



AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 3, 2024
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 8/19/2024 Village Board Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. 08/30/2024 Warrant Register
- VI. RECOGNITIONS AND COMMUNICATIONS
 - A. 2024 Illinois Traffic Safety Challenge Awards

- VII. PUBLIC HEARINGS
- VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. 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 request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

- A. Emergency HVAC Repair at Police Building - Award and Resolution
- B. Resolution Authorizing Execution of a Consulting Agreement with Mac Strategies Group
- C. Bond Waiver - Patton Elementary School
- D. Ordinance – Two Way Stop Sign for N Hickory Avenue and E Campbell Street
- E. Resolution For Change Order #2 – 2023 DCEO - MFT Rockwell / Beverly / Ridge
- F. Lead Service Line Rebate Program Guidelines, and License, Waiver of Liability, and Hold Harmless Agreement
- G. Speed Limit Ordinance for Euclid Avenue from Walnut Avenue to Waterman Avenue
- H. Resolution - Approving a Redevelopment Agreement for the Golf VX and Dogtopia Projects
- I. Bond Waiver - Arlington Heights Park Foundation
- J. Resolution - Approving an Agreement with the State of Illinois Organized Retail Crime Grant Program

X. NEW BUSINESS

- A. The Moorings - Independent Living Expansion - 811 E. Central Rd. - PC#24-008
Planned Unit Development Amendment, Height Variations, Parking Variation
- B. Spent Grain Brewing - 17 N. Vail Ave. - PC#24-009
Special Use Permit for a Brew Pub in the B-5 District

XI. CLOSED SESSION

A. Closed Session

5 ILCS 120/2(c)(21): discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

-and-

5ILCS 120/2(c)(5): purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

XII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60007
August 19, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia
Absent: Trustee Grasse

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27,
Trustee Schwingbeck Seconded the motion.

The Motion: Passed

Ayes: Bertucci, Schwingbeck, Baldino, Dunnington, Tinaglia, LaBedz, Shirley, Hayes

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

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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 request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

Trustee Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

A. Metropolis Building Infrastructure Project Special Assessments and Ordinance
Amending the 2024 Budget

Ordinance #2024-45

B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of
Business of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was a proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 8/30/2024**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$349,179.39
211	MOTOR FUEL TAX FUND	\$512,436.98
227	FOREIGN FIRE INS TAX FUND	\$1,415.52
231	CRIMINAL INVESTIGATION FD	\$1,832.46
235	MUNICIPAL PARKG OPR FUND	\$938.34
264	TIF V	\$4,354.39
266	HICKORY KENSINGTON TIF	\$18,092.50
401	CAPITAL PROJECTS FUND	\$71,618.36
426	STORM WATER CONTROL FUND	\$3,034.50
505	WATER AND SEWER FUND	\$228,003.14
515	ARTS ENTERT & EVENTS FUND	\$212,002.85
605	HEALTH INSURANCE FUND	\$451,827.97
615	WORKERS COMPENSATION INS	\$133.43
621	FLEET OPERATIONS FUND	\$18,781.84
625	TECHNOLOGY FUND	\$15,738.12
715	GUARANTY DEPOSITS FUND	\$6,400.00
TOTAL ALL FUNDS		\$1,895,789.79

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 8/30/2024

Department 0000

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
308280	715-0000-220930-	ALBRECHT ENTERPRISES, INC.	BOND REFUND-REC-005099-2024	\$200.00	\$200.00
308281	715-0000-220930-	BMS Group	BOND REFUND-REC-005162-2024	\$200.00	\$200.00
308282	715-0000-220930-	DIANE JAMIESON	BOND REFUND-REC-005103-2024	\$200.00	\$200.00
308283	715-0000-220930-	FORTIS	BOND REFUND-REC-005158-2024	\$200.00	\$200.00
308284	715-0000-220930-	Grahm Loch	BOND REFUND-REC-005161-2024	\$200.00	\$400.00
308284	715-0000-220930-	Grahm Loch	BOND REFUND-REC-005161-2024	\$200.00	
308285	715-0000-220930-	JRC DESIGN BUILD	BOND REFUND-REC-005095-2024	\$200.00	\$700.00
308285	715-0000-220930-	JRC DESIGN BUILD	BOND REFUND-REC-005095-2024	\$500.00	
308286	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-005096-2024	\$200.00	\$200.00
308287	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-005085-2024	\$200.00	\$200.00
308288	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-005088-2024	\$200.00	\$200.00
308289	715-0000-220930-	Krzysztof Pelczar	BOND REFUND-REC-005086-2024	\$200.00	\$200.00
308290	715-0000-220930-	Marion Shelton	BOND REFUND-REC-005156-2024	\$200.00	\$200.00
					\$900.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 8/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308291	715-0000-220930-	MARK KOPULOS	BOND REFUND-REC-005145-2024	\$200.00	
308291	715-0000-220930-	MARK KOPULOS	BOND REFUND-REC-005145-2024	\$200.00	
308291	715-0000-220930-	MARK KOPULOS	BOND REFUND-REC-005145-2024	\$500.00	
					\$200.00
308292	715-0000-220930-	Melissa Gati	BOND REFUND-REC-005089-2024	\$200.00	
					\$200.00
308293	715-0000-220930-	NORMANDY CONSTRUCTION CO., INC.	BOND REFUND-REC-005104-2024	\$200.00	
					\$200.00
308294	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-005160-2024	\$200.00	
					\$200.00
308295	715-0000-220930-	Rooney Landscape	BOND REFUND-REC-005159-2024	\$200.00	
					\$200.00
308296	715-0000-220930-	STEVE HAAS	BOND REFUND-REC-005091-2024	\$200.00	
					\$200.00
308297	715-0000-220930-	total paving	BOND REFUND-REC-005157-2024	\$200.00	
					\$200.00
308298	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005148-2024	\$200.00	
					\$200.00
308299	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005149-2024	\$200.00	
					\$200.00
308300	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005150-2024	\$200.00	
					\$200.00
308301	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005151-2024	\$200.00	
					\$200.00
308302	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005152-2024	\$200.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308303	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005154-2024	\$200.00	\$200.00
308304	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-005155-2024	\$200.00	\$200.00
308312	101-0000-441350-	SABINA DEKORSI	CITATION REFUND	\$500.00	\$500.00
802415	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	EMPLOYEE RTA BENEFIT PROGRAM	\$261.00	\$261.00
902372	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 7/16-7/31	(\$68,678.78)	(\$68,678.78)
902374	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$1,906.00	\$4,444.58
902374	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$2,538.58	
902380	101-0000-210820-	SONTIQ	ID PROTECTION JULY 2024	\$205.42	\$205.42
902381	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$2,136.43	\$7,029.86
902381	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,893.43	
DEPARTMENT 0000 TOTAL:				(\$49,837.92)	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
	101-0101-521650-	B&H PHOTO	OFFICE EQUIPMENT	\$925.00	\$925.00
DEPARTMENT 0101 TOTAL:				\$925.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0201

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
					\$1,634.08
	101-0201-521655-	HOOTSUITE MEDIA INC	OFFICE EQUIPMENT	\$1,188.00	
	101-0201-522030-	NOTHING BUNDT CAKES	MEETING SUPPLIES	\$36.79	
	101-0201-522030-	WESTIN HOTELS & RESORTS	TRAVEL & TRAINING	\$245.10	
	101-0201-522030-	ARMANDS	MEETING SUPPLIES	\$44.80	
	101-0201-522030-	JIMMY JOHNS	MEETING SUPPLIES	\$77.70	
	101-0201-522700-	APPLE STORE	MONTHLY ICLOUD STORAGE	\$0.99	
	101-0201-530050-	PARTY CITY	MEETING SUPPLIES	\$40.70	
DEPARTMENT 0201 TOTAL:				\$1,634.08	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
					\$3,168.93
	101-0301-522010-	APWA ILLINOIS PUBLIC SERVICE	ADVERTISING	\$25.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	LEAGUE OF WOMEN IN GOVERNMENT	ADVERTISING	\$199.00	
	101-0301-522010-	LOCAL GOVERNMENT HISPANIC NETWORK	ADVERTISING	\$250.00	
	101-0301-522010-	AMERICAN PLANNING ASSOC	ADVERTISING	\$295.00	
	101-0301-522030-	UNIVERSITY OF SOUTH FLORIDA	TRAVEL & TRAINING	\$99.00	
	101-0301-522050-	CONSENSUS CLOUD SOLUTIONS	OFFICE EQUIPMENT	\$49.99	
	101-0301-540700-	COOPERS HAWK RESTAURANT	2024 EMPLOYEE SERVICE AWARDS LUNCHEON	\$2,063.19	
	101-0301-540700-	MEMORIAL UNITED METHODIST CHURCH	DONATION	\$102.75	
	615-0301-522030-	HR & PAYROLL ACADEMY	TRAVEL & TRAINING	(\$20.00)	
					\$2,401.15
308187	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$50.10	
308187	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$61.05	
308187	401-0301-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$2,290.00	
					\$8,586.25
308209	101-0301-520200-	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$8,586.25	
					\$50.00
308242	101-0301-522010-	ILCMA	ADVERTISING	\$50.00	
					\$8,730.00
308276	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$1,643.00	

Department 0301

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308276	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$2,289.00	
308276	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$4,798.00	
					\$153.43
308340	615-0301-520500-	TARGET SOLUTIONS LEARNING LLC	OFFICE EQUIPMENT	\$153.43	
					\$384,795.76
902372	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 7/16-7/31	\$347,392.70	
902372	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 7/16-7/31	\$37,403.06	
					\$114,287.14
902373	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	ADMIN FEES JULY	\$114,287.14	
					\$1,083.00
902378	605-0301-520650-	PRUDENTIAL INSURANCE CO OF AMERICA	PAID UP LIFE INSURANCE	\$1,083.00	
					\$11,610.85
902379	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE HEALTH INSURANCE	\$339.15	
902379	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE HEALTH INSURANCE	\$11,271.70	
DEPARTMENT 0301 TOTAL:				\$534,866.51	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$728.97
	101-0501-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	CPA LICENSE RENEWAL	\$92.03	
	101-0501-522020-	AICPA	DUES	\$350.00	
	101-0501-522030-	IL MUNICIPAL LEAGUE	TRAVEL & TRAINING	\$250.00	
	101-0501-522050-	TAX N COMPANY INC	MISCELLANEOUS SUPPLIES	\$35.95	
	101-0501-522700-	APPLE STORE	CLOUD STORAGE	\$0.99	
					\$10.14
308187	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$10.14	
					\$420.16
308201	101-0501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$420.16	
					\$1,205.28
308328	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	\$1,205.28	
					\$5,062.59
902376	101-0501-522050-	CITIBANK	POSTAGE	\$5,062.59	
					\$4,361.00
902377	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$4,361.00	
			DEPARTMENT 0501 TOTAL:	\$11,788.14	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0601

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$362.77
	625-0601-521655-	SIMPLEMDM	EQUIPMENT MAINTENANCE	\$126.00	
	625-0601-521655-	JOTFORM, INC	OFFICE EQUIPMENT	\$64.50	
	625-0601-521655-	CLOUDFLARE	OFFICE EQUIPMENT	\$25.00	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$29.08	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$33.72	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$58.98	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$25.49	
					\$259.14
308187	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$179.96	
308187	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$79.18	
					\$15,116.21
308202	625-0601-521655-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$13,281.74	
308202	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$83.38	
308202	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$143.93	
308202	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$1,607.16	
DEPARTMENT 0601 TOTAL:				\$15,738.12	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1021

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM AH ECON ALLNCE					
	101-1021-540400-	FEDEX OFFICE	SHIPPING	\$57.81	\$57.81
DEPARTMENT 1021 TOTAL:				\$57.81	

VILLAGE OF ARLINGTON HEIGHTS
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Department 2005

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SPECIAL EVENTS METROPOLIS THTR					
					(\$187.18)
	515-2005-550550-	WAYFAIR	METROPOLIS- REFUND	(\$187.18)	
308264	515-2005-550550-	METROPOLIS COMMERCIAL CONDO ASSN	SPECIAL ASSESSMENT - 2/3 ELEVATOR PROJECT	\$46,150.00	\$142,102.39
308264	515-2005-550550-	METROPOLIS COMMERCIAL CONDO ASSN	SPECIAL ASSESSMENT - MCQUAY A/C UNIT	\$95,952.39	
308265	515-2005-540810-	METROPOLIS PERFORMING ARTS CENTRE	2024 OPERATING CONTRIBUTION INSTALLMENT 3 of 4	\$70,000.00	\$70,000.00
DEPARTMENT 2005 TOTAL:				\$211,915.21	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
					\$5,100.63
	101-3001-521650-	COMCAST PROCESSING CENTER	MONTHLY FEES	\$115.50	
	101-3001-522020-	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	\$360.00	
	101-3001-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	\$96.00	
	101-3001-522030-	CIT INTERNATIONAL IN	TRAVEL & TRAINING	\$150.00	
	101-3001-522030-	SAVAGE TRAINING GROUP	TRAVEL & TRAINING	\$299.00	
	101-3001-522030-	CCROC	TRAVEL & TRAINING	\$300.00	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	SUBSCRIPTION	\$23.96	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$509.66	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$8.22	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$8.22	
	101-3001-533050-	DUNKIN DONUTS	MEETING SUPPLIES	\$99.92	
	101-3001-533050-	GRAND FRAME INC	MEETING SUPPLIES	\$1,551.17	
	101-3001-533250-	JIMMY JOHNS	MEETING SUPPLIES	\$62.97	
	101-3001-533250-	TORTORICE'S PIZZERIA	MEETING SUPPLIES	\$113.76	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$102.99	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$367.95	
	101-3001-533250-	O-SUN COMPANY	OFFICE SUPPLIES	\$53.89	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$179.99	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$77.46	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$249.99	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$149.99	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$219.99	
					\$43.21

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308201	101-3001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$43.21	
					\$4,170.00
308221	101-3001-520150-	ERNEST R BLOMQUIST PC	PROFESSIONAL SERVICES	\$4,170.00	
					\$53.20
308222	101-3001-521650-	EXPERIAN	MISCELLANEOUS SERVICES	\$53.20	
					\$3,378.45
308227	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$147.00	
308227	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$172.20	
308227	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$213.50	
308227	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$220.75	
308227	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$2,625.00	
					\$328.00
308230	101-3001-530350-	HALTER, DANIEL	CLOTHING & APPAREL	\$328.00	
					\$165.00
308233	101-3001-521650-	HILLSIDE SERVICE	PROFESSIONAL SERVICES	\$165.00	
					\$20.00
308241	101-3001-533250-	IL SECRETARY OF STATE	REGISTRATION STICKER REPLACEMENT	\$20.00	
					\$2,877.70
308243	101-3001-518990-	INTERGOVERNMENTAL RISK MGMT AGENCY	REFUND OVERPAYMENT BY IRMA	\$2,877.70	
					\$1,038.00
308245	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$118.00	
308245	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$920.00	
					\$1,366.64
308252	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT	\$1,366.64	
					\$502.80

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308253	101-3001-521650-	LIVE VIEW GPS INC	POLICE EQUIPMENT & SUPPLY	\$502.80	
					\$106.99
308256	101-3001-530350-	MANDEL, RUSSELL	CLOTHING & APPAREL	\$106.99	
					\$52.54
308261	101-3001-521650-	MCDONALD'S #1783	MISCELLANEOUS SUPPLIES	\$52.54	
					\$399.00
308269	101-3001-530350-	MILUTINOVIC, PETAR	CLOTHING & APPAREL	\$399.00	
					\$350.00
308273	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$350.00	
					\$47,546.78
308275	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$47,546.78	
					\$174.94
308318	101-3001-522030-	PETTY CASH/POLICE	VEHICLE RENTAL	\$168.75	
308318	101-3001-530050-	PETTY CASH/POLICE	OFFICE SUPPLIES	\$6.19	
					\$3,525.31
308338	101-3001-530350-	STREICHER'S	CLOTHING & APPAREL	\$3,525.31	
					\$950.00
308339	101-3001-533250-	SUBURBAN ACCENTS INC	VEH MAINTENANCE SERVICE	\$950.00	
					\$2,000.00
308340	101-3001-522030-	TARGET SOLUTIONS LEARNING LLC	TRAVEL & TRAINING	\$2,000.00	
					\$440.70
308346	101-3001-522100-	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$440.70	
			DEPARTMENT 3001 TOTAL:	\$74,589.89	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
	231-3003-540010-	TRI-MOR K9	OFFICE EQUIPMENT	\$500.00	\$500.00
308314	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$18.87	\$1,332.46
308314	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$1,313.59	
DEPARTMENT 3003 TOTAL:				\$1,832.46	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$3,994.80
	101-3501-521020-	TRACE ANALYTICS INC	FIRE EQUIPMENT & SUPPLY	\$5.04	
	101-3501-521110-	HOME DEPOT CREDIT SERVICES	BUILDING MAINTENANCE SUPPLIES	\$132.48	
	101-3501-522020-	AMERICAN SOCIETY OF SAFETY PROF	DUES	\$200.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	\$41.00	
	101-3501-522030-	HOME DEPOT #1922	TRAVEL & TRAINING	\$524.98	
	101-3501-522030-	BP	TRAVEL & TRAINING	\$12.10	
	101-3501-522030-	QUICK RESPONSE FIRE	TRAVEL & TRAINING	\$237.70	
	101-3501-522030-	ON-TARGET STRATEGIES	TRAVEL & TRAINING	\$1,625.00	
	101-3501-530350-	IRA GREEN, INC	CLOTHING & APPAREL	\$73.50	
	101-3501-533450-	PENS.COM	PUBLIC EDUCATION SUPPLIES	\$227.00	
	401-3501-550150-	HOME DEPOT #1922	FIRE EQUIPMENT & SUPPLY	\$99.00	
	401-3501-550150-	TOOLUP.COM	FIRE EQUIPMENT & SUPPLY	\$817.00	
					\$777.94
308187	101-3501-521110-	AMAZON COM CAPITAL SERVICES	JANITORIAL SUPPLIES	\$475.03	
308187	101-3501-521110-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	\$29.99	
308187	101-3501-530050-	AMAZON COM CAPITAL SERVICES	JANITORIAL SUPPLIES	\$20.98	
308187	101-3501-532800-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLIES	\$251.94	
					\$15,848.92
308275	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$15,848.92	
					\$43.34
308278	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$43.34	
					\$2,097.18
308317	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$264.28	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308317	401-3501-550150-	PENNCARE	MEDICAL SUPPLIES	\$1,832.90	
					\$313.50
308321	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	\$313.50	
					\$2,202.45
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$29.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$49.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$49.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$52.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$52.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$59.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$76.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$86.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$86.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$99.90	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$115.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$119.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$119.95	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$149.85	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$149.85	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$157.90	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$165.00	
308345	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$442.65	
					\$212.88
308348	401-3501-550150-	ULINE INC	NEW ENGINE EQUIPMENT	\$212.88	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$7,479.04
308355	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$5,309.04	
308355	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$1,430.00	
308355	401-3501-550150-	WS DARLEY & CO	OFFICE EQUIPMENT	\$740.00	
					\$1,681.86
308356	101-3501-521110-	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$1,681.86	
			DEPARTMENT 3501 TOTAL:	\$34,651.91	

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Department 3701

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
308187	227-3701-550150-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	\$58.78	\$58.78
308207	227-3701-522030-	CHUBB, BRENT	TUITION REIMBURSEMENT	\$154.10	\$154.10
308270	227-3701-550150-	MUNICIPAL EMERGENCY SERVICES	FIRE EQUIPMENT & SUPPLY	\$1,202.64	\$1,202.64
DEPARTMENT 3701 TOTAL:				\$1,415.52	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
					\$137.49
	101-4001-521650-	APPLE STORE	ICLOUD STORAGE	\$2.99	
	101-4001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$134.50	
308197	401-4001-550300-	BANNERVILLE USA	PRINTING SERVICES	\$6,150.00	\$6,150.00
308201	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$22.05	\$22.05
308206	264-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$320.42	\$13,147.99
308206	264-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$476.07	
308206	264-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$738.54	
308206	264-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$2,819.36	
308206	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$647.08	
308206	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$961.42	
308206	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,491.46	
308206	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$5,693.64	
308214	101-4001-522010-	DAILY HERALD	ADVERTISING	\$874.80	\$874.80
308226	101-4001-540400-	FRANCE MEDIA INC	ADVERTISING	\$1,750.00	\$1,750.00
308247	266-4001-550250-	LAMPIGNANO AND SON CONSTRUCTION CO.	CONSTRUCTION SERVICES	\$16,830.00	\$16,830.00
308248	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$217.50	\$896.00

Department 4001

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308248	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$678.50	
					\$3,900.00
308257	101-4001-520050-	MAROUS & COMPANY	CONSULTING SERVICES	\$3,900.00	
					\$319.94
308278	101-4001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$319.94	
					\$1,262.50
308316	266-4001-520050-	PATRICK ENGINEERING, INC	PROFESSIONAL SERVICES	\$1,262.50	
			DEPARTMENT 4001 TOTAL:	\$45,290.77	

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Department 4501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
					\$1,471.54
	101-4501-522030-	BGR TECHNICAL PUBLICATIONS	TRAVEL & TRAINING	\$69.99	
	101-4501-522030-	UDEMY, INC	TRAVEL & TRAINING	\$34.99	
	101-4501-522030-	BUILDING CODE MASTER	TRAVEL & TRAINING	\$29.00	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	\$309.00	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	\$480.00	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$17.99	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$12.78	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$23.99	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$24.90	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$428.93	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$39.97	
					\$900.00
308343	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
308343	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
308343	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
308343	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$70.00	
308343	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$725.00	
DEPARTMENT 4501 TOTAL:				\$2,371.54	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$977.22
	101-7001-521650-	INTERFAX	OFFICE EQUIPMENT	\$9.95	
	101-7001-530010-	BPI MIND MOOD AND MEMORY	PUBLICATION	\$24.84	
	101-7001-533100-	NORTHWEST COMMUNITY HEALTHCARE	NURSING SUPPLIES	\$175.00	
	101-7001-540530-	LYFT	EMERGENCY ASSISTANCE	\$41.24	
	101-7001-540530-	SUBURBAN STUDIOS ARLIGTON HEIGHTS	EMERGENCY ASSISTANCE	\$140.66	
	101-7001-540530-	HOLIDAY INN EXPRESS	EMERGENCY ASSISTANCE	\$304.62	
	101-7001-540530-	LYFT	EMERGENCY ASSISTANCE	\$42.26	
	101-7001-540530-	LYFT	EMERGENCY ASSISTANCE	\$12.99	
	101-7001-540530-	WALGREENS	EMERGENCY ASSISTANCE	\$76.39	
	101-7001-540530-	HOLIDAY INN EXPRESS	EMERGENCY ASSISTANCE	\$133.28	
	101-7001-540530-	EMERGENCY ASSISTANCE	EMERGENCY ASSISTANCE	\$15.99	
					\$128.50
308187	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$60.54	
308187	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$67.96	
					\$19.83
308201	101-7001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$19.83	
					\$347.34
308213	101-7001-521655-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	\$347.34	
					\$1,424.70
308224	101-7001-533100-	FFF ENTERPRISES INC	FLU SHOTS	\$2,215.80	
308224	101-7001-533100-	FFF ENTERPRISES INC	RETURN FLU SHOTS	(\$738.60)	
308224	101-7001-533100-	FFF ENTERPRISES INC	RETURN FLU SHOTS	(\$52.50)	
					\$350.00

Department 7001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308225	101-7001-521100-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$175.00	
308225	101-7001-521100-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$175.00	
					\$100.00
308249	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	\$100.00	\$37.31
308258	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	\$37.31	
					\$120.00
308335	101-7001-522020-	STAPLETON, STACY SHEIN	PROFESSIONAL SERVICES	\$120.00	
DEPARTMENT 7001 TOTAL:				\$3,504.90	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
					\$2,011.80
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$63.97	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$76.02	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$124.82	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$38.77	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$47.94	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$137.48	
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	\$19.44	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$34.92	
	101-7007-540160-	CRAFT OUTLET	PROGRAM SUPPLIES	\$672.55	
	101-7007-540160-	PANERA	PROGRAM SUPPLIES	\$261.29	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$8.99	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$134.66	
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	\$8.99	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$56.80	
	101-7007-540160-	MARIANO'S	PROGRAM SUPPLIES	\$84.77	
	101-7007-540160-	NETFLIX	PROGRAM SUPPLIES	\$22.99	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$217.40	
					\$295.00
308203	101-7007-540160-	CHERYL BROWN	PROGRAM INSTRUCTIONAL FEES	\$295.00	
					\$250.00
308205	101-7007-540160-	CHINESE INTERCULTURAL, LLC	PROGRAM INSTRUCTIONAL FEES	\$250.00	
					\$64.40
308211	101-7007-540160-	COLAGROSSI, TRACEY	REIMBURSEMENT	\$64.40	
					\$200.00

Department 7007

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308215	101-7007-540160-	DENISE LAURIN VISUAL ART	PROGRAM INSTRUCTIONAL FEES	\$200.00	
					\$340.00
308231	101-7007-540160-	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEES	\$340.00	
					\$120.00
308234	101-7007-521020-	HOFFMANN PIANO SERVICE	EQUIPMENT MAINTENANCE	\$120.00	
			DEPARTMENT 7007 TOTAL:	\$3,281.20	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$3,402.61
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	\$20.00	
	101-7101-522030-	UNIV OF WISCONSIN	TRAVEL & TRAINING	\$1,295.00	
	101-7101-531650-	APWA ILLINOIS PUBLIC SERVICE	ADVERTISING	\$375.00	
	101-7101-531650-	JIMMY JOHNS	MEETING SUPPLIES	\$48.45	
	101-7101-531650-	SOUTHERN KITCHEN	MEETING SUPPLIES	\$212.10	
	101-7101-531650-	WALMART	MEETING SUPPLIES	\$3.48	
	101-7101-531650-	SAMS CLUB	EVENT SUPPLIES	\$318.30	
	101-7101-531650-	ADOBE	OFFICE EQUIPMENT	\$701.12	
	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS	\$375.50	
	515-7101-533050-	WALMART	EVENT SUPPLIES	\$17.70	
	515-7101-533050-	WALMART	EVENT SUPPLIES	\$35.96	
					\$6,658.56
308183	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHTING SUPPLIES	\$1,035.56	
308183	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHTING SUPPLIES	\$2,146.00	
308183	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHTING SUPPLIES	\$3,477.00	
					\$7,329.51
308184	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	BUILDILNG MAINTENANCE SUPPLY	\$4,314.51	
308184	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$3,015.00	
					\$300.00
308185	101-7101-521110-	AFTERMATH	SERVICE BUILDING MAINTENANCE	\$300.00	
					\$4,444.81
308189	101-7101-521110-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$3,860.80	
308189	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$584.01	

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$8,160.89
308190	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,872.00	
308190	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,288.89	
					\$827.42
308192	101-7101-531850-	ARLINGTON POWER EQUIPMENT	AGRICULTURAL SUPPLIES	\$187.44	
308192	401-7101-550150-	ARLINGTON POWER EQUIPMENT	AGRICULTURAL SUPPLIES	\$639.98	
					\$916.40
308194	101-7101-522700-	AT & T	ACCT 84725535058159	\$916.40	
					\$1,170.86
308195	101-7101-522700-	AT & T	ACCT 84759060006156	\$1,170.86	
					\$953.87
308198	101-7101-531550-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLY	\$10.47	
308198	101-7101-531550-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLY	\$943.40	
					\$390.40
308199	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$390.40	
					\$24.08
308201	101-7101-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$24.08	
					\$36,617.75
308206	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$36,617.75	
					\$3,034.50
308208	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$3,034.50	
					\$80.00
308210	101-7101-531750-	CMP INDUSTRIES, INC	STREET LIGHTING SUPPLIES	\$80.00	
					\$3,979.75
308219	101-7101-531650-	EDUCATION & OUTREACH COMPANY	FORESTRY SUPPLIES	\$3,979.75	
					\$16,800.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308220	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$16,800.00	
					\$3,412.92
308223	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	\$22.68	
308223	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	\$158.76	
308223	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	\$3,231.48	
					\$7,459.29
308228	101-7101-521020-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$31.87	
308228	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$78.50	
308228	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$96.20	
308228	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$138.00	
308228	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$221.76	
308228	101-7101-531650-	GRAINGER W W INC	SAFETY SUPPLIES	\$1,566.00	
308228	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$311.92	
308228	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$602.97	
308228	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$724.79	
308228	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$3,687.28	
					\$4,985.12
308229	401-7101-550200-	GRAYBAR ELECTRIC COMPANY	EQUIPMENT	\$4,985.12	
					\$5,400.00
308235	101-7101-521550-	HOMER TREE CARE, INC	LANDSCAPING SERVICES	\$5,400.00	
					\$732.00
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$65.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$104.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$120.00	
308244	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$147.00	
					\$2,585.68
308246	101-7101-531550-	JOHNSTONE SUPPLY	BUILDING MAINTENANCE SUPPLY	\$2,585.68	
					\$344.80
308250	101-7101-531550-	LIEBOVICH STEEL & ALUMINUM CO	SERVICE BUILDING MAINTENANCE	\$344.80	
					\$308.75
308251	101-7101-521020-	LIFE FITNESS	EQUIPMENT MAINTENANCE	\$308.75	
					\$450.80
308254	101-7101-531650-	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$33.23	
308254	101-7101-531650-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$9.48	
308254	101-7101-531650-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$58.64	
308254	101-7101-531650-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$108.32	
308254	101-7101-531650-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$174.77	
308254	101-7101-531750-	LOWES COMMERCIAL SERVICES	STREET LIGHTING SUPPLIES	\$19.93	
308254	101-7101-531800-	LOWES COMMERCIAL SERVICES	STREET SIGN SUPPLY	\$46.43	
					\$130.80
308260	101-7101-531900-	MCA INDUSTRIES	STREET SUPPLIES	\$130.80	
					\$357.43
308262	101-7101-521010-	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	\$357.43	
					\$3,462.50
308263	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$577.50	
308263	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$2,885.00	
					\$460.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308266	101-7101-531550-	METROPOLITAN INDUSTRIES	BUILDING MAINTENANCE SUPPLY	\$460.00	
					\$752.26
308267	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$752.26	
					\$398.75
308268	101-7101-531400-	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	\$398.75	
					\$450.00
308274	101-7101-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$225.00	
308274	101-7101-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$225.00	
					\$64.68
308277	101-7101-531650-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLIES	\$64.68	
					\$47,041.82
308279	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$21,587.68	
308279	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$25,454.14	
					\$940.75
308306	401-7101-550300-	DR. JAMIE RILEY	RESIDENT REIMBURSEMENT	\$940.75	
					\$1,891.53
308307	401-7101-550300-	EDUARD TSVIRKO	RESIDENT REIMBURSEMENT	\$1,891.53	
					\$500.00
308308	401-7101-550300-	JOHN SEDWITZ	RESIDENT REIMBURSEMENT	\$500.00	
					\$736.60
308310	401-7101-550300-	LYNN WERTKE	RESIDENT REIMBURSEMENT	\$736.60	
					\$2,662.00
308313	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLIES	\$2,662.00	
					\$765.00
308319	101-7101-531650-	PRO SAFETY INC	MISCELLANEOUS SUPPLIES	\$765.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308323	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$3,065.63	\$3,065.63
308325	101-7101-521360-	ROLAND MACHINERY CO	EQUIPMENT RENTAL	\$10,000.00	\$10,000.00
308326	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00	\$391.04
308326	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$75.00	
308326	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48	
308326	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56	
308329	101-7101-531400-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$31.99	\$147.31
308329	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$10.56	
308329	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$15.97	
308329	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$23.96	
308329	101-7101-531750-	SHERWIN ACE HARDWARE	STREET LIGHTING SUPPLIES	\$3.88	
308329	101-7101-531750-	SHERWIN ACE HARDWARE	STREET LIGHTING SUPPLIES	\$26.97	
308329	515-7101-533050-	SHERWIN ACE HARDWARE	ALFRESCO SUPPLIES	\$33.98	
308330	101-7101-530050-	SIGNS BY TOMORROW	OFFICE SUPPLIES	\$68.38	\$68.38
308331	101-7101-531400-	SITEONE LANDSCAPE SUPPLY LLC	AGRICULTURAL SUPPLIES	\$267.62	\$452.99
308331	101-7101-531400-	SITEONE LANDSCAPE SUPPLY LLC	LANDSCAPING SUPPLIES	\$185.37	
308332	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLIES	\$351.29	\$351.29
308334	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLIES	\$5.36	\$773.30

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308334	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLIES	\$94.75	
308334	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLIES	\$616.94	
308334	401-7101-550200-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLIES	\$56.25	
					\$840.00
308336	101-7101-521020-	STATE OF IL FIRE MARSHALL	SERVICE BUILDING MAINTENANCE	\$840.00	\$21,300.00
308337	101-7101-531750-	STEINER ELECTRIC	STREET LIGHT SUPPLIES	\$21,300.00	
					\$4,336.20
308342	101-7101-521020-	TGF ENTERPRISES INC	EQUIPMENT MAINTENANCE	\$4,336.20	\$1,831.50
308344	101-7101-531800-	THREE M	STREET SUPPLIES	\$1,831.50	
					\$4,573.00
308347	101-7101-521010-	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL MAINTENANCE	\$525.00	\$12,650.24
308347	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	\$4,048.00	
308348	101-7101-531450-	ULINE INC	BUILDING MAINTENANCE SUPPLIES	\$261.11	
308348	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	\$2,836.53	
308348	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	\$4,359.04	
308348	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	\$4,469.66	
308348	101-7101-531550-	ULINE INC	OFFICE SUPPLIES	\$723.90	
					\$1,087.50
308351	101-7101-520050-	WEATHER WORKS, LLC	PROFESSIONAL SERVICES	\$1,087.50	\$375.00
308354	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	\$375.00	
					\$1,461.63
308358	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$65.64	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308358	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$251.98	
308358	101-7101-530350-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$35.50	
308358	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$400.63	
308358	101-7101-531650-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$179.06	
308358	101-7101-531650-	ZORO TOOLS INC	MISCELLANEOUS SUPPLIES	\$89.64	
308358	101-7101-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$439.18	
					\$746.51
802411	101-7101-522700-	AT & T	ACCT 84725961248940	\$56.61	
802411	101-7101-522700-	AT & T	ACCT 84779713213488	\$56.89	
802411	101-7101-522700-	AT & T	ACCT 84739271083278	\$57.36	
802411	101-7101-522700-	AT & T	ACCT 84739208661733	\$59.21	
802411	101-7101-522700-	AT & T	ACCT 84757754536603	\$85.15	
802411	101-7101-522700-	AT & T	ACCT 84743978686650	\$112.92	
802411	101-7101-522700-	AT & T	ACCT 84757757951551	\$318.37	\$1,334.22
802412	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	\$123.35	
802412	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	\$212.71	
802412	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8017024000	\$370.89	
802412	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	\$627.27	
					\$512,436.98
902375	211-7101-550400-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	\$512,436.98	
DEPARTMENT 7101 TOTAL:				\$759,607.61	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$370.23
	505-7201-531650-	JIMMY JOHNS	MEETING SUPPLIES	\$48.45	
	505-7201-531650-	WALMART	MEETING SUPPLIES	\$3.48	
	505-7201-531650-	SAMS CLUB	EVENT SUPPLIES	\$318.30	
					\$8,650.00
308186	505-7201-521350-	ALPINE SAP, INC.	SERVICE BUILDING MAINTENANCE	\$1,350.00	
308186	505-7201-521350-	ALPINE SAP, INC.	SERVICE BUILDING MAINTENANCE	\$7,300.00	
					\$108.99
308187	505-7201-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT MAINTENANCE	\$40.99	
308187	505-7201-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	\$68.00	
					\$234.00
308188	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	\$117.00	
308188	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	\$117.00	
					\$65.53
308212	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	\$65.53	
					\$4,222.46
308216	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	\$4,222.46	
					\$317.61
308217	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806640	\$317.61	
					\$1,252.80
308228	505-7201-531650-	GRAINGER W W INC	SAFETY SUPPLIES	\$1,252.80	
					\$20,058.09
308232	505-7201-521350-	HBK WATER METER SERVICE INC	METER SERVICES	\$20,058.09	
					\$753.13

Department 7201

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308254	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SYSTEM SUPPLIES	\$358.26	
308254	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SYSTEM SUPPLIES	\$35.09	
308254	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SYSTEM SUPPLIES	\$56.98	
308254	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS	\$71.22	
308254	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS	\$231.58	
					\$1,168.00
308271	505-7201-531010-	MUNICIPAL MARKING DIST INC	WATER SYSTEM SUPPLIES	\$1,168.00	
					\$647.00
308305	505-7201-522300-	AMY PETTIE	RESIDENT REIMBURSEMENT	\$647.00	
					\$181.75
308309	505-7201-522300-	LOUIS MAJEWSKI	RESIDENT REIMBURSEMENT	\$181.75	
					\$290.00
308311	505-7201-522300-	RUTH ANDERSON	RESIDENT REIMBURSEMENT	\$290.00	
					\$3,065.62
308323	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$3,065.62	
					\$199.96
308324	505-7201-530350-	RODRIGUEZ, BENJAMIN	REIMBURSEMENT	\$199.96	
					\$11.96
308329	505-7201-531650-	SHERWIN ACE HARDWARE	LAB SUPPLIES	\$11.96	
					\$33.82
308334	505-7201-531650-	STANDARD PIPE & SUPPLY INC	WATER SYSTEM SUPPLIES	\$4.50	
308334	505-7201-531650-	STANDARD PIPE & SUPPLY INC	WATER SYSTEM SUPPLIES	\$29.32	
					\$3,864.48
308341	505-7201-531020-	TEST GAUGE INC	WATER SYSTEM SUPPLIES	\$78.54	
308341	505-7201-531020-	TEST GAUGE INC	WATER SYSTEM SUPPLIES	\$3,785.94	
					\$3,465.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308350	505-7201-531010-	WATER PRODUCTS CO	WATER SYSTEM SUPPLIES	\$825.00	
308350	505-7201-531010-	WATER PRODUCTS CO	WATER SYSTEM SUPPLIES	\$1,230.00	
308350	505-7201-531010-	WATER PRODUCTS CO	WATER SYSTEM SUPPLIES	\$1,410.00	
					\$1,087.50
308351	505-7201-520050-	WEATHER WORKS, LLC	PROFESSIONAL SERVICES	\$1,087.50	\$11,847.24
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$635.60	
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$919.64	
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$1,476.00	
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$2,394.00	
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$2,772.00	
308357	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$3,650.00	
					\$439.18
308358	505-7201-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$439.18	\$171.92
802411	505-7201-522700-	AT & T	ACCT 84743746858567	\$56.76	
802411	505-7201-522700-	AT & T	ACCT 84743746842777	\$56.76	
802411	505-7201-522700-	AT & T	ACCT 84725301748135	\$58.40	
					\$2,419.81
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0766943000	\$36.15	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	\$72.83	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	\$79.99	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0085022222	\$92.78	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	\$112.31	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	\$114.63	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	\$156.17	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	\$189.04	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	\$355.79	
802412	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	\$1,210.12	
					\$4,009.54
802413	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	\$1,653.64	
802413	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	\$2,355.90	
					\$473.90
802414	505-7201-521500-	NICOR	ACCT 05850400002	\$44.83	
802414	505-7201-521500-	NICOR	ACCT 16797600000	\$143.32	
802414	505-7201-521500-	NICOR	ACCT 76830700001	\$285.75	
DEPARTMENT 7201 TOTAL:				\$69,409.52	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
802412	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$22.76	\$78.60
802412	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$55.84	
DEPARTMENT 7301 TOTAL:				\$78.60	

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Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
308267	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$429.86	\$429.86
DEPARTMENT 7302 TOTAL:				\$429.86	

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Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
					\$214.94
308267	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.94	
DEPARTMENT 7303 TOTAL:				\$214.94	

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Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
					\$214.94
308267	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.94	
DEPARTMENT 7304 TOTAL:				\$214.94	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
	621-7501-521070-	ILLINOIS TOLLWAY	IPASS TOLL ACCOUNT AUTO REPLENISH	\$30.80	\$173.05
	621-7501-521070-	ILLINOIS TOLLWAY	IPASS TOLL ACCOUNT AUTO REPLENISH	\$40.00	
	621-7501-531500-	IL DEPT OF TRANSPORTATION	TRUCK SAFETY CERTIFICATION	\$102.25	
308187	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	\$119.94	\$1,523.20
308187	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	\$296.86	
308187	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	\$1,106.40	
308191	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$131.09	\$1,276.48
308191	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$516.24	
308191	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$629.15	
308193	621-7501-531510-	ARLINGTON TOYOTA	VEH MAINTENANCE SUPPLY	\$20.35	\$20.35
308196	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$742.50	\$742.50
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$63.30	\$420.14
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$17.09	
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$53.90	
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$53.90	
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$105.35	
308200	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$126.60	
					\$219.40

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308204	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	(\$44.00)	
308204	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$25.15	
308204	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$52.88	
308204	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$185.37	
					\$1,529.07
308218	621-7501-521020-	DOALL SAWING PRODUCTS	EQUIPMENT MAINTENANCE	\$1,529.07	
					\$347.06
308228	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$33.86	
308228	621-7501-531650-	GRAINGER W W INC	SAFETY SUPPLIES	\$313.20	
					\$151.00
308236	621-7501-521070-	IL SECRETARY OF STATE	VEHICLE REGISTRATION RENEWAL	\$151.00	
					\$151.00
308237	621-7501-521070-	IL SECRETARY OF STATE	VEHICLE REGISTRATION RENEWAL	\$151.00	
					\$151.00
308238	621-7501-521070-	IL SECRETARY OF STATE	VEHICLE REGISTRATION RENEWAL	\$151.00	
					\$151.00
308239	621-7501-521070-	IL SECRETARY OF STATE	VEHICLE REGISTRATION RENEWAL	\$151.00	
					\$151.00
308240	621-7501-521070-	IL SECRETARY OF STATE	VEHICLE REGISTRATION RENEWAL	\$151.00	
					\$1,728.32
308255	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$305.35	
308255	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$356.50	
308255	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$530.09	
308255	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$536.38	
					\$104.80
308259	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$104.80	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$973.19
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$116.70)	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$25.70	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$40.39	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$63.04	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$67.94	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$120.52	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$174.22	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$221.32	
308272	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$376.76	
					\$378.01
308315	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$148.88	
308315	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$229.13	
					\$1,854.00
308322	621-7501-531510-	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	\$1,854.00	
					\$1,480.90
308327	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$47.90	
308327	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$315.00	
308327	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$1,118.00	
					\$1,647.48
308333	621-7501-521070-	SPRING ALIGN	EQUIPMENT MAINTENANCE	\$1,647.48	
					\$174.04
308349	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.02	
308349	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.02	
					\$2,503.99

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WARRANT REGISTER
CHECK DATE: 8/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308352	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$2,503.99	
					\$155.19
308353	621-7501-530550-	WEX BANK	FUEL	\$155.19	
					\$775.67
308358	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$347.72	
308358	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$427.95	
			DEPARTMENT 7501 TOTAL:	\$18,781.84	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 8/30/2024

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
					\$153,027.34
308320	505-9001-550250-	PROFESSIONAL METERS, INC	METER SUPPLY AND SERVICES	\$153,027.34	
				DEPARTMENT 9001 TOTAL:	\$153,027.34
				WARRANT TOTAL:	\$1,895,789.79



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
9/3/2024

Item: 2024 Illinois Traffic Safety Challenge Awards
Department: Police

Item Description:

On August 23rd, 2024 the Arlington Heights Police Department was presented with four (4) first place awards for the 2023 Illinois Traffic Safety Challenge and special recognitions including:

- 1st Place Championship Category
- 1st Place Bicycle & Pedestrian Award
- 1st Place Distracted Driving Award
- 1st Place Occupant Protection

The first place award in the Championship Category is presented to the agency with the most comprehensive traffic safety program among all agencies, regardless of category or size, which have previously received a first place finish in their respective categories. The awards were presented by the Illinois Association of Chiefs of Police at the Midwest Police and Security Expo in Tinley Park, Illinois.

The Illinois Traffic Safety Challenge is coordinated by the Illinois Association of Chiefs of Police (ILACP) and supported by a National Highway Traffic Safety Administration (NHTSA) grant administered through the Illinois Department of Transportation (IDOT). The challenge targets four major traffic safety priorities: occupant protection, distracted driving, speeding and impaired driving, in addition to other traffic safety initiatives. Programs receiving the award effectively combine traffic enforcement, public educational activities and innovative problem-solving strategies.

Applications are judged by law enforcement and traffic safety professionals from around the State of Illinois. The Illinois Traffic Safety Challenge award recipients manage comprehensive programs within their communities that identify traffic issues, plan strategies, reduce social harm and improve the quality of life in their communities. Traffic safety remains a top priority of the Arlington Heights Police Department and receiving these awards validates the ongoing commitment towards keeping the communities' roadways safe for residents, businesses and visitors.

Scott Kristiansen, the Director of the Illinois Traffic Safety Challenge, will be presenting the above-mentioned awards to Mayor Thomas Hayes.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
9/3/2024

Item: Emergency HVAC Repair at Police Building - Award and Resolution

Department: Public Works & Engineering

Item Description:

On the evening of July 23, 2024, the Police Department building was struck by an electrical storm, leading to a critical failure of the HVAC network controller. This controller is a vital component of our building's ventilation system and the proper functioning of mechanical equipment throughout the facility. The unforeseen nature of this event necessitates an urgent replacement of the damaged controller to ensure our personnel's continued comfort and safety and to prevent potential damage to our HVAC system.

After a thorough evaluation by staff, it was determined that an emergency replacement of the HVAC network controller was necessary. Staff sought approval from the Village Manager and information was provided in the Friday Packet. At the time, a rough estimate was \$50,000 for the repair. Now that the work is completed, staff is finalizing the paperwork and approval of contract. Final costs will not exceed \$50,000.

The scope of work in this emergency request covered the following:

- Replacement of non-proprietary HVAC network control
- All necessary labor costs associated with installation and setup
- Technical support required for integration and configuration
- Potential upgrades to devices affected by controller failure
- Design and implementation of required software updates
- Installation of surge protection components to prevent future occurrences

We understand the importance of maintaining the operational efficiency of the Village's public facilities, especially within a critical environment such as the Police Department. Therefore, staff is requesting approval to waive formal bidding and approval of the emergency expenditure of up to \$50,000 to facilitate the replacement of the HVAC network controller, as defined above.

Funds for the services are available in Account No. 401-7101-550200

BL9601.

RECOMMENDATION

Public Works staff recommends approval of waiving the formal bidding and awarding the emergency HVAC repair work to The Stone Group of Chicago, Illinois, in an amount up to \$50,000, as authorized in the attached resolution.

ATTACHMENTS:

1. Resolution for Emergency HVAC Repairs at the Police Building and Proposal

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR EMERGENCY HVAC REPAIRS AT THE POLICE BUILDING,
TO THE STONE GROUP, OF CHICAGO, ILLINOIS

WHEREAS, the Village of Arlington Heights is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, in July 2024, Village Staff identified issues with the HVAC system at the Police Building, requiring emergency repair to prevent damage to the HVAC system; and

WHEREAS, The Stone Group of Chicago, Illinois ("*Contractor*") provided a quote to the Village for the immediate repair of the HVAC network controller in the amount not to exceed \$50,000.00 ("*Contract*"); and

WHEREAS, the Village President and Board of Trustees have determined that it is appropriate to waive the advertising requirements set forth in Section 8-9-1 of the Illinois Municipal Code, 65 ILCS 5/8-9-1, for the Contract for the emergency repair of the HVAC network controller; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with Contractor for the emergency repair of HVAC system will serve and be in the best interest of the Village and its residents and Village employees;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. WAIVER OF COMPETITIVE BIDDING. The advertising and bidding requirements for the Contract for emergency repairs to the HVAC system are hereby waived in accordance with Section 8-9-1 of the Illinois Municipal Code and the home rule powers of the Village.

SECTION 3. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and Contractor, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 4. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd day of September, 2024.

Village President

ATTEST:

Village Clerk

EXHIBIT A
CONTRACT



The Stone Group
228 N Washtenaw
Chicago, IL 60612
Office: 773-638-2758

Date: July 25th, 2024
Quotation Number: VAH – 24-1376
Company Name: Village of Arlington Heights
Address: 33 S Arlington Heights Rd.
Arlington Heights, IL 60005
Contact Name: John Giannetti

Project: Police Department BAS Emergency

Mr. Giannetti,

I am pleased to prepare this proposal for your review. The existing proprietary network controller at Village of Arlington Heights Police Station failed due to a power surge, which caused the BAS for this location to fail. In order to get the BAS back up and running, we propose to complete the following:

Scope of Work:

- Furnish and install a new Jace 9000 to replace the failed network controller.
- Furnish and install a surge protector and UPS for the new Jace 9000.
- Gain access to the existing Metasys supervisor to try and pull the data and programing, which will allow us to replicate the existing programing in the new Jace 9000.
- Complete all programing and testing for the equipment in this building.
- Rebuild the graphics to allow the customer to view all equipment.
- Train the customer on the operation of the new equipment and graphics.

Total Cost Not to Exceed: \$50,000.00

Please Note:

- This scope does not include upgrading any existing field controller or devices.
- This scope does not include any mechanical or electrical installations or repairs

As a representative of The Stone Group, I am looking forward to working with you on this opportunity as well as future opportunities to come. If I may be of further assistance, please feel free to contact me at 773-638-2758.

Respectfully submitted
Tom Gallagher

Project Manager

(847) 514-2615 Cell
(773) 638-2758 Office

ACCEPTANCE: The foregoing
Agreement is hereby signed and accepted.

Name: _____

Date: _____



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Resolution Authorizing Execution of a Consulting Agreement
with Mac Strategies Group

Department: Integrated Services

Item Description:

For the past year, Staff has been working with Mac Strategies for legislative consulting related to the Arlington Park Redevelopment project. The work of the firm has helped the Village remain informed about and engaged in the ongoing legislative discussions related to the issues surrounding the projects. The one-year agreement from last year expires on September 1st. Staff believes the Village will benefit from continuing our work with Mac Strategies in the coming year given the ongoing nature of these discussions. The firm has agreed to extend the contract with no increase in fees for an additional one-year term. The fee is \$120,000 per year and funds are available in the 2024 budget in the Capital Projects Fund for Professional Services, account # 401-0201-520050.

Staff Recommendation:

Approval of a Resolution Authorizing the Village Manager to Execute a Consulting Agreement with Mac Strategies Inc.

ATTACHMENTS:

1. A RESOLUTION APPROVING A CONSULTANT AGREEMENT WITH MAC STRATEGIES GROUP 8-21-23
2. MacStrategiesGroup_VillageofArlingtonHeights_LobbyistContract 2024-2025

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSULTING AGREEMENT WITH MAC STRATEGIES INC.

WHEREAS, the Village Board approved a contract with Mac Strategies Inc. ("*Consultant*") for Legislative Consulting Services on August 21, 2023; and

WHEREAS, the Village President and Board of Trustees have determined that continuing to utilize the Consultant for said services for another year will serve and be in the best interest of the Village;

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

SECTION 1. APPROVAL OF AGREEMENT. That a Consultant Agreement by and between the Village of Arlington Heights and the Consultant to perform legislative services on behalf of the Village of Arlington Heights, a true and correct copy of which is attached hereto, be and the same is approved.

SECTION 2. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to execute the Consultant Agreement on behalf of the Village of Arlington Heights.

SECTION 3. EFFECTIVE DATE. 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 3rd day of September, 2024.

Village President

ATTEST:

Village Clerk

CONSULTANT AGREEMENT

THIS AGREEMENT FOR CONTRACT LOBBYING SERVICES (“Agreement”) is made on the _____ day of August 2024 by and between, the Village of Arlington Heights, an Illinois municipal entity, with its principal address at 33 S. Arlington Heights Rd. Arlington Heights, Illinois 60005 (hereinafter referred to as the “Client”) and **MAC STRATEGIES GROUP, INC.**, an Illinois Corporation, with its principal address at 53 W. Jackson Blvd, #550, Chicago, Illinois, 60604 (hereinafter referred to as the “Lobbyist”).

WHEREAS, the Client desires to engage Lobbyist to perform legislative consulting and lobbying services for the Client and Lobbyist desires to perform such services on a non-exclusive basis and pursuant to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the premises hereof and of the mutual promises and agreements contained herein, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. Engagement; Scope of Services.

The Client hereby engages Lobbyist to perform the duties set forth in this Agreement. The engagement by the Client of Lobbyist under this Agreement is non-exclusive and shall not limit the Client's right to engage other persons to conduct activities on behalf of the Client, nor shall it restrict Lobbyist's right to accept other engagements so long as such other engagements do not interfere with Lobbyist's ability to perform, or present a conflict of interest or create the appearance of impropriety.

2. Duties and Responsibilities of Lobbyist.

The Lobbyist is engaged to (1) identify, prioritize, monitor and recommend strategy on pending legislation and regulatory matters in the State of Illinois relating to priorities of the Client including, but not limited to, legislation concerning or affecting the redevelopment of the former Arlington Park Racecourse property; (2) provide legislative and regulatory representation and establish relationships on behalf of Client before the legislators, Executive Branch officials and other Illinois governmental agencies; (3) develop and implement strategies to advocate the positions of Client consistent with its government relations program; (4) prepare correspondence and other materials needed to support the legislative or regulatory effort; (5) present testimony at hearings before the Illinois General Assembly and/or prepare others to testify in support and to meet legislators, legislative staff, Executive Branch officials, Executive Branch staff, and regulatory agency staff as deemed necessary by Client, and (6) provide briefing reports on key issues, and legislative and regulatory activity on a regular basis.

3. Representations, Warranties, Covenants and Agreements.

3.1. Lobbyist's Representations, Warranties, Covenants and Agreements. Lobbyist hereby represents and warrants to the Client as follows:

- (a) Lobbyist shall not hold himself out, directly or by implication, as being an employee or agent of the Client.
- (b) Except as required by law, Lobbyist shall keep confidential the nature and scope of the engagement as well as its relationship with the Client unless the Client expressly authorizes, in writing, specific disclosures.

Mac Strategies Group, Inc.

- (c) Lobbyist shall return all Client information to the Client, or shall destroy same if directed to do so by the Client, at the conclusion of the engagement.
 - (d) This Agreement, when fully executed, will constitute the valid and legally binding obligation of Lobbyist, fully enforceable against it in accordance with its terms. Lobbyist represents that the execution and performance of this Agreement by Lobbyist will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.
 - (e) Lobbyist shall inform the Client immediately if any representation, warranty, covenant, or agreement contained in Section 3.1 hereof is no longer accurate.
- 3.2. Client's Representations, Warranties, Covenants and Agreements. The Client hereby represents and warrants to Lobbyist as follows:
- (a) This Agreement, when executed, will constitute the valid and legally binding obligation of the Client, fully enforceable against it in accordance with its terms. The Client represents that the execution and performance of this Agreement by the Client will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.
 - (b) The Client shall inform Lobbyist immediately if any representation, warranty, covenant, or agreement contained in Section 3.2 hereof is no longer accurate.
- 3.3 Conflicts of Interest. While providing lobbying services under this Agreement, Lobbyist shall not represent any other party whose interests directly conflict with the interests of Client in matters relating to the Scope of Services outlined in this Agreement. It is acknowledged by both of the parties that representation by Lobbyist of any other unit of local government does not violate this provision as long as such representation is not in direct conflict with any interests of the Client in matters relating to the Scope of Services outlined in this agreement or creates the appearance of impropriety.
4. **Compensation.**
- 4.1 Lobbyist shall be compensated in the amount of \$10,000.00 per month for the Term of the Engagement.
- (a) It is the policy of Mac Strategies Group, Inc. to issue invoices on the 4th day of each billable month.
 - (b) Payment of invoices shall be no later than 60-days after date of issue.
- 4.2 Subcontracting Arrangement:
- (a) GR Consulting ("Subcontractor") will be subcontracted by Lobbyist to assist with execution of services for the Client under this Agreement.
 - (b) Lobbyist shall compensate Subcontractor directly at the rate of \$5,000.00 per month for the Term of the Engagement.
5. **Term of Engagement.**
- 5.1 The term of this Agreement (the "Term") shall commence on September 1, 2024 and shall be completed on August 31, 2025, unless the term or scope is modified pursuant to agreement of both parties.
- 5.2 Both parties reserve the right terminate the terms of this agreement upon providing a written notice 30-days prior to the date of termination. Upon termination, Client's only obligation shall be to pay for services rendered by the Lobbyist prior to termination and not yet paid. Lobbyist shall promptly return any fees previously paid by Client for services that were to be rendered following the date of termination.

6. Indemnifications.

- 6.1. Lobbyist shall defend, indemnify and hold harmless, at Lobbyist's sole cost and expense, the Client and its elected and appointed officers, officials, Village President and Board of Trustees, agents, employees, volunteers, representatives, assigns, attorneys, or other persons or property standing in the interest of the Client, from any and all risks, lawsuits, actions, damages, losses, expenses (including attorneys' fees), claims, or liabilities of any character, brought because of any death, injuries or damages received or sustained by any person, persons, or property on account of any act, omission, neglect or misconduct of Lobbyist, its officers, agents and/or employees, or arising out of or in performance of any provision of this Agreement or the Services provided under this Agreement, including any claims or amounts arising or recovered under the Workers' Compensation Act or any other law, ordinance, order or decree, except for injuries and damages caused by the sole negligence of the Client, or arising out of any breach by Lobbyist of any representation, warranty, covenant or agreement contained herein.
- 6.2. The Client shall defend, indemnify and hold harmless Lobbyist and its officers, directors, employees, agents, parent, subsidiaries and other affiliates, from and against any and all damage, cost, liability, and expense whatsoever (including attorney's fees and related disbursements) incurred by reason of (a) any failure by the Client to perform any covenant or agreement of the Client set forth herein, or (b) any breach by the Client of any representation, warranty, covenant or agreement contained herein.

7. Independent Status of Lobbyist.

This Agreement establishes the rights, duties and obligations of the Client and Lobbyist and does not create an employer-employee or agency relationship between the Client, or any entity affiliated with the Client, and Lobbyist, or any of Lobbyist's employees or agents. Lobbyist acknowledges and agrees that Lobbyist is an independent contractor to the Client and Lobbyist shall not act as an agent of the Client. As an independent contractor, Lobbyist shall be responsible for any social security taxes, insurance and any other taxes or fees that are applicable to him and his employees and agents pursuant to Illinois and Federal laws.

8. Compliance with Applicable Laws.

Lobbyist agrees to comply in all respects with any and all applicable laws, rules and regulations regarding its conduct, including, but not limited to, lobbying action and registration, and all applicable laws and regulations related to political contributions and gifts to public officials. Without limiting the generality of the foregoing, Lobbyist covenants that Lobbyist is in full compliance with the immigration laws of the United States relating to Lobbyist's employees assigned by Lobbyist to perform services for Client. Lobbyist further certifies that all of Lobbyist's employees are authorized by law to work in the United States, and that Lobbyist's employees have presented documentation to Lobbyist that establishes both identity and work authorization in accordance with applicable immigration regulations. Lobbyist certifies that to the best of its knowledge, information and belief, after due inquiry, the documentation presented to Lobbyist is genuine and accurate. Lobbyist further certifies that Lobbyist complies with all federal, state and local labor and employment laws, and wage and hour laws, as these laws may relate to Lobbyist's employees performing services for Client. Lobbyist represents and warrants that there are no agreements, orders or other restrictions which would interfere with or prevent Lobbyist from entering into this Agreement or performing the services and obligations contemplated hereunder. Lobbyist also agrees to comply with applicable laws concerning lobbyist registration, including the timely submission of all necessary lobbyist filings required under such laws. Lobbyist shall inform Client if Lobbyist is required to make such lobbyist filings. Lobbyist shall notify Client if any filing requirements are applicable to Client itself as a result of Lobbyist's representation of Client under this Agreement and shall assist Client in satisfying such requirements.

9. Governing Law.

This Agreement shall be governed by, and its terms and conditions shall be construed and enforced in accordance with the domestic laws of the State of Illinois.

10. Notices.

All notices or other communications required or permitted to be given hereunder shall be (as elected by the person giving such notice) (a) personally delivered, (b) transmitted by postage prepaid registered mail, (c) via electronic communications, or (d) transmitted by facsimile, with postage prepaid mail information, to the parties as follows:

10.1 If to Client:

Randall Recklaus
Village Manager, Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
rrecklaus@vah.com 847-368-5100

10.2 If to Lobbyist:

Ryan McLaughlin
President/CEO, Mac Strategies Group, Inc.
53 W. Jackson Blvd. Suite 550
Chicago, Illinois 60604
ryan@macstrategiesgroup.com | 312-588-4102

Except as otherwise specified herein, all notices and other communications shall be deemed to have been given on the date of receipt if delivered personally, seven days after posting if transmitted by mail, or the date of transmission for electronic communications, or date of transmission with confirmed answer back if transmitted by facsimile, whichever shall first occur. Any party hereto may change its address for purposes hereof by written notice to the other party.

11. Confidentiality.

Any information or materials provided by or on behalf of Client, or created by Lobbyist in connection with the Services shall be treated as confidential and not shared with any third parties in any manner without the prior written consent of Client. Upon the conclusion of the Agreement, Lobbyist shall return to Client any materials that were provided or created in the course of the Agreement, or otherwise dispose of such items as directed by Client. This obligation will survive the termination or conclusion of the Agreement.

12. Use of Information.

- 12.1. Any information including, but not limited to, data, business information, technical information, specifications, drawings, sketches, models, samples, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies or other documents (all hereinafter designated “Information”) furnished to Lobbyist hereunder or in contemplation hereof shall remain the Client’s property or the property of the Client subsidiary or affiliate which furnished the Information to Lobbyist. All copies of such Information in written, graphic or other tangible form shall be returned to the Client or such Client subsidiary or affiliate upon request. Unless such information was previously known to Lobbyist free of any obligation to keep it confidential or has been or is subsequently made public by the Client or a third party without violation of this Agreement, it shall be kept confidential by Lobbyist and its employees: and shall be disclosed only upon the prior written consent of the Client or upon such terms as may be agreed upon in writing by the parties. Any findings, reports, questionnaires, or other results of this Agreement shall be the exclusive property of the Client including title to copyright in all copyrightable material and shall be considered a “work made for hire” in accordance with the copyright statute.
- 12.2. Any materials, templates, formula or analytical methodology, used or employed by the Lobbyist during the course of the engagement including, but not limited to, Lobbyist’s own databases, business information, technical information, specifications, analytical models, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies or other documents utilized by Lobbyist to perform under this Agreement (all hereinafter designated “Lobbyist’s Information”) furnished to the Client or any of its subsidiaries or affiliates hereunder or in contemplation hereof shall remain Lobbyist’s property. All copies of such Lobbyist’s Information in written, graphic or other tangible form shall be returned to Lobbyist upon request. Unless such Lobbyist’s information was previously known to the Client or any of its subsidiaries or affiliates free of any obligation to keep it confidential or has been or is subsequently made public by Lobbyist or a third party without violation of this Agreement, it shall be kept confidential by the Client and its employees or any of its subsidiaries or affiliates and shall be disclosed only upon the prior written consent of Lobbyist or upon such terms as may be agreed upon in writing by the parties. Compliance by the Client with the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* (“Illinois FOIA”) or other similar “sunshine law,” including compliance with an Illinois FOIA request, or an opinion or directive from the Illinois Public Access Counselor or the Illinois Attorney General under the Illinois FOIA, or with a decision or order of a court with jurisdiction over the Client, or pursuant to a subpoena, shall not be a violation of this Section.

13. Miscellaneous.

This Agreement constitutes the entire understanding of the parties concerning the subject matter hereof, and supersedes all prior agreements and understandings, whether written, oral or otherwise, between the parties, and may be altered or amended only in a writing signed by both parties. Except as otherwise expressly provided herein, no purported waiver by any party of any breach by the other party of its obligations, representations, warranties, agreements or covenants hereunder shall be effective unless made in a writing, and no failure to pursue or elect any remedy with respect to any default under or breach of any provisions of this Agreement shall be deemed to be a waiver of any subsequent, similar or different default or breach.

Mac Strategies Group, Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first written above.

Client: The Village of Arlington Heights

By: Randall Recklaus

(Signature)

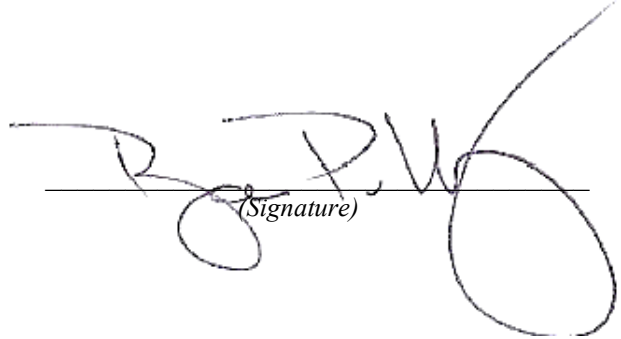
Its: Village Manager

Lobbyist: Mac Strategies Group, Inc.

By: Ryan P. McLaughlin

(Signature)

Its: President & CEO

A handwritten signature in dark ink, appearing to read 'R. P. McLaughlin', is written over a horizontal line. The signature is stylized with large, sweeping loops.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Bond Waiver - Patton Elementary School

Department: Building & Life Safety

Item Description:

Patton PTA is requesting a waiver of the bond requirement for their upcoming raffle taking place during their Back to School Bash event on September 6, 2024. Tickets will be sold the day of the event from 6:00pm to 7:30pm with the winner being announced that evening at 7:30pm.

Value of prizes: No value - front row seats to musical.

It is recommended that the Village Board grant a waiver of the bond requirement as requested by Patton PTA.

ATTACHMENTS:

1. LTR. PATTON PTA



Patton Elementary School PTA
1616 N Patton Ave.
Arlington Heights, IL 60004

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

August 22, 2024

Dear Village Manager,

I am writing on behalf of the Patton Elementary School Parent Teacher Association (PTA). We are a nonprofit, with current 501c3 status. We are holding a raffle for tickets to school musicals valued at \$0 for our Back to School Bash event on September 6, 2024. The event will be held at Patton School in Arlington Heights. Additional details of the event, including proof of our nonprofit status, are included with our application. Please accept this letter as a written request to waive the bond requirement for our event. Please reach out with any questions.

Thank you,

A handwritten signature in dark ink, appearing to read "Jamie Knapstein". The signature is written in a cursive, flowing style.

Jamie Knapstein, President
Patton Elementary School PTA



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
9/3/2024

Item: Ordinance – Two Way Stop Sign for N Hickory Avenue and E Campbell Street

Department: Public Works & Engineering

Item Description:

Following the development of the apartment building at 4 N Hickory Avenue, a western extension of East Campbell Street was created to provide access to the building's parking lot. The Developer was required to install a stop sign on the west leg of the intersection. The eastern leg of Campbell Street was also recently constructed, creating a new 4-legged intersection where there was none before. Due to the sight distance limitations presented by buildings at or near the ROW lines, there is a need to implement traffic controls at the intersection.

Therefore, the Public Works & Engineering Department staff is proposing to implement 2-way stop sign controls, where traffic on E Campbell Street will stop for traffic on N Hickory Avenue. The resolution is attached.

RECOMMENDATION

It is recommended that the Village Board approve the attached Ordinance for the Two-Way Stop Sign for N Hickory Avenue and E Campbell Street.

ATTACHMENTS:

1. N Hickory & E Campbell Two Way Stop Sign Ordinance and Map

AN ORDINANCE DESIGNATING
TWO WAY STOP STREET

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

SECTION ONE: The following described intersections are hereby designated as stop intersections. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersections without coming to a full and complete stop as required by stop signs appropriately located:

EAST CAMPBELL STREET TO STOP FOR NORTH HICKORY AVE

Said intersections are depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: No person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than \$750.00 for each such offense.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of said signs at the intersection in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 3rd September 2024

ATTEST:

Village President

Village Clerk

TRAFFICREGS: 2 Way Stop – E Campbell St & N Hickory Ave

N Hickory Ave & E Campbell St—Two Way Stop sign—Ordinance Map





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Resolution For Change Order #2 – 2023 DCEO - MFT Rockwell
/ Beverly / Ridge

Department: Public Works & Engineering

Item Description:

The 2024 Capital Project includes the reconstruction/rehabilitation of Rockwell, Beverly Lane, and Ridge Avenue. This project received two grants (Grant #21-203196 and Grant #21-203421) totaling \$467,240 from the Illinois Department of Commerce and Economic Opportunity (DCEO). Due to the condition of roadways, the project included the entire removal and replacement roadway, curbs & gutters, sub-base, and partial utility replacement. Pavement and soil cores are taken along the roadway to help determine existing conditions, but only provide a snapshot of the cross sections. During construction, staff and consultant engineers Doland Engineering identified poor soil conditions on Ridge and poor concrete base conditions on Rockwell.

The projects are being substantially completed soon and staff was able to quantify the overages. In total, an additional \$176,000 is needed for the removal and replacement of unsuitable soil condition on Ridge and an additional \$35,000 is needed for concrete base repair on Rockwell. Additional ancillary items related to the water main work were subsequently identified requiring an additional \$48,000. Details and photographs of existing conditions are included on the attached memo from Doland Engineering.

Change Oder No. 1, approved by the Board on March 18, 2024, requested additional funding to relocate the existing water main on Rockwell Street, from Burton Place to Belmont Avenue that was in direct conflict with the proposed combined sewer.

Total additional funds needed is \$259,000. Despite these additional work efforts, the completion date remains August 29, 2024.

Funding is available in the current budget under the following Accounts:

Capital Projects Fund Acct. No. 401-7101-550300 ST9008 (\$99,000)

Motor Fuel Tax Fund Acct. No. 211-7101-550400 ST9009 (\$160,000)

RECOMMENDATION

It is recommended that the Village Board approve Change Order #2 for the 2023 DCEO – MFT Rockwell Street, Beverly Lane, and Ridge Avenue Project and increase the contract to R.W. Dunteman of Addison, Illinois by \$259,000 to a total contract of \$3,351,912 and approve the attached resolutions.

ATTACHMENTS:

1. Resolution Approving Change Order #2 - DCEO MFT Rockwell Beverly Ridge
2. Resolution - Supplemental - IDOT

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING CHANGE ORDER NO. 2
WITH R.W. DUNTEMAN COMPANY OF ADDISON, IL,
FOR THE 2023 DCEO - MFT BEVERLY LANE RECONSTRUCTION / WATER MAIN ROCKWELL
STREET REHABILITATION / COMBINED SEWER & RIDGE AVENUE RECONSTRUCTION /
STORM SEWER PROJECT

WHEREAS, the Village of Arlington Heights is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has entered into a contract, dated November 6, 2023, with R.W. Dunteman Company, of Addison, Illinois ("*Contractor*"), for the 2023 DCEO - MFT Beverly Lane Reconstruction / Water Main Rockwell Street Rehabilitation / Combined Sewer & Ridge Avenue Reconstruction / Storm Sewer project ("*Contract*"); and

WHEREAS, on March 18, 2024, the Village Board of Trustees approved Change Order No. 1 to the Contract to provide additional funding for relocation of an existing water main within the Rockwell Street right-of-way; and

WHEREAS, the Village and the Contractor now desire to execute a second change order to the Contract in the total amount of \$259,000.00, for additional funding necessary to remove and replace unsuitable soil conditions, to repair disintegrated pavement within Rockwell Street, and for ancillary costs related to the relocated water main ("*Change Order No. 2*"); and

WHEREAS, the President and Board of Trustees have determined that (i) the circumstances said to necessitate Change Order No. 2 were not reasonably foreseeable at the time the Contract was signed, (ii) Change Order No. 2 is germane to the Contract, and (iii) Change Order No. 2 is in the best interest of the Village and authorized by law; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into Change Order No. 2 with the Contractor;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF CHANGE ORDER NO. 2. Change Order No. 2 by and between the Village and the Contractor is hereby approved in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CHANGE ORDER NO. 2. The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, Change Order No. 2 upon receipt by the Village Clerk of at least one original copy of each Change Order No. 2 executed by the Contractor; provided, however, that if the executed copy of Change Order No. 2 is not received by the Village Clerk

within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Board of Trustees, be null and void.

SECTION 4. CRIMINAL CODE COMPLIANCE. This Resolution constitutes the written determination required by Section 33E-9 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-9.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd day of September, 2024.

Village President

ATTEST:

Village Clerk

EXHIBIT A

CHANGE ORDER NO. 2



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type

Supplemental

Resolution Number

Section Number

20-00213-00-PV

BE IT RESOLVED, by the President and Board of Trustees of the Village

Governing Body Type

Local Public Agency Type

of Arlington Heights Illinois that the following described street(s)/road(s)/structure be improved under

Name of Local Public Agency

the Illinois Highway Code. Work shall be done by Contract.

