based on the volumes observed in the Gewalt Hamilton survey. Do they correspond with the 4.4% reduction as observed on Arlington Heights Road.
Response: Traffic counts were not conducted at the intersection of Goebbert and Seegers but were conducted at Tonne Drive which indicated that traffic volumes on Seegers Road were very similar and did not vary much between the two counts.

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
September 16, 2020

Landscape Comments

1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing island near the center drop off where the code-required tree is absent.
   Response: This is accommodated in the design to meet regulations.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide additional detail for the code required screen.
   Response: We will be providing this screening with landscaping.

3) It is recommended that additional trees be incorporated along Tonne Drive in order to buffer the proposed building adjacent to the residential district.
   Response: Tonne Drive has existing street trees; our current design is infilling the spaces between the street trees and our development is to provide buffering. We will fill in any areas that are currently open to strengthen that buffer. If you want further tree planting or feel the street trees are inadequate, please let us know where this should happen.

4) Provide additional landscaping along Arlington Height Road. The landscaping should consist of a mix of shrubs and perennials.
   Response: A planting buffer along Arlington Heights Road is provided to accommodate this request.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. The transformer and the generator on the east elevation must be screened with landscaping.
   Response: Mechanical units are now located on the building roof (refer to architectural plans). The transformer and generator are screened with landscaping (refer to landscaping plans).

6) Please provided details of the proposed paving within the drop off areas. In addition, please provide details of the site furnishings.
   Response: The heavy duty asphalt fire lane section as required by the Village is shown in drawings. Final drawings will comply with Village's heavy duty pavement specifications. Site furnishings details have been provided.

7) Provide a detailed landscape plan that identifies the proposed shrubs and perennials.
   Response: A detailed landscape plan has been provided with a schedule of plants to be used on the site.

8) A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.
   Response: Noted; will be provided in the building permit process.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation**

PC#: **20-013– Round 2**

Date: **October 30, 2020**

General Comments:

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

Sam –

I do not have any additional comments.

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

Date: 11/3/2020		P.C. Number:	20-013 Round 2
Project Name:	Trammell Crow Senior Living Facility		
Project Location:	2015-2045 S. Arlington Heights Rd.		
Planning Department Contact:	Sam Hubbard, Planning and Community Development		

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. No additional comments.

Date 11-03-20

Reviewed By: _____

Fire Safety Supervisor

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
Round 2

34. The petitioner's response to comment nos. 11- 14 is acceptable.

35. The petitioner's response to comment nos. 15 and 16 is noted. The basins require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins.

36. The petitioner's response to comment no. 17 is acceptable.

37. The petitioner's response to comment no. 18 is noted. Show the vehicle maneuvering through the horseshoe parking area along the east side of the site.

38. The petitioner's response to comment nos. 19 - 21 is acceptable.

39. The petitioner's response to comment no. 22 is noted. The sidewalk shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalk at driveways with traffic control (stop signs). This can be addressed at final engineering.

40. The petitioner's response to comment no. 23 is acceptable. The plat of easement for the public sidewalk shall be provided at final engineering.

41. The public response to comment no. 24 is noted. The sidewalk transition from the easement to the existing location of the sidewalk at the south property limits can be addressed at final engineering.

42. The petitioner's response to comment no. 25 is acceptable. The details for the reconstruction of the curb ramps at the northeast and southeast corners of the intersection of South Arlington Heights Rd and Seegers Rd to meet PROWAG requirements can be addressed at final engineering.

43. The petitioner's response to comment no. 26 is acceptable.

44. The petitoiner's response to comment no. 27 is noted. The details for the master meter vaults can be addressed at final engineering.

Traffic:

45. The petitioner's response to comment nos. 28-31 is acceptable.

46. Proposed trees along Arlington Heights Road parkway are in conflict with existing utilities. The propose hackberry north of the right-in/right-out entrance on Arlington Heights Road may be in conflict with the proposed sign and water services.

