



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 26, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Memory Care Facility - 511 W. Rand Rd. - T1510
Rezoning, Comp Plan Amendment, PUD
- B. 504 S. Mitchell Subdivision - T1512
2-Lot Subdivision

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Memory Care Facility - 511 W. Rand Rd. - T1510

Department: Planning & Community Development

Requested Action

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

Variations Required

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

Recommendation

The Staff Development Committee reviewed the proposed request on June 16, 2015 and is generally supportive of this request subject to the following conditions:

1. Provide a written justification for each variation based on the following hardship criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. Provide a market analysis that demonstrates a need for this type and size facility at this location.
3. Provide a written justification to support the change in zoning and land use.
4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.

5. Driveway modifications along Rand Road shall be subject to IDOT approval.
6. Provide a detailed Traffic and Parking Study from a Certified Traffic Engineer. This study will need to assess access, on-site circulation, parking, trip generation, trip distribution, and impacts to local streets.
7. On-site detention shall be required. As part of the formal review process, engineering plans, details, and detention calculations will need to be provided.
8. These are preliminary comments only and should not be relied upon as identification of the only major concerns. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings
Location Map

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: August 25, 2015
Date Prepared: August 20, 2015
Project Title: Memory Care Facility
Address: 511 W. Rand Road

BACKGROUND INFORMATION

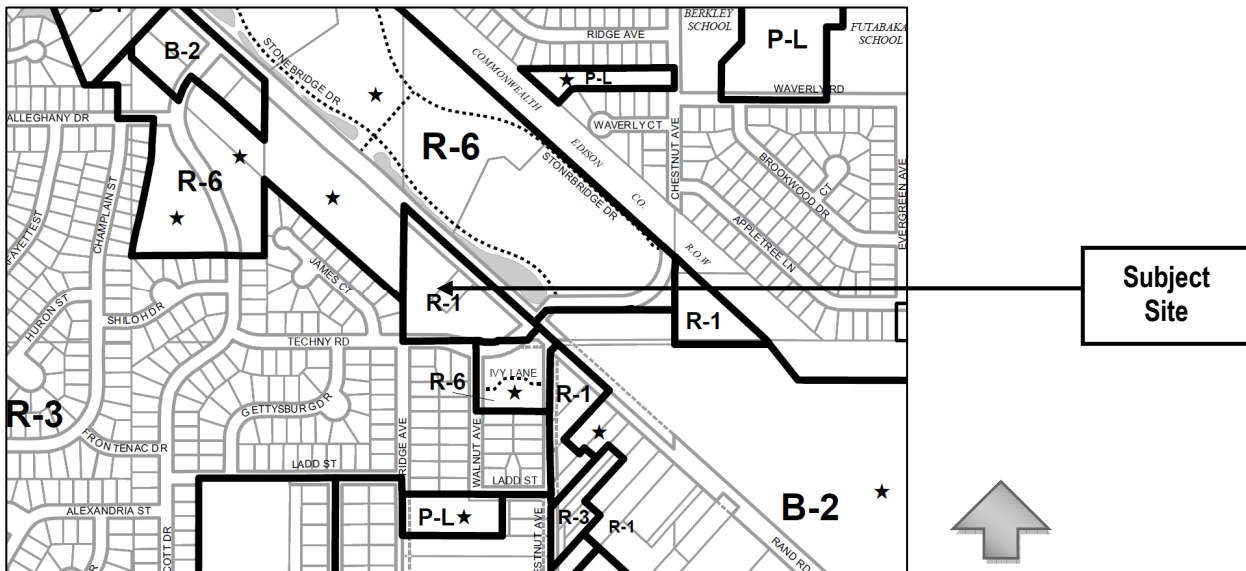
Petitioner: Jeff Yates
Address: RJ Development
 401 Central St SE
 Olympia, WA 98501
Existing Zoning: R-1, One Family Dwelling District

Requested Action:

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Variations Required:

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Surrounding Land Uses:

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

Background Summary

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

The proposed action, if approved would allow the petitioner to develop the site with a one-story, 33,947 square foot care facility for individuals diagnosed with Alzheimer's disease and other dementias. The proposed facility will be operated by Koelsch Senior Communities, based in Olympia, Washington. Koelsch currently operates 23 senior living communities in 7 states. In Illinois, Koelsch broke ground on a memory care facility in Northbrook earlier this year which is expected to open in February or March of 2016.

The proposed Arlington Heights facility would have a total of 70 beds. The unit mix will include both private and semi-private rooms with a bathroom, and closet space. The property will include a central courtyard, two nurse stations, and include amenities such as a beauty salon, two living rooms, two dining rooms, and a commercial grade kitchen facility. Along with the memory care facility the proposal also includes 3 duplexes (6 units) with the purpose of providing a place for the spouse to reside while the spouse lives in the memory care.

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

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must approve and the Village Board must approve several zoning actions. The first action is a rezoning from the R-1 One Family Dwelling District to I, Institutional, the second action is the approval of a preliminary Planned Unit Development (PUD) and lastly a Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional. Additional zoning actions and variations to the Village's Municipal Code may be required once more information and detailed plans are provided. Furthermore, prior to a hearing by the Plan Commission, the Petitioner must:

- Provide a justification to support the change in zoning and land use as well as a market assessment demonstrating a need for this type and size development at this location.
- Hold a neighborhood meeting prior to scheduling a public hearing of the Plan Commission,
- Address all applicable site development concerns that are identified during the review process.

Building Related Issues

Design Commission review and approval shall be required prior to a formal hearing of the Plan Commission. In addition, the proposed structure must incorporate the principles outlined in the Village's Design Guidelines, which include: the use of durable quality materials such as face brick, the limited use of dryvit or light gauge materials, and the use of architectural details to provide a visual interest. The proposed building must be fully alarmed and sprinklered. In addition the kitchen facility must include commercial grade equipment, a hood system, and an exterior grease trap. Furthermore, fully dimensioned and to scale building elevations and architectural floor plans shall be required.

Zoning Code Bulk Standards

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

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

Standard	I, Institutional Requirements	Proposed
Location	Institutional sites 4-acres to 20 acres frontage on a street classified at least as a Secondary Arterial	Major Arterial
Minimum Area for Zoning District	2 acres	4.216 acres
Minimum Lot Area (2,400 SF/unit)	3.8 acres (2,400 X 69, 165,600 SF)	4.216 acres
Minimum Lot Width (south – along Techny Road)	150 feet	612.33 feet
Front Yard Setback (south – along Techny Road)	25 feet	25 feet
Side Yard Setback (west)	25 feet	25 feet
Exterior Side Setback (northeast – along Rand Road)	25 feet	25 feet
FAR	100%	23%
Lot Coverage	40%	23%
Building Height	45 feet	Not provided (One-story)
Minimum Distance from building to paved area	12 feet	4.5 feet

It appears that with the exception to minimum distance from the building to the paved area, the proposed development complies with all applicable I, Institutional Overlay district bulk requirements.

As a result, the following variation has been identified:

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

An inner court is proposed for the memory care facility. Per Chapter 28, Section 5.1-8.12, Spacing Standards, a certain distance is required between opposing walls of inner courts. The required distance depends on the floor plan, what rooms are located (living/bedroom) and whether there are any windows located in the opposing walls. Additional information will be needed before a determination can be made on whether this standard is met.

Site Layout and Access

The petitioner had previously explored a different layout with the memory care building running north-south, parallel to the west property line. This site plan allowed for 5 duplexes on site located on the east portion of the site. In response to staff comments, the petitioner has revised the site plan to orient the memory care building to run parallel with the street and duplex homes to the south and west as transition. While the revised plan will create a better view along Rand Road, however, the south-most duplex (south of the memory care) appears isolated with this site plan and the rear of these 2 units will look at the southeast wall of the memory care facility.

With respect to access, the existing access on Rand Road will be removed and a new access on Rand Road is being proposed. The Rand Road access is subject to IDOT approval. The petitioner is also proposing a driveway on Techny Road. Staff has concerns with the driveway on Techny Road being close to the residences on the west.

Staff is exploring the possibility of relocating the south most duplex, and removing and replacing the pavement on the west side of the memory care facility with landscaping. However, Fire Department access will need to be further evaluated for such a change.

Storm Water Management

The petitioner is proposing a stormwater detention basin near the east corner of the site. The exact size and depth is not yet finalized and will need to be reviewed during the formal review process. In addition, the Petitioner will need to provide engineering

plans, details, and detention calculations as part of the formal review process. In addition, NWCC may need IDOT approval for possible storm sewer connections.

Landscape & Tree Preservation Related Issues

A code compliant landscape plan shall be required as part of the formal review process. According to code, a nine foot wide landscape island with a four inch caliper shade trees are required at the end of each row of parking and after every 20 parking stalls. In addition, a three foot high continuous row of shrubs is required to screen the parking lot from the public rights of way (Rand Road and Techny Road). Perimeter screening shall be required to minimize the impacts to the adjacent residential homes. The type of screening may consist of a solid six-foot high fence or compact hedgerow along the west property line as well as a three-foot high continuous row of shrubs along Rand and Techny Roads. Moreover, the perimeter of any detention basin needs to be landscaped with a variety of shrubs and trees.

In conjunction with the landscape plan, a tree preservation plan shall be required. This plan needs to identify all existing trees that have a trunk caliper size of 3-inches or greater. In addition, each tree must be identified by common and botanical name, size, condition (good, fair, poor), disposition (remove, relocate, preserve), and its replacement value.

Traffic & Parking Issues

According to Village code, any application for a rezoning, PUD, or an amendment thereto that is adjacent to a major arterial, such as Rand Road shall submit a formal Traffic and Parking Study from a qualified professional engineer. This study will need to assess access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets.

With respect to the code required parking, 1 parking space is required for every 2 beds. As a result, a total of 35 parking spaces are required for the 70 bed facility. The duplex units will require 2 parking stalls per unit for a total of 12 spaces. As shown on the concept site plan, a total of 44 surface parking spaces are provided. The duplex units have one parking space within a garage and one space on the driveway. However, the required parking must also take into account the other uses and functions within the building, including the administrative office space, and any physical/occupational therapy rooms. Therefore, before staff can conduct a final parking assessment, the Petitioner will need to provide a square footage breakdown of the various rooms/uses within the facility as well as analyze the anticipated demand based upon ITE (Institution of Transportation Engineers), ULI (Urban Land Institute), and parking data/information for visitors and employees gathered from their other facilities located in the area.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request on June 16, 2015 and is generally supportive of this request subject to the following conditions:

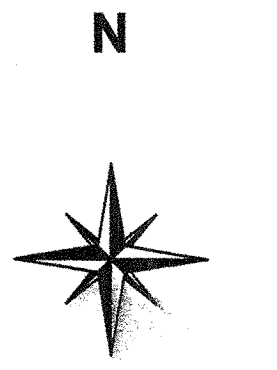
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2. Provide a market analysis that demonstrates a need for this type and size facility at this location.
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4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
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7. On-site detention shall be required. As part of the formal review process, engineering plans, details, and detention calculations will need to be provided.
8. These are preliminary comments only and should not be relied upon as identification of the only major concerns. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

August 20, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

PLAT OF SURVEY



Scale: 1" = 40'

PARCEL 1:
A TRACT OF LAND IN THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 465.48 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD, 100.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD, 250.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY 250.00 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE NORTHEASTERLY 50.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