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Beverly Lane	0.13		Rockwell St	Fairview St
Rockwell Street	0.42		Arlington Heights Rd	Lincoln Ln
Ridge Avenue	0.32		Euclid Ave	Elm Ln

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

The scope of work for this project consists of the reconstruction of two existing local roads (Beverly Ln and Ridge Ave) and rehabilitating one existing local road (Rockwell St). The project includes water main on Beverly Ln, combined sewer installation on Rockwell St, and new storm sewer installation on Ridge Ave. Reconstructed streets will be replaced with full-depth asphalt and the rehabilitated street will be widened and resurfaced. Work will include removals, earthwork, subbase granular base course, HMA binder and surface courses, intermittent sidewalk (including making all ramps ADA accessible), driveway pavements, intermittent drainage structure reconstruction or adjustments, sod restoration and all incidental and collateral work necessary to complete the street reconstruction and street rehabilitation project. Total length of proposed improvements are 0.87 miles (4570 LF).

2. That there is hereby appropriated the sum of One hundred sixty thousand

Dollars (\$160,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, _____ Village Clerk in and for said Village
Name of Clerk Local Public Agency Type Local Public Agency Type

of Arlington Heights in the State aforesaid, and keeper of the records and files thereof, as provided by

Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Arlington Heights at a meeting held on September 03, 2024.

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

Day

Month, Year



(SEAL, if required by the LPA)

Resolution for Improvement Under the Illinois Highway Code

Clerk Signature & Date

--

Approved

Regional Engineer Signature & Date
Department of Transportation

--



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Lead Service Line Rebate Program Guidelines, and License, Waiver of Liability, and Hold Harmless Agreement

Department: Public Works & Engineering

Item Description:

In May of this year, Staff presented information related to the IEPA Lead Service Replacement regulations. Staff provided an update to the Village Board on the ongoing efforts to fund, plan for, and implement lead service line replacements within the Village. New state regulations and potential new federal regulations were identified that might impact both the timing and funding of the Village's Lead Service Line Replacement Project.

New IEPA requirements limit the use of a waiver by residents, while at the same time, require the full replacement of any service disruption of an existing lead water service. This regulation puts significant pressure on the Village and its residents to commit to significant expense for the unanticipated lead line replacements.

As discussed, the IEPA is requiring that the Village of Arlington Heights ensure that all lead service lines within the Village are replaced by 2037, pending new USEPA regulations, which also places the entire responsibility for ensuring the replacement of the entire water service on the Village, but also making clear that cost-sharing programs are permitted.

Following significant research and evaluation of similar communities, and the Village's specific conditions, Staff presented a variety of options associated with managing this multi-year program. The options presented for consideration by the Board, included; providing a cost sharing program, handling hardship cases, providing financing options, replacement schedules, and other ancillary considerations.

At the meeting, staff proposed four (4) specific concepts for the Board's consideration, intended to shape the framework of the program guidelines. For reference, they are listed below.

1. "develop a funding a policy that provides 50% or \$2,500 (whichever is less) for eligible costs associated with a private service lines for residents who participate in the lead service line replacement program retroactive to

January 1, 2024.”

2. “include in the funding policy for the lead service line replacement program that permits residents the opportunity to; a) participate in a payment plan for up to 36 months as part of their water bill for expenses related to eligible costs associated with their private service line replacement, and, b) to authorize a no-fee building permit as part of the service line replacement.”

3. “develop a policy that allows the use of property liens in lieu of payment for residents that qualify for income assistance through programs similar to those managed by the Health and Human Services Department.”

4. “develop a policy that requires residents to either; a) participate in the lead service line replacement program with the incentives and payment assistance offered, or, b) sign a waiver to not participate in the program as required by the IEPA, or if a resident fails to do either, the Village will have the right to shut off water service to the home.”

Following direction gleaned from the Village Board, staff worked with several Village Departments and the Village Attorney to develop program guidelines and a License, Waiver of Liability, and Hold Harmless Agreement (attached). Through the initial meetings and discussions necessary to develop these documents, it was determined that this program will require involvement from many different departments, in some form or fashion.

The guidelines developed through frequent discussions, provide clarity to numerous components, including; funding opportunities, replacement prioritization, qualifying items for funding assistance, no-fee building permits and processes, among other ancillary factors that required clarification for both the residents and Village Staff.

Including the resident inquiries received since January 1st of this year, Staff has received approximately twenty (20) inquiries expressing interest in participating in the program. Provided the Village Board is supportive of the program guidelines and the Hold Harmless Agreement, as presented, Staff will begin to work with residents who have already expressed interest. Staff will also begin public outreach efforts and the process of planning out the future construction programs to enable residents to have the maximum amount of notice possible, should they be interested in participating.

A special thank-you needs to be given to the Finance, Building and Life Safety, Health and Human Services, Administration, IT, and GIS Staff for their dedication and cooperation through these last few months of program development. While there will likely be a few bumps along the way the program implementation evolves, the staff has been driven and committed to a problem-solving approach to each obstacle that arose throughout this process.

RECOMMENDATION

It is recommended that the Village Board approve the use of the attached Lead Service Line Rebate Program Guidelines and the License, Waiver of Liability, and Hold Harmless Agreement, and authorize Staff to initiate this program in conjunction with these documents.

ATTACHMENTS:

1. 2024_09_03_Lead_Program_Guidelines
2. 2024_09_03_Lead_Program_Agreement



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

Subject: Lead Service Line Replacement Program Guidelines

Effective Date: January 1, 2024

Created/Last Amended: September 3, 2024

Statement of Practice:

The Village of Arlington Heights Village Board, has determined that the best interests of the Village and its residents will be served by providing financial incentives to owners of single-family homes to rehabilitate Lead Service Lines (LSL), including galvanized service lines, by replacing the water service line in its entirety.

The water service line has two components: the public service line and the private service line. The public service line, owned and maintained by the Village, is the portion of water service line running from the watermain to the buffalo-box (b-box) or shut-off valve, located within the parkway area. The private service line, owned and maintained by the owner of the property, is the portion of the water service line that runs from the b-box or shut-off valve to the house, and includes the plumbing improvements inside the house.

Purpose:

The lead water service line replacement cost-sharing program is designed for residents who are interested in replacing their existing lead water service lines. While the Village will work to secure pricing as part of Village Capital Projects to assist residents in the replacement of their service line, participation in this program is completely voluntary. The program is available to all Village properties having a lead or galvanized water service line from their b-box to their home (private) serviced by the Village's water distribution system. Residents do not have to use a Village contractor to participate, but can secure their own contractor, and still take part in the rebate and financing opportunities. Preapproval from the Public Works and Engineering Department is required to participate.

Cost – Sharing Information:

Under this program, the Village will be responsible for 100% of the replacement costs associated with the replacement of the 1-inch service line, from the water main to the water shutoff valve, known as the B-box (Public), and will provide up to \$2,500, or 50% (whichever is less) for the eligible costs associated with the replacement of the private water service, from the parkway shutoff valve (b-box) to the water meter (Private). Rebates will be distributed based on the priorities established herein.

All participating residents will be required to submit a no-fee building permit application and/or a License, Waiver of Liability, and Hold Harmless Agreement, which will serve as the official request to participate.



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Residents may elect to participate in a payment plan to cover the costs associated with the replacement of their private portion of the lead service line for a maximum of three years. Participation in the payment plan does not relieve the property owner from full repayment of their portion of the service replacement. Use of the payment plan option must be established through the Village's Finance Department.

In cases of hardship, qualifying residents who qualify for low-income assistance can contact the Village's Health and Human Services Department, to determine whether resident qualifies for additional support.

In the event that someone chooses to not participate, the IEPA does authorize the use of a waiver, which must be signed and submitted to the Village. The resident will then receive annual notifications that they have a lead or galvanized service line. Should the resident not participate in the replacement program, nor sign the IEPA required waiver, the Village shall have the right to shut-off water service from the home.

Residents are encouraged to avoid this option, as there is no assurance of a sustained rebate or funding assistance program.

The Director of Public Works and Engineering, or his designee, is hereby authorized and directed to implement all necessary rules and procedures to ensure the efficient and fair distribution of the Program reimbursements, as it may be amended from time-to-time; provided, however, that applicants for, and recipients of, Program reimbursements, will be subject to each of the following conditions:

- A. Program eligibility is limited to the owners of a property or structure located within the corporate limits of the Village that is served by the Village of Arlington Heights water supply.
- B. Program eligibility is associated with the replacement of the LSL or galvanized service line in its entirety - both the public service line and the private service line. Partial replacements do not qualify under this Program. Residents who voluntarily replace their service are required to coordinate public side replacements that must be completed, prior to any program reimbursements.
- C. The program eligible costs are only those costs directly related to the replacement of the service line, installation of a single interior service valve, patching the foundation wall or concrete floor penetration, exterior restorations, and connection to the meter. All other costs related to plumbing, interior



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renovations or restorations, such as; drywall, painting, relocation of existing obstructions, etc. shall be the responsibility of the homeowner.

- D. Participation in the program requires the homeowner's signature and full-concurrence with the Village's License, Waiver of Liability, and Hold Harmless Agreement. In voluntary replacement scenarios, the resident must provide a completed no-fee permit application to participate in the program.
- E. Program eligibility requires removal of the outside water meter pit, if applicable, and relocation of the water meter inside the house. Water meter pit removal and relocation of the water meter inside the house, and associated parts shall be paid by the homeowners.
- F. The Program is a stand-alone program requiring a No-Fee building permit, and inspection in accordance with current Village Code requirements. This Program cannot be combined with currently active building permits or new permit requests for additions or single-family house reconstruction, or any other type of project requiring a water service upgrade. Any existing lead or galvanized service being replaced with anything larger than a one (1) inch line, will only be eligible for the \$2,500 rebate. Any other service size upgrades will be eligible for a \$2,500 rebate, but will be responsible for 100% of all costs associated with a service size increase.
- G. All applicants shall submit to the Village a completed application and the required supplemental documentation required for the installation of a new water service, together with a cost estimate, good for no less than 90 days, for all work related to: (1) complete replacement of the LSL or galvanized service line in its entirety – for the private portion of water service; and (2) elimination of the outside water meter pit, if applicable, and relocation of the water meter inside the house.

All improvements are to be completed in a manner consistent with the provisions and regulations of all applicable state and local plumbing codes, and such plans and cost estimate shall be subject to the review and approval by the Director of Public Works and Engineering, or designee, prior to approval of the applicant for participation in the Program.

- H. Program reimbursements will be awarded in an amount equal to the lesser of 50% of the improvement costs, or \$2,500 for LSLs or galvanized service line replacement from the b-box to the water meter. All other non-qualifying costs are to be paid by the homeowner.
- I. No rebates will be applied and participation in the program will not be approved prior to submission of the required application, permit, agreements, etc. by the



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applicant, and approval by the Director of Public Works and Engineering or their designee, including verification of the estimated costs to be paid by the applicant for the work.

- J. The Program reimbursements will be awarded in accordance with the Program, and to the extent that budgeted funds are available. The Program reimbursements shall only be awarded up to, but not beyond, the amount budgeted each year and approved by the Village Board. Funding priorities for the rebate program will be as follows:
- Water Infrastructure Capital Projects and Emergency repairs, then;
 - lead service replacements within other Water Capital Project limits, then;
 - resident initiated replacements within other Capital Project limits, then;
 - first Come, First Serve, then; as the Village budget permits.
- K. Program participants will be paid with a one-time reimbursement based upon costs actually incurred, and in an amount not exceeding 50% of the qualifying costs or \$2,500, whichever is lower, but only after the recipient has (i) obtained all necessary permit approvals required under the Village Code, (ii) completed all work identified in the approved application, (iii) submitted verification of the amount actually paid by the applicant for the work.

Implementation:

All Department of Public Works and Engineering policies, procedures, and practices are to serve as a supplement to Village of Arlington Heights regulations. The Village Manager is authorized to resolve any conflict or inconsistency between language in this directive and in any other law, regulation, or directive of, or issued by, the Village of Arlington Heights.

Approval:

Director of Public Works and Engineering

Dated: _____

Approval:

Utilities Superintendent

Dated: _____

LEAD SERVICE LINE REPLACEMENT PROJECT
LICENSE, WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

This License, Waiver of Liability and Hold Harmless Agreement ("**Agreement**") is made by _____ ("**Owner**"), the record title owner of a certain parcel of real estate located in the Village of Arlington Heights, Cook County, Illinois, commonly known as _____ ("**Property**").

A. The Property has been identified by the Village of Arlington Heights ("**Village**") as being served by a lead service line or galvanized service line located downstream of lead.

B. In accordance with Section 17.12 of the Illinois Lead Service Line Replacement and Notification Act, 415 ILCS 5/17.12, the Village is required to replace the lead service line at the Property in its entirety, including any portion of the service line running on private property and within any building located on the Property, at the first shut-off valve or 18 inches inside the building, whichever is shorter (collectively, the "**Work**").

In consideration of the Village's performance of the Work at a shared cost between the Village and Owner, the Owner hereby acknowledges and agrees as follows:

1. The Owner represents and warrants that it is the sole owner of the Property and has the right to authorize the Village to perform the Work.

2. The Owner hereby grants the Village, including, without limitation, its agents, employees, and contractors, a temporary construction easement allowing access over, within, under, along, across, and through the Property to perform the Work ("**Temporary Construction Easement**"), together with the right of reasonable ingress and egress to and from the Property with such personnel and equipment as may be deemed reasonably necessary in connection with the exercise of the rights granted by this Agreement, in the Village's sole discretion. The Temporary Construction Easement allows the Village and its authorized agents and representatives to access the Property and enter and access all buildings and structures located thereon for the purpose of replacing the water service, performing interior plumbing modifications in support of the service line replacement, and restoring landscaping, driveways, walkways, sidewalks, or any other features that are disturbed during the completion of the Work. The Temporary Construction Easement will be for a term beginning on the date of the commencement of the Work on the Property and ending on the sooner to occur of (i) the date that is two years after the commencement date, or (ii) when the Work is complete, in the determination of the Village. The Owner further grants permission to the Village and its authorized agents and representatives license to access the Property for the purpose of performing a final inspection upon the conclusion of the Work.

3. The Owner understands and agrees that the Village will be responsible for: (a) 100% of the replacement costs associated with the replacement of the one-inch service line, from the water main to the water shutoff valve, known as the B-box; plus (b) to the lesser of 50% of the cost, or \$2,500, for the costs associated with the replacement of the private water service, from the parkway shutoff valve (B-box) to the water meter.

4. The Owner further understands and agrees that in consideration of the rebate and replacement of the public portion of the service line, the Owner will be responsible for 100% of all other costs associated with the Work, and will be required to submit a building permit application

(for which there will be no fee for a one-inch service line, and for which the Owner will only pay the incremental fee for any voluntary service size upgrades). The Owner must pay the Village the costs for which the Owner is responsible pursuant to this Paragraph 4, within 60 days after receipt of an invoice therefor.

5. The Owner understands that the Village may utilize the services of third-party contractors or other agents to perform the Work.

6. The Owner understands that a temporary interruption of water service is and can be expected during the performance of the Work.

7. The Owner, or their designee, who is at least 18 years of age, must be present at the Property on the date and time scheduled for the performance of the Work for the entire duration of the Work being performed.

8. The Owner must provide reasonable, safe, lighted, and unencumbered access to the basement, walls, and floor areas where the Owner's service line enters the building and move any items blocking or interfering with access thereto, such as boxes, furniture, and appliance(s), prior to the time the Work is to be performed.

9. If the water meter or service line is located behind a finished wall, or under a finished floor, such that gaining access will disrupt one or more wall finished surface(s) or floor finished surface(s), then prior to the commencement of any Work to be performed by the Village or its contractor on the Property, the Owner will be responsible for removing the obstruction(s) and establishing the necessary access to allow the Work to be performed. Should the Owner not provide such adequate access, as determined by the Village, the Village will have the right, but not the obligation, to cause to be removed the obstruction(s) and establish necessary access to perform the Work. Upon completion of the Work, restoration of disturbed area(s) within the residence will be the Owner's responsibility.

10. The Village assumes the responsibility of: (i) providing the Owner with advance notice of replacement; (ii) obtaining necessary permit(s) for the Work; (iii) providing all materials, manpower, and equipment necessary to complete the Work; and (iv) providing exterior flushing and instructions to the Owner for interior flushing post-replacement of the service line installed on the Property. The Village will have sole discretion and control over the means, methods, materials, and techniques with respect to the performance of the Work.

11. After installation of the new service line, the Owner is responsible to follow the flushing instructions provided by the Village to remove any remaining particles of lead and debris from the service line. Water service grounding will be reinstalled as part of the Work consistent with the pre-existing grounding conditions, but to the extent the pre-existing grounding conditions are not consistent with the applicable Village building regulations, the Owner will be solely responsible for thereafter correcting the water service grounding.

12. Upon termination of this Agreement, including the final inspection, the Owner accepts and agrees that the service line installed on the Property and any interior plumbing modifications aside from the water meter will become the property of the Owner and the Owner will have sole and exclusive responsibility, and the Village will have no responsibility whatsoever, for any upkeep, repair, maintenance, or replacement that may be necessary with respect to the service line installed on the Property as part of the Work. Maintenance of the Owner's service line from the buffalo box shutoff valve to the Property and any interior plumbing, modifications to

existing grounding or backflow device, if previously installed, remain the responsibility of the Owner. The Owner hereby assumes any and all liability arising from the completion, or the failure to complete, the Work. The Owner will indemnify, hold harmless, and defend the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with: (i) the Village's performance of, or failure to perform, the Work or any part thereof; (ii) the service line; or (iii) any failure to meet the representations or obligations of Owner set forth in this Agreement.

13. THE OWNER ACKNOWLEDGES AND AGREES THAT THE VILLAGE IS PROVIDING THE WORK WITHOUT ANY WARRANTIES, WHETHER EXPRESS OR IMPLIED, AND THAT THE VILLAGE DOES NOT REPRESENT OR WARRANT THAT WORK WILL MEET ANY OR ALL OF OWNER'S PARTICULAR REQUIREMENTS, THAT AFTER THE WORK THE SERVICE LINE WILL OPERATE UNOBSTRUCTED OR WITHOUT ANY DEFECT OR PROBLEM.

14. THE OWNER WILL, AND DOES HEREBY, WAIVE, RELEASE, AND RELINQUISH ALL CLAIMS OF EVERY KIND, KNOWN AND UNKNOWN, PRESENT AND FUTURE, THAT OWNER MAY HAVE AGAINST THE VILLAGE AND ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES, ARISING OUT OF, CONNECTED WITH OR IN ANY WAY RELATED TO THE PROPERTY, THE SERVICE LINE, OR THE WORK.

15. Any other provisions of this Agreement notwithstanding, the Owner acknowledges and agrees that the Village is not, nor will it be considered to be, the Owner's contractor or agent for any purposes, including but not limited to with respect to providing for the performance of the Work.

16. The Owner will have and retain all rights to use and occupy the Property except as otherwise expressly granted by this Agreement; provided, however, that Owner's use and occupation of the Property may not interfere with the Village's use of the Property for the performance of the Work.

17. The Owner hereby covenants and warrants to the Village that the Owner is the fee simple title holder of the Property and that the Owner has the full power and authority to enter into this Agreement.

18. This Agreement is to be governed by and construed in accordance with the laws of the State of Illinois. Venue for the resolution of any disputes or the enforcement of any rights pursuant to this Agreement will be in the Circuit Court of Cook County, Illinois.

19. This Agreement constitutes the entire agreement between the parties and is intended as a complete and exclusive statement of the terms of the parties' agreement. This Agreement supersedes all prior and concurrent promises, representations, proposals, negotiations, discussions and agreements that may have been made in connection with the subject matter hereof, and there are no representations, conditions, warranties, or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than contained herein. No amendment, revision, or modification hereof will be effective unless it is in writing and signed by the Owner and consented to by the Village.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be executed on the date and year first above written.

OWNER:

Name: _____

Address: _____

Signature: _____

Date: _____



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Speed Limit Ordinance for Euclid Avenue from Walnut Avenue to Waterman Avenue

Department: Public Works & Engineering

Item Description:

Annually, the Public Works & Engineering Department receives and reviews hundreds of traffic requests and speed studies. Recently, the Village of Arlington Heights Public Works & Engineering Department received a request for additional speed limit signs on E Euclid Avenue between N Arlington Heights Road & N Dryden Avenue. However, after reviewing the request, it was discovered that, despite several speed limit signs being installed on Euclid Avenue, no speed limit ordinance exists for this section of the road. Upon further investigation, it was determined that this may be the result of a historical jurisdiction transfer of Euclid Avenue between Cook County and the Village of Arlington Heights.

The currently posted speed limit on Euclid Avenue between N Walnut Avenue & N Dryden Avenue is 25 MPH, and between N Dryden Avenue and the Village limits to the east, it is 35 MPH. Village jurisdiction of Euclid Avenue eastbound however, ends at N Waterman Avenue. Beyond that intersection to the east Village limits belongs to Cook County.

To rectify this situation, the Engineering Division is proposing an ordinance that will support the posted speed limits. The list of affected streets is as follows and shown in the attached map:

STREET NAME:	FROM:	TO:
West Euclid Avenue	North Walnut Avenue	North Dunton Avenue
East Euclid Avenue	North Dunton Avenue	North Dryden Avenue
East Euclid Avenue	North Dryden Avenue	North Waterman Avenue

RECOMMENDATION

It is recommended that the Village Board approve the attached Speed Limit Ordinance for Euclid Avenue from Walnut Avenue to Waterman Avenue.

ATTACHMENTS:

1. Euclid Speed Limit Ordinance and Map

AN ORDINANCE ESTABLISHING
THE SPEED LIMIT ON A CERTAIN STREETS
IN THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of various streets as hereinafter set forth,

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

SECTION ONE: That a maximum speed limit of 25 miles per hour is hereby established upon the following designated streets within the corporate limits of the Village of Arlington Heights:

STREET NAME:	FROM:	TO:
West Euclid Avenue	North Walnut Avenue	North Dunton Avenue
East Euclid Avenue	North Dunton Avenue	North Dryden Avenue

SECTION TWO: That a maximum speed limit of 35 miles per hour is hereby established upon the following designated streets within the corporate limits of the Village of Arlington Heights:

STREET NAME:	FROM:	TO:
East Euclid Avenue	North Dryden Avenue	North Waterman Avenue

SECTION THREE: It shall be unlawful for any person to drive any vehicle upon such streets at a speed which is greater than the speed designated above. The fact that the speed of the vehicle does not exceed the applicable maximum speed limit does not relieve the driver from the duty to decrease speed when approaching and crossing an intersection or when a special hazard exists with respect to pedestrians or other traffic and by reason of weather or street conditions and speed shall be decreased as may be necessary to avoid colliding with any person or vehicle or on entering the street in compliance with legal requirements and the duty of all persons to use due care.

SECTION FOUR: The Village Manager is hereby directed to post appropriate signs upon the designated streets for the purpose of notifying drivers of all vehicles as to the applicable maximum speed limit.

SECTION FIVE.: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than \$750. 00 for each such offense.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage approval, publication in pamphlet form and the posting of said signs in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 3rd September, 2024

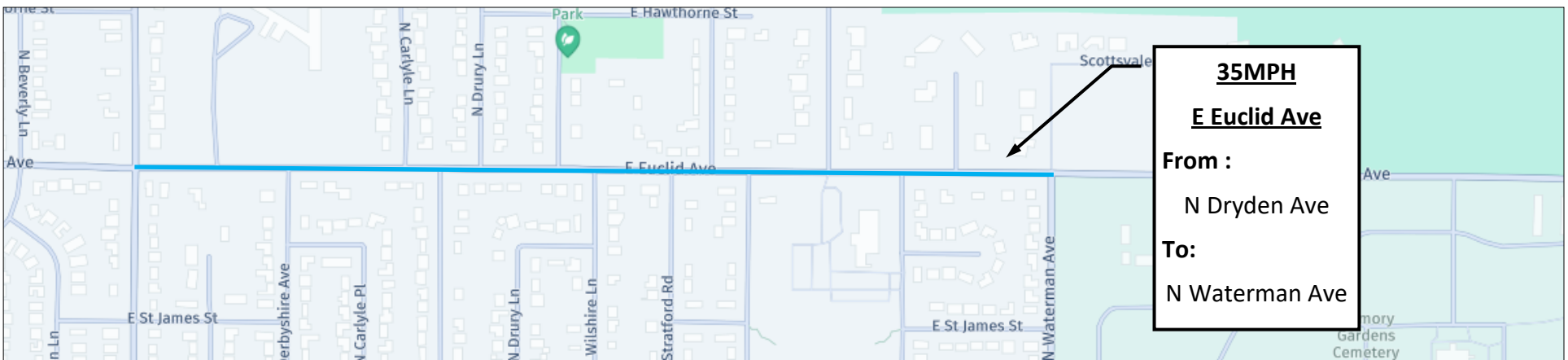
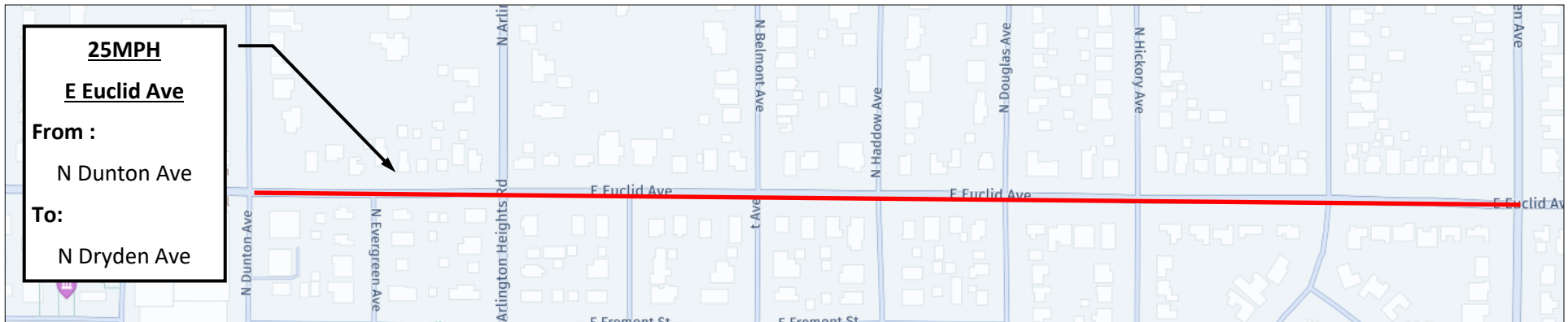
Village President

ATTEST:

Village Clerk

TRAFFICREGS: Euclid Ave – Speed Limits

Euclid Ave—Speed Limit—Ordinance Map





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Resolution - Approving a Redevelopment Agreement for the Golf VX and Dogtopia Projects

Department: Planning & Community Development

Item Description:

Summary

Village Staff has negotiated with the developer of the Golf VX / Dogtopia projects at 622 – 676 East Rand Road (MJR Real Estate Holding Company, LLC) for upgrades to two (2) commercial spaces within the Southpoint Shopping Center. The redevelopment agreement is the result of negotiations between Village Staff and the developer along with input from the Village attorney and financial consultant on what would constitute an agreement that was acceptable to the Village and our development partner. The project includes upgrades to the 27,540-tenant space owned by the developer with an estimated total project cost of \$2,093,024. The framework for the incentives includes up to \$342,000 in TIF incentives for TIF eligible costs and up to \$92,000 in assistance to mill and pave, install new curbing, provide enhanced ADA access, and install new landscaping to the parking area. The attached redevelopment agreement provides the details on the proposed improvements, project budget, and recommended funding levels to support the project.

Recommendation

Adoption of the Resolution Approving a Redevelopment Agreement for the Golf VX and Dogtopia Projects located at 622-676 East Rand Road.

ATTACHMENTS:

1. Southpoint_GolfVX_Dogtopia_RDA_082724_Signed
2. AH Resolution Approving Redevelopment Agreement Golf VX Dogtopia 8.28.24

THIS DOCUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:

Hart M. Passman, Esq.
Elrod Friedman LLP
325 North LaSalle St.
Suite 450
Chicago, IL 60654

This Space for Clerk's Recording Division Use Only

TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF ARLINGTON HEIGHTS

AND

MJR REAL ESTATE HOLDING COMPANY, LLC

(622- 676 EAST RAND ROAD – GOLF VX / DOGTOPIA PROJECTS)

DATED AS OF _____, 2024

**VILLAGE OF ARLINGTON HEIGHTS
TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT
(622- 676 EAST RAND ROAD – GOLF VX / DOGTOPIA PROJECTS)**

THIS REDEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into this _____ day of _____, 2024, by and between the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois home rule municipal corporation ("**Village**"), and **MJR REAL ESTATE HOLDING COMPANY, LLC**, an Illinois limited liability company ("**Developer**") (the Village and the Developer are, collectively, the "**Parties**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's home rule powers, the Village and the Developer hereby agree as follows:

SECTION 1. RECITALS.⁻¹

A. Pursuant to the TIF Act, the Village has undertaken a program to redevelop certain property within a designated portion of the Village, known as the Palatine and Rand Roads Redevelopment Project Area ("**Redevelopment Project Area**").

B. The Redevelopment Project Area encompasses a retail shopping mall commonly known as the Southpoint Shopping Center.

C. On February 7, 2005, the Corporate Authorities of the Village, after giving all notices and conducting all public hearings required by the TIF Act, adopted the following ordinances: (1) Ordinance No. 05-007, approving a Tax Increment Redevelopment Plan and Project for the Redevelopment Project Area, (2) Ordinance No. 05-008, designating the Redevelopment Project Area pursuant to the TIF Act, and (3) Ordinance No. 05-009, adopting Tax Increment Allocation Financing for the Redevelopment Project Area.

D. The Developer is the owner of the Property, which is within both the Southpoint Shopping Center and the Redevelopment Project Area.

E. The Property is improved with off-street parking facilities.

F. The Developer intends to rehabilitate and renovate the Building by undertaking the Building Project, by replacing the roof and installing new heating, ventilation, air conditioning equipment, façade improvements, on the Building and interior build out.

G. The Developer also intends to rehabilitate the parking lot in the vicinity of the Building by undertaking the Parking Lot Improvement Project, by repaving the parking lot.

H. The Developer would not undertake the Building Project and the Parking Lot Improvement Project but for the benefit of certain tax increment financing to be provided by the Village in accordance with the terms set forth in this Agreement.

¹ All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code (as defined in Section 2 of this Agreement).

I. In order to serve the needs of the Village, produce increased tax revenues for the various taxing districts authorized to levy taxes on the Property, and stimulate and induce the continued redevelopment of the Southpoint Shopping Center, the Village has agreed to reimburse the Developer a portion of the costs of the Project through property tax increment revenues, all in accordance with the terms and provisions of the TIF Act and this Agreement.

J. The Corporate Authorities of the Village, after due and careful consideration, have concluded that the redevelopment of the Property as provided for in this Agreement will further the growth of the Village, facilitate a portion of the redevelopment of the Redevelopment Project Area, improve the environment of the Village, increase the assessed valuation of the real estate situated within the Village, foster increased economic activity within the Village, increase employment opportunities within the Village, and otherwise be in the best interests of the Village by furthering the health, safety, morals and welfare of its residents and taxpayers.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions.** Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context:

"Building": The building on the Property.

"Building Project": Rehabilitation and renovation of the Building by replacing the roof and installing new heating, ventilation, air conditioning equipment, façade improvements, on the Building and interior build out for the Tenants.

"Certificate of Expenditure": Defined in Section 7.C.1 of this Agreement.

"Corporate Authorities": The President and Board of Trustees of the Village.

"Developer": MJR Real Estate Holding Company, LLC, an Illinois limited liability company.

"Effective Date": The date set forth in the first sentence on Page 1 of this Agreement.

"Events of Default": Defined in Section 13 of this Agreement.

"Evidence of Lease Date": The date on which the Village Clerk receives evidence deemed satisfactory in the sole discretion of the Village, that the Developer has entered into a Lease with a Tenant.

"Facade Layout": Those certain Golf VX Façade Layout plans depicting the façade improvements to the GOLF VX project prepared by the petitioner consisting of 1 sheet and received on July 23, 2024 a copy of which is attached to this Agreement as Exhibit B-4.

"Floor Plans": Those certain Floor Plans for the Tenants prepared for Golf VX by GLAD Studio, consisting of 2 sheets, with a latest revision date of September 8th and 29th, 2023 and for Dogtopia by Architects, Inc., consisting of 1 sheet, with a latest revision date of May 23, 2019 copies of which are attached to this Agreement as **Exhibit B-3**.

"Fund": The special tax allocation fund established for the TIF District in accordance with the TIF Act and the TIF Approval Ordinances.

“Improvements”: The improvements to be made in connection with the development of the Property pursuant to the Project, as provided in Section 4 of this Agreement, including, without limitation, the improvements identified in the Project Development Plans.

“Incremental Property Taxes”: The ad valorem taxes, if any, arising from the taxes levied upon the Redevelopment Project Area, which taxes are attributable to the increases in the then current equalized assessed value of each taxable lot, block, tract, or parcel in the Property over and above the total initial equalized assessed value of each such lot, block, tract, or parcel of real property, all as determined by the County Clerk of Cook County, Illinois, pursuant to and in accordance with the TIF Act, the TIF Approval Ordinances, and this Agreement.

“Land Title Survey”: Collectively the ALTA / ACSM Land Title Survey Plat for the building project consisting of 2 sheets, with the latest revision date of February 31, 2018 prepared by Haeger Engineering, copies of which are attached to this agreement in Exhibit B-1.

“Lease”: A lease agreement with a Tenant pursuant to the requirements described in Section 3.C of this Agreement.

“Parking Lot Improvement Project”: The activities and improvements set forth in Exhibit I attached to this Agreement.

“Park Lot Improvement Project Actual Costs”: Defined in Section 7.D.2 of this Agreement.

“Permit Plans”: Collectively, those certain Golf VX Signage Permit Plans prepared by the petitioner for the purpose of construction and approved through the Village Building Department consisting of 4 sheets, with a latest revision date of June 11, 2024, and Golf VX Building Permit Plans consisting of 18 sheets, with a latest revision date of December 21, 2023, copies of which are attached to this agreement in Exhibit B-5.

“Person”: Any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

“Property”: That certain tract of land comprising a portion of the Southpoint Shopping Center, consisting of approximately 177,121 square feet of which the building and improvements consist of approximately 27,540 square feet, commonly known as 622 – 676 East Rand Road, and legally described in Exhibit A attached to this Agreement.

“Project”: The Building Project and the Parking Lot Improvement Project.

“Project Commencement Date”: Defined in Section 5.B.1 of this Agreement.

“Project Completion Date”: Defined in Section 5.B.2 of this Agreement.

“Project Development Plans”: Collectively, those plans and specifications for the Building Project and the Parking Lot Improvement Project attached to this Agreement as **Group Exhibit B**.

“Public Improvements”: Those Improvements that will be dedicated to, and accepted by, the Village.

“Redevelopment Plan”: The redevelopment plan and project for the TIF District adopted pursuant to Village Ordinance No. 05-007.

“Redevelopment Project Costs”: All qualifying redevelopment project costs that are: (i) authorized and defined by the TIF Act (65 ILCS 5/11-74.4-3(q)) and included within the Redevelopment Plan; (ii) incurred by the Developer to construct the Project; and (iii) authorized for reimbursement in this Agreement.

“Requirements of Law”: All applicable federal, state, and Village laws, statutes, codes, ordinances, resolutions, rules and regulations, as well as judicial decisions and orders binding on the Parties or the Project.

“Site Plan”: Collectively, those certain Dogtopia Site Plans prepared by the petitioner consisting of 4 sheets, received on June 4, 2019 and Golf VX plans prepared by the petitioner, consisting of 2 sheets, received November 19, 2019, copies of which are attached to this Agreement as **Exhibit B-2**.

“Site Restoration”: Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

“Structure”: Defined in Section 28-3 of the Zoning Code.

“Tenants”: Each of: (1) Golf VX, or a comparable replacement amusement facility tenant of comparable quality and credit rating, with comparable anticipated annual sales tax receipts, as determined and approved in advance and in writing by the Village Manager; and (2) Dogtopia, or a comparable replacement service and retail tenant of comparable quality and credit rating, with comparable anticipated annual sales tax receipts, as determined and approved in advance and in writing by the Village Manager.

“TIF”: Tax increment financing, as further defined and described in the TIF Act.

“TIF Act”: The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*

“TIF Approval Ordinances”: Village Ordinance No. 05-007, Ordinance No. 05-008, and Ordinance No. 05-009.

“TIF District”: The Palatine and Rand Roads Redevelopment Project Area, designated by the Corporate Authorities pursuant to Village Ordinance No. 05-008.

“TIF-Eligible Costs”: Redevelopment Costs that are eligible for reimbursement by the Village pursuant to this Agreement and the TIF Act and which are included in **Exhibit D** attached to this Agreement.

“Total Project Budget”: **Exhibit E** to this Agreement.

“Transferee Assumption Agreement”: Defined in Section 10.B.4 of this Agreement.

“Uncontrollable Circumstance”: Any of the following events and circumstances that are unforeseen and materially change the costs or ability of the Developer to carry out their obligations under this Agreement:

1. A change in the Requirements of Law;
2. Insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;
3. Epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather condition, or other similar act of God;
4. Governmental condemnation or taking; or
5. Strikes or labor disputes, other than those caused by the unlawful acts of the Developer, its partners, or affiliated entities.

Uncontrollable Circumstance does not include economic hardship, impracticability of performance, commercial, economic, or market conditions, a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor), or any pandemic, epidemic, war, or labor dispute existing on the Effective Date of this Agreement.

“Village Clerk”: The duly appointed Village Clerk of the Village.

“Village Code”: The Municipal Code of Arlington Heights, Illinois, 1995, as amended.

“Village Building Contribution”: Defined in Section 7.B.1 of this Agreement.

“Village Parking Lot Improvement Project Contribution”: Defined in Section 7.B.1 of this Agreement.

“Village Contribution”: The Village Building Contribution and the Village Parking Lot Improvement Project Contribution.

“Village Manager”: The duly appointed Village Manager of the Village or his or her designee, as appointed by the Village Manager.

“Zoning Code”: The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights, as amended.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.
2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.
3. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to “day” or “days” means calendar days and not business days. If the

date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

SECTION 3. DEVELOPMENT, USE, OPERATION AND MAINTENANCE OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code or any other rights the Developer may have, the Property must be developed, used, operated, and maintained only pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the following development conditions:

A. Standard Conditions.

1. The development, use, operation and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically and explicitly provided otherwise in this Agreement.

2. The development, use, operation and maintenance of the Property must comply with the Project Development Plans, except for minor alterations due to final engineering and site work as may be approved by the Village Director of Planning & Community Development, the Village Engineer, or the Village Director of Public Works (for matters within their respective permitted authorities) in accordance with all applicable Village standards.

B. Building Floor Plans. The Developer must renovate and rehabilitate the Building, or cause it to be renovated and rehabilitated, in conformity with the Floor Plans.

C. Tenant Leases & Uses. The Developer must enter into Leases with each Tenant which together comprise of the entirety of the Building. The Developer must provide a complete copy of the executed Leases prior to reimbursement by the Village of any Redevelopment Project Costs.

D. Maintenance. The Developer is responsible for the continuity, care, conservation, maintenance, and operation of the Property, in a condition that is consistent with other comparable commercial properties and is in compliance with all local codes and regulations, and all landscaping, equipment, appurtenances and stormwater detention facilities located on or within the Property and the cost of power required for such equipment and appurtenances. The Developer and any co-owners of the Property must regularly and systematically perform the maintenance, repair, and replacement of any and all parts or portions of the Property necessary to permit the Property to function as designed.

E. Parking and Loading. The Developer must provide all off-street parking and loading spaces on the Property as required by the Zoning Code.

F. Cooperation with Adjoining Property Owners. The Developer must cooperate in good faith with the Village and with the owners of other real property within the Redevelopment Project Area concerning, and will not unreasonably object or prohibit, future improvements to the Redevelopment Project Area.

G. General Use and Development Restrictions. The development and use of the Property except for minor alterations due to final engineering and site work approved by the Village Director of Planning & Community Development or the Village Director of Public Works, as appropriate, must comply, and be in accordance, with the following (upon their respective approval, adoption, and effective date):

1. This Agreement;
2. The TIF Approval Ordinances;
3. The Project Development Plans, and all individual plans and documents of which they are comprised;
4. The Zoning Code; and
5. The Requirements of Law.

Unless otherwise provided in this Agreement, either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 5 of this Section 3.G, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the above plans and documents will be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 4. IMPROVEMENTS.

A. Description of Improvements. The Developer must, at its sole cost and expense, construct and install all of the Improvements depicted on the Project Development Plans, including, without limitation:

1. Renovation and rehabilitation of the building by replacing the roof and installing new heating, ventilation, air conditioning equipment and façade renovation, and parking lot improvements; and
2. Any other Improvements identified in the Project Development Plans, including, without limitation, the Parking Lot Improvement Project, entry enhancements, pedestrian crossing, and storefront sidewalk improvements and landscaping.

B. Design and Construction of the Improvements.

1. **General Standards.** All Improvements must be designed and constructed pursuant to and in accordance with the Project Development Plans, and will be subject to the reasonable written satisfaction of the Village Director of Building & Life Safety in accordance with the Village Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided in this Agreement or in the permits issued by the Village for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality.

2. **Contract Terms; Prosecution of the Work.** The Developer must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this

Agreement, the Project Development Plans, and the Requirements of Law, until the work is properly completed, and providing that the Developer may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Engineering Services. The Developer must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. The Developer must promptly provide the Village with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

4. Village Inspections and Approvals. All work on the Improvements is subject to inspection and approval by Village representatives at all times.

5. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any public agency or private party, the Developer must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

C. Connection of Utilities. No utilities located on the Property may be connected to utilities or utility infrastructure belonging to the Village except in accordance with the applicable provisions of the Village Code, and upon payment of any connection fees required pursuant to the Village Code.

D. Completion of the Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any Building or Structure located on the Property until the Improvements are completed by the Developer and approved by the Village. The foregoing does not preclude the Village's issuance of conditional certificates of occupancy pursuant to Section 5.C.2 of this Agreement and the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by the Developer and approval of the Improvements by the Village will not confer on the Developer any right or entitlement to any other building permit or certificate of occupancy.

E. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. The Developer must notify the Village when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance to allow the Village time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for completion of the Improvements). The Developer must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 4.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the Village Director of Building & Life Safety has determined that the specific Improvement has been constructed to completion, in accordance with the Project Development Plans and the Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement nor the approval or recordation of any final plat of subdivision for the Property constitutes acceptance by the Village of any Improvements that are depicted as "dedicated" in the Project Development Plans, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement may be made only by the Corporate Authorities, and only in compliance with the requirements of the Village Code.

SECTION 5. CONSTRUCTION.

A. Single Phase of Construction. The construction of the Improvements and the development of the Property must take place in one continuous phase, subject to seasonal conditions, and in accordance with Section 5.B of this Agreement.

B. Construction Schedule. The Developer must pursue, or cause to be pursued, all required development, construction, renovation, and rehabilitation of the Project and Improvements on the Property in a diligent and expeditious manner, in strict compliance with the Village Code and the Requirements of Law, and in accordance with the project timeline attached to this Agreement as **Exhibit F** and the following:

1. Commencement. The Developer must commence construction of all components of the Project, if at all, no later than September 30, 2024 ("**Project Commencement Date**").

2. Completion Date. The Project must be completed, and the Tenants must commence occupancy of the Building and open to the public for their customary businesses, on or before November 1, 2025 ("**Project Completion Date**"). If construction of the Project is not completed, and the Building not open to the public for their customary businesses, on or before the Project Completion Date, the Developer will not be entitled to reimbursement of any Redevelopment Project Costs, the Village will not pay any portion of the Village Contribution to the Developer, and the Village will have the right to terminate this Agreement upon providing written notice to the Developer.

3. Extension. The Village Manager may, for good cause, extend the deadlines set forth in this Section 5.B for a total of six months.

C. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when the Developer has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement; provided, however, the Village must promptly provide a detailed written explanation for such withholding.

2. Conditional Certificate of Occupancy. A conditional certificate of occupancy associated with the Building or Structure to be located on the Property will not be issued until the grading of the street parkways across the frontage of the Building or subject Structure, final grading and installation of top soil, seeding/sod, landscaping on the subject structure have been completed, and sidewalks across the frontage of the Building or subject Structure and street lights and surface course of all street pavement throughout the Property have been installed, subject to seasonal conditions.

D. Removal and Restoration.

1. **Removal of Partially Constructed Structures and Improvements.** Subject to Uncontrollable Circumstance, if the Developer fails to diligently pursue all demolition and construction as required in, or permitted by, Sections 3, 4, and 5 of this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, the Developer must, within 60 days after notice from the Village: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which the Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

2. **Removal and Restoration by Village.** In the event the Developer fail or refuses to remove any partially completed Structures or Improvements, or to perform Site Restoration, as required pursuant to Section 5.D of this Agreement, the Village will have, and is hereby granted, the right, at its option, to: (a) demolish and/or remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and/or (c) cause the Building, Structures, or Improvements to be completed in accordance with the plans submitted. The Developer will fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for such work. If the Developer does not so fully reimburse the Village, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 5.D.2 are in addition to, and not in limitation of, the Village's rights and remedies otherwise available in this Agreement, at law, and/or in equity.

E. As-Built Plans. After completion of construction of any new Structure, Developer must submit to the Village's Director of Building & Life Safety the final "as-built" plans for all fire protection systems installed in the Structure. The as-built plans must be submitted in a format appropriate for entry into the Village's geographic information system. A licensed Professional Engineer ("**PE**") and Professional Land Surveyor ("**PLS**") registered in the State of Illinois must stamp the as-built site plans and the PE and PLS must stamp and sign the final engineering pages of the plans.

F. Damage to Public Property. The Developer must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Improvements. Further, the Developer must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer; and (2) repair any damage that may be caused by the Developer or any agent of or contractor hired by, or on behalf of, the Developer.

SECTION 6. PAYMENT OF VILLAGE FEES AND COSTS.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, the Developer must pay to the Village, contemporaneous with the execution of this Agreement by the Village Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the development of the Property, including, without limitation, the review and processing of plans and building permits therefor. The

Developer acknowledges and agrees that it will continue to be liable for and pay, promptly after presentation of a written demand or demands for payment, such third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by the Developer during the term of this Agreement in connection with the use and development of the Property. Further, the Developer acknowledges and agrees that it is liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publication and recordings required in connection with the above matters.

B. Other Village Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Developer must pay to the Village all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law.

SECTION 7. TIF FINANCING.

A. Project Financing.

1. The Parties agree that the estimated cost of the Building Project is approximately \$2,093,024.00 and the estimated cost of the Parking Lot Improvement Project is \$142,000.00, which includes the costs of the Developer, as set forth in the Total Project Budget in **Exhibit E**.

2. The Developer must advance and secure funds, or must cause other parties to advance and secure funds necessary to complete the Project.

B. Reimbursement for Project Costs.

1. The Parties acknowledge that the Developer will pay, or has paid, for some or all of the Redevelopment Project Costs of the Project. To partially subsidize the costs of the Building Project, the Village will pay the Developer up to a maximum of \$334,000.00 ("**Village Building Contribution**"), and to partially subsidize the costs of the Parking Lot Improvement Project, the Village will pay the Developer up to a maximum of \$92,000.00 ("**Village Parking Lot Improvement Project Contribution**"), as reimbursement for Redevelopment Project Costs incurred by the Developer which qualify as TIF-Eligible Costs, subject to the limitations set forth in this Agreement, including, without limitation, in this Section 7.

2. In the Village's sole discretion, the Village Contribution may be paid from the Incremental Property Taxes deposited into the Fund and permitted by law to be used to make payments under the TIF Act.

3. Any funds contained in the Fund in excess of the Village Contribution may be used by the Village for any lawful purpose permitted under the TIF Act.

C. Certification and Reimbursement of TIF-Eligible Costs.

1. **Certificates of Expenditure.** In order to obtain reimbursement of TIF-Eligible Costs, the Developer must submit to the Village one written request for certification of TIF-Eligible Costs for the Project in the form attached as **Exhibit G** to this Agreement ("**Certificate of Expenditure**"). The Certificate of Expenditure request must be accompanied by: (i) evidence that the Developer has actually incurred and paid all TIF-Eligible Costs for which the Developer seeks

reimbursement; (ii) proof of issuance of all building permits required for the Project; (iii) proof that the Tenants commenced occupancy and operations in the Building in satisfaction of this Agreement; (iv) sworn statements and lien waivers from the Developer's general contractor for any material, fixtures, apparatus, machinery, services, or labor provided by any contractor, subcontractor, or other person or entity entitled to file a lien under the Mechanics Lien Act, 770 ILCS 60/1, included in the TIF-Eligible Costs for which reimbursement is sought; (v) evidence that the Developer has obtained a Village issued final certificate of occupancy for all aspects the Project; and (vi) such other information and materials as requested by the Village. If the Developer does not fulfill its obligations as set forth in this Section 7.C.1, the Village will have no obligation to certify or reimburse the Developer for TIF-Eligible Costs.

2. Requirements of Reimbursement. Notwithstanding any other provision of this Agreement, the Developer will be entitled to be reimbursed from Incremental Property Taxes for TIF-Eligible Costs only if: (i) the Developer actually incurs such TIF-Eligible Costs; (ii) the TIF-Eligible Costs are also "Redevelopment Project Costs" as defined in the TIF Act; (iii) reimbursement is permitted pursuant to this Agreement, the Redevelopment Plan, and the TIF Act; and (iv) the Developer is not in default or breach of any obligation under this Agreement.

3. Review of Certificate of Expenditures. The Village Director of Planning & Community Development will determine if Redevelopment Project Costs described in a Certificate of Expenditure constitute TIF-Eligible Costs meeting the requirement of this Section 7.C, and approve or disapprove of each Certificate of Expenditure. If the Director of Planning & Community Development finds an error or deficiency in the Certificate of Expenditure, the Director of Planning & Community Development will give written notice to the Developer, identifying such error or deficiency in reasonable detail, within 90 days after the date that the Village receives the Certificate of Expenditure request from the Developer. The process of submission, identification or errors or deficiencies and resubmission will continue in good faith until the Parties agree on the content of the Certificate of Expenditure.

4. Timing of Reimbursement. The Village will pay to the Developer reimbursement funds for TIF-Eligible Costs up to the Village Building Contribution and the Village Parking Lot Improvement Project Contribution, respectively, on the 45th day following the last to occur of: (i) completion of all Improvements; (ii) satisfactory inspection and approval of the Improvements by the Village; (iii) issuance of a temporary or final certificate of occupancy for the Project, whichever is first issued; (iv) submittal by the Developer and approval by the Village of the Certificate of Expenditure for the TIF-Eligible Costs incurred by the Developer related to the Village Building Contribution and the Village Parking Lot Improvement Project Contribution, respectively; and (v) occupancy and commencement of operations by the Tenants, all together with documentation required under Section 7.C.1 of this Agreement, subject to any period for resubmission or correction of a Certificate of Expenditure pursuant to Section 7.C.3 of this Agreement.

D. Reduction of Village Contribution. The Village Contribution is subject to the following reductions:

1. Village Building Contribution. The Village Building Contribution will be reduced by a proportional amount if the Building Project costs included in the Village-approved Certificate of Expenditure are less than \$2,093,024.00. For example, if the Building Project costs are \$1,046,512.00 in the Village-approved Certificate of Expenditure, the Village Building Contribution will be reduced by 50%.

2. Village Parking Lot Improvement Project Contribution. If the costs of the Parking Lot Improvement Project included in a Village-approved Certificate of Expenditure ("**Park Lot Improvement Project Actual Costs**") are less than \$142,000, the Village Parking Lot Improvement Project Contribution will be reduced by the difference between \$142,000 and the Parking Lot Improvement Project Actual Costs. For example, if the Parking Lot Improvement Actual Costs are \$140,000, the Village Parking Lot Improvement Contribution will be reduced from \$92,000 to \$90,000.

E. Commitment to Fair Employment Practices and Affirmative Action; Prevailing Wage. The Village and the Developer must comply with the requirements pertaining to fair employment practices and affirmative action described in Section VII.B of the Redevelopment Plan and the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*), as they may be applicable.

F. Commitment to Preserve Village Contribution. The Village agrees, so long as the Developer is not in breach of this Agreement, that the Village will not revoke, rescind, repeal, or amend the Redevelopment Plan or the TIF Approval Ordinances, unless it has first deposited into an escrow account the then-remaining balance of the Village Contribution that has not yet been paid to the Developer, pursuant to an escrow agreement to be negotiated in good faith and executed by the Village and the Developer. In the event that an escrow account is established pursuant to this Section 7.F, all subsequent payments to the Developer pursuant to this Agreement will be paid from the escrow account and not from any other Village source.

SECTION 8. LIABILITY AND INDEMNITY OF VILLAGE.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Property or the Project, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Property or the Project, and that the Village's review and approval of any such plans and the Project and issuance of any such approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Developer, or any of their respective heirs, successors, assigns, tenants, and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement, and agrees not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer agrees to, and does hereby, hold harmless and indemnify the Village, the Corporate Authorities and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans for the Property or the Improvements; (ii) the issuance of any approval, permit, certificate or acceptance for the Property or the Improvements; (iii) the development, construction, maintenance or use of any portion of the Property or the Improvements; and (iv) the Developer's failure to comply with any provisions of this Agreement. Nothing in this Section 8.C is intended to make the Developer responsible for any damages, attorneys' fees or other costs incurred by the Village by reason of any claim that this Agreement or any payments to the Developer under this Agreement, violate the TIF Act.

D. **Defense Expense.** The Developer must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the claims covered by Section 8.C of this Agreement.

SECTION 9. REAL ESTATE TAX CHALLENGES.

A. **Real Estate Tax Payments.** The Developer agrees to timely pay all applicable real estate taxes levied against its interest in the Property, and must not allow said taxes to become delinquent.

B. **Conveyance.** In recognition of the nature of the Project and the Village's projections of the need for incremental tax revenues to finance Redevelopment Project Costs, in accordance with the TIF Act, for so long as the TIF District is in existence, the Developer may not knowingly undertake to convey or lease any portion of the Property to persons whose ownership and use of such portion of the Property will cause that portion of the Property to be exempt from payment of property taxes, and the Developer will impose a prohibition against granting such conveyance in all leases and/or deeds conveying all or any portion of the Property.

C. **Tax Exempt Status.** Neither the Developer nor any tenant of any portion of the Property may assert tax-exempt status in a manner that would have an impact on the payment of real estate taxes with respect to their respective portions of the Property.

SECTION 10. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. **Binding Effect.** All obligations assumed by the Developer under this Agreement are binding upon the Developer personally, upon any and all of their respective successors and assigns (excluding any lessees or tenants of the Property), and upon any and all of the respective successor legal or beneficial owners of all or any portion of the Property.

B. **Successors and Transferees.** To assure that all grantees, successors, assigns, and successor owners have notice of this Agreement and the obligations created by it, the Developer must, from and after the Effective Date:

1. Deposit with the Village Clerk, concurrent with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement in the Office of the Cook County Clerk Recording Division;

2. Notify the Village in writing at least 30 days prior to transferring a legal or beneficial interest in any portion of the Property to any party not a party to this Agreement (excluding any lessees or tenants of the Developer);

3. Incorporate, by reference, this Agreement into any and all real estate sales contracts entered into for the transfer of all or any portion of the Property to any party not a party to this Agreement; and

4. Require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein, to any party not a party to this Agreement (excluding any lessees or tenants of the Developer), the transferee of the Property or of said portion of or interest in the Property to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit G**, in which such party agrees to be bound by the provisions of this Agreement ("**Transferee Assumption Agreement**") and to provide the Village, upon request, with such reasonable assurance of the financial ability of such transferee to meet those

obligations as the Village may require. The Village agrees that upon a successor becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of the Developer will be released to the extent of the transferee's assumption of the liability. The failure of the Developer to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial capability before completing any transfer, will result in the Developer remaining fully liable for all of its obligations under this Agreement but will not relieve the transferee of its liability for all such obligations as a successor to the Developer.

C. Transfer Defined. For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

D. Mortgagees of Property. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

SECTION 11. TERM.

A. The provisions of this Agreement run with and bind the Property and inure to the benefit of, be enforceable by, and obligate the Developer, the Village, and any of their respective legal representatives, heirs, grantees, successors, and assigns, from the Effective Date until either: (a) the Developer has been paid all of the Village Contribution due pursuant to Section 7 of this Agreement; or (b) the expiration of the TIF District, whichever is earlier. Notwithstanding anything to the contrary in this Section 11 (to the extent that the time periods referred to in such Sections have not elapsed when this Agreement terminates), the Developer's ongoing maintenance obligations set forth in Section 4.E of this Agreement will survive the termination of this Agreement. In addition, the indemnity and defense obligations set forth in Section 8 of this Agreement will survive the termination of this Agreement. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. In the event that the Project Completion Date does not occur on or prior to November 1, 2025, the Village shall have the right, in its sole and absolute discretion, to terminate this Agreement and all obligations of this Village under this Agreement by delivery of notice to the Developer.

SECTION 12. DEVELOPER REPRESENTATIONS, COVENANTS, AND WARRANTIES.

A. Developer. The Developer, and the person executing this Agreement on behalf of the Developer, represent, warrant, and covenant, as of the date of this Agreement, that:

1. The Developer is an Illinois limited liability company, duly organized and validly existing;
2. The Developer has the authority to enter into, execute, deliver and perform this Agreement;
3. The execution, delivery and performance by the Developer of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Developer is now a party or by which the Developer is now or may become bound;
4. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened, or affecting the Developer which would impair its ability to perform under this Agreement;
5. The Developer will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement;
6. The Developer has sufficient financial and economic resources to implement and complete its obligations under this Agreement;
7. The Developer has no knowledge of any financial liabilities, contingent or otherwise, of the Developer which might have a material adverse effect upon its ability to perform its obligations under this Agreement;
8. The information provided to the Village by the Developer pursuant to this Agreement is true and correct, and the Developer acknowledges that the Village has entered into this Agreement in reliance on this information and the representation and warranty by the Developer that this information is true and correct; and
9. Prior to the issuance of certificates of occupancy for the Building, the Developer may not use the Property as collateral for any other property or project or for anything other than the cost of constructing the Project on the Property. The Developer's loan agreement, if any, must expressly provide that the amount of said loan may not be increased without the consent of the Village, which consent may not be withheld if the debt-to-equity ratio for the proposed increased loan is maintained at the same level as the existing loan at the time the existing loan was initially issued. Nothing in this Section 12.A.9 is to be deemed or interpreted to prevent a parent entity of the Developer from using the Property for security as a part of any securitized debt offering.

B. Village. The Village represents, warrants and agrees as the basis for the undertakings on its part contained in this Agreement that:

1. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement.

2. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement: (1) have been duly authorized by all necessary corporate action on the part of the Village, (2) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement, and (3) will not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

3. To the best of the Village's knowledge, there are no proceedings pending or threatened actions against or affecting the Village or the Property in any court or before any governmental authority that involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

SECTION 13. DEFAULT.

A. Events of Default by the Developer. The following are the Developer Events of Default under this Agreement:

1. If any representation made by the Developer in this Agreement, or in any certificate, notice, demand or request made by the Developer in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to an Uncontrollable Circumstance, default by the Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of the Developer; provided, however, that such default or breach will not constitute an Event of Default if such default cannot be cured within said 15 days and the Developer, within said 15 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 60 days after such notice.

3. Default by the Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant, warranty or obligation contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 15 days and the Developer, within said 15 days initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 60 days after such notice.

4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

5. The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by the Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of the Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally

to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others that is not dismissed within 60 days after filing.

6. Failure of the Developer to have funds to meet the Developer's obligations under this Agreement.

7. Sale, assignment, or transfer of the Property except in accordance with the Transferee Assumption provisions in Section 10 of this Agreement.

8. Change in the organizational status of the Developer except in accordance with the Transferee Assumption provisions in Section 10 of this Agreement.

9. Abandonment of the Project or Property by the Developer. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of the Developer to secure any other approvals required for the development or construction of the Property will not be a valid defense to abandonment.

10. The Developer fails, for 15 days after written notice, to comply with the Requirements of Law in relation to the construction and maintenance of the Improvements contemplated by this Agreement.

11. The Village acknowledges that nothing in this Agreement obligates the Developer to commence building the Improvements, to open a business on the Property or (if and when a business opens on the Property) to continue to operate a business on the Property. It shall not be an Event of Default if: (i) the Developer fails to obtain building permits for the Improvements; or (ii) the Developer fails to open or operate the Building for business to the public. However, the Developer acknowledges and agrees that the Developer will not be entitled to reimbursement of any Redevelopment Project Costs, the Village will not pay any portion of the Village Contribution to the Developer, and the Village will have the right to terminate this Agreement upon providing written notice to the Developer in the event that any of the following events occurs: (i) construction of the Project is not completed, and the Building is not open to the public for customary business, within 18 months after the Effective Date of this Agreement; or (ii) the Developer (or a transferee) fails to operate the Building for customary business, or a substantially similar use, for a period of 180 consecutive days or more; provided, however, that any of the foregoing are not due to an Uncontrollable Circumstance.

B. Events of Default by the Village. The following are Village Events of Default under this Agreement:

1. If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Developer, pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to an Uncontrollable Circumstance, default by the Village for a period of 30 days after written notice thereof from the Developer in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

C. Remedies for Default. In the case of a party's Event of Default under this Agreement:

1. Except as otherwise provided in this Agreement, the non-defaulting Party may institute such proceedings in law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Pursuant to Section 5.D of this Agreement, the Village may, without prejudice to any other rights and remedies available to the Village, require: (a) the demolition and removal of any partially constructed or partially completed buildings, Structures, or Improvements from the Property; and (b) the performance of Site Restoration. Concurrent with the Village's exercise of its rights under 6.E, the Corporate Authorities will have the right, but not the obligation, to terminate the entitlements set forth in this Agreement, without protest or objection by the Developer.

3. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village is entitled to withhold the issuance of building permits or certificates of occupancy for the Building and any other Structures within the Property at any time when the Developer has failed or refused to meet fully any of its obligations under this Agreement after notice and an opportunity to cure as provided in this Section 13.

4. In case the Village has proceeded to enforce its rights under this Agreement and such proceedings have been discontinued or abandoned for any reason, then, and in every such case, the Developer and the Village will be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village will continue as though no such proceedings had been taken.

D. Limitation. Notwithstanding anything to the contrary contained in this Agreement, including the provisions of this Section 13, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution or breach of any of the terms and conditions of this Agreement.

E. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 14. GENERAL PROVISIONS.

A. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 14.A, each Party will have the right to change the

address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the Village will be addressed to, and delivered at, the following address:

Village Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Manager
E-mail: RRecklaus@vah.com

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60650
Attention: Hart Passman
E-mail: Hart.Passman@elrodfriedman.com

Notices to the Developer will be addressed to, and delivered at, the following address:

MJR Real Estate Holding Company, LLC
1602 Willow Rd Ste 201
Northfield IL 60093
Attention: Richard Silverman
Email: RS@MRRE.com

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

D. Exhibits/Conflicts. Exhibits **A** through **I** attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement will control.

E. Amendments and Modifications. No amendment or modification to this Agreement will be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

F. Governing Law. This Agreement is governed by, and will be enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.

G. Changes in Laws. Unless otherwise explicitly provided in this Agreement, any reference to any Requirements of Law includes any modifications of, or amendments to such Requirements of Law as may, from time to time, hereinafter occur.

H. Non-Waiver. No party is under any obligation to exercise any of the rights granted to it in this Agreement. The failure of a party to exercise at any time any right granted to such

party will not be deemed or construed to be a waiver of that right, nor will the failure void or affect such party's right to enforce that right or any other right.

I. **Severability**. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property will not be impaired thereby, but the remaining provisions will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

J. **No Third-Party Beneficiaries**. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made, or will be valid, against any Party hereto.

K. **Interpretation**. This Agreement is to be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Each provision of this Agreement is to be construed as though both parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

L. **Headings**. The table of contents, heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

M. **Recording**. The Village will record this Agreement against the Property, at the sole cost and expense of the Developer, with the Office of the Cook County Clerk Recording Division promptly following the full execution of this Agreement by the Parties.

N. **Counterparts**. This Agreement may be executed in counterparts, each of which will constitute an original document and together will constitute the same instrument.

[SIGNATURE PAGES FOLLOW]

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

This instrument was acknowledged before me on _____, 2024 by Randall R. Recklaus, the Village Manager of the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois home rule municipal corporation, and by Rebecca Hume, the Village Clerk of said municipal corporation.

Given under my hand and notarial seal this _____ day of _____, 2024.

Notary Public

My Commission Expires:

(SEAL)

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Annette Wax, a Notary Public in and for said County, in the State aforesaid, do hereby certify that this instrument was acknowledged before me on August 27, 2024, by Richard Silverman, the Authorized Member of **MJR REAL ESTATE HOLDING COMPANY, LLC**, an Illinois limited liability company, and by Jeffrey Silverman the Authorized Member of said limited liability company.

Given under my hand and notarial seal this 27th day of August, 2024.



Annette D Wax
Signature

Notary Public

My Commission Expires:

12/10/2024

(SEAL)

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed, effective as of the date first written above.