47. Proposed parkway trees along Arlington Heights should be located as not to create a site obstruction for vehicles leaving the site. The proposed landscape plan is subject IDOT's review and approval as Arlington Heights Road is under the jurisdiction of IDOT.

48. Some of the proposed parking spaces along the west property line, north of the right-in/right-out access, are in close proximity to the proposed public sidewalk. Wheel stops may be required where vehicle overhang obstructs the public sidewalk. This can be addressed at final engineering.

11/10/2020

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

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Planning & Community Development Dept. Review

November 10, 2020

REVIEW ROUND 2

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

23) The response to comments #4 - #6, #8, #15, #17, #18, #20 - #2, #23 - #25 are acceptable.

24) The response to comment #1 is noted. Based upon the response and revised plans, the following approvals are needed:
- **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
- **Planned Unit Development to allow a 175-unit senior living facility.**
- **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
- **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
- **Variation to Chapter 28, Section 6.5-2, to allow fire pits within a side yard where firepits are only allowed within a rear yard.**

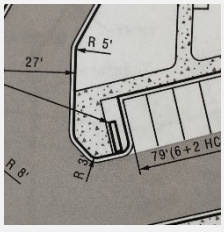
25) The response to comment #2 is noted. Please incorporate justification for the firepit variation identified above.

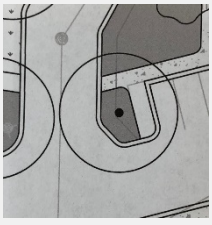
26) The response to comment #3 is noted. Please provide additional specificity on rental rates/ranges for each unit type (studio, one-bedroom, one-bedroom + den, etc.) across each level of care (IL, AL, MC). Furthermore, please outline how financing for this project, projected rental rates, and market absorption may be affected by the potential Ryan Companies development to the north.

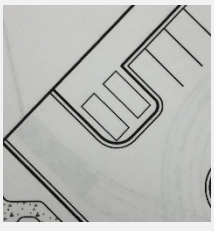
27) The response to comment #7 is noted. Final calculation of impact fees will be completed and assessed as part of the building permit for this project.

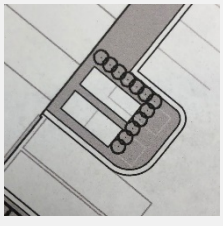
28) The response to comment #8 is not acceptable. The plan must be revised to enable the future connection to the south at the location as previously indicated on the plan dated 9/30/20 prepared by ESG. The easement for this future connection and implementation of said connection will be required when the property to the south develops and grants reciprocal access back to the subject property.

29) The response to comment #10is noted. However, there are still minor inconsistencies between the plans. Please see below:









30) The response to comment #11 is noted. Per recent emails, a fence is also proposed along the side of the IL Terrace.

31) The response to comment #12 is noted. The project narrative references a putting green and dog run, and it is assumed that these elements are no longer proposed.

32) The response to comment #13 is noted. Please call out on the plans the locations of any ground mounted BBQ grill and/or firepit. These elements may require a variation as permanent BBQ grills and firepits are only allowed within a rear yard. Please confirm that there will be no pergolas/trellis proposed, or if proposed, please call out the location on the plans.

33) The response to comment #14 is noted. The generator and transformer should be located in a masonry enclosure to match the materials on the building.

34) The response to comment #16 is noted. The revised photometric plan was not to-scale and therefore compliance with the light spacing standards could not be verified. Accordingly, all light fixtures must comply with code and will be verified during building permit review when a scaled photometric plan shall be required.

35) The response to comment #19 is noted. Staff is amenable to omission of the requested commercial outlot on the site, but believes that its inclusion would enhance the overall development and land uses on the site.

36) The response to comment #22 is noted. Please refer to the landscape comments as it appears that certain landscape islands are missing the code required shade trees.

37) How tall are the proposed decorative columns at the front entrance? These elements shall not exceed 15' in height.

38) Please note that if the canopy and roof over the front drop-off/pick-up entrance is not attached to the main building, it shall be considered an accessory structure and will require a variation.

39) Please provide details (style and material) for the proposed 2.5' tall retaining wall along the east side of the site.