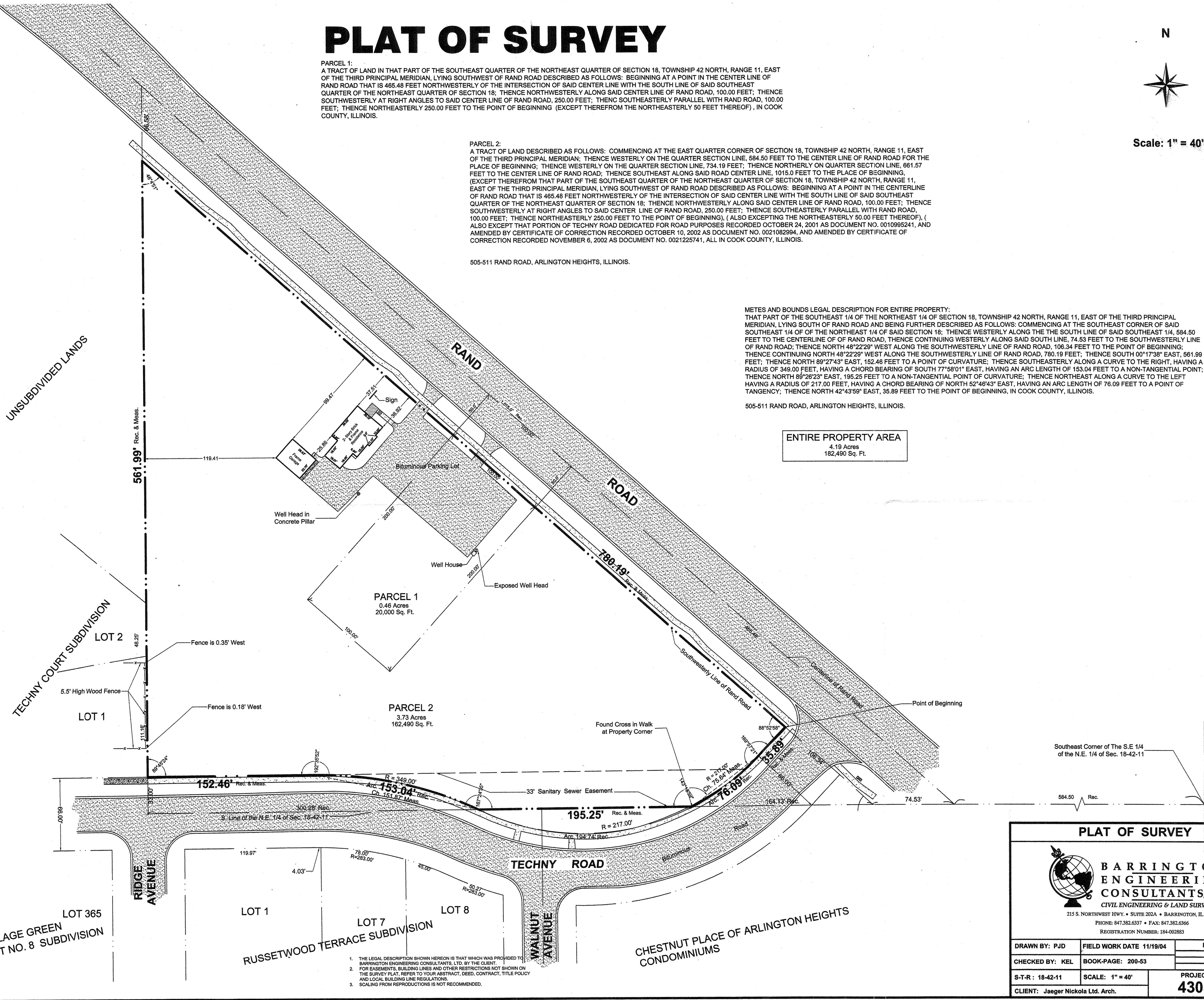
PARCEL 2:
A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ON THE QUARTER SECTION LINE, 584.50 FEET TO THE CENTER LINE OF RAND ROAD FOR THE PLACE OF BEGINNING; THENCE WESTERLY ON THE QUARTER SECTION LINE, 734.19 FEET; THENCE NORTHERLY ON QUARTER SECTION LINE, 661.57 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEAST ALONG SAID ROAD CENTER LINE, 1015.0 FEET TO THE PLACE OF BEGINNING. (EXCEPT THEREFROM THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF RAND ROAD THAT IS 465.48 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD, 100.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD, 250.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY 250.00 FEET TO THE POINT OF BEGINNING), (ALSO EXCEPTING THE NORTHEASTERLY 50.00 FEET THEREOF), (ALSO EXCEPT THAT PORTION OF TECHNY ROAD DEDICATED FOR ROAD PURPOSES RECORDED OCTOBER 24, 2001 AS DOCUMENT NO. 0010995241, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 10, 2002 AS DOCUMENT NO. 0021062994, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 6, 2002 AS DOCUMENT NO. 0021225741, ALL IN COOK COUNTY, ILLINOIS.

505-511 RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.

METES AND BOUNDS LEGAL DESCRIPTION FOR ENTIRE PROPERTY:
THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF RAND ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 584.50 FEET TO THE CENTERLINE OF RAND ROAD; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE, 74.53 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE NORTH 48°22'29" WEST ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 106.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 48°22'29" WEST ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 780.19 FEET; THENCE SOUTH 00°17'38" EAST, 561.99 FEET; THENCE NORTH 89°27'43" EAST, 152.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 349.00 FEET, HAVING A CHORD BEARING OF SOUTH 77°58'01" EAST, HAVING AN ARC LENGTH OF 153.04 FEET TO A NON-TANGENTIAL POINT; THENCE NORTH 88°26'23" EAST, 195.25 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE NORTHEAST ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 217.00 FEET, HAVING A CHORD BEARING OF NORTH 52°48'43" EAST, HAVING AN ARC LENGTH OF 76.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°43'59" EAST, 35.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

505-511 RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.

ENTIRE PROPERTY AREA
4.19 Acres
182,490 Sq. Ft.



- LEGEND**
- SET IRON PIPE
 - FOUND IRON PIPE
 - ✚ CROSS IN CONCRETE
 - MONUMENT
 - WOOD FENCE
 - CHAIN LINK FENCE
 - Meas. MEASURED DISTANCE
 - Rec. RECORDED DISTANCE
 - R.O.W. RIGHT OF WAY

Since the date of this survey, conditions beyond the knowledge or control of Barrington Engineering Consultants, Ltd. may have altered the validity and circumstances shown or noted hereon.

Print date: 5/9/07



STATE OF ILLINOIS)
COUNTY OF COOK) ss
I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
BARRINGTON ENGINEERING CONSULTANTS, LTD.
DATE: 11/22/04 BY: Keith E. Lacy III
KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330
MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/04

- THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
- SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

PLAT OF SURVEY

BARRINGTON ENGINEERING CONSULTANTS, LTD.
CIVIL ENGINEERING & LAND SURVEYING
215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184-002883

DRAWN BY: PJD	FIELD WORK DATE: 11/19/04	REVISIONS
CHECKED BY: KEL	BOOK-PAGE: 200-53	
S-T-R: 18-42-11	SCALE: 1" = 40'	PROJECT NO: 4308-5
CLIENT: Jaeger Nickola Ltd. Arch.		



EAST ELEVATION (FRONT)



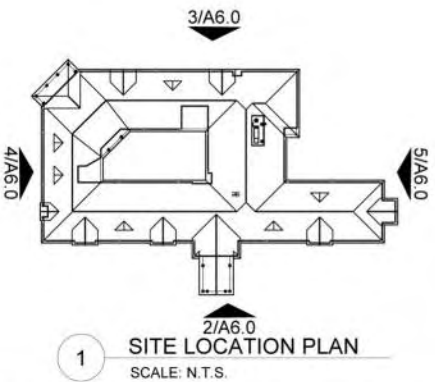
WEST ELEVATION (REAR)



NORTH ELEVATION (SIDE)



SOUTH ELEVATION (SIDE)



EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LIMESTONE	—	LIGHT TAN
2	CONC. WINDOW HEADER	—	LIGHT TAN
3	BRICK VENEER	—	CLASSIC USED RED BRICK
4	BRICK VENEER	—	CLASSIC USED TAN BRICK
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36x54" & 36x60 SHUTTERS	—	PAINTED SHERWIN WILLIAMS RUSTIC ESPRESSO
7	FASCIA BD. & BARGE BD.	—	PAINTED SHERWIN WILLIAMS SW6142 MACADAMIA
8	DOORS WOOD OR METAL	—	PAINTED SHERWIN WILLIAMS SW 6142 MACADAMIA
9	P-TAC GRILLE	AMANA	PAINTED SHERWIN WILLIAMS 54 @ TO MATCH CONC. LIMESTONE VENEER
10	DECORATIVE FALSE BEAMS	—	PAINTED SHERWIN WILLIAMS SW 6142 MACADAMIA
11	DECORATIVE VENTS	—	PAINTED SHERWIN WILLIAMS SW 6142 MACADAMIA
12	FIBERGLASS COLUMNS	—	PAINTED SHERWIN WILLIAMS SW 6142 MACADAMIA

LJB DESIGNS, LLC
111 Market Street N.E., Suite 325
Olympia, Washington 98501
(360) 867-1945
E-mail: LJBDesigns@Comcast.net

RJ DEVELOPMENT
LLC
401 Central Street SE
Olympia, Washington 98501
(360) 528-3343
E-mail: jeff@rjdevelopmentservices.com

ARLINGTON HEIGHTS
MEMORY CARE &
INDEPENDENT LIVING
COTTAGES

SCALE: AS NOTED
DATE OF
ISSUE:

DESIGN DOCUMENTS
APPROVAL
APPROVAL

PERMIT DOCUMENTS

BID DOCUMENTS

CONTRACT DOC.

REVISIONS	DATE	SUBJECT
1		
2		
3		
4		

EXTERIOR
ELEVATIONS

SHEET NO.
A6.0

PROJECT NO.



PROPOSED ARLINGTON HEIGHTS SENIORS HOUSING OPERATIONAL STATEMENT

Project Site Address: 511 W Rand Rd, Arlington Heights, IL

The Proposed Arlington Heights Seniors Housing Community will be located at the northwest intersection of W Rand Rd and W Techny Rd. The site was chosen as the most suitable to serve the Arlington Heights market due to its proximity to W Rand Rd and nearby amenities. The site provides excellent access to many surrounding basic community services utilized by the families of future residents, including restaurants, shopping, other senior care and daily traffic patterns. Senior care/assisted living facilities require a zoning application to allow the use or change the underlying zoning of the property (note: memory care is a licensing sub-set of assisted living and is licensed by the Illinois Department of Health as an assisted living facility).

The property is currently 2 parcels, one of which is raw land, and the other of which is an old single family home currently used in some capacity by the church that owns the property. The current zoning of the property is R-1, single family residential. The proposed use (independent living and assisted living memory care) appears to require a rezone to R-6, per initial discussions with the Village staff. The campus will consist of a single story memory care building with 70 beds and 35,000 square feet, and 3 duplex style independent living cottages.

The proposed project is complementary to the existing surrounding uses, which include multifamily condos to the west and across Rand Rd to the north, and single family homes to the south and east.

The memory care community will be open 24 hours a day and will employ between 30 and 40 employees once the Community leases up and stabilizes, with a maximum employee count of about 20 at any given time. A licensed nurse will be on site 24 hours a day for direct supervision and care of the residents and staff. The proposed use is a dedicated purpose built memory care community to care for assisted living residents that have memory loss/impairments, such as Alzheimer's and other forms of dementia. Care is provided for activities of daily living such as toileting, bathing, medication, activities, dining, etc. The programming is centered on increasing the quality of life for the residents while engaging their mental capacity to communicate and interact with their families as well as possible.

The visitors to the Community on a daily basis will be some family members who are visiting their loved ones, vendors delivering food and other supplies, and potential resident family members as they search for a place to help care for their loved one. The residents of this community will not drive a vehicle.

The Community will be a locked facility complying with the International Building Code for this type of building classification. Each exit will have a delayed egress exit system that opens upon the activation of the fire alarm. Each exterior gated area will have a magnetic lock that is also

PROPOSED ARLINGTON HEIGHTS SENIORS HOUSING OPERATIONAL STATEMENT

Project Site Address: 511 W Rand Rd, Arlington Heights, IL

attached to the fire alarm system. These security features help protect the residents and is one of the main reasons they come to our Community.

In keeping with the architecture of the surrounding areas, the building has been designed to create a peaceful residential environment with traditional architectural features designed in a way to blend in with the surrounding community. The building provides an inviting entryway with a porte cochere for drop off, allowing family members to pick up and drop off their loved ones under cover from the elements. The floor plan has been designed in such a way to give interest and relief to the building's exterior as well as incorporate a central courtyard containing a relaxing water feature.

Material and finishes such as brick and concrete headers have been selected to look similar to the exterior elements of the existing multifamily structure on the neighboring parcel. The color scheme of the project will be designed to evoke a sense of welcoming and wellbeing. The building footprint allows landscaped areas adjacent to the building. The perimeter of the site will be lined with landscaping consisting of various trees, bushes, and other plantings as required by Village codes. We approach landscaping, not from a minimum code basis, but from an inviting environment perspective. Fencing will be constructed in the locations shown on the site plan, including brick and wrought iron style fencing where appropriate. The goal of the fencing is to keep the residents safe while also not appearing to segregate ourselves from the surrounding community, yet being sensitive to screening opportunities.