ATTEST:

VILLAGE OF ARLINGTON HEIGHTS,
an Illinois home rule municipal corporation

Rebecca Hume, Village Clerk

By: _____
Randall R. Recklaus
Its: Village Manager

ATTEST:

**MJR REAL ESTATE HOLDING COMPANY,
LLC,**
an Illinois limited liability company

By: _____
Its: Authorized Member

By: _____
Its: Authorized member



INDEX OF EXHIBITS

Exhibit A	Legal Description of the Property
Exhibit B	Project Development Plans (Group Exhibit)
Exhibit B-1	Land Title Survey
Exhibit B-2	Site Plan
Exhibit B-3	Floor Plans
Exhibit B-4	Façade Layout
Exhibit B-5	Permit Plans
Exhibit C	Schedule of TIF Eligible Costs
Exhibit D	Total Project Budget
Exhibit E	Project Timeline
Exhibit F	Form Certificate of Expenditure
Exhibit G	Transferee Assumption Agreement
Exhibit H	Parking Lot Improvement Project Summary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 59 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET, THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105.00 FEET, THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 150.00 FEET, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 49.30 FEET, THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 90.00 FEET, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 94.70 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO THAT PART OF LOT 1 IN SAID CUB ADDITION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 59 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 179.40 FEET, THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 240.00 FEET, THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 64.70 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 134.5 FEET; THENCE NORTH 44 DEGREES, 59 MINUTES, 49 SECONDS EAST 56.99 FEET, THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 33.80 FEET TO THE POINT OF BEGINNING;

ALSO LOT 3 IN SAID CUB ADDITION, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE, THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A

CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE SOUTH 47 DEGREES, 48 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE, THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.28 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 58 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 114.00 FEET TO A POINT OF CURVATURE, THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 50 DEGREES, 57 MINUTES, 10 SECONDS EAST; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 22.88 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 81 DEGREES, 32 MINUTES, 37 SECONDS WEST, THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 118.40 FEET TO A POINT OF CURVATURE, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES, 54 MINUTES, 41 SECONDS WEST, THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 200.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.01 FEET TO THE NORTH LINE OF LOT 3, THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS EAST 20.00 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 3 THAT PORTION FALLING WITHIN SOUTHPON RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2017 AS DOCUMENT NO. 170692022, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT 27090321, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION, THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 190.40 FEET, THENCE NORTH 42 DEGREES, 11 MINUTES,

49 SECONDS EAST 120.00 FEET, THENCE NORTH 60 DEGREES, 01 MINUTES, 49 SECONDS WEST 153.35 FEET, THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 45.07 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES, 32 MINUTES, 37 SECONDS EAST, THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 294.22 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 20.28 FEET, THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 8.42 FEET TO THE EAST LINE OF SAID LOT 2, THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 341.95 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 11.77 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 22.80 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 305.66 FEET, THENCE SOUTH 42 DEGREES, 11 MINUTES, 49 SECONDS WEST 62.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 58 THROUGH 69 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO VACATED PRAIRIE AVENUE (33 FEET WIDE), LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66, AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 58 (BEING ALSO THE NORTH LINE OF JANE AVENUE), ALSO VACATED LILLIAN (66 FEET WIDE), LYING BETWEEN LOTS 63 AND 64 ALL IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT L93609529 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 61 THROUGH 65, INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT L93609529, ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 82 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 82 AND LOT 81, A DISTANCE OF 179.19 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 10.33 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 42.65 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 94.00 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 10.99 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST 30.80 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 24.32 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST 3.09 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12

SECONDS WEST 20.18 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS EAST 7.00 FEET, THENCE SOUTH 44 DEGREES, 58 MINUTES, 12 SECONDS WEST 12.73 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS EAST 121.74 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 1.20 FEET TO THE WEST LINE OF VACATED PRAIRIE AVENUE, AFORESAID, THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE 341.95 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 1.23 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 10.16 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 1.96 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 152.09 FEET, THENCE SOUTH 45 DEGREES, 01 MINUTES, 48 SECONDS EAST 12.73 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 20.18 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST 3.09 FEET, THENCE NORTH 00 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.38 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 10.99 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 349.03 FEET; THENCE NORTH 00 DEGREES, 59 MINUTES, 12 SECONDS EAST 228.45 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 20.75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS EAST ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID LOTS 63, 64 AND 65, A DISTANCE OF 313.40 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING

PART OF LOTS 82 AND 83 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT L93609529, ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 63, THENCE SOUTH 89 DEGREES, 42 MINUTES, 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 90.01 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 24.38 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST 20.18 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 48 SECONDS WEST 12.73 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 63.60 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997, ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 61, THENCE SOUTH 89 DEGREES, 41 MINUTES, 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 80.29 FEET, THENCE SOUTH 89 DEGREES, 50 MINUTES, 12 SECONDS WEST 64.46 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 121.74 FEET, THENCE NORTH 44 DEGREES, 50 MINUTES, 12 SECONDS EAST 12.73 FEET, THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET, THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET, THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.32 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 39.80 FEET, THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.99 FEET, THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 14.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOTS 44, 45, AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997, ALSO THAT PART OF VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, LYING BETWEEN SAID LOTS 45 AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, IN COOK COUNTY, ILLINOIS

PIN Numbers (Golf VX/Dogtopia):03-20-200-008, 03-20-200-013

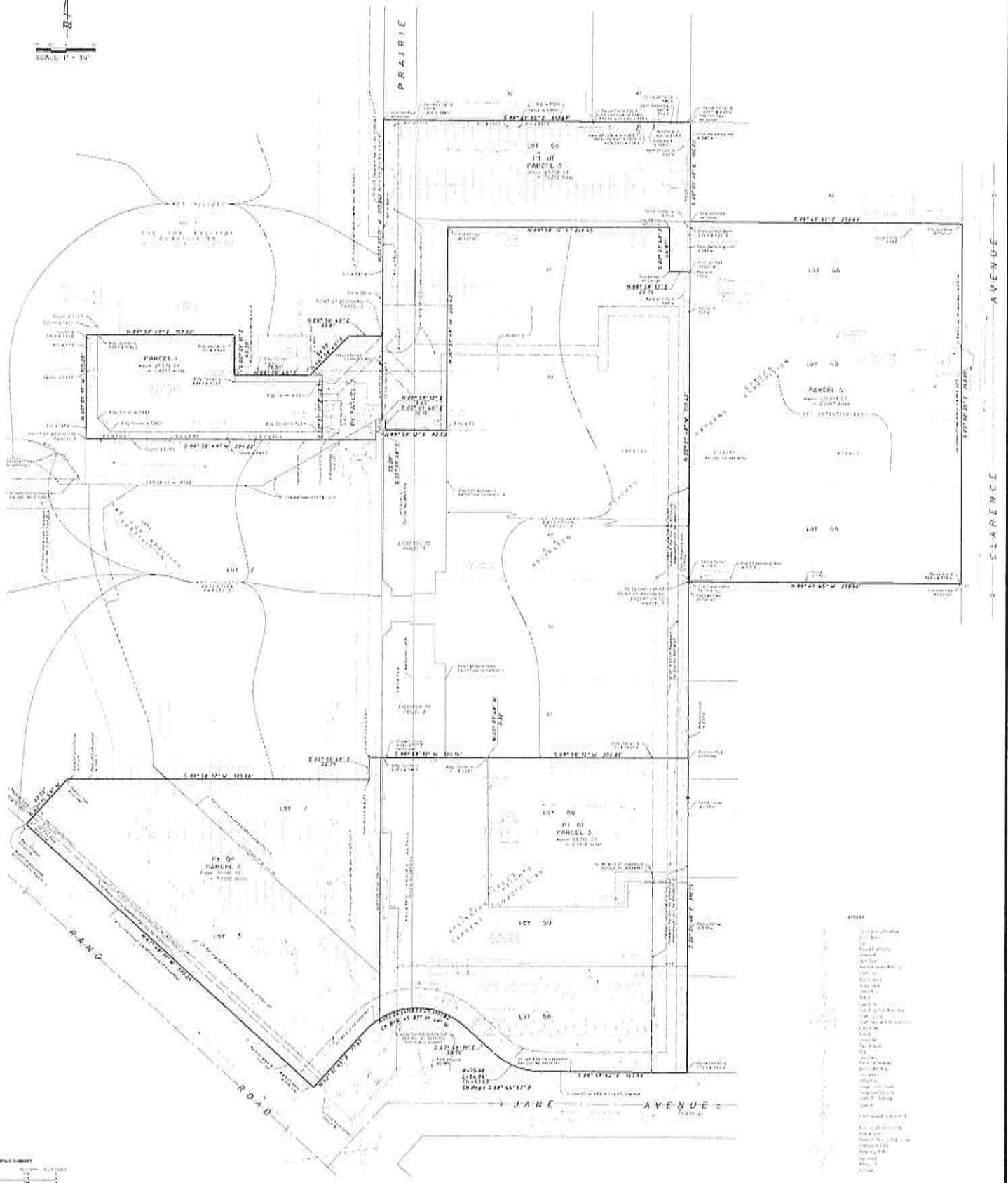
Rear Parking Lot: 03-20-201-014

Draining Areas: 03-20-201-009, 03-20-201-015

EXHIBIT B
PROJECT DEVELOPMENT PLANS

EXHIBIT B-1
LAND TITLE SURVEY

ALTA / ACSM LAND TITLE SURVEY



PROPOSED SPILL TREATMENT
NORTH
SCALE
1" = 30'

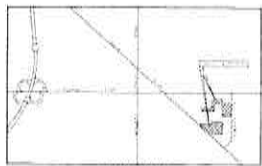


EXHIBIT B-2

SITE PLAN

EXHIBIT A
SHOPPING CENTER SITE PLAN

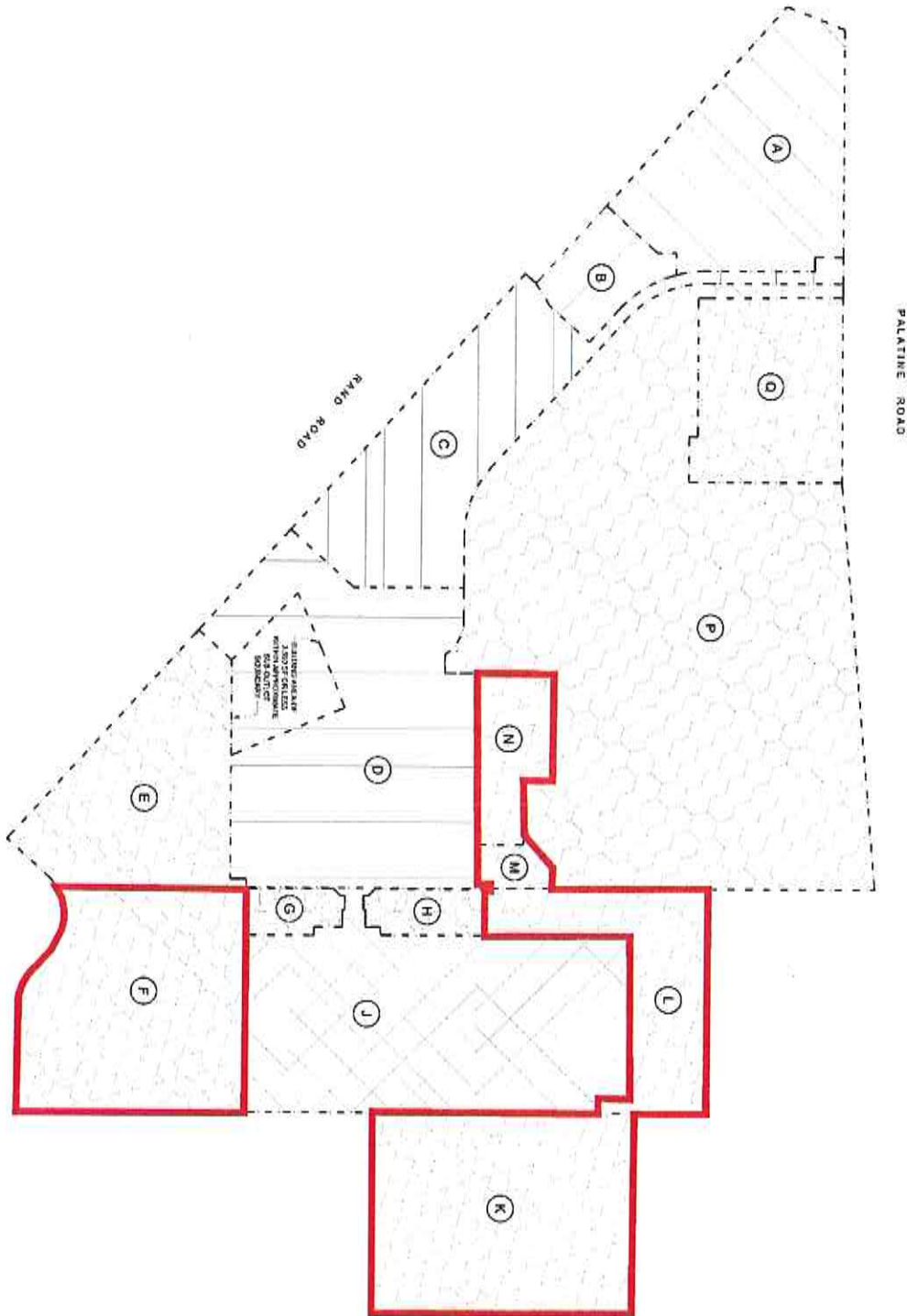


Exhibit A - 1

DS
KL

EXHIBIT A-1
PREMISES AND EMPLOYEE PARKING

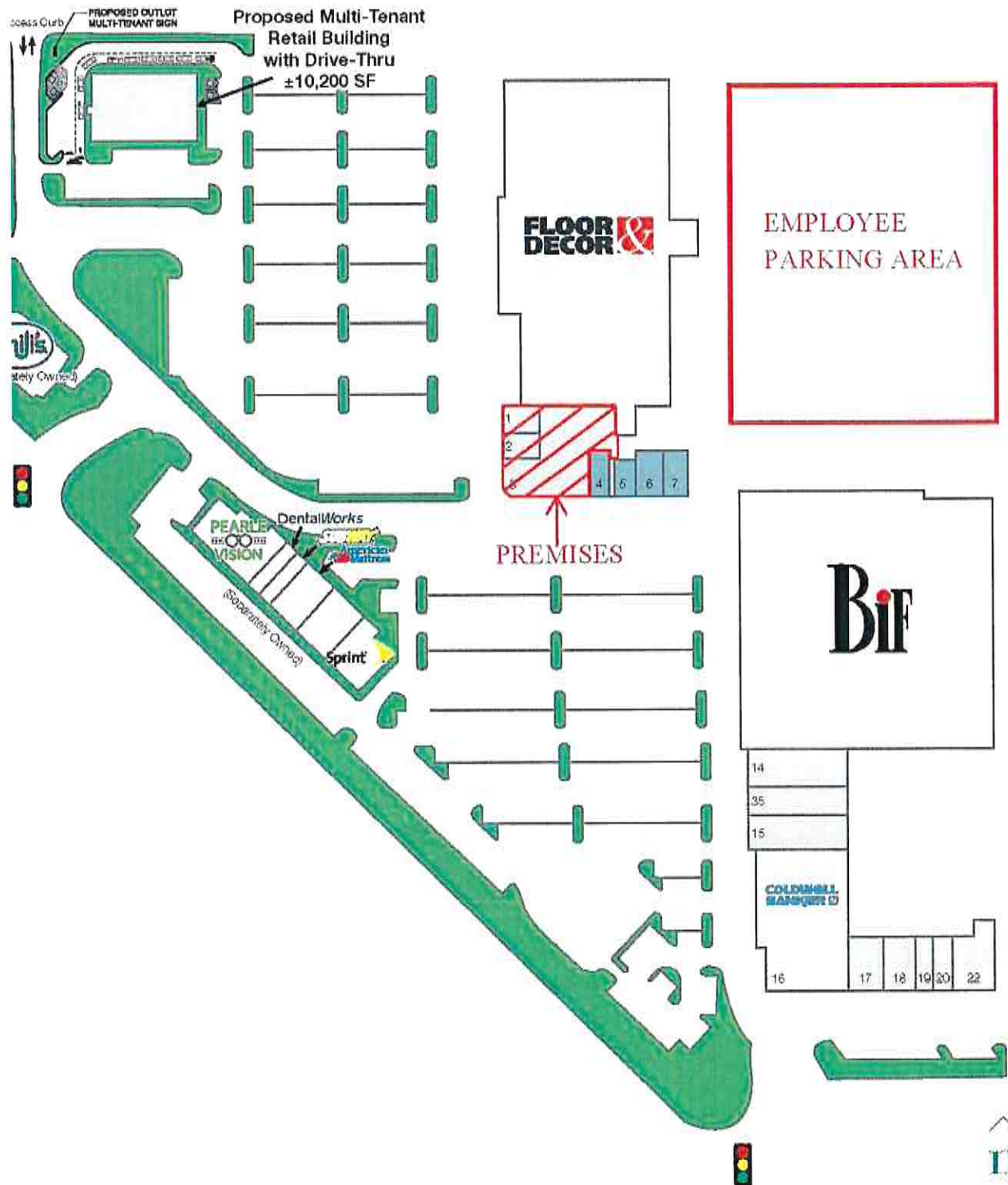
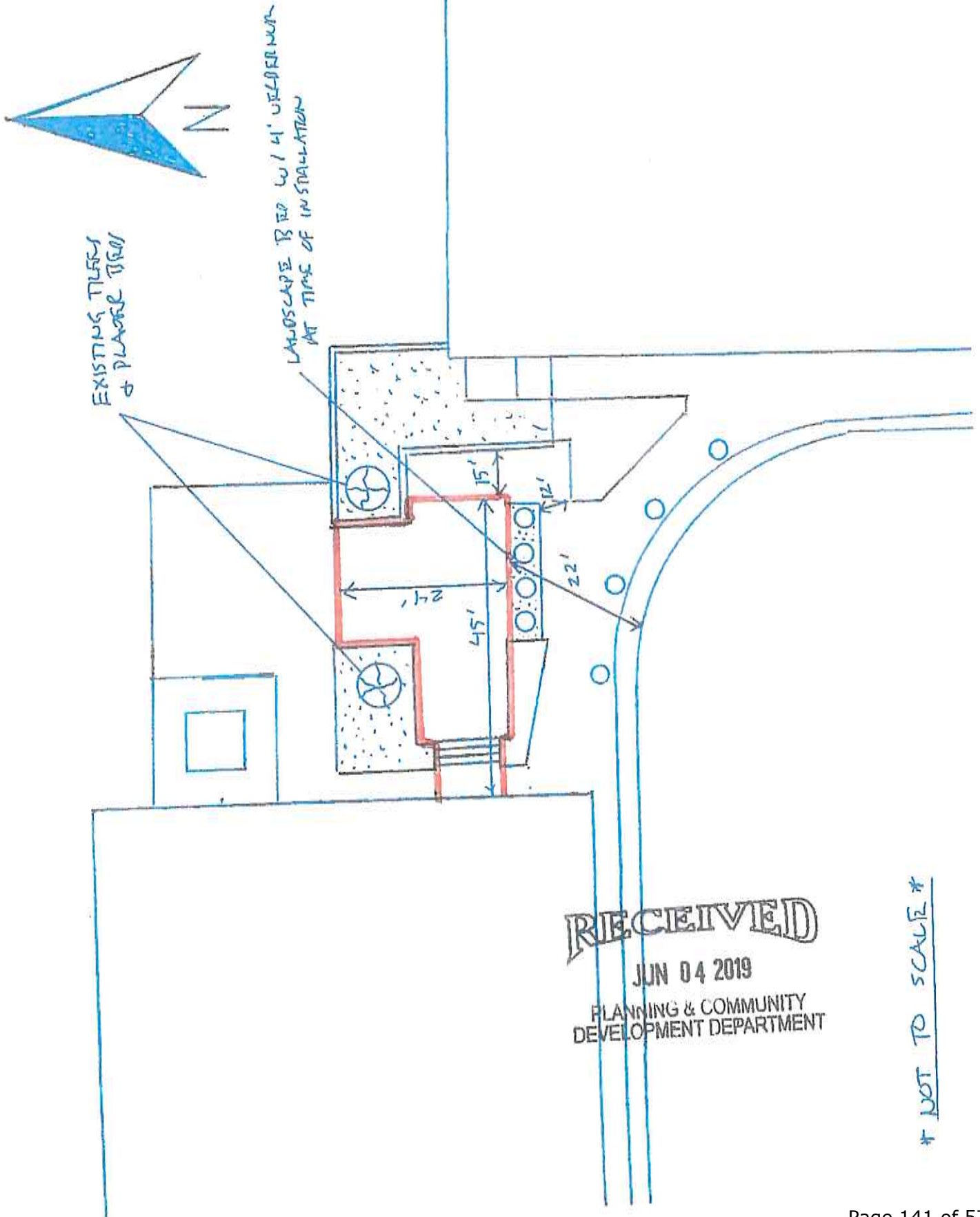


Exhibit A - 1 - 1

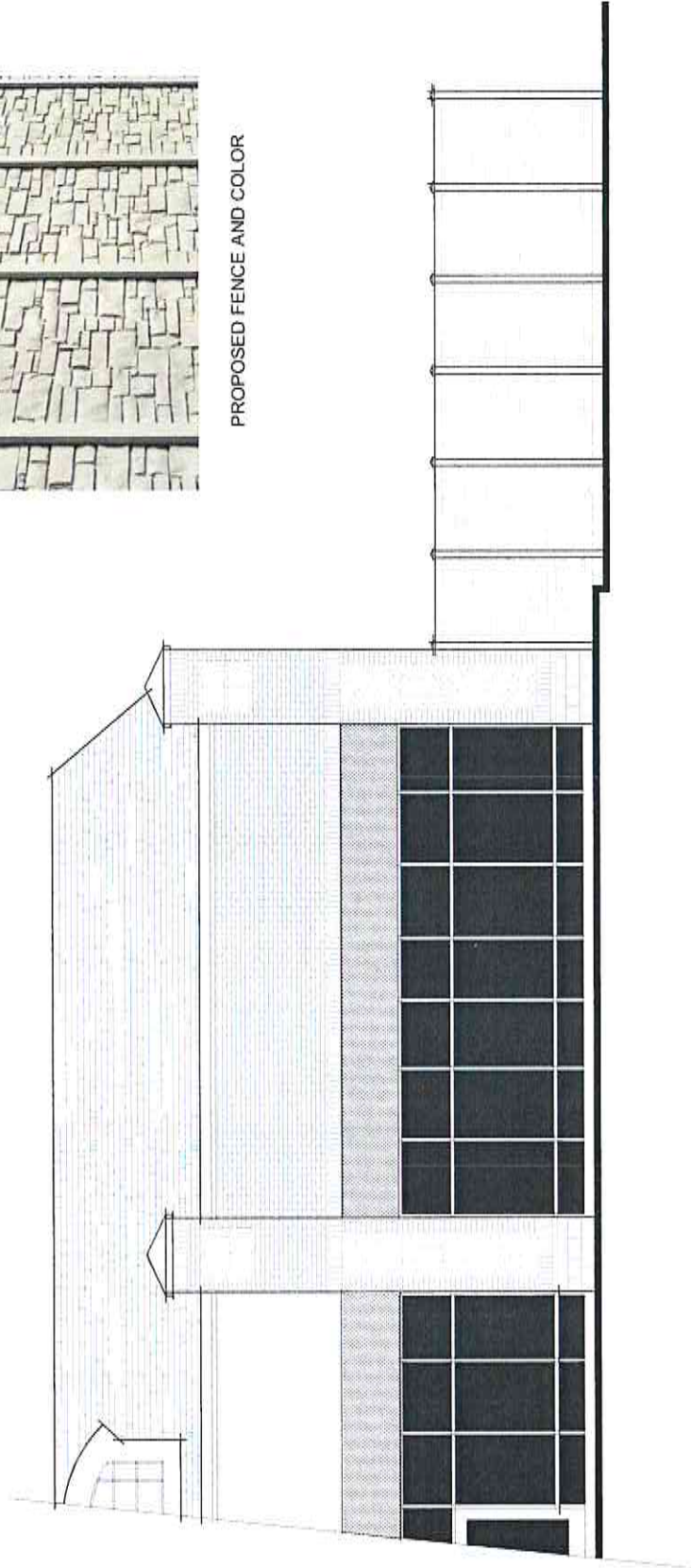


RECEIVED
JUN 04 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

* NOT TO SCALE *



PROPOSED FENCE AND COLOR

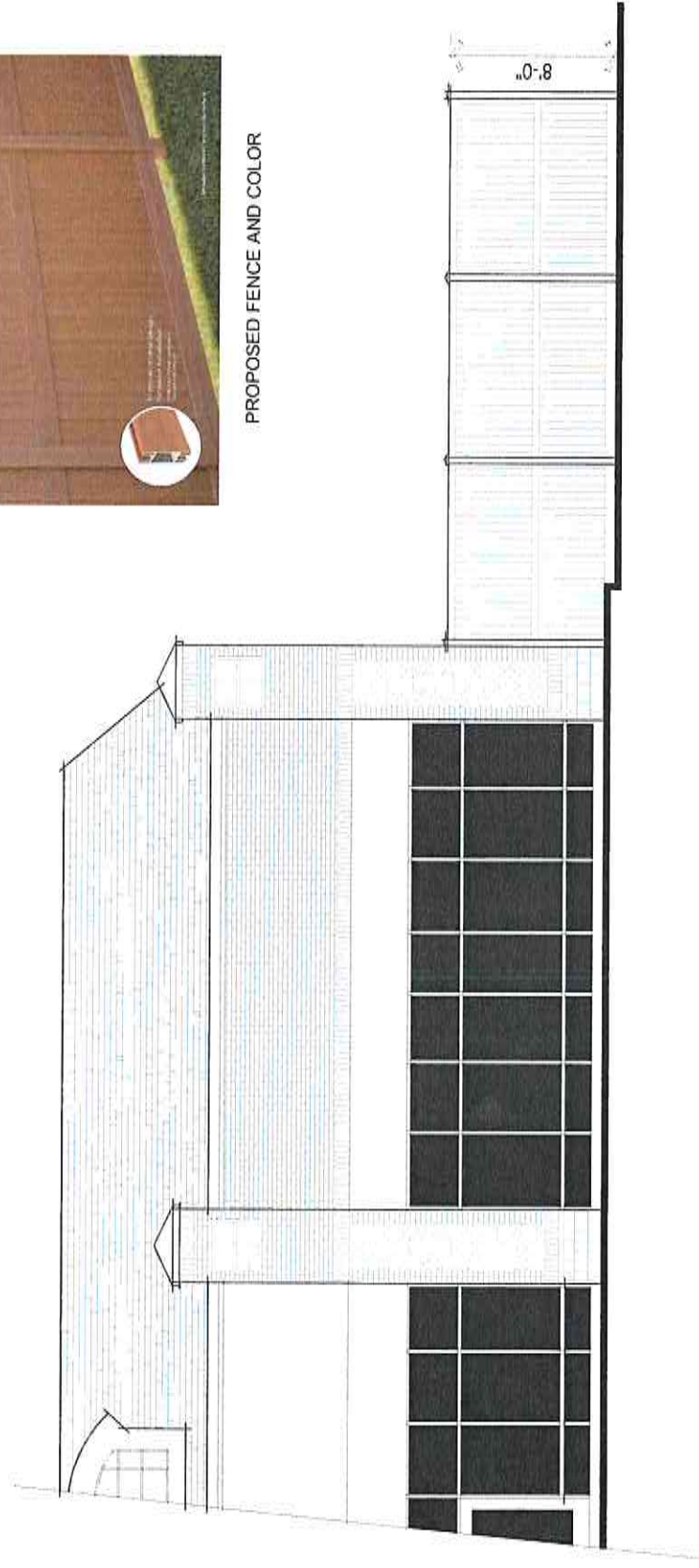


DOGTOPIA - DEER PARK, ILLINOIS





PROPOSED FENCE AND COLOR

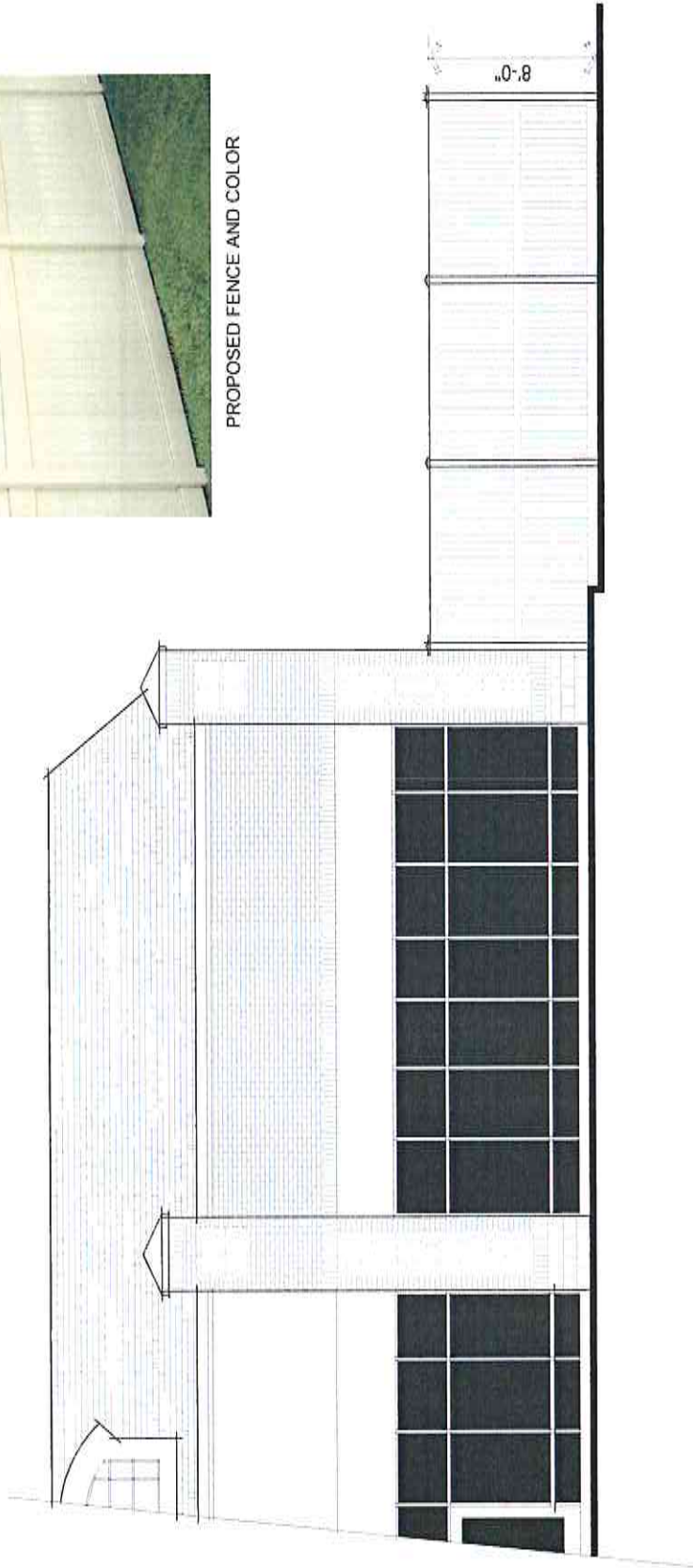


DOG TOPIA - DEER PARK, ILLINOIS





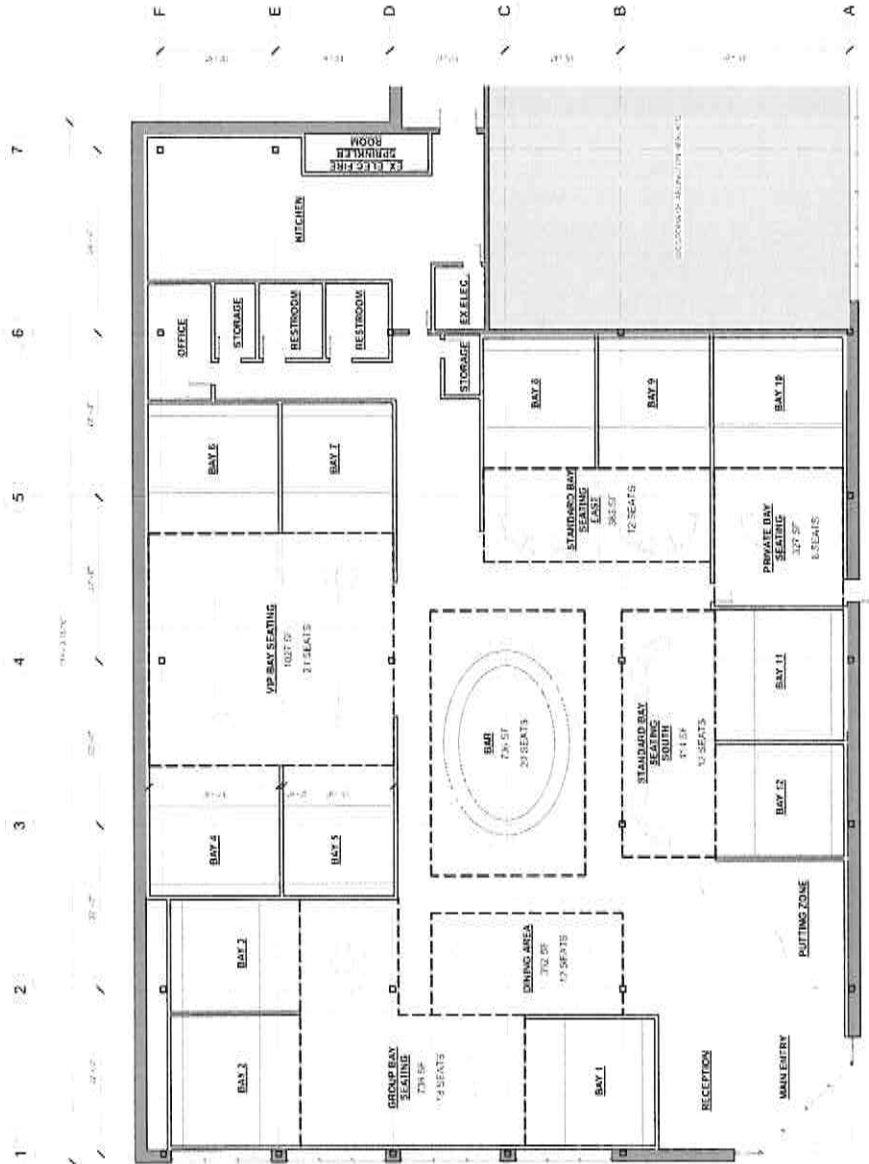
PROPOSED FENCE AND COLOR



DOG TOPIA - DEER PARK, ILLINOIS



EXHIBIT B-3
FLOOR PLANS



A. FURNITURE FLOOR PLAN
1:4" = 1'-0"

Client: Golf VX Corp.

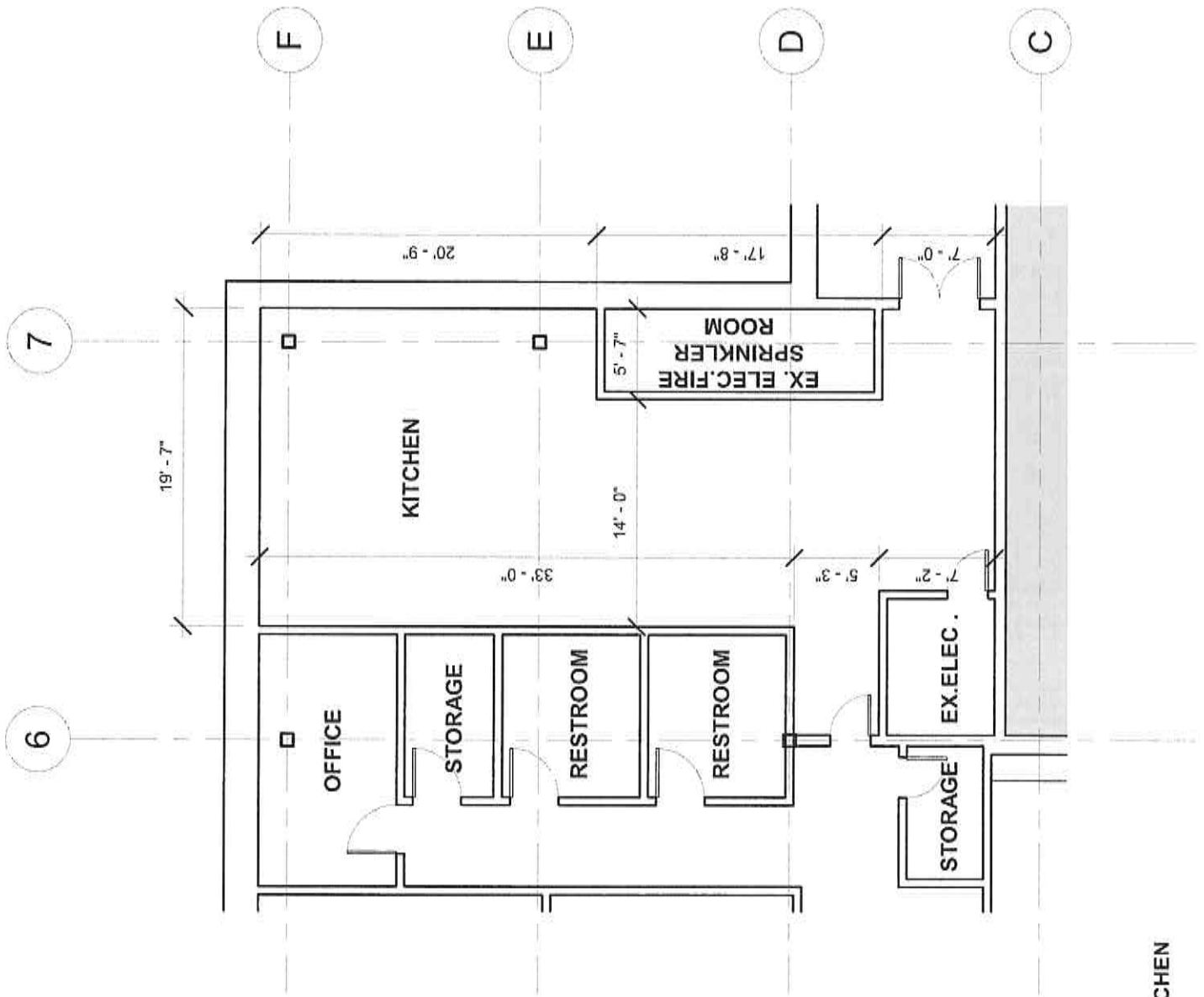
Project: GOLF VX ARLINGTON HEIGHTS
6311 Lakeside Boulevard, Arlington Heights, IL 60004

Project: Furniture Floor Plan

Project Name: GOLF VX ARLINGTON HEIGHTS
Date: 10/15/2024
Drawn By: [Name]
Checked By: [Name]
Approved By: [Name]

ASK-003

10/15/2024



2023.08.29
 ASK-002 FLOOR PLAN_KITCHEN
 SCALE: 1/8" = 1'-0" (Letter)

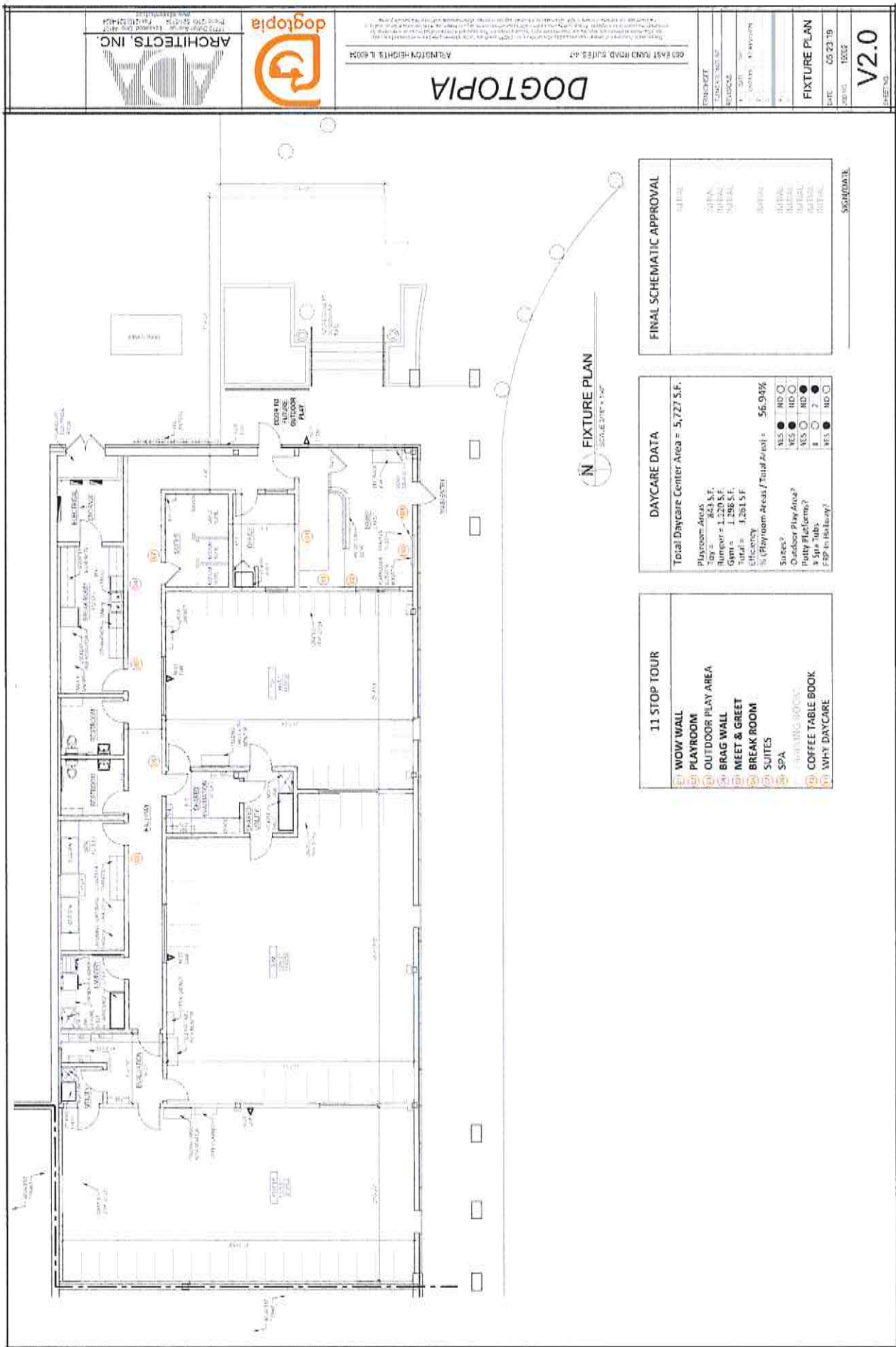


EXHIBIT B-4
FAÇADE LAYOUT

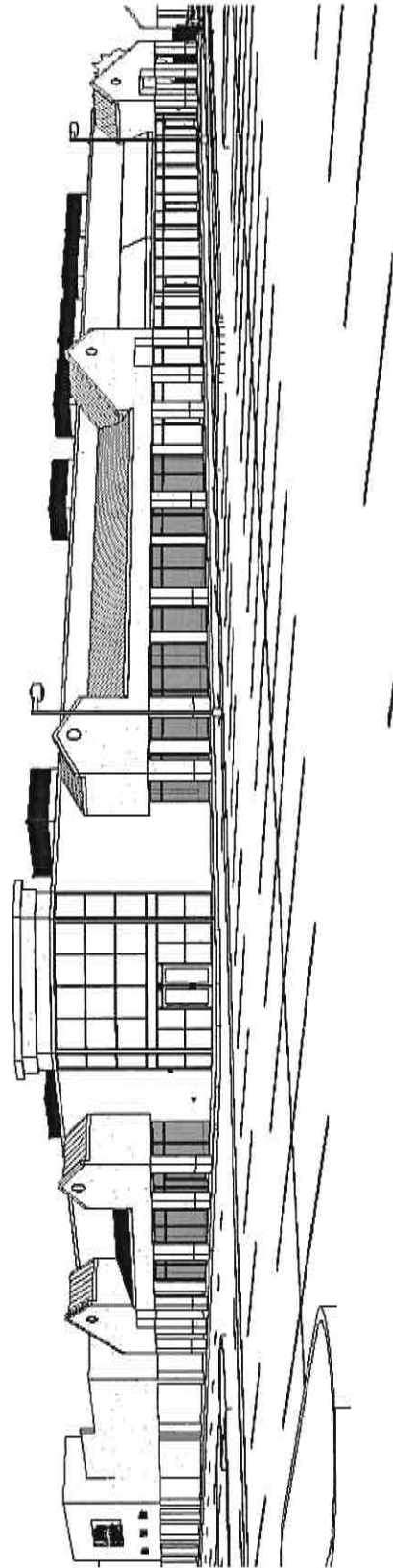
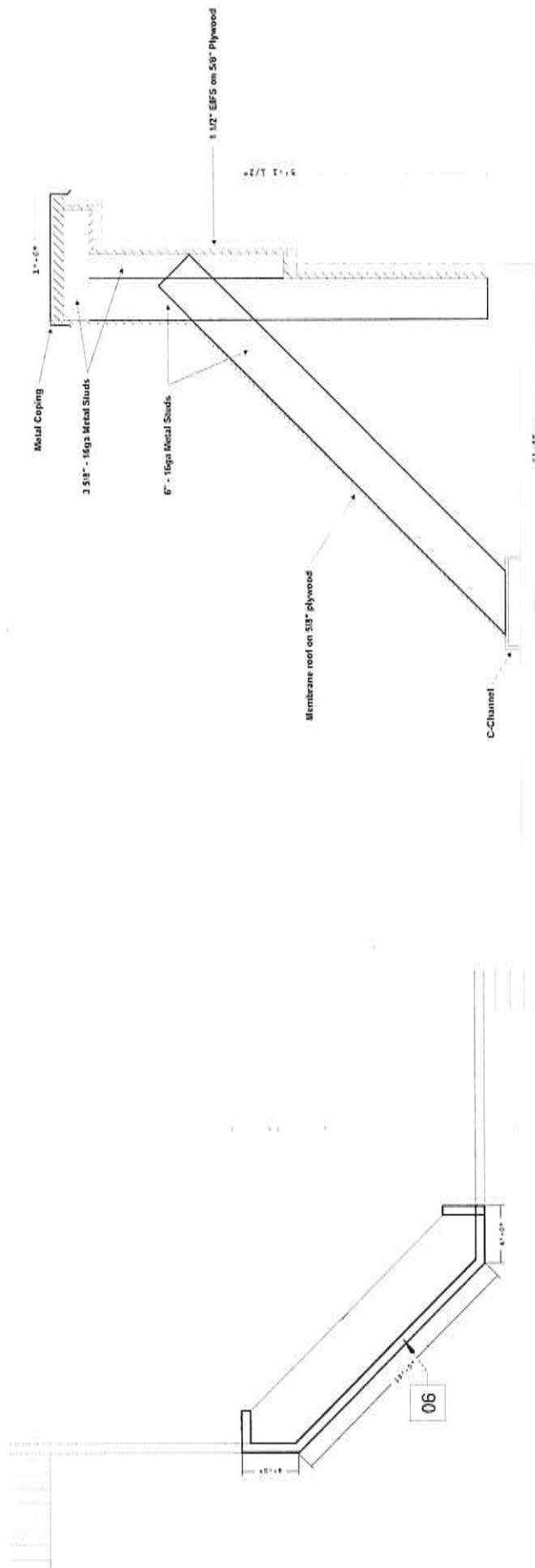


EXHIBIT B-5
PERMIT PLANS

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY:	PG.
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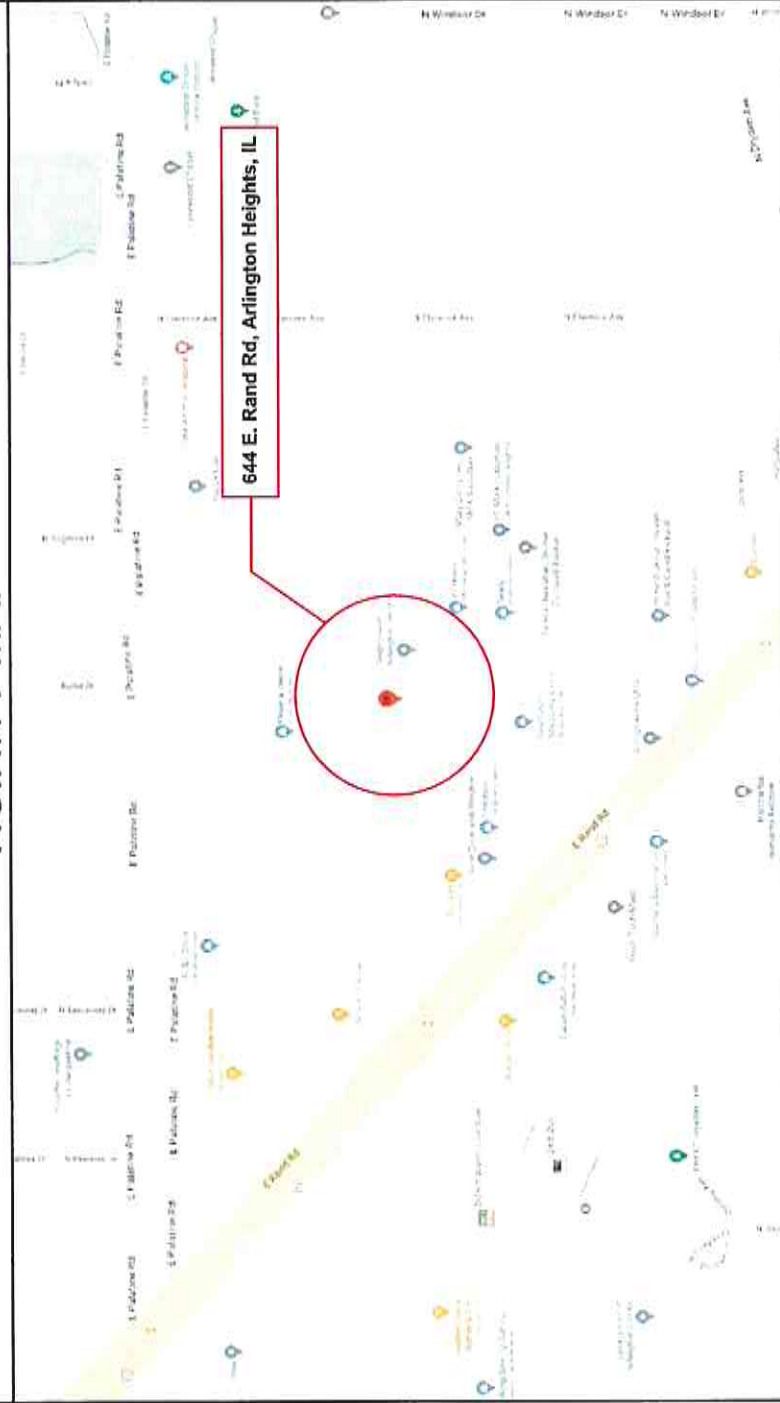
SIGN TYPE/ DESCRIPTION:	QTY:	PG.
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PROJECT:

For Code C
of Arlington
Digital Stamp

644 E. Rand Rd, Arlington Heights, IL

VICINITY MAP



REVISIONS

[illegible]

5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfaesigns.com

GOLF vx
CLIENT & LOCATION
644 E. Rand Rd. Arlington Heights, IL

CLIENT APPROVAL:

LEAD NO.:

DATE START

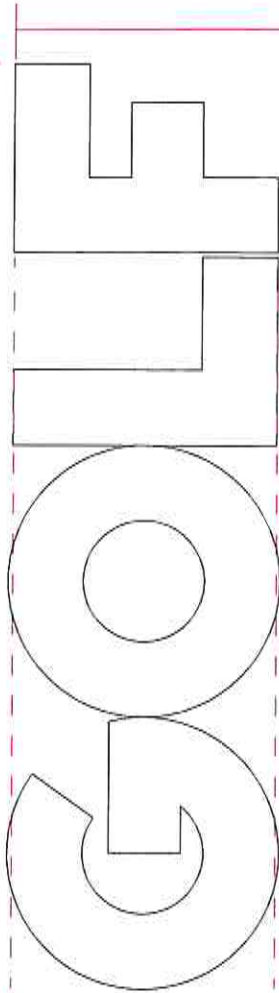
REVIEWED

SHEET NO.:

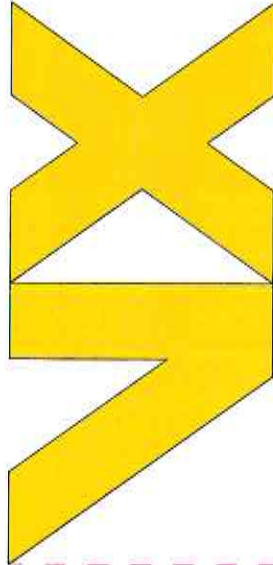
1 OF 4

117.5"

34.535"



72.854"



33.529"

71.953"

SOUTH-WEST ELEVATION

216.21"

49.355"

49.355"

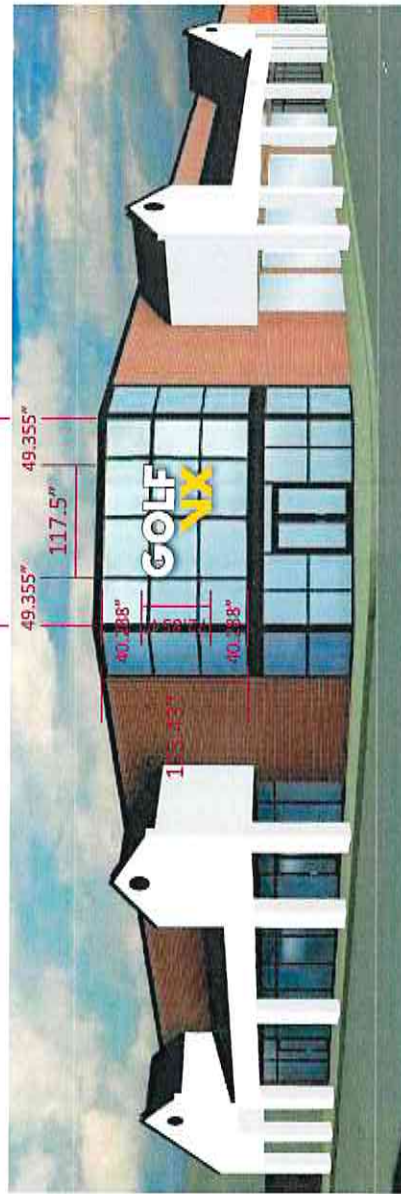
117.5"

40.338"

40.338"

40.338"

40.338"



NOTE: SITE SURVEY NEEDED

A Front-Lit, Plex-Face Channel Letters, Raceway Mounted • Front View
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

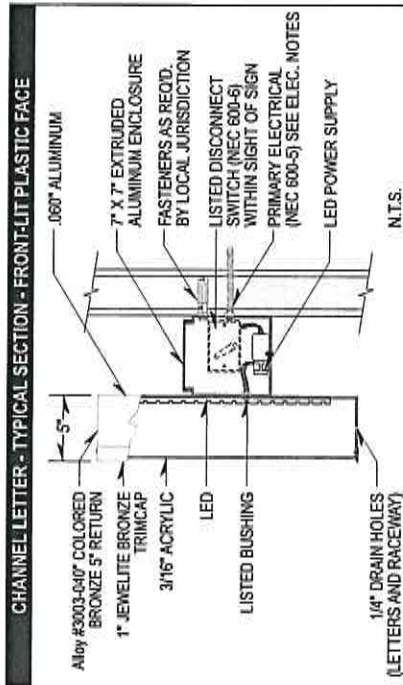
QUANTITY: ONE (1)
Overall Height: 72.854"
Overall Length: 117.5"
Total Sq.Ft.: 59.441 ft²

Returns: Alum Black
Backs: .060 White Aluminum
Trimcap: 1" Black
Face: #7328 White
First-surface translucent vinyl: Yellow
Illumination: White LED
Raceway: To match on existing wall color

NOTES:
• Raceway Mounted
• WHITE interiors for increased illumination
• All paint two-stage automotive acrylic



Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

5500 N. Kedzie Ave Chicago, IL 60625
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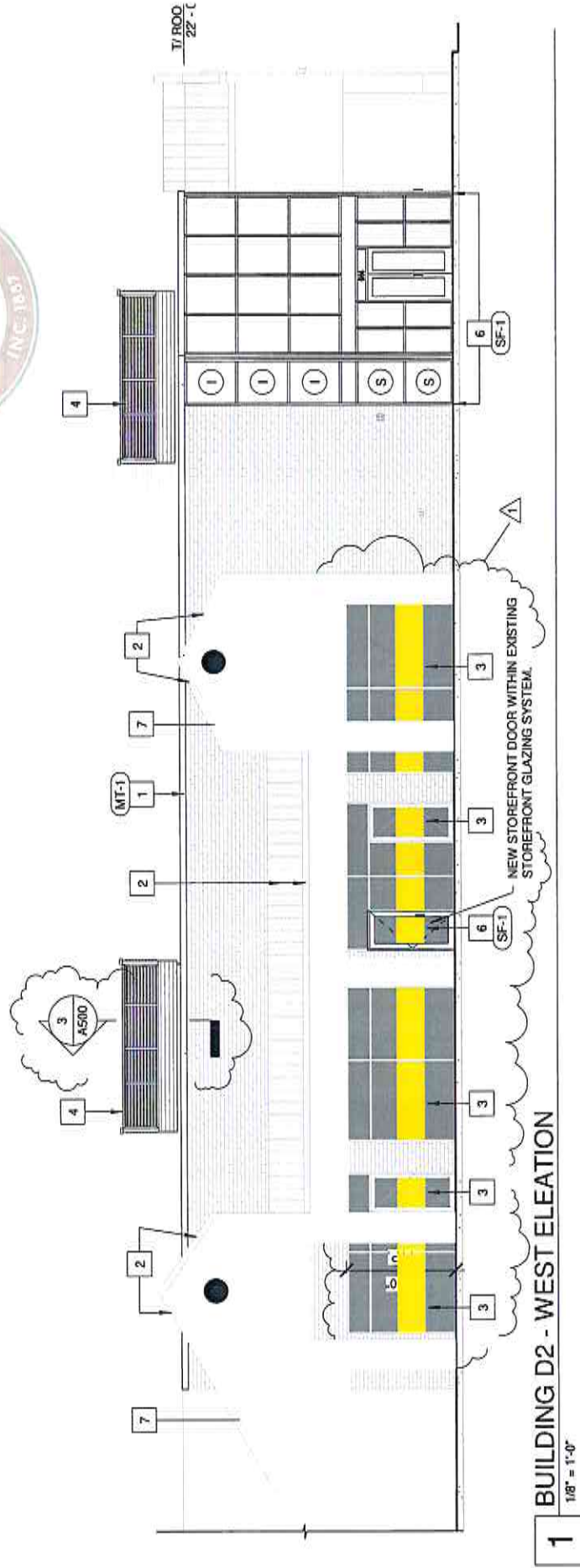
CLIENT & LOCATION
GOLF VIX
644 E. Rand Rd, Arlington Heights, IL

CLIENT APPROVAL:	LEAD NO.:	DATE STARTED:	REVIEWED BY:	SHEET NO.:
LANDLORD APPROVAL:	SM - PM	06.11.2024		2 OF 4
	Mich		SEG. NO.:	
			MIYAKA	

NOTE: THIS ELEVATION ONLY ALLOWED TO PUT VINYL ON INDIVIDUAL **GLASS** WINDOW
THE CITY ONLY ALLOW 40% OF OVERALL WINDOW HEIGHT.
IT CAN NOT BE COMBINE TO MAKE A BIGGER SIGN.



Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp



#ffcd00

SW code TBC by client

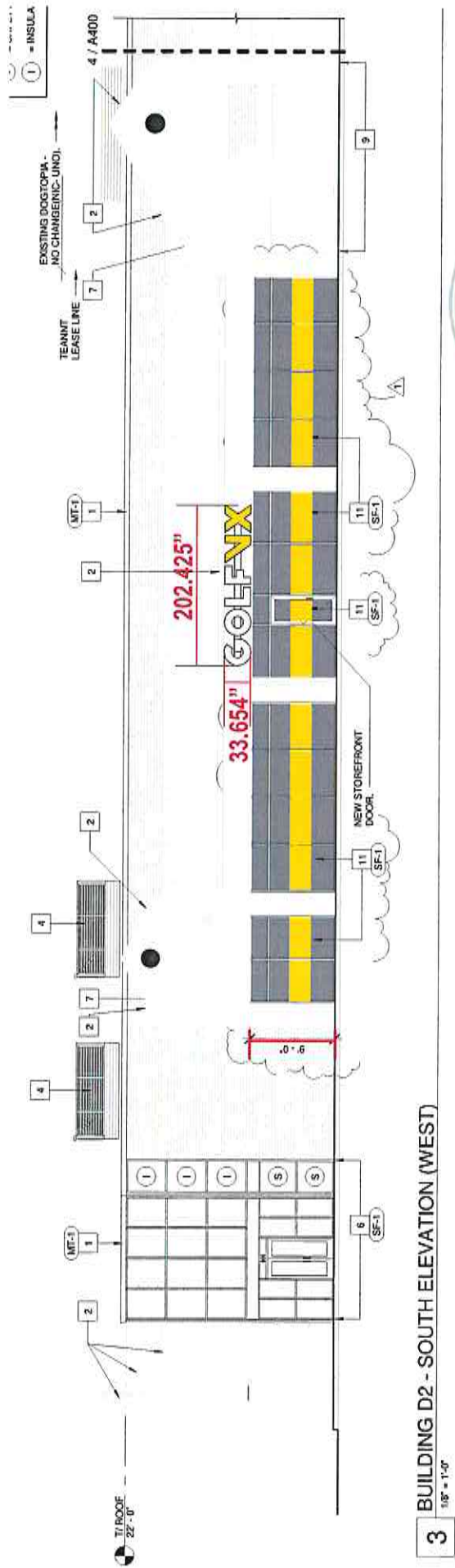


5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com
Reproduction in Whole or Part
Prohibited without Express
Permission of TFA Signs - First Ad Signs Inc.

CLIENT & LOCATION
GOLF vx
644 E. Rand Rd, Arlington Heights, IL

CLIENT APPROVAL:	LEAD NO.:	DATE STARTED:	REVIEWED BY:	SHEET NO.:
LANDLORD APPROVAL:	SM - PM Mitch	06.11.2024	SEG. NO.:	3 OF 4
			DRAWN BY: MIYAKA	

NOTE: THIS ELEVATION ONLY ALLOWED TO PUT VINYL ON INDIVIDUAL GLASS WINDOW
THE CITY ONLY ALLOW 25% OF OVERALL WINDOW HEIGHT.
IT CAN NOT BE COMBINE TO MAKE A BIGGER SIGN.



Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp

#ffcd00

SW code TBC by client



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com
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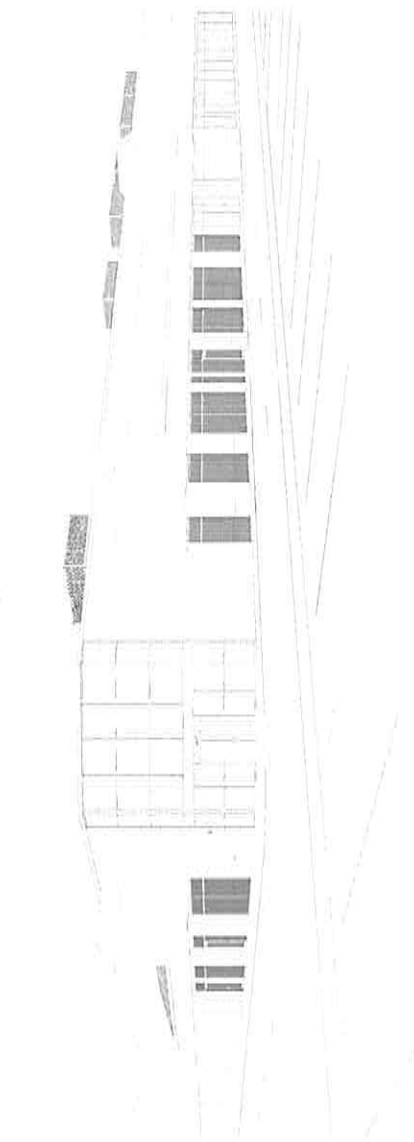
CLIENT & LOCATION
GOLFVX
644 E. Rand Rd, Arlington Heights, IL

CLIENT APPROVAL:	LEAD NO.:	DATE STARTED:	REVIEWED BY:	SHEET NO.:
LANDLORD APPROVAL:	SM - PM Mich	06.11.2024	SEG. NO.:	4 OF 4

SOUTHPOINT SHOPPING CENTER REDEVELOPMENT 644 EAST RAND ROAD ARLINGTON HEIGHTS, IL 60004

INDEX OF DRAWINGS		BY	DATE
101	GENERAL NOTES	AS	12/21/23
102	EXISTING CONDITIONS	AS	12/21/23
103	PROPOSED CONDITIONS	AS	12/21/23
104	PROPOSED CONDITIONS	AS	12/21/23
105	PROPOSED CONDITIONS	AS	12/21/23
106	PROPOSED CONDITIONS	AS	12/21/23
107	PROPOSED CONDITIONS	AS	12/21/23
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109	PROPOSED CONDITIONS	AS	12/21/23
110	PROPOSED CONDITIONS	AS	12/21/23
111	PROPOSED CONDITIONS	AS	12/21/23
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117	PROPOSED CONDITIONS	AS	12/21/23
118	PROPOSED CONDITIONS	AS	12/21/23
119	PROPOSED CONDITIONS	AS	12/21/23
120	PROPOSED CONDITIONS	AS	12/21/23

ASSOCIATES Sons & Associates, Inc. ARCHITECTS 1000 W. 10TH STREET, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 321-1000	OWNER KALDAS COMPANY LLC 1000 W. 10TH STREET, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 321-1000	DESIGNER SOUTHPOINT SHOPPING CENTER REDEVELOPMENT 644 EAST RAND ROAD ARLINGTON HEIGHTS, IL 60004 PHONE: (312) 321-1000
--	--	---



REVISION #1 2023-12-21	ISSUE FOR PERMIT	TITLE SHEET
DATE: 12/21/23 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES SCALE: 1/8" = 1'-0"	DATE: 12/21/23 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES SCALE: 1/8" = 1'-0"	DATE: 12/21/23 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES SCALE: 1/8" = 1'-0"

PROJECT CONTACTS

CLIENT	OWNER	DESIGNER	CONTRACTOR
KALDAS COMPANY LLC 1000 W. 10TH STREET, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 321-1000	KALDAS COMPANY LLC 1000 W. 10TH STREET, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 321-1000	SOUTHPOINT SHOPPING CENTER REDEVELOPMENT 644 EAST RAND ROAD ARLINGTON HEIGHTS, IL 60004 PHONE: (312) 321-1000	ASSOCIATES Sons & Associates, Inc. ARCHITECTS 1000 W. 10TH STREET, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 321-1000

T100



DEMOLITION RCP

ROOF PLAN KEY NOTES

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99. ROOF PLAN KEY NOTES
100. ROOF PLAN KEY NOTES

ASSOCIATES
Stoos & Associates, Inc.
 1000 N. 1st St., Suite 100
 St. Petersburg, FL 33705
 Phone: 813.331.1100
 Fax: 813.331.1101
 Email: info@stoos.com

UNIVERSITY OF SOUTH FLORIDA
INTEGRITY COMPANY, LLC
 1000 N. 1st St., Suite 100
 St. Petersburg, FL 33705
 Phone: 813.331.1100
 Fax: 813.331.1101
 Email: info@stoos.com

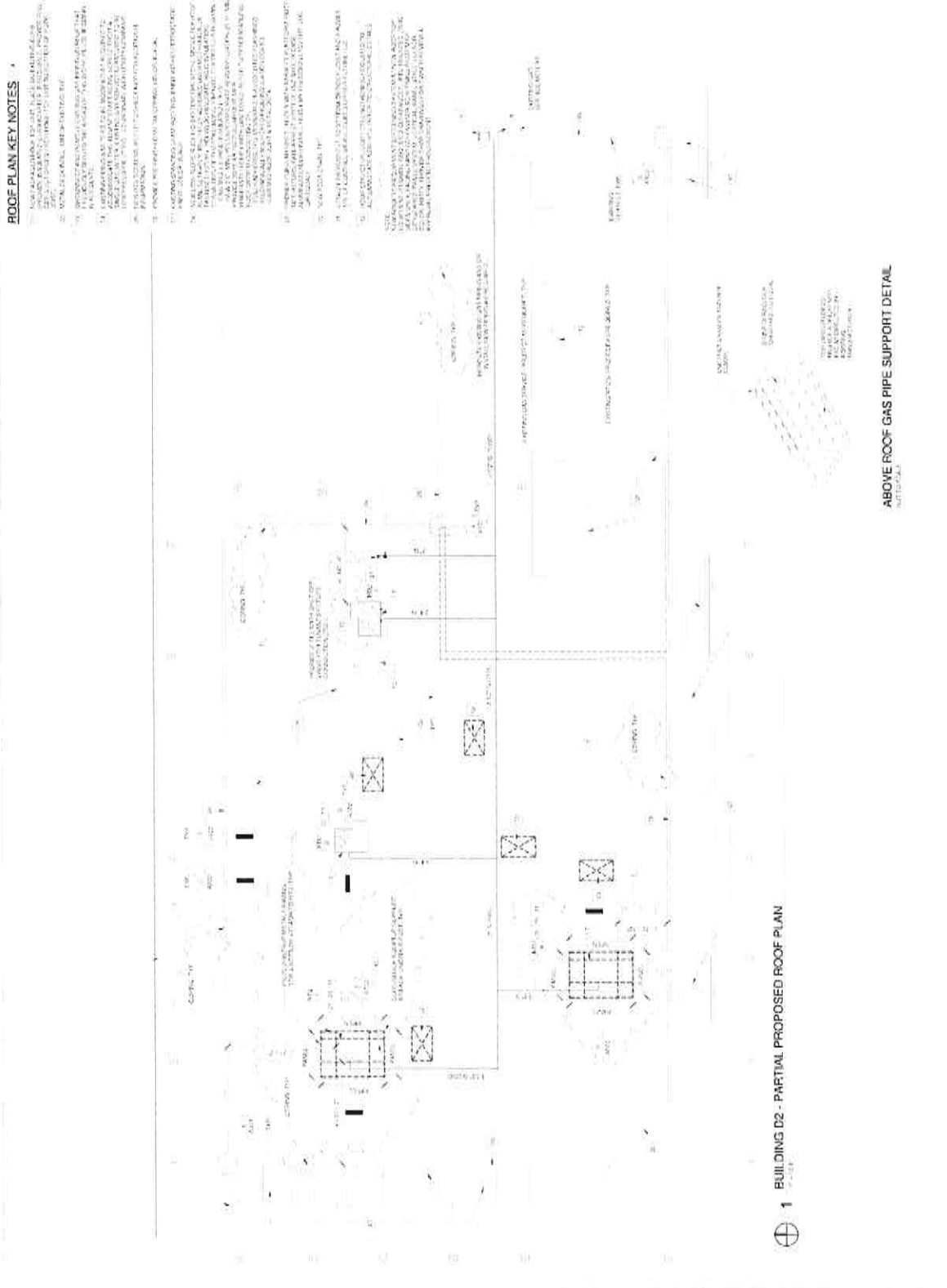
SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
 1000 N. 1st St., Suite 100
 St. Petersburg, FL 33705
 Phone: 813.331.1100
 Fax: 813.331.1101
 Email: info@stoos.com

REVISION #1
2023-12-21

ISSUE FOR PERMIT

BUILDING D2 -
PROPOSED ROOF
PLAN

A201



ABOVE ROOF GAS PIPE SUPPORT DETAIL

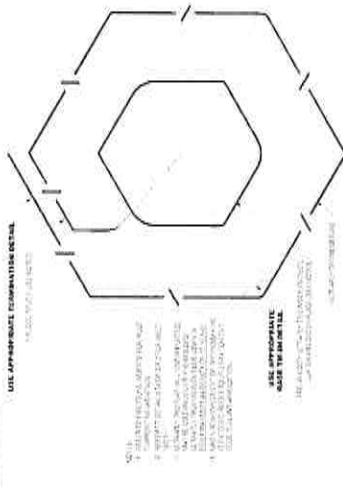
1/8" = 1'-0"



3 ROOF DETAIL BASE TIE-IN
NOT TO SCALE



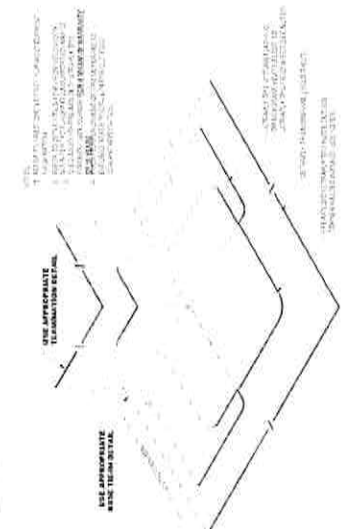
2 ROOF DETAIL SMALL PIPE PENETRATION
NOT TO SCALE



5 ROOF DETAIL INSIDE CORNER
NOT TO SCALE



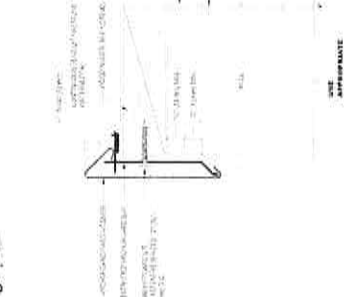
1 ROOF DETAIL PIPE PENETRATION
NOT TO SCALE



4 ROOF DETAIL OUTSIDE CORNER
NOT TO SCALE



6 ROOF DETAIL ROOF DRAIN
NOT TO SCALE



7 ROOF DETAIL TERMINATION COPING - ALTERNATE
NOT TO SCALE



8 TERMINATION AT R.T.J. WITH COUNTERFLASHING (UNIT FLANGE ABOVE MEMBRANE)
NOT TO SCALE

REVISION #1
2023-12-21

ISSUE FOR PERMIT

ROOF DETAILS

A302

ASOOSOCIATES
 Soos & Associates, Inc.
 A C I I C E
 10000 Highway 104, Suite 100
 Fort Worth, TX 76131

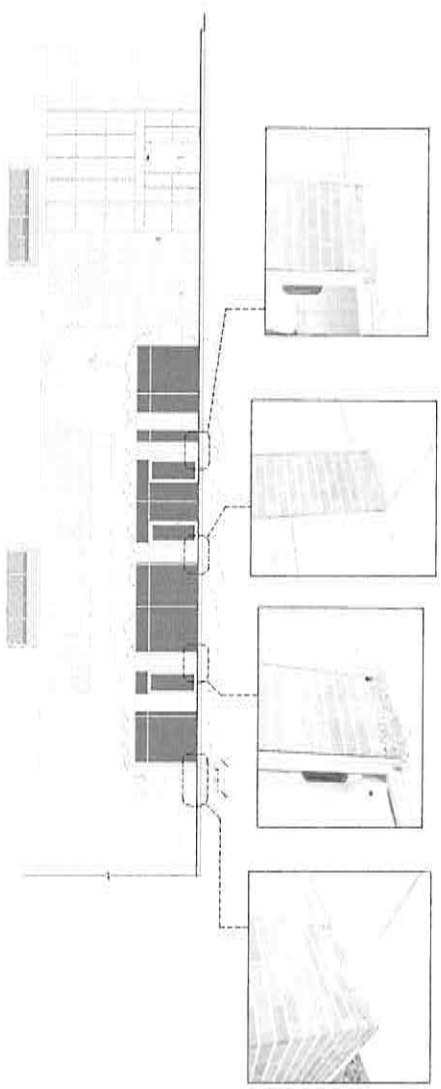
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REQUIREMENTS.
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REQUIREMENTS.

CLIENT: REAL ESTATE
 HALLMARK COMPANY, LLC
 622 WILLOW HAVEN SUITE 200
 FORT WORTH, TX 76104

**SOUTHPOINT
 SHOPPING CENTER
 REDEVELOPMENT**
 241 EAST PARK ROAD
 ARLINGTON HEIGHTS, IL 60110

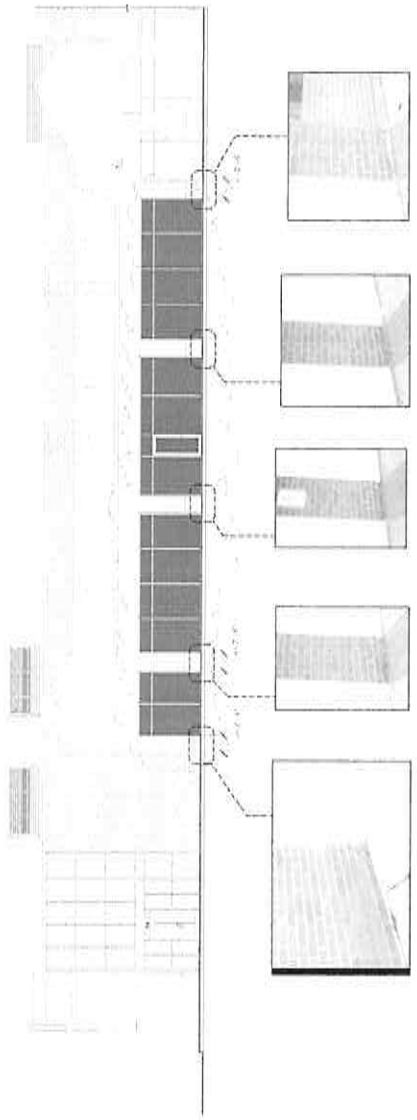
DATE: 12/21/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

1 BUILDING D2 - WEST ELEVATION MASONRY REPAIR



EXISTING MASONRY ALONG SIDEWALK (WEST & SOUTH ELEVATIONS):
 REPAIR, REPLACE & TUCKPOINT AS REQUIRED. TYP. (W/F)
 NEW MASONRY & MORTAR TO MATCH EXISTING.