40) Will the newly proposed parking area at the northeast of the site be reserved for employees?

41) Please re-evaluate areas on the site where private sidewalks are located in close proximity to public sidewalks. Can these elements be further separated to avoid duplicative improvements so close to each other?

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
November 10, 2020

Landscape Comments

1) Overall, the landscape plan is conceptual. Please provide a detailed landscape plan that identifies species, sizes, and quantities for all plant material.

2) Per Chapter 28, Section 6.15, a four-inch caliper shade tree are required at the ends of all parking rows. Please incorporate an additional tree within the center islands located in the northeast corner of the site. In addition, incorporate a shade tree at the end of the parking row on the east elevation.

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

4) It is recommended that specialty pavement be provided within the drop off area. If pavers are not feasible, consider stamped concrete.

5) The landscaping along Arlington Heights should be enhanced and consist of an abundance of landscaping that consists of shrubs and perennials.

6) Incorporate landscaping along the south property line adjacent to the walkway. The landscaping should consist of a mix of shrubs and perennials.

7) The location of the generator and transformer on the landscape plan are not consistent with the location on the engineering plan. Please verify the location. If the engineering plan is accurate, there is not enough space for the proposed landscaping. Please note that all mechanical units or utility meters must be screened with landscaping or another appropriate method of screening.

11/12/20: Have not yet received Police Department nor Health Department comments

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation**

PC#: **20-013– Round 2**

Date: **October 30, 2020**

General Comments:

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

Sam –

I do not have any additional comments.

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

Date: 11/3/2020		P.C. Number:	20-013 Round 2
Project Name:	Trammell Crow Senior Living Facility		
Project Location:	2015-2045 S. Arlington Heights Rd.		
Planning Department Contact:	Sam Hubbard, Planning and Community Development		

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. No additional comments.

Date 11-03-20

Reviewed By: _____

Fire Safety Supervisor

34. The petitioner's response to comment nos. 11 - 14 is acceptable.

35. The petitioner's response to comment nos. 15 and 16 is noted. The basins require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins.
Response: Comment noted. The elevation relationship between the 100-year HWL, overflow elevation, and top of berm is depicted on the "Typical Native Planted Bottom Detention Basin Section" included on Sheet GN. We will incorporate the five-foot flat zone around the perimeter of the basin as part of the contour grading in the final engineering plans. The overflow weir calculations are now included in the updated preliminary stormwater management report.

36. The petitioner's response to comment no. 17 is acceptable.

37. The petitioner's response to comment no. 18 is noted. Show the vehicle maneuvering through the horseshoe parking area along the east side of the site.
Response: The tower ladder emergency vehicle AutoTURN exhibit provided with the October 28, 2020, resubmittal package was a three-page exhibit. The second page depicted the movement noted in the review comment.

38. The petitioner's response to comment nos. 19 - 21 is acceptable.

39. The petitioner's response to comment no. 22 is noted. The sidewalk shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalk at driveways with traffic control (stop signs). This can be addressed at final engineering.
Response: Comment noted. The additional sidewalk linework is now included in the preliminary engineering plans. The ADA details will be included in the final engineering plans.

40. The petitioner's response to comment no. 23 is acceptable. The plat of easement for the public sidewalk shall be provided at final engineering.
Response: Comment noted. The plat of easement for the public sidewalk will be provided at time of final engineering.

41. The public response to comment no. 24 is noted. The sidewalk transition from the easement to the existing location of the sidewalk at the south property limits can be addressed at final engineering.
Response: Comment noted. Details of sidewalk transition from existing to proposed will be provided at the time of final engineering.

42. The petitioner's response to comment no. 25 is acceptable. The details for the reconstruction of the curb ramps at the northeast and southeast corners of the intersection of South Arlington Heights Rd and Seegers Rd to meet PROWAG requirements can be addressed at final engineering.
Response: Comment noted. This information will be provided at time of final engineering.