The front yard will have lush landscaping with externally illuminated monument signage on a wall of brick with concrete columns near the entry from Rand Rd. All signage will conform to all applicable Village of Arlington Heights codes.

The proposed Arlington Heights Seniors Housing Community will be operated by Koelsch Senior Communities (KSC). KSC is owned by the Koelsch family and together they have over five decades of experience operating senior communities. Their tradition began in 1958 with the simple philosophy, "Treat all people with the respect they deserve and the special attention they may need." Coupled with wise business acumen and a keen sense of stewardship, this philosophy has endured, and KSC remains one of the leading independently owned Seniors Housing operators on the West Coast. KSC takes seriously its strong commitment to hands-on leadership, outstanding customer service, and overall resident satisfaction. In addition to building the first non-nursing Assisted Living community in Washington State in 1971, KSC built their first stand-alone Memory Care community in 1993 in Victorville, California. Since that time, KSC has developed an effective approach to constructing and operating stand-alone Memory Care communities. The proposed Arlington Heights Seniors Housing Community has

PROPOSED ARLINGTON HEIGHTS SENIORS HOUSING OPERATIONAL STATEMENT

Project Site Address: 511 W Rand Rd, Arlington Heights, IL

been exclusively designed to care for residents with Alzheimer's disease and other dementias, and will incorporate 5 duplex style independent living cottages. KSC's Memory Care building template has proven to successfully achieve and maintain stabilized occupancy. The memory care building in the campus will be the 20th memory care building in KSC's portfolio. The independent living cottages provide a place for a spouse to live while their spouse lives in the memory care building.

The proposed Arlington Heights Seniors Housing Community's services will set them apart from other communities. A custom tailored service for each resident will add a much needed and often requested facet to Memory Care. KSC provides residents with services extending beyond traditional levels of care, allowing most to stay in familiar surroundings. With the partnership of a registered Dietician, food is prepared for special diets.

In a secured environment, the Respite Care program will provide a compassionate, social and stimulating surrounding for the residents allowing caregivers the time away from the daily responsibilities that they may need. The short-stay respite program will allow residents to receive all services available to full time residents, including nutritious meals and snacks, 24-hour on-site licensed nurses, and a full activities program. KSC's Hourly Care service will offer caregivers a well-deserved break from their day-to-day responsibilities. In a secure homelike environment, KSC's highly trained staff will care for the residents allowing caregiver's time for relaxation, appointments, or unexpected events.

Historically, Memory Care has been a subset of Assisted Living, but with the prevalence and medical awareness of Alzheimer's disease and other related dementias along with the booming elderly population, it has distinguished itself into a major property type within the Seniors Housing industry. According to Jones Lang LaSalle, the combination of increasing medical awareness of dementia and identification of the disease at the earliest stages of dementia is creating tremendous demand. Medical technology and increased medical treatment options have increased life spans, creating even more pressure on the demand for dementia related care. According to the 2009 Alzheimer's Association statistics, 13% of people over the age of 65 have Alzheimer's disease, 18.7% of people between the ages of 75 and 84 have the disease, and 47.2% of people over the age of 85 have the disease. Every 70 seconds someone in the United States develops Alzheimer's. By mid-century someone will develop Alzheimer's disease every 33 seconds.

Although Arlington Heights has a healthy population of seniors aging in place, Arlington Heights also boasts a strong adult child population. These adult children are grounded in Arlington Heights because of access to job opportunities and a good standard of living. Because memory

PROPOSED ARLINGTON HEIGHTS SENIORS HOUSING OPERATIONAL STATEMENT

Project Site Address: 511 W Rand Rd, Arlington Heights, IL

care is so need driven, the adult children population is increasingly more relevant in the demand equation since it is typically the adult children that make the decision on where their senior relative with memory care needs will ultimately be placed for care. Our independent demand studies reveal that there is currently a need for additional memory care beds in the Arlington Heights area. Given the rapid growth of the disease among seniors along with advances of medical technology identifying the disease earlier in life, and in addition to the ever increasing population of baby boomer seniors, the demand for memory care will continue to rise at alarming rates for the next several decades.

The memory care building within the proposed Arlington Heights Seniors Housing Center is approximately a 35,000 square foot, single story building with accommodations for 70 residents. The unit mix will include both private and semi-private rooms each with a bathroom, closet space, and furniture necessary to create a warm and comfortable environment for each resident. Each room will be equipped with state of the art motion sensor technology which will be utilized during the night to monitor the health and well-being of each resident. The property will include a central courtyard to allow the residents an area to walk and be outside. The building will also include two nurse stations designed to accommodate the ever changing needs of the residents, in addition to a beauty salon, two living rooms, two dining rooms, two pianos and a commercial kitchen to supply gourmet food to each resident three times a day.

In addition to the valuable community medical services this project will provide, this project will also create between 30 and 40 professional medical related jobs. The primary work shift will be from 7 am to 7 pm to include breakfast, lunch and dinner times. Workers will be employed for activities, dietary, administration, nursing, maintenance, marketing, and housekeeping, transportation, and receptionist duties. The bus driver will be available to take residents to doctor visits and various community activities since they cannot drive themselves.

The peak visitation hours come between 4:00pm and 7:00pm on weekdays and 8:00am to 5:00pm on weekends. Based on experience, the total required parking spaces needed for a memory care community is much less than is required for traditional assisted living. The current site plan accommodates more parking spaces than required under the Arlington Heights R-6 zoning code.

The community will be equipped with AED equipment and an emergency back-up generator. In addition, the community will employ licensed nurses on site 24 hours per day to meet the needs and care of the residents. Although this is not required by the Illinois Department of Health, KSC commits substantial resources towards 24 hour licensed nurses at the building, in an effort to prove their commitment to the wellbeing and care of their residents.

EXHIBIT 1
INDEPENDENT LIVING AND DEMENTIA ASSISTED LIVING
REQUIRED INCOME
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED

	<u>Independent Living</u>		<u>Dementia Assisted Living</u>	
	<u>2015</u>	<u>2020</u>	<u>2015</u>	<u>2020</u>
HOUSING VALUE CALCULATION				
Median housing value	\$279,055	\$279,055	\$279,055	\$279,055
Elderly Housing Valued at 77% of Median	\$214,872	\$214,872	\$214,872	\$214,872
Less: 8% transaction costs	<u>\$17,190</u>	<u>\$17,190</u>	<u>\$17,190</u>	<u>\$17,190</u>
Net Proceeds	\$197,683	\$197,683	\$197,683	\$197,683
Income invested at 5% per year	\$9,884	\$9,884	\$9,884	\$9,884
REQUIRED INCOME				
<u>Renter Occupied Units:</u>	19.69%	19.69%	16.34%	16.34%
Market area rent	\$3,250	\$3,250	\$6,000	\$6,000
Annualized	\$39,000	\$39,000	\$72,000	\$72,000
Available income used per year - 60% IL; 92% AL; 92% ALZ	<u>\$65,000</u>	<u>\$65,000</u>	<u>\$78,261</u>	<u>\$78,261</u>
Weighted average renter income	\$12,799	\$12,799	\$12,788	\$12,788
<u>Owner Occupied Units:</u>	80.31%	80.31%	83.66%	83.66%
Market area base rent	\$3,250	\$3,250	\$6,000	\$6,000
Annualized	\$39,000	\$39,000	\$72,000	\$72,000
Available income used per year - 60% IL; 92% AL; 92% ALZ	\$65,000	\$65,000	\$78,261	\$78,261
Less: income from home sale	\$9,884	\$9,884	\$9,884	\$9,884
Net income qualification for owners	<u>\$55,116</u>	<u>\$55,116</u>	<u>\$68,377</u>	<u>\$68,377</u>
Weighted average owner income	\$44,264	\$44,264	\$57,204	\$57,204
Weighted average required income	\$57,062	\$57,062	\$69,992	\$69,992
Less: Asset spend down	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$20,000</u>	<u>\$20,000</u>
Net Income Qualification	\$47,062	\$47,062	\$49,992	\$49,992

Assumptions:

1. Market area rents were provided by the client.

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

MONTHLY RENT

\$3,250

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

Assumptions:

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

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

MONTHLY RENT

\$3,250

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

Assumptions:

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

EXHIBIT 4
DEMENTIA ASSISTED LIVING
INCOME QUALIFIED MARKET
PROPOSED SITE
ARLINGTON HEIGHTS, IL
FIVE MILE RADIUS MARKET AREA
2015 AND 2020 PROJECTED

MONTHLY RENT

\$6,000

	<u>2015</u>	<u>2020</u>
Age 65-74		
Income Qualified Households 65-74	9,181	11,879
Married Couples %	<u>68.04%</u>	<u>68.04%</u>
Married Couples	6,247	8,082
Married Individuals	12,494	16,165
Single Individuals	<u>2,934</u>	<u>3,797</u>
Income Qualified Residents	15,428	19,961
Incidence Factor	<u>2.90%</u>	<u>2.90%</u>
Dementia AL Income Qualified Ages 65-74	447	579
Age 75-84		
Income Qualified Households 75-84	3,488	4,087
Less CCRC Households	194	200
Available Income Qualified Households	3,294	3,887
Married Couples %	<u>49.78%</u>	<u>49.78%</u>
Married Couples	1,640	1,935
Married Individuals	3,280	3,870
Single Individuals	<u>1,654</u>	<u>1,952</u>
Income Qualified Residents	4,934	5,822
Incidence Factor	<u>17.30%</u>	<u>17.30%</u>
Dementia AL Income Qualified Ages 75-84	854	1,007
Age 85+		
Income Qualified Households 85+	1,204	1,271
Less CCRC Households	93	87
Available Income Qualified Households	1,111	1,184
Married Couples %	<u>49.78%</u>	<u>49.78%</u>
Married Couples	553	589
Married Individuals	1,106	1,179
Single Individuals	<u>558</u>	<u>595</u>
Income Qualified Residents	1,664	1,773
Incidence Factor	<u>32.10%</u>	<u>32.10%</u>
Dementia AL Income Qualified Ages 85+	534	569
Total Dementia Assisted Living		
Income Qualified PMA Residents	1,835	2,155

Assumption:

1. The incidence rate is from "Alzheimer Disease in the United States using 2010 Census," published February 2013 by the American Academy of Neurology.