2 BUILDING D2 - SOUTH ELEVATION (WEST) MASONRY REPAIR



REVISION #1
 2023-12-21

ISSUE FOR PERMIT

DATE: 12/21/23
 PROJECT NO: 110178
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

**BUILDING D2 -
 MASONRY REPAIR**

A401

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DATE: 01/11/21
 DRAWN BY: J. L. L. L.
 CHECKED BY: J. L. L. L.
 PROJECT NO.: 2019-001
 PROJECT NAME: SOUTHPOINT SHOPPING CENTER REDEVELOPMENT
 PROJECT ADDRESS: 1425 WILSON ROAD, SUITE 100, BOSTON, MA 02118

SOUTHPOINT SHOPPING CENTER REDEVELOPMENT
 ARCHITECTURAL DETAILS, A-402

SCALE: 1/8" = 1'-0"

CONSTRUCTION

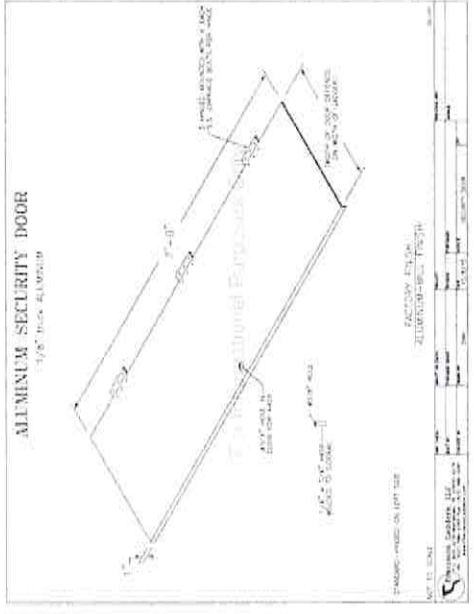
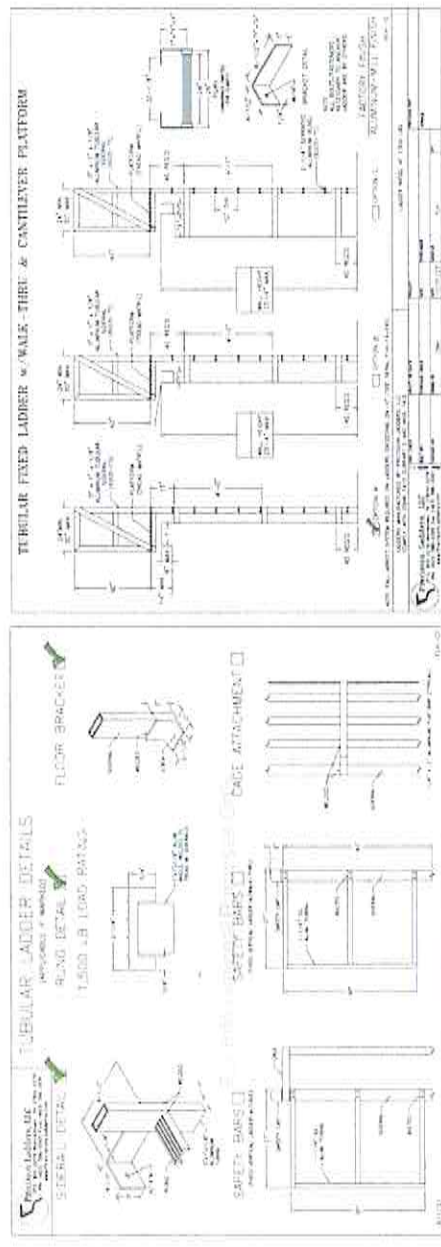
REVISION #1
2023-12-21

ISSUE FOR PERMIT

DATE: 01/11/21
 DRAWN BY: J. L. L. L.
 CHECKED BY: J. L. L. L.
 PROJECT NO.: 2019-001
 PROJECT NAME: SOUTHPOINT SHOPPING CENTER REDEVELOPMENT
 PROJECT ADDRESS: 1425 WILSON ROAD, SUITE 100, BOSTON, MA 02118

ROOF LADDER DETAILS

A402



ASOOSOCIATES
Associates, Inc.
 ARCHITECTS
 10000 WILLOW CREEK DRIVE
 SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.ASOOSOCIATES.COM

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BLK-HEA ESTATE
 HOLDING COMPANY, LLC
 1500 W. LAMAR AVENUE, SUITE 400
 HOUSTON, TEXAS 77006
 PHONE: (713) 860-0000

**SOUTHPORT SHOPPING CENTER
 REDEVELOPMENT**
 241 EAST PAVO ROAD
 ARLINGTON, TEXAS 76010

PROJECT
 DATE: 12/21/2023

CONTRACT NO.
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
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 PROJECT NO.

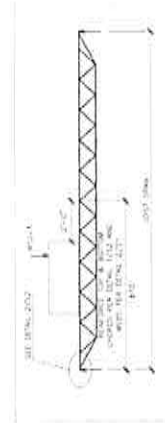
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 PROJECT NO.

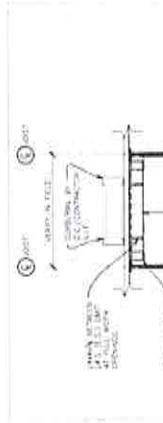


1 JOIST REINFORCEMENT ELEVATION
 Scale: 1/4" = 1'-0"

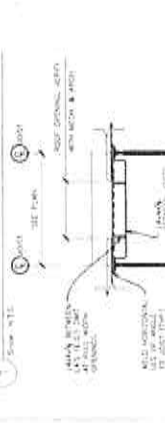


2 WEB REINFORCEMENT
 Scale: 1/4" = 1'-0"

SOUTHPORT SHOPPING CENTER
 PROJECT NO. S1
 DATE: 12/21/2023

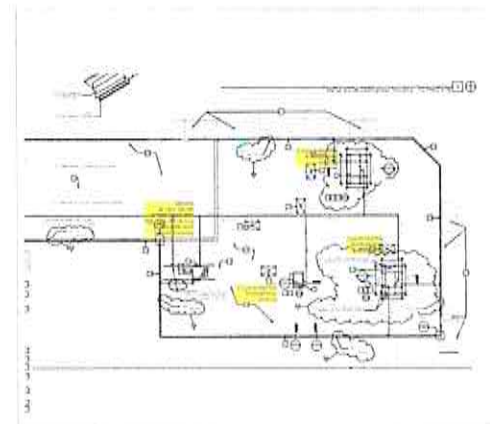


1 CURB SUPPORT DETAIL
 Scale: 1/4" = 1'-0"

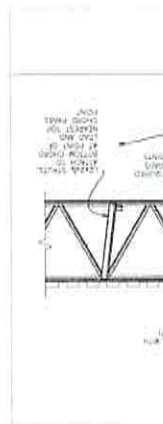


2 ROOF OPENING/EQUIP. SUPPORT FRAME
 Scale: 1/4" = 1'-0"

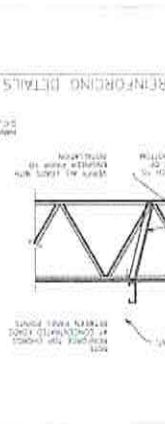
SOUTHPORT SHOPPING CENTER
 PROJECT NO. S4
 DATE: 12/21/2023



SOUTHPORT SHOPPING CENTER
 PROJECT NO. S0
 DATE: 12/21/2023



1 JOIST REINFORCING DETAILS
 Scale: 1/4" = 1'-0"



SOUTHPORT SHOPPING CENTER
 PROJECT NO. S3
 DATE: 12/21/2023

HIGHLAND H&E ENGINEERING PC
 10000 WILLOW CREEK DRIVE
 SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.HIGHLANDH&E.COM

THIS SET OF DRAWINGS IS THE PROPERTY OF HIGHLAND H&E ENGINEERING PC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HIGHLAND H&E ENGINEERING PC.

BLK-HEA ESTATE
 HOLDING COMPANY, LLC
 1500 W. LAMAR AVENUE, SUITE 400
 HOUSTON, TEXAS 77006
 PHONE: (713) 860-0000

SOUTHPORT SHOPPING CENTER
 REDEVELOPMENT

PROJECT
 DATE: 12/21/2023

CONTRACT NO.
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

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DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

DATE: 12/21/2023
 PROJECT NO.

EXHIBIT C
SCHEDULE OF TIF-ELIGIBLE COSTS

Arlington Heights, IL
622-676 E. Rand Road
17,600 SF Retail

8/14/2024 8:47 AM

8/5/2024

Southpoint Shopping Center - Golf VX / Dogtopia Project
TIF Eligible Costs

Cost Category	Project Costs
DogTopia Landlord Improvements	\$ 274,273.41
Roof Replacement Entire Building	\$ 197,480.00
ICS Budget / Meyer GolfVX Demolition	\$ 92,000.00
New HVAC / ICS / GOLFOVX	\$ 128,000.00
Storefront/Masonry/EIFS/Paint	\$ 160,000.00
Enhanced EIFS Façade	\$ 60,000.00
Architecture / Engineering	\$ 45,000.00
Pavement Staining	\$ 9,000.00
Permits	\$ 7,712.00
Legal	\$ 30,000.00
Total	\$ 1,003,465

EXHIBIT D
TOTAL PROJECT BUDGET

Arlington Heights, IL
622-676 E. Rand Road
17,600 SF Retail

8/12/2024 7:27 PM

8/5/2024

Southpoint Shopping Center - Golf VX / Dogtopia Project

Project Costs / TIF Incentive Summary

Cost Category	Project Costs
Land Cost:	\$ 450,000.00
DogTopia Tenant Allowance	\$ 55,558.60
DogTopia Commissions	\$ 56,000.00
DogTopia Landlord Improvements	\$ 274,273.41
Roof Replacement Entire Building	\$ 197,480.00
ICS Budget / Meyer GolfVX Demolition	\$ 92,000.00
Parking Lot / ICS Entire Rear Building	\$ 10,000.00
Tenant Allowance GOLFBVX (12,000 SF @ \$25 PSF)	\$ 300,000.00
New HVAC / ICS / GOLFBVX	\$ 128,000.00
Retention Pond Cost Allocation	\$ -
Storefront/Masonry/EIFS/Paint	\$ 160,000.00
Enhanced EIFS Façade	\$ 60,000.00
Architecture / Engineering	\$ 45,000.00
Pavement Staining	\$ 9,000.00
Soft Costs	
Permits	\$ 7,712.00
Leasing Commissions GolfVX	\$ 68,000.00
Legal	\$ 30,000.00
Misc	\$ 20,000.00
Real Estate Taxes	\$ 100,000.00
Loan Fees / Interest	\$ 15,000.00
ALTA Survey	\$ 15,000.00
Project Cost:	\$ 2,093,024

Revenues

GOLFBVX - 12,000 SF - \$10 PSF NNN	\$ 120,000
Dogtopia - 5,600 SF @ \$12.5 PSF NNN	\$ 75,770
Year 1 Combined Rental Revenues	\$ 195,770

TIF Financing Analysis

TIF Incentive	\$ 334,000
Private Project Cost with TIF (Parking Lot Costs Excluded)	\$ 1,759,024
TIF % (Parking Lot Costs Excluded)	16%
ROI on Costs Without TIF Financing	9.4%
ROI on Costs With TIF Financing	11.1%
IRR Without TIF (See IRR Tab for Details)	13.8%
IRR With TIF (See IRR Tab for Details)	17.3%

Parking Lot Improvements

Parking Lot Improvement Budget	\$ 142,000.00
Parking Lot Improvement Assistance	\$ 92,000.00
Private Project Costs Including Parking Lot	\$ 2,235,024
Private Project Cost with TIF and Parking Lot Assistance	\$ 1,809,024
Return on Cost (with Parking Lot Upgrades)	8.76%
Return on Cost (w/TIF, w/Parking)	10.82%
TIF ELIGIBLE COSTS	

EXHIBIT E
PROJECT TIMELINE

Commencement of Project	September 30, 2024
Completion Date	November 1, 2025

EXHIBIT F
FORM CERTIFICATE OF EXPENDITURE

(attached)

CERTIFICATE OF EXPENDITURE

To: Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Attention: Planning & Community Development Director

From: MJR Real Estate Holding Company, LLC ("**Developer**")

Subject: Tax Increment Financing Redevelopment Agreement dated _____, 2024 by and between the Village of Arlington Heights and MJR Real Estate Holding Company, LLC ("**Redevelopment Agreement**")²

Date: _____, 202__

This is a Certificate of Expenditure submitted pursuant to Section 7.C of the Redevelopment Agreement. Developer will provide all information and materials requested by the Village related to this Certificate. This Certificate is submitted under oath and penalty of perjury.

Developer requests the Village certify the following as TIF-Eligible Costs:

1. Amount: \$ _____
2. Description of TIF-Eligible Costs: _____
3. Attached are: (i) materials evidencing that the Developer has actually incurred and paid all TIF-Eligible Costs for which the Developer seeks reimbursement; (ii) proof of issuance of all building permits required for the Project; (iii) proof that the Tenants commenced occupancy and operations in the Building in satisfaction of this Agreement; (iv) sworn statements and lien waivers from the Developer's general contractor for any material, fixtures, apparatus, machinery, services, or labor provided by any contractor, subcontractor, or other person or entity entitled to file a lien under the Mechanics Lien Act, 770 ILCS 60/1, included in the TIF-Eligible Costs for which reimbursement is sought.

Developer certifies that:

1. It actually incurred the TIF-Eligible Costs for which reimbursement is requested;
2. The TIF-Eligible Costs are "redevelopment project costs" as defined in the TIF Act;
3. Reimbursement of the TIF-Eligible Costs is permitted pursuant to the Redevelopment Agreement, the TIF Act, and the Redevelopment Plan;
4. The Developer is not in default or breach of any obligation under the Redevelopment Agreement.

² Capitalized terms in this Certificate of Expenditure have the meanings given in the Redevelopment Agreement.

MJR Real Estate Holding Company, LLC

By: [Signature]

Its: [Signature]

ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF Cook

)
)
)

SS

I, Annette Wax, a Notary Public in and for said County, in the State aforesaid, do hereby certify that this instrument was acknowledged before me on August 27, 2024, by Richard Silverman, the Authorized Member of **MJR REAL ESTATE HOLDING COMPANY, LLC**, an Illinois limited liability company, and by Jeffrey Silverman the Authorized Member of said limited liability company.

Given under my hand and notarial seal this 27th day of August, 2024.

[Signature]
Signature

Notary Public

My Commission Expires: 12/10/2026

(SEAL)



EXHIBIT G

TRANSFEE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 202_, between the VILLAGE OF ARLINGTON HEIGHTS, an Illinois municipal corporation ("**Village**"), and MJR REAL ESTATE HOLDING COMPANY, LLC, an Illinois limited liability company ("**Developer**"), and _____ ("**Transferee**").

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 202_, the Transferee agreed to purchase from Developer certain real property situated in Cook County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement ("**Property**"); and

WHEREAS, following the conveyance of the Property by Developer, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Developer, the Village and Developer require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Redevelopment Agreement, dated as of _____, 202_, and recorded in the Office of the Cook County Clerk Recording Division on _____, 202_, as Document No. _____, by and between the Village and Developer ("**Redevelopment Agreement**");

NOW, THEREFORE, in consideration of the agreement of Developer to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, Developer, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Developer of the Property.

3. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Redevelopment Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Developer.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the

terms, requirements, and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, and the Village hereby releases Developer from any personal liability for failure to comply with the terms, requirements, and obligations of the Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

VILLAGE OF ARLINGTON HEIGHTS,
an Illinois municipal corporation

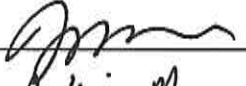
Village Clerk

By: _____
Its: Village Manager

ATTEST:

MJR REAL ESTATE HOLDING COMPANY,
LLC,
an Illinois limited liability company

By:  _____
Its: Authorized Member

By:  _____
Its: Holding Manager

ATTEST:

[TRANSFeree]

By: _____
Its: _____

By: _____
Its: _____

EXHIBIT H
PARKING LOT IMPROVEMENT PROJECT SUMMARY



Meyer Enterprises

COMMERCIAL & RESIDENTIAL BUILDING/CONSTRUCTION/MAINTENANCE

MJR Real Estate
1622 Willow Suite 200
Northfield, IL
Attn: Richard Silverman

R07/23/2024

PROPERTY: 620 E Rand Rd Arlington Heights, IL

Our proposal below is based on our site surveys and inspection of your site. Please find below the quotation that you had requested for the work to complete proper asphalt grinding, patching, removal and replacement of all asphalt within the parking lot area curb to curb, sidewalk to sidewalk.

ASPHALT

Mill, dig out and Removal

We will mill grind and remove deteriorated asphalt to a depth of 2". Dig out and removal of asphalt and gravel at island between parking lot and access road common to At Home parking lot to provide for planting island similar to existing At Home/Dogtopia island. **Includes rear alley way and in front of existing garbage corral (4" depth).**

Preparation

- 1) Grind Mill and haul away asphalt grindings.
- 2) Power sweep and remove all grindings and remnants.
- 3) Supply and apply NTEA Tack Coat spread evenly throughout.
- 4) Provide traffic control throughout phasing.

Installation

- 1) **Pave 2.0 inches of bituminous asphalt N-50 surface course.**
- 2) Rolled and compacted to a smooth surface.
- 3) Striping complete parking lot with new Handicap layout up front.
- 4) **Stripe (2) crosswalks at 2 ADA mat locations and (1) at HC spaces in the Floor and Décor lot closest to Golf VX lot. Locations 1, 2 and 3 on site map.**

CONCRETE

Saw cutting, break out and Removal

We will remove and haul away deteriorating concrete walk in front of GOLFXVX approximately 15 x10. Remove and haul away approximately 550 lf. of existing curb. **Locations 4 through 10 on site map.** Remove and haul away approximately 54 sq ft of existing concrete walk and 16 lf. of curb in island between access road and At Home parking lot. **Location 3 on site map.**

Preparation

- 5) Dig and supply CA-6 gravel base at curbs and new ADA ramp/mat at front door and new walk at access road and At home parking lot.
- 6) Compact evenly.
- 7) Form all curbs and walkways.
- 8) Provide traffic control throughout phasing.

Installation

- 5) Pour 5.0 inches of 4000 PSI Concrete.
- 6) Broom finish.
- 7) Strip forms.

Your total for the above listed project is **\$124,00.00**

Optional: Mill & Pave from Remax/Nirvana entrance at West Jane Avenue to At Home parking lot.

\$ 13,500.00

Optional: Grind and mill red concrete strip around entire perimeter of Golf VX and stain gray or dark charcoal. (No Guarantee)

\$ 9,000.00

LANDSCAPING

Tree cutting, trimming and Removal

Cut down (4) existing medium to large scrub trees (1-already cut down last week). Grind and remove (6) stumps at islands. Trim and raise up (4) existing trees at large front island. **Locations 7 through 10 on site map.**

Preparation

- 9) Remove remaining gravel and debris for dirt and plant installation at (2) large islands. **Locations 5 and 10 on site map.**

Installation

- 8) Supply and install up to (25) yards of black dirt.
- 9) Supply and install (4) 2.5" caliper trees in 2 smaller islands.
- 10) Supply and install (36) small to medium bushes similar to At Home islands.
- 11) Supply and install (24) 3-gallon daylilies.
- 12) Supply and install (30) yards of dark premium mulch

Locations 4 through 10 on site map.

Your total for the above listed project is **\$ 18,000.00**

***Permit Fees by owner.**

With payouts to be \$60,000.00 upon execution of contract with final payment due upon completion.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge and above the estimate. A contractor's ability to perform is contingent upon strikes, accidents, or delays beyond our control. Gas/Electric/Water: Any underground wiring, pipes, valves, sprinkler heads, lines, etc. are the responsibility of the home/business owner. Any damage caused to such materials will not be the responsibility of MEYER ENTERPRISES and will not affect the payment due. This estimate may be withdrawn from us if not accepted within 30 days. PERMITS FEES ARE THE RESPONSIBILITY OF THE HOME/BUSINESS OWNER.

If the above prices, specifications, and conditions are satisfactory and are hereby accepted. MEYER ENTERPRISES is authorized to do the work as specified. Payment will be due as specified above. MEYER ENTERPRISES hold lien rights over any work order until paid in full. If the balance is not paid in full within 30 days, the owner will be responsible for all costs of collection, including attorneys' fees and interest on any unpaid balance at the rate of 5% per month or the highest amount allowed by law. If payment is made via credit card, there will be an additional 3% processing fee added on such payment. MEYER ENTERPRISES will release any lien right after balance paid in full. By signing this proposal, such document becomes a legal and binding contract. Cancellation by owner (i) after the 3-day grace period for building owners, or (ii) after acceptance of this Contract by commercial customers is subject to a re-mobilization fee of 20% of the contract amount.

WARRANTY....

MEYER ENTERPRISES and its subcontractors hereby guarantee that all the work performed on the site as described above to be free from defects in material and workmanship for a period of 365 days from the date of completion.

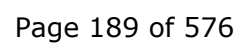
Respectfully submitted by

Geoff Meyer/ President

Accepted by:

Date:

1000 N. Rand Rd Suite 111, Wauconda, IL 60084. 847-514-2316



Southpoint Shopping Center – Golf VX Redevelopment
Parking Rehabilitation Location and Detail Mapping
July 12, 2024



1. Install high visibility crosswalk and striping that leads to ADA spots to the east towards Floor and Décor.



2. Provide estimates for dyeing concrete from current salmon color to one that better coordinates with proposed façade improvements.



3. Provide ADA ramp on opposite side of the access road from the curb ramp at the corner. Currently it leads to nowhere. There is an example further south near the At Home. (see pictures)



4. Repair curbing near the hydrant.



5. Clear debris and weeds and ensure integrity of asphalt strip.



6. Repair curbing.



7. Restore landscaping, and maintain trees. If necessary, replace the existing trees in the island.



8. Repair curbing. Consider adding third tree at northern end of the island as long as it does not interfere with sight distance.



9. Repair curbing.



10. Repair island curbing, restore landscaping, and plant two new trees in the island.



VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT
FOR THE GOLF VX AND DOGTOPIA PROJECTS

WHEREAS, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (“*TIF Act*”), the Village has undertaken a program to redevelop certain property within a designated portion of the Village, known as the Palatine and Rand Roads Redevelopment Project Area (“*Redevelopment Project Area*”); and

WHEREAS, the Redevelopment Project Area encompasses a retail shopping mall commonly known as the Southpoint Shopping Center; and

WHEREAS, MJR Real Estate Holding Company, LLC, an Illinois limited liability company (“*Developer*”), is the owner of those certain parcels of real property located at the addresses commonly known as 622-676 East Rand Road, Arlington Heights, Illinois, (collectively, the “*Property*”), which is within both the Redevelopment Project Area and the Southpoint Shopping Center; and

WHEREAS, the Developer intends to rehabilitate the building and a portion of the parking lot located on Property (“*Redevelopment*”); and

WHEREAS, the Village has agreed to reimburse the Developer for a portion of the costs of the Redevelopment through property tax increment revenues in accordance with the TIF Act; and

WHEREAS, the Village and the Developer desire to enter into a redevelopment agreement governing each of their obligations with regard to the redevelopment of the Property (“*Redevelopment Agreement*”); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Redevelopment Agreement will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF REDEVELOPMENT AGREEMENT. The President and Board of Trustees hereby approve the Redevelopment Agreement in substantially the form attached to this Resolution as Exhibit A.

SECTION 3. EXECUTION OF REDEVELOPMENT AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Redevelopment Agreement upon receipt by the Village Clerk of at least one original copy of the Redevelopment Agreement executed by the Developer; provided, however, that if the executed copy of the Redevelopment Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of August, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

REDEVELOPMENT AGREEMENT



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
9/3/2024

Item: Bond Waiver - Arlington Heights Park Foundation

Department: Building & Life Safety

Item Description:

The Arlington Heights Park Foundation is requesting a waiver of the bond requirement for their upcoming raffle taking place October 3, 2024 during the annual Golf Classic to be held at the Arlington Lakes Golf Club. Tickets will be sold the day of the event from 8:00am to 4:00pm, with the winner being announced at 5:00pm.

Value of prizes: \$1,000.00

It is recommended that the Village Board grant a waiver of the bond requirement as requested by the Arlington Heights Park Foundation.

ATTACHMENTS:

1. LTR- AH PARK FOUNDATION



August 21, 2024

Randy Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: Arlington Heights Park Foundation Golf Outing on Thursday, October 3

Dear Mr. Recklaus:

Attached please find our Raffle License application and tax-exempt information for the Arlington Heights Park Foundation's upcoming annual Golf Classic to be held on Thursday, October 3, 2024. We would appreciate your waiving the bond requirement due to the foundation being a tax-exempt entity.

Please let me know if you have any questions.

Best Regards,

Amy Lewandowski, Secretary
Arlington Heights Park Foundation

ahparkfoundation



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
9/3/2024

Item: Resolution - Approving an Agreement with the State of Illinois
Organized Retail Crime Grant Program

Department: Police

Item Description:

The Arlington Heights Police Department submitted for grant funding from the Illinois Attorney General, under the Organized Retail Crime Grant Program. Funds under this program are directed towards operational activities aimed at reducing retail crime, both locally and regionally, enhancing the collaboration among law enforcement partners and supporting ongoing efforts in organized retail crime investigations. The Department received notification of funding award in the amount of \$150,000.00. Expenditure of award funds must be completed prior to June 30, 2025, coinciding with the State of Illinois fiscal year 2025.

Recommendation

It is recommended that the Village Board accept the Illinois Attorney General – Organized Retail Crime Grant Program agreement in the amount of \$150,000. With the Village Board's acceptance, awarded funds will be included in the Village's proposed FY2025 Budget. Specific expenditures requiring Village Board approval will be placed on future Village Board of Trustees meeting agendas for action.

ATTACHMENTS:

1. Resolution IL AG Organized Retail Crime Grant Program 2024
2. IL AG ORG Grant Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION RATIFYING A GRANT AGREEMENT WITH THE
STATE OF ILLINOIS ATTORNEY GENERAL FOR INVESTIGATION
AND PROSECUTION OF ORGANIZED RETAIL CRIME

WHEREAS, the Village has applied for, and received, a \$150,000.00 grant from the Illinois Attorney General to assist the Village Police Department in implementing an Organized Retail Crime Grant program ("**Grant**"); and

WHEREAS, in order to receive the Grant, the Village must enter into a grant agreement with the Illinois Attorney General ("**Agreement**"); and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to enter into the Agreement with the Illinois Attorney General; and

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF AGREEMENT. The Agreement by and between the Village and the Illinois Attorney General is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 2. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement and all necessary documentation related thereto.

SECTION 3. EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd _ day of September, 2024.

Village President

ATTEST:

Village Clerk

EXHIBIT A
AGREEMENT



OFFICE OF THE ATTORNEY GENERAL
STATE OF ILLINOIS

KWAME RAOUL
ATTORNEY GENERAL

**ORGANIZED RETAIL CRIME GRANT PROGRAM
GRANT AGREEMENT
25-0145ORC**

This agreement entered into this ____ day of _____, 2024, by and between the State of Illinois represented by the Attorney General of the State of Illinois, hereinafter referred to as Administrator, and, Village of Arlington Heights, an Illinois governmental agency hereinafter referred to as Grantee, witnesseth:

WHEREAS, pursuant to Article 38, Section 30 of Public Act 103-0589, effective July 1, 2024 (the Public Act), the Illinois General Assembly has appropriated from the General Revenue Fund to the Attorney General the sum of \$5,000,000, or so much thereof as may be necessary, for grants to law enforcement agencies to investigate and prosecute organized retail crime.

WHEREAS, Grantee has submitted to the Administrator a grant proposal dated, not signed, together with plans and specifications State of Illinois, as contemplated by the Public Act; and

WHEREAS, the grant proposal is acceptable to the Administrator and appears to comport with all applicable standards and procedures; and

WHEREAS, the Administrator desires that Grantee perform services as hereinafter set forth in accordance with the terms and conditions hereinafter provided;

NOW, THEREFORE, pursuant to and for the purpose of carrying out the provisions of the Public Act and in consideration of Grantee's representations contained in its grant proposal dated, not signed, and of the benefits to accrue to the People of the State of Illinois from the accomplishment of the project detailed in said grant proposal, the parties hereto mutually promise and agree as follows:

1. TERM. The term of this Agreement is for a period of 12 months, commencing July 1, 2024, and ending June 30, 2025, unless sooner terminated as herein provided.

2. PROVISION OF SERVICES AND GRANT ADMINISTRATION. Grantee agrees as follows:

(a) Grantee shall operate a program in accordance with "Program Description and "Clients Served" of the application submitted to the Administrator;

(b) Grantee shall use \$150,000.00 as outlined in the Budget of the application. Funds are available to program expenditures as shown in the Budget, Exhibit A.

(c) Grantee shall maintain an accounting system that substantially comports with the requirements set forth in the provisions of Title 89, Section 1100.200 of the Illinois Administrative Code (89 Ill. Adm. Code §1100.200);

(d) Grantee shall submit to the Administrator financial and activity reports each quarter covering the previous three (3) month period. Such reports shall be on forms specified by the Administrator. All reporting forms must be received by the Administrator no later than fifteen (15) days following the end of the reporting period. Such reports shall substantially comport with Title 89, Section 1100.270 (a) and (b) of the Illinois Administrative Code (89 Ill. Adm. Code §1100.270 (a) and (b)). Failure to comply with the deadlines for filing reports may result in the delay of payment, the withholding or suspension of the distribution of funds, or the termination of this Agreement.

(e) Grantee shall permit agents of the Administrator to inspect the financial records of Grantee as they relate to this Agreement; and

(f) Grantee shall permit agents of the Administrator to enter the premises of Grantee to observe the operation of Grantee's program. The Administrator shall give Grantee reasonable notice of intent to enter for purposes of observing, and such observation shall not unreasonably interfere with the conduct of Grantee in the providing of its services.

3. GRANT AWARD. Administrator agrees to contribute and provide financial support to Grantee in the amount of \$150,000.00. Grantee agrees to use such funds solely for the provision of services as specified in paragraph 2 of this Agreement and strictly in accordance with the project budget, which is attached hereto, marked as "Exhibit A," and by reference incorporated herein, unless Grantee has otherwise modified the program or provision of services, in accordance with paragraph four (4) of this Grant Agreement. Administrator shall complete processing before September 30, 2024, on the conditions that sufficient funds have been deposited and that such funds have been appropriated for the purposes of this Agreement by the General Assembly of the State of Illinois and are available to the Administrator for disbursement for purposes of this Grant Agreement, and the Grantee has signed, notarized and returned an Agreement document to the Administrator prior to the processing date.

4. MODIFICATION OF PROGRAM. Grantee shall not change, modify, revise, alter, amend, or delete any part of the services it has agreed to provide or change, alter, or extend the time constraints for the provision of such services as provided herein unless it shall have first obtained the written consent for such change, modification, revision, alteration, amendment, deletion, or extension from the Administrator. Furthermore, unless Grantee obtains the prior written consent of the Administrator, Grantee shall not do or cause to be done any of the following:

(a) Incur any expense or financial obligation from the grant award except as authorized by and provided in paragraph 2 and the project budget, which is attached hereto, marked as "Exhibit A," and by reference incorporated herein;

(b) Incur expenses or financial obligations from such grant award in any line item category of such project budget in excess of the amount provided in such line item category; or

(c) Transfer any money from one line item category of such project budget to another line item category of such project budget except that a total amount of less than \$1,000 may be transferred within the budget without prior consent if done substantially in accordance with the requirements and restrictions of Title 89, Sections 1100.230 (e) (2) (A) – (E) of the Illinois Administrative Code (89 Ill. Adm. Code §1100.230 (e)(2)(A) – (E)).

5. ASSIGNMENT. Grantee shall make no assignment of this Agreement or of any right accruing under this Agreement or of any monies granted to Grantee pursuant to this Agreement without the written consent of the Administrator.

6. TERMINATION OF AGREEMENT. This Agreement may be terminated and canceled for cause by the Administrator, by giving written notice to Grantee thirty (30) days in advance of such termination and cancellation, delivered by certified mail, return receipt requested, to Grantee as hereinafter provided. In the event that this Agreement is terminated prior to the expiration date, Grantee shall promptly return to Administrator all unexpended or lapsed funds, as provided in the rules promulgated by the Administrator for the implementation of the Organized Retail Crime Program.

7. EXPENDITURE OF GRANT FUNDS.

(a) All grant funds awarded hereunder shall be expended within the term of this Grant Agreement. Any grant funds not expended or legally obligated by the end of the term of this Grant Agreement must be returned to the Administrator within forty-five (45) days after the end of the term of this Grant Agreement. This Grant Agreement is subject to the Illinois Grant Funds Recovery Act (30 ILCS 705/1 *et seq.*)

(b) Grantee agrees that neither it nor its employees shall:

1) knowingly use grant funds, or good or services purchased with grant funds, to engage, either directly or indirectly, in a prohibited political activity; or

2) be knowingly compensated from grant funds for time spent engaging in a prohibited political activity.

For purposes of this paragraph, "prohibited political activity" has the meaning established in Section 1-5 of the State Officials and Employees Ethics Act (5 ILCS 430/1-5). Grantee acknowledges that a knowing violation of this paragraph is a business offense, and that Grantee may be fined up to \$5,000.

8. SEVERABILITY. This Agreement and all provisions hereof are intended to be whole and entire, and no provision or any part hereof is intended to be severable. This Agreement contains all the terms and conditions agreed upon by the parties hereto, and no other Agreements, oral or otherwise, regarding the subject matter of the Agreement, shall be deemed to exist or bind any party hereto.

9. CHARITABLE ORGANIZATION STATUS. Grantee certifies that it is not a charitable organization subject to Illinois' Charitable Trust Act (760 ILCS 55/1 *et seq.*) and the Solicitation For Charity Act (225 ILCS 460/0.01 *et seq.*), and, if subject to either of these Acts, that all appropriate registration materials and annual reports have been filed with the Attorney General's Charitable Trust Bureau. Grantee, if subject to either of these Acts, agrees to notify the Administrator of the filing of appropriate registration materials and annual reports with the Attorney General's Charitable Trust Bureau that occurs after the date of this Agreement. Failure to timely submit all appropriate materials and reports to the Charitable Trust Bureau may result in the delay of payment, the withholding or suspension of the distribution of funds, or the termination of this Agreement.

CONFLICT OF INTEREST. Grantee agrees to comply with the provisions of the Illinois Procurement Code (Procurement Code) prohibiting conflicts of interest (30 ILCS 500/50-13) and the Attorney General's rules relating to ethics (44 Ill. Adm. Code §§1300.5013 through 1300.5035); and all the terms, conditions, and provisions of those sections apply to this Agreement and are made a part of this Agreement the same as though they were incorporated and included herein.

10. DISCRIMINATION.

(a) The provisions of Public Works Employment Discrimination Act (775 ILCS 10/0.01 *et seq.*) are applicable to this contract.

(b) Grantee hereby agrees to:

1) Refrain from unlawful discrimination and discrimination based on citizenship status in employment and undertake affirmative action to assure equality of employment opportunity and eliminate the effects of past discrimination;

2) Comply with the procedures and requirements of the regulations of the Department of Human Rights concerning equal employment opportunities and affirmative action; and

3) Provide such information, with respect to its employees and applicants for employment, and assistance as the Department of Human Rights may reasonably request. 775 ILCS 5/2-105.

(c) The Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the regulations promulgated thereunder (28 C.F.R. §35.130), hereinafter collectively referred to as the "ADA," prohibit discrimination against persons with disabilities by the State, whether directly or through contractual arrangements, in the provision of any aid, benefit, or service. As a condition to this Special Project Grant Agreement, Grantee certifies that services, programs, activities provided under this Special Project Grant Agreement are and will continue to be in compliance with the ADA.

11. SEXUAL HARASSMENT POLICIES. Grantee agrees to establish and maintain written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of "sexual harassment" under State law; (iii) a description of sexual harassment, utilizing examples; (iv) the grantee's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and the Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and the Human Rights Commission; and (vii) protection against retaliation as provided by section 6-101 of the Illinois Human Rights Act (775 ILCS 5/6-101). 775 ILCS 5/2-105(A)(4).

12. IMMIGRATION REFORM AND CONTROL ACT OF 1986. Grantee hereby certifies that, to the extent applicable to this Agreement, Grantee has complied with the provisions and requirements of the Immigration Reform and Control Act of 1986 (Public Law 99-603, effective November 6, 1986).

13. BRIBERY. Grantee hereby certifies that neither it nor any of its authorized agents has been convicted or made an admission as a matter of record of having bribed or attempted to bribe an officer or employee of any federal, State, or local governmental entity. 30 ILCS 500/50-5. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

14. FELONY CONVICTION. Grantee certifies that it is not barred from being awarded a contract or subcontract under Section 50-10 of the Procurement Code (30 ILCS 500/50-10), which prohibits a person or business convicted of a felony from doing business with the State of Illinois or any State agency from the date of conviction until five (5) years after the completion of the sentence for that felony, unless the person(s) held responsible by a prosecutorial office for the facts upon which the conviction was based has no involvement with the business. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

15. SARBANES-OXLEY ACT. Grantee certifies that it is not barred from being awarded a contract under Section 50-10.5 of the Procurement Code (30 ILCS 500/50-10.5), which prohibits a business from bidding on or entering into a contract or subcontract under the Procurement Code, if the business or any officer, director, partner, or other managerial agent of

the business has been convicted of a felony under the Sarbanes-Oxley Act of 2002 (15 U.S.C. §7201 et seq.) or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953 (815 ILCS 5/1 et seq.) for a period of five (5) years prior to the date of the bid or contract. Grantee acknowledges that the Administrator shall declare this contract void if this certification is false.

16. NON-ASSISTANCE CERTIFICATION. Grantee certifies that it is not barred from being awarded a contract under Section 50-10.5(e) of the Procurement Code (30 ILCS 500/50-10.5(e)), which prohibits a person or business from bidding on or entering into a contract with the State if the person or business:

(a) assisted the State or the Administrator in determining whether there is a need for the contract except as part of a response to a publicly issued request for information; or

(b) assisted the State or the Administrator by reviewing, drafting, or preparing any invitation for bids, a request for proposal, or request for information or provided similar assistance, except as part of a publicly issued opportunity to review drafts of all or part of these documents.

For purposes of this Certification, "business" includes all individuals with whom a business is affiliated, including, but not limited to, any officer, agent, employee, consultant, independent contractor, director, partner, manager, or shareholder of business.

17. DEBT DELINQUENCY. Grantee certifies that neither it nor any of its affiliates is barred from entering into a contract or subcontract under Section 50-11 of the Procurement Code (30 ILCS 500/50-11), which prohibits any person who knows or should know that he or she or any affiliate is delinquent in the payment of any debt to the State from entering into a contract with a State agency, unless that person or affiliate of that person, has entered into a deferred payment plan to pay off the debt. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

18. USE TAX. Grantee certifies that neither it nor any of its affiliates is barred from entering into a contract or subcontract under Section 50-12 of the Procurement Code (30 ILCS 500/50-12), which prohibits a person from entering into a contract with a State agency, unless the person and all of the person's affiliates collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois in accordance with the provisions of Illinois' Use Tax Act (35 ILCS 105/1 et seq.) regardless of whether the person or affiliate is a "retailer maintaining a place of business within Illinois." Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

19. ENVIRONMENTAL PROTECTION ACT. Grantee certifies that it is not barred from being awarded a contract or subcontract under Section 50-14 of the Procurement Code (30 ILCS 500/50-14), which prohibits for a period of five (5) years a person or business from doing business with the State of Illinois, including any State agency if the person or business has been found by a court or by the Pollution Control Board to have committed a willful or knowing violation of the Environmental Protection Act and unless the person or business can show that no person involved in the violation continues to have any involvement with the business or there is

no practicable contractual alternative available to the State. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

20. **FORCED LABOR.** Grantee certifies, in accordance with Section 10 of the State Prohibition of Goods from Forced Labor Act (30 ILCS 583/10), that none of the equipment, materials or supplies furnished pursuant to the provisions of this contract constitute imported, foreign-made goods which were produced in whole or in part by forced labor, convict labor or indentured labor. Grantee acknowledges that providing a false certification under this Section of the contract may result in: (1) this contract being voided at the Administrator's option; (2) the Grantee being assessed a penalty of \$1,000 or an amount equal to 20% of the value of the equipment, materials or supplies produced by forced labor, convict labor or indentured labor; and/or (3) the Grantee being suspended from bidding on any State contract for up to 360 days.

21. **CHILD LABOR CERTIFICATION.** Grantee certifies, in accordance with Section 10 of the State Prohibition of Goods from Child Labor Act (30 ILCS 584/10), that none of the equipment, materials or supplies furnished pursuant to the provisions of this contract constitute imported, foreign-made goods which were produced in whole or in part by the labor of a child under the age of 12. Grantee acknowledges that providing a false certification under this Section of the contract may result in: (1) this contract being voided at the Administrator's option; (2) the Grantee being assessed a penalty of \$1,000 or an amount equal to 20% of the value of the equipment, materials or supplies produced by child labor; and/or (3) the Grantee being suspended from bidding on any State contract for up to 360 days.

22. **EDUCATIONAL LOANS.** To the extent that the Educational Loan Default Act (5 ILCS 385/0.01 et seq.) applies hereto, Grantee certifies that it is not in default on an educational loan.

23. **BID RIGGING AND BID ROTATING.** Grantee certifies that it has not been barred from bidding on this contract as a result of a violation of Section 33E-3 or 33E-4 of the Criminal Code of 1961 or the Criminal Code of 2012 (720 ILCS 5/33E-3, 33E-4).

24. **DUES TO CLUBS WHICH DISCRIMINATE.** Grantee certifies that it is not prohibited from providing goods or services to the State of Illinois or from receiving any award or grant from the State of Illinois because it pays dues or fees on behalf of its employees or agents or subsidizes or otherwise reimburses them for payment of their dues or fees to any club which unlawfully discriminates. 775 ILCS 25/2.

25. **INTERNATIONAL ANTI-BOYCOTT.** Grantee certifies and agrees that neither it nor any substantially-owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the United States Export Administration Act of 1979 (50 U.S.C. §4601 et seq.) or the regulations of the United States Department of Commerce promulgated under that Act.

26. **DRUG FREE WORKPLACE CERTIFICATION.** This Grant Agreement may be subject to the Drug Free Workplace Act (30 ILCS 580/1 et seq.). If it meets the definition of "grantee" under section 2 of the aforementioned Act (30 ILCS 580/2), Grantee certifies and

agrees that it will provide a drug free workplace as provided under section 3 of the Drug Free Workplace Act (30 ILCS 580/3) by:

(a) Publishing a statement:

i) Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in Grantee's or contractor's workplace;

ii) Specifying the actions that will be taken against employees for violations of such prohibition; and

iii) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

A) Abide by the terms of the statement; and

B) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

i) The dangers of drug abuse in the workplace;

ii) Grantee's or contractor's policy of maintaining a drug free workplace;

iii) Any available drug counseling, rehabilitation, and employee assistance programs; and

iv) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the Administrator within ten (10) days after receiving notice under part (B) of paragraph (iii) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

27. REVOLVING DOOR PROHIBITION CERTIFICATION. Grantee certifies that it is not barred from engaging in any procurement activities under Section 50-30 of the Procurement Code (30 ILCS 500/50-30).

28. TAXPAYER IDENTIFICATION NUMBER CERTIFICATION. Grantee certifies, under penalty of perjury, that its Federal Taxpayer Identification Number listed herein is accurate and true. Grantee further certifies that it is not subject to backup withholding because: (a) Grantee is exempt from backup withholding; or (b) Grantee has not been notified by the Internal Revenue Service (IRS) that it is subject to backup withholding as a result of a failure to report all interest or dividends; or (c) the IRS has notified Grantee that it is no longer subject to backup withholding. Grantee also certifies that it is a U.S. citizen or other U.S. person.

Name of Grantee: Village of Arlington Heights
(This should match the exact name on file with the IRS for the TIN Number provided below)

TIN Number (Federal Employer Identification Number): 36-6005774

Grantee certifies that it is performing the services covered by this Agreement as a(n):
(please check one)

- ☐ Individual
- ☐ Sole Proprietorship
- ☐ Single-Member Limited Liability Company
- ☐ C Corporation
- ☐ S Corporation
- ☐ Partnership
- ☐ Estate or trust
- ☐ Limited Liability Company (select applicable tax classification)
 - ☐ C Corporation
 - ☐ S Corporation
 - ☐ Partnership
- ☐ Other:
 - ☒ Governmental Entity—Political Subdivision of the State of Illinois
 - ☐ Nonprofit corporation exempt under IRS Code Section 501(c)(3)

29. BOARD OF ELECTIONS REGISTRATION CERTIFICATION. Grantee certifies that either (check applicable box):

☒ The Grantee is not required to register as a business entity with the State Board of Elections pursuant to sections 20-160 of the Procurement Code (30 ILCS 500/20-160) and Title 44, Section 1300.08 of the Attorney General's Procurement rules with respect to its contracts, bids, and proposals with the Office of the Attorney General; or

☐ The Grantee has registered as a business entity with the State Board of Elections with respect to its contracts, bids, and proposals with the Office of the Attorney General and acknowledges a continuing duty to update the registration.

☐ This contract is voidable in accordance with the provisions of section 50-60 of the Procurement Code (30 ILCS 500/50-60) for Grantee's failure to comply with section 20-160 with respect to the Grantee's contracts, bids, and proposals with the Attorney General.

30. EXPATRIATED ENTITY CERTIFICATION. As a condition of this Contract, Grantee certifies that it is not barred from bidding or entering into a contract with the State of Illinois as an "expatriated entity," as that term is defined in Section 1-15.120 of the Procurement Code (30 ILCS 500/1-15.120), or a member of a "unitary business group," as that phrase is defined in the Illinois Income Tax Act (35 ILCS 5/1501(a)(27)) with an expatriated entity as a member. 30 ILCS 500/50-17.

31. ATTEMPT TO INFLUENCE GRANT PROCESS CERTIFICATION. As a condition of this Contract, Grantee certifies that it has not retained a person or entity to attempt to influence the outcome of the award process associated with this grant.

32. CYBERSECURITY RISK CERTIFICATION. Grantee certifies that it is not prohibited from being awarded this grant due to a United States Department of Homeland Security Binding Operational Directive relating to cybersecurity risks. (30 ILCS 500/25-90).

33. LEGAL ENTITY AUTHORIZED TO TRANSACT BUSINESS IN ILLINOIS. Grantee certifies that it is a legal entity as of the date for submitting an application for the grant award contemplated by this Agreement. A person (other than an individual acting as a sole proprietor) must be a duly constituted legal entity to qualify as a grantee prior to submitting an application for the grant contemplated by this Agreement. The legal entity must be authorized to transact business or conduct affairs in Illinois prior to execution of this Agreement,

34. NOTICES. All notices required to be served shall be served by certified mail, return receipt requested, duly addressed and postage prepaid. Notices shall be sent to the parties at the addresses given below, unless otherwise instructed:

ADMINISTRATOR:

Attorney General of the State of Illinois
115 South LaSalle Street
Chicago, Illinois 60603

GRANTEE:

Arlington Heights Police Department
200 E Sigwalt
Arlington Heights, Illinois 60005-1975

In all correspondence between the parties hereto with respect to this Grant Agreement, the grant number shall be clearly identified and referred to. The grant number of this Grant Agreement is 25-0145ORC.

35. MAINTENANCE OF RECORDS. Grantee shall maintain and preserve all books, records, or papers relating to the programs or projects for which funds were provided under this contract, including the amounts, recipients, and uses of all disbursements of funds passing in conjunction with the contract for a period of five (5) years after the completion of the contract. Grantee shall make available the contract and all books, records, and papers related to the contract for review and audit by the Auditor General of the State of Illinois or the Administrator. Grantee agrees to cooperate fully with any audit conducted hereunder and to provide full and free access to all relevant materials. Grantee's failure to maintain the books, records, and papers required by this paragraph shall establish a presumption in favor of the Administrator for the recovery of any funds paid under the Special Project Grant Agreement for which adequate books, records, and supporting documentation are not available to support their purported disbursement.

36. INDEPENDENT CONTRACTOR. Nothing in this Agreement shall be considered to create the relationship of employer and employee or principal and agent between the parties hereto. In the performance of this Agreement, Grantee shall act as and shall be deemed at all times to be an independent contractor.

37. MODIFICATION OF AGREEMENT. No alteration, amendment, modification, variation, addition, or deletion of any provision of this Agreement shall be effective unless it is in writing and signed by the parties hereto.

38. APPLICABLE LAWS. The Grant Agreement and the Grantee's obligations and services under the Grant Agreement are hereby made subject to and must be performed in compliance with all Federal and State laws. The Grant Agreement shall be construed in accordance with and governed in all respects by the laws of the State of Illinois.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands on the day and year first above written.

Administrator:

By: _____
Kwame Raoul, Illinois Attorney General

Date

Grantee: _____

By: _____

Signature: _____

Type or print name and title: _____

Date _____

GRANTEE CERTIFICATION:

I, _____, _____,
(Print Name) (Print Title)

hereby certify under oath, in accordance with section 4 of the Illinois Grant Funds Recovery Act (30 ILCS 705/4), that all information in this Grant Agreement is true and correct to the best of my knowledge, information and belief. I further certify, under oath, that the funds shall be used only for the purposes set forth in this Grant Agreement and that the award of grant funds is conditioned upon this certification.

(Signature)

Subscribed and sworn before me on this ____ day of ____, 2024.

Notary Public

EXHIBIT A
Grant Award
PROJECT BUDGET
25-0145ORC

Contractual	
1-Year Contract Renewal	\$150,000.00
Total:	\$150,000.00



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: The Moorings - Independent Living Expansion - 811 E. Central Rd. - PC#24-008
Planned Unit Development Amendment, Height Variations, Parking Variation

Department: Planning & Community Development

Item Description:
Requested Action

Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.
3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

Recommendation

A public hearing was held by the Plan Commission on August 14, 2024, where Commissioner Ennes moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of an Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

This recommendation is subject to the following Variations from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls

from 636 to 621.

2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45-feet and 4-stories.

3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

This recommendation is subject to the following conditions:

1. Prior to issuance of a building permit for demolition of the existing parking areas within the location of the proposed 70-unit building, the petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the South Parking Lot ("Future Lot") as generally depicted on the Campus Parking Exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the Future Lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a Certificate of Occupancy for the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

2. The petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2a.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon site work completion. All landscape improvements must be installed prior to issuance of a Certificate of Occupancy.

3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24), for final review and approval by the Village.

4. An MWRD Permit shall be required.

5. Compliance with the July 9, 2024, motion by the Design Commission shall be required.

6. School, Park, and Library contributions ("impact fees") in accordance with the Municipal Code shall be required prior to the issuance of a building permit.

7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

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

ATTACHMENTS:

1. PC Staff Report - 8/14/24
2. PC Minutes - 8/14/24 - DRAFT
3. Aerial
4. DC Minutes 7/9/24
5. DC Staff Report 7/9/24
6. Moorings Concept Logistics Plan - 8-23-24
7. Project Narrative
8. Justification for Variations
9. Plat of Survey
10. Neighborhood Meeting Summary
11. Alternative Site Plan - Landscape Plan
12. Building Elevations
13. Building Sections
14. Campus Parking Exhibit
15. Campus Site Plan
16. Color Renderings
17. Construction Schedule & Logistics Plan
18. Engineering Plans
19. Fire Truck Turning Exhibit
20. Floor Plans
21. Landscape & Tree Preservation Plans
22. Market Study
23. Photometric Plan
24. Preliminary Stormwater Report
25. Traffic & Parking Study
26. Dept Review Comments-Round 1
27. Dept Review Comments-Petitioner Response - Round 1
28. Dept Review Comments-Round 2
29. Dept Review Comments-Petitioner Response - Round 2
30. 8-12-24 Public Comments - Moorings Expansion Concern



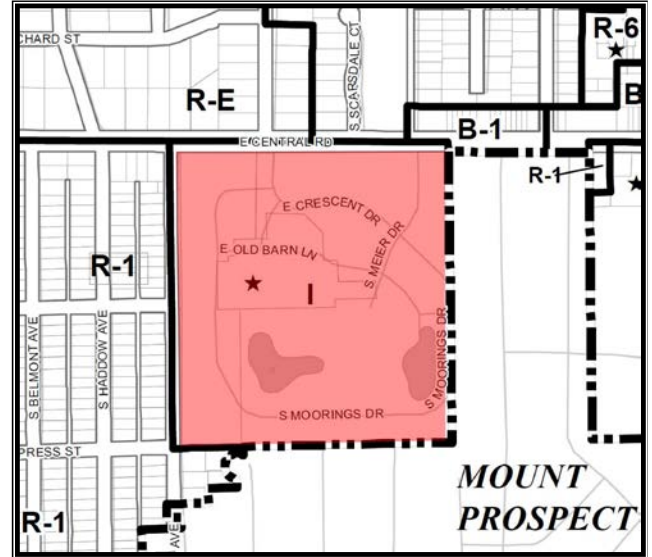
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC 24-008
Project Title: The Moorings Independent Living Expansion
Address: 800 E. Central Rd.
PIN: 08-10-113-002, -003, and -004

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 14, 2024
Date Prepared: August 9, 2024

Petitioner: Drew Roskos
 Perkins Eastman
Address: 209 S. LaSalle Street
 Chicago, IL 60604

Existing Zoning: I: Institutional District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-E: One-Family Dwelling District R-3: One-Family Dwelling District B-1: Limited Retail Business District	Single-Family Homes	Single-Family Detached Single-Family Detached Estate, Commercial, Institutional
South	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	- Mount Prospect -		
West	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.
3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

Project Background:

The subject property is approximately 41.5 acres and occupied by The Moorings, a continuing care senior living facility owned by Presbyterian Homes that provides a full range of services enabling residents to age in place. The Moorings offers two independent living options; within what is called the “Villas” consisting of 74 single-family attached units located around the perimeter of the site, and within a five-story multi-family structure consisting of 192 units. Additionally, they offer assisted living (73 units), memory care (20 beds), and a skilled nursing facility (92 beds). The property includes a total of 451 units/beds and exists as a Planned Unit Development (PUD), which was originally approved in 1985 and has been amended several times since.

The Moorings has proposed construction of a new five-story independent living building within the campus, to include 70 units and 70 parking stalls below grade within the basement of the building. In order to accommodate for the proposed building, the site would be modified by shifting several drive aisles, relocating and expanding several surface parking areas, and constructing additional onsite stormwater detention.

The new independent living building would consist of 65 two-bedroom units (93%), with the remaining five units being one-bedroom (7%). The subject property is also home to the Wheeler-Magnus Round Barn, which is one of three structures in Arlington Heights that is on the National Register of Historic Places. There is no modification or relocation of the Wheeler-Magnus barn proposed as part of this project and the building will be preserved and area around it enhanced with landscaping and a patio. Access to the campus comes from two curb cuts along Central Road at the north, and one from Douglas Avenue at the west. No change to the site access is proposed as part of this project. The proposed modification to the number of units/beds within the campus is shown below:

	Existing	Proposed
Independent Living (total)	266 units	335 units
Villas	74 units	74units
Multi-Family	192 units	192 units
Proposed Multi-Family	-	70 units
Assisted Living	73 units	73 units
Memory Care	20 beds	20 beds
Skilled Nursing	92 beds	92 beds
TOTAL	451 units/beds	521 units/beds

Zoning and Comprehensive Plan

The subject property is zoned I, Institutional District, which allows senior living facilities by-right and without the issuance of a Special Use Permit. However, all developments within the I District are required to obtain PUD approval, and since the site has previously been approved as a PUD, an amendment to that PUD is required. The site is classified as Institutional on the Comprehensive Plan and the proposed PUD amendment is compatible with this designation.

The proposed building addition and overall campus will maintain compliance to all lot coverage, impervious surface, and F.A.R. restrictions. The building also conforms to all setback regulations, however, the five-story structure will be approximately 62.5' in height and the I District restricts maximum allowable height to 45' and four stories. The petitioner has requested approval of the following variation:

- **Chapter 28, Section 5.1-8.5, Maximum Height, to allow an approximately 67.5' tall five-story building where maximum building heights are restricted to 45' and four stories.**

It should be noted that the proposed building is depicted at approximately 62.5' in height on the plans, however, the final construction type has not yet been determined, and modifications to the mechanical systems may result in slight increases to each floor height. Accordingly, the petitioner has requested the height variation to allow a 67.5' tall building to account for these potential modifications. The petitioner has provided a written justification outlining how the requested height variation conforms to the four approval criteria as summarized below, which response has been included within the materials provided 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.**

The Staff Development Committee (SDC) notes that The Moorings campus has previously been granted a height variation in 2015 to allow a four-story assisted living building addition at 48.5' in height, and also in 1985 to allow construction of 5-story buildings with average heights of approximately 50'. In consideration of the existing buildings within the campus, the proposed height increase will not alter the essential character of the locality. One of the purposes of the Zoning Code is to protect the public health by preserving light and air to neighboring properties. In consideration of this standard, the newly proposed independent living building would be located towards the center of the site and setback approximately 180' from the nearest property line to the east (abutting single-family homes), and will therefore not impede light or air to nearby properties. Approval of the height variation will preserve open and greenspaces on the subject property, which will help to maintain the existing natural aesthetic within the campus. Finally, the Staff Development Committee acknowledges the unique needs of the senior population, which require shorter hallway widths for travel, which is facilitated by the height and compact design of the building, and recommends approval of the height variation.

Section 6.10 of the Zoning Code restricts enclosed rooftop appurtenances to the maximum allowable height outlined within the zoning district where the property is located. The proposed structure includes two elevator overruns, located along the east and west sides of the building, which would extend 6.5' above the height of the roofline. The following variation is required:

- **Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District**

The SDC is supportive of the requested variation due to the small size of each overrun (67 square feet), as well as their positioning between 6'-12' from the edge of the roof. The variation requested, at 6.5' in height for each overrun, is the minimum necessary to allow elevator service within the building which is a necessary component of a senior living facility to enable reasonable use of the property.

Senior living facilities are exempt from the Inclusionary Housing Ordinance, and the proposed 70-unit building will be positioned at levels reflecting the market rate for the product provided. However, The Moorings notes that the Geneva Foundation, which services as a philanthropic arm of Presbyterian Homes, provides more than \$6 million of annual charitable and capital support including programs and services for residents and associates at all community locations. If a resident at The Moorings runs out of assets through no fault of their own, The Geneva Foundation will pay for the residents' housing and care.

The petitioner submitted an abbreviated market study as part of their Plan Commission application, which analyzed market competition, demographics and market penetration, as well as market demand for independent senior living units. Per the study, there was an estimated demand of around 128 units for "entrance fee" senior housing products. This figure was further adjusted based on various income demographics within the market area and the study concluded there is an overall demand of between

70-150 units of entrance fee senior housing within the market area. A copy of the study is included within the materials transmitted to the Plan Commission.

Impact fees shall be required for all proposed units within the development in accordance with Chapter 29 of the Municipal Code.

Conceptual Plan Review

The petitioner appeared before the Conceptual Plan Review Committee (CPRC) on April 24, 2024, for a preliminary review of the project concept. Feedback from the CPRC was generally favorable, and given the projects' location towards the interior of the site, there was no significant concern with the height variation at a conceptual level. The CPRC suggested the petitioner hold a neighborhood meeting in advance of their Plan Commission hearing. The minutes from the CPRC meeting are attached.

Neighborhood Meetings

On May 15th, 16th, and 21st, the petitioner held neighborhood meetings to solicit feedback from neighboring property owners. Per a summary prepared by The Moorings, eight households attended the first neighborhood meeting and asked general questions about how the building would impact views from their property and details on the construction process. Their meeting summary is included in the packet of materials provided to the Plan Commission. No one attended the 2nd and 3rd neighborhood meetings.

Site Design

The petitioner has worked with staff to bring forth a well-designed project that integrates with the existing campus and minimizes impacts to surrounding property owners. Original plans for this project included taller structures and more density in comparison to the present request. As mentioned above, the building is located towards the center of the site and away from abutting single-family homes to the east. The new parking areas along the eastern side of the site are setback a minimum of 35' from the eastern property line, which affords an area for generous landscaping.

The service area and mechanical equipment for the building will be located to the west of the structure and within the existing loading/delivery courtyard that will be well screened by the existing building. The area adjacent to the Wheeler-Magnus Round Barn is currently used for material storage and back-of-house functions, and these functions will be relocated further into the loading/delivery/service courtyard, allowing improvements around the Round Barn including a 2'-3' decorative retaining wall, a patio area, and enhanced landscaping. This area will then be available for gatherings and outdoor seating that can take advantage of the unique historical feature on the site.

Stormwater

The project includes two newly constructed stormwater areas; the first is a dry-bottom detention area at the northeast corner of the site, and the second is a wet-bottom pond to the east of the building. The newly constructed parking lot at the northeast corner of the site will collect stormwater and direct it to the dry-bottom detention pond to the north, where it will drain through an underground pipe into a 24" combined stormsewer within Central Road. The wet bottom detention pond, along with the new parking areas to the south of the building, will drain into an existing detention pond in this area, then eventually into a dry-bottom detention area at the southeast corner of the site, where the water will then integrate into a 48" stormsewer that runs along the southern property line. The development will be required to conform to all Village and MWRD regulations for stormwater control and an MWRD permit shall be required.

Building & Fire Safety

The development has been reviewed by both the Building & Life Safety Department and Fire Department and conforms to fire lane and emergency service requirements. The Village of Arlington Heights has adopted the 2018 International Fire Code (IFC), however, the 2021 and 2024 IFC would exempt the development from having to provide an aerial apparatus fire lane on the south/southeast side of the building as currently shown on the plans (due to the proposed 1A construction type and features of the structure). While the petitioner has designed the project to include the 2018 IFC required aerial apparatus fire lane, they have also prepared an alternative concept that omits the fire lane, which would allow more greenspace by the building, seven additional parking stalls, and allow the building to be constructed

closer to 62.5' in height. An alternative site and landscape plan showing the revised site configuration has been submitted and review by the Village, and is part of the materials provided to the Plan Commission.

The petitioner has initiated a Building Code Review Board request to allow for the 2021/2024 IFC exemption to omit the fire lane, which request is tentatively scheduled to be heard at the end of August (with final Village Board review potentially coming in either September or October). The SDC has recommended a condition of approval that the petitioner implement the alternative site configuration should the Village Board adopt the 2021/2024 IFC exemption.

Landscaping

A code compliant landscape and tree preservation plan has been submitted and reviewed by the Village. Overall, the new building and parking areas will be well landscaped in similar fashion to the existing campus. In anticipation of the 70-unit independent living building, in May the petitioner upgraded some of the landscaping along the eastern property line to allow the newly installed landscaping to begin growing to fill in gaps prior to commencing construction. They have also made efforts to preserve several of the mature trees within the detention basin proposed at the northeast corner of the site. However, in order to conform to code requirements, additional landscaping may be required along the eastern property line adjacent to the proposed parking lot. As a condition of approval, the SDC is recommending that the petitioner work with staff to install additional landscape improvements along the eastern property line. Given the potential for tree removal as a result of the proposed sitework in this area, the extent of additional landscape improvements shall be evaluated upon completion of the sitework, but in no case shall said landscape improvements be installed later than issuance of a Certificate of Occupancy for the 70-unit building.

Traffic and Parking

The Moorings campus has three points of access: 1) a curb cut on Douglas Avenue along the western side of the property; 2) a western access point on Central Road, and; 3) an eastern access point on Central Road which is opposite from Dryden Avenue. However, all traffic to and from the site utilizes the eastern Central Road access point, which has one lane for ingress into the property and two lanes for egress from the property (one right turn lane and one dual through/left turn lane). At this access point, Central Road contains a dedicated left turn lane for westbound traffic into the site. Per the original PUD approval from 1985, the Douglas Avenue access point is restricted to emergency vehicles only. The western Central Road access point is also restricted to emergency vehicles only. There are no changes proposed to the site access as part of this project and all site traffic would continue to utilize the eastern Central Road access point for ingress and egress.

The petitioner has submitted a traffic and parking study from a qualified professional engineer, which included a signal warrant analysis for the eastern Central Road access point. Per the study, this intersection will generally operate at a satisfactory level of service upon completion of the project given expected traffic increases over the next several years. However, left turn/through movements out of The Moorings site will operate at a level of service "F" during both the morning and evening peak hours. Southbound egress movements from Dryden are projected to operate at a level of service "E" during the morning peak hour, which is primarily due to the Dryden School expansion project and not attributed to the proposed Moorings development. While left hand/through egress movements out of the subject property are subject to a significant delay, the amount of queuing is minimal.

Central Road is under IDOT jurisdiction and the petitioner has prepared a warrant analysis to verify whether the expected site traffic triggers the need for a traffic signal at the eastern Central Road access point. The results of the warrant analysis show that the intersection does not meet any of the 10 IDOT criteria necessary to warrant a traffic signal. The Staff Development Committee notes that the number of additional trips expected to travel through this intersection during peak travel times attributed to the 70-unit building are minimal (14-21 vehicles). An existing condition of approval from the 1985 PUD requires that The Moorings design, construct, and maintain a traffic signal on Central Road at any such time as warrants are met for said signal, and this condition of approval is still valid.

Since the last PUD amendment in 2015, several aspects of The Moorings have been modified, as noted below:

- The number of assisted living units has increased from 70 units to 73 units through the remodel of three 2-bedroom units into six 1-bedroom units.
- The number of skilled care beds has decreased from 105 beds to 92 beds due to decreased demand.
- The number of Senior Apartments has decreased from 202 to 192 as smaller units have been combined into larger units based on market demand.
- The number of Villa units has increased from 73 to 74 due to two vacant units having been omitted from the 2015 data and the conversion of a triplex townhome to a duplex unit proposed in 2024.

A chart depicting the current required parking for each element of the development is shown below:

Facility	Line Item	Use	Number of Seats	Number of Units/Beds	Parking Ratio	Parking Required
The Moorings	Fellowship Hall	Church	486	N/A	1 for every five seats	97
	Assisted Living	Housing for Elderly - Multi-family	N/A	73	1 per unit	73
	Memory Care	Nursing Home	N/A	20	1 for every 2 beds	10
	Senior Apartments	Housing for Elderly - Multi-family	N/A	192	1 per unit	192
	Senior Villas	Housing for Elderly - SF Attached	N/A	74	2 per unit	148
	Skilled Care	Nursing Home	N/A	92	1 for every 2 beds	46
	Proposed Senior Apts.	Housing for Elderly	N/A	70	1 per unit	70
PARKING REQUIRED						636
PARKING PROVIDED						621
SURPLUS / (DEFICIT)						-15

The following variation is required:

- **Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621**

The petitioner has provided a written justification for the variation, which has been included within the materials provided to the Plan Commission. The Staff Development Committee notes the following with regards to the parking variation:

- During the last PUD amendment in 2015, a parking variation was granted to allow a 40-space parking deficit. The proposed parking variation will reduce the deficit to 15 spaces, whereby improving the parking situation on the property.
- A significant part of the parking variation is generated by the Villa units, which require two parking stalls per unit. While all Villa units contain at least a one-car garage (with some units having two-car garages), the total parking required for these units is 148 spaces. The Villas provide 109 parking stalls, resulting in a 39-space deficit created from these units. Accordingly, the Villas account for more than the overall campus parking deficit (15 spaces). However, all Villa units include driveway parking stalls, which although not technically included in the code required parking supply, can provide additional parking capacity as needed.
- The Fellowship Hall accounts for 97 parking spaces of the overall code required parking, however, this facility is to be used by residents of the community who are already counted as part of the other line items within the parking requirements. The Fellowship Hall should not create a practical need for an additional 97 parking spaces.
- Skilled Nursing, Memory Care, and Assisted Living residents do not own cars. Based on a survey of current car ownership for Independent Living residents within The Moorings, demand is 0.82 parking stalls per Independent Living unit. Upon completion of the project, a minimum of 244 parking stalls will be reserved for Independent Living residents, equating to 0.93 parking stalls per unit.

The parking areas located furthest from the residential buildings will be reserved for staff and visitors, and the residential parking stalls will be located in close proximity to the Independent Living units. The building will include the code-required loading zone along the western elevation, and an indoor bike storage room will be included in the below-grade garage to comply with the bike parking regulations.

The petitioners total proposed parking supply includes a “Future Parking” lot expansion located to the south of the existing Independent Living building, which would yield a total of 88 parking stalls and is intended to be constructed prior to construction of the proposed building. However, detailed plans showing this parking lot were not included within the application, although the petitioner has provided a plan showing the conceptual parking lot layout. The parking lot expansion, landscaping, and photometrics will be required to conform to all code requirements, or The Moorings will need to seek a variation. Because the proposed building will require removal of an existing parking lot that is currently used by residents and staff of the existing Independent Living building, a condition of approval has been included to require the petitioner to complete construction of the parking lot expansion prior to beginning construction of the proposed building. Alternatively, completion of this parking lot expansion may be deferred until no later than occupancy of the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building, as well as the following Variations from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.
3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

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

1. Prior to issuance of a building permit for demolition of the existing parking areas within the location of the proposed 70-unit building, the petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the South Parking Lot (“Future Lot”) as generally depicted on the Campus Parking Exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the Future Lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a Certificate of Occupancy for the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.
2. The petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2a.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon sitework completion. All landscape improvements must be installed prior to issuance of a Certificate of Occupancy.
3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24), for final review and approval by the Village.
4. An MWRD Permit shall be required.
5. Compliance with the July 9, 2024, motion by the Design Commission shall be required.

6. School, Park, and Library contributions (“impact fees”) in accordance with the Municipal Code shall be required prior to the issuance of a building permit.
7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

_____ August 9, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: THE MOORINGS - INDEPENDENT LIVING EXPANSION
 811 EAST CENTRAL ROAD - PC #24-008
 PLANNED UNIT DEVELOPMENT AMENDMENT, HEIGHT VARIATIONS,
 PARKING VARIATION

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 14th day of August, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
 HAILEY NICHOLAS, Assistant Planner
 MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

(Gavel pounded.)

ACTING CHAIRPERSON WARSKOW: All right, calling the Plan Commission meeting to order.

Would everyone please rise for the pledge?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: Can we have roll call, Sam?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

So, we have approval of minutes next on the agenda.

Do I have a motion to approve the minutes from the last Commission meeting?

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Okay, all those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

COMMISSIONER DROST: No, but I was not in attendance for the meeting.

ACTING CHAIRPERSON WARSKOW: Okay, the motion passes.

All right, so we will get to our first petition on the agenda, which is The Moorings of Arlington Heights.

Sam, have all public notices been given?

MR. HUBBARD: They have.

ACTING CHAIRPERSON WARSKOW: Okay, anyone who will be speaking on behalf of the Petitioner, if you could please come forward to the podium?

First, I'm going to ask you to swear in. So, raise your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Great. So, who will be giving -- all right, wonderful. Before you get started, I just want to ask if you've looked over the conditions of approval that Staff provided, and if you're in agreement with those conditions?

MS. VANDERMARK: We did look over the conditions of approval and we are in agreement.

ACTING CHAIRPERSON WARSKOW: Excellent. All right, so go ahead and give your presentation.

MS. VANDERMARK: Am I on? Do I need to be on? Can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes, it sounds like you're on.

MS. VANDERMARK: Okay, my name is Lisa Vandermark; I'm the Executive Director of The Moorings. I'm joined tonight by members of our Moorings staff as well as Moorings residents. The Presbyterian Homes President and CEO Nadim Abi-Antoun and the professional partners will introduce themselves as they come up to the podium.

Presbyterian Homes has been in existence since 1904 and we acquired The Moorings in the year 2000. Since that time, we have been investing in the community and enhancing the amenities that we have in addition to the existing site. In 2005, we added 22 villa residences, and in 2015 73 assisted living apartments, and on the site of the old assisted living building 20 additional memory support assisted living units.

Tonight, we're seeking approval of the 70-unit expansion of our independent living community. This is in response to market studies that show there is a continued demand for senior living, and also to support our mission which is to create communities that foster a sense of security, joy, wellness and independence. I'm not biased or anything, but I think we do a pretty good job of that.

We appreciate the relationship that we've had with the Village of Arlington Heights throughout this time. We have sought to be good neighbors, not only outside of our immediate area, the white fences, but also in the greater Arlington Heights community. We thank you for the opportunity to present the proposed plan tonight.

With that, I'll turn the microphone over to Scott Freres from the Lakota Group.

ACTING CHAIRPERSON WARSKOW: Before you get started, could I ask you to just say and then spell your last name first?

MR. FRERES: Sure. Scott Freres, F-r-e-r-e-s.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

MR. FRERES: Thanks so much, Madam Chair, Commissioners. Appreciate the opportunity to be before you this evening. My name is Scott Freres, I'm the President of the Lakota Group. I've had the good pleasure of working with the Presbyterian Homes folks for the last 20 years on a number of their initiatives at all their campuses but most notably The Moorings which you'll hear before you this evening to seek your approval on an addition to the campus that will provide additional independent living, a new independent living wing to the existing facility that's at the site along Central Avenue.

Before I start speaking on the planned topics this evening, I want to point out other team members that you will be hearing from this evening. First and foremost is Perkins Eastman. You're going to hear from Drew with regards to the specifics of the project, the design, the architecture of the site. You're going to hear from Lakota Group, our firm represents the land planning and the landscape architectural components of the firm. You're also going to hear from our civil and traffic engineer, and that is Eriksson Engineering.

I'll say that each of these members of the team have had a long history working with Presbyterian Homes and on this campus on a number of initiatives. That's important to recognize because we've been here before you before on other initiatives that we'll talk about, special use and amendments to the PUD. Our process, I would want to point out that we've had a journey over the last year putting this together and it started back in September of

last year at this time with really an informal discussion with staff and moving our way through the process.

I would want to highlight in kind of the orange colors that you see are important milestones of communicating not only with our residents on the vision that we have but also our neighbors. This is indicative of the process we went through on previous efforts, and that is reaching out to our neighbors on all three sides of us. So, as you know, part of our property is adjacent to Arlington Heights, but also the east side of the property is adjacent to Mount Prospect. So, we recognize making sure that the residents are aware of what we're doing, hearing their concerns and addressing those are an important of this public process.

A little bit about our site in specific and what we've highlighted before you are three specific areas of the campus. They represent investment from 2005, 2015 and our current process. In 2005, on the northwest corner of the campus, additional independent living villas were built back in 2005-2006. Those were new additions to the overall site of campus. Those are one-story additions to the property.

In the kind of peach color that you see, back in 2015, we sought your approval to build an assisted living facility, a memory care unit, and there's a small chapel connector back to the main complex of independent living. There were also improvements made to the site landscaping, the stormwater detention area, and what I would call our path network system that are a part of the overall circulation on the campus.

Today, before you, we ask for your approval of the northeast corner of the site, the greenish color area. That is the location of our project that will be before you this evening and the independent living proposal.