43. The petitioner's response to comment no. 26 is acceptable.

44. The petitoiner's response to comment no. 27 is noted. The details for the master meter vaults can be addressed at final engineering.
Response: Comment noted. These details will be coordinated with the Village at time of final engineering.

Traffic:

45. The petitioner's response to comment nos. 28-31 is acceptable.

46. Proposed trees along Arlington Heights Road parkway are in conflict with existing utilities. The propose hackberry north of the right-in/right-out entrance on Arlington Heights Road may be in conflict with the proposed sign and water services.
Response: Comment noted. The proposed trees are in potential conflict with an existing gas main. The project team will coordinate to determine if a location for these proposed parkway trees can be provided between the existing gas main and the proposed sidewalk. If the trees are within the IDOT ROW, then submittal to IDOT for approval of the trees will be made at the time of final engineering.

47. Proposed parkway trees along Arlington Heights should be located as not to create a site obstruction for vehicles leaving the site. The proposed landscape plan is subject IDOT's review and approval as Arlington Heights Road is under the jurisdiction of IDOT.
Response: IDOT has been preliminarily reviewing plans, and we will continue to work with IDOT on their approvals. If IDOT denies the parkway trees, the parkway trees can be removed from the parkway and can be re-distributed onto the site if the Village is amenable to this. [… if trees need to be removed – how does this impact where they get moved (do we need these trees to meet a Village req't? do we have room on the site if they need these for Village req'ts)?] (Confluence please finalize the drafted response)

48. Some of the proposed parking spaces along the west property line, north of the right-in/right- out access, are in close proximity to the proposed public sidewalk. Wheel stops may be required where vehicle overhang obstructs the public sidewalk. This can be addressed at final engineering.
Response: Comment noted. The parking spaces to the north of the access from Arlington Heights Rd have been shifted to the north to provide additional separation from the proposed sidewalk location.

11/10/2020

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

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number: 20-013

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard

General Comments

Round 2:

~~The Fire Department has no additional comments at this time.~~

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date: November 3, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

November 10, 2020

REVIEW ROUND 2

Project:	Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road
Case Number:	PC 20-013

General:

23) The response to comments #4 - #6, #8, #15, #17, #18, #20 - #2, #23 - #25 are acceptable.

24) The response to comment #1 is noted. Based upon the response and revised plans, the following approvals are needed:

- **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
- **Planned Unit Development to allow a 175-unit senior living facility.**
- **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
- **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
- **Variation to Chapter 28, Section 6.5-2, to allow fire pits within a side yard where firepits are only allowed within a rear yard.** – Response: this language has been revised to: Variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.

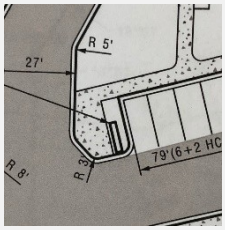
25) The response to comment #2 is noted. Please incorporate justification for the firepit variation identified above.
Response: Please refer to revised variation justification narrative. The fireplace feature south of the pool area creates a backdrop, minimizes views to the parking lot driveway, and encloses the space. The approximate size is 7' tall x 12' wide x 2' deep. A variation is required for location not being in the rear yard. In addition, one fire table would be located in the IL terrace/dining area (which is in the rear yard; no variation required) and another fire table feature and ground-mounted barbeque grilling station would be located in the pool courtyard (which is in a side yard; variation required).

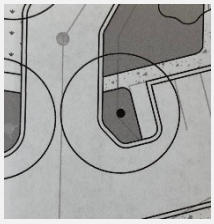
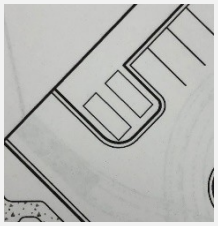
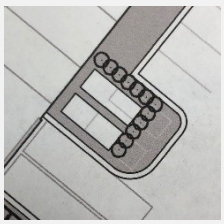
26) The response to comment #3 is noted. Please provide additional specificity on rental rates/ranges for each unit type (studio, one-bedroom, one-bedroom + den, etc.) across each level of care (IL, AL, MC). Furthermore, please outline how financing for this project, projected rental rates, and market absorption may be affected by the potential Ryan Companies development to the north.
Response: Please refer to revised general narrative.