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

MONTHLY RENT

\$6,000

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

Assumptions:

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

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

MONTHLY RENT

\$6,000

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

Assumptions:

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

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

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

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2Q15

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Comp Set Characteristics

Properties	21
Units	1346
Avg Age	34
Metros	Chicago, IL
Counties	Cook (IL), Lake (IL) (IL)

Top 5 Operators

Operator	Properties	Units	Share
Five Star Senior Living (PID# 1522)	1	328	23.4%
Presbyterian Homes (PID# 4461)	1	325	23.2%
Franciscan Sisters Of Chicago Service Corp (PID# 32)	1	161	11.5%
Holiday Retirement (PID# 6538)	1	133	9.5%
Belmont Village Senior Living (PID# 753)	1	114	8.1%
Total Number of Operators: 9			

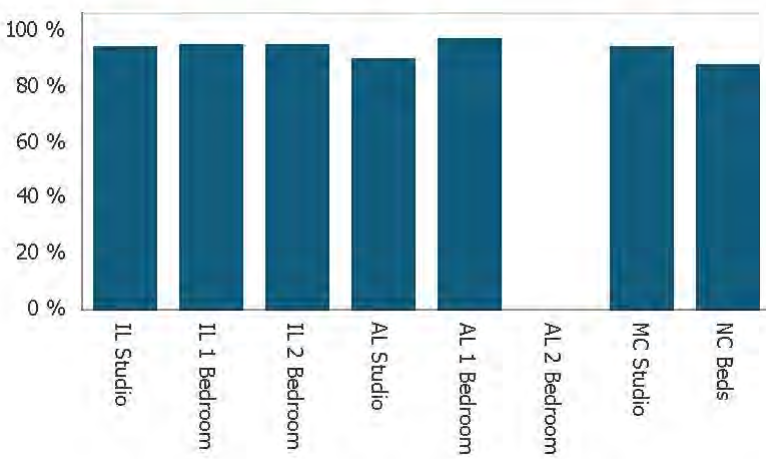
Segment Data

	Inventory	Occupancy			Average Rent		RPI
		2Q15	Quarterly Change	Annual Change	2Q15	Annual Change	2Q15
Independent Living	754	94.8%	-40 bps	21 bps	\$2,672	4.8%	\$2,527
Assisted Living	489	91.8%	123 bps	-41 bps	\$5,655	2.4%	\$5,254
Memory Care	103	94.2%	777 bps	583 bps	\$6,748	1.7%	\$6,376
Nursing Care	1947	87.4%	6 bps	-31 bps	\$327	-0.3%	N/A

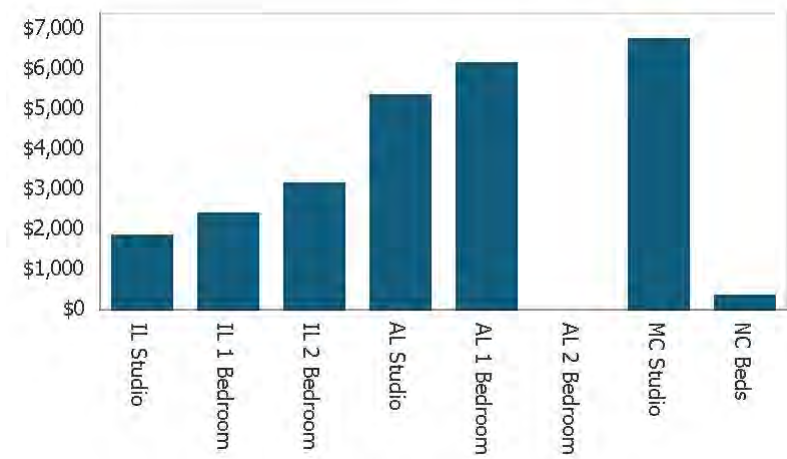
Unit Data

Segment	Unit Type	Inventory	Unit Mix	Occupancy	Average Rent	Entrance Fee
Independent Living	Studio	18	0.6%	94.4%	\$1,838	N/A
Independent Living	1 Bedroom	490	15.2%	94.9%	\$2,414	Protected
Independent Living	2 Bedroom	168	5.2%	95.2%	\$3,155	Protected
Assisted Living	Studio	325	10.1%	89.5%	\$5,391	N/A
Assisted Living	1 Bedroom	153	4.8%	96.7%	\$6,191	N/A
Assisted Living	2 Bedroom	11	0.3%	Protected	Protected	N/A
Memory Care	Studio	103	3.2%	94.2%	\$6,748	N/A
Nursing Care	Beds	1,947	60.6%	87.4%	\$327	N/A

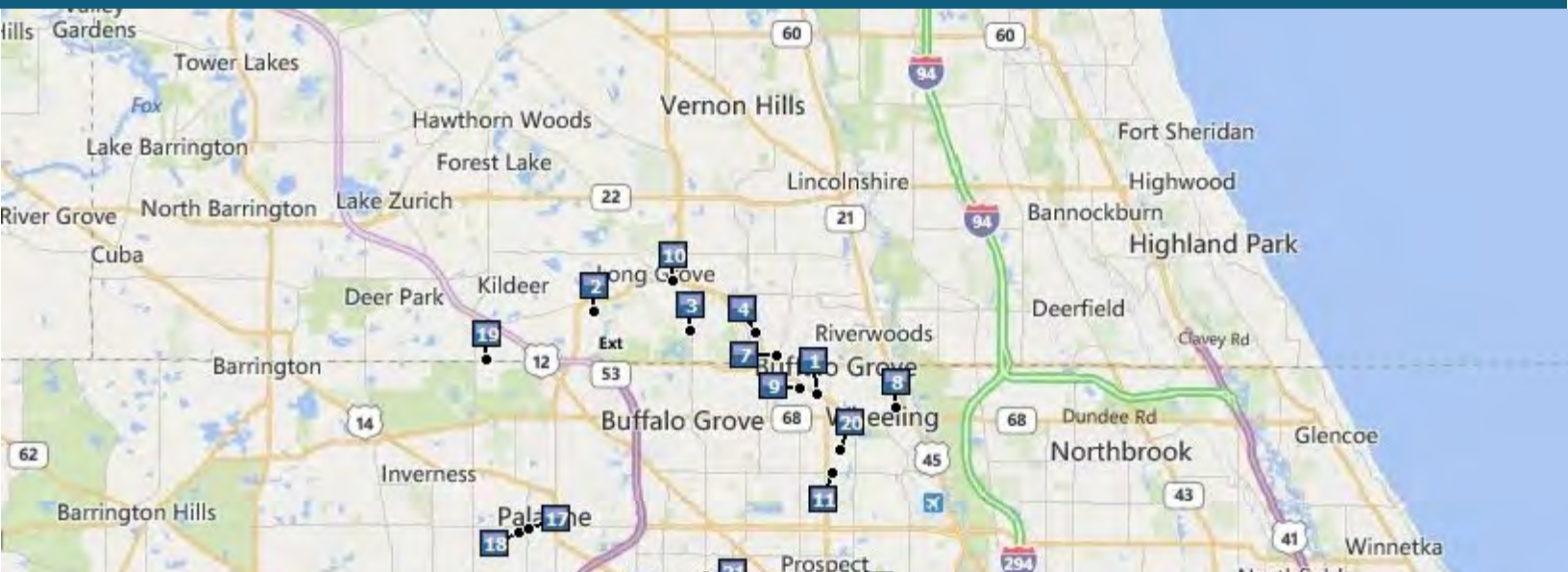
Occupancy By Unit Type



Average Rent By Unit Type



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Comp Set Properties

#	ID	Name	Age	Address	Metro	County	Property Type/ Campus Type	Units	Operator
1	32	Addolorata Villa	75	555 McHenry Rd Wheeling, IL 60090	Chicago, IL	Cook	Majority IL CCRC	IL Units: 100 AL Units: 39 MC Units: 22 NC Beds: 98	Franciscan Sisters Of Chicago Service Corp
2	85	Alden Long Grove Rehab & HCC	58	2308 Old Hicks Rd Long Grove, IL 60047	Chicago, IL	Lake (IL)	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 208	Alden Management Services Inc.
3	390	Avantara Long Grove	19	1666 Checker Rd Long Grove, IL 60047	Chicago, IL	Lake (IL)	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 190	Legacy Healthcare
4	753	Belmont Village of Buffalo Grove	12	500 McHenry Rd Buffalo Grove, IL 60089	Chicago, IL	Lake (IL)	Majority AL Combined	IL Units: AL Units: 90 MC Units: 24 NC Beds:	Belmont Village Senior Living
5	1032	Brookdale at Prospect Heights	20	700 E Euclid Ave Prospect Hts, IL 60070	Chicago, IL	Cook	Majority AL Combined	IL Units: AL Units: 104 MC Units: NC Beds: 30	Brookdale Senior Living
6	1522	Church Creek	29	1250 W Central Rd Arlington Hts, IL 60005	Chicago, IL	Cook	Majority IL CCRC	IL Units: 238 AL Units: 13 MC Units: 21 NC Beds: 56	Five Star Senior Living
7	1550	Claremont Rehab & Living Center	20	150 Weiland Rd Buffalo Grove, IL 60089	Chicago, IL	Lake (IL)	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 200	Symphony Homes
8	2770	Greek American Rehabilitation & Care Center	13	220 N 1st St Wheeling, IL 60090	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 188	Greek American Rehab & Nursing Brd of Dir.
9	2887	Harbor House In Wheeling	21	760 McHenry Rd Wheeling, IL 60090	Chicago, IL	Cook	Majority AL Freestanding	IL Units: AL Units: MC Units: 36 NC Beds:	Platinum Management Corp

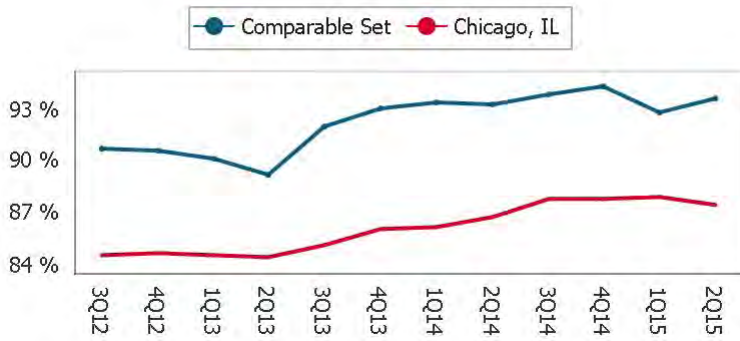
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#	ID	Name	Age	Address	Metro	County	Property Type/ Campus Type	Units	Operator
10	17854	HarborChase of Long Grove		1190 Old McHenry Rd Long Grove,IL 60047	Chicago, IL	Lake (IL)	Majority AL Combined	IL Units: AL Units: MC Units: NC Beds:	Harbor Retirement Associates LLC
11	3712	Lexington Healthcare Center of Wheeling	22	730 W Hintz Rd Wheeling,IL 60090	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 207	Royal Management Corporation
12	3889	Lutheran Home	123	800 W Oakton St Arlington Hts,IL 60004	Chicago, IL	Cook	Majority NC Combined	IL Units: AL Units: 100 MC Units: NC Beds: 350	Lutheran Life Communities
13	3965	ManorCare - Arlington Heights	29	715 W Central Rd Arlington Hts,IL 60005	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 126	HCR ManorCare
14	3977	ManorCare - Rolling Meadows	47	4225 Kirchoff Rd Rolling Mdws,IL 60008	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 126	HCR ManorCare
15	4461	Moorings of Arlington Heights	27	811 E Central Rd Arlington Hts,IL 60005	Chicago, IL	Cook	Majority IL CCRC	IL Units: 283 AL Units: 42 MC Units: NC Beds: 100	Presbyterian Homes
16	7739	Plum Creek Supportive Living	9	2801 Algonquin Rd Rolling Mdws,IL 60008	Chicago, IL	Cook	Majority AL Freestanding	IL Units: AL Units: 101 MC Units: NC Beds:	Royal Care Management
17	7740	Plum Grove Nursing & Rehab	59	24 S Plum Grove Rd Palatine,IL 60067	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds: 68	Aperion Care
18	6538	Tamarack	29	55 S Greeley St Palatine,IL 60067	Chicago, IL	Cook	Majority IL Freestanding	IL Units: 133 AL Units: MC Units: NC Beds:	Holiday Retirement
19	17288	The Solana Deer Park		21840 W Lake Cook Rd Deer Park,IL 60010	Chicago, IL	Lake (IL)	Majority IL Combined	IL Units: AL Units: MC Units: NC Beds:	Atria Senior Living
20	19534	The Whitney of Wheeling		156 W Dundee Rd Wheeling,IL 60090	Chicago, IL	Cook	Majority AL Combined	IL Units: AL Units: MC Units: NC Beds:	The LaSalle Group
21	17289	Transitional Care Center of Arlington Heights	1	1200 N Arlington Heights Rd Arlington Hts,IL 60004	Chicago, IL	Cook	Majority NC Freestanding	IL Units: AL Units: MC Units: NC Beds:	Unknown Stakeholder (#17289)

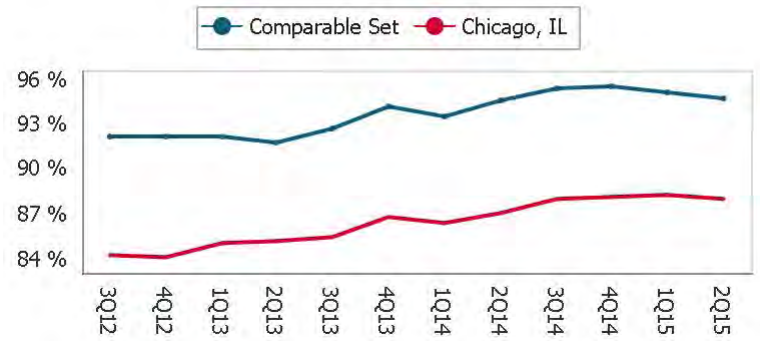
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Segment Occupancy