Just to give you a sense of what it looks like in reality the area that we're talking about, we're really talking about improvements made to the arrival sequence to our campus that is off of, our main entrance is off of Central Avenue. We are fronted on the west by Douglas. We have an emergency access point that's located at that area, a controlled access gate that you can't get in and out of. There's also a secondary access point, controlled access point along Central Avenue to the west of the main entrance that you see.

The site of our request this evening occurs on what is the existing parking lot on the campus today. So, on that lower left-hand photo, you'll see an area that's open parking and the entrance to our existing independent living. That is the location of the new facility that you're going to see presented to you this evening.

The statistics, what we call the vital statistics of our plan, very simply were asking for your approval for 70 additional independent living units in this building. That brings the total of living units, or the beds on the campus to 521. As part of that, there's also 70 structured parking, inside parking spaces that's part of this, for a total of 621 parking spaces on our campus. This building is a five-level building. It matches the existing building heights that are out there, the building levels that are out there. It is 67.5 feet in height. Now, I point that out, and I also point out our building coverage and our FAR because our building coverage and FAR still are far below the minimums allowed on this site.

We are asking for three components of this plan variations. As you heard Lisa mention, we are in full compliance with the conditions that were set forth this evening by Staff and your Plan Commission. Those three requests are for a building that's 67.5 feet tall, five stories, two 6.5-foot tall elevator overruns above the height of the proposed building, and a total parking count of 621 spaces down from the required 636 parking spaces.

I'm going to turn it over to Drew Roskos who is going to talk about the

architectural aspects of our plan.

ACTING CHAIRPERSON WARSKOW: Once again, if you could state your name and spell your last name, please.

MR. ROSKOS: My name is Drew Roskos. That's spelled R-o-s-k-o-s. Good evening, Commissioners. It's a pleasure to present before you.

Thank you, Scott, for the introduction.

This slide layers on top of the scope of work that we're proposing. What's important to note about this slide is we're representing the number of levels that are existing on the site. So, you'll see that we have five levels at the existing independent living building, and also four stories at the IL site side, and also on the assisted living portion.

One of the key components within the goals of the project is to not increase the travel distance that the residents currently have on site. So, you'll see on the aisle portion, there's a little note that says 455 foot travel distance. That's important to the client because they don't want to provide a building that increases the current travel distance for their residents. So, what we have proposed is a smaller footprint, and therefore, a taller building.

The proposed site plan and proposed building is five levels, matching the number of levels adjacent on the existing building. Can I point with this? Yes. So, on the top right of the image, you can see the site entry, it's the only entry on to the campus. We are, in our building design, we are respecting the Round Barn that is existing on site, and we are maintaining the building entry. So, the main entry that exists today will be the main entry that will be done at the completion of the project.

The other point that we want to make is that we're enhancing the arrival experience as you come on to the site and you arrive at the building. We think that, through the requirements and the way that we have designed the footprint of the building, we have created an enhanced version of what the arrival sequence is.

Quickly, I'll just note that we are taking cues from the existing buildings to inform the architecture or the design of our building. So, the levels and the setbacks on our existing building are giving cues on when we are turning or modifying the proposed building. We are also matching our materiality to the existing building. So, on the bottom image, you'll see where that red dashed-in area, our material is brick, responding to the brick that's on the existing building. Then in that blue area, we're using materials that respond to the Round Barn. We're sort of blending or interlocking those facade designs to create a cohesive facade around and having five-sided architecture where each facade responds to the element around it.

This is a closer version of the ground floor plan and the surrounding site. So, again you're coming, you're arriving on the site and you're coming in on the east boundary and then moving in towards the main entry if you're arriving by car to visit or do a drop-off. The access points for residents is that they will, you know, be coming in through the main building entry. There is also a connection point through the proposed building so that residents can access the area around the Round Barn and their existing garden.

The loading zone which is on the left side of the image is an existing loading zone that serves the existing building to the left of the screen. So, we're matching or mirroring that activity by putting a loading zone on that side.

I'm going to hand it back to Scott to talk about the landscape design. Thank you.

MR. FRERES: Do you need me to recite my name again or it's actually once one and done?

Very quickly on the landscape, important to note that landscape is a very important feature of this overall arrival sequence. The new building is the focal point upon coming in and a significant amount of effort has been put into providing for a new experience from a landscape standpoint, from the pondage standpoint, some of the features as part of this whole arrival sequence to the building. Also, inherent in this is a little bit more focus and celebration on the Round Barn itself and using that as a feature for perhaps a patio and integrating it into the active programming and use on the site.

So, we thought about the opportunity here of really enhancing the brand experience upon coming to this new building and coming to the site. That's inherent in this overall site landscape plan, the character of which mirrors the efforts and design intent that's been completed at the assisted living facility and the new pond that's already been done in the campus. So, with each of these requests, with each of these improvements or investments, we have upgraded the landscape experience and the overall character to be much more connected and sympathetic. This plan shows an investment in walking, in pedestrian mobility which is one of the highlights of the campus but an important element that everybody wants to have, and that is the ability to move safely throughout the site from an accessible standpoint.

What you see before you is a series of connected walkways. The dark blue represents the existing system as part of our plan. The orange lines and colors are the areas of improved pedestrian experience and connectivity throughout the site.

As we spoke, there is an opportunity here to enhance that arrival sequence and improve our lighting, our pedestrian street level lighting, improve that walking experience. Thinking about the landscaping, one of the conditions that was before us this evening that we've already started to address is understanding the landscape buffering of our neighbors to the east. Presbyterian Homes has made a significant investment early this spring and already beginning to plant along the eastern edge of our property with evergreens, deciduous plant material which will grow over the time before we even start this project.

As part of that, our plan and as part of our discussion with city Staff, we have identified additional plantings along our parking area, this parking area that's shown on the northwest corner, as able. There's existing trees there. We want to make sure that we're doing everything we can to save the existing trees but infill the planting where possible.

Signage will be a part of this component. We've presented the signage to Design Review Commission and they gave us their concerns and thoughts. We have adjusted those, they were based on the height and scale of the signs that you see before you.

Essentially, there's three signs as part of this package, one that is going to run perpendicular to Central Avenue. Today they run parallel, you can't see them when you're driving by at 35-40 miles an hour. This will run perpendicular, the top one called the entry monument sign. We have way-finding signs, so that will be part of a masonry pier and they're helping our visitors and our residents navigate the campus of where they're going and where the front doors and entrances are. The bottom sign is an entry identity sign at kind of the focal point when you come into the site at that first pond at the front of the building.

These blow-up areas show our entry courtyard area. As Drew mentioned, you come into this courtyard, you come into the entry behind the building. So, that experience is important to make sure that it's clear and definable with the two ponds that we're creating out there. We're also creating the idea or the illusion of a faux bridge that you come in and really putting the effort into taking advantage of some of the opportunities that are inherent with this building configuration, this unique configuration.

With that, I'm going to turn it over to Chris Fish with Eriksson Engineering to talk a little bit about the stormwater management on the site.

MR. FISH: Thank you, Scott.

ACTING CHAIRPERSON WARSKOW: State your name and spell your last name, please.

MR. FISH: Chris Fish, last name F-i-s-h, the animal. All right, thank you. I just want to briefly go over the stormwater and sewer site improvements that we're planning on making for this project.

The Moorings campus already has a comprehensive stormwater management system in place. It was first designed in 1987, it's been updated subsequent times since then. The campus has five existing detention basin areas and two separate watersheds. In the image on the screen, the shaded area is tributary to the southeast portion of the campus where it connects to a 72-inch Mount Prospect storm sewer. The unshaded area goes to an existing sewer in Central Road.

To accommodate the runoff from the proposed improvements and to accommodate increased rainfall data that we now use today to model our stormwater systems, we'll be improving on two existing detention basins in the northern section of the campus, the two near Central Road. We'll also be adding a new detention basin, a sixth basin, on the east side of the, just east of the new addition. This will allow for the campus to discharge a net zero amount of stormwater off site.

I also want to talk briefly about the grading and utilities around the campus. It's very important for the residents of the campus to have first floor continuity throughout the building for ease of movement. So, we'll be meeting the existing first floor elevation of the building. All access entryways into the building, sidewalks, walkways will be ADA accessible. We will have one location where we will be providing an ADA accessible ramp to meet the difference in grade that is brought about by the change in elevation.

Sanitary and water infrastructure relocations will be required where they conflict with the new addition. Outside of those relocations, we don't see the need for any major improvements for sanitary and water on the campus.

With that, I'll hand it over to Steve Corcoran to talk about traffic and parking.

MR. CORCORAN: Good evening. My name is Steve Corcoran, C-o-r-c-o-r-a-n. I'm Director of Traffic Engineering at Eriksson Engineering and prepared a report in your packet. That report actually has like three sub-studies, excuse me: a traffic impact study, we also looked at a traffic signal need study, and then we did our traditional parking demand study.

Traffic impact study. We went out at The Moorings' entrance which is opposite Dryden Road on Central Road and counted for 13 hours. We found two sets of peak hours, that we have the traditional commuter peak hour, you know, in the morning and the afternoon, or evening, and then we also picked out the peak arrival order, dismissal traffic at the entrance coming in and out of The Moorings, so basically the two peak hours of Mooring-related traffic. Of course, as I always say, seniors are smarter than us because they don't travel during rush hour, that's why their peaks are in the middle of the day.

We also collected crash data for the intersection as a whole. The report covered the years 2017 through '22 and found, you know, just over one crash per year at the intersection. Since then, we've collected some additional years worth of data, including the 2023 which was just released, and the numbers basically don't change that much. It goes from

1.34 to 1.2. So, it's definitely a low crash intersection.

We estimated the amount of traffic that was going to be generated by the 70 new independent living units. Depending on which peak hour you looked at, we're adding 14 to 21 trips in and out of the development for the independent living units.

We also then looked forward to the year 2030 to do our analysis to project future traffic. We included the independent living unit traffic. We also added in the Dryden School Kindergarten addition traffic, which is not open, to the study, and then we added regional birth rates on Central Avenue.

In essence, it's probably no surprise what our reports are. Basically, the intersection at Dryden, Central and The Moorings operates well except for one movement. At times, coming out of The Moorings going northbound, it can be, you have to wait a little bit in order to make your left turn. That's not unusual on a state highway. During rush hour, for people to make a left turn, you have to wait a little longer, but since we have lower volumes coming out of The Moorings, the queues are short also.

In response to concern about being able to get in and out of The Moorings, we also did a signal warrant study. A warrant is basically a test that we have to look at in order to see if it meets the minimum requirements to install a traffic signal. There are nine warrants in total, we just have to meet one in order to warrant a signal, but based on the study, we don't meet any warrants and a traffic signal is not warranted.

Then parking, you've heard most of these numbers already, 636 required, 621 provided, so we need a small variation of 15 spaces. Then accessible parking, we exceed the required 13 by providing 18.

So, who's next?

MR. PENNY: Good evening. My name for the record is Brendan Penny, last name P-e-n-n-y. Again, thank you for your time, and it's a pleasure to be here before you this evening.

I just wanted to conclude by running through our request for relief. Naturally, we are requesting approval to amend the PUD to allow for the development that we've walked through this evening. We are also requesting three variations which Scott mentioned earlier and I'll just summarize again for you now, which is to increase the maximum building height to 67.5 feet and five stories whereby your zoning ordinance would normally allow a maximum of 45 feet and four stories. We are also requesting approval for two 6.5-foot elevator overruns to be constructed on top of the height of the building, and then also approval for a variation to reduce the required parking by 15 spaces from 636 to 621.

Now, we have also, along with our submissions, submitted detailed responses to the land use variation criteria. They are somewhat lengthy responses, so I won't go through them in turn, but if you did have any questions or concerns with respect to those, we're here and available to answer any questions you have.

With that, I will turn it over to you and answer any questions you have. Thank you so much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, now Staff's report, please.

MR. HUBBARD: Sure.

All right, so the subject property as you heard this evening is The Moorings campus that's located at 800 East Central Road. The zoning of the site as existing is I which is the Institutional Zoning District. That's the appropriate zoning district for a facility such as

The Moorings. Additionally, it is classified as 'institutional' on our Comprehensive Plan which aligns with the existing zoning and aligns with the existing and proposed uses on the site.

The technical zoning action that's being requested this evening is an amendment to the original PUD that governs the site. That original PUD was approved in 1985 and has been amended eight times since then, most recently, as you heard, in 2015 to allow for the assisted living addition and memory care building on the property.

The Petitioner is also requesting three variations as you just heard, and I will be touching on those briefly throughout this presentation.

So, here's an aerial of the site showing the existing campus and the proposed building addition generally shown by the yellow box on the graphic. North is on the top of this aerial, Central Road is bounding the site to the north. To the east and south are single-family homes within Mount Prospect, and to the west is Douglas Avenue bounding the site on the western side.

Access to the site comes from three different points. There is one access point on Douglas Avenue at the west, and there are two access points on Central Road. The first one would be the western access point, and then the other one, the eastern access point at Moorings Drive which is opposite from Dryden Place. The Central Road western access and the Douglas Avenue access are closed for traffic. They're only for emergency services. So, all site traffic comes through the eastern access point on Central Road.

Additionally, I would like to point out the Wheeler-Magnus Round Bard, this is one of three structures in Arlington Heights that's on the National Register of Historic Places. Currently, it's an amenity for The Moorings but maybe not quite utilized to the fullest capacity. Currently, right to the west of it is an existing trash compactor, and then there is some material storage in that area as well, and then it abuts the service court delivery and loading zone on the western side.

Last thing I would point out is, as you can see and as was mentioned in the Petitioner's presentation, the existing building is going to be located on an area that's currently used for parking by visitors and residents of The Moorings. On the south of the site, there is an existing one lane, one row of parking lot that will be expanded as part of this project. We'll touch on that more a little bit later.

Here's a perspective aerial of the site. This kind of shows more of the scale of the existing buildings within the campus, and the proposed location again is going to be extending up here and then over here into the existing parking area. Again, this is the existing single row parking lot to the south of the existing independent living facility. It has just one single row of parking and will be expanded as part of this project.

Here's the overall campus plan again. The Petitioner has worked with Staff pretty extensively throughout this process to design a site plan that works well with the existing drive aisles and is proposing a building that's centrally located more or less within the campus to keep it outside of the perimeter. In preliminary discussions that we had with The Moorings, they were interested potentially in a more intense land use, a larger development, a larger building addition, perhaps two buildings. But, you know, ultimately, in working with their constraints and through communications with Staff, they settled on this proposed alternative for a 70-unit building that again harmonizes pretty well with the existing site.

I want to point out the enhancements to the Wheeler-Magnus Barn which is right under this red pointer. There's going to be a small patio area added to the site of the Wheeler-Magnus Barn that can now be used for programming for some of the residents

within The Moorings. They're going to be adding a little retaining wall here, and they will be removing the previous storage and trash compactor components that were in close proximity to the barn, relocating those a little bit farther south and more to the interior of this kind of a loading and service maintenance courtyard. They will be enhancing this area as well with landscaping, so this will definitely be an improvement to this existing amenity feature on the site.

They are requesting three variations. The first one is for the elevator overrun that's going to be located in two components on top of the building. You can see them here shown in red, and that's on the site plan, and then circled again here in red on the roof plan.

The Staff Development Committee is supportive of these two variations, and we note that these are very small components of the building. Each are about 67 square feet, so they are relatively minor compared to the overall scope of the building. They are set back six feet on this side from the edge of the building and 12 feet on the other side, so they're not right up against the edge of the building in a more prominent visible location. They are only 6.5 feet maximum in height, so we believe that these are appropriate. They meet the standards for approval. We note that elevator service for a senior living facility is necessary for the reasonable use of the property.

They are requesting a building height variation to allow a 67.5-foot tall, five-story building where within the I District maximum building heights are limited to 45 feet and four stories. We are supportive of this variation as well. We would note that in 2015, during the last PUD amendment, they were approved for a height variation for the proposed assisted living building at that time to allow a 50-foot tall approximately building.

We do support this variation for the following reasons. Again, it is centrally located in the site. It's not up against the perimeter, so it clusters the intensity towards the interior of the site. It is generally compatible with the existing building locations. That area highlighted in red is a five-story building, and again the area in blue is the assisted living building that was constructed in 2015-2016 at approximately 50 feet in height. It is set back approximately 180 feet from the closest property line abutting single-family homes. The proposed height, as you've heard from the Petitioner's team, it allows for more preservation of the green space on the site rather than a longer building with less stories. It allows for preservation of green space and reduces those corridor widths within the building for access and circulation by the residents within. So, we are supportive of this height variation as well.

Relative to the landscaping, The Moorings does a really good job already with the site landscaping, and their proposal here matches the quality of the existing landscaping on site. They did make, as you heard, some initial investments in improving the landscape buffering back in the spring of this year to allow those to begin to grow and fill in some of the spaces on the eastern property line. The proposed addition is bounded in red and you can see the landscape plan here. It does conform to all requirements for screening and for parking lot landscape islands as well.

We are recommending a condition of approval, however, relative to this parking area at the northeast corner of the site. There are some opportunities potentially for further densification of the landscape screening in the eastern property line to better comply with code requirements. We're deferring that until the end of this project to determine, you know, how well the trees here in this location survived, to what extent the existing trees that were planted in May have been able to grow and infill some of the gaps in landscaping, but if upon completion of the site work in this area it's determined by the Village that additional landscaping is needed to comply with code requirements, there is a condition of approval for the Petitioner to work with us

and add that landscaping in.

One of the additional conditions of approval related to alternative configuration to the site plan. The Village of Arlington Heights currently goes by the 2018 International Fire Code, and per that code, there is a full fire lane required on the south and southeast sides of the building that goes all the way up like this. Had the Village adopted the 2021 or 2024 International Fire Code, this fire lane would not be required in this location provided that the building meets certain construction standards which the Petitioner has indicated they are likely to conform to. So, they have initiated a request with the Building Code Review Board to basically amend the Village Code to allow for this exception to waive the fire lane requirement in this location, and that would allow for this alternative configuration here.

The Staff Development Committee is supportive and prefers this orientation here. It allows for more green space in close proximity to the building. It increases the parking supply here by seven parking stalls. It decreases some of the impervious surfaces. Here you have just one single entry point, here you have two drive aisles in kind of a one-way circulation fashion, and then it would allow for elimination of the fire lane proposed on the east, kind of northeast of the building and replace that with just a better walking path with more landscaping. So, one of our conditions of approval that we're recommending is that if the Village Board does adopt the exception to the 2018 Code to allow implementation of that waiver via the 2021 or 2024 Code, that the Petitioner be required to implement this configuration of the site plan.

Relative to traffic, we did analyze the traffic analysis submitted by the Petitioner. All of the intersection study within that analysis were projected to operate no less than a level of service D with, again as you've heard, exception to The Moorings entrance/exit drive and the southbound Dryden Place intersection at Central Road. But again, queuing here would be minimal and there are very few trips during peak times that would be attributed to this development. They did perform, as you've heard, the signal warrant analysis for this intersection and determined that even with the projected traffic volumes, the warrants wouldn't be met. But it is important to note that as part of the 1985 PUD approval, there is a condition that requires The Moorings to pay for design, construction and maintenance of a signal at that Moorings entrance drive should the warrants ever be met. So, if for some reason the traffic is much worse than anticipated and warrants are met, The Moorings would be responsible for implementing that traffic signal.

Relative to parking, again, they are proposing a variation to reduce the parking requirements by 15 stalls, allowing 621 stalls where 636 are required. The Staff Development Committee is supportive of this variation as well. I would note the following that back in 2015 when they received a PUD amendment, they were granted a 40-space parking deficit as part of that project. The 15-space deficit in this instance would be improving on that situation, and the villa units which are essentially, you know, attached single-family homes all providing at least a one-car garage, some with two-car garages, really account for a pretty large extent of this variation.

The villa units require 148 parking stalls and they provide 109 parking stalls, so that's about a 39-space deficit. So, they're really responsible for a large part of the overall deficit on the site. The villas actually each provide a driveway space that, technically from a code standpoint, is not included in the parking supply, but from a practical need standpoint can provide an additional parking should there ever be a need for each of those residents.

During the parking survey that the Petitioner did for the independent living units, they found that demand was at about 0.83 cars per unit. The villas exceed that

requirement, providing at least one car/one parking space per unit. Overall, upon completion of the project, considering the other independent units, the development would provide about 0.93 parking stalls per unit. So, it would exceed what they have found demands to be based on a survey of the existing residents and car ownerships within The Moorings.

Relative to staff parking, again they will be providing additional areas for staff parking. So, the Staff Development Committee is supportive of the variation and recommending approval.

That being said, we are supportive of the overall project, recommending approval of the application subject to the conditions as outlined in the Staff report and summarized here. I'm happy to answer any questions on those conditions or any additional questions from the Plan Commission. That would conclude our presentation.

ACTING CHAIRPERSON WARSKOW: Thank you very much, Sam.

Do I have a motion to include the Staff report in the record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON WARSKOW: Is this roll or voice?

MR. HUBBARD: Voice is fine.

ACTING CHAIRPERSON WARSKOW: Voice, okay.

All those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: All those opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: Okay, motion carries. Thank you.

I'll start with initial questions from the Plan Commissioners before I turn it to public comment.

So, starting with Commissioner Jensen?

COMMISSIONER JENSEN: I don't have any questions at this point. I'd really like to hear what the public has to say.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Drost?

COMMISSIONER DROST: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Commissioner Ennes?

COMMISSIONER ENNES: I'll wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: I'd like to wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: And Commissioner Dawson?

COMMISSIONER DAWSON: Same.

ACTING CHAIRPERSON WARSKOW: Same.

Okay, so we will open it up to public comment. A few notes here before we get started, we certainly want to hear from everyone who has something to say about this development. Just as the Petitioner did, when you come to the podium, if I could ask you to clearly state your name and spell your last name? It is optional to provide your address. I would ask that you keep your comments to a reasonable time period and be mindful of what others in front of you have already said, so that any comments that you make are not just repeating those that have already been given.

So, having said that, I'm going to start on this side of the room with the front row. Is anyone in the front row wanting to speak? All right.

PUBLIC COMMENTARY - PC #24008

MS. PHILLIPS: Good evening. Jennifer Phillips, P-h-i-l-l-i-p-s, resident to the west on the Arlington Heights side off of Douglas. I appreciate the time to learn more about everything today from the Plan Commission and all the partners, and that there are needs for additional senior resources in our community and the thoughtfulness of this plan.

My items are twofold. One, throughout the traffic studies, the maps and the comments, as well as prior development things back to 2015, we have been assured that the emergency exit on Douglas will remain an emergency exit on Douglas. So, as we balance the needs of The Moorings and the community there, we ask to continue to balance the needs of the neighbors to the west, our safety, our health and well-being and our quality of life, and continue to make that an emergency exit, please, and thank you, as has already been discussed and promised in prior meetings.

The other thing I'll say is as you just look at the trend of the height of the buildings overall, just a comment, not a question, we've seen there was a variance by about plus 25 percent on the height that's supposed to be approved for a building in that space when the 2015 addition was made. Now, with the 2024 plan, we're up to 50 percent higher than that area is generally allegedly supposed to be. So, not a question but just comment, that things have continued to get higher and higher and higher, and approved, approved, approved. Thank you for listening.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in the front row? All right, moving to the second row? Anyone who would like to speak? No, okay, behind them in the third row, anyone? All right, moving to the fourth row, anyone? Please come forward.

MR. BABICZ: Good evening, I'm Ted Babicz. I'm at 1124 South Douglas Avenue in Arlington Heights, and I'm directly across from the emergency exit as I'm going to speak to and Jen, you know, addressed that issue also.

I'm here on behalf of our neighbors in the 1000-1100 block of South Douglas Avenue in Arlington Heights. We're looking for the Village of Arlington Heights Plan Commission to work and support both The Moorings personnel as well as the residents of Douglas Avenue. We want to keep this as a residential street.

First, I need to say The Moorings have been and are good neighbors. They take good care of their property and they have worked very closely with the residents to resolve issues and problems, and have done them very quickly. You know, I don't know if some of you folks but, you know, The Moorings is integrated within a quiet neighborhood, all sides of the property with residents owning single or two-story homes. Some of the residents have been on Douglas for a long time, 10 plus years, or been there when they were raising their children as well as taking care of their properties.

In 2015 and after the initial stages of The Moorings' assisted living construction, I've actually been with the, I've lived now on Douglas for 47 years, so I've seen the progressions all the way along, I developed a good working relationship with Nancy Tolland who was the Director of Facilities of the Presbyterian Homes and Jim Martin, the Project Manager for the 2015 project. We worked together to resolve issues, support each other, as well as the

neighbors of South Douglas Avenue. As I do not see their names in the documentation, I'm assuming that they are no longer, you know, part of the, you know, this development. What I'd like to do is to build the same relationship with the new management that is running this project.

A bit of history, this is from the minutes of the Village Board meeting on October 19th, 2015 and these are taken directly from the notes. It started out with Trustee LaBedz asked for, sorry, elaboration on the fire access on Douglas. Mr. Perkins said that there is an emergency exit onto Douglas which also provides fire access to some villas. Trustee Sidor asked about sensitivity to the surrounding neighbors during construction. Nancy Tolland, Director of Facilities for Presbyterian Homes, said contractors will comply with work time constraints and there will be penalties for those who don't. There will be no contractor parking on any streets outside of the community, and they will provide outside parking and bus people in when necessary. She said they will comply completely with all noise, delivery and parking restrictions.

Later in the meeting, I presented to the Board, he, Ted Babicz, asked the Village to require The Moorings to install a sign for No Commercial Vehicles on Douglas to keep the street residential. He asked that no trucks or workers park on Douglas during the construction. He asked for commercial traffic only to go through Central Road. Ms. Tolland's response said that all construction delivery will occur off Central Road, the gate at the fire access remains locked, no vehicle access would go in and out of there. They will adhere to restricted hours of delivery both during and after construction per the Village requirements.

Mr. Babicz also asked that a sign be posted For Emergency Exit Only, which has been done off of Douglas. It's worked very well. People see it and take off for Central Road.

President Hayes said that if Mr. Babicz sees this exit being used for construction, to call the Village and they will enforce the non-construction use stipulation. So, we've been through some of this in the past.

We're asking to keep the same rules and regulations of the 2015 project to be in place. It's already set a precedent and, you know, it's part of the previous project. What we're looking for is the emergency entrance on the 1100 block of South Douglas be kept as an emergency exit and entrance that is gated and blocked. It has been in the past and currently in place. South Douglas Avenue will not be open to any Moorings traffic at any time unless due to an emergency. No Moorings personnel, guests or construction equipment will be allowed on or along Douglas Avenue.

The previous project, they had staging of supply trucks, concrete trucks and the like, and I worked with the folks to resolve that issue. No construction workers will be allowed to park on Douglas Avenue. Use Central Road for all access, now and in the future.

Douglas has become, I guess, a fairway between Golf Road and Central Road; many semis that supply stuff to The Moorings, Sysco, box trucks, all kinds of things all day long. At 5:00 o'clock in the morning the bread trucks come in with their deliveries, so it's kind of goofy. But I'm kind of hoping that now and in the future all commercial vehicles serving, supplying goods and services, including Moorings personnel, not use Douglas Avenue for the convenience of parking or access to The Moorings property. All Moorings business will be conducted via the Central Road access. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, anyone else from that row?

MS. GATES: Hi, my name is Jane Gates, and I live at 18 Audrey Lane. We've been there since 1994. The Moorings has always been great neighbors to us, but we

have some concerns regarding, we heard at the first meeting over at The Moorings, regarding sight lines and landscape buffering. Now, like we're exactly across from where I live, there's going to be a five-story building? I just want to know if like these trees don't actually grow in, if that's going to be literally what I can see in my backyard.

The last time they did a project, it was enormously disruptive and loud for two summers where there was so much construction traffic. We couldn't even like have any of our windows open or conversation in our house because it was so loud.

But overall, you know, I think this design plan looks awesome, and I think there is a need for this in the community. I know several people who live at The Moorings and are looking very forward to this new structure going in place. But, you know, just know that people that live right directly across from where it's going to take place, that it is going to be very disruptive for a minute. So, perhaps we could have some more specific ideas of what it's going to look like and, you know, how long it's going to last and things. I think that would be very helpful for neighbors, not in Arlington but in Mount Prospect. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in that row? All right, moving to the next row, anyone who want to speak there? Anyone else on this side?

No, okay, moving over to this side, I see we have Petitioners in like the first two rows, so going to the third row, would anyone like to speak? Okay, come forward please.

MS. STEWART: Good evening. Thank you. My name is Connie Stewart, S-t-e-w-a-r-t. Arlington Heights is known as the Village of Good Neighbors. I have lived here for over 40 years and I have raised three children here. This community has a wonderful reputation of schools, parks, recreation areas, dining areas, shopping areas, and housing options for all in this community.

Arlington Heights is known as good neighbors of many ages. Many older neighbors wish to retire here in Arlington Heights after living here for so many years and experiencing a wonderful family life. I am one of those persons. I have retired here in Arlington Heights. I have retired at The Moorings four years ago. One of the reasons I did retire and choose to live at The Moorings is because of their mission projects, their service to the community, and how they feel faithful in what they do for the community in which they reside.

We can continue to be good neighbors to each other. We can be good neighbors to all who want to live independently, including our older citizens in this community. The Moorings has responded to the need for having multi-generational persons being able to live in the community of Arlington Heights. They have responded by offering new independent living residences for all.

I encourage the Commission to support The Moorings project. Keep Arlington Heights a village of good neighbors, of good neighbors who live multi-generationally with each other. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Would anyone else in that row like to speak? All right, moving on to the next row, anyone there? All right, and then I believe the last row? No. One last call, anybody who would like to come forward and speak?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, so I am closing the public commentary for this petition. That means even though you might hear something for which you

want to ask a question or make a comment, that time period is closed. So, now will just be a discussion between the Commissioners, Staff and the Petitioner.

Okay, going back to the Commissioners, we'll start on this side this time with Commissioner Dawson.

COMMISSIONER DAWSON: I just would like some clarity on the height. Who is talking to the height of the building? I just want to get this on the record. You keep talking about a five-story building, but --

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: -- the adjacent five-story building is going to be, well, you asked for 67 feet, so it's 17 feet smaller than this five-story building, correct?

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: So, I would just like to get that on the record, that we're really putting in a six-story building which is only five stories. Okay, yes, I mean, it's a five-story building, but it's, but we can't keep talking about a five-story building that's next to a five-story building when this building is going to be 17 feet higher, and then there's the elevators on top of that --

MR. ROSKOS: Sure.

COMMISSIONER DAWSON: -- and we're in an area where the maximum height set is 45 feet. It's just interesting to me that none of the Commissioners brought up that just two weeks ago, that same logic was used to strike down a proposal. Just putting that out there. I think it's very interesting and enlightening. This one is actually higher than the other proposed one that was struck down for the same reason that is being requested here.

I was also curious, just again fresh off of two weeks ago, I didn't hear any comments about what kind of criminal background checks we're doing on the residents. That was a big hot topic two weeks ago. What kind of criminal background checks are we doing? Do you have any, I didn't see any in the presentation.

MR. ROSKOS: I can speak to the building height, but I can't speak to the criminal background.

COMMISSIONER DAWSON: All right, yes, okay. Again, I just noticed that none of the Commissioners asked about criminal background checks of these applicants whereas that was a huge hot topic two weeks ago.

That's it. Those are all the only questions I have that I wanted to get out there. Thanks.

COMMISSIONER SIGALOS: I would just like to continue with what Sue Dawson was just bringing up about the height. You have two five-story buildings. Why is this one 17 feet taller than the adjacent five-story building? What is the difference? The design or why?

MR. ROSKOS: Sure, I can help try to expand on why it's taller. There are a number of factors. One is where a more current building where market demands for a floor-to-floor height is different from when the building was originally built, and so there's an increase there. The other portion is that the building, as was mentioned earlier, we're trying to continue the existing first floor elevation of the existing building. The building grade falls off as you go north on the site, and so the way that the building height is defined in Arlington Heights is that it's the average grade. So, we're maintaining our first floor level on the campus and the grade falls down, and so we're starting to count below the first floor level. So, that is factored into the overall building height.

So, there are a number of factors that play into why the building is taller. Those are just a couple of them.

COMMISSIONER SIGALOS: You also mentioned due to marketing, that there's a marketing request or requirement for taller. I mean, what are we talking about; 10-foot, 12-foot ceilings in the spaces?

MR. ROSKOS: Nine-foot-six in the apartment.

COMMISSIONER SIGALOS: And the adjacent five-story building is what, eight-foot ceilings?

MR. ROSKOS: I believe so, yes. Seven-foot-six.

COMMISSIONER SIGALOS: Seven-foot-six?

MR. ROSKOS: Between seven-foot-six and eight feet.

COMMISSIONER SIGALOS: I mean, seven-foot-six is low, but eight-foot as a minimum I would think would suffice. Maybe that would help reduce the height of this building.

MR. ROSKOS: Market demand, in my experience, eight-foot ceiling heights are less desirable to people looking to live in an apartment.

COMMISSIONER SIGALOS: I don't necessarily agree with that. I'm not a designer, but I mean, as a homeowner, the homes I've always lived in are eight-foot, 8.5-foot ceiling heights and they've been perfectly fine. To me, most people look for square footage of area to live in rather than increased ceiling height. So, I would think that maybe that's something you could look at to help reduce the height of this building and not have it be 17-foot taller than an adjacent five-story building.

Other than that, I'm in favor, but I think it's, you know, a good location for this. I like what you're doing with the barn there, but I'd like to see you maybe address that ceiling height a little bit. That's all I have.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. You can stay up here, thank you, since you were answering those. And you might want to defer to one of your other people, but with 0.93 parking spaces per resident, where do guests and visitors park? There isn't that kind of demand, there isn't one-car parking requirement per resident?

MR. ROSKOS: There are different requirements for the type of individual, but there are areas for staff parking and there are areas for non-resident visitor parking.

COMMISSIONER ENNES: But those are included in that total 0.93 parking spaces?

MR. ROSKOS: Yes.

COMMISSIONER ENNES: Per resident.

MR. ROSKOS: Yes. Can I, Steve, can I ask you to respond?

ACTING CHAIRPERSON WARSKOW: Sam is shaking his head, I can see.

MR. HUBBARD: No, in addition to that. The 0.93 is just for residents, and then they have multiple areas of visitor and employee --

COMMISSIONER ENNES: In addition to the 0.93?

MR. HUBBARD: In addition, correct, yes.

COMMISSIONER ENNES: Okay, that answers my question.

MR. ROSKOS: Okay.

COMMISSIONER ENNES: In regard to the flood plain, your engineer, if you could come up? I believe he's, yes. Are you aware of any flood issues, flooding issues on the property?

MR. FISH: No, I'm not.

COMMISSIONER ENNES: Okay, that's all I have. So, the systems that you have in place, there will be no new flood plain systems built with this additional permeable surface coverage?

MR. FISH: Correct.

COMMISSIONER ENNES: And nothing required, and you don't think and Staff doesn't think that this will create any flood --

ACTING CHAIRPERSON WARSKOW: Isn't there a new detention pond?

MR. FISH: There is a new detention pond, yes.

COMMISSIONER ENNES: Oh, there is a new detention pond.

MR. FISH: Yes.

COMMISSIONER ENNES: Okay.

MR. FISH: No new, when you say like flood plain, there's no new flood plain or wetlands is what I was thinking.

COMMISSIONER ENNES: Okay, but it's a detention pond to retain stormwater?

MR. FISH: Yes. To retain stormwater, yes.

COMMISSIONER ENNES: Okay, let's see. I think I have one other question. Oh, in regard to the addition in the height and to Audrey Lane, how many feet is it from the building to the residences on Audrey Lane?

MR. FISH: I think Sam had noted it was approximately 180 feet to the closest property.

MR. HUBBARD: Property line, yes, and then farther if you account to the actual structures/homes there.

COMMISSIONER ENNES: Okay, I also agree, I think that it's nice you want to maintain this first floor lot elevation or occupancy elevation, but I would prefer to see these properties more in line with the existing additional variance we've already added.

ACTING CHAIRPERSON WARSKOW: All right.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON WARSKOW: Thank you.

Commissioner Drost?

COMMISSIONER DROST: Yes. First of all, I want to at least make a disclosure that I had served as a past board member of the Presbyterian Homes so that all of you know for transparency purposes. But I have just a few questions, and maybe Lisa Vandermark can address the concerns of the neighbors, the ones that were raised by Jennifer Phillips about the emergency exit and the use of the fire exit, Mr. Babicz and the communication that will go on when there is construction, and the progress reports for Ms. Gates, if those could be answered?

ACTING CHAIRPERSON WARSKOW: Yes, if you could step forward, please?

COMMISSIONER DROST: Or if you don't want to do it, find somebody else, Lisa.

MS. VANDERMARK: Except nobody is racing me up here.

COMMISSIONER DROST: Yes.

MS. VANDERMARK: Appreciate the neighbors, and Mr. Babicz, I've heard the name, it's nice to meet you in person, and I know we did have conversations during the 2015-16 project. I am not aware that we would open up that emergency entrance for anything. We've

kept it closed and I believe if we did have situations where there were contractors parking there, you notified us and we cleared them out, and so we would have that same policy going forward.

As for Ms. Gates, I know that she attended the meeting that we hosted in May for our neighbors. We did show, I believe we showed a view from Audrey Lane and what that person would see at the height we are proposing for the building. It was, Scott, correct me if I'm wrong, but I think it was trees. So, even though I can appreciate that Ms. Gates can see the drawing and think that it's going to be right in her backyard, I don't believe it will be based on the studies that we've done, but it doesn't mean that it won't be noisy and dusty and dirty for, you know, the length of the project.

COMMISSIONER DROST: And while you're up there, just nod your head, is that satisfactory to at least some of the issues that you have been asking about?

Going to the marketing report or the survey that you had updated, and we'll address one specific item, eight-foot ceilings for units. I think the demographics, if we read into the marketing report, is that the type of resident that you will be getting or you anticipate getting is ones that would like a higher finish to their units if that is a correct interpretation, and that the type of facility that The Moorings is, although there's comparables, it's called a CCRC which is a continuing retirement community, and its model is a little bit different than the competitors that were identified in that marketing report. Do you want to address those?

MS. VANDERMARK: I want to use the lifeline please and I'll --

COMMISSIONER DROST: Yes, so, no, and this is a very good time to use the tag team, but --

MS. VANDERMARK: Thank you very much.

COMMISSIONER DROST: -- we have to swear him in.

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ABI-ANTOUN: I did sign my name though.

ACTING CHAIRPERSON WARSKOW: Okay.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: If you could state your name and spell it?

MR. ABI-ANTOUN: Yes. Nadim Abi-Antoun, last name is A-b-i-A-n-t-o-u-n. I'm the President and CEO of Presbyterian Homes.

Just to respond to some of the questions about the height, it really is very market-driven for the type of product that we're building. We've got to ensure that we have demand and that we're able to attract seniors to come live with us. Also, for a community like Presbyterian Homes, similar to our other communities, we want to make sure that the design lasts.

We've been here for 30 plus years. Some of our other communities have been around for 100 years. So, we're really not just building for the next 10 years but we're building for the next 50 years. So, while we don't know what the demand is going to look like down the road, we have to make sure that we account for more scenarios because we plan on being at The Moorings hopefully for the next 50 years as well. We want to make sure our buildings continue to stay relevant in the marketplace.

Our market, we did a lot of market studies, a lot of market demands. We've talked to competitors in the area. What we're proposing is really what has become standard in our industry, in what we design, and we understand the concerns about height, but we also want to balance demand and really long-term this building being viable for the community

and adding value to the Village as well.

COMMISSIONER DROST: Yes, thank you. I think that's helpful to, you know, at least clarify, you know, at least where this is going. It's not to try to ruin sight lines or whatever, it's basically to try to meet that market, not for today but going into the future. That is it for me.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. ABI-ANTOUN: Thank you.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON WARSKOW: All right, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I really have no questions for anybody. I think it's a pretty good project, well thought out. I liked the responses everybody had.

The only general comment I have is, again, going to the height, the code is set at a certain height for a reason. The reason we're exceeding them makes sense, but the code is the code and we should meet and obey it once in a while.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I am in favor of the project, too, but I would like one clarification. When you indicated that part of the apparent height of the building is due to the grade, can you give me a sense of how much of that apparent height is due to the grade? Is it eight feet or whatever? Which may make the building seem a little less tall because you're adding in some non-building height there.

MR. ROSKOS: Yes, bring it up, on the end of the appendix to our presentation.

Yes, so on the right-hand of the image, you can see that the proposed building is measured at 62 feet and six inches. The line at the bottom of that dimension is the site average elevation, so that's the proposed average grade. So, that's where our building height starts being counted, below the first level, because again the grade falls off and so there is a slope on the site that we need to account for. We are also adding feet to anticipate the unknown unknowns. If there are changes in the proposed grade or if there are necessary construction changes, we are adding in a buffer.

COMMISSIONER JENSEN: So, you still need a pretty good size variance but not quite as high as what you have to ask for given the way that this is calculated. So, it looks like there's about six feet that is due to the grade if I'm reading that correctly, and then you said that the building, if things go as you hope, it won't be 67 feet, it will be 62.5 feet?

MR. ROSKOS: Correct.

COMMISSIONER JENSEN: Okay, thank you. I don't have any other questions. I think it's a good project.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

I am also very supportive of the project. Actually, my mother at one point in time applied to be a resident in The Moorings, so I became very familiar with the property and the services and think it's wonderful.

My question is, because you are talking about raising, you know, the style, the finishes, will you be charging a higher deposit on these particular units in the new building? Can someone come forward and answer that?

MR. ABI-ANTOUN: Do I need to state my name again?

ACTING CHAIRPERSON WARSKOW: No. No.

MR. ABI-ANTOUN: No, okay, thank you. So, we are still in the process of

assessing, you know, construction costs and what the cost of this project is going to look like. We do anticipate that this is a newer product and it will have a different price point than our existing product, but we need to understand what the total expense is and what is available for us from a funding standpoint to determine what the final entrance fees or the monthly service fees will look like for this new product, but we do anticipate a difference.

ACTING CHAIRPERSON WARSKOW: For your current product, do you have currently a waitlist for that product?

MR. ABI-ANTOUN: So, we offer multiple products at The Moorings.

ACTING CHAIRPERSON WARSKOW: Right.

MR. ABI-ANTOUN: And for some of our product, we do have a waitlist.

ACTING CHAIRPERSON WARSKOW: Well, for the assisted living, or not the assisted, the independent living apartments, is there a waitlist?

MR. ABI-ANTOUN: Yes, independent living, even within the independent living, we look at our villas, our cottages differently from our apartments. Even within our apartments, we look at two-bedroom apartments versus one-bedroom apartments. So, for some of our larger units and some of our cottages and villas, there is a waitlist, specifically on some types of units as well. Some of our one-bedrooms that are smaller do not have, we have some vacancy in those, and some of them have much shorter waitlists depending on the size and what the prospects are looking for.

ACTING CHAIRPERSON WARSKOW: Okay, in working with my mother, I'm finding a place for her, we did come across some situations where there isn't enough demand and causes a problem with the continuity of care situation where people are not getting their deposits back if they leave the community, or their descendants are not getting the deposit back. So, I want to ensure when you're building this building of 70 units, that you do have the demand for it.

MR. ABI-ANTOUN: We have done market studies, actually we've done three market studies. We've been looking at, all of our communities get a market study every three years, and so we're always trying to assess the demand for the market. The initial study that we did about 2.5 years ago was confirmed with another study about a year-and-a-half, and we just did this one this January. This is a significant investment for Presbyterian Homes and we want to make sure that the demand is there and what we have, the number we're proposing is lower. I think there is demand for about 120, maybe 130 units similar to what we're proposing, and this building has 70 units in it. So, we know there is still more demand than what we're even supplying, but we want a balance.

I do want to, if I'm up here, if I may add just one more comment on the height? I think it was mentioned earlier in the project that we do look at travel distances for seniors. So, having the higher elevation helps on longer walking distances, also having the higher elevation helps with more green space on campus so that we're not taking up more of the landscape that we're going to maintain for our residents. As I was reminded by the team as well, that some of the newer HVAC systems do require higher ceilings and don't allow us to sort of remain within the eight-foot height that we have.

So, I just want to make sure, I know this was a concern that was raised and I want to make sure we just provide the answers or at least the why for what we're proposing.

ACTING CHAIRPERSON WARSKOW: While you've opened the door there, when we're talking about HVAC systems and all, what is the design imperative in terms of

energy efficiency?

MR. ABI-ANTOUN: I think there are smarter people here that may have answers on that. I think it's still a work in progress. There's a couple of different options that we're looking at. Obviously, the entire approach for this project does account for energy efficiency and the systems that we're using and obviously whatever is available now. I'm not sure we've fully really decided yet on where, we have to take, every one of these lovely folks here costs a lot of money, so we're trying to also preserve the how much.

You know, there is a sequence and a cadence for how things occur and we have not quite gotten there yet. But that is on our, we've done energy efficiency projects at The Moorings. We do them constantly.

ACTING CHAIRPERSON WARSKOW: Okay, well, yes. But I'm talking beyond LED lighting and, you know, caulking kind of things.

MR. ABI-ANTOUN: Yes.

ACTING CHAIRPERSON WARSKOW: So, I would love if you would consider some of the newer HVAC technologies that are beneficial for many reasons.

COMMISSIONER DROST: Yes, and I think for the record, too, Presbyterian Homes has other locations, one is in Lake Forest and then one is in Evanston, The Westminster.

MR. ABI-ANTOUN: Correct.

COMMISSIONER DROST: And this is again ongoing; there is a lot of experience in those areas in, you know, LEEDs and climate and environmental aspects. So, that's a good point. I'm just supporting that theme that you have here.

ACTING CHAIRPERSON WARSKOW: All right. Okay, thank you.

MR. ABI-ANTOUN: Absolutely, so are we.

ACTING CHAIRPERSON WARSKOW: All right, do I have any more questions from the Commissioners?

(No response.)

ACTING CHAIRPERSON WARSKOW: Are we at a point where someone can make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of an Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

This recommendation is subject to the following variations:

1. Section 10.4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5-foot tall, five-story building where building heights are limited to 45 feet and four stories.
3. Section 6.10, to allow two 6.5-foot tall elevator overruns to be constructed above the maximum building height permitted in the I District.

This recommendation is subject to the following conditions:

1. Prior to issuance of a building permit for demolition of the existing parking areas

within the location of the proposed 70-unit building, the Petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the south parking lot ("future lot") as generally depicted on the campus parking exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the future lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a certificate of occupancy for the proposed 70-unit building should the Petitioner adequately demonstrate to the satisfaction of the Village that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

2. The Petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2A.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon site work completion. All landscape improvements must be installed prior to issuance of a certificate of occupancy.
3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the Petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24) for final review and approval by the Village.
4. An MWRD permit shall be required.
5. Compliance with the July 9, 2024 motion by the Design Commission shall be required.
6. School, park, and library contributions ("impact fees") in accordance with the Municipal Code shall be required prior to the issuance of a building permit.
7. The Applicant must comply with all federal, state, and Village codes, regulations, and policies.

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Roll call, Sam.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

All right, well, congratulations. You have --

COMMISSIONER DAWSON: Comments.

ACTING CHAIRPERSON WARSKOW: Oh, sorry. Go ahead.

COMMISSIONER DAWSON: First, I just want to apologize to the Petitioner for putting you on a spot for making a point that had nothing to do with your petition, but I do again just want to reiterate that I would presume that this assisted living facility will be accommodating disabled individuals and veterans, and yet you received unanimous approval on a higher height variation when two weeks ago the same was denied by the same individuals simply because the word affordable was in the motion. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, now I will say you have --

COMMISSIONER DROST: No, I've got one.

ACTING CHAIRPERSON WARSKOW: Please.

COMMISSIONER DROST: My comment is basically a response to Commissioner Lorenzini's statement about following the rules and basically the requirements that our Village Code requires. The point is going to be to the Trustees, that we are in a dynamic environment and things change maybe faster than our legislation to monitor these things. We've had this conversation before and we have to adapt if we're going to compete and basically continue to be the Village of Good Neighbors.

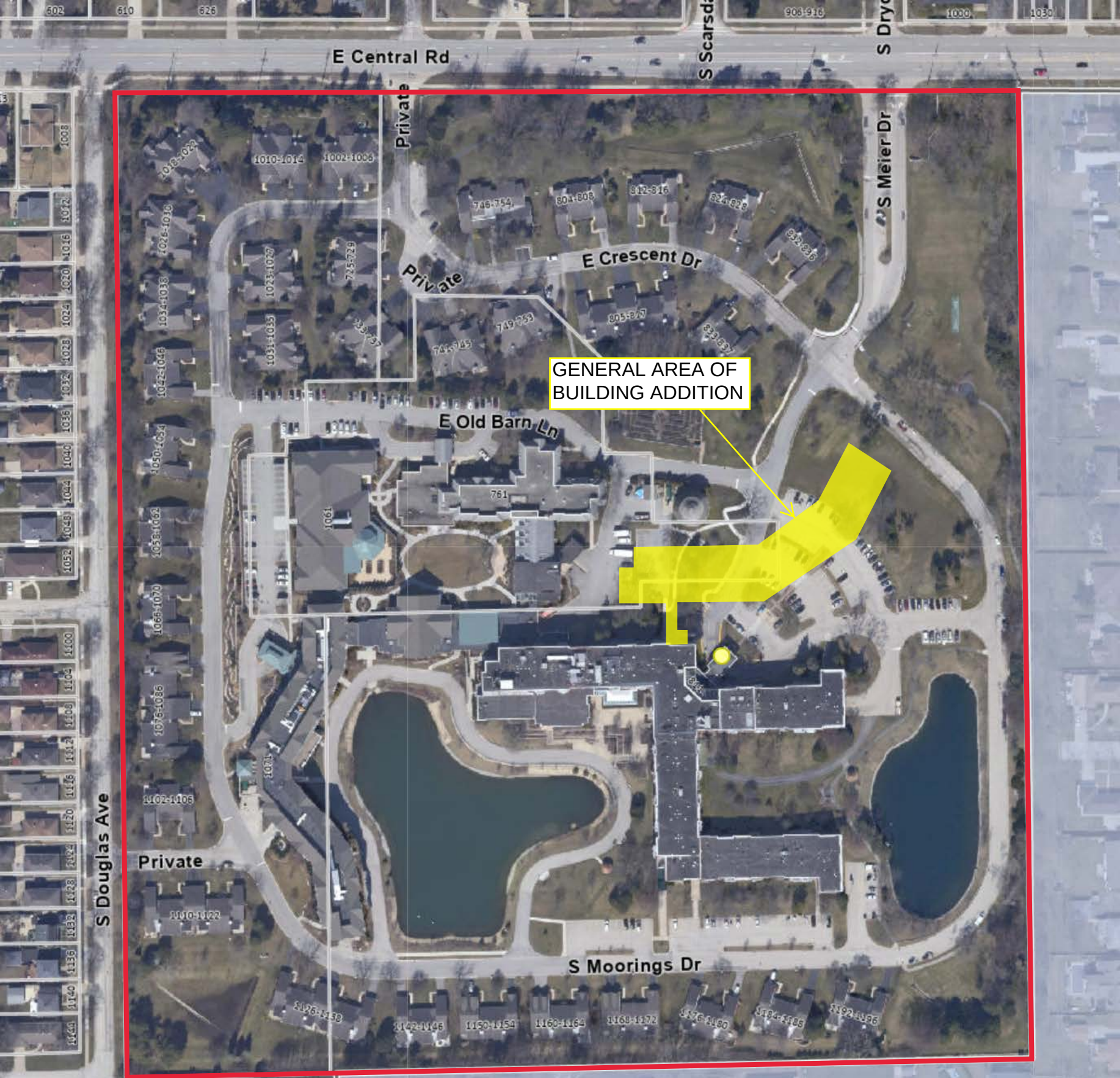
ACTING CHAIRPERSON WARSKOW: All right, thank you. I think that's everybody, okay.

You have a unanimous recommendation for approval from the Plan Commission, so congratulations on that. Is there a date for the Board?

MR. HUBBARD: I think we're tentatively thinking September 3rd, but we'll communicate to the Petitioner's team and we'll confirm that date.

ACTING CHAIRPERSON WARSKOW: All right, thank you very much.

(Whereupon, at 8:56 p.m., the public hearing on the above-mentioned petition was adjourned.)



GENERAL AREA OF
BUILDING ADDITION

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 9, 2024

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

Members Present: Jonathan Kubow, Chair
John Fitzgerald
Scott Seyer
Ted Eckhardt

Members Absent: Kirsten Kingsley

Also Present: John Anstadt, JMB Architects for *101 S. Fernandez Ave.*
Sean Thompson, Owner of *101 S. Fernandez Ave.*
Lisa Vandermark, Executive Director for *The Moorings*
Drew Roskos, Perkins/Eastman for *The Moorings*
Scott Freres, Lakota Group for *The Moorings*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JUNE 25, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JUNE 25, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. INSTITUTIONAL REVIEWDC#24-041 – The Moorings/Independent Living Expansion – 811 E. Central Rd.

Lisa Vandermark, Executive Director for *The Moorings*, Drew Roskos, representing *Perkins/Eastman*, and Scott Freres, representing *Lakota Group*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for amendment of an existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. The Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new 5-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

As noted above, the current design being presented tonight is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, Staff feels the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code. The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

Commissioner Eckhardt asked if Staff did an analysis of code compliant signage versus a potential sign variation, and Mr. Hautzinger reiterated that code allows one 80 sf ground sign facing Central Road and all internal signage is limited to only 6 sf in size and 3-feet in height. Chair Kubow asked about the location of the wayfinding signs being shown, which Mr. Hautzinger indicated and added that the petitioner can elaborate on those locations.

Mr. Hautzinger said that overall, Staff recommends approval of the proposed design of the new Independent Living expansion with the following:

1. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.

Ms. Vandermark said she has been Executive Director at The Moorings since May 2016, and she introduced the team here tonight on behalf of the project.

Mr. Roskos said the revisions that were made after the preliminary review in May were based on feedback from the commissioners as well as their own internal feedback. They brought together all the elements of Option 2 into Option 1, making Option 1 their preferred option. The materials were balanced, both in terms of their usage and proportions, and different size windows were introduced to suggest a more residential quality. He presented three different versions of how to address the blank west wall, looking at how the materials might wrap around. He explained that the west wall is a service wall consisting of an elevator, a fire stair, a trash chute, and there are no apartments that abut this wall. He said they agreed with Staff that the west wall needs some attention, and he reviewed each of the 3 options presented, reiterating their preference for Option 1.

Chair Kubow asked about the vehicular circulation in the area of the west wall and Mr. Roskos replied that it is primarily back-of-house service, with parking on the left and storage and maintenance on the right. He also indicated where pedestrian traffic will occur with people entering and exiting the building.

Mr. Roskos referred to the northeast corner of the building with regards to the change of materials. He explained that they feel this area has a good design and they like that the front feels like an anchor and that there is a mix of materials that come off of that; however, they are open to doing more there if necessary. The west end of the building is where the main loading dock is located and it faces the healthcare building, so even if units were put there, they could not market them, which is why that area became a service area of the building.

Commissioner Eckhardt asked about the accuracy of colors being shown in the image of the existing single-story service areas, and Mr. Roskos clarified that the one-story area is a white brick material.

Mr. Freres commented on signage stating that it is currently difficult to locate the Moorings site based on the existing signage which runs parallel to the road, which is why they chose to address the signage at the main entrance at this time. Since they are making a change to the building, they feel now is the time to re-invent their signage, re-think the lettering, and re-work how they are going to package their brand. The site is currently very cluttered in terms of signage, and the existing signs are not really needed. One new perpendicular sign with 2 sign faces will be more effective and easier to read when traveling in either direction. They recognize that the scale, the height, and the materials chosen for signage needs to reflect the architectural character and style of the new building, and they put together three different signs as part of tonight's review, although they will probably re-think all signage on the campus at some point to have more of a holistic wayfinding signage program. The three signs being shown tonight include one monument sign at the main entrance measuring 18-feet in length with a 2-sided sign face of about 30 sf on each side. The other two signs being presented are to provide clear identifiers for people to maneuver throughout the site. They anticipate lighting the sign at the main entrance and the sign at the main intersection, as well as possibly lighting the wayfinding signs.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the

audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the project a lot, he found all sides of the building interesting, he liked the colors and how all the materials work together. He felt the area at the north end was fine as shown, but something more needed to be done on the west wall to encourage people to walk the property. He liked Option 1, with Option 2 being his second choice. With regards to signage, he supported the direction and style of the signs being presented tonight; he agreed that the existing signage needs to be updated, and he liked that the signs are being located where people will notice them.

With regards to the blank end of the building, Commissioner Eckhardt commented that the white brick accent pieces are small, light, and framing in nature on the other rendered elevations; he did not see big, solid portions of the lighter color; however, Option 1 has a big, heavy white element on the corner of the building. Although he felt that Option 1 is the best design of the 3 options presented, in terms of breaking down a big wall and the geometry and the massing of the end of the building, he questioned the design motif of Option 1 with the bracketing details at the corner. Commissioner Eckhardt asked if the coloration of the light-colored brick is similar to the color of the barn, and Mr. Roskos replied that the barn is bright white and the brick color will be a white that is not as bright. Commissioner Eckhardt concluded that this is a great project, and he agreed with Commissioner Fitzgerald's comments.

Commissioner Seyer was in favor of the project, it looks great. With respect to the west end of the building that is clearly a concern, he felt that Option 1 is by far the best design because it breaks down the heavy massing of it all. However, he had concerns about the windows in the stairwell at the end of the building, with regards to the lighting in the stairwell that might have different emergency lighting (cool temperate light) that will be on all the time, which could be problematic from the outside. Commissioner Seyer also liked the materials wrapped on the corner. He reiterated that he liked Option 1, but was unsure about the windows in the stairwell; even though he wants windows there, what will the end result be with the lighting? That is his only concern about the project. The rest of the project is really nice, the massing and the materiality is very well proportioned. He agreed that the proposed new signage will look vastly improved and he would be in favor of it, assuming the 3 existing signs that are set back from the road will be removed, which the petitioner confirmed. Commissioner Seyer asked the other commissioners for their opinion about the windows in the stairwell with regards to lighting, as well as the petitioner.

Chair Kubow said it is a wonderfully designed project, he loved the contemporary architecture being proposed and he supports Option 1 for the west wall. He was in favor of the northwest corner of the building and would not change anything, it is very modern and he loved the punched openings and the very small cornice that gives a sense of pop and differentiation from the other sides of the building. He was not opposed to removing the windows in the stairwell at the west end of the building, and he agreed that the current signage needs a refresh. Chair Kubow asked if the existing tree at the front entry will be removed, and Mr. Freres replied that some landscape improvements are proposed for the site to open up the visibility at the entrance; however, their intent is to not remove any big trees if possible. Chair Kubow was in favor of everything presented, with Option 1 being his preferred option, and he appreciated the summary that the petitioner provided regarding previous comments from the commissioners.

The commissioners responded to Commissioner Seyer's concerns about lighting from the stairwell windows at the end of the building. Commissioner Fitzgerald agreed with the concerns about the lighting from these windows; it should not stand out in a bad way. Commissioner Eckhardt agreed as well and suggested adding something to the windows to make them look like the residential windows, in color and in temperature. Super bright white lighting will be a disappointment. Mr. Roskos presented two solutions with regards to the windows on the west facade; changing the color and temperature of the light itself, which will be around 2,700 kelvin, or putting a film on the windows that will allow daylight in but soften the glow out. Commissioner Seyer was unsure how that would look, but he reiterated that he does like the windows there. Chair Kubow added that it is nice having natural light in the stairwell. Commissioner Eckhardt said that a combination of changing the temperature of the lights and adding either blinds or film to the windows is the way to go.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN OF THE NEW INDEPENDENT LIVING EXPANSION AT *THE MOORINGS* LOCATED AT 811 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/27/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF OPTION 1, PRESENTED TONIGHT, FOR THE WEST WALL.
2. A REQUIREMENT THAT THE PETITIONER STUDY AND RESOLVE THE POTENTIAL DIFFERENTIATION OF LIGHTING COLOR FROM THE WEST WALL STAIRWELL WINDOWS, AS COMPARED TO THE RESIDENTIAL UNITS, SO THAT THE OVERALL EXTERIOR APPEARANCE IS SIMILAR.
3. THAT THE NEW SIGNAGE PRESENTED TONIGHT IS FOR PRELIMINARY REVIEW ONLY, AND AN ACKNOWLEDGEMENT THAT NEW SIGNAGE WILL BE RESUBMITTED BY THE PETITIONER IN THE FUTURE.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said it is hard to mandate the color temperature of lights in a stairwell that he believed are an emergency path that requires a bolder, brighter light. He encouraged the petitioner to make it look nice from the outside with the appropriate color temperature and film. He suggested eliminating the window on the top floor in the metal panel area, and add blinds in the other 3 windows so it is not so bright.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: The Moorings – Independent Living Expansion

Project Address: 811 E. Central Rd

Prepared By: Steve Hautzinger

Date Prepared: June 26, 2024

PETITION INFORMATION:

DC Number: 24-041

Petitioner Name: Andrew Roskos

Petitioner Address: Perkins Eastman
209 S. LaSalle Street, Suite 400
Chicago, IL 60604

Meeting Date: July 9, 2024

Requested Action(s):

Approval of the architectural design for a new independent living building at the existing Moorings property.

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 amendment of an existing Planned Unit Development (PUD). 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 Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new five-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

Architectural Design:

As noted above, the current design is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

Equipment Screening:

All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

Signage:

The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

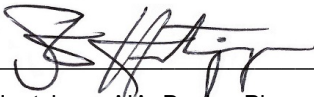
Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code.

The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the new Independent Living Expansion at the Moorings located at 811 E. Central Road. This recommendation is subject to compliance with the plans received 6/27/24, 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. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
4. Separate permits are required for all signs, and all signage shall comply with the Sign Code, Chapter 30.



June 27, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 24-041



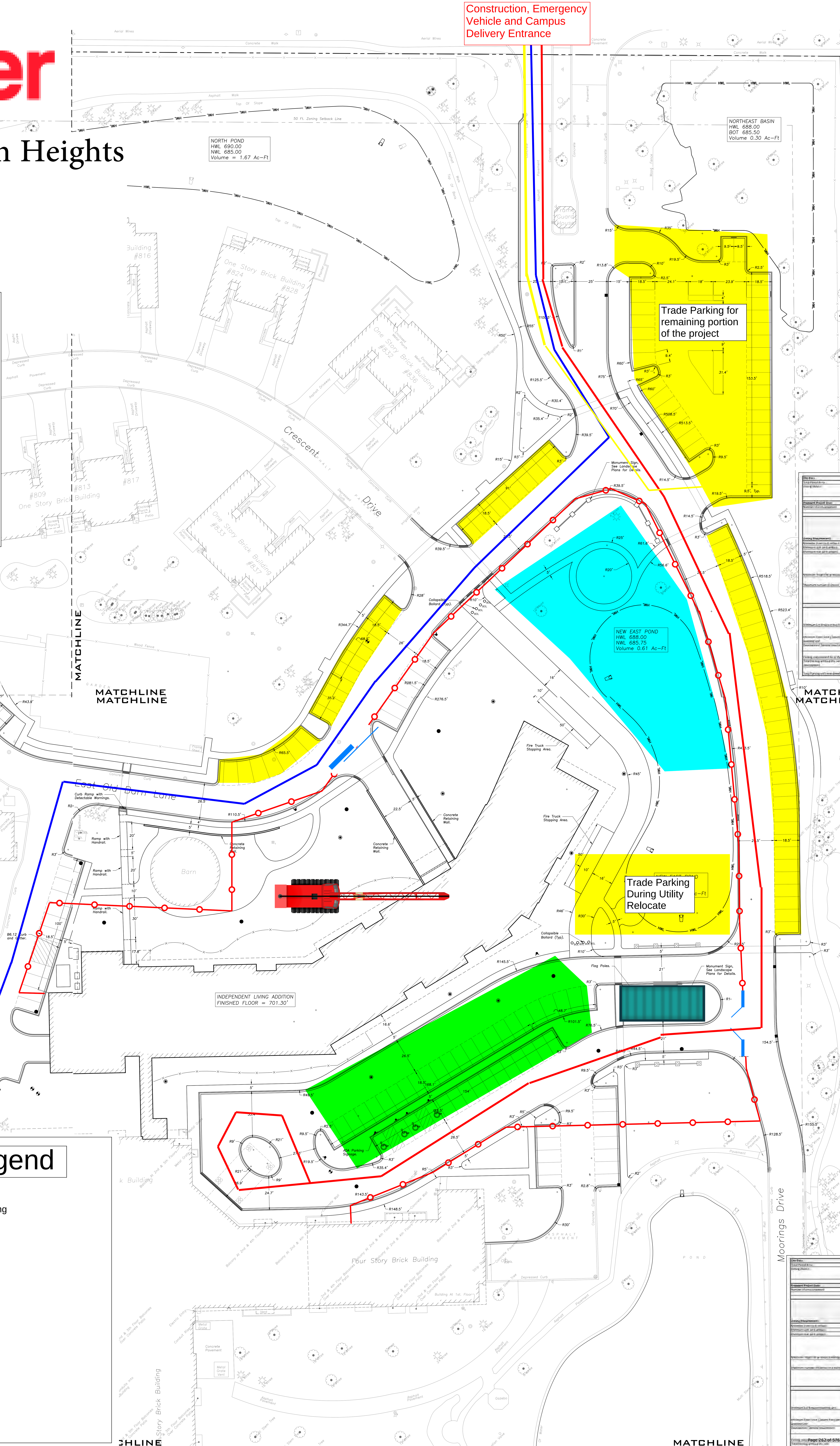
The Moorings of Arlington Heights

IL Expansion

Concept Logistics Plan

All Trade Parking to be onsite at designated areas. No Parking allowed on neighboring residential streets.

All Construction traffic to enter on Central Ave.





For more than 30 years, The Moorings of Arlington Heights has provided high-quality living options for older adults in the Greater Chicago area. With robust programming, diverse opportunities for engagement, a full continuum of care, and a reputation for providing seniors peace of mind as their needs may change, there has been a visible and vocal desire for more Independent Living residences that offer a LifeCare contract.

As a Life Plan Community, The Moorings of Arlington Heights provides older adults guaranteed access to higher levels of care, including Assisted Living and Skilled Nursing care to suit any changing needs, through a LifeCare contract. This offering is a highly desirable senior living choice because of the security it provides. Additionally, the Geneva Foundation, which serves as the philanthropic arm of Presbyterian Homes, provides more than \$6 million of annual charitable and additional capital support with programs and services that are funded to respond to the needs of residents and associates at all community locations.

In late 2023, Presbyterian Homes and The Moorings of Arlington Heights began exploring what it would mean to add additional Independent Living residences to the community. Working alongside consultants, the team is now in the early stages of plans for this proposed expansion, which also includes a renewal of the dining spaces and common areas.

Presbyterian Homes is continually assessing and reacting to the changing landscape in senior living, ensuring they are adapting to the current wants and needs of older adults. That mindset is a central reason why this expansion is so important. The Moorings has become a well-known neighbor in Arlington Heights, and this expansion is part of a long-term plan to serve more older adults in the community and remain a positive presence now and for many years to come. This expansion will be a vital component of a renewal of the community and a continued affirmation of The Moorings' commitment to help older adults live better, longer.

The Moorings expansion project includes a new 70-unit Independent Living building, two villas, underground resident parking, renewal of the dining spaces and common areas of the current Independent Living building, and a renovated entry sequence that will unify the two Independent Living buildings. The stormwater capacity will be increased to reflect the adjusted amount of



impervious area. The expansion of The Moorings will provide value to all residents of the community, both current and future.

Throughout the process, The Moorings will emphasize, as always, being a good neighbor to those residing in the surrounding neighborhoods. We will ensure clear and timely communication and provide easy ways to engage in dialogues with members of our team. A full communication plan has been developed and implemented starting in January 2024.

The proposed development will seek three variances in the PUD amendment process: (i) to permit construction of a 67.5 foot, 5-story building in the I district, (ii) to allow two 6 ½ foot elevator overruns to be constructed above the permitted building height in the I District, and (iii) to reduce the required off-street parking by 8 spaces, from 636 space to a total of 628 spaces. The overall building height is approximate and will be updated when we have more information on the proposed grading around the new building footprint. We will continue to work with staff to address any additional zoning concerns related to the proposed expansion.

Sustainability Strategy Overview:

During the schematic design stages, the design team carefully selected the following overarching design principles aligned with the AIA design excellence framework, emphasizing a holistic approach to environmental stewardship and resilience. More detailed sustainability design solutions will be developed further throughout the entire design phases under the guidance of these principles:

1. **Design for Ecosystem:** Protect and restore natural ecosystems, promote biodiversity, and integrate green infrastructure.
2. **Design for Water:** Optimize water conservation through efficient fixtures, rainwater harvesting, and sustainable stormwater management.
3. **Design for Economy:** Ensure economic feasibility and long-term value by minimizing lifecycle costs and maximizing operational efficiency.



4. **Design for Energy:** Achieve net-zero energy use through passive design strategies, renewable energy sources, and energy-efficient systems.
5. **Design for Well-being:** Promote occupant health and comfort by maximizing natural light, air quality, and thermal comfort.
6. **Design for Resources:** Prioritize the use of sustainable materials, reduce waste, and incorporate recycling and reuse strategies.
7. **Design for Community:** The Moorings fosters connection to the larger community in Arlington Heights.

Design for Ecosystem:

1. **Wet Bottom Pond:** We will augment the design of the wet pond to integrate "infiltration" zones within the new wet pond. This approach will support natural plantings, enhance infiltration, and create habitats.
2. **Native Plants and Low-Irrigation Landscaping:** Prioritizing native plants and those needing minimal irrigation will create a sustainable, resilient landscape that supports local biodiversity.
3. **Preservation of Existing Vegetation:** Existing mature trees and vegetable gardens will be preserved to maintain the site's natural heritage and ecosystem stability.

Design for Water:

1. **Native Plants and Low-Irrigation Landscaping:** Emphasizing native plants and species requiring minimal irrigation aligns with water conservation goals and enhances landscape sustainability.
2. **Stormwater Management:** Multiple retention ponds throughout the campus will capture and store stormwater for on-site landscape irrigation, reducing reliance on potable water sources.



Design for Energy:

1. **Building Orientation:** In-house energy modeling has been used to compare various design options, helping the design team optimize building performance by properly orienting the building.
2. **Energy-Efficient HVAC System:** An energy model will optimize HVAC system sizing to conserve energy, promoting efficiency and sustainability.
3. **Individual HVAC Controls:** Each resident unit will have individual HVAC controls to enhance energy efficiency and occupant comfort.
4. **Energy Efficient Appliances:** The project will use ENERGY STAR rated Energy Efficient appliances.

Design for Well-being:

1. **Dedicated Ventilation Systems:** Ensuring adequate indoor air quality through dedicated ventilation systems.
2. **Indoor Air Quality:** Selecting indoor finishes with zero volatile organic compounds (VOCs) supports indoor air quality and occupant health.
3. **Daylighting and Biophilia:** By incorporating daylighting strategies and biophilic design principles, including sizable windows and carefully curated views, we aim to enhance occupant well-being by directly connecting residents to the picturesque natural scenery of the campus. Each unit will feature a dedicated balcony or patio, connecting residents with outdoor views and promoting well-being.
4. **Body-Mind-Spirit:** The landscape design creates multiple walking paths connects all residents with various wellness programs throughout the campus, enriching their holistic mind-body-spirit experience.
5. **Circadian light strategy:** Lighting fixtures inside resident rooms will have a specified color temperature of around 2700K, designed to support residents' circadian cycles.



Design for Resources:

1. **Reduce dependency on fossil fuels:** Specifying exclusively electrical appliances for all resident units, including the cooking range, reduces reliance on fossil fuels and promotes energy efficiency, aligning with sustainable energy practices.
2. **Longevity and Easy Maintenance:** Prioritizing durable, low-maintenance materials throughout the project lifecycle minimizes material use and environmental impact, promoting resource efficiency.
3. **Adaptive Reuse of Existing Structures:** Strategically locating the new building to preserve and potentially adapt the existing barn for future use by residents supports sustainable development practices and enhances community continuity.
4. **Mindful Materials Selection:** All finishes will undergo vetting via the Mindful Materials platform, ensuring products selected prioritize human health and environmental sustainability, in line with responsible material sourcing practices.

Design for Community:

1. The Moorings provides programs to encourage community interaction on the campus. In the past, activities have included: Arlington Heights Public Library bus visits, a petting zoo, guest musician, intergenerational activities from local schools.
2. Residents of The Moorings participate in the activities within the surrounding community; they shop, receive healthcare, and access community resources within Arlington Heights.
3. Transportation is also provided for residents to access the services and activities throughout the Village.

Responses to Land Use Variation Criteria
The Moorings of Arlington Heights

I. Variation from Chapter 28, Section 5.1-8.5 to allow a 67.5' tall, 5-story building.

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.