27) The response to comment #7 is noted. Final calculation of impact fees will be completed and assessed as part of the building permit for this project.
Response: Noted.

28) The response to comment #8 is not acceptable. The plan must be revised to enable the future connection to the south at the location as previously indicated on the plan dated 9/30/20 prepared by ESG. The easement for this future connection and implementation of said connection will be required when the property to the south develops and grants reciprocal access back to the subject property.
Response: If the site to the south is a medical office, for example, we would rather have the sidewalk as designed in the current plans. As currently designed, the plans do not have the necessary area to include the stormwater retention and detention volume lost by including the added drive connection. Therefore, the future developer of the southern property would be responsible to compensate for this stormwater retention and detention volume. Please refer to the sketch plan exhibit of how the southern future roadway connection could be made. The sketch plan also notes how the five parking spaces lost by the southern road connection can be replaced by removing landscape islands.

29) The response to comment #10is noted. However, there are still minor inconsistencies between the plans. Please see below: Response: Plans have been updated to address the minor inconsistencies.



30) The response to comment #11 is noted. Per recent emails, a fence is also proposed along the side of the IL Terrace.
Response: The fence alongside the IL Terrace is the same design and height as the one around the Memory Care courtyard. Please see sheet A1-3.

31) The response to comment #12 is noted. The project narrative references a putting green and dog run, and it is assumed that these elements are no longer proposed.
Response: The putting green and dog run are no longer programmed into the project, and the narrative has been revised. Rather than calling it "putting green," it is programmed as a flexible lawn space.

32) The response to comment #13 is noted. Please call out on the plans the locations of any ground mounted BBQ grill and/or firepit. These elements may require a variation as permanent BBQ grills and firepits are only allowed within a rear yard. Please confirm that there will be no pergolas/trellis proposed, or if proposed, please call out the location on the plans.
Response: No pergolas/trellis are proposed. Variations are being requested as needed for the BBQ grilling station and fire pits. Please refer to revised variation justification.

33) The response to comment #14 is noted. The generator and transformer should be located in a masonry enclosure to match the materials on the building.
Response: The generator and transformer will be enclosed in a masonry structure and clad with white fiber cement and gray brick to match the building. See sheet A1-3.

34) The response to comment #16 is noted. The revised photometric plan was not to-scale and therefore compliance with the light spacing standards could not be verified. Accordingly, all light fixtures must comply with code and will be verified during building permit review when a scaled photometric plan shall be required.
Response: Noted. Please refer to revised photometric plan with the relocation of a light pole to a parking island as indicated by staff in an 11/17 email.

35) The response to comment #19 is noted. Staff is amenable to omission of the requested commercial outlot on the site, but believes that its inclusion would enhance the overall development and land uses on the site.
Response: Noted.

The building sits more north on the site and this is due to a significant grade change that exists from the NW corner of the lot to the SE corner. Locating the building on the north portion of the site allows for cost control related to site fill (to level the grade) and provides space for the sufficient detention requirement on the south. The approximate 148 units that would fit on the site with the 1 acre commercial component (loss of 27 units), stresses the operational efficiency and we cannot achieve the financial returns for our equity partner with this unit count. The loss of 43 parking stalls makes 150 stalls, which also does not maintain the 1.1 parking ratio. (148 units would need 163 parking stalls).

36) The response to comment #22 is noted. Please refer to the landscape comments as it appears that certain landscape islands are missing the code required shade trees.
Response: The additional trees have been incorporated. Please refer to landscape plans.

37) How tall are the proposed decorative columns at the front entrance? These elements shall not exceed 15' in height.
Response: These are 10 feet maximum.

38) Please note that if the canopy and roof over the front drop-off/pick-up entrance is not attached to the main building, it shall be considered an accessory structure and will require a variation.
Response: The canopy and roof in this area is attached to the main building.