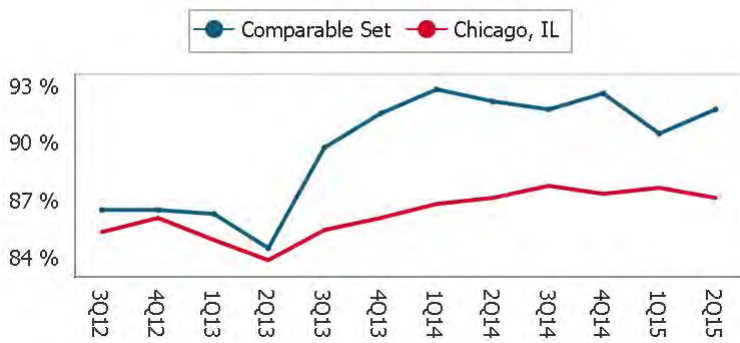
Seniors Housing Occupancy



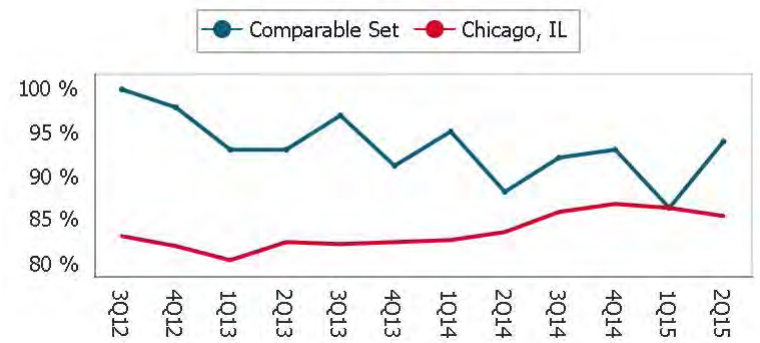
Independent Living Occupancy



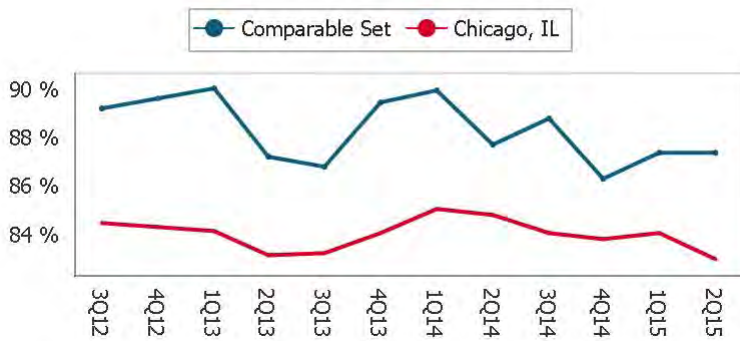
Assisted Living Occupancy



Memory Care Occupancy



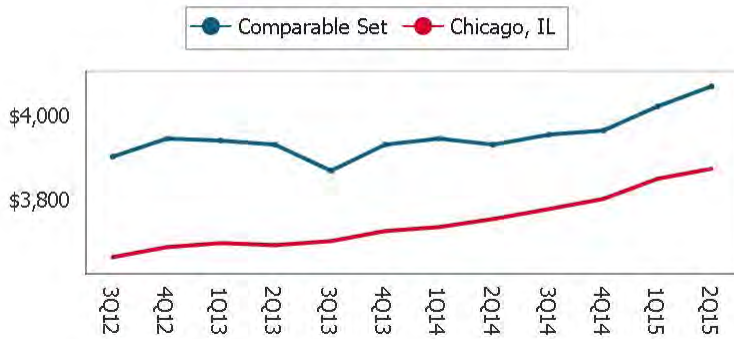
Nursing Care Occupancy



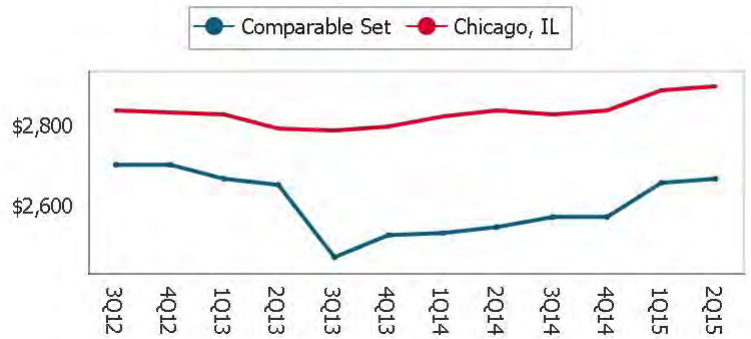
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Segment Average Rent

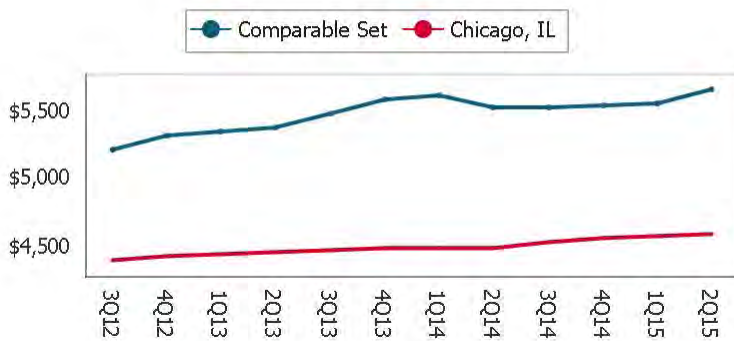
Seniors Housing Average Rent



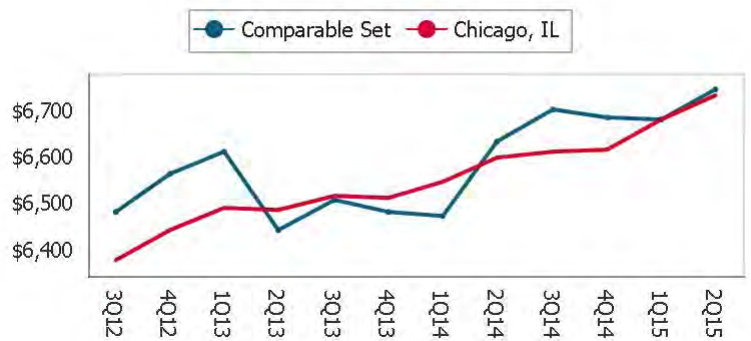
Independent Living Average Rent



Assisted Living Average Rent

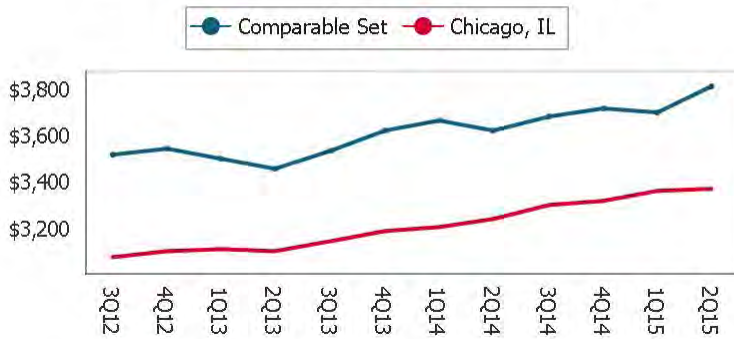


Memory Care Average Rent

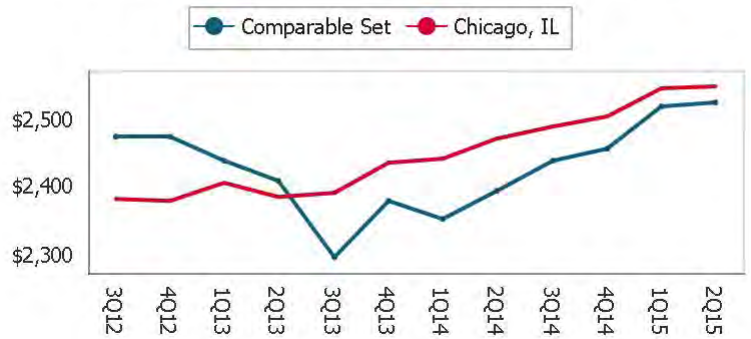


Segment Relative Performance Indicator (RPI)

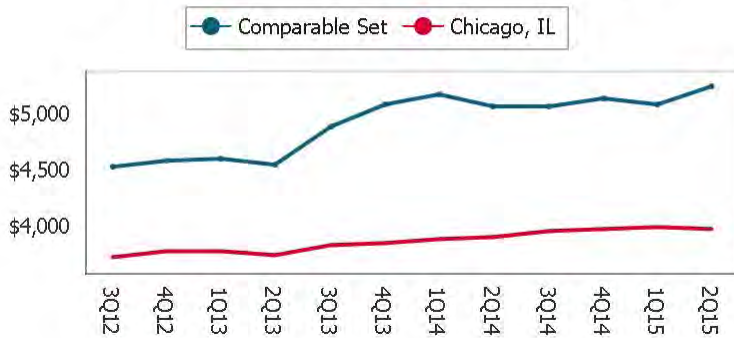
Seniors Housing Relative Performance Indicator (RPI)



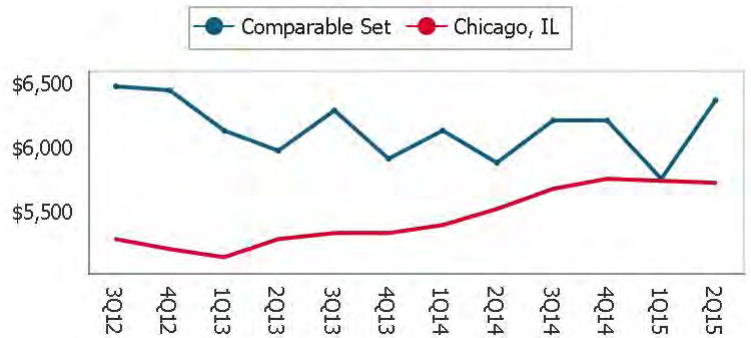
Independent Living Relative Performance Indicator (RPI)



Assisted Living Relative Performance Indicator (RPI)



Memory Care Relative Performance Indicator (RPI)