Response: The addition of new Independent Living residences at The Moorings and the other improvements being proposed for construction will not alter the essential character of the locality. The existing use of the Property, which provides housing and care for older adults, has been operating on the subject property for more than 30 years. The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. Finally, the amended planned unit development zoning of the property being requested will be consistent with the residential zoning of the properties that surround the subject property.

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.

Response: The size, shape and developed condition of the Property present significant barriers to the construction of new, low-rise residential housing on-site. The Applicant requires the requested variation so that it can construct the proposed 70-unit Independent Living building and respond to the demand that exists in the community for this type of housing option. Furthermore, this variation will allow the building to be constructed within 300 feet of the community spaces (providing wellness events, activities and culinary services) to ensure that they are readily accessible to future residents.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

Response: Granting the proposed variation will be in harmony with the spirit and intent of this Chapter. Construction of the structure being proposed will promote the health and welfare of Village residents by expanding the availability of a housing option for older adults within the community. In addition, that structure and the accompanying site improvements have been designed to respect the residential character of the neighborhood, not adversely impact light or air to neighboring properties, and not create undue traffic congestion in area streets.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. The existing buildings on the campus range from 1 to 5 levels. The existing 5 story Independent Living building is adjacent to the proposed 5 story building.

Travel distance is a primary concern when developing residences for senior living. Therefore, a tight building footprint is needed, which results also in the need for more building levels. The proposed number of stories and overall building height strikes a balance between what is needed for future residents and what is appropriate for the existing site. Additionally, a tight footprint allows the distance between the proposed building and the single-family buildings to the east to be greater. The proposed location is

more than 127' west of the east property line, and it is greater than 230' from the nearest single-family structure.

The proposed building height is a direct result of today's market demands and living standards that call for higher ceilings than those found in existing buildings, which results in an increased overall building height. Additionally, as the current construction type remains under evaluation, transitioning to an alternative construction type will impact the building's height. Therefore, the current design incorporates flexibility to accommodate different structural systems.

Furthermore, the uncertainty surrounding the mechanical systems due to the current code revisions may require modifications in the system typology. Therefore, increased plenum space is required to ensure flexibility in accommodating various systems on each floor and to comply with updated regulations.

II. Variation from Chapter 28, Section 6.10, to allow two 6 ½ foot tall elevator overruns to be constructed above the maximum building height permitted in the I District.

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.

Response: The addition of new Independent Living residences at The Moorings and the other improvements being proposed for construction will not alter the essential character of the locality. The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. The 6 ½ foot height of the overruns will not negatively impact surrounding properties with respect to sunlight, air or visibility.

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.

Response: The Property is improved with various categories of dwelling units and associated parking to offer differing housing options and services to the older adult community. As a result of the existing buildings, limited options remain to further develop the site so future buildings must have a limited footprint and be constructed vertically rather than horizontally. This presents additional concerns for certain aspects of development, including elevator construction. The Applicant requires this variation to complete the proposed construction with design specifications that adequately accommodate the needs of its prospective residents.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

Response: Granting the requested variation will be in harmony with the spirit and intent of this Chapter by promoting efficient utilization of the land in harmony with the existing development, allowing innovative design of the proposed new building while also catering to the needs of future residents. Granting the requested variation is also necessary to build vertically as planned and limit the new building footprint, thereby preserving the existing natural areas.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. The elevator overruns occupy only a small portion of the roof area. The height of each overrun is designed to be as short as possible.

III. Variation from Chapter 28, Section 10.4 to reduce the amount of required off-street parking by 15 spaces, from the required 636 spaces to 621 spaces.

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.

Response: The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. The variation for reduced parking is necessary to allow for further development within the current configuration of the site and to preserve existing natural areas. Furthermore, the proposed parking will be designed to adequately accommodate the expansion on the Property to prevent negative impacts to surrounding roadways.

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.

Response: The size, shape and configuration of existing development significantly limits the Applicant's ability to continue to increase off-street parking on the Property. The proposed parking will conform to the existing setback and lot requirements and will provide adequate parking for the expanded use on site, pursuant to the traffic report submitted with this request.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

Response: The proposed variation is in harmony with the spirit and intent of this Chapter by allowing further development and utilization of the site to help meet the needs of the surrounding community. Additionally, limiting the impervious surface area leaves increased room for the Applicant to continue its efforts to enhance the existing landscape buffer and preserve existing natural areas.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. Parking and traffic studies have been provided to staff which support the finding that the total proposed parking spaces are adequate to accommodate the needs of the existing campus and proposed expansion. It should also be noted that, in 2015, the Village approved a PUD Amendment which granted a parking variation to reduce the number of required off-street parking spaces by 43 spaces from 581 spaces to 538 spaces (Ordinance 15-046). This represented a 7.4% reduction in required parking. The current project requires 636 off-street parking spaces, but only 621 parking spaces are being provided so a variation is needed to reduce the parking requirement by 15 spaces. This represents only a 2.4% reduction in the required number of spaces, which is proportionately significantly less relief than was requested and granted in 2015 (2.4% vs. 7.4%).

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Plat of Survey

Parcel 1: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter; Thence Easterly along the South line thereof 330.53 feet to a point of beginning; Thence Northerly along a line 330.53 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 12.66 feet; Thence Easterly perpendicular to said West line, 27.00 feet; Thence Southeasterly along a line deflecting 45° to the right from an extension of the last described line, 210.0 feet; Thence Northerly parallel to said West line, 25.0 feet; Thence Easterly perpendicular to said West line, 60.0 feet; Thence Northerly parallel to said West line, 97.48 feet; Thence Easterly perpendicular to said West line, 210.0 feet; Thence Northerly along a line deflecting 45° to the right from an extension of the last described line, 180.0 feet; Thence Easterly perpendicular to said West line, 180.0 feet; Thence Northerly parallel to said West line, 135.84 feet to a point on a line 749.0 feet South of and parallel to the South line of Central Avenue; Thence Easterly parallel to said South line, 170.36 feet; Thence Northerly perpendicular to said South line, 35.0 feet; Thence Easterly parallel to said South line, 200.0 feet; Thence Northerly perpendicular to said South line, 80.0 feet; Thence Easterly parallel to said South line, 180.0 feet; Thence Northerly perpendicular to said South line, 95.0 feet; Thence Easterly parallel to said South line, 70.0 feet; Thence Northerly perpendicular to said South line, 135.0 feet; Thence Northerly along a line deflecting 45° to the left from an extension of the last described line, 127.28 feet; Thence Easterly perpendicular to said South line, 120.0 feet; Thence Northerly parallel to said South line, 120.0 feet; Thence Northerly perpendicular to the closed South line of Central Avenue, 120.0 feet; Thence Easterly parallel to said South line, 55.0 feet; Thence Northerly perpendicular to said South line, 43.40 feet to a point on the South line of said Central Avenue; Thence Easterly along said South line of Central Avenue, 85.28 feet to a point on the East line of said Northeast Quarter of the Northwest Quarter of Section 10, said point being 50.0 feet South of the Northeast corner thereof; Thence Southerly along said East line, 135.57 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; Thence Westerly along the South line thereof, 99.0 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter; Thence Easterly along the South line thereof 330.53 feet to a point of beginning; Thence Northerly along a line 330.53 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 12.66 feet; Thence Easterly perpendicular to said West line, 27.00 feet; Thence Southeasterly along a line deflecting 45° to the right from an extension of the last described line, 210.0 feet; Thence Northerly parallel to said West line, 25.0 feet; Thence Easterly perpendicular to said West line, 60.0 feet; Thence Northerly parallel to said West line, 97.48 feet; Thence Easterly perpendicular to said West line, 210.0 feet; Thence Northerly along a line deflecting 45° to the right from an extension of the last described line, 180.0 feet; Thence Easterly perpendicular to said West line, 180.0 feet; Thence Northerly parallel to said West line, 135.84 feet to a point on a line 749.0 feet South of and parallel to the South line of Central Avenue; Thence Easterly parallel to said South line, 170.36 feet; Thence Northerly perpendicular to said South line, 35.0 feet; Thence Easterly parallel to said South line, 200.0 feet; Thence Northerly perpendicular to said South line, 80.0 feet; Thence Easterly parallel to said South line, 180.0 feet; Thence Northerly perpendicular to said South line, 95.0 feet; Thence Easterly parallel to said South line, 70.0 feet; Thence Northerly perpendicular to said South line, 135.0 feet; Thence Northerly along a line deflecting 45° to the left from an extension of the last described line, 127.28 feet; Thence Easterly perpendicular to said South line, 120.0 feet; Thence Northerly parallel to said South line, 120.0 feet; Thence Northerly perpendicular to the closed South line of Central Avenue, 120.0 feet; Thence Easterly parallel to said South line, 55.0 feet; Thence Northerly perpendicular to said South line, 43.40 feet to a point on the South line of said Central Avenue; Thence Easterly along said South line of Central Avenue, 85.28 feet to a point on the East line of said Northeast Quarter of the Northwest Quarter of Section 10, said point being 50.0 feet South of the Northeast corner thereof; Thence Southerly along said East line, 135.57 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; Thence Westerly along the South line thereof, 99.0 feet to the point of beginning, in Cook County, Illinois.

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Legend:

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Burial Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Gas Burial Box
- Cable TV Pedestal
- Parking Meter
- Sign Post
- Telephone Vault
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Monumentation Found
- Monumentation Established
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole
- Tree - Deciduous
- Tree - Evergreen

A=ASPHALT ELEVATION
C=CURB ELEVATION
EL=ELEVATION

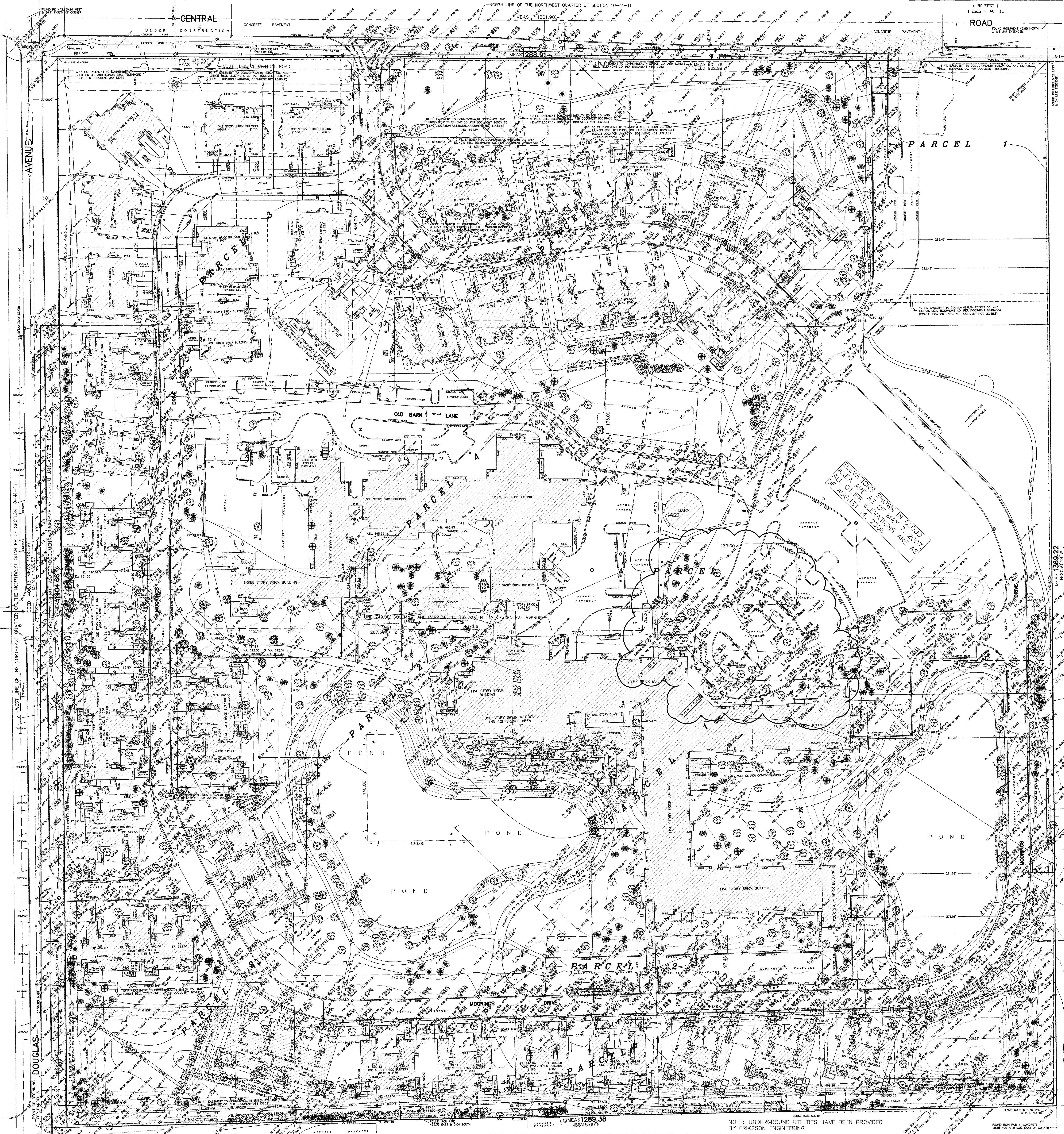
FEE=FINISHED FLOOR ELEVATION
C=CURB ELEVATION
G=GUTTER ELEVATION

W=WALK ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ROAD



REVISOR 8/24/06 UNDERGROUND ADDED (BB)
REVISOR 8/22/06 NO. 2006-06779 (BB)
REVISOR 8/14/06 TOPO (BB)
ADDITIONAL TOPO: JULY 21, 2006 PER 2006-06505 (M)
RECEIVED: 05-22-06 TOPO # 2006-05522 (SS)
ORDERED BY: PRESTERMAN HOMES
ADDRESS: THE MOORINGS
GREMLEY & BIEDERMANN
LICENSE NO. 04-00741
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 485-5002 FAX: (773) 266-4484 EMAIL: INFO@GBCS-SURVEY.COM
DATE: FEBRUARY 3, 2006
SCALE: 1 INCH = 40 FEET
PAGE NO: 1 OF 1
2006-05233-001
G:\CADD\2006\2006-05233\DWG\2006-05233-001.dwg

Note R & M denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
No dimensions shall be assumed by scale measurement upon this plat.
Monumentation or witness points were not set at the clients request.
Unless otherwise noted herein the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2006 "All Rights Reserved"

PARCELS	USE	NO.	REMARKS	DATE	REMARKS	DATE	REMARKS	DATE	REMARKS
1	RES	1	1	1	1	1	1	1	1
2	RES	2	2	2	2	2	2	2	2
3	RES	3	3	3	3	3	3	3	3
4	RES	4	4	4	4	4	4	4	4
5	RES	5	5	5	5	5	5	5	5
6	RES	6	6	6	6	6	6	6	6
7	RES	7	7	7	7	7	7	7	7
8	RES	8	8	8	8	8	8	8	8

NOTE: UNDERGROUND UTILITIES HAVE BEEN PROVIDED BY ERIKSSON ENGINEERING
UTILITY WARNING
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
Call DIGGER - (312) 744-7000 within the City of Chicago.
Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.
NOTE: SUBJECT TO EASEMENT AS PER DOCUMENT #8179384 (EXHIBIT A, NOT LEGIBLE)
SUBJECT TO EASEMENT AS PER DOCUMENT #0160237 (EXHIBIT A, NOT LEGIBLE)
REGARDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON TIGOR INSURANCE COMPANY COMMITMENT POLICY NO. 2000 000459232 CC EFFECTIVE DATE: PRO FORMA POLICY
State of Illinois
County of Cook
We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat herein drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.
Field measurements completed on MAY 7, 2007.
Signed on MAY 10, 2007
Professional Illinois Land Surveyor No. 04-00741
My License Expires November 30, 2008
This professional service conforms to the current Illinois minimum standards for a boundary survey.



RECEIVED

JUL 09 2024

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

June 28, 2024

Sam Hubbard, Development Planner
Village of Arlington Heights

Dear Mr. Hubbard,

The Moorings of Arlington Heights planned a neighborhood meeting to discuss the expansion project and due to the number of names on the list provided (see attached) by the village we broke it up into 3 separate meetings to have the space and do a Q&A with our neighbors following the presentation. A letter was sent out (see attached) for meetings on May 15th, May 16th, May 21st.

Response to the May 15th meeting was good with 8 households attending our presentation. Comments from the residents wanted to know about parking for the contractors, if there was going to be a dirt mound, would their view change and a few neighbors commented on if they could come to the VAH public meetings in support of the project.

Our architect and landscape design responses to the above comments and questions were as follows:

1. Contractor Parking – Our goal is to have our contractors park on site and parking off site in a neighborhood is not allowed and violators will be removed from the job
2. Dirt mound concern - In our planning we hope to keep the dirt on site due to costs but like we did during our last expansion the proper measures were taken and once the dirt can be reused it was done in a timely manner
3. Would my view change? -Their view would remain and in some aspects it would improve with enhanced landscaping and younger trees to mix in with our mature trees
4. Can we attend VAH public meetings? – Yes and the date is TBD and we appreciate the support

In attendance from the Presbyterian Homes side was Lisa Vandermark our Executive Director of the Moorings of Arlington Heights, Seth Awes Community Life Director for the Moorings, Eric Schmitt Senior Project Manager, Drew Roskos Perkins Eastman, Scott Frese Lakota Group and Nancy Lawrence Moorings Executive Assistant.

The May 16th and May 21st meetings did have responses, but none were interested in attending the meetings. The Moorings and our partners were on site in case neighbors showed but that was not the case.

Sincerely,



Eric Schmitt
Senior Project Manager
Presbyterian Homes



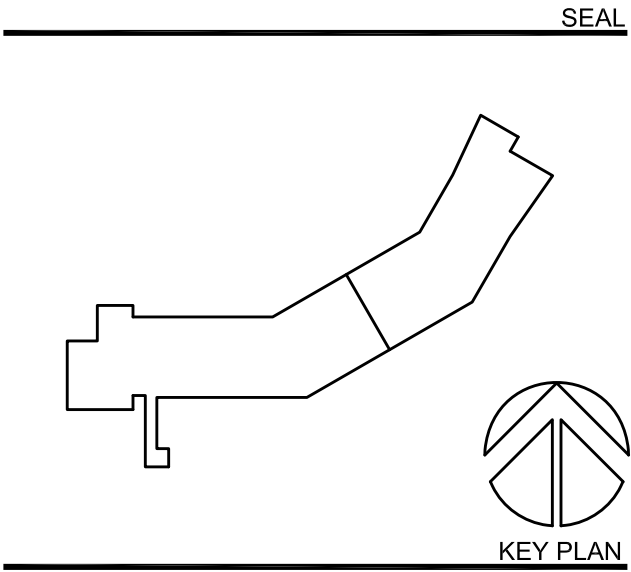
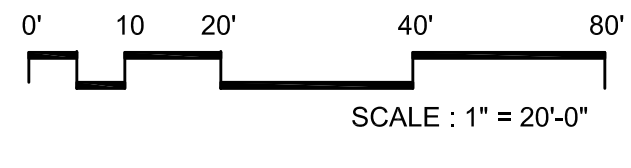
Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Upright Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Planting Beds
- Seed Mix A
- Seed Mix B
- Assumed Limit of Work

Planting Notes

Plant species and character to be consistent with initial Landscape Plan shown on L-101 and in Plant Schedule L-103.

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024



PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1.312.755.1200
F: +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd., Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr., Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

**Presbyterian Homes -
New IL Building**

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

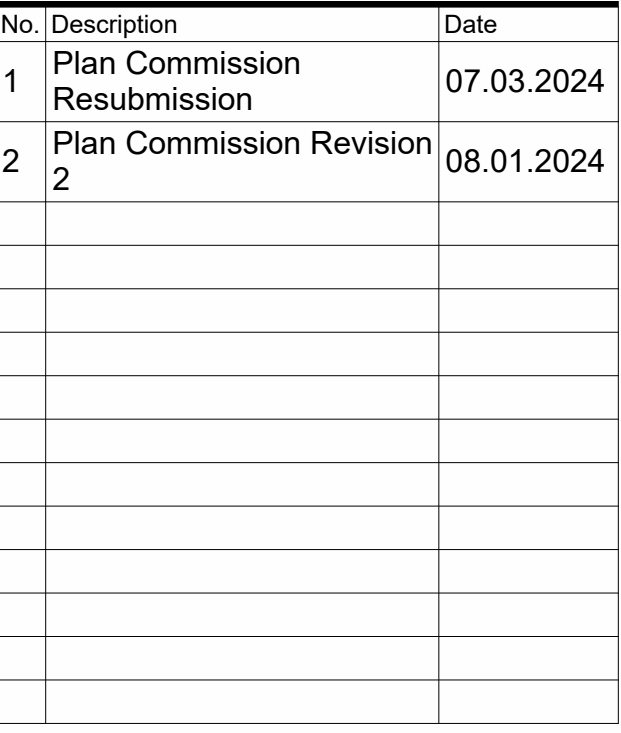
DRAWING TITLE:

**ALTERNATE
ENTRANCE
LANDSCAPE PLAN**

SCALE:

CLX

ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024



KEY PLAN

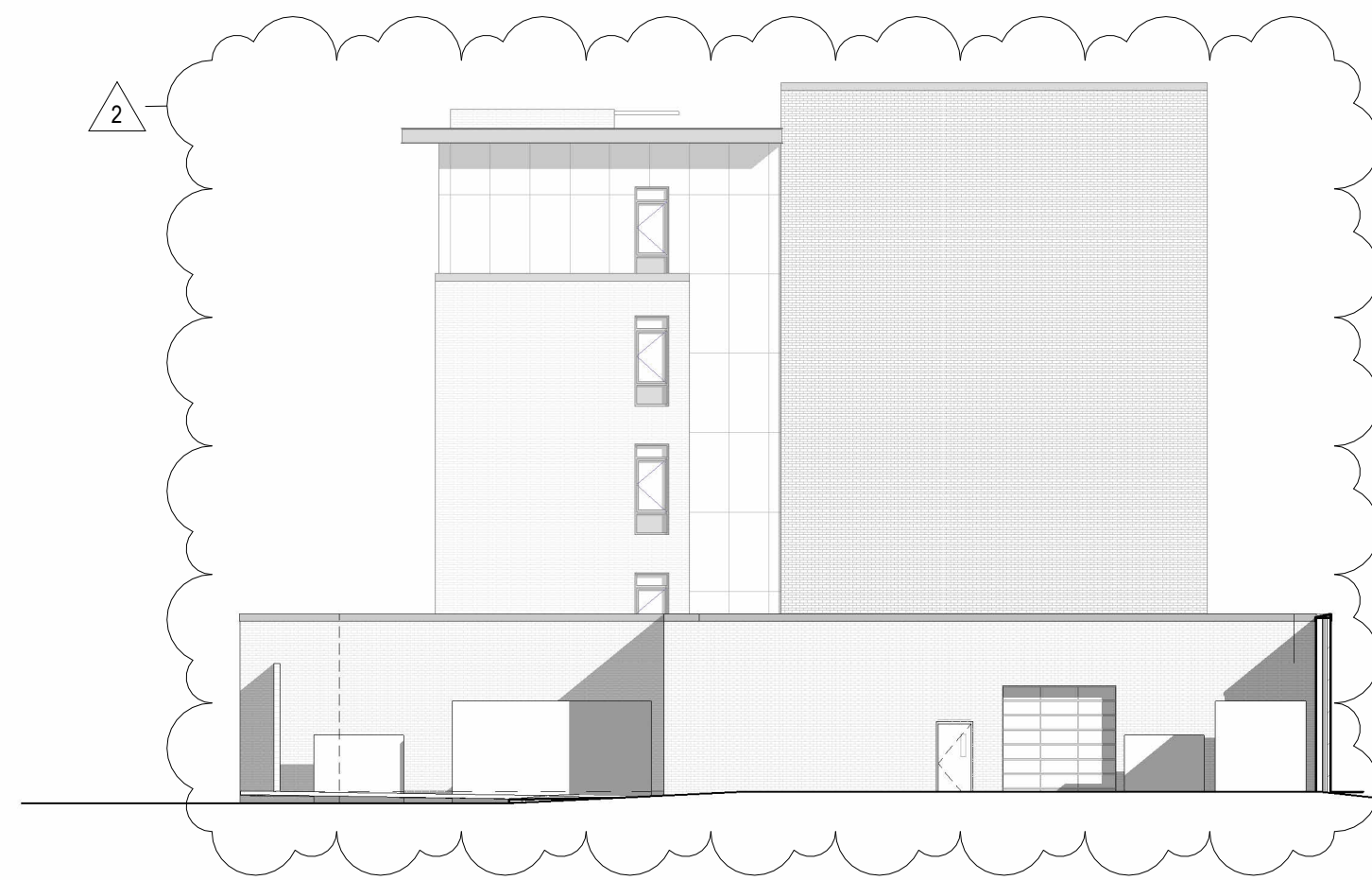
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

ivil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
315 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
115 S Wabash, Chicago, IL 60605
312-870-5142



4 DS-EXT-EL-WEST
1/16" = 1'-0"



CT TITLE:

311 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
OVERALL BUILDING
ELEVATIONS

ISSUED FOR PLAN COMMISSION
RESUBMISSION

08.01.2024

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1 DS-EXT-EL-SW
1/8" = 1'-0"



2 DS-EXT-EL-S
1/8" = 1'-0"

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Key Value	Keynote Text
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EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OH-D-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

0' 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

SEAL

KEY PLAN
PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

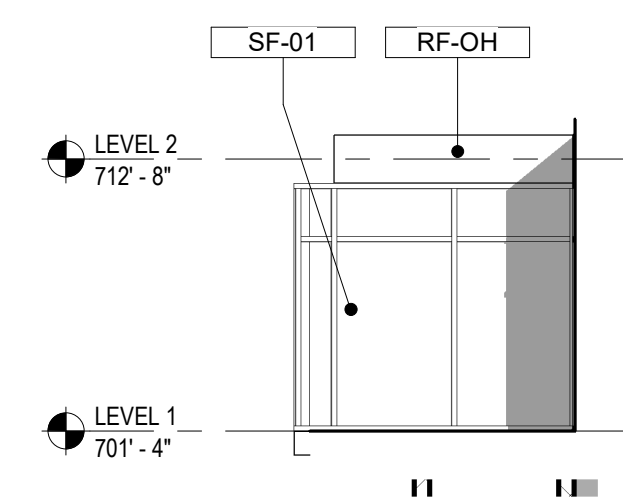
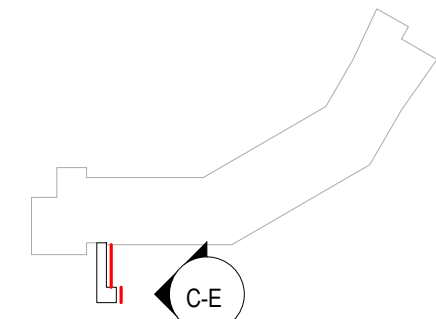
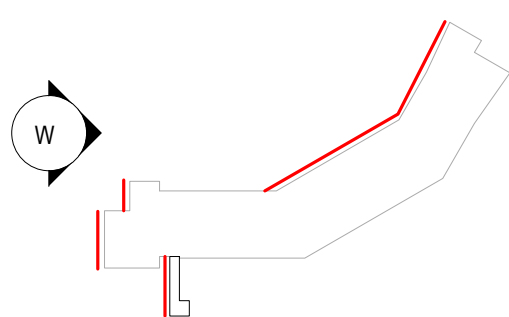
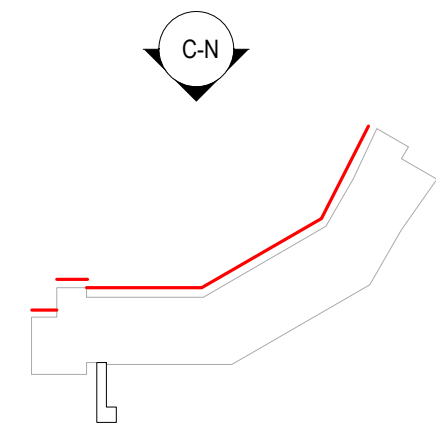
PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

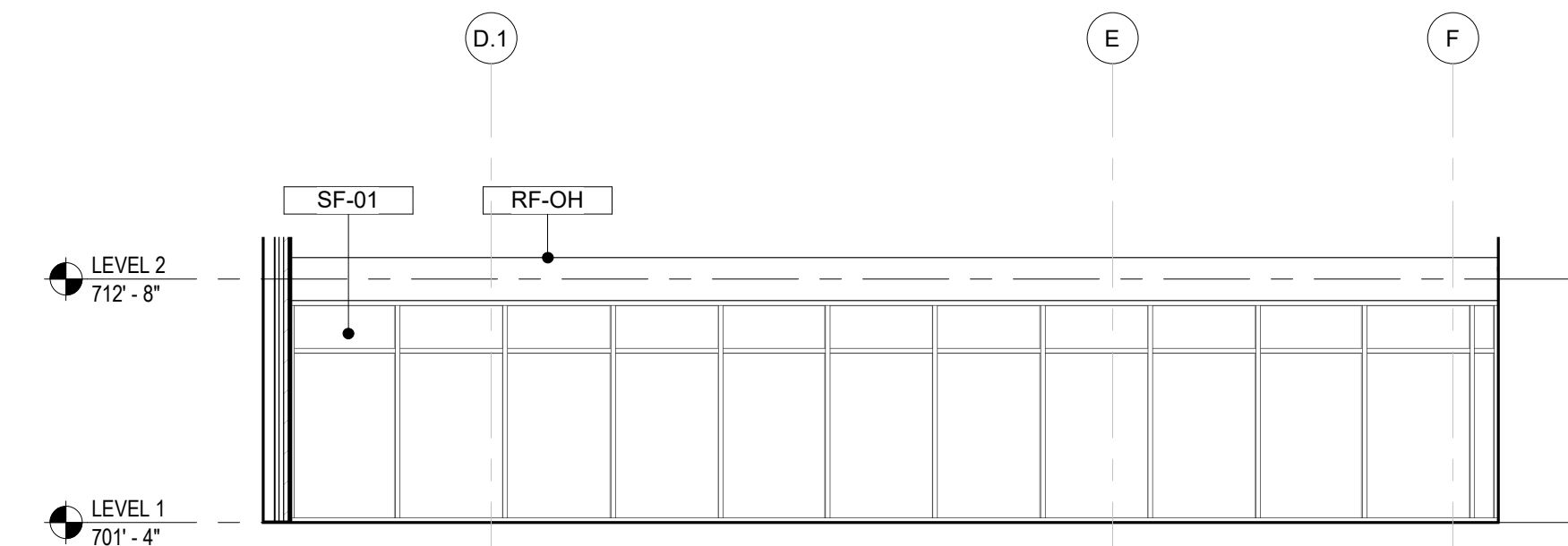
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BUILDING ELEVATIONS

SCALE: As Indicated
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ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024

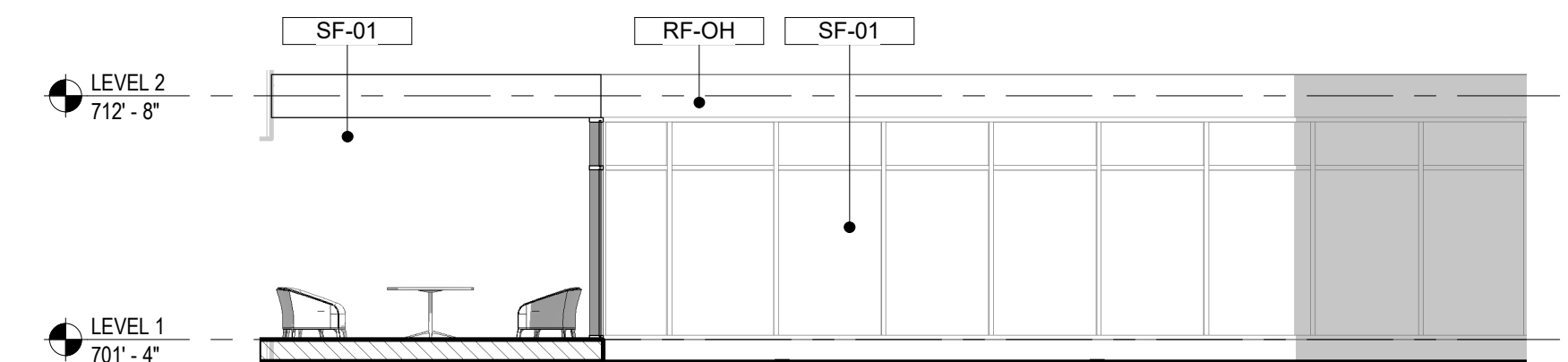
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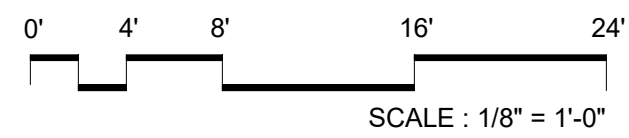
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1/8" = 1'-0"



5 CONNECTOR DS-EXT-EL-E
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
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EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
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EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
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RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024



SEAL

PERKINS — EASTMAN
The Moorings
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

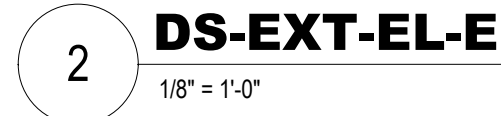
Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120
DRAWING TITLE:
BUILDING ELEVATIONS

SCALE: As Indicated
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ISSUED FOR PLAN COMMISSION RESUBMISSION
08.01.2024

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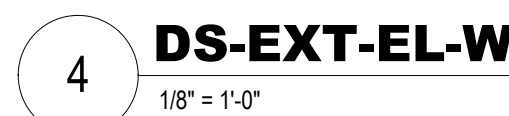
KEY PLAN

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

SCALE: As indicated

ISSUED FOR PLAN COMMISSION
RESUBMISSION

08.01.2024



No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024

SEAL

KEY PLAN

PERKINS — EASTMAN

The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

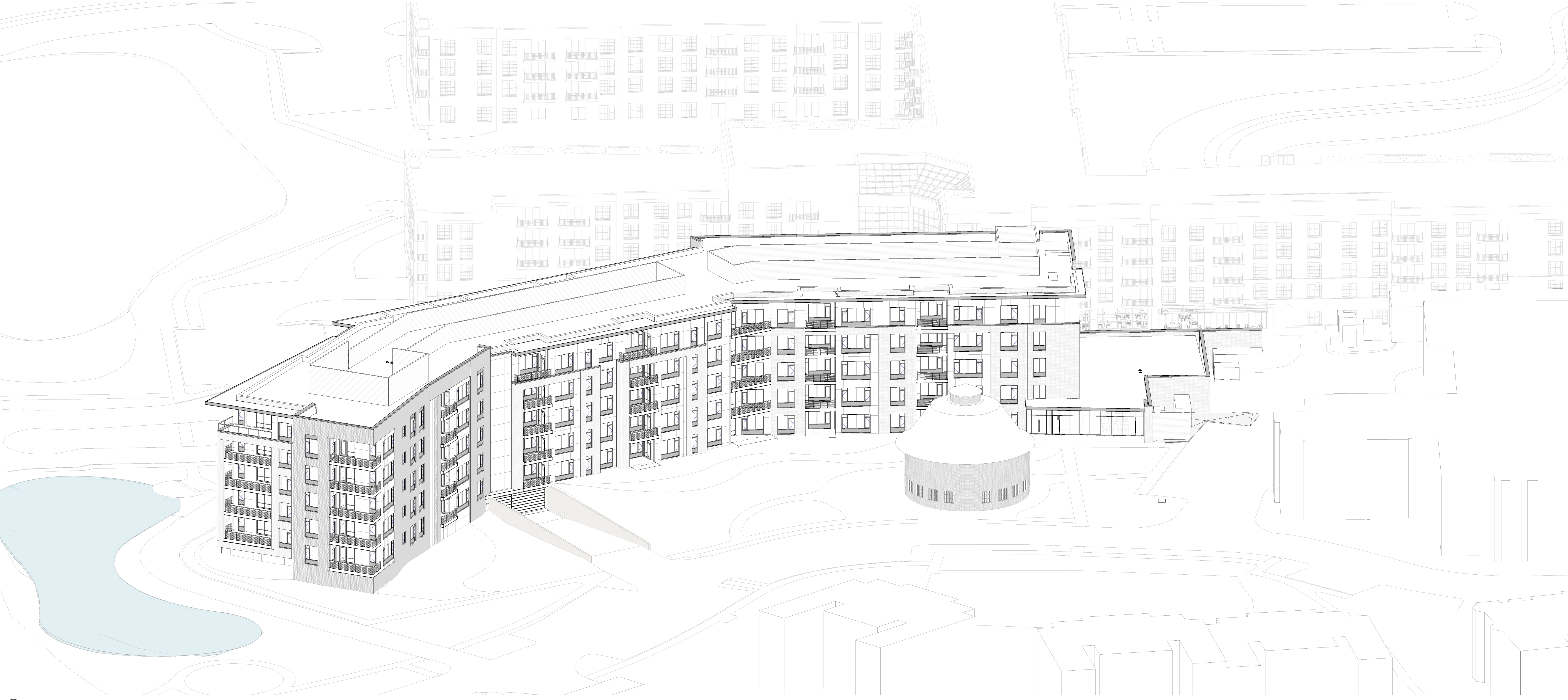
811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120
DRAWING TITLE:
BUILDING AXON

A-700
ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024



1 3D - SOUTH VIEW



2 3D - NORTH VIEW



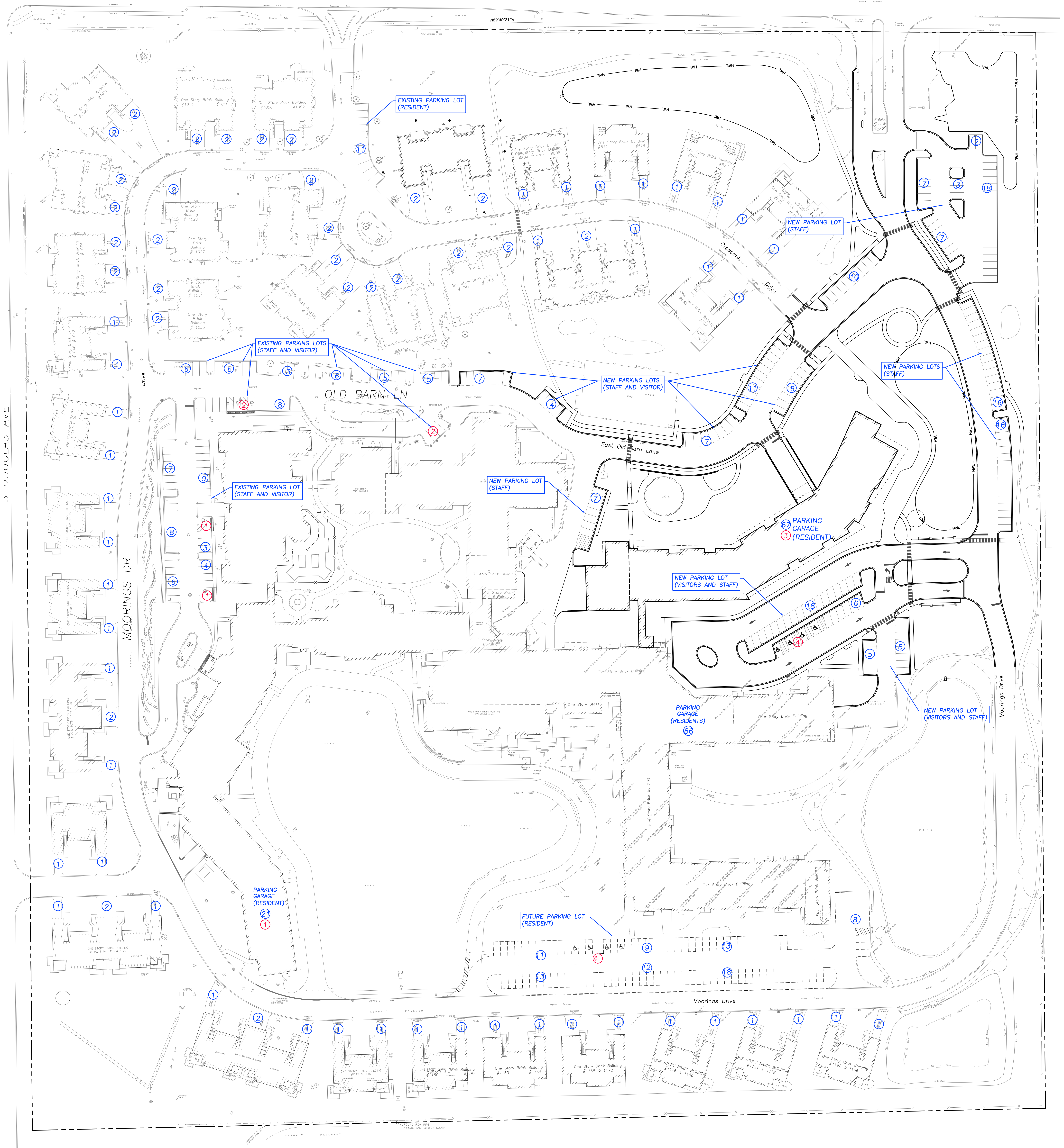
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SCALE : 1/8" = 1'-0"

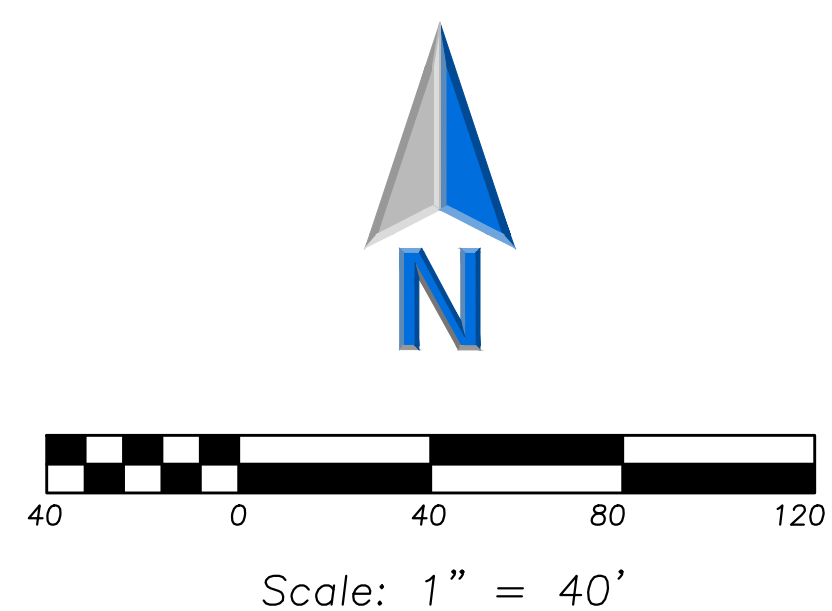
KEY PLAN

PROJECT TITLE: _____

07.03.2024



PARKING COUNT		LEGEND	
	REGULAR	ADA	ⓧ STANDARD PARKING STALL
VILLAS (GARAGE ONLY)	98	0	ⓧ ACCESSIBLE PARKING STALL
INDEPENDENT LIVING (EXISTING GARAGE)	86	0	
INDEPENDENT LIVING (PROPOSED GARAGE)	67	3	
ASSISTED LIVING (EXISTING GARAGE)	21	1	
EXISTING LOTS	87	6	
PROPOSED LOTS	160	4	
FUTURE LOTS	84	4	
TOTAL	603	18	



Sheet Title:
**CAMPUS
PARKING
EXHIBIT**

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CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: CMF	Date: 6/26/24
Checked By: MR	Project No. 0000.00

Sheet No:
EXHIBIT

THE MOORINGS OF ARLINGTON HEIGHTS PRESBYTERIAN HOMES

811 E. Central Road
Arlington Heights, Illinois



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

0' 50' 100' 200' 300'

SCALE : 1" = 100'-0"



08.01.2024

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3. SOUTH VIEW



4. EAST VIEW



5. SOUTH EAST VIEW



6. SOUTH EAST VIEW - BALCONY

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024

SEAL

KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120
DRAWING TITLE:
COLOR RENDERINGS

A-702
ISSUED FOR PLAN COMMISSION RESUBMISSION
08.01.2024

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7/31/2024 10:05:39 AM



7. SOUTH EAST VIEW



8. NORTH EAST VIEW



9. NORTH EAST VIEW



10. NORTH WEST VIEW

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024

SEAL

KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120
DRAWING TITLE:
COLOR RENDERINGS

A-703
ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024

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2



11. NORTH WEST VIEW

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Graylake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

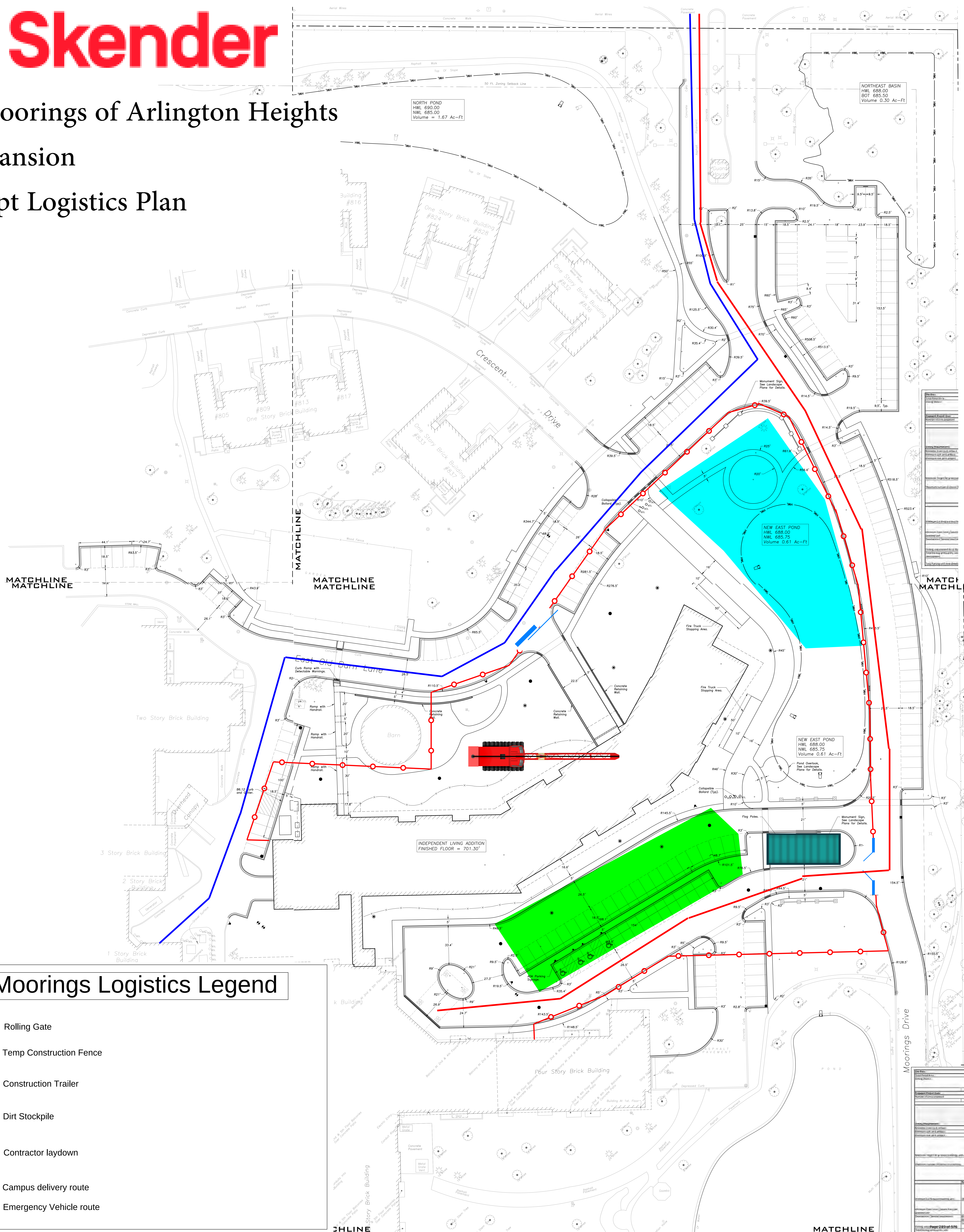
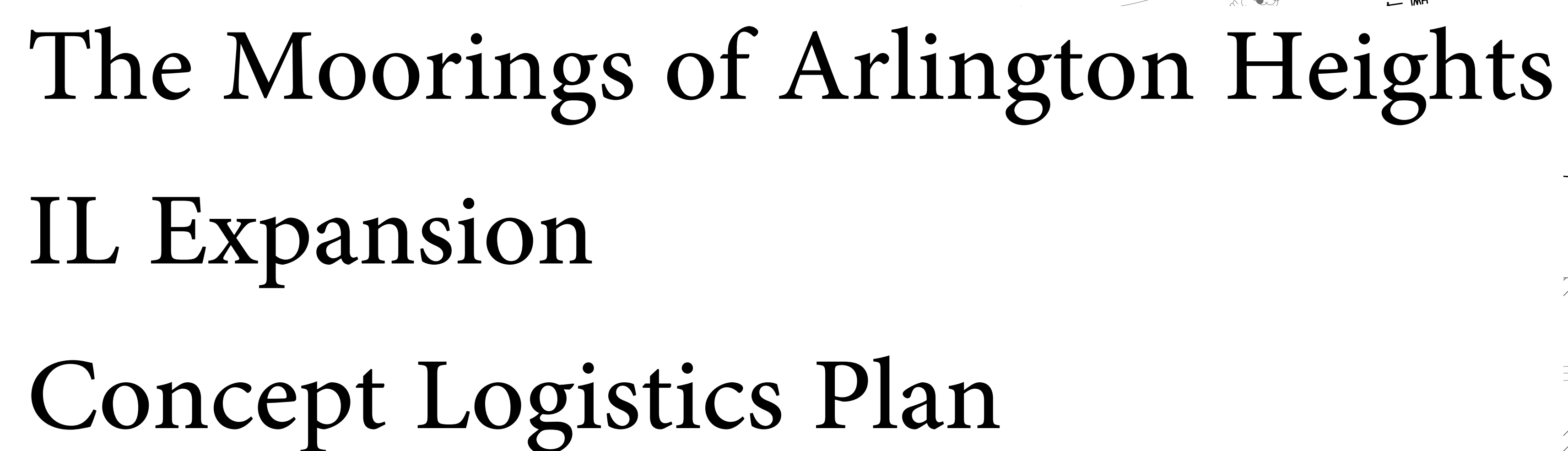
Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

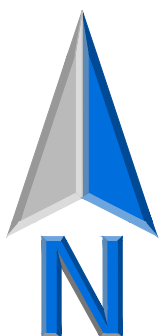
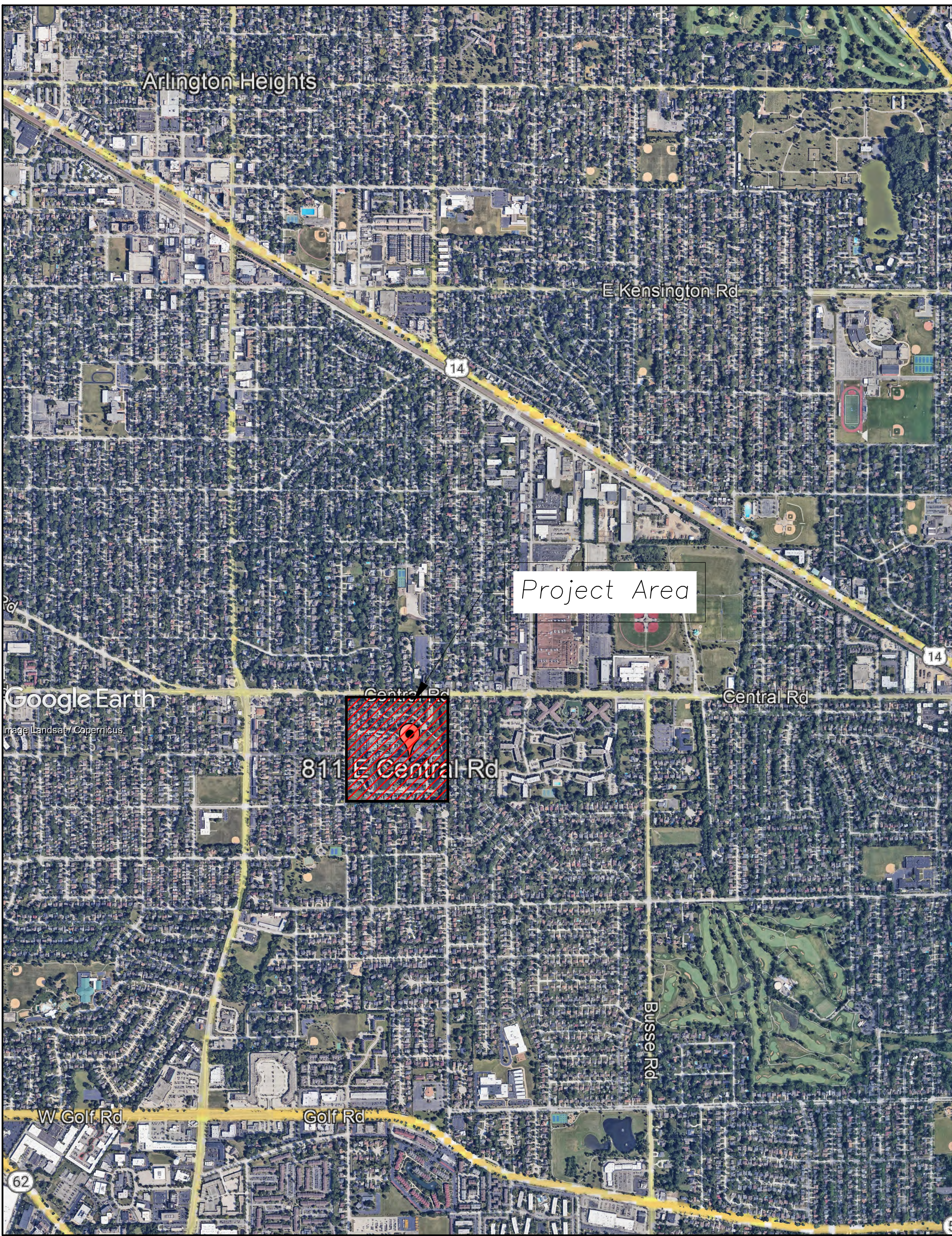
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DRAWING TITLE:
COLOR RENDERINGS

A-704
ISSUED FOR PLAN COMMISSION RESUBMISSION
08.01.2024



ID	Task Name	Duration	Start	Finish	Timeline											
					Q4	2026				2027						
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
1	The Moorings IL Expansion Construction	395 days	Mon 3/2/26	Fri 9/3/27	9/3											
2	Site Demolition/Utility Relocate	40 days	Mon 3/2/26	Fri 4/24/26	4/24											
6	Sitework/Substructure	105 days	Mon 4/27/26	Fri 9/18/26	9/18											
16	Envelope	145 days	Mon 9/7/26	Fri 3/26/27	3/26											
21	MEP Rough in	140 days	Mon 8/17/26	Fri 2/26/27	2/26											
28	Trim	175 days	Mon 11/9/26	Fri 7/9/27	7/9											
35	Exterior Landscaping/Hardscape	105 days	Mon 3/29/27	Fri 8/20/27	8/20											
40	Final Inspections	10 days	Mon 8/23/27	Fri 9/3/27	9/3											

PRELIMINARY ENGINEERING PLANS FOR:
THE MOORINGS OF ARLINGTON HEIGHTS
NEW INDEPENDENT LIVING BUILDING
811 E CENTRAL RD ARLINGTON HEIGHTS, IL 60005



INDEX OF SHEETS

- C-000 CIVIL ENGINEERING COVER SHEET
- C-001 GENERAL NOTES
- C-100 SITE DEMOLITION PLAN - OVERALL
- C-101 SITE DEMOLITION PLAN
- C-102 SITE DEMOLITION PLAN
- C-103 SITE DEMOLITION PLAN
- C-104 SITE DEMOLITION PLAN
- C-200 SITE GEOMETRY PLAN - OVERALL
- C-201 SITE GEOMETRY PLAN
- C-202 SITE GEOMETRY PLAN
- C-203 SITE GEOMETRY PLAN
- C-204 SITE GEOMETRY PLAN
- C-300 SITE UTILITY PLAN - OVERALL
- C-301 SITE UTILITY PLAN
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- C-303 SITE UTILITY PLAN
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- C-400 GRADING AND PAVING PLAN - OVERALL
- C-401 GRADING AND PAVING PLAN
- C-402 GRADING AND PAVING PLAN
- C-403 GRADING AND PAVING PLAN
- C-404 GRADING AND PAVING PLAN
- C-600 SITE WORK DETAILS
- C-601 SITE WORK DETAILS
- C-602 SITE WORK DETAILS

STATE OF ILLINOIS)
COUNTY OF COOK)
TO THE BEST OF OUR 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 SUBDIVIDER 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 BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
ENGINEER:
DATED:

To the best of our knowledge and belief, there are no Special Management Areas, including Wetlands, Flood Plains, and Riparian Environments, Within 100 Feet of the Proposed Improvements.
Engineer:
Dated:

J.U.L.I.E.

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

SURVEY PROVIDED BY:

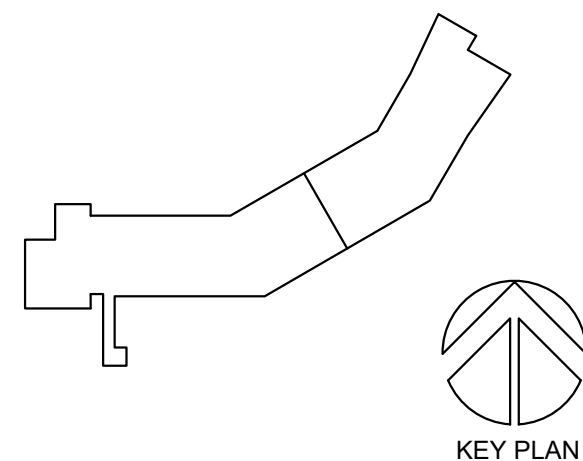
PROJECT BENCHMARKS

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024



EXPIRATION DATE: 11/30/2025

SEAL



PERKINS — EASTMAN

The Rockway
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
F: +1 312 755 1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6250

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Chimney Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

CIVIL
ENGINEERING
COVER SHEET

SCALE:

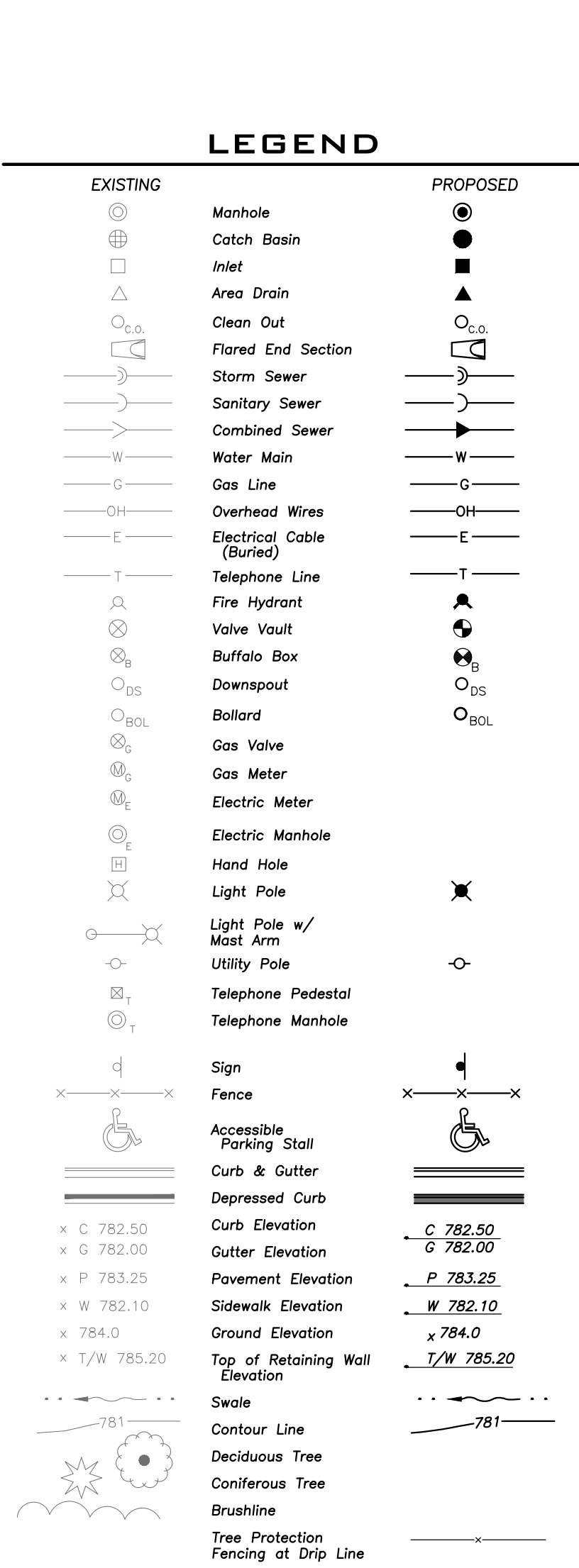
C-000

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

GENERAL NOTES

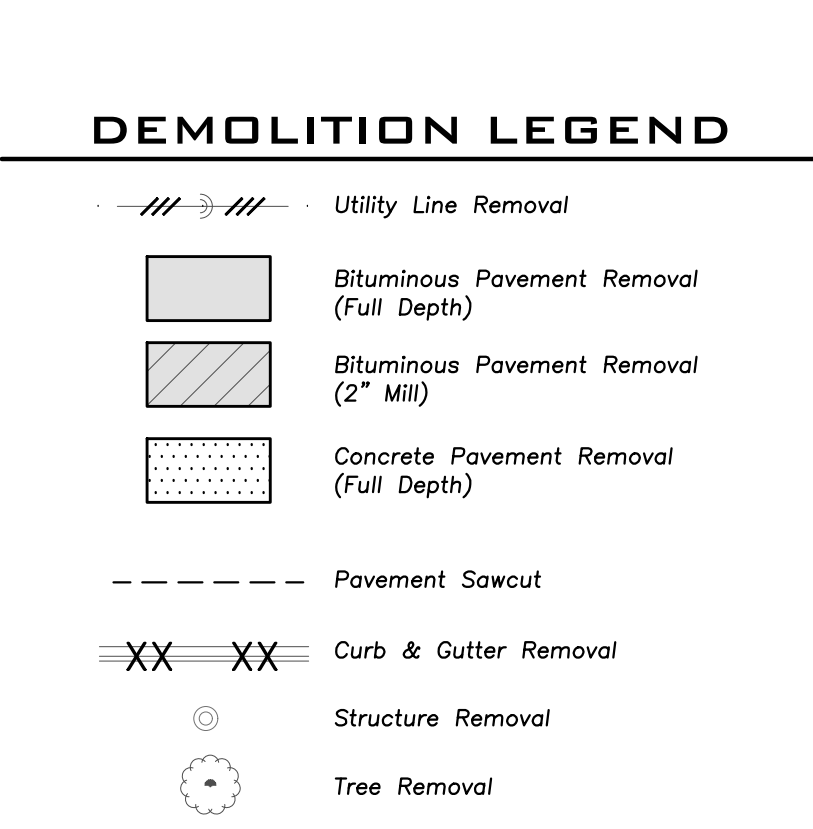
- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of the Contractor. However, the Owner and The Engineer Do Not Assume Responsibility In The Event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



DEMOLITION NOTES

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

DEMOLITION LEGEND



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face of Retaining Wall, Edge Of Pavement, Center of Structure and Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Stripping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Stripping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Engineer's Drawings for Exact Locations of All Buildings.
- Refer to Engineer's for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2504 Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works S120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, it is Intended That the Frame of the Structure is To Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.

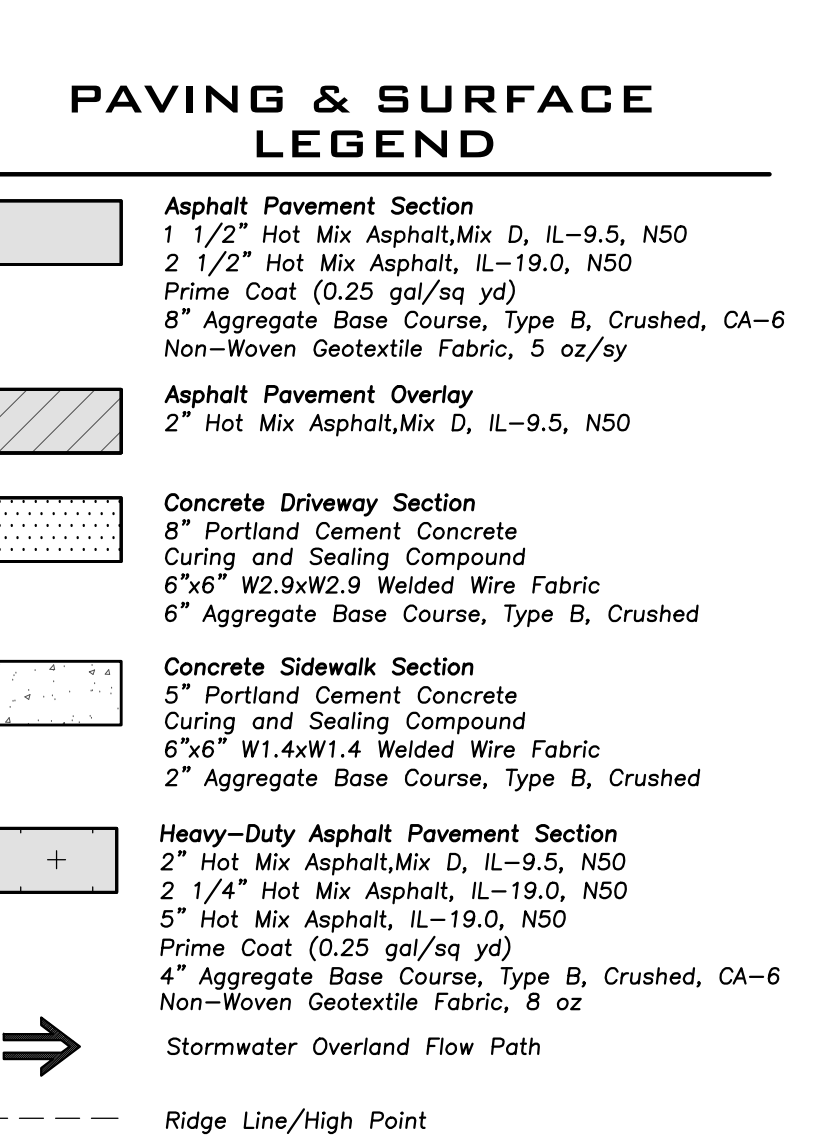
UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation Of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 4.1-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
- Obtain As-Built Information For All Pipes, in Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Holes Or Trash Racks.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseaped With 6 inches (Min.) to 12 inches (Max) Topsoil and seeded.
- Refer to Engineer's Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall Be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
- Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

PAVING & SURFACE LEGEND



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

- Install Stabilized Construction Entrance
- Install All Downslope and Slopeside Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
- Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
- Cover and Stabilize Disturbed Areas As Soon As Possible.
- When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
- Construct Sedimentation Basins and Structures.
- Perform Grading Operations and Installation of Site Infrastructure and Plantings.
- Remove Accumulated Sediment From Basins and Along Silt Fence.
- Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
- Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND



SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and LURP Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Installed Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And all Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unimproved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Fenced, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Tandy Pop" Inlet Protectors (or equal) and Filter Wastes Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sedguard) in Paved Areas To Prevent Siltation and Discharge Into Waterways.
- Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II.
- Following the Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used to Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required as Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green Bioret SC150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur in Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period of The IEPA NPDES General Permit No. LR10 and Local and County Permits.
- De-watering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated De-watering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

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SOIL EROSION & SEDIMENTATION CONTROL LEGEND



MWRDGC GENERAL NOTES

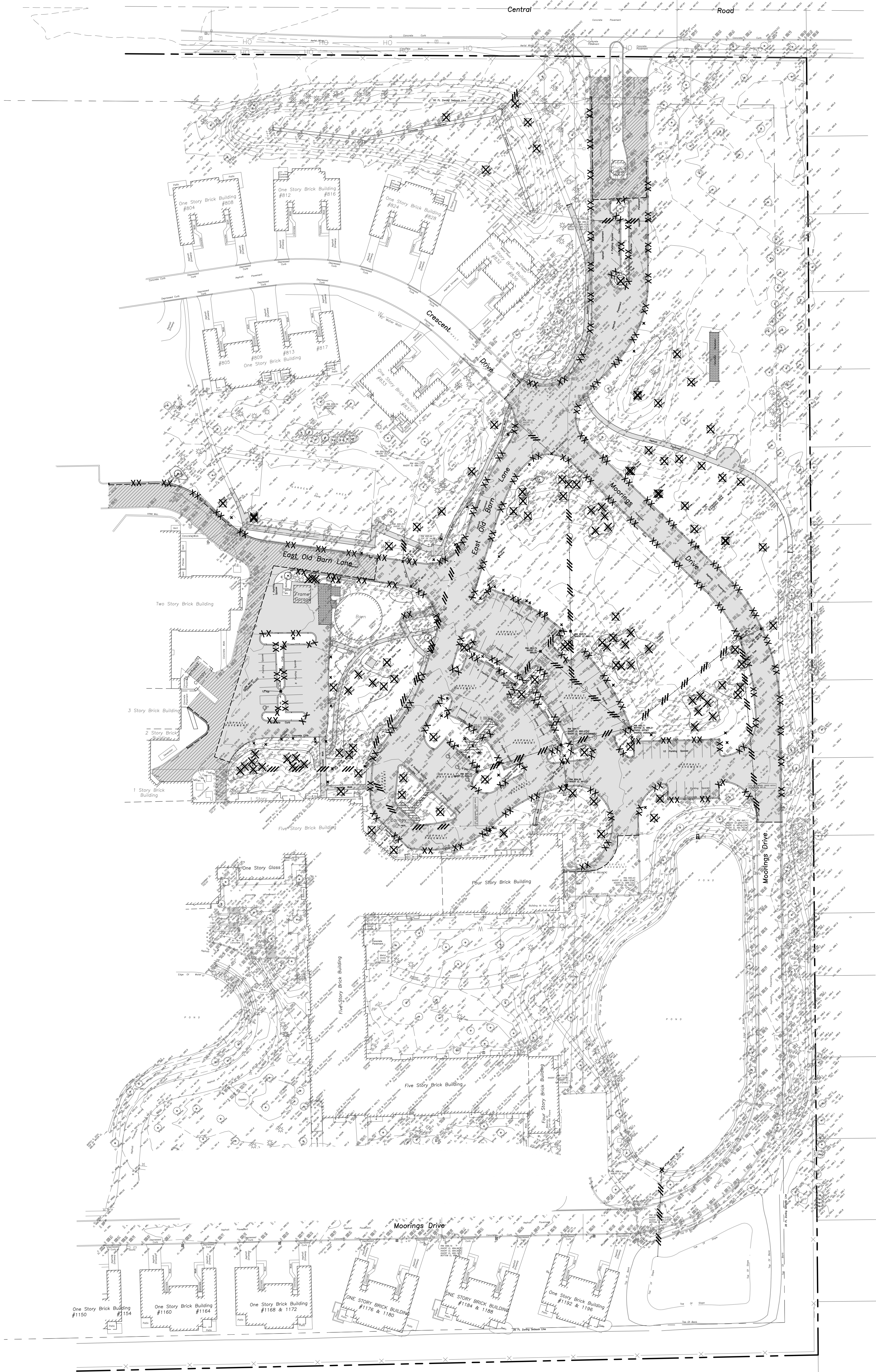
A. REFERENCED SPECIFICATIONS

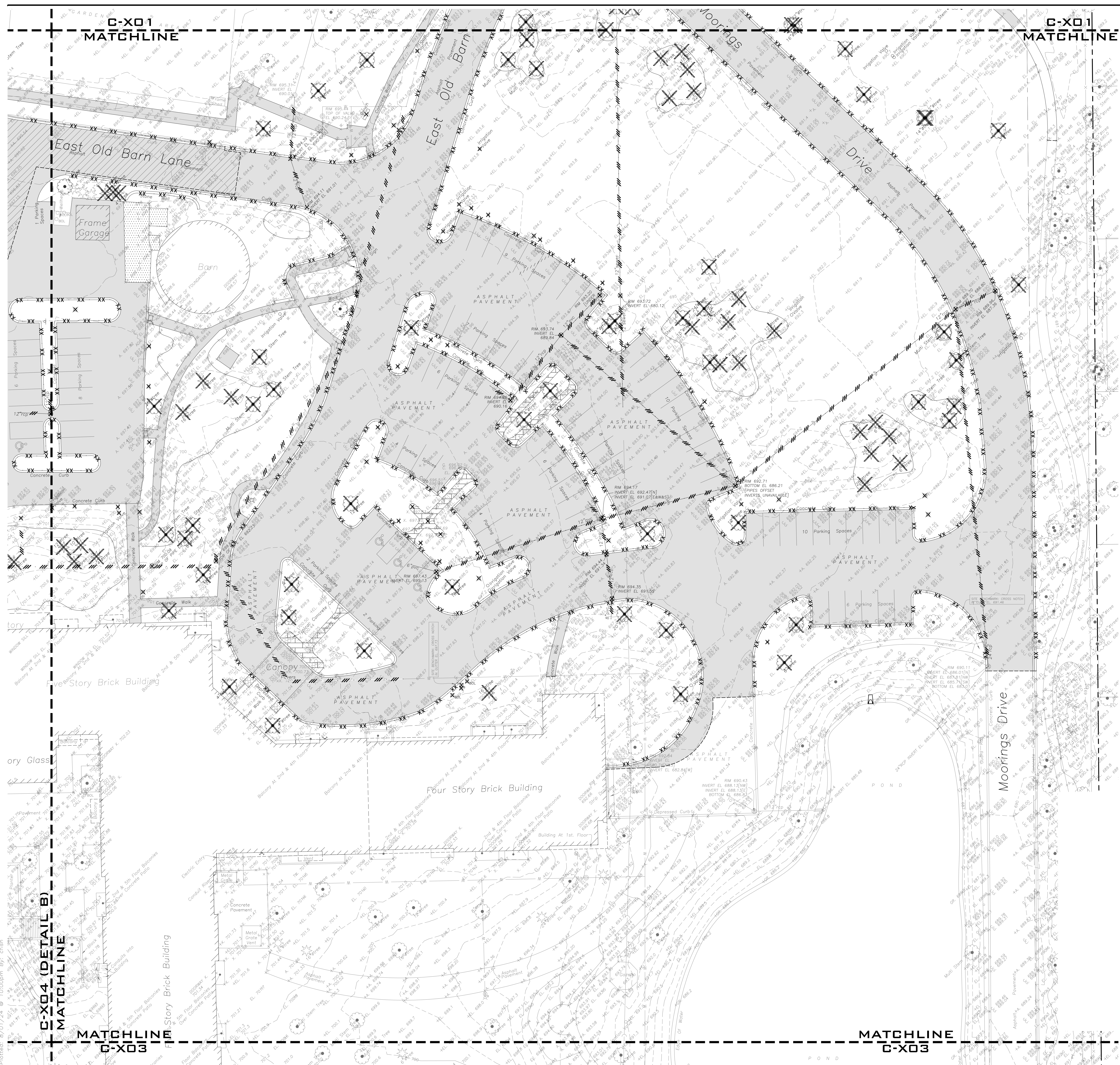
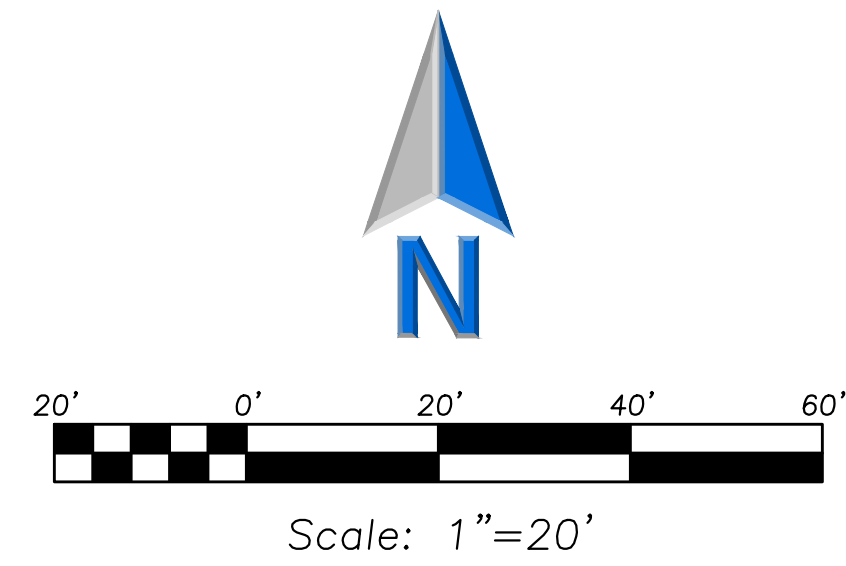
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT 501 FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION)
STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT 501 FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION)
CITY OF ARLINGTON HEIGHTS MUNICIPAL CODE, ARTICLE 10-10, CHAPTER 10-10-01, WATER AND SEWERAGE DEPARTMENT, DIVISION OF WATER AND SEWERAGE MANAGEMENT
IN CASE OF CONFLICT BETWEEN THE APPLICABLE SPECIFICATIONS, THE MORE STRINGENT SHALL HAVE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.
- NOTIFICATIONS
1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION TO INSPECT THE PROPOSED CONSTRUCTION AND TO INSPECT THE PROPOSED CONSTRUCTION AND TO INSPECT THE PROPOSED CONSTRUCTION.
2. THE CITY OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXCAVATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES. IF EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 311/ULIE, AT 1-800-592-0123.