39) Please provide details (style and material) for the proposed 2.5' tall retaining wall along the east side of the site.
Response: The retaining wall will be a CMU block wall clad with gray brick to match the building.

40) Will the newly proposed parking area at the northeast of the site be reserved for employees?

Response: Yes. We have the employees park the furthest away from the building so the closer spaces are kept open for residents and visitor

41) Please re-evaluate areas on the site where private sidewalks are located in close proximity to public sidewalks. Can these elements be further separated to avoid duplicative improvements so close to each other?

Response: The plans have been re-worked to connect private sidewalk with the public sidewalk in the center at the SW corner. The sidewalk at the head of parking stalls at the SW corner of the site is being removed. Due to proposed grade to existing grade differential at the southeast corner of the site, we are still proposing private sidewalk along the east end of the basin as well as the public sidewalk along S Tonne Rd.

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
November 10, 2020

Landscape Comments

1) Overall, the landscape plan is conceptual. Please provide a detailed landscape plan that identifies species, sizes, and quantities for all plant material.
   Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.
2) Per Chapter 28, Section 6.15, a four-inch caliper shade tree are required at the ends of all parking rows. Please incorporate an additional tree within the center islands located in the northeast corner of the site. In addition, incorporate a shade tree at the end of the parking row on the east elevation.
   Response: The additional trees have been incorporated. Please refer to landscape plans.

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
   Response: We are showing landscape screening at the edge of all of the parking areas. The plant material we will select will need to provide year-round opacity at a height of 3'.

4) It is recommended that specialty pavement be provided within the drop off area. If pavers are not feasible, consider stamped concrete.
   Response: Considered; final details to be determined at building permitting. We can commit to additional scoring within the drop-off area at a minimum to enhance and differentiate the drive from the drop-off area.

5) The landscaping along Arlington Heights should be enhanced and consist of an abundance of landscaping that consists of shrubs and perennials.
   Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.
6) Incorporate landscaping along the south property line adjacent to the walkway. The landscaping should consist of a mix of shrubs and perennials.
   Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.
7) The location of the generator and transformer on the landscape plan are not consistent with the location on the engineering plan. Please verify the location. If the engineering plan is accurate, there is not enough space for the proposed landscaping. Please note that all mechanical units or utility meters must be screened with landscaping or another appropriate method of screening.
   Response: Mechanical units are now located on the building roof (refer to architectural roof plan). They will be screened if visible. Per the Planning and Community Development Department comment #33, the generator and transformer will be enclosed in a masonry structure and clad with white fiber cement and gray brick to match the building. See sheet A1-3. Landscaping will surround this enclosure (refer to Architecture drawing A1-3 and landscaping plans).

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: November 18, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 2

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. Water main valves for water connections to Seegers and Arlington Heights Road shall be tested / replaced if necessary prior to installation of water main. Both valves shall be installed in vaults.

   Response: Acknowledged. The existing water main valves at the existing connections to the mains at Seegers Rd and Arlington Heights Rd will be tested and conditions reviewed with the Village for potential replacement prior to construction of the water main improvements for the redevelopment of the property. Vaults shall be constructed for these valves.

C. file

PLAN COMMISSION PROJECT TIMELINE

Project Name: Trammell Crow Senior Living Facility
PC Number: 20-013
Location: 2015-2045 S Arlington Heights Road

Requested Action:

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.
3. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
4. A variation to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
5. A variation to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
6. A variation to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.

	Date	# of Business Days
Initial Meeting with Petitioner	02/13/20	-
Petitioner Provides Plans needed for CPRC	06/03/20	78
Conceptual Plan Review Meeting (CPRC)	06/24/20	15
Awaiting Petitioner PC Application	08/28/20	46
PC Application Submittal Date	08/28/20	-
1st Round Department Comments	09/18/20	14
Petitioner's Response – 1st Round	10/28/20	28
2nd Round Department Comments	11/12/20	10
Petitioner's Response – 2nd Round	11/23/20	7
PC Hearing	12/02/20	64 days from application date
Village Board	01/04/21	20
Anticipated Village Board Ord. Adoption	01/19/21	10