PROPERTY ADVISOR REPORT

Closed Transactions

Date	Property Name	Address	Metro	Prop. Type/ Campus Type	Inventory	Buyer/Seller	Close Price	Price Per Unit	Year Built/ Renovated
6/11/2015	Brentwood at Hobart Assisted Living	1420 Saint Marys Cir Hobart, IN 46342	Chicago, IL	Majority AL Combined	IL: AL: 88 MC: 28 NC: Tot: 116	Buyer: G-A Healthcare REIT III Seller: Garatoni Family Foundation Seller Broker: Ziegler Cos	\$11,387,368	\$98,167	Built: 2000 Ren:
6/11/2015	Brentwood at LaPorte	2002 Andrew Ave La Porte, IN 46350	Chicago, IL	Majority AL Combined	IL: 16 AL: 80 MC: 28 NC: Tot: 124	Buyer: G-A Healthcare REIT III Seller: Garatoni Family Foundation Seller Broker: Ziegler Cos	\$15,527,479	\$125,222	Built: 1998 Ren:
6/11/2015	Brentwood at Niles	1147 South 3rd St Niles, MI 49120	Chicago, IL	Majority AL FreeStanding	IL: AL: 80 MC: NC: Tot: 80	Buyer: G-A Healthcare REIT III Seller: Garatoni Family Foundation Seller Broker: Ziegler Cos	\$6,567,000	\$82,088	Built: Ren:
6/9/2015	River North of Bradley Health and Rehabilitation C	650 N Kinzie Ave Bradley, IL 60915	Chicago, IL	Majority NC FreeStanding	IL: AL: MC: NC: 120 Tot: 120	Buyer: River North Building LLC Seller: AHGP Partners Seller Broker:	\$5,150,000	\$42,917	Built: Ren:
6/1/2015	The Fountains at Crystal Lake	965 N Brighton Cir Crystal Lake, IL 60012	Chicago, IL	Majority AL Combined	IL: 125 AL: 80 MC: 15 NC: 97 Tot: 317	Buyer: Northstar Healthcare Seller: Arcapita Bank Seller Broker: CBRE	\$34,834,074	\$109,887	Built: 1995 Ren:
5/19/2015	Tamarack	55 S Greeley St Palatine, IL 60067	Chicago, IL	Majority IL Freestanding	IL: 115 AL: MC: NC: Tot: 115	Buyer: NorthStar Realty Finance Seller: Fortress Seller Broker:	\$27,495,500	\$239,091	Built: 1986 Ren:
5/19/2015	Essington Place Village	901 Essington Rd Joliet, IL 60435	Chicago, IL	Majority IL Freestanding	IL: 112 AL: MC: NC: Tot: 112	Buyer: NorthStar Realty Finance Seller: Fortress Seller Broker:	\$19,967,200	\$178,279	Built: 1990 Ren:
5/1/2015	Heritage Nursing Home	5888 N Ridge Ave Chicago, IL 60660	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 128 Tot: 128	Buyer: Park View Rehab Center Realty LLC Seller: Heritage Healthcare Centre LLC Seller Broker:	\$2,907,000	\$22,711	Built: 1981 Ren:
4/1/2015	Hillside Rehab & Care Center	1308 Game Farm Rd Yorkville, IL 60560	Chicago, IL	Majority NC Freestanding	IL: 0 AL: 0 MC: 0 NC: 70 Tot: 70	Buyer: Omega Healthcare Investors Seller: Aviv REIT Seller Broker:	\$2,311,302	\$33,019	Built: 1961 Ren:
3/1/2015	Wyndemere	200 Wyndemere Cir Wheaton, IL 60187	Chicago, IL	Majority IL CCRC	IL: 237 AL: 65 MC: NC: 130 Tot: 432	Buyer: Bridge Investment Group Seller: Life Care Services LLC Seller Broker: Cushman & Wakefield	\$44,547,000	\$103,118	Built: 1969 Ren: 1995
12/22/2014	Ballard Nursing Center	9300 W Ballard Rd Des Plaines, IL 60016	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: Tot: 191	Buyer: Health & Home Management Seller: Presence Health Seller Broker: Senior Living Investment Brokerage	\$17,000,000	\$89,005	Built: 1972 Ren:
12/22/2014	St Andrew Life Center	7000 N Newark Ave Niles, IL 60714	Chicago, IL	Majority IL CCRC	IL: 109 AL: 35 MC: 12 NC: 55 Tot: 211	Buyer: Health & Home Management Seller: Presence Health Seller Broker: Senior Living Investment Brokerage	\$9,500,000	\$45,024	Built: 1953 Ren:
12/16/2014	Wood Glen Nursing & Rehab Center	201 W North Ave West Chicago, IL 60185	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 207 Tot: 207	Buyer: ARC Healthcare Trust II Seller: Platinum Health Care Seller Broker:	\$19,900,000	\$96,135	Built: 1989 Ren:
12/4/2014	Kenosha Estates Living and Care Center	1703 60th St Kenosha, WI 53140	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 97 Tot: 97	Buyer: Extended Care Clinical Seller: Platinum Health Care Seller Broker:	\$2,095,600	\$21,604	Built: 1960 Ren:
12/3/2014	Lincolnwood Place	7000 N McCormick Blvd Lincolnwood, IL 60712	Chicago, IL	Majority IL CCRC	IL: 234 AL: 25 MC: NC: 40 Tot: 299	Buyer: NorthStar Realty Finance Seller: G-A Healthcare REIT II Seller Broker:	\$58,969,707	\$197,223	Built: 1991 Ren:

PROPERTY ADVISOR REPORT

Date	Property Name	Address	Metro	Prop. Type/ Campus Type	Inventory	Buyer/Seller	Close Price	Price Per Unit	Year Built/ Renovated
11/26/2014	Symphony of Evanston	820 Foster St Evanston, IL 60201	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 142 Tot: 142	Buyer: Symphony Post Acute Network Seller: Mather Lifeways Seller Broker: Cain Brothers			Built: 1990 Ren:
11/26/2014	Lakeview Nursing & Rehabilitation Center	735 W Diversey Pkwy Chicago, IL 60614	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 178 Tot: 178	Buyer: Infinity Healthcare Management Seller: 735 West Diversey Building LLC Seller Broker:			Built: 1981 Ren:
10/17/2014	Spring Mill Health Services	101 W 87th Ave Merrillville, IN 46410	Chicago, IL	Majority AL Combined	IL: AL: 48 MC: 15 NC: 46 Tot: 109	Buyer: Trilogy Healthcare Services LLC Seller: Health Care REIT Seller Broker:			Built: 1998 Ren:
10/1/2014	Bethany Terrace Nursing Center	8425 Waukegan Rd Morton Grove, IL 60053	Chicago, IL	Majority NC Combined	IL: AL: MC: NC: 172 Tot: 172	Buyer: Legacy Healthcare Financial Seller: Seller Broker:			Built: 1965 Ren:
9/30/2014	Highland Nursing and Rehab	9630 5th St Highland, IN 46322	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 38 Tot: 38	Buyer: ROMA Healthcare Seller: Ide Management Group Seller Broker: Senior Living Investment Brokerage	\$1,892,001	\$49,790	Built: 1960 Ren: 2005
9/3/2014	St Agnes Health Care Center	17255 S Wabash Chicago, IL 60616	Chicago, IL	Majority NC Freestanding	IL: AL: MC: NC: 197 Tot: 197	Buyer: Legacy Health Services Seller: Trust 43-6804-9 Seller Broker:			Built: 1983 Ren:
9/2/2014	Oakton Arms	1665 Oakton Pl Des Plaines, IL 60018	Chicago, IL	Majority NC CCRC	IL: 102 AL: MC: NC: Tot: 102	Buyer: Generations Health Care Property of Des Plaines LLC Seller: Trust 10-30182-09 Seller Broker: Marcus & Millichap	\$6,770,000	\$66,373	Built: 1988 Ren:

GLOSSARY/TERMS

Average Rent	Asking private-room rent plus the average fee for care services. For nursing care, this represents the average per diem private-pay rate for private rooms. Average rent may also be referred to as AMR for independent living, assisted living, and memory care and ADR for nursing care.
Care Segment Type	Levels of care and services provided by the property. This can also be referred to as care segment. One unit of independent living, assisted living or memory care is equivalent to one nursing care bed.
Seniors Housing	The combination of independent living, assisted living, and memory care units.
Independent Living Units	The part or section of the property that provides independent living services.
Assisted Living Units	The part or section of the property that provides assisted living services, not including memory care services.
Memory Care Units	The part or section of the property that provides services to persons with Alzheimer's disease or other form of dementia. These are generally separate or secured areas, with specific programming for persons with memory impairment in addition to services provided for persons in assisted living.
Nursing Care Beds	The part or section of a property that only provides nursing care services.
Close Price	The total sales transaction price. If joint venture interest sold, this price is based on the 100% grossed-up price.
Competitive Set	Properties specified by the user to be used in analysis.
Index	"My Property" divided by the "Competitive Set" for any given metric. If the index value exceeds 1.0, "My Property" has a higher value than the "Competitive Set".
Inventory	The number of independent living units, assisted living units, memory care units, and nursing care beds that are operational and available for residence. One unit of independent living, assisted living, or memory care is equivalent to one nursing bed.
Occupancy	The average unit occupancy of reporting properties.
Entrance Fee	A property that charges a lump sum amount of money paid by a resident at the beginning of their stay that provides the right to occupy the residence. Properties generally charge at least \$20,000 for this lump sum payment. This type of property generally charges a monthly fee in addition.
Price Per Unit	The close price divided by the inventory of the portfolio.
Protected	Data are marked as "Protected" if there are an insufficient number of properties and/or unique stakeholders reporting data.
Relative Performance Indicator (RPI)	The sum of occupied inventory multiplied by "Average Rent" for each distinct independent living, assisted living, or memory care unit type divided by total inventory of that care segment.
Unit Mix	The percent of units of a specific type relative to the total number of units. For example, a property with 50 one-bedroom units and 100 two-bedroom units has a one-bedroom unit mix of 33.3%. This excludes "unknown" units.



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

July 9, 2015

Jeff Yates
Vice President
RJ Development
401 Central Street SE
Olympia, WA 98501

RE: 511 W. Rand Road, Memory Care Facility

Dear Mr. Yates,

Thank you for the opportunity to review the proposed plan for the property at 511 W. Rand Road. The *Staff* Development Committee (SDC) has reviewed the proposed plan on June 16, 2015 and is generally supportive of this request and believes that proposed use is appropriate at this location. SDC would offer the following comments and concerns, which need to be incorporated into the planning process.

Zoning Requirements

The property at 511 W. Rand Road is zoned R-1, One Family Dwelling District. Therefore, the petitioner needs to submit an application for a rezoning. **Understood.**

1. The Plan Commission must hold a public hearing and the Village Board must approve the following actions:
 - **Rezoning from the R-1, One Family Dwelling district to the I, Institutional District.**
 - **Comprehensive Plan Amendment from Moderate Density Multi-Family to Institutional.**
 - **Preliminary and Final Planned Unit Development approval for a memory care facility.**

General Comments

1. Explore a larger landscape setback along the south and west portions of the property along Techny Road and next to residential uses. **We are showing a 25' building and landscaping setback along the west edge of the property except where we need a road for fire and cottage access to the rear of the property. Our intention is to heavily landscape this area along the west edge of the property. Also, we are showing roughly a 25' building and landscaping setback along the south edge of the property along Techny Rd. There is a sanitary sewer easement along the south edge of the property, which prevents us from building next to Techny Rd, which also provides more buffer area for heavy landscaping.**
2. Has RJ Development explored orienting the main building to run parallel with the street and duplex homes to the south and west as transition? Please evaluate and share for review. **We have evaluated this and are now incorporating this concept into our plan. The memory care building now runs parallel with Rand Rd. We also reassessed the need for on site water detention and have carved out space for a nicely landscaped detention pond at the corner of Rand and Techny. By doing so, the plan only allows 3 duplex cottages now instead of 5 originally proposed; we are OK with this change since the duplex independent cottages are a supplemental use to the memory care building (largely for spouses of memory care residents). The cottages now buffer the building to the west and the southwest where we are directly adjacent to single family residential.**
3. The Village previously forwarded its Senior Housing needs study and affordable policy. Please respond/ discuss conformance. **The senior housing needs study was done in November 2013. The study concluded**

that the Arlington Heights seniors housing market draws from the overall 5 communities studied, given the willingness of seniors in need of care to move to a nearby community if their Village lacks the services or care they desire. Overall, the report concluded demand in the 5 communities of 605 market rate independent living units and (45) memory care beds.

Additionally, we have asked a third party demographer to study the market and provide their demand calculations, the results of which are attached to this response letter (see highlighted portions which correspond to the summary below).

In summary, she concludes that there is currently a net need of 300 market rate independent living units (after our 6 units are built) within 5 miles of our property in Arlington Heights, and a net need of 281 market rate memory care beds (after our 70 beds are built). The reason for the difference in demand numbers compared to the needs study done in Nov 2013 is three fold: 1) the needs study was done almost 2 years ago, and demographics have changed since then (more people needing care), 2) there are multiple ways to calculate demand for seniors housing beds, and 3) most demographers in the industry use a saturation rate of 25% to calculate demand, whereas the needs study demographer used 15%.

We have never seen anyone in the industry use 15%. The saturation rate calculates the % of the income-qualified residents in the market that are expected to decide to live in a senior housing facility. Studies have been done on "stabilized" markets (stabilized markets are 90%+ occupied) that suggest a 25% saturation rate is a conservative estimate to use when calculating demand. By using 15%, the demographer who did the needs study was being highly conservative. Another piece of data we look at is occupancy rates in the market. High occupancy can prove the demand and low occupancy can cast doubt on the demand if the demand numbers are high. We have data from NIC MAP on this market...NIC MAP is a seniors housing specific trade group that tracks occupancy data in the top 100 MSA's in the country (Chicago area is included). In this case, within 5 miles of our property, NIC MAP data shows independent living is 95% occupied and memory care is also 95% occupied. Again, a stabilized market is 90%+ occupied; therefore, the occupancy data supports the net demand calculations by our third party demographer. The NIC MAP report is attached for reference.

Given this information, and our experience in this industry, we have no doubt there is demand in the market for our proposed uses. If we did, we would not be proposing to spend \$15 million to build our project. We can provide further information and discussion as requested or needed during the review process.