B. GENERAL NOTES

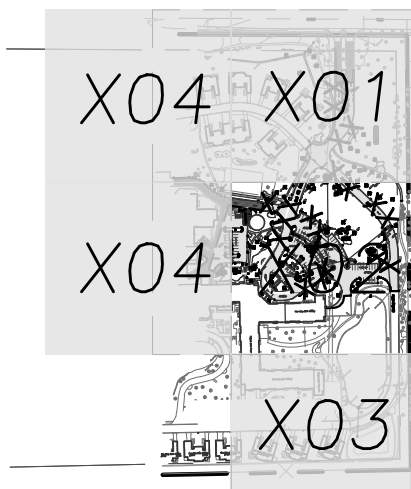
- ALL ELEVATIONS SHOWN ON PLANS REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES. IF EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 311/ULIE, AT 1-800-592-0123.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS OTHERWISE INDICATED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES. IF EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 311/ULIE, AT 1-800-592-0123.
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EEA - P:\24007 - The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 9:58pm By: csh



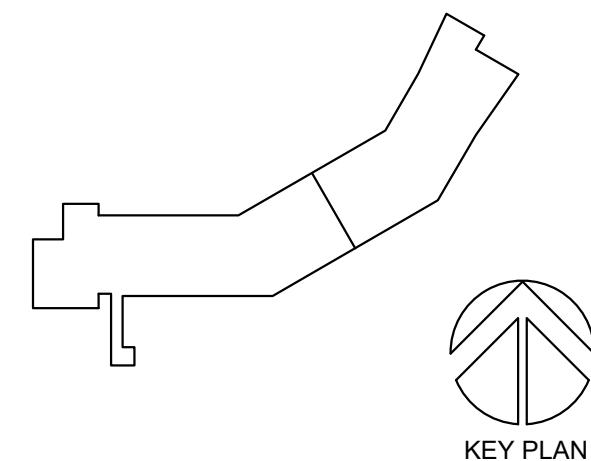
[illegible]

LOCATION KEY MAP



EXPIRATION DATE: 11/30/2025

SEAL



**PERKINS—
EASTMAN**

The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner

The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 6000
847-979-3970

Civil / Site:

Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape

The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:

Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60601
312-602-0157

Mechanical & Plumbing

Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:

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Elevator Consultant:

Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant

Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

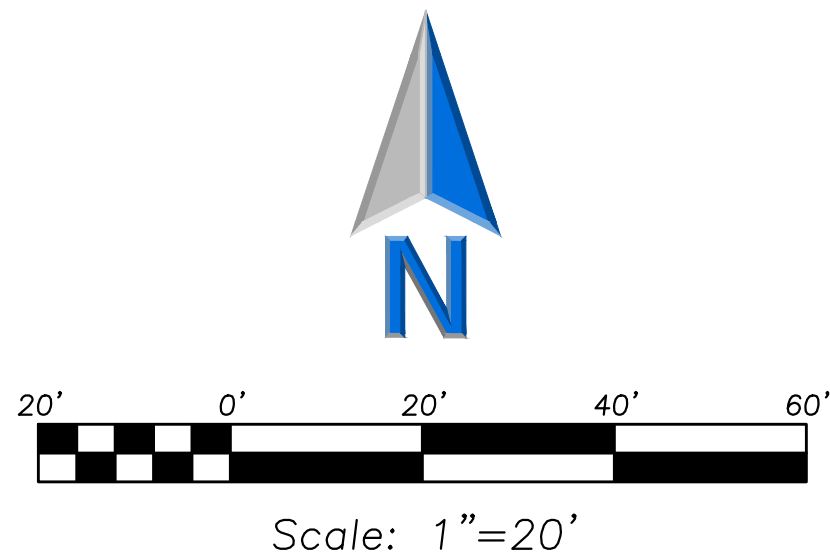
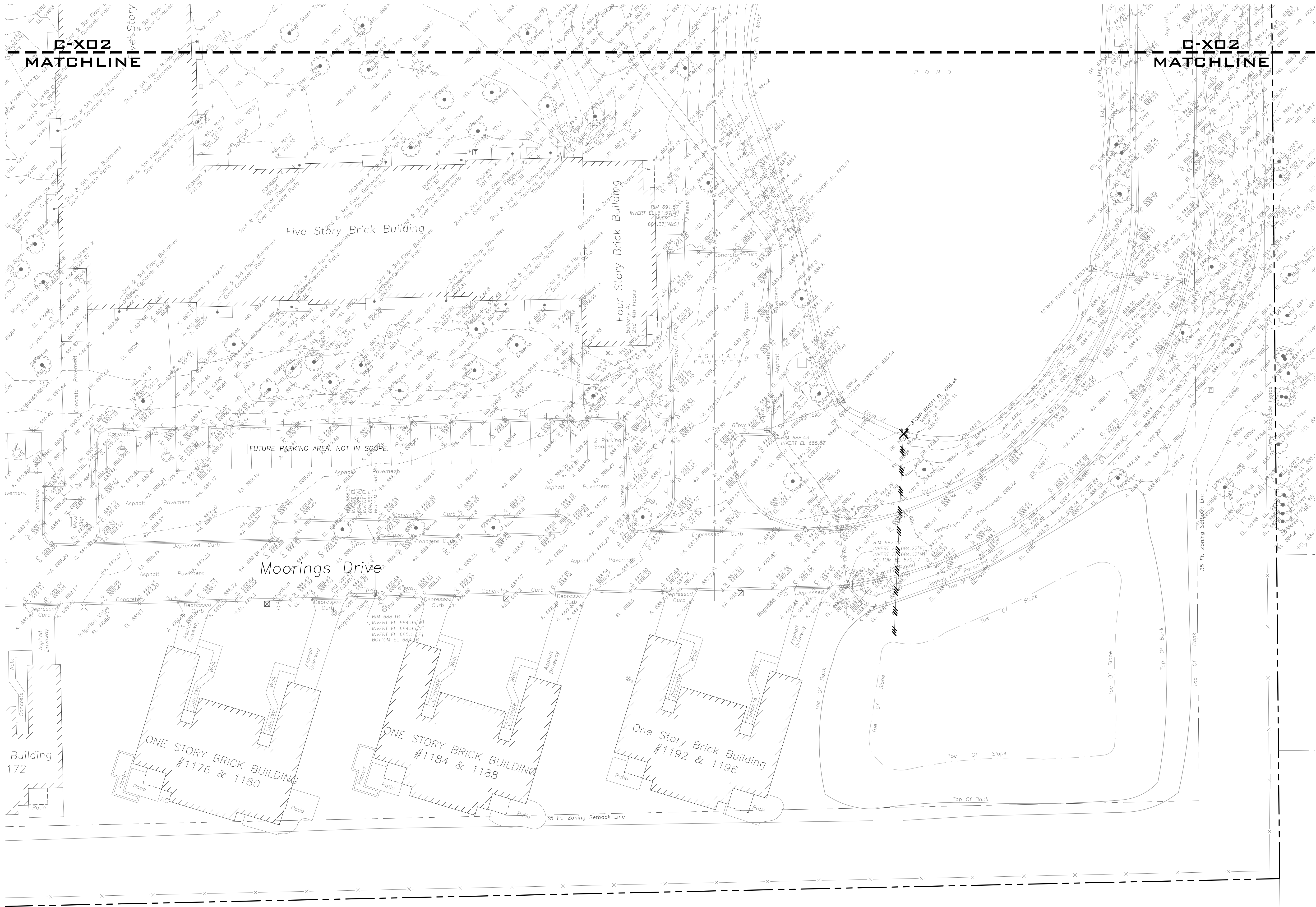
SITE DEMOLITION PLAN

SCALE:

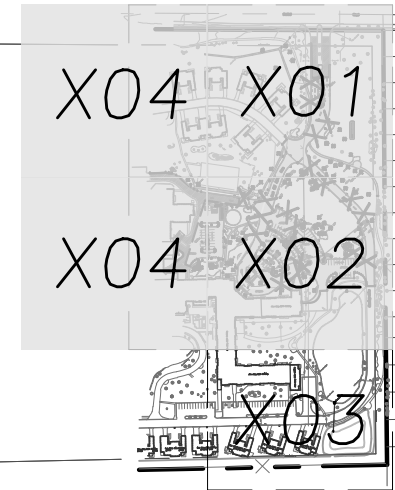
C-102

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



LOCATION KEY MAP



LEGEND

EXISTING	PROPOSED

DEMOLITION LEGEND

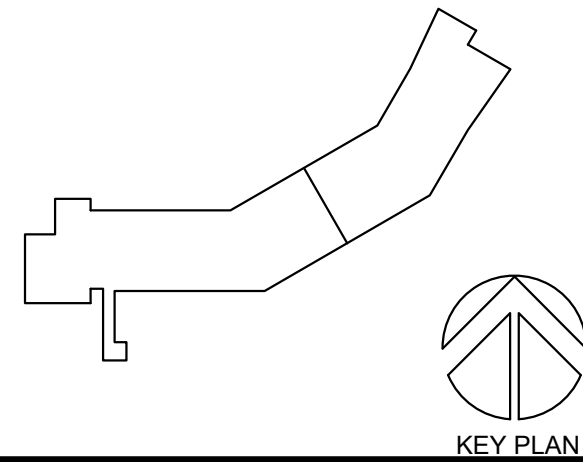
	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Bituminous Pavement Removal (2" Mill)
	Concrete Pavement Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024



EXPIRATION DATE: 11/30/2025

SEAL



PERKINS EASTMAN

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The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

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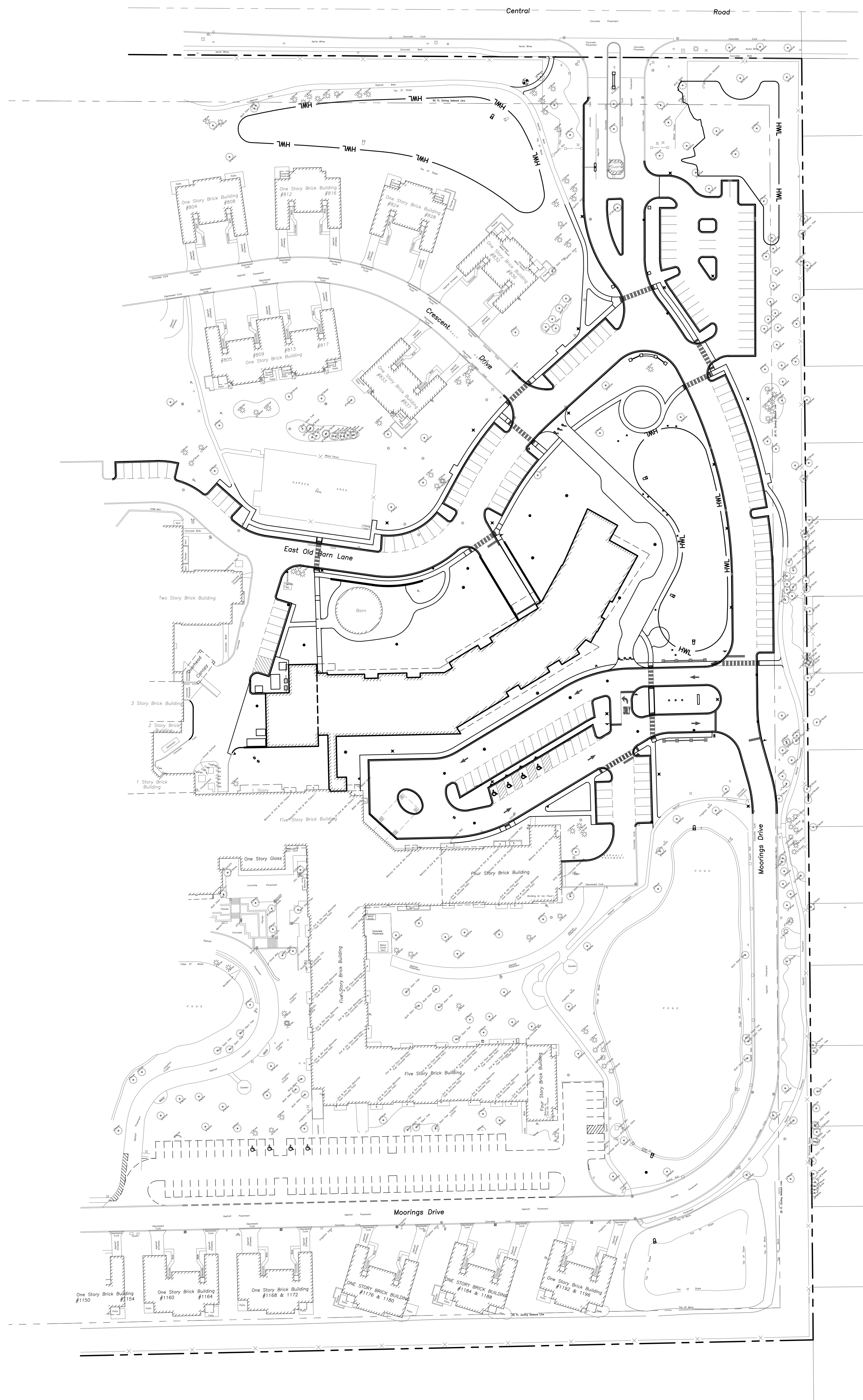
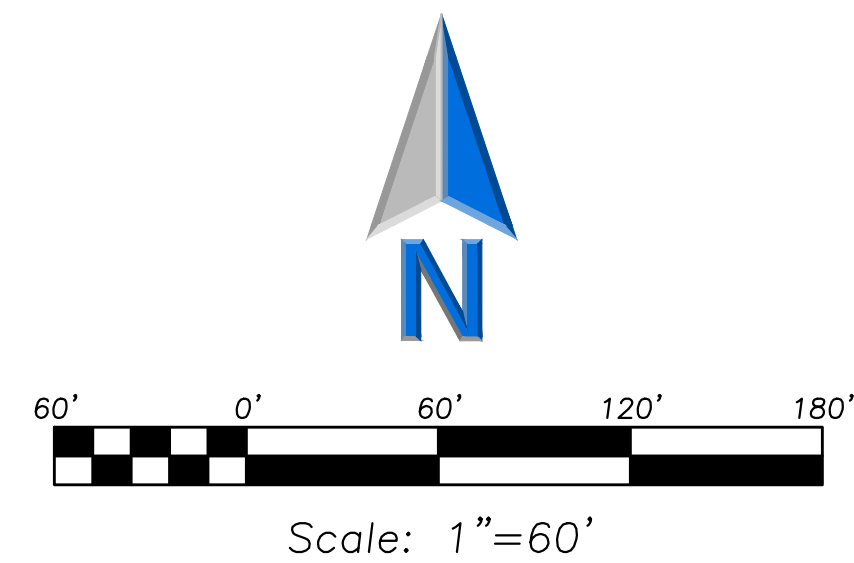
SITE DEMOLITION
PLAN

SCALE:

C-103

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

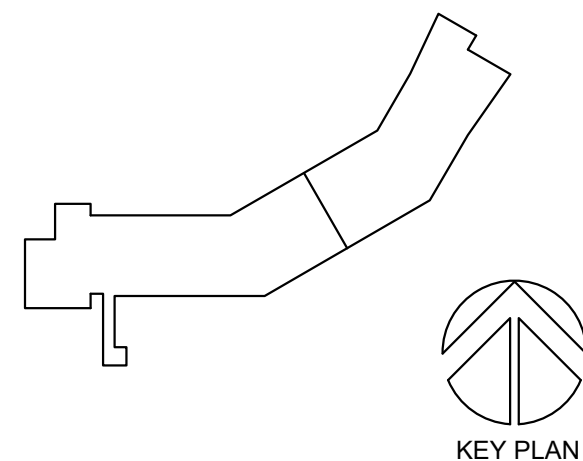
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EXISTING		PROPOSED	
	Manhole		Proposed
	Catch Basin		Proposed
	Inlet		Proposed
	Area Drain		Proposed
	Clean Out		Proposed
	Flored End Section		Proposed
	Storm Sewer		Proposed
	Sanitary Sewer		Proposed
	Combined Sewer		Proposed
	Water Main		Proposed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



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Presbyterian Homes
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811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

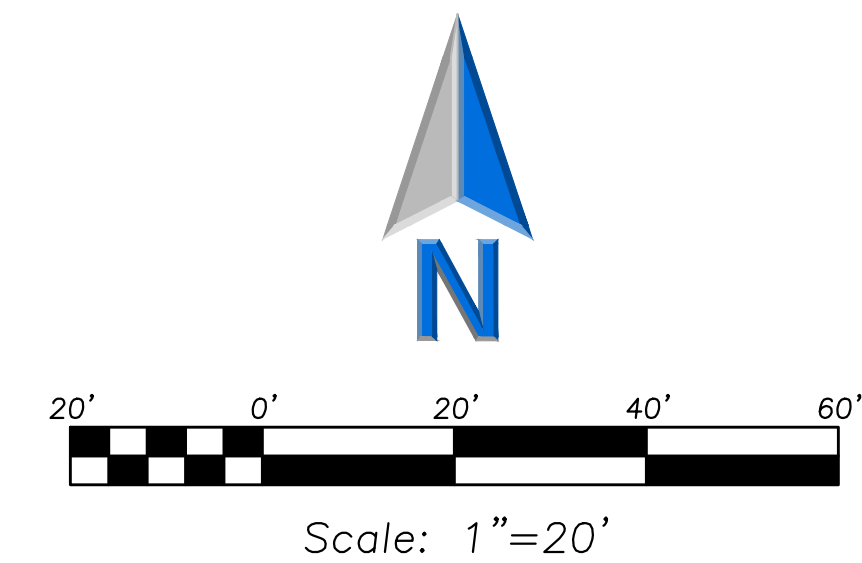
SITE GEOMETRY PLAN - OVERALL

SCALE:

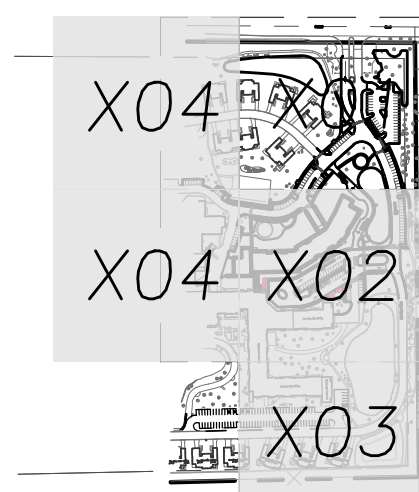
C-200

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



LOCATION KEY MAP



LEGEND

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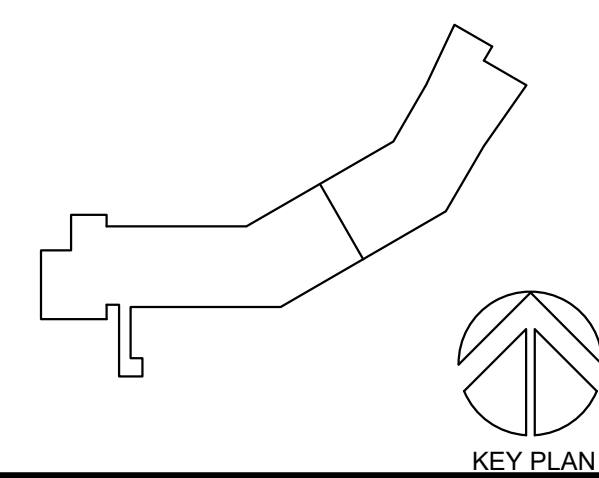
SITE DATA

Site Data			
Local Parcel Area	41 acres (1,800,000 SF)	(Based on ALTA Survey 100)	
Zoning District	I - Institutional District		
Proposed Project Data Number of units proposed 70			
Zoning Requirements Required Proposed Notes			
Minimum front yard setback	40'	40'	482' off the east property line
Minimum side yard setback	40'	40'	166' off the east property line and 711' off the west property line
Minimum rear yard setback	45'	45'	657' off the south property line
Maximum height for principal building and eans 45' 64'			
Maximum number of stories for a building 4 5			
Required Rat/Floor Area Proposed Notes			
Minimum Lot Area per dwelling unit	18 >= 2,400 SF/Unit 28 >= 2,400 SF/Unit 28 >= 2,700 SF/Unit	18-450 28-750 38-800	** 8,656 SF/Unit The proposed parking for a 5-story building in Institutional zoning is not explicitly stated in the zoning ordinance. Instead, it is derived by extrapolating from the 3-5 story increments set for 3-4 story buildings.
Minimum Floor Area (Square Foot) per Dwelling Unit	18-450 28-750 38-800	18-1000 28-1200 32-1300	No three bedroom units in the project.
Development Density requirement	168 BLDG. Covered 1.8 PER ACRE	60% 67%	27%
Parking requirement for 16 Apartments	70	70	Provided as the structured parking beneath the building
Total Parking without the new development	538	N/A	150 Units 2015 Amendment allows a reduction from 581 to 538
Total Parking with new development	636	636	Please refer to EA parking report for detailed information

[illegible]

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312-870-5142

Elevator Consultant:

Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant

Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60601
312-325-0907

PROJECT TITLE:

Presbyterian Homes The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

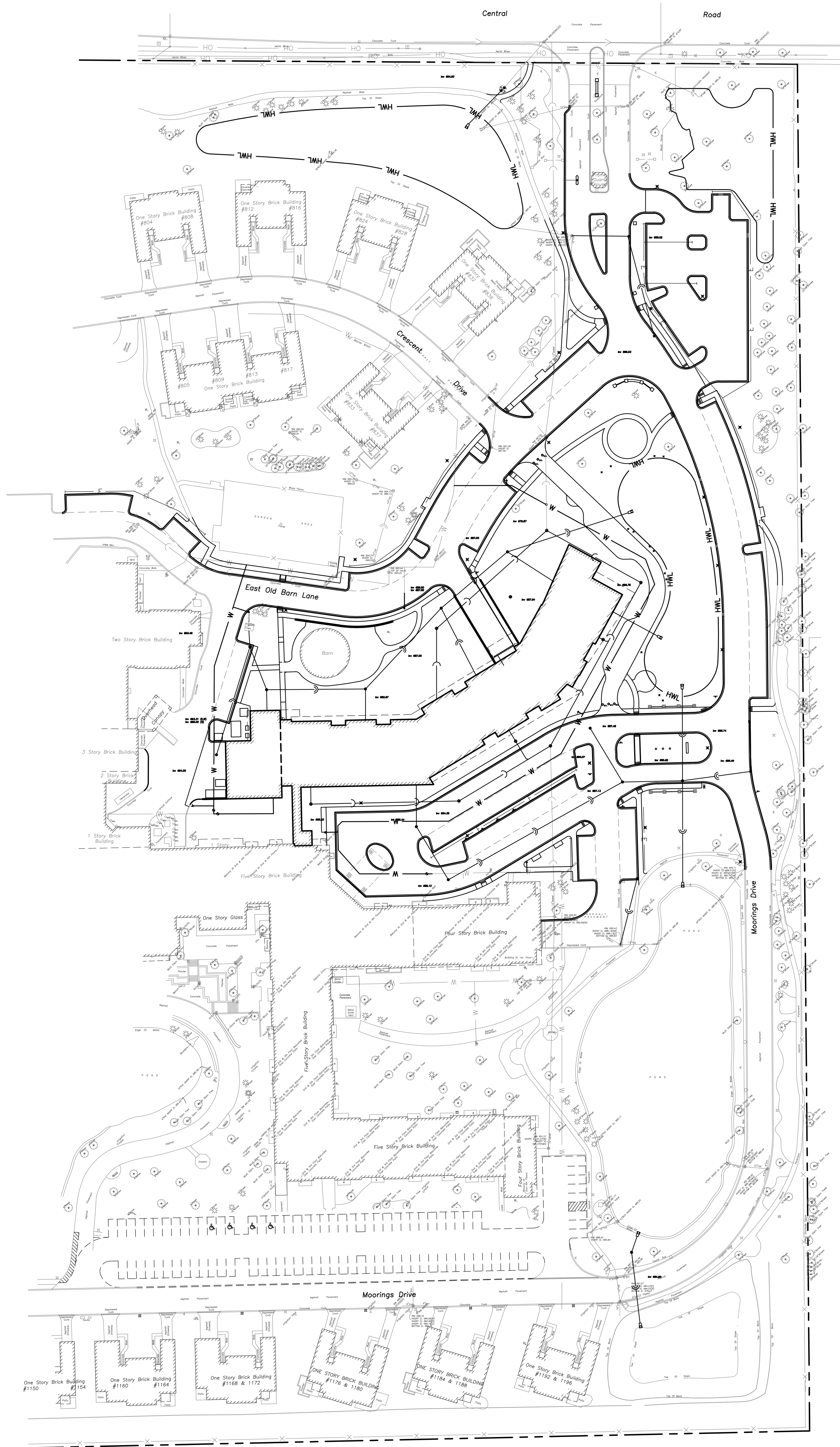
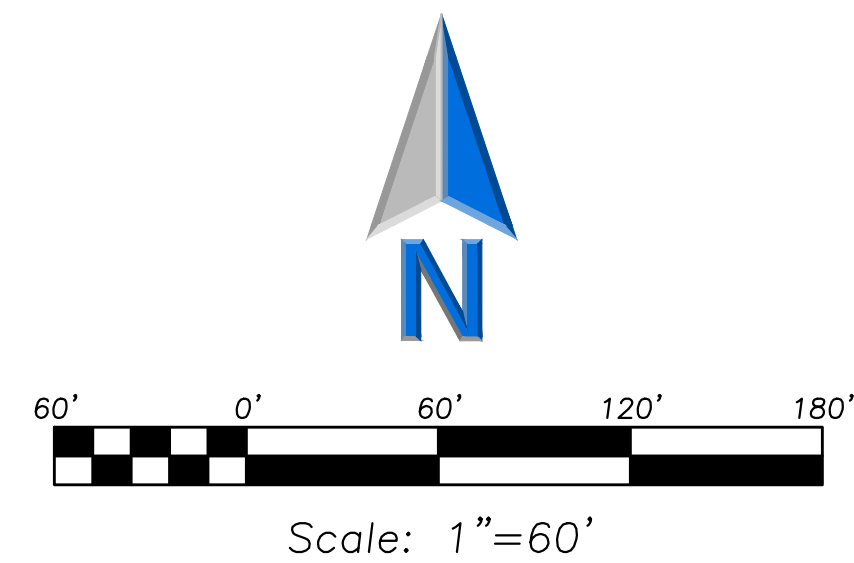
SITE GEOMETRY PLAN

SCALE:

C-201

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

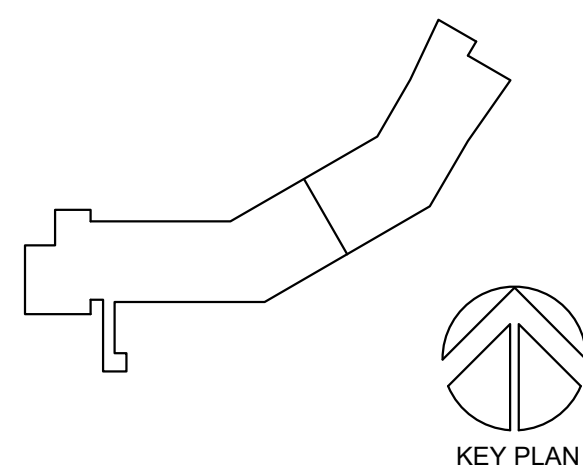
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EXISTING	PROPOSED



EXPIRATION DATE: 11/30/2025

SEAL



**PERKINS—
EASTMAN**

The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 6000
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60601
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes
The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE UTILITY PLAN - OVERALL

SCALE:

C-300

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

SEAL



Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

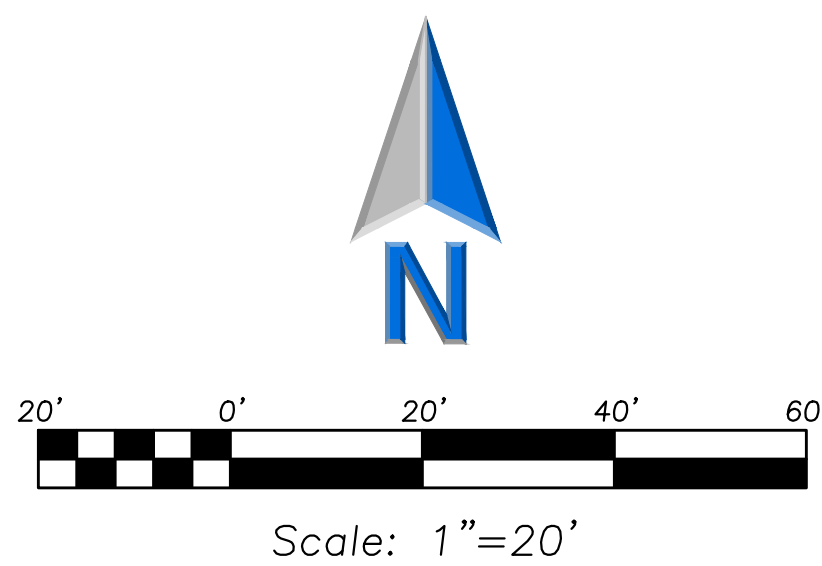
811 E Central Rd
Arlington Heights, IL 60005

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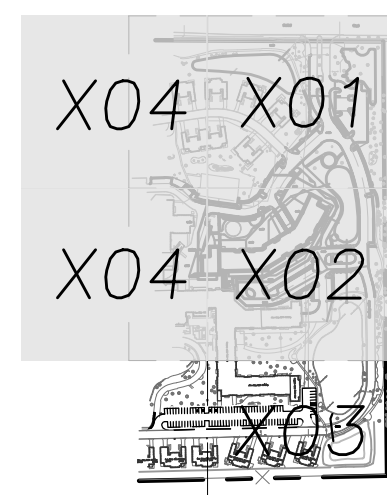
SCALE:

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



LOCATION KEY MAP



LEGEND

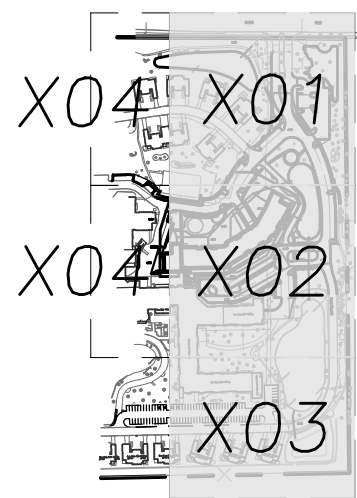
EXISTING	PROPOSED

CHRISTOPHER M. FISH
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

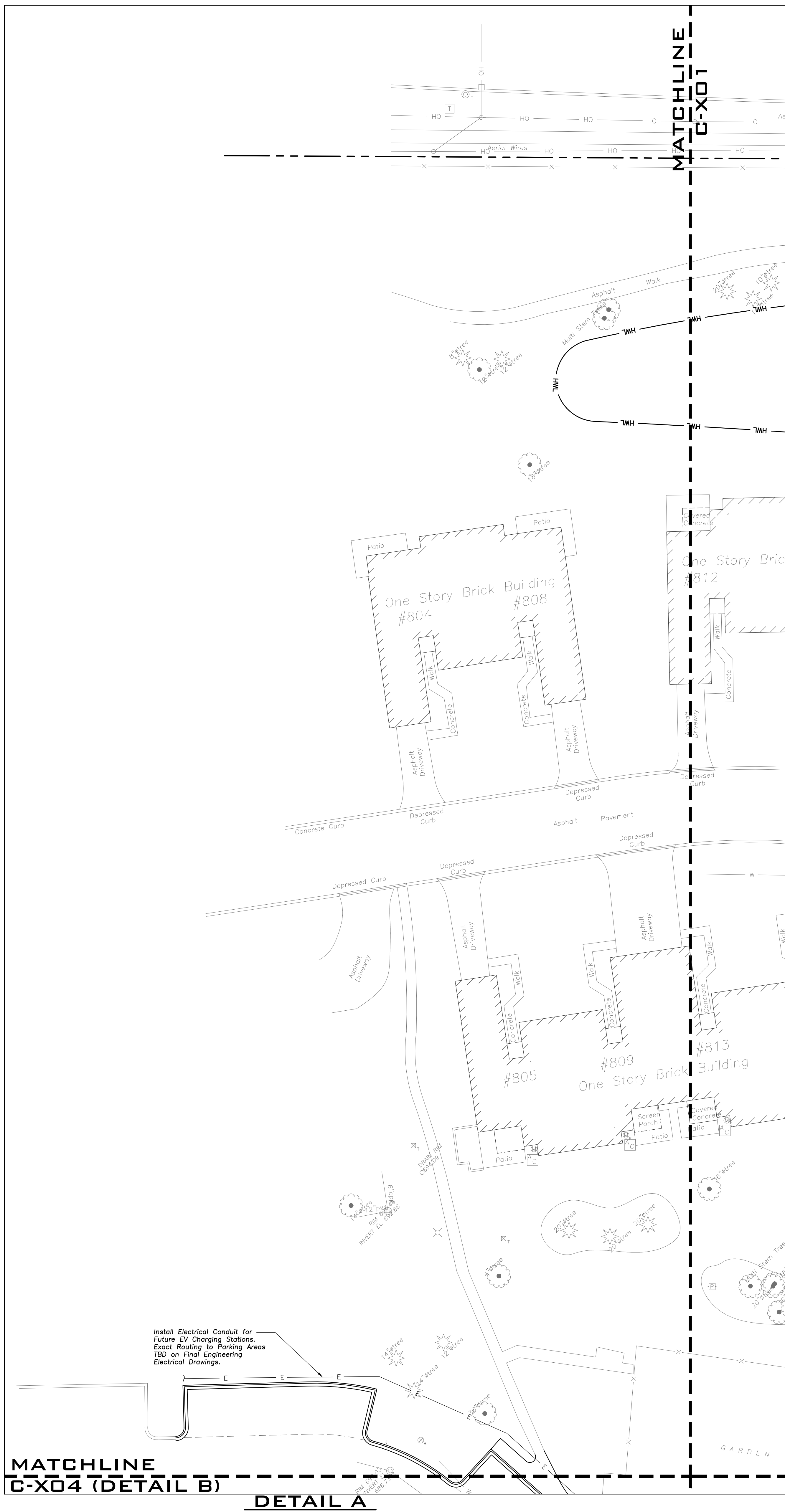
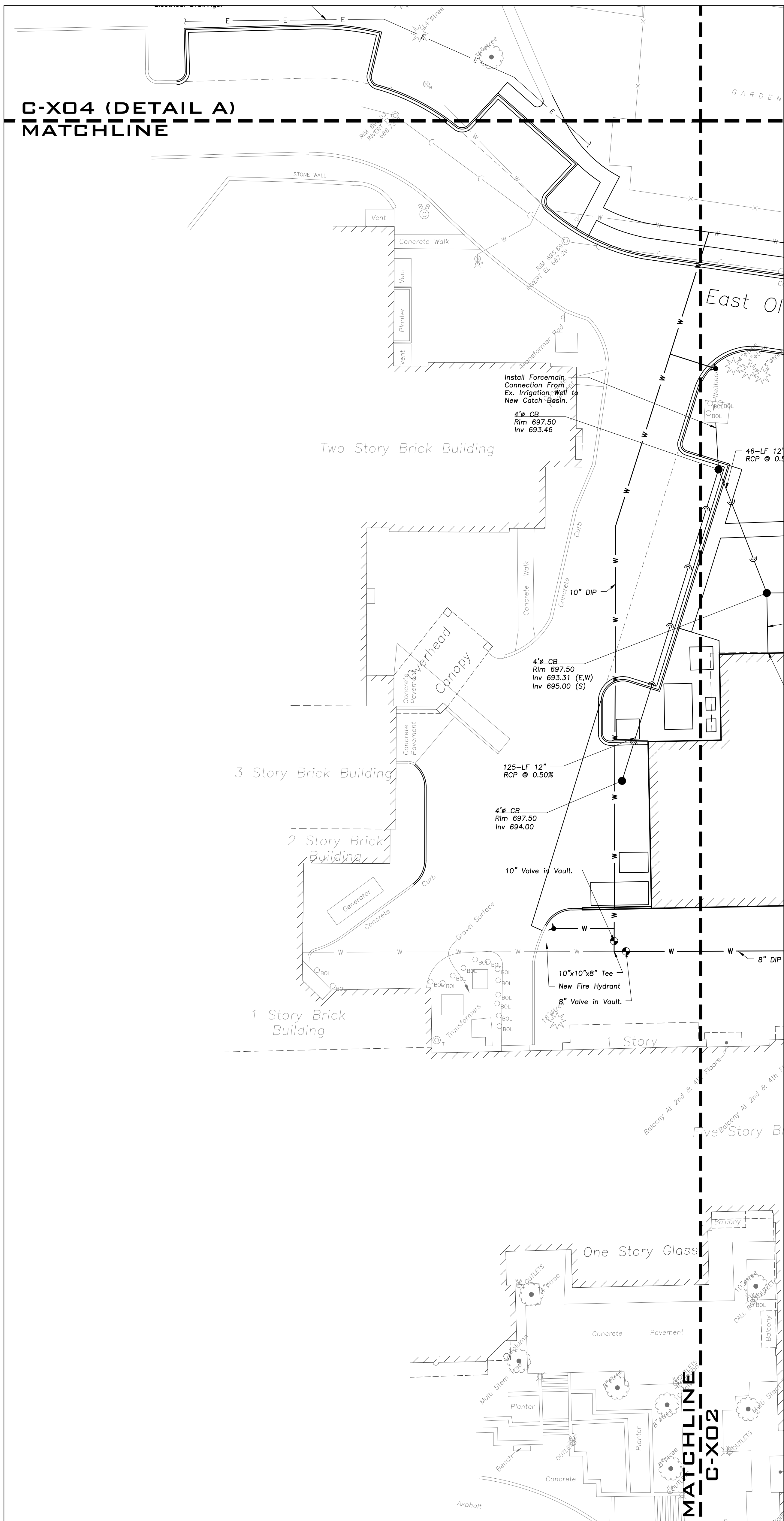
SEAL



06.21.2024

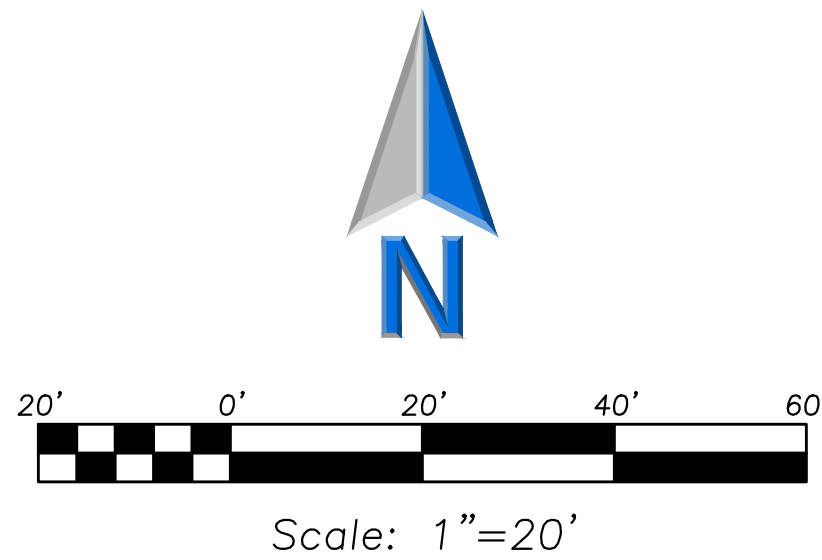
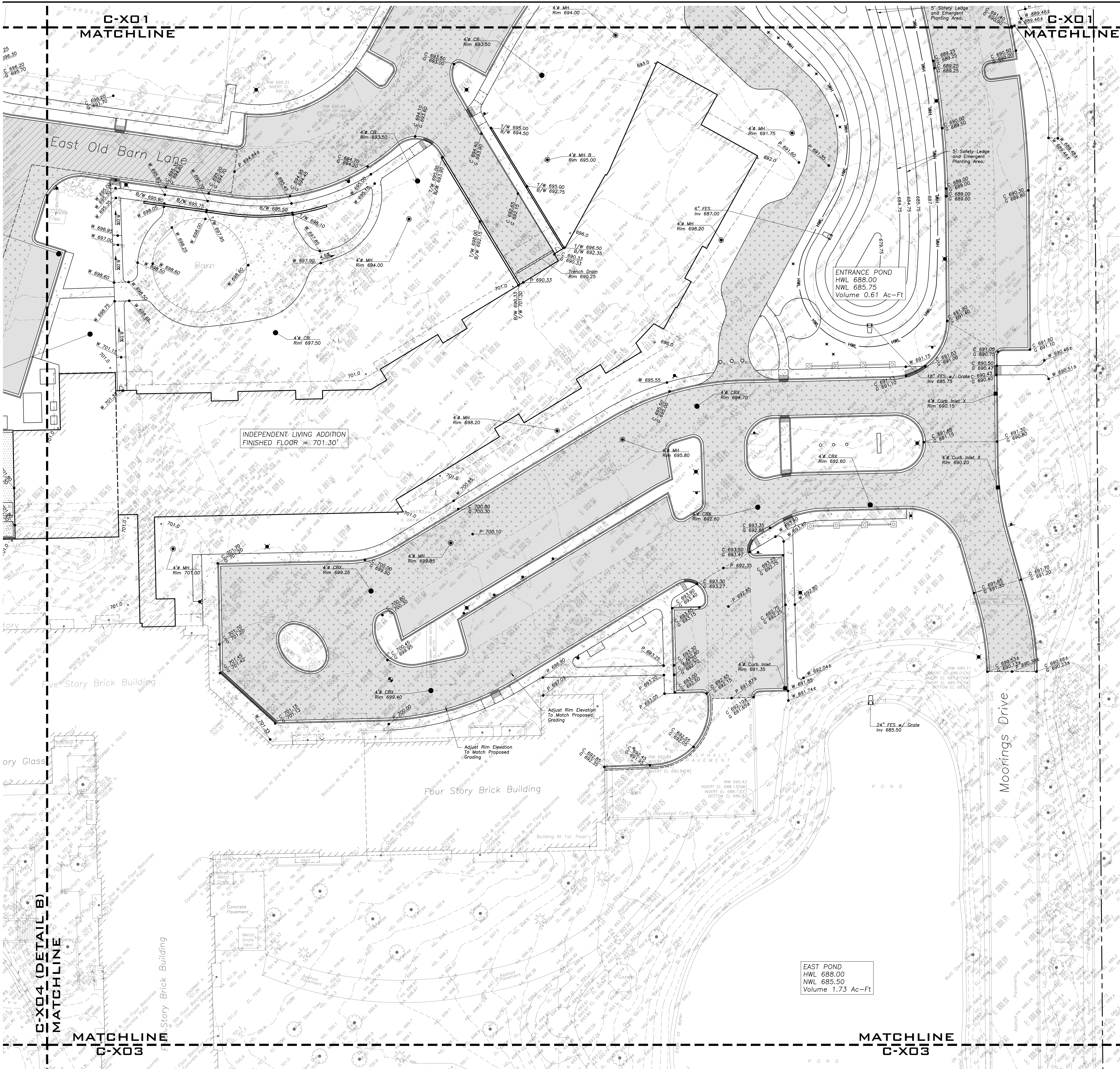


EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electric Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve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

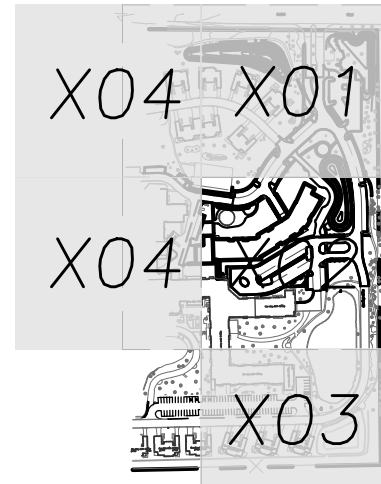


EEA - P:\24007 - The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:29pm By: cfsh

06.21.2024



LOCATION KEY MAP



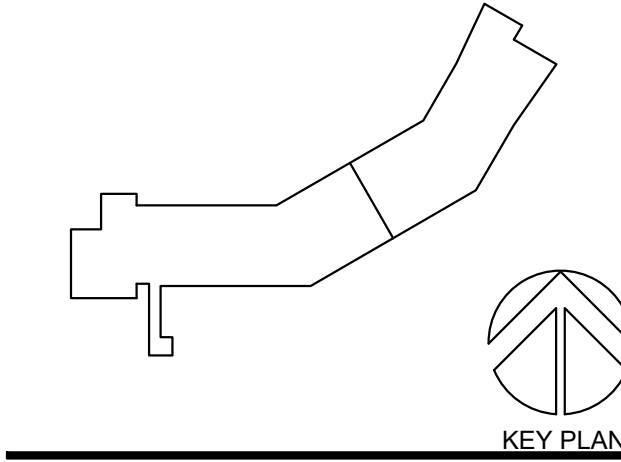
EXISTING	PROPOSED

PAVING & SURFACE LEGEND

	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50 2 1/2" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 6" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy
	Asphalt Pavement Overlay 2" Hot Mix Asphalt, Mix D, IL-9.5, N50
	Concrete Driveway Section 8" Portland Cement Concrete Curing and Sealing Compound 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Concrete Sidewalk Section 5" Portland Cement Concrete Curing and Sealing Compound 6"x6" W1.4xW1.4 Welded Wire Fabric 2" Aggregate Base Course, Type B, Crushed
	Heavy-Duty Asphalt Pavement Section 2" Hot Mix Asphalt, Mix D, IL-9.5, N50 2 1/4" Hot Mix Asphalt, IL-19.0, N50 5" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 4" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 8 oz Stormwater Overland Flow Path
	Ridge Line/High Point

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision	08.01.2024

CHRYSTOPHER M. O'BRIEN
082-963549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS
EXPIRATION DATE: 11/30/2025
SEAL



PERKINS EASTMAN

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Ericksen Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Cimarron Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago, IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

GRADING AND PAVING PLAN

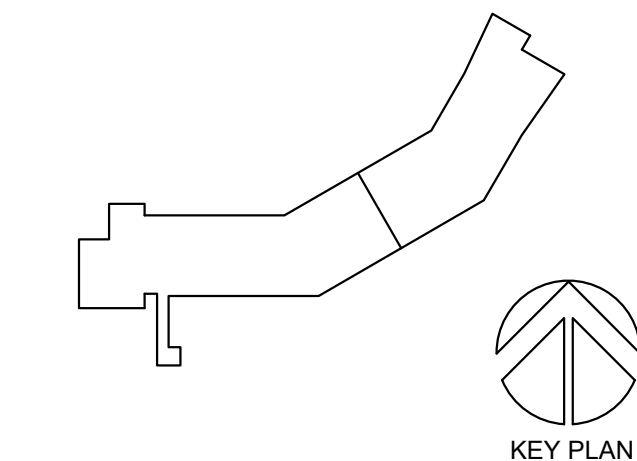
SCALE:

C-402

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EXPIRATION DATE: 11/30/2025

SEAL

**PERKINS —
EASTMAN**
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes
The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

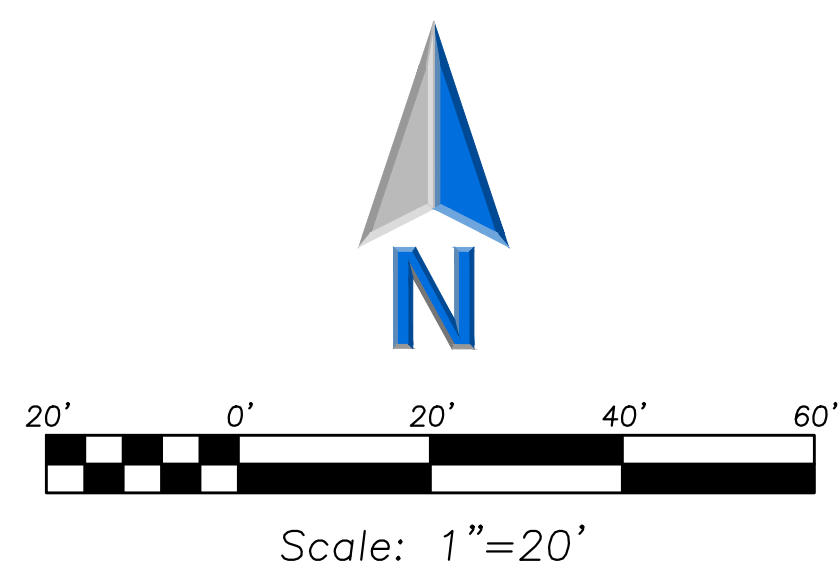
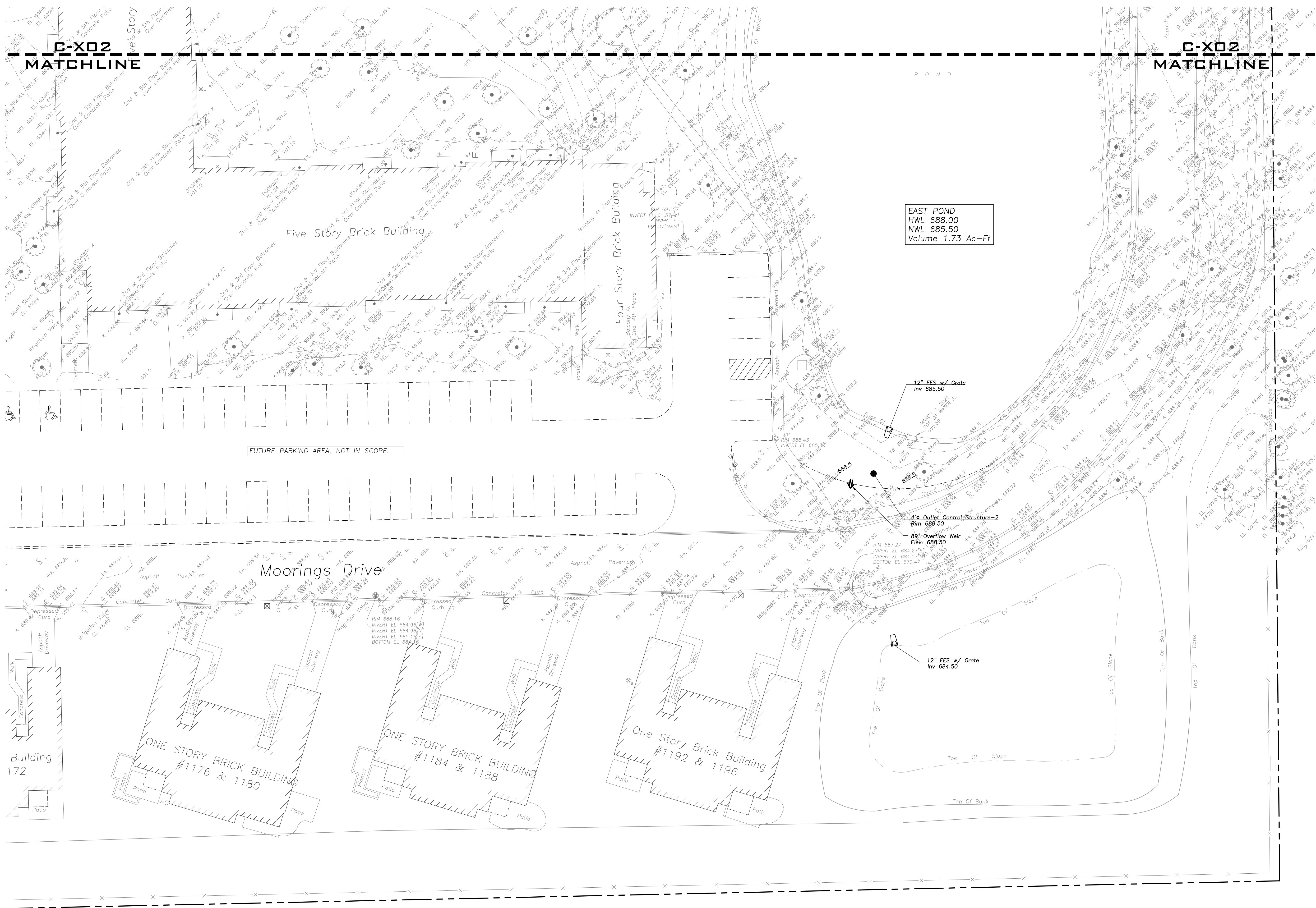
GRADING AND PAVING PLAN

SCALE:

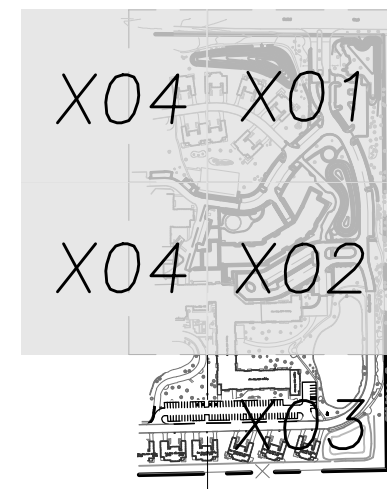
C-403

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



LOCATION KEY MAP



LEGEND

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

PAVING & SURFACE LEGEND



Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL=9.5, N50
2 1/2" Hot Mix Asphalt, IL=19.0, N50
Prime Coat (0.25 gal/sq ft)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy



Asphalt Pavement Overlay
2" Hot Mix Asphalt, Mix D, IL=9.5, N50

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed



Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt, Mix D, IL=9.5, N50
2 1/4" Hot Mix Asphalt, IL=19.0, N50
2 Hot Mix Asphalt, IL=19.0, N50
Prime Coat (0.25 gal/sq ft)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz



Stormwater Overland Flow Path
Ridge Line/High Point

SEAL



Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250, Chicago, IL 60602
312-602-0157

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT No: 103120

DRAWING TITLE:

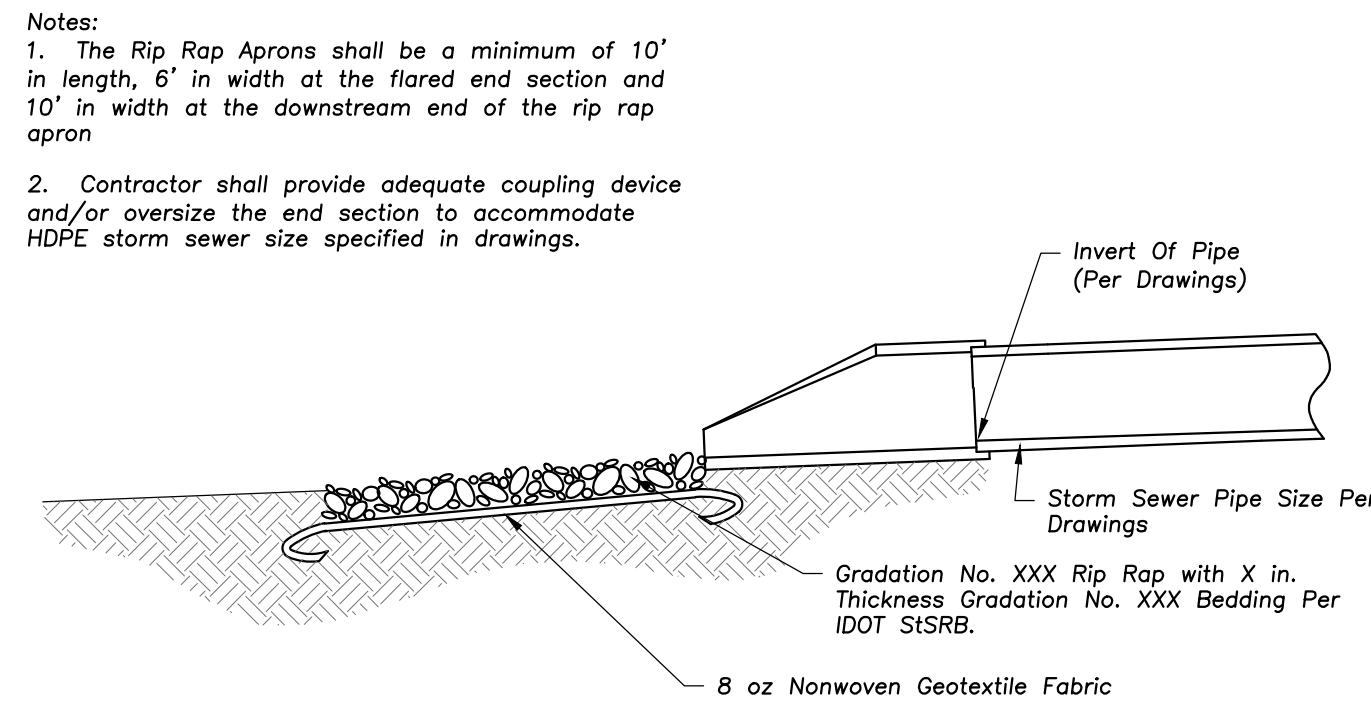
SCALE:

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4" wooden stakes.



RIP RAP AT FLARED END SECTION

GENERAL NOTES

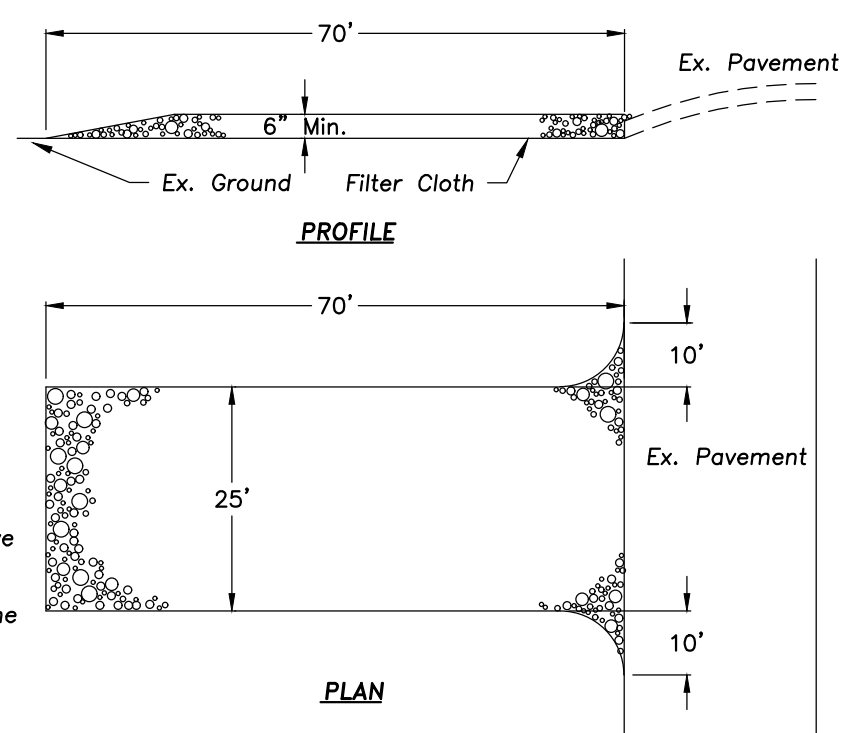
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

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

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

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

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



DANDY BAG INLET SEDIMENT CONTROL DEVICE

Note: The Dandy Bag Will Be Manufactured In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

Chemical Properties	Test Method	Units	Marv
Tensile Strength	Astm D 1613	Ksi (bar)	282 (196) x 1000 (200)
Elongation at Break	Astm D 1613	%	1000 (100)
Impact Strength	Astm D 256	KJ/m ²	10 (10)
Heat Deflection Temp	Astm D 1625	Kpsi (psi)	3027 (450)
Heat Seal Strength	Astm D 1838	Kpsi (psi)	20.1 (115) x 0.3 (1)
Heat Seal Strength	Astm D 1838	Kpsi (psi)	20.1 (115) x 0.3 (1)
Heat Sealing Size	Astm D 1838	Min Lap Seal Length	1.25 (1)
Heat Sealing Size	Astm D 1838	Min Lap Seal Length	1.25 (1)
Heat Sealing Size	Astm D 1838	Min Lap Seal Length	1.25 (1)
Heat Sealing Size	Astm D 1838	Min Lap Seal Length	1.25 (1)

*note: All Dandy Bags Can Be Ordered With Our Optional Oil Absorbent Pillows



EXPIRATION DATE: 11/30/2025

SEAL



Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

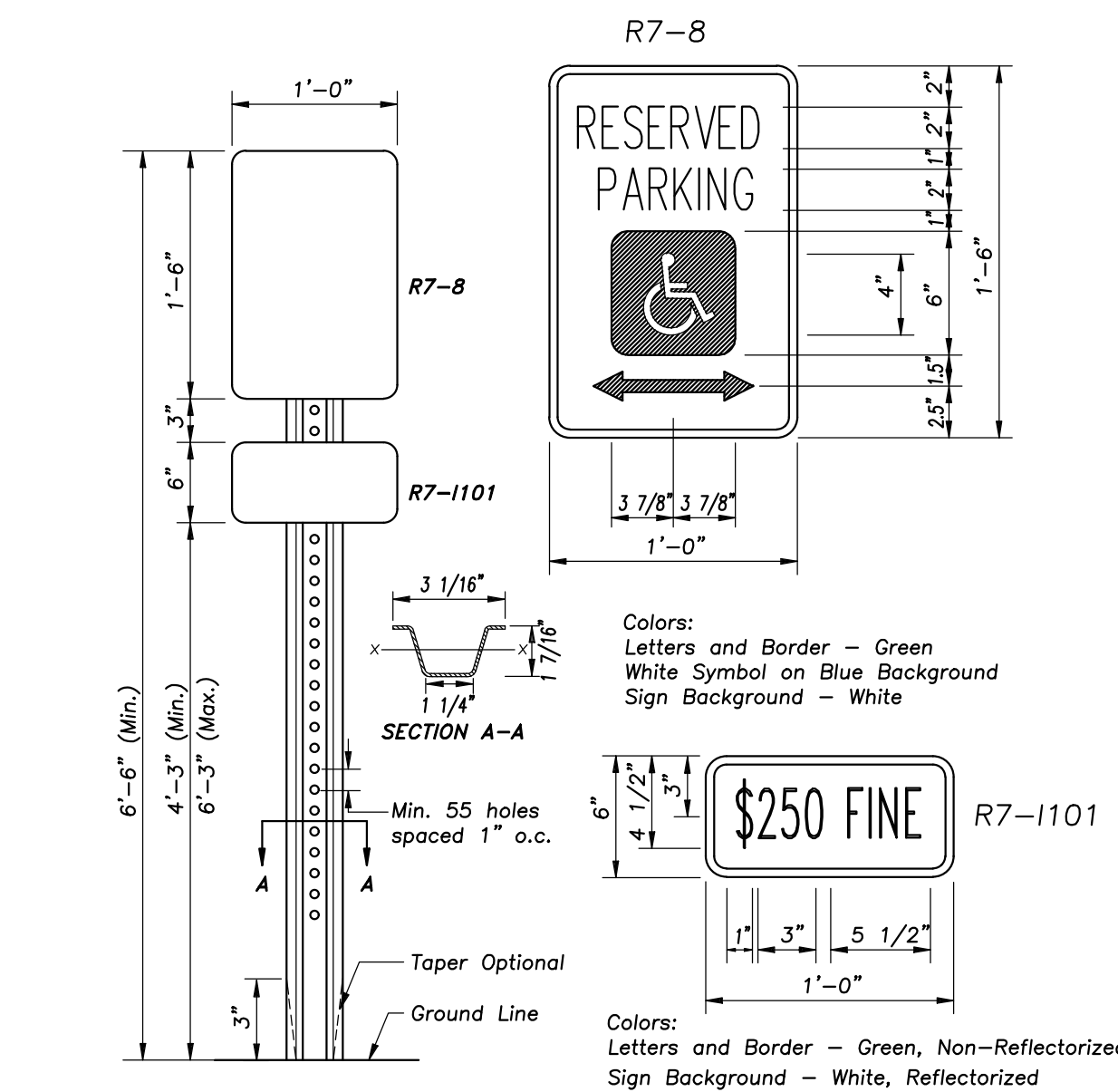
PROJECT No: 102120

DRAWING TITLE:

SCALE:

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ϕ . Minimum section modulus about the x-x axis of the post shall be 0.223 in.

Vertical posts which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

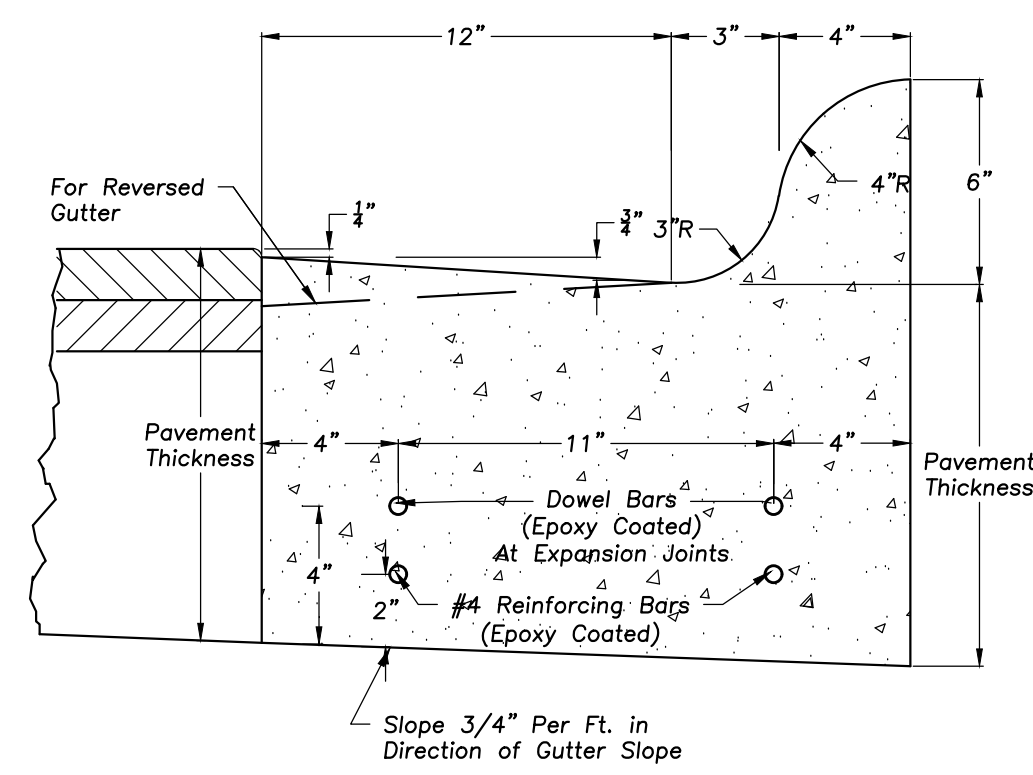
3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Parking Space per Requirement Except They Must Also Have 96" of Clear Vertical Space.