4. Please refer to Chapter 28, Section 5.1-8.12 of the Village Code for spacing standards between the opposing walls of outer and inner courts. We have asked for clarification on this code reference and have not received a response yet. We are not clear on what is considered an outer and inner court in our proposed plan. Depending on the interpretation of this, we may need to request a variance due to the unique nature of memory care and the building design that we operate in multiple states and jurisdictions.
5. On-site detention shall be required. As part of the formal review process, engineering plans, details, and detention calculations will need to be provided. Please note that the Village has previously received complaints regarding flooding from residents on James Court. We have allocated space on site on the new site plan to accommodate on site detention. Engineering plans will be provided during the development process.
6. The driveway along Rand Road will be subject to Illinois Department of Transportation approval. Understood.
7. Please note that the access aisle cannot be shared by the accessible spaces. We have revised the site plan accordingly.
8. Note that the two-way drive aisle is required to be 24'. Please revise the 20' drive aisle. We have revised the drive aisle to be a minimum of 24'.
9. What is the construction type proposed for the building? The occupancy classification is I-2, with Type 5-A wood frame construction.
10. Fire Department access, particularly on the west side of the site will need to be further evaluated; once more detailed plans

are provided. Please see the attached information from the Fire Department regarding Fire Apparatus access roads. We have incorporated this information into the revised site plan and provided multiple exit/entry points for fire access.

11. A traffic study and parking analysis by a qualified professional engineer is required. The study shall assess on-site circulation, access and driveway configuration, parking, and trip generation. A traffic study is in progress with KLOA and will be provided with our formal submittals.
12. Design Commission review will be required. Understood.
13. These are preliminary comments only, and should not be relied upon as identification of the only major concerns. The staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review. Understood.

The next step in the conceptual review process is a meeting with the Plat and Subdivision Committee. The Plat and Subdivision Committee is a sub-committee of the Plan Commission and will provide you with some general feedback prior to submitting a formal Plan Commission application. Please contact me as soon as possible to schedule a meeting date for the Plat and Subdivision Committee. In addition, I would encourage you to go to the Village's website (http://www.vah.com/assets/1/planning_department/PC_Application_072314_FILLABLE.pdf) and download the Plan Commission application, which outlines the submittal requirements and review process.

We look forward to working with you. In the meantime, if you have any questions, please feel free to contact me at (847) 368-5223.

Sincerely,

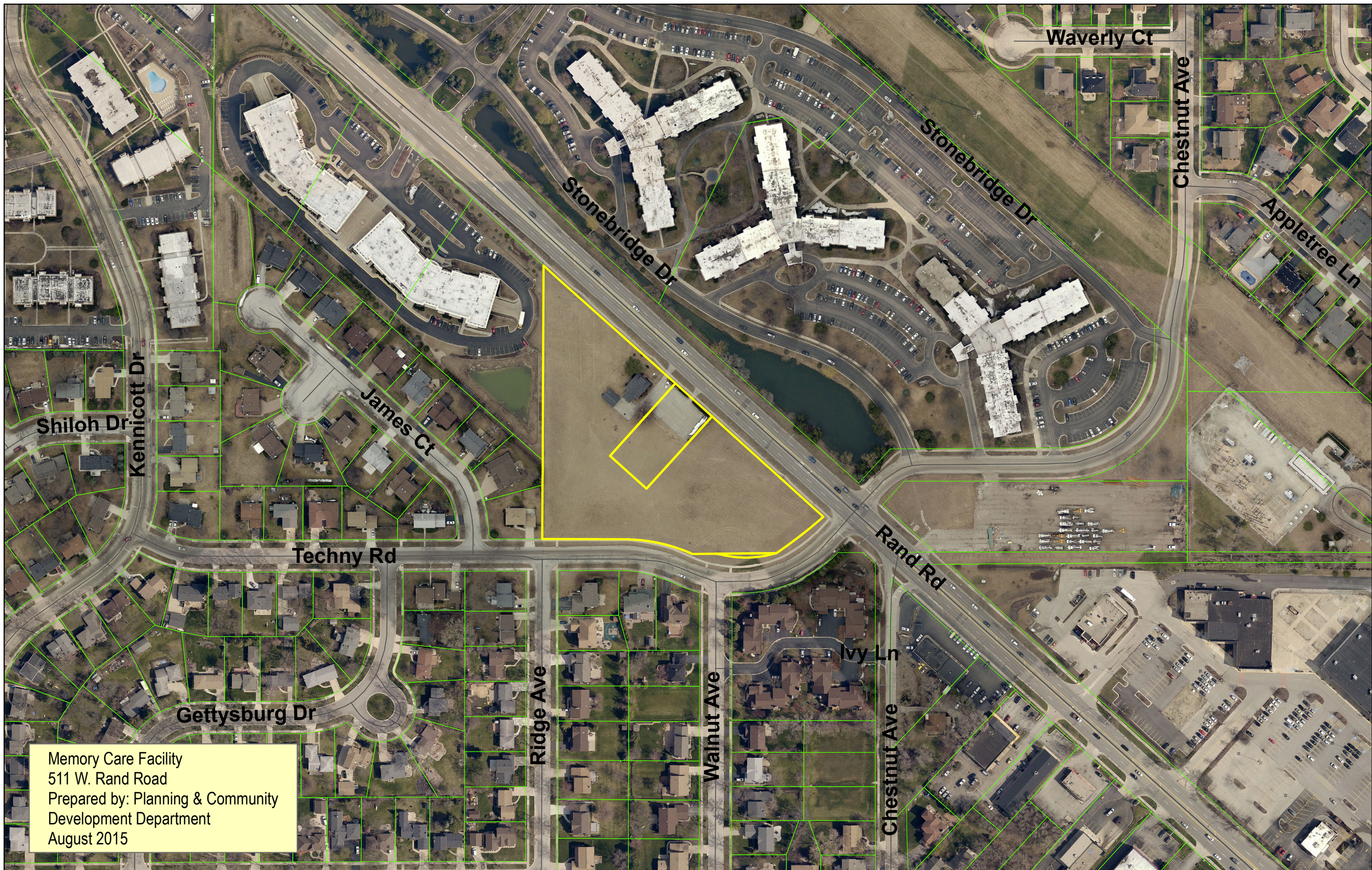


Latika Bhide

Development Planner

Department of Planning and Community Development

C: Charles Witherington-Perkins, Director of Planning and Community Development
Bill Enright, Deputy Director of Planning and Community Development



Waverly Ct

Chestnut Ave

Stonebridge Dr

Appletree Ln

Stonebridge Dr

James Ct

Shiloh Dr

Kennicott Dr

Techny Rd

Rand Rd

Gettysburg Dr

Ridge Ave

Walnut Ave

Ivy Ln

Chestnut Ave

Memory Care Facility
511 W. Rand Road
Prepared by: Planning & Community
Development Department
August 2015



Item: 504 S. Mitchell Subdivision - T1512

Department: Planning & Community Development

Requested Action

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

Variations Required

1. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the required rear yard from 30 feet to allow 27.6 feet for the house for Lot 1.
2. A variation from Chapter 28, Section 6.7, Buildings on Dwelling Lot, from the requirement that there be no more than one dwelling unit on one zoning lot to allow 2 dwelling units on Lot 1.
3. A variation from Chapter 28, Section 9.2-1 from the requirement that any development with more than one principal building on a zoning lot or lot of record shall be a Planned Unit Development to allow 2 dwelling units (residence + second house) on Lot 1.

Recommendation

On August 4, 2015, the Staff Development Committee reviewed the proposed request and is not supportive of the request as proposed. If the petitioner should elect to submit a Plan Commission application, the following must be addressed:

1. Provide a written justification for each variation based on the following hardship criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. Staff has concerns with two homes on a newly subdivided lot and the aforementioned variation. If two lots are to be considered, the Staff Development

Committee would be supportive of the request if the proposed lot line aligns with the rear lot lines of the lots to the south, which would require the removal of the second home on Lot 1.

3. Provide an exhibit that shows the average setback of the existing homes on the west side of Mitchell Avenue and the east side of Walnut Avenue between Park Street and Fairview Street.
4. Provide a tree preservation plan that identifies all existing trees with a trunk caliper size of three inches or greater. This plan must also include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value.
5. The fee in lieu of detention shall be determined during the formal Plan Commission process.
6. School, Park and Library contributions shall be required prior to the issuance of a building permit for the new lot.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Plat of Survey
Location Map

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika V. Bhide, Development Planner
Meeting Date: August 26, 2015
Date Prepared: August 20, 2015
Project Title: 504 S. Mitchell Subdivision
Address: 504 S. Mitchell Avenue

BACKGROUND INFORMATION

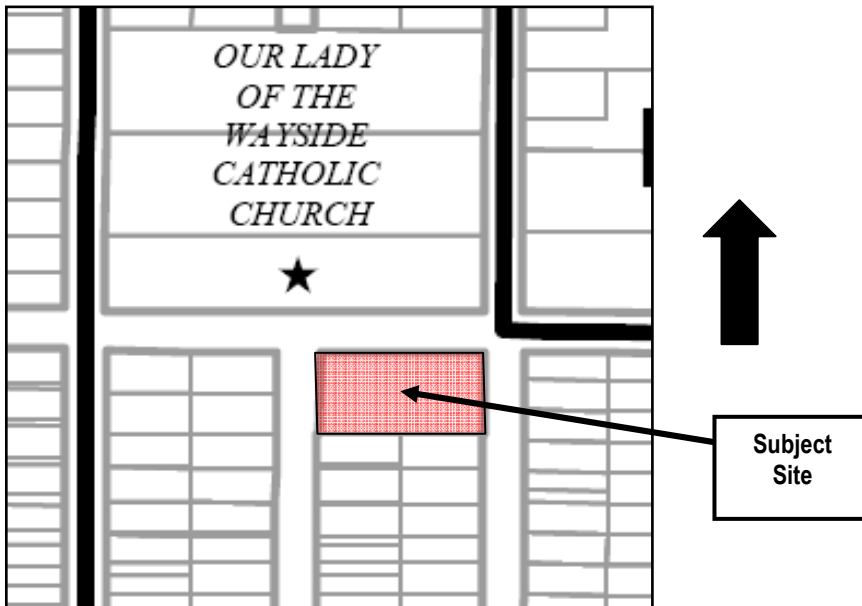
Petitioner: Mike Anderson
Address: Haeger Engineering
 1304 N. Plum Grove Road
 Schaumburg, IL 60173
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

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

Variations Required:

1. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the required rear yard from 30 feet to allow 27.6 feet for the house for Lot 1.
2. A variation from Chapter 28, Section 6.7, Buildings on Dwelling Lot, from the requirement that there be no more than one dwelling unit on one zoning lot to allow 2 dwelling units on Lot 1.
3. A variation from Chapter 28, Section 9.2-1 from the requirement that any development with more than one principal building on a zoning lot or lot of record shall be a Planned Unit Development to allow 2 dwelling units (residence + second house) on Lot 1.

**Surrounding Land Uses**

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

Project Summary

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

The proposed action, if approved, would allow the Petitioner to subdivide the parcel into two single family lots. The east lot (Lot 1) is proposed to be 133.60 feet wide and 23,366 square feet in area. The west lot (Lot 2) is proposed to be 90 feet wide and 12,067 square feet in area. The petitioner would like to retain the existing home, detached garage and (second) house on Lot 1. A new single family home is proposed for Lot 2.

A plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board. As part of the preliminary review process, the Staff Development Committee evaluated the relationship of the two new lots to the applicable Zoning and Subdivision regulations (see Table 1).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25' or Ave of block	10% lot width	30'	Ave of block
	9,900	8,750	90'	70'				
Proposed:								
Lot 1	23,366	-	133.60	-	Block Average	13.4	27.6	Block Average
Lot 2	12,067	-	90	-	25'	9	30	Block Average

Zoning and Comprehensive Plan

As shown in Table 1, Proposed Lot 1 will require a variation from the required rear yard setback for the (second) house. Similarly, a variation is required from Section 6.7, Buildings on Dwelling Lot, from the requirement that there be no more than one dwelling unit on one zoning lot to allow 2 dwelling units (residence + second house) on Lot 1. A variation from Chapter 28, Section 9.2-1 from the requirement that any development with more than one principal building on a zoning lot or lot of record shall be a Planned Unit Development to allow 2 dwelling units on Lot 1.

When compared to the surrounding properties, the proposed lots are larger in both area and width (see Table 2). As noted below, the proposed lots will be significantly larger than the corner lots on Mitchell Avenue and Walnut Avenue.

Table 2: Lot Comparison with Surrounding Properties

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

*Does not include the subject site, which would skew the average, thereby resulting in an average width of 91.5 feet and area of 20,755 square feet.

**Does not include the subject site, which would skew the average, thereby resulting in an average width of 101.5 feet and area of 22,108 square feet.

Staff Development Committee has the following concerns:

- 1) The potential resubdivision of the two lots into three lots at a future date;
- 2) Concerns with two homes on a newly subdivided lot and the aforementioned variation;
- 3) The proposed lot line does not align with the rear lot lines of the lots to the south.

The Staff Development Committee is not supportive of the request as submitted. If the Petitioner should elect to submit a Plan Commission application, they must provide a written justification for each variation that is based on the following hardship criteria:

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

The subdivision request is consistent with the Village's Comprehensive Plan Land Use Map, which designates the subject site and its surrounding environs as Single Family Detached, but is not consistent with the Land Use Goals and Policies which states that, "To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community."

Building, Site, and Landscape Related Issues

Currently, all of the surrounding roadways are fully improved (sidewalks, parkway trees, lighting, etc), therefore no public improvements are necessary. A fee-in lieu of detention will be required and will be determined as part of the formal review process. Also, to determine the required exterior side setback for the new lots and the front yard setback for Lot 1, the Petitioner will need to provide an exhibit that shows the average setback for the existing homes on the west side of Mitchell Avenue and the east side of Walnut Avenue between Park Street and Fairview Street. In addition, a tree preservation plan shall be required. This plan needs to identify all of the existing trees with trunk caliper sizes of three inches or greater and shall include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value. Finally, future residential development on the vacant lot shall require the submittal of a Design Commission application prior to the issuance of a building permit for the new home.

Traffic & Parking Issues

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development a formal traffic study by a certified Traffic Engineer is not required.

Recommendation

On August 4, 2015, the Staff Development Committee reviewed the proposed request and is not supportive of the request as proposed. If the petitioner should elect to submit a Plan Commission application, the following must be addressed:

1. Provide a written justification for each variation based on the following hardship criteria:
 - **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
 - **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
2. Staff has concerns with two homes on a newly subdivided lot and the aforementioned variation. If two lots are to be considered, the Staff Development Committee would be supportive of the request if the proposed lot line aligns with the rear lot lines of the lots to the south, which would require the removal of the second home on Lot 1.
3. Provide an exhibit that shows the average setback of the existing homes on the west side of Mitchell Avenue and the east side of Walnut Avenue between Park Street and Fairview Street.

4. Provide a tree preservation plan that identifies all existing trees with a trunk caliper size of three inches or greater. This plan must also include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value.
5. The fee in lieu of detention shall be determined during the formal Plan Commission process.
6. School, Park and Library contributions shall be required prior to the issuance of a building permit for the new lot.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, August 20, 2015

Bill Enright, Deputy Director of Planning and Community Development

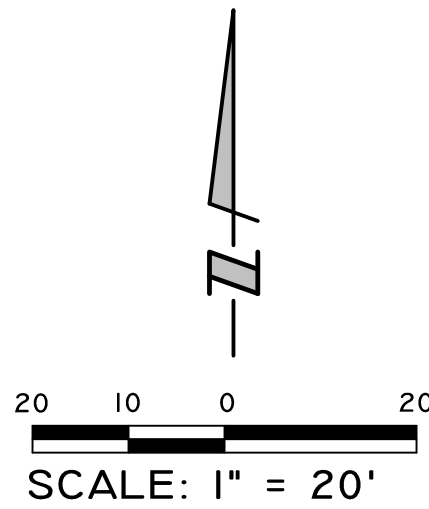
C: Randy Recklaus, Village Manager
All Department Heads

PRELIMINARY PLAT OF SUBDIVISION
BRUSCATO SUBDIVISION

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



VICINITY MAP
Not To Scale



AREA SUMMARY

Lot 1	23,366 S.F.	0.53641 Ac.
Lot 2	12,067 S.F.	0.27702 Ac.
Total	35,433 S.F.	0.81343 Ac.

LEGAL DESCRIPTION:

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

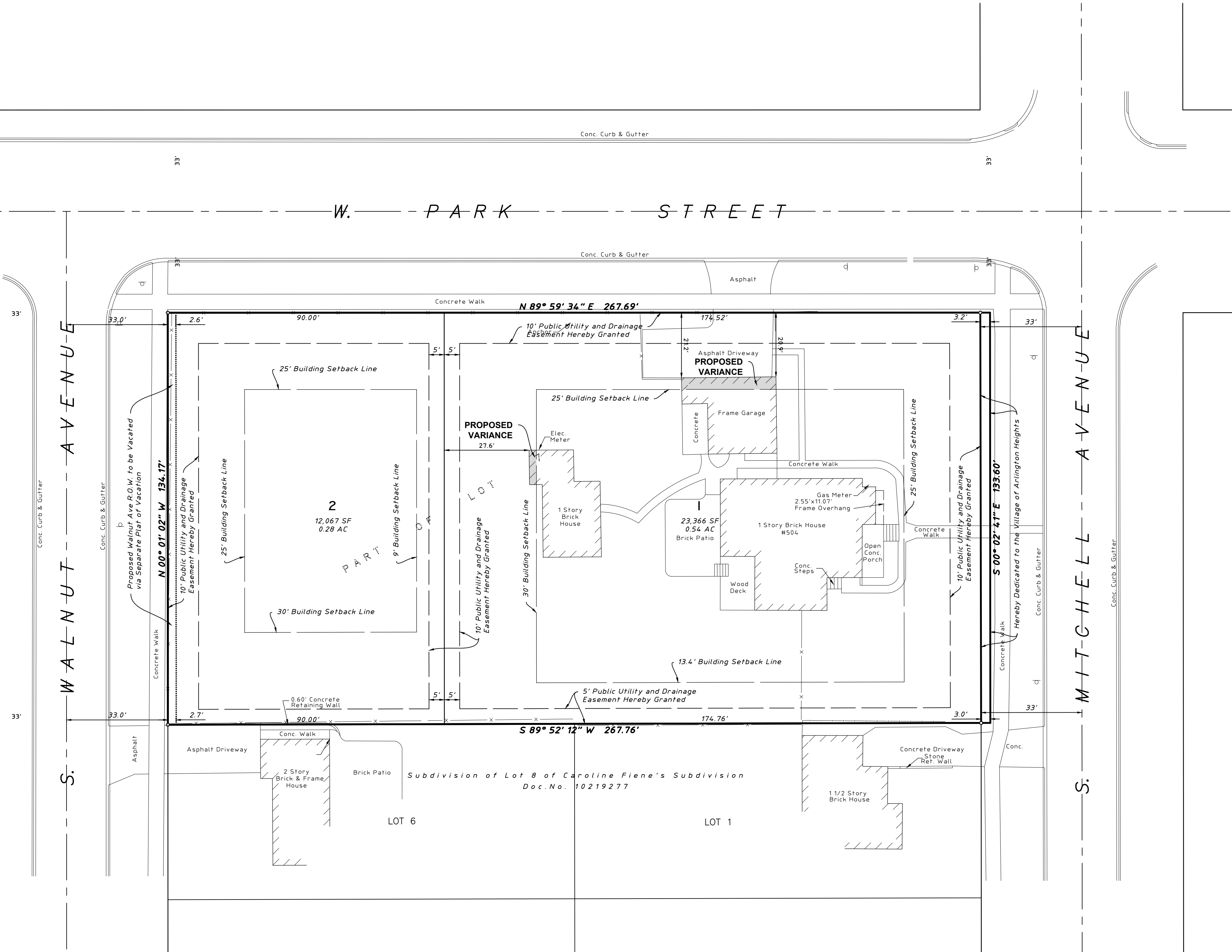
BENCHMARK:

Source Benchmark
Village of Arlington Heights # 66

Description: 3" Dia. Brass Disk

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

Elevation: 698.06 (NAVD 88)



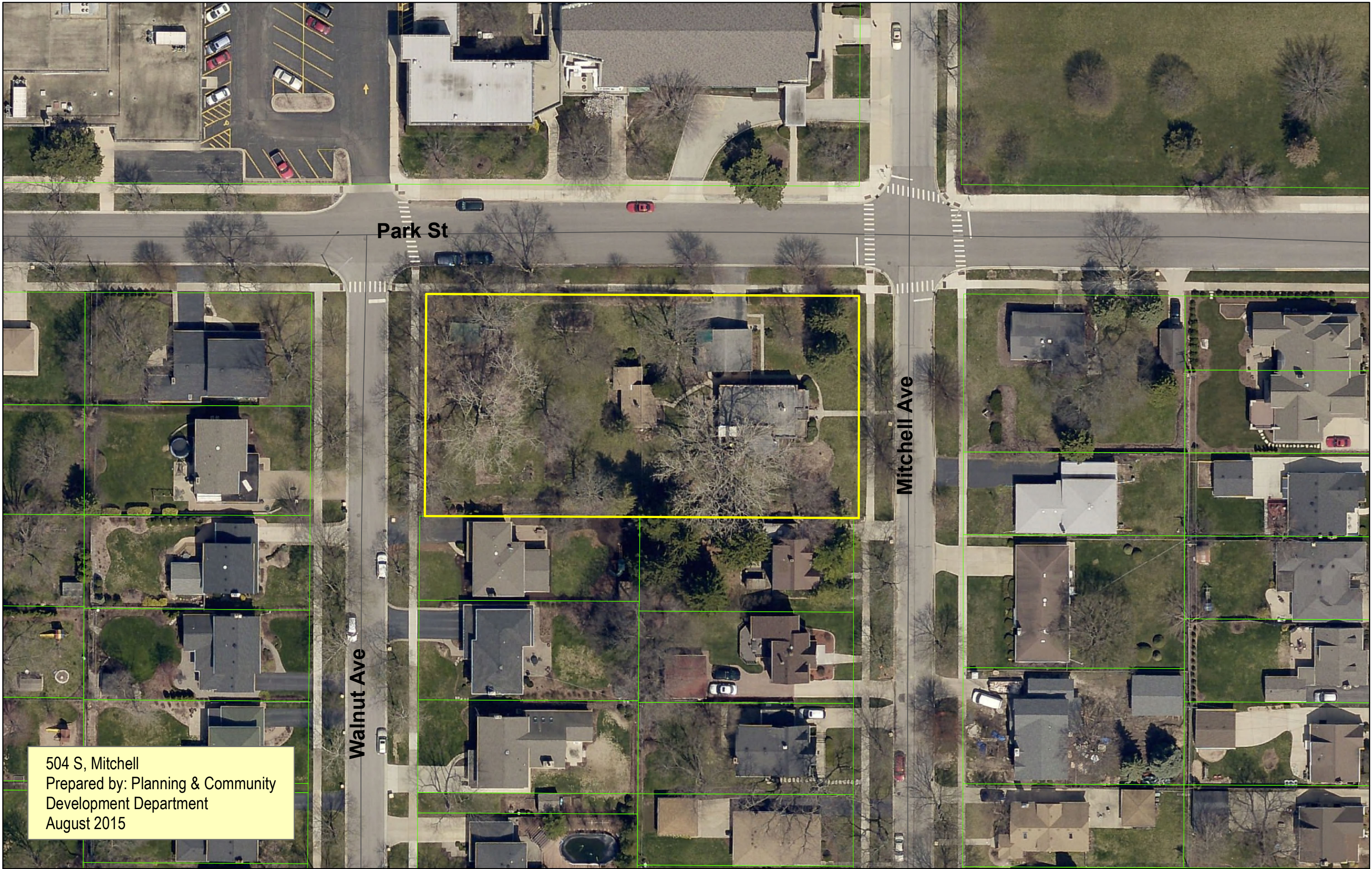
OWNER / PETITIONER:

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

PREPARED: JULY 14, 2015

HAEGER ENGINEERING
consulting engineers • land surveyors

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



Park St

Mitchell Ave

Walnut Ave

504 S, Mitchell
Prepared by: Planning & Community
Development Department
August 2015