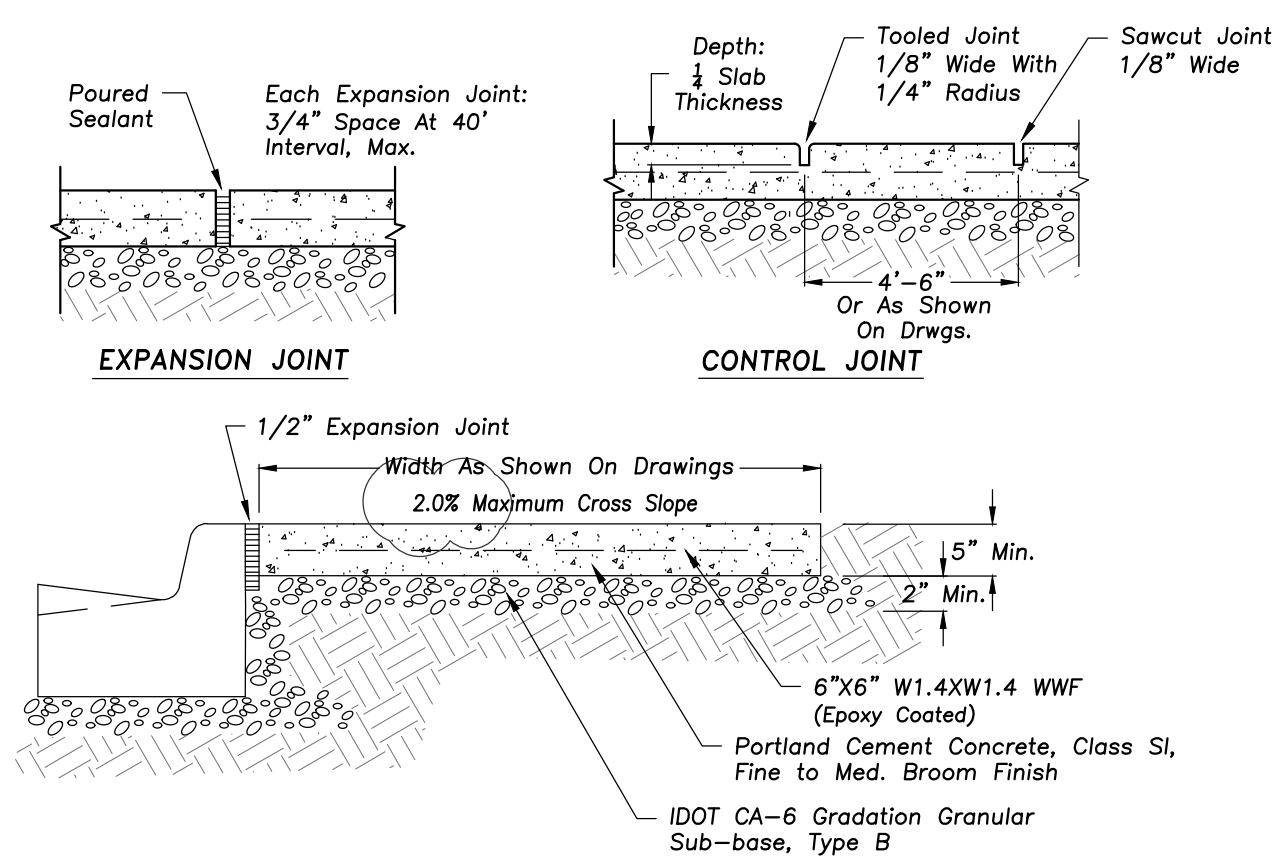
ACCESSIBLE PARKING SIGN.

ACCESSIBLE PARKING SIGN

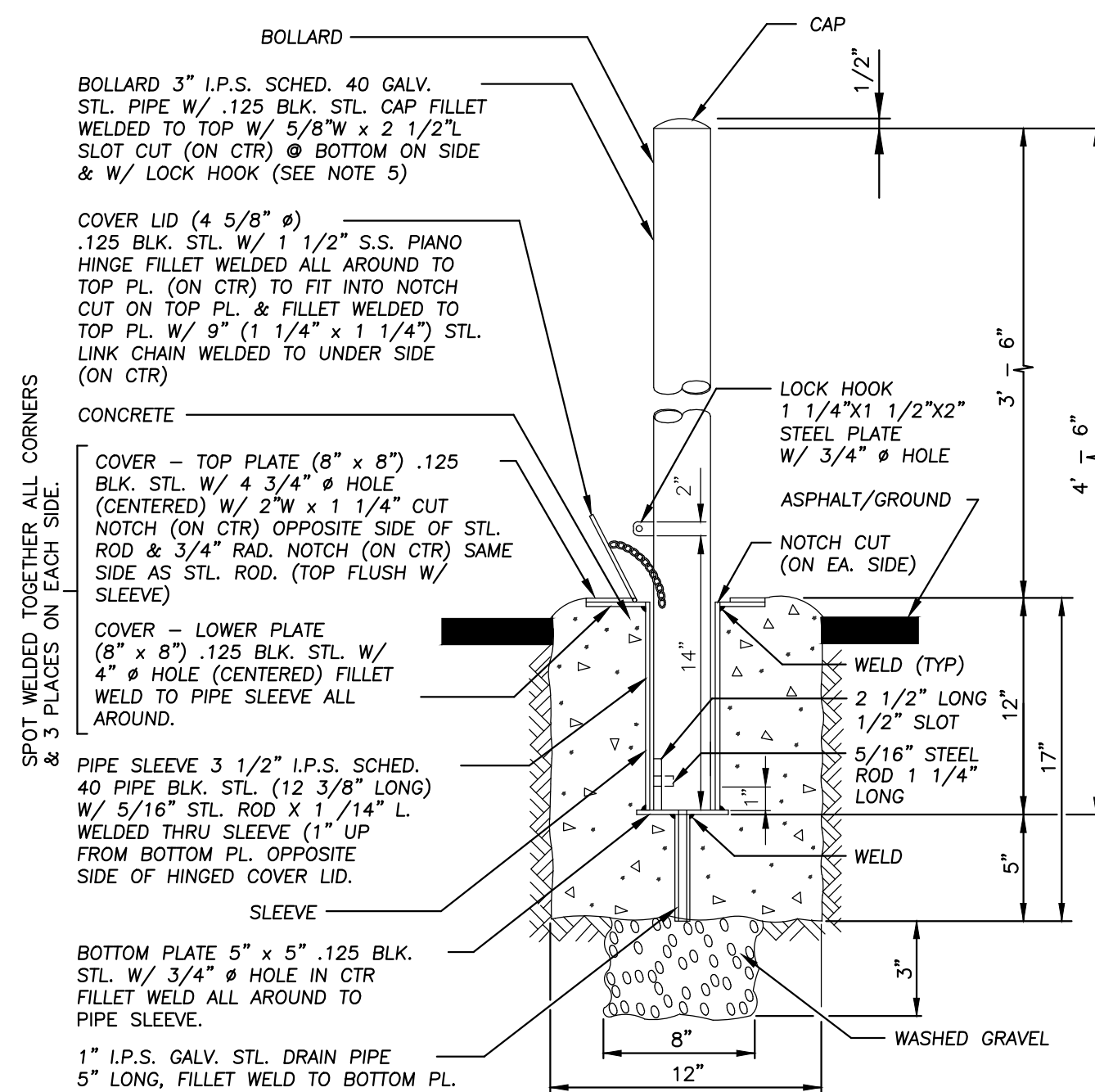
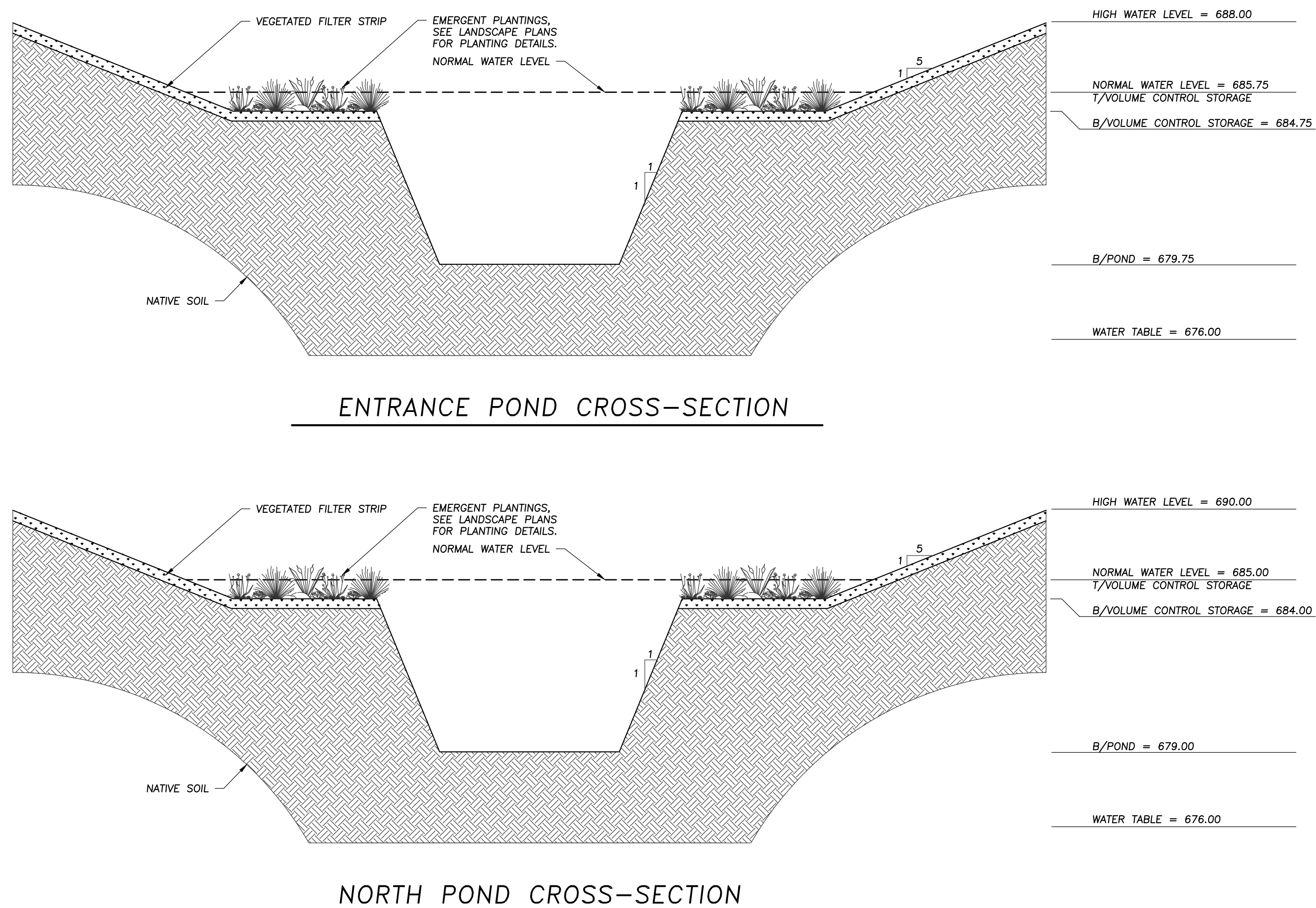


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



PORTLAND CEMENT CONC. SIDEWALK



NOTES :

1. COORDINATE LOCK PREFERENCE WITH OWNER.
2. HOT-DIP GALVANIZE ALL STEEL PARTS AFTER FABRICATION IN ACCORDANCE WITH ASTM A123-59 OR ENTIRE SLEEVE ASSEMBLY CAN BE PAINTED (SEE NOTE 4).
3. MIN. ULTIMATE 28 DAYS COMPRESSIVE STRENGTH OF CONCRETE 2,500 PSI
4. BOLLARD AND SLEEVE TO BE PRIMED AND PAINTED "TRAFFIC YELLOW" COLOR EXTERIOR ENAMEL.
5. BOLLARD MATERIAL ALTERNATE: SCH. 40 ALUM PIPE WHEN INSTALLATION REQ'D

REMOVABLE BOLLARD

SEAL



Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

811 E Central Rd
Arlington Heights, IL 60005

DRAWING TITLE:

SCALE:

ISSUED FOR SCHEMATIC DESIGN

06.21.2024



- NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
 2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
 3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.



Presbyterian Homes - The Moorings

New Independent Living Building

811 E Central Rd
Arlington Heights, IL 60005

Owner:
The Moorings of Arlington Heights

811 E Central Rd, Arlington
Heights, IL 60005 847-979-3970

Civil / Site:
**Eriksson Engineering
Associates**

145 Commerce Drive, Suite A,
Grayslake, IL 60030 630-296-6259

Landscape:
The Lakota Group

One East Wacker Dr, Suite 2700,
Chicago, IL 60601 312-467-5445 x
202

Structural:
Meyer Borgman Johnson

1 N LaSalle St, Suite 3250, Chicago, IL
60602 312-602-0157

Mechanical & Plumbing:
Salas O'Brien

815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical & IT:
Salas O'Brien

815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator:
Jenkins & Huntington

5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
**Wiss, Janney, Elstner
Associates**

10 S LaSalle St, Suite 2600, Chicago IL
60603 312-325-0907

DRAWING SCHEDULE

GENERAL

G-000	COVER & SHEET INDEX
G-101	CODE DATA SHEET

CIVIL	
C-000	CIVIL COVER SHEET
C-001	GENERAL NOTES
C-101	SITE DEMOLITION PLAN
C-102	SITE DEMOLITION PLAN
C-103	SITE DEMOLITION PLAN
C-104	SITE DEMOLITION PLAN
C-201	SITE GEOMETRY PLAN
C-202	SITE GEOMETRY PLAN
C-203	SITE GEOMETRY PLAN
C-204	SITE GEOMETRY PLAN
C-301	SITE UTILITY PLAN
C-302	SITE UTILITY PLAN
C-303	SITE UTILITY PLAN
C-304	SITE UTILITY PLAN
C-401	GRADING AND PAVING PLAN
C-402	GRADING AND PAVING PLAN
C-403	GRADING AND PAVING PLAN
C-404	GRADING AND PAVING PLAN
C-600	SITEWORK DETAILS
C-601	SITEWORK DETAILS
C-602	SITEWORK DETAILS

LANDSCAPE	
L-001	TREE SURVEY AND PRESERVATION PLAN
L-002	TREE INVENTORY
L-101	LANDSCAPE PLAN
L-102	PLANT SCHEDULE
L-201	SIGNAGE ELEMENTS

ARCHITECTURAL

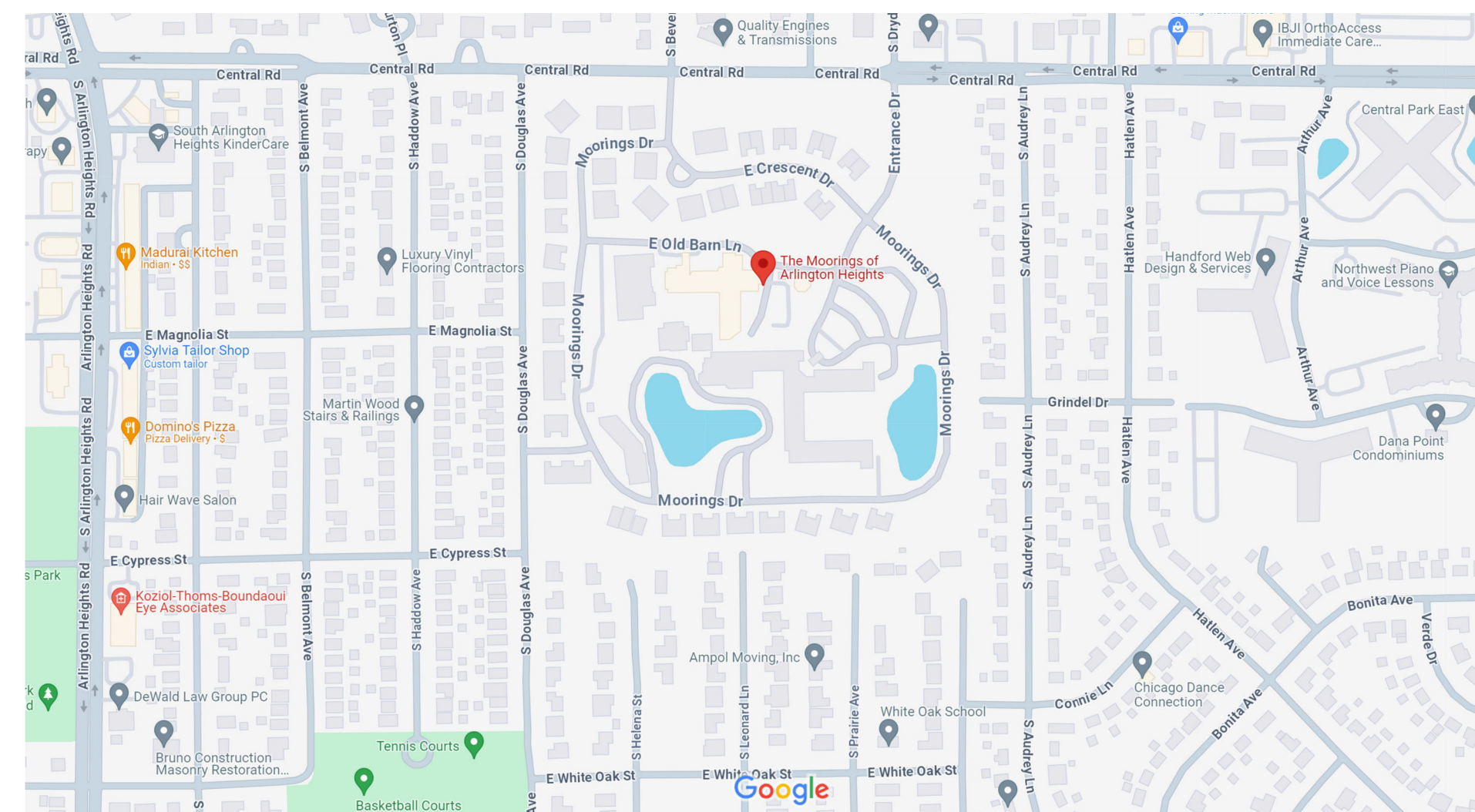
A-001	ARCHITECTURAL SITE PLAN
A-100	OVERALL BASEMENT FLOOR PLAN
A-100A	BASEMENT FLOOR PLAN EAST
A-100B	BASEMENT FLOOR PLAN WEST
A-101	OVERALL FIRST FLOOR PLAN
A-101A	FIRST FLOOR PLAN EAST
A-101B	FIRST FLOOR PLAN WEST
A-102	OVERALL SECOND TO FOURTH FLOOR PLAN
A-105	OVERALL FIFTH FLOOR PLAN
A-106	ROOF PLAN
A-201	OVERALL BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-401	ENLARGED UNIT PLANS
A-402	ENLARGED UNIT PLANS
A-701	COLOR RENDERINGS
A-702	COLOR RENDERINGS
A-703	COLOR RENDERINGS

ELECTRICAL

E-100 PHOTOMETRIC SITE PLAN

ARCHITECTURAL

CA-201	OVERALL BUILDING ELEVATIONS COLOR
CA-202	BUILDING ELEVATIONS COLOR



Map data ©2024 Google 200 ft



1 LOCATION MAP
1" = 400'-0"

1" = 400'-0"

**PERKINS—
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ISSUED FOR PLAN COMMISSION RESUBMISSION

PROJECT No. 102120
07.03.2024

Applicable Codes

Applicable Building Codes:
2021 Illinois Energy Conservation Code (IECC)
2018 International Building Code (IBC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Property Maintenance Code (IPMC)
2017 National Electric Code (NEC)
2015 NFPA 101 - Life Safety Code (LSC)
2014 State of Illinois Plumbing Code

Applicable Zoning Documents
Village of Arlington-Heights - Municipal Code Chapter 28 - Zoning Regulations

Applicable Accessibility Codes:
2018 Illinois Accessibility Code (IAC)

IBC 2018, Chapter 3
Use and Occupancy Classifications

Section 302 - Classification		
Program Type	Occupancy Classification	
Town Center	Assembly Group A-2	
Independent Living	Residential Group R-2	

IBC 2018, Chapter 5
General Building Heights and Areas

Table 504.3 - Allowable Building Height in Feet Above Grade Plane		
Construction Type	TYPE 1-B	
Occupancy Groups	R-2	
Max Height	160' (W/NFPA 13)	
Max Area	UL	

(Note: Max building height for Construction Type 1-B is 12 Stories)

Table 504.4 - Allowable Number of Stories Above Grade Plane		
Construction Type	TYPE 1-B	
Occupancy Groups	R-2	
Max Number	12 (W/NFPA 13)	

Table 506.2 Allowable Area Factor		
Occupancy	Cons. Type	Max. Area
R-2	1B	UL
S-2	1B	316,000

506.2.3 Single-occupancy, multistory building Allowable Area

A= [At - (NS X H)] x Sa (<=3)

Table 508-A Required Separation of Occupancies
*Building is protected with NFPA 1.3 sprinkler system

Occupancy	Occupancy	Separation
R-2	S-2	1 HOUR
R-2	A-2	1 HOUR
S-2	A-2	N/A

IBC 2018, Chapter 6
Types of Construction

Table 601. Fire Resistance Rating Requirements for Building Element				
Building Element	Type 1A	Type 2B	Type 2C	Type 2D
Primary Structural Frame	2 Hour	0 Hour		
Bearing Walls	2 Hour	0 Hour		
Interior Exterior	2 Hour	0 Hour		
Nonbearing walls and Partitions (Exterior)	See Table 602	See Table 602		
Nonbearing walls and Partitions (Interior)	0 Hour	0 Hour		
Floor Construction and Secondary Members	2 Hour	0 Hour		
Roof Construction and Secondary Members	1 Hour	0 Hour		

Table 602 Fire resistance rating requirements for exterior walls based on fire separation distance		
FSD(Feet)	TYPE OF CONSTRUCTION	GROUP A, B, E, F-2, R, S-2, U
5<=X<10	IA	1
10<=X<30	IA, IB, IIB, VB	1
X>=30	ALL	0

IBC 2018, Chapter 7
Fire and Smoke Protection Features

Section 705 - Exterior Walls
705.2 Projection, Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and section 1406....
Minimum Distance of Projection

FSD(Feet)	TYPE OF CONSTRUCTION
0 feet to 2 feet	Not permitted
2<X<3	24 inches
3<X<30	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
X>=30	20 feet

705.2.1 Type I and II construction. Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

705.3 Buildings on the same lot. For the purpose of Determining the required wall and opening protections and Roof covering requirement, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building Meet the criteria as set forth in 705.5 & 705.8

705.5 Fire resistance rating:

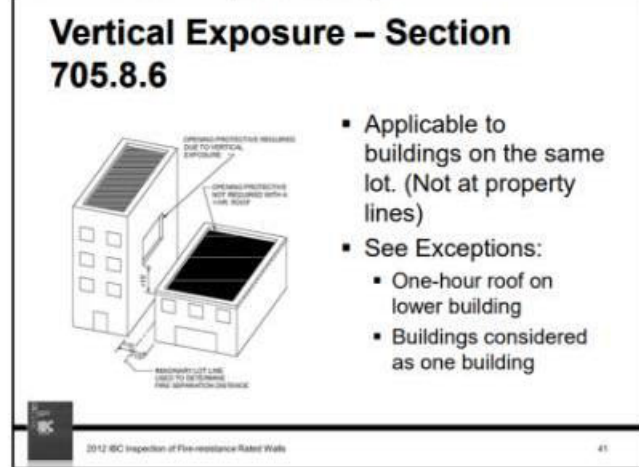
Exterior wall shall be fire-resistance rated in accordance with table 601 and 602.....

705.6 Openings
Table 705.8 Maximum Area of Exterior Wall Openings Based on fire separation distance and degree of opening Protection.

FSD(Feet)	DEGREE PROTECTION	ALLOWABLE AREA
20 to less than 25f, G, J	Unprotected, Non-sprinklered (U, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
25 to less than 30f, G, J	Unprotected, Non-sprinklered (U, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

705.8.5 Vertical separation of openings. Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire Spread.....within 5 feet of each other horizontally....
Exception: 1. not apply to building that are three stories or less....
2. Shall not apply to fully sprinklered building

705.8.6 Vertical Exposure (TBD)



Section 713 - Shaft Enclosures

713.4 Fire-resistance rating. Shaft enclosures shall have a fire-resistance rating not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. [...] Shaft enclosures shall have a fire resistance rating not less than the floor assembly required but need not exceed 2 hours.

713.13.1 Waste and linen. A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose [...] Openings into chutes shall not be located in corridors.

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

Opening	Rating	Markings
1	2	1
2	2	1
3	2	1
4	2	1
5	2	1
6	2	1
7	2	1
8	2	1
9	2	1
10	2	1
11	2	1
12	2	1
13	2	1
14	2	1
15	2	1
16	2	1
17	2	1
18	2	1
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88	2	1
89	2	1
90	2	1
91	2	1
92	2	1
93	2	1
94	2	1
95	2	1
96	2	1
97	2	1
98	2	1
99	2	1
100	2	1

*In combustible Construction, fires and draft blocks shall be incorporated.

IBC 2018, Chapter 8
Interior Finishes

Table 803.11 Interior wall and ceiling finish requirements by occupancy (Sprinklered)

Group	Exit enclosures & Passageways	Corridors	Rooms and enclosed spaces
A-2	B	C	C
R-2	C	C	C

IBC 2018, Chapter 9
Fire Protection Systems

Section 905 - Standpipe Systems

905.5.1 Height. Class III standpipe systems shall be installed through buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access [...] Exception:

- Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system [...]

2. [...]

Section 906 - Portable Fire Extinguishers

906.1 Where Required. Portable fire extinguishers shall be installed in the following locations.

- In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.
Exception: [...]
1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in item 2.6, where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C
- Within 30 feet (914 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
- In areas where flammable or combustible liquids are stored, used or dispensed.
- On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1 of the International Fire Code.
- Where required by the International Fire Code sections indicated in Table 906.1.
- Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

Section 911 - Fire Command Center

911.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by this code, a fire command center for fire department

operations shall be provided and shall comply with Sections 911.1.1 through 911.1.5.

911.1.1 Location and Access. The location and accessibility of the fire command center shall be approved by the fire chief.

911.1.3 Size. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet.

911.1.5 Required Features. (See list)

IBC 2018, Chapter 10
Means of Egress

Table 1004.5 - Maximum Floor Area Allowances per Occupant

Function of Space	Occupant Load Factor
Accessory storage areas, mechanical equipment room.	300 gross

Assembly without fixed seats, Unconcentrated (tables and chairs)	7 gross 15 net
Exercise Rooms	50 gross
Kitchens, Commercial	200 gross
Parking Garages	200 gross
Residential	200 gross
Stages and Platforms	15 net

Section 1005 - Means of Egress Sizing

1005.3.1 Stairways. The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

- Exceptions:
- For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system [...]
 - [...]

1005.3.2 Other egress components. The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per occupant.

- Exceptions:
- For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch per occupant in buildings equipped throughout with an automatic sprinkler system [...]

1009.1 Accessible means of egress required

1009.2.1 Elevators Required In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, not less than one required accessible means of egress shall be an elevator complying with 1009.4

1009.3 Stairways. In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6. [...]

- Exceptions:
- [...]
 - The clear width of 48 inches between handrails is not required in buildings equipped throughout with an automatic sprinkler system [...]
 - The clear width of 48 inches between handrails is not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space. (AT LEAST 1 VAN PARKING)

1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance, in parking facility that....

From Illinois Accessibility Code
A vertical clearance of 88 (2093) (2490 mm) minimum shall be provided at the following locations:
Parking spaces for vans.
The access aisles serving parking spaces for vans.
The vehicular routes serving parking spaces for vans.

Section 1107 - Dwelling Units and Sleeping Units.

1107.2 Design. Dwelling units and sleeping units that are required to be Accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1. [...]

1107.4 Accessible route

Not fewer than one accessible route shall connect accessible building or facility entrances with the primary entrance of each accessible unit, Type A or B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

1107.6.2 Group R-2

1107.6.2.2.1 Type A units. In group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A units....
1107.6.2.2.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit

- Areas of refuge are not required at exit access stairways where two-way communication is provided at the elevator landing in accordance with Section 1009.8.
- Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system [...]
- Areas of refuge are not required at stairways serving open parking garages
- Areas of refuge are not required at stairways in Group R-2 occupancies.
- Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

Table 1006.2.1 Spaces with one exit or exit access doorway. (Common path of travel). See table below.

1015.8 Window Openings Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches above the finished grade, shall comply with one of the following:

- Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
- Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
- Operable windows where the openings are provided with window fall prevention devices that comply with ASTM E2090.
- Operable windows that are provided with window opening control devices that comply with Section 1015.8.1.

Table 1017.2 Exit access travel distance. See table below.

1020.4 Dead Ends. See table below.			
Occupancy Group*	Common Path*	Max Travel Distance*	Dead End Corridor*
A-2	75'+*	250'	20'
R-2	75'+*	250'	15'

* Building will be equipped with an automatic sprinkler system.
** Maximum occupant load of space = 49.

Table 1020.1 Corridor fire-resistance rating.	
Occupancy Group	Fire Resistance Rating
R-2	1 Hour

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal (33 percent slope). Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder.

1202.5.1 Natural Ventilation area required: The operable area of the openings to the outdoors shall be not less than 4% of the floor area being ventilated.

1206 sound transmission:
Demising wall - 50 STC or 45 FSTC
Floor - Ceiling: 50 IIC or 45 FIC

1302 Emergency escape and rescue
1030.1 EERO shall be provided to
1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted
Exceptions:
5. Within individual dwelling and sleeping units in R-2 & R-3, where the building is equipped throughout with an automatic sprinkler system, sleeping rooms in basements shall not be required to have EERO.

IBC 2018, Chapter 11
Accessibility

1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Table 1106.1 Accessible parking spaces.	
Total parking spaces provided in parking facilities	Required minimum number of accessible spaces
51-75	3

1106.2 Groups I-1, R-1, R-2, R-3 and R-4. [...]

- In Group R-2, R-3 and R-4 occupancies that are required to have accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.

SPACE REQUIREMENTS
To comply with Illinois law, a minimum number of accessible parking spaces must be provided:

Total Off-Street Parking Spaces Provided	Number of Accessible Parking Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1,000

1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space. (AT LEAST 1 VAN PARKING)

1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance, in parking facility that....

From Illinois Accessibility Code
A vertical clearance of 88 (2093) (2490 mm) minimum shall be provided at the following locations:
Parking spaces for vans.
The access aisles serving parking spaces for vans.
The vehicular routes serving parking spaces for vans.

and sleeping unit intended to be occupied as a residence shall be a type B unit.

1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one shall be accessible.

IBC 2018, Chapter 12
Interior Environment

Section 1204 - Lighting

1204.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial lighting in accordance with 1205.3 [...]

1204.2 Natural light. The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

1204.3 Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above the floor level.

1206.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations [...] shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

1206.3 Structure-borne sound. Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.

1207.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet.

IBC 2018, Chapter 15
Roof Assembly and Rooftop Structure

1510.6 - Mechanical equipment Screen

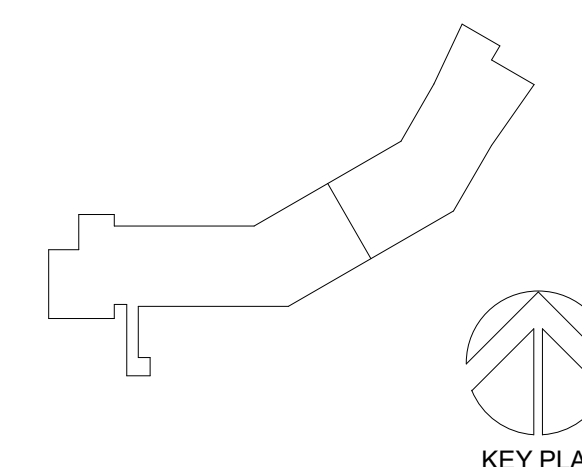
A-2	1 per 75	1 per 75	1 Per 200

Occupancy	Drinking Fountains
A-2	1 per 500

STANDARD PARKING SPACE	9 ft x 18 ft	67
ACCESSIBLE PARKING SPACE	13 ft x 18 ft	2
VAN ACCESSIBLE PARKING SPACE	19 ft x 18 ft	1

[illegible]

SEAL



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Mechanical & Plumbing:
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815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

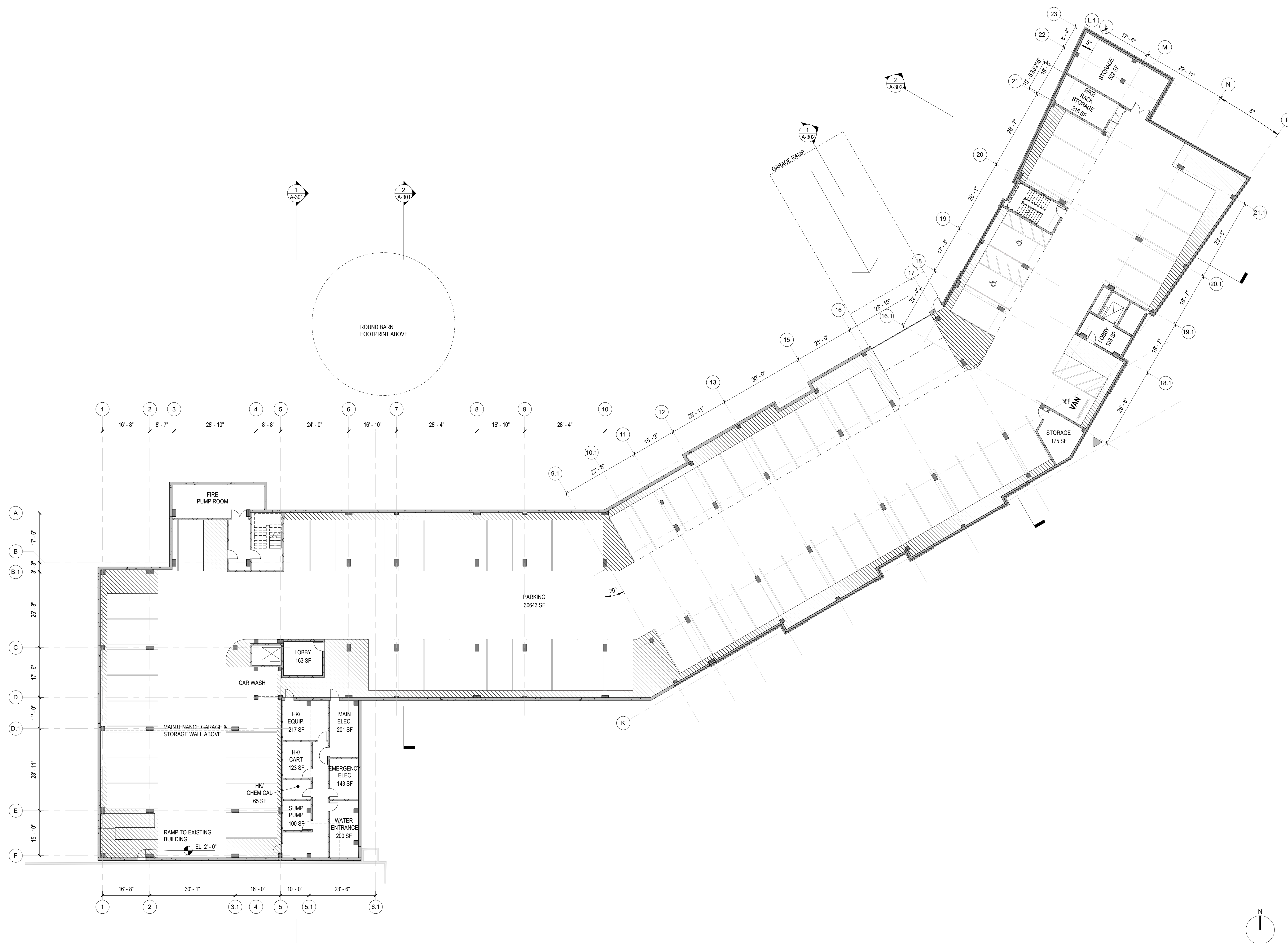
PROJECT No: 102120

DRAWING TITLE

OVERALL BASEMENT FLOOR PLAN

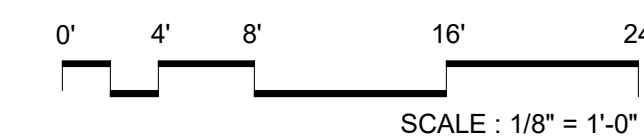
ISSUED FOR PLAN COMMISSION
RESUBMISSION

07.03.2024



1 **OVERALL BASEMENT FLOOR PLAN**
1/16" = 1'-0"

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KEY PENINSULA

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Presbyterian Homes - The Moorings

DRAWING TITLE:
**BASEMENT FLOOR
PLAN EAST**

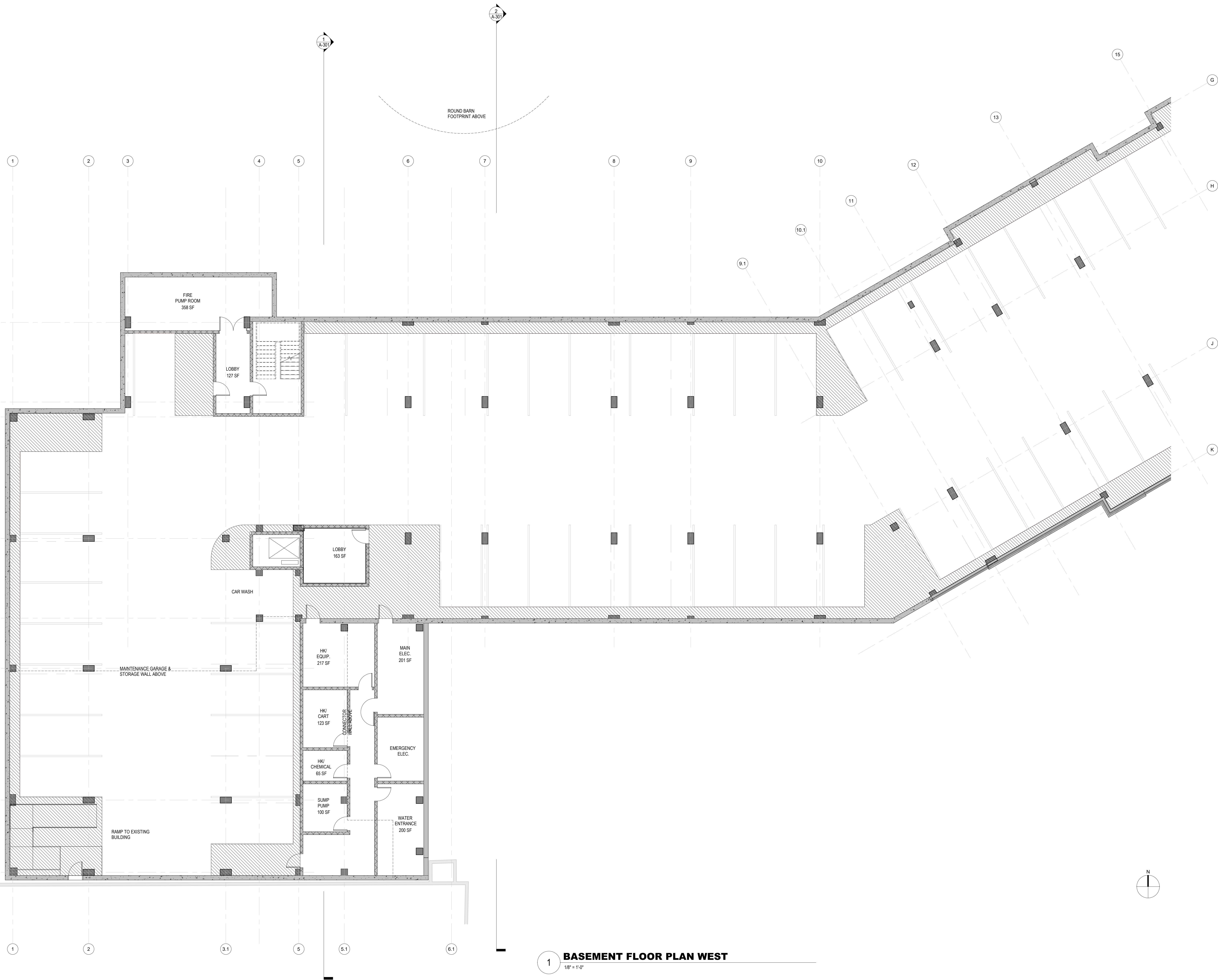
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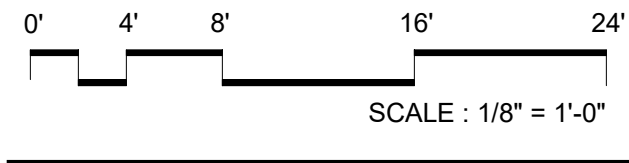
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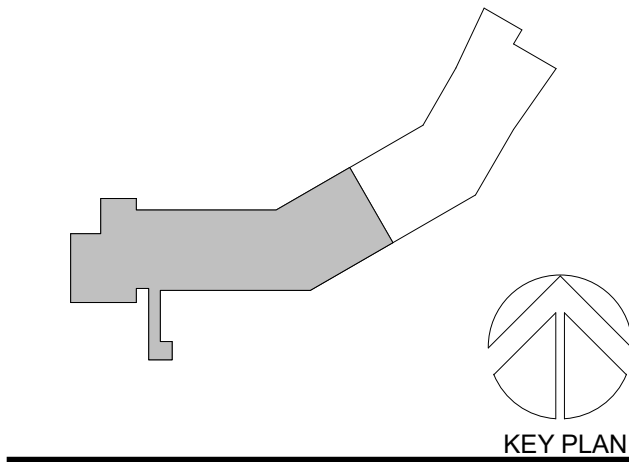


1 BASEMENT FLOOR PLAN WEST
1/8" = 1'-0"

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024



SEAL



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312-870-5142

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
BASEMENT FLOOR PLAN WEST

SCALE: 1/8" = 1'-0"

A-100B

ISSUED FOR PLAN COMMISSION
RESUBMISSION
07.03.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

KEY PLAN

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

07.03.2024



0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

KEY PLAN

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

07.03.2024



Page 325 of 576

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

KEY PLAN

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

07.03.2024



0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"



KEY PLAN

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
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Mechanical & Plumbing:
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Presbyterian Homes The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

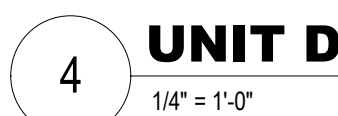
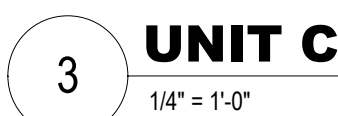
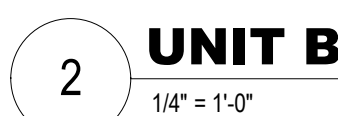
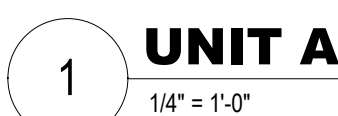
ENLARGED UNIT PLANS

SCALE: 1/4" = 1'-0"

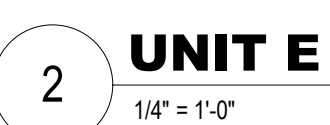
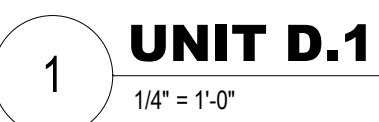
A-401

ISSUED FOR PLAN COMMISSION
RESUBMISSION

07.03.2024



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0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

KEY PLAN

09 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
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riksson Engineering Associates
45 Commerce Drive, Suite A, Grayslake, IL 60030
30-296-6259

Mechanical & Plumbing:
Thomas O'Brien
15 S Wabash, Chicago, IL 60605
12-870-5142

07.03.2024

Tree Inventory + Mitigation List

Notes:

1. The tree inventory below includes all trees on the Moorings Property, however, all trees are not part of this project scope. Please note project scope limits on the Tree Survey and Preservation Plan, Sheet L1.0.
2. Preserved trees shall have tree protection. Trees noted as no action are outside of the project limits.

TREE SURVEY - THE MOORINGS OF ARLINGTON HEIGHTS										
Condition: 1 = Excellent 2 = Good to Fair 3 = Fair 4 = Fair to Poor 5 = Poor 6 = Dead										
#	Caliper	Common Name	Species	Condition	Form	Remove	Preserve	No Action	Reason for Removal	
1001	8	Ginkgo	Ginkgo biloba	2	3			X		
1002	16	Littleleaf Linden	Tilia cordata	2	3			X		
1003	14	Littleleaf Linden	Tilia cordata	3	3			X		
1004	15	White Ash	Fraxinus americana	4	4			X		
1005	11	White Poplar	Populus alba	3	4			X		
1006	11	White Poplar	Populus alba	3	3			X		
1007	3.5	Northern Red Oak	Quercus rubra	3	3			X		
1008	11	Colorado Blue Spruce	Picea pungens	4	3			X		
1009	8	White Spruce	Picea glauca	5	4			X		
1010	16	Kentucky Coffeetree	Gymnocladus dioicus	2	3			X		
1011	13	Littleleaf Linden	Tilia cordata	3	3			X		
1012	15	Littleleaf Linden	Tilia cordata	4	3			X		
1013	16	Littleleaf Linden	Tilia cordata	4	3			X		
1014	21	Littleleaf Linden	Tilia cordata	3	4			X		
1015	15	Littleleaf Linden	Tilia cordata	5	4			X		
1016	17	Austrian Pine	Pinus nigra	3	4			X		
1017	17	Austrian Pine	Pinus nigra	3	4			X		
1018	14	Austrian Pine	Pinus nigra	4	4			X		
1019	15	Austrian Pine	Pinus nigra	3	4			X		
1020	11	Austrian Pine	Pinus nigra	3	4			X		
1021	18	Austrian Pine	Pinus nigra	3	4			X		
1022	13	Austrian Pine	Pinus nigra	3	4			X		
1023	15	Austrian Pine	Pinus nigra	3	4			X		
1024	15	Littleleaf Linden	Tilia cordata	4	4			X		
1025	24	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1026	35	Common Hackberry	Celtis occidentalis	3	4			X		
1027	16	Littleleaf Linden	Tilia cordata	3	4			X		
1028	16	Littleleaf Linden	Tilia cordata	2	3			X		
1029	18	Littleleaf Linden	Tilia cordata	2	3			X		
1030	15	Littleleaf Linden	Tilia cordata	3	4			X		
1031	15	Littleleaf Linden	Tilia cordata	3	4			X		
1032	28	White Ash	Fraxinus americana	4	3			X		
1033	13	White Poplar	Populus alba	4	4			X		
1034	17	Osage-orange (Hedge-apple)	Maclura pomifera	4	4			X		
1035	37	Osage-orange (Hedge-apple)	Maclura pomifera	3	4			X		
1036	6	White Mulberry (Common Mulberry)	Morus alba	2	3			X		
1037	26	Osage-orange (Hedge-apple)	Maclura pomifera	4	4			X		
1038	19	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1039	8	Amur Maple	Acer ginnala	4	4			X		within proposed parking area
1040	8	Amur Maple	Acer ginnala	4	4			X		
1041	4.5	Amur Maple	Acer ginnala	4	4			X		
1042	12	Amur Maple	Acer ginnala	3	4			X		
1043	8	Amur Maple	Acer ginnala	3	4			X		
1044	11	Amur Maple	Acer ginnala	3	4			X		
1045	10	Amur Maple	Acer ginnala	3	4			X		
1046	14	Amur Maple	Acer ginnala	3	4			X		
1047	25	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1048	25	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1049	26	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1050	20	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1051	26	Osage-orange (Hedge-apple)	Maclura pomifera	4	4			X		
1052	25	White Mulberry (Common Mulberry)	Morus alba	3	4			X		
1053	10	Red Maple	Acer rubrum	3	3			X		
1054	9	Red Maple	Acer rubrum	3	3			X		
1055	19	Austrian Pine	Pinus nigra	3	4			X		
1056	18	Austrian Pine	Pinus nigra	3	4			X		
1057	23	Austrian Pine	Pinus nigra	3	4			X		
1058	17	Austrian Pine	Pinus nigra	3	4			X		
1059	13	Red Maple	Acer rubrum	4	4			X		
1060	21	Austrian Pine	Pinus nigra	3	4			X		
1061	25	Austrian Pine	Pinus nigra	3	4			X		
1062	12	Red Maple	Acer rubrum	3	4			X		
1063	11	Red Maple	Acer rubrum	3	4			X		
1064	11	Red Maple	Acer rubrum	3	4			X		
1065	34	Silver Maple	Acer saccharinum	4	4			X		
1066	23	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1067	17	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1068	7	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1069	42	Silver Maple	Acer saccharinum	3	3			X		
1070	18	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1071	10	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1072	9	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1073	42	Silver Maple	Acer saccharinum	3	4			X		
1074	17	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1075	17	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1076	15	White Poplar	Populus alba	3	4			X		
1077	16	White Poplar	Populus alba	3	4			X		
1078	15	White Poplar	Populus alba	4	4			X		
1079	26	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X		
1080	30	Osage-orange (Hedge-apple)	Maclura pomifera	4	3			X		
1081	36	Boxelder Maple	Acer negundo	4	4			X		
1082	33	Silver Maple	Acer saccharinum	3	3			X		
1083	21	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1084	21	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1085	31	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1086	36	Silver Maple	Acer saccharinum	3	3			X		
1087	48	Osage-orange (Hedge-apple)	Maclura pomifera	4	3			X		
1088	25	Norway Maple	Acer platanoides	4	3			X		
1089	44	Silver Maple	Acer saccharinum	3	3			X		
1090	37	Silver Maple	Acer saccharinum	3	3			X		
1091	22	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1092	2.5	Sugar Maple	Acer saccharum	4	2			X		
1093	41	Silver Maple	Acer saccharinum	3	3			X		
1094	22	Common Honeylocust	Gleditsia triacanthos	3	4			X		
1095	10	White Spruce	Picea glauca	3	3			X		
1096	12	Merrill Magnolia	Magnolia x bebbii 'Merrill'	2	3			X		
1097	28	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1098	2	Japanese Tree Lilac	Syringa reticulata	3	3			X		
1099	2	Japanese Tree Lilac	Syringa reticulata	3	3			X		
1100	15	Colorado Blue Spruce	Picea pungens	3	4			X		
1101	24	Basswood (American Linden)	Tilia americana	2	3			X		
1102	21	Common Honeylocust	Gleditsia triacanthos	3	3			X		
1103	21	Basswood (American Linden)	Tilia americana	2	3			X		
1104	16	White Spruce	Picea glauca	3	4			X		
1105	16	Scots Pine	Pinus sylvestris	3	4			X		
1106	12	Scots Pine	Pinus sylvestris	3	4			X		
1107	14	Scots Pine	Pinus sylvestris	3	4			X		
1108	22	Silver Maple	Acer saccharinum	3	3			X		
1109	7	Ironwood (American Hophornbeam)	Ostrya virginiana	2	2			X		
1110	9	Red Maple	Acer rubrum	5	4			X		
1111	8 FH	Common Lilac	Syringa vulgaris	3	3			X		
1112	18	Scots Pine	Pinus sylvestris	3	3			X		
1113	16	Scots Pine	Pinus sylvestris	3	4			X		
1114	12	Scots Pine	Pinus sylvestris	3	4			X		
1115	6 FH	Scots Pine	Pinus sylvestris	3	3			X		
1116	21	Scots Pine	Pinus sylvestris	3	3			X		
1117	16	Scots Pine	Pinus sylvestris	3	4			X		
1118	19	Scots Pine	Pinus sylvestris	3	3			X		
1119	10	Freeman Maple	Acer x freemanii	4	3			X		
1120	8	Japanese Tree Lilac	Syringa reticulata	3	3			X		within proposed drive
1121	16	White Poplar	Populus alba	3	4			X		
1122	5	Horsechestnut	Aesculus hippocastanum	2	3			X		
1123	7 FH	Allegheny Serviceberry	Amelanchier laevis	4	3			X		
1124	15	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1125	10	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1126	12	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1127	11	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1128	12	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1129	9	Cockspur Hawthorn	Crataegus crus-galli	3	3			X		
1130	9	Red Maple	Acer rubrum	3	3			X		
1131	20	Austrian Pine	Pinus nigra	4	3			X		
1132	28	Pin Oak	Quercus palustris	2	3			X		
1133	5	Colorado Blue Spruce	Picea pungens	3	2			X		proximity to construction
1134	4	Crimson King Norway Maple	Acer platanoides 'Crimson King'	3	2			X		within proposed drive
1135	9	London Planetree	Platanus x acerifolia	3	2			X		within proposed drive
1136	17	Northern Red Oak	Quercus rubra	2	3			X		within proposed walkway
1137	7	Red Maple	Acer rubrum	3	3			X		within proposed walkway
1138	10	Red Maple	Acer rubrum	3	3			X		
1139	4	Tuliptree	Liriodendron tulipifera	2	3			X		
1140	13	Crabapple	Malus spp.	4	4			X		proximity to construction, poor form
1141	45	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	4			X		within proposed pond
1142	42	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	4			X		within proposed pond
1143	42	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	4			X		within proposed pond
1144	11	Swamp White Oak	Quercus bicolor	2	3			X		
1145	33	Pin Oak	Quercus palustris	3	3			X		within proposed pond

#	Caliper	Common Name	Species	Condition	Form	Remove	Preserve	No Action	Reason for Removal	
1146	23	Pin Oak	Quercus palustris	3	3			X		within proposed pond
1147	30	Pin Oak	Quercus palustris	3	3			X		within proposed pond
1148	29	Pin Oak	Quercus palustris	2	3			X		within proposed pond
1149	17	Freeman Maple	Acer x freemanii	4	3			X		
1150	4	Tuliptree	Liriodendron tulipifera	3	3			X		within proposed drive
1151	14	Crabapple	Malus spp.	3	4			X		within proposed drive
1152	2.5	Crimson King Norway Maple	Acer platanoides 'Crimson King'	3	2			X		within proposed parking area
1153	3	Crabapple	Malus spp.	3	3			X		
1154	5	Crabapple	Malus spp.	3	3			X		
1155	5.5	Crabapple	Malus spp.	3	3			X		
1156	7	Crabapple	Malus spp.	4	3			X		proximity to construction, poor form
1157	12	Freeman Maple	Acer x freemanii	3	3			X		
1158	8	Crabapple	Malus spp.	3	4			X		within proposed walkway/drive
1159	14	Crabapple	Malus spp.	3	3			X		proximity to construction
1160	7	Crabapple	Malus spp.	3	3			X		within proposed walkway
1161	6	Crabapple	Malus spp.	3	3			X		proximity to construction
1162	9	Crabapple	Malus spp.	4	3			X		proximity to construction, poor condition
1163	18	Austrian Pine	Pinus nigra	4	3			X		within area of proposed building

View 7



View 5



View 3



View 1



View 6



View 4



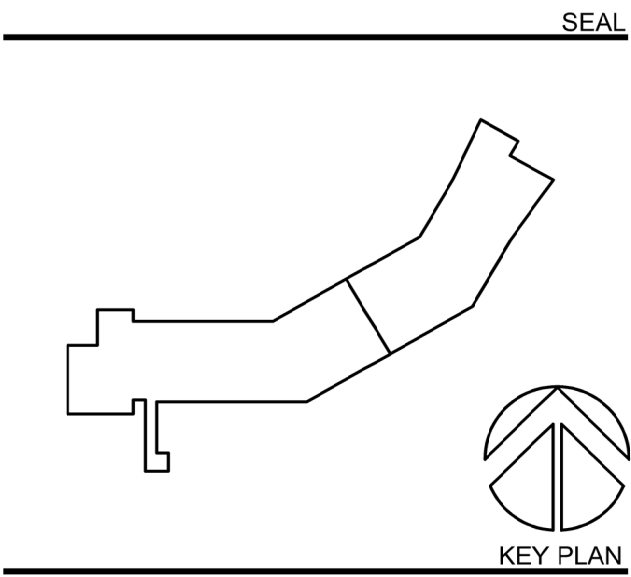
View 2



Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Upright Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Planting Beds
- Seed Mix A
- Seed Mix B
- Assumed Limit of Work
- Tree or Shrub Planted in May 2024

No.	Description	Date
1	REVISION Resubmission	07/02/2024
2	Plan Commission Revision	08.01.2024



PERKINS — EASTMAN
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Owner:
Presbyterian Homes
8707 Skokie Blvd., Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr., Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
**Presbyterian Homes -
New IL Building**

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120
DRAWING TITLE:
**LANDSCAPE
SCREENING
EXHIBIT**

SCALE:
L-102
ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024

SYMBOL	BOTANIC NAME	COMMON NAME	SPACING
DECIDUOUS TREES			119 TOTAL
AF	Acer x freemanii 'Autumn Blaze'	Freemanii Maple	4" caliper B&B
AGL	Alnus glutinosa	Black Alder	4" caliper B&B
AR	Acer rubrum 'Frank Jr.'	Red Point Maple	4" caliper B&B
AS	Acer saccharum	Sugar Maple	4" cal. B&B
BN	Betula nigra 'Heritage'	Heritage River Birch	6" ht. B&B/Multi Stem
CBF	Carpinus betulus 'Fastigiata'	Fastigiata European Hornbeam	4" cal., B&B
LT	Liriodendron tulipifera	Tulip Tree	4" cal., B&B
OV	Ostrya virginiana	American hophornbeam	4" caliper B&B
QB	Quercus bicolor	Swamp White Oak	4" cal., B&B
QR	Quercus robur fastigiata	Columnar English Oak	4" caliper B&B
QW	Quercus x warei 'Long'	Regal Prince Oak	4" caliper Oak
TA	Tilia americana 'McSentry'	American Sentry Linden	4" cal., B&B
TD 6	Taxodium distichum	Bald Cypress	6" ht. B&B
UMS	Ulmus 'Morton Stalwart'	Commendation Elm	4" cal., B&B
ORNAMENTAL TREES			89 TOTAL
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	10' ht., B&B - Multi Stem
CC	Cercis canadensis	Eastern Redbud	10' ht., B&B - Single Stem
CCI	Crataegus cuneigata var. inermis	Thornless Cockspur Hawthorn	8' ht., B&B - Single Stem
CM 6	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	6" ht. B&B/Multi Stem
CM 6	Cornus x Rutgan'	Stellar Pink Dogwood	6" ht. B&B/Multi Stem
CV 6	Chionanthus virginicus	White Fringe Tree	6" ht. B&B/Multi Stem
MF	Malus x 'Rainforest'	Prairie Fire Crabapple	8' ht., B&B - Multi
MS	Magnolia soulangeana	Saucer Magnolia	12' ht., B&B - Multi Stem
SR	Syringa reticulata 'Ivory Silk'	Syringa Tree Lilac	12' ht., B&B - Single Stem
EVERGREEN TREES			36 TOTAL
JCF	Juniperus chinensis 'Fairview'	Fairview Juniper	8' ht., B&B
PA 14	Picea abies	Norway Spruce	14' ht., B&B
PGD	Picea glauca 'Densata'	Black Hills Spruce	14' ht., B&B
PS	Pinus strobus	Eastern White Pine	12' ht., B&B
PSF	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	10' ht., B&B
TSC	Tsuga canadensis	Canadian Hemlock	12' ht., B&B
DECIDUOUS SHRUBS			502 TOTAL
AMM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24-30" ht., 5 gal. Container
CAB	Cornus alba 'Baillhau'	Ivory Halo Tatarian Dogwood	18-24" ht., 5 gal. Container
CS	Cornus sericea 'Isanti'	Redosier Dogwood	30" ht., B&B
CSA	Cornus sericea 'Flavoviridis'	Yellow Twig Dogwood	30" ht., B&B
DKO	Diervilla 'Kodiak Orange'	Diervilla 'Kodiak Orange'	30" ht., B&B
FB	Fothergilla gardenii 'Mount Airy'	Mount Airy Dwarf Fothergilla	24-30" ht., 5 gal. Container
HV 6	Hamelalis vernalis	Unreal Witch Hazel	6" ht., B&B
HAA	Hydrangea aborescens 'Abetwo'	Incremental Smooth Hydrangea	24-30" ht., 5 gal. Container
HL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	30" ht., B&B
HPL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-30" ht., B&B
HPLQ	Hydrangea paniculata 'Little Quickfire'	Little Quick Fire Panicle Hydrangea	24-30" ht., 5 gal. Container
HPWP	Hydrangea paniculata 'DV Pinky'	Pinky Winky Panicle Hydrangea	30-36" ht., 5 gal. Container
HQD	Hydrangea paniculata 'Quickfire'	Quickfire Hydrangea	30" ht., B&B
HQDS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	30-36" ht., 5 gal. Container
MP	Morica pensylvanica	Banysayer	30" ht., B&B
RA	Rhus glabra 'Gro-Low'	Gro-Low Sumac	5 gal. Container
RKP	Rosa 'Knockout Pink'	Pink Knockout Rose	24" ht., 5 gal. Container
RWC	Rhododendron 'White Cascade'	White Cascade Azalea	24" ht., 5 gal. Container
SS	Sorbaria sorbifolia 'Sem'	Sem Ural False Spirea	30" ht., B&B
SBT	Spiraea betulifolia 'Tor'	Birchleaf Spirea	18-24" ht., B&B
SBR	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	48" ht., B&B
SM	Syringa x 'Penda'	Bloomingear Purple Lilac	30" ht., B&B
SP	Syringa patula 'Ms. Kim'	Ms. Kim Lilac	30-36" ht., B&B
VCC	Viburnum carlesii 'Compactum'	Compact Common Spice Viburnum	24-30" ht., B&B
VD	Viburnum dentatum 'Christom'	Blue Mufin Arrowwood Viburnum	30" ht., B&B
VP	Viburnum prunifolium	Blackhaw Viburnum	5' ht., B&B
EVERGREEN SHRUBS			500 TOTAL
BH	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" spread, B&B
JMW	Juniperus horizontalis 'Witoni'	Blue Rug Juniper	30" spread B&B
TM	Taxus media 'Densiformis'	Dense Yew	36" spread B&B
TME	Taxus x media 'Evelrow'	Evelrow Spreading Yew	30" spread B&B
TOE 8	Tuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8" ht., B&B
TON 5	Tuja occidentalis 'Nigra'	American Arborvitae	5' ht., B&B
TON 5	Tuja plicata x standishii 'Green Giant'	Green Giant Arborvitae	11' ht., B&B
PERENNIALS & ORNAMENTAL GRASSES			7,212 TOTAL
ab	Agastache 'Blue Fortune'	Hummingbird Mint	1 gal./CG
aff	Athyrium filix-femina	Lady's Fern	1 gal./CG
am	Amsonia hubrichtii	Narrow Leaf Blue Star	1 gal./CG
am	Alchemilla mollis 'Aureole'	Lady's Mantle	1 gal./CG
am	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal./CG
all	Allium 'Summer Beauty'	Summer Beauty Allium	1 gal./CG
bn	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	1 gal./CG
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
cm	Carex morrowii 'Ice Dance'	Ice Dance Sedge	1 gal./CG
cnn	Calamintha nepeta ssp. Nepeta	Lesser Calamintha	1 gal./CG
cv	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	1 gal./CG
dc	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal.
ep	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal./CG
er	Epidemium x rubrum	Red Barrenwort	1 gal./CG
gm	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Bigroot Geranium	1 gal./CG
h	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal./CG
hpa	Hosta 'Patriot'	Patriot Hosta	1 gal./CG
hrs	Hosta 'Royal Standard'	Royal Standard Hosta	1 gal./CG
hs	Hosta 'Sagae'	Sagae Hosta	1 gal./CG
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal./CG
lr	Ligularia 'Bottle Rocket'	Bottle Rocket Ligularia	1 gal./CG
lrf	Liatris spicata 'Floristian White'	White Blazing Star	1 gal./CG
mm	Molinia		

BOTANIC NAME (COMMON NAME)		PLS (OZ./ACRE)
SEED		
PERMANENT GRASSES		
Andropogon gerardi (Big Bluestem)		6.53
Bromus ciliatus (Fringed Brome)		5.12
Calamagrostis canadensis (Blue Joint Grass)		0.34
Carex bicknellii (Copper-shouldered Oval Sedge)		1.31
Carex frankii (Bristly Cattail Sedge)		1.31
Carex hystericina (Porcupine Sedge)		1.31
Carex vulpinoidea (Brown Fox Sedge)		3.27
Elymus canadensis (Canada Wild Rye)		10.45
Elymus virginicus (Virginia Wild Rye)		10.45
Glyceria grandis (Reed Manna Grass)		1.31
Juncus dudleyi (Dudley's Rush)		0.33
Juncus interior (Inland Rush)		0.28
Panicum virgatum (Switch Grass)		1.31
Scirpus atrovirens (Dark-green Bulrush)		0.71
Scirpus cyperinus (Wool Grass)		0.37
Scirpus validus (Great Bulrush)		0.71
Sorghastrum nutans (Indian Grass)		6.53
Spartina pectinata (Cord Grass)		1.31
TOTAL		52.95
FORBS		
Alisma subcordatum (Mud Plantain)		1.31
Allium stellatum (Prairie Onion)		0.98
Ammannia coccinea (Scarlet Toothcup)		0.98
Anemone canadensis (Canada Anemone)		0.65
Angelica atropurpurea (Great Angelica)		3.92
Asclepias incarnata (Rose Milkweed)		2.61
Astragalus canadensis (Canada Milk Vetch)		0.65
Bidens cernua (Nodding Bur Marigold)		0.65
Boltonia asteroides (False Aster)		0.65
Eupatorium perfoliatum (Boneset)		0.49
Eupatorium maculatum (Joe Pye Weed)		0.65
Gentiana andrewsii (Bottle Gentian)		0.36
Gentiana flavida (Cream Gentian)		0.36
Helenium autumnale (Sneezeweed)		0.71
Heliopsis helianthoides (Early Sunflower)		1.31
Hibiscus laevis (Rose Mallow)		3.92
Hypericum pyramidatum (Great St. John's Wort)		0.65
Iris virginica var. shrevei (Southern Blue Flag)		2.61
Liatris pycnostachya (Prairie Blazing Star)		3.27
Lobelia cardinalis (Cardinal Flower)		0.33
Lobelia siphilitica (Great Blue Lobelia)		1.31
Lycopus americanus (Water Horehound)		0.65
Mimulus ringens (Monkey Flower)		0.33
Oligoneuron rigidum (Stiff Goldenrod)		0.65
Pedicularis lanceolata (Marsh Betony)		0.65
Persicaria punctata (Smartweed)		0.98
Physostegia virginiana (Obedient Plant)		0.71
Pycnanthemum virginianum (Mountain Mint)		1.31
Rudbeckia hirta (Black-eyed Susan)		1.96
Rudbeckia subtomentosa (Sweet Black-eyed Susan)		0.36
Rudbeckia triloba (Brown-eyed Susan)		1.31
Silphium laciniatum (Compass Plant)		0.65
Silphium perfoliatum (Cup Plant)		0.65
Silphium terebinthinaceum (Prairie Dock)		0.65
Symphotrichum laeve (Smooth Blue Aster)		1.31
Thalictrum dasycarpum (Purple Meadow Rue)		1.96
Verbena hastata (Blue Vervain)		1.31
Vernonia fasciculata (Common Ironweed)		1.31
Veronicastrum virginicum (Culver's Root)		0.65
Zizia aurea (Golden Alexanders)		1.31
TOTAL		47.01

<i>Bouteloua curtipendula</i> (Sloe-oats Grass)	17.95
<i>Carex brevior</i> (Plains Oval Sedge)	2.24
<i>Carex vulpinoidea</i> (Brown Fox Sedge)	1.12
<i>Elymus canadensis</i> (Canada Wild Rye)	0.98
<i>Lycmus dudleyi</i> (Dudley's Rush)	8.56
<i>Schizachyrium scoparium</i> (Little Bluestem)	13.46
TOTAL	44.31
ORBS	
<i>Agastache foeniculum</i> (Anise Hyssop)	0.56
<i>Asterella stellatum</i> (Prairie Onion)	1.12
<i>Asclepias incarnata</i> (Rose Milkweed)	1.12
<i>Astragalus canadensis</i> (Canada Milk Vetch)	0.28
<i>Bidens polyplepis</i> (Bearded Beggarticks)	0.56
<i>Chamaecrista fasciculata</i> (Partridge Pea)	1.12
<i>Coreopsis lanceolata</i> (Lance-leaf Coreopsis)	2.81
<i>Crotalaria sagittalis</i> (Rattlebox)	4.49
<i>Dalea candida</i> (White Prairie Clover)	1.68
<i>Dalea purpurea</i> (Purple Prairie Clover)	2.24
<i>Prymocalis arguta</i> (Prairie Cinquefoil)	0.56
<i>Rhinacea purpurea</i> (Purple Coneflower)	3.37
<i>Eryngium yuccifolium</i> (Rattlesnake Master)	1.12
<i>Eutelenium autumnale</i> (Sneezeweed)	0.56
<i>Heliopsis helianthoides</i> (Early Sunflower)	0.56
<i>Iatris spicata</i> (Button Blazing Star)	0.14
<i>Lobelia aspherica</i> (Great Blue Lobelia)	1.12
<i>Monarda fistulosa</i> (Wild Bergamot)	0.56
<i>Xiphoglossum rigidum</i> (Stiff Goldenrod)	0.56
<i>Penstemon digitalis</i> (Foxglove Beardtongue)	1.12
<i>Penstemon virginianus</i> (Mountain Mint)	0.56
<i>Ratibida pinnata</i> (Yellow Coneflower)	0.56
<i>Rudbeckia hirta</i> (Black-eyed Susan)	6.73
<i>Rudbeckia triloba</i> (Brown-eyed Susan)	0.28
<i>Symphyotrichum laeve</i> (Smooth Blue Aster)	1.12
<i>Verbena hastata</i> (Blue Vervain)	1.12
<i>Verbena stricta</i> (Hoary Vervain)	0.56
<i>Zizia aurea</i> (Golden Alexanders)	2.24
TOTAL	55.65

0' 20' 40' 80' 160'

SCALE : 1" = 40'-0"



Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

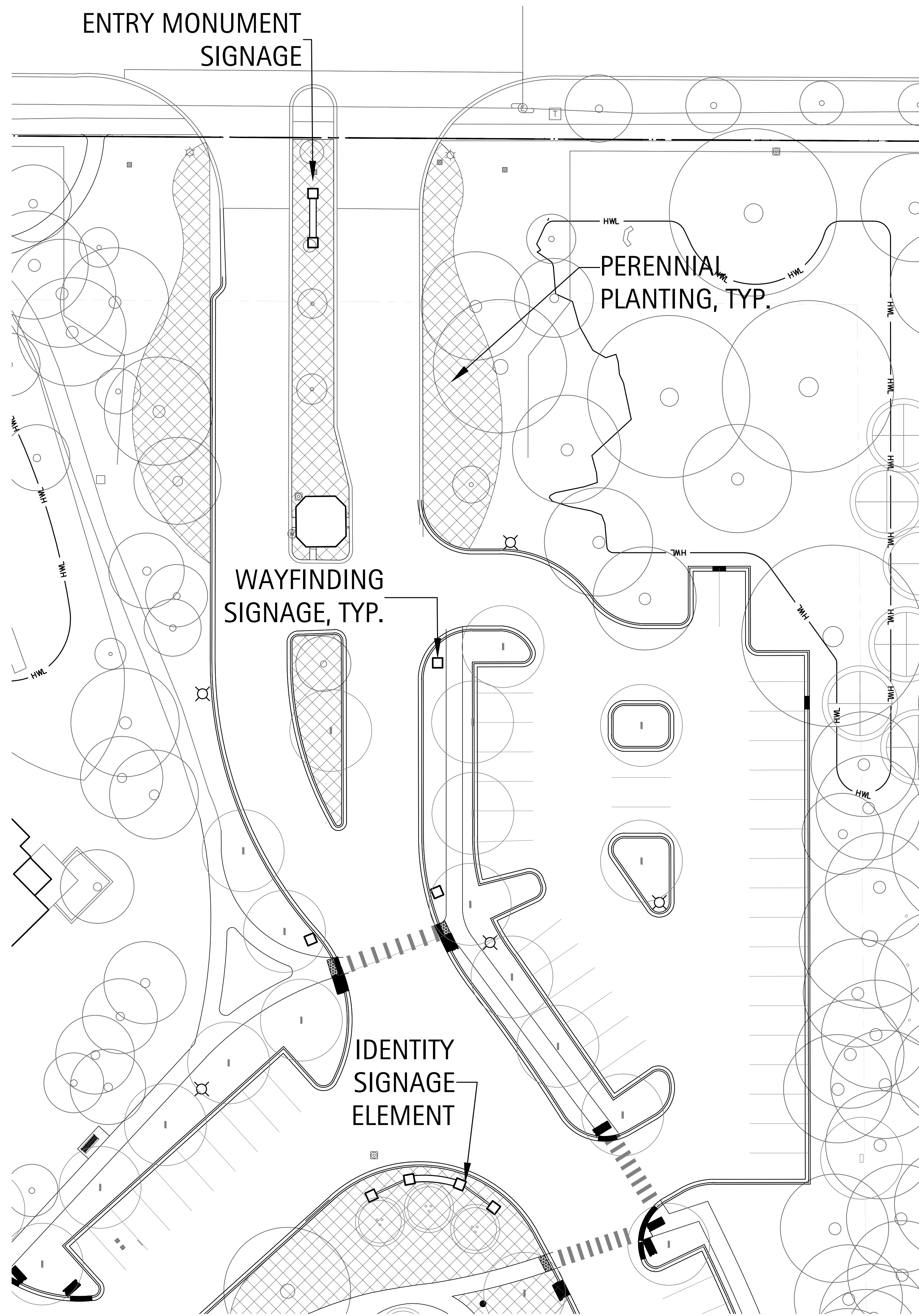
Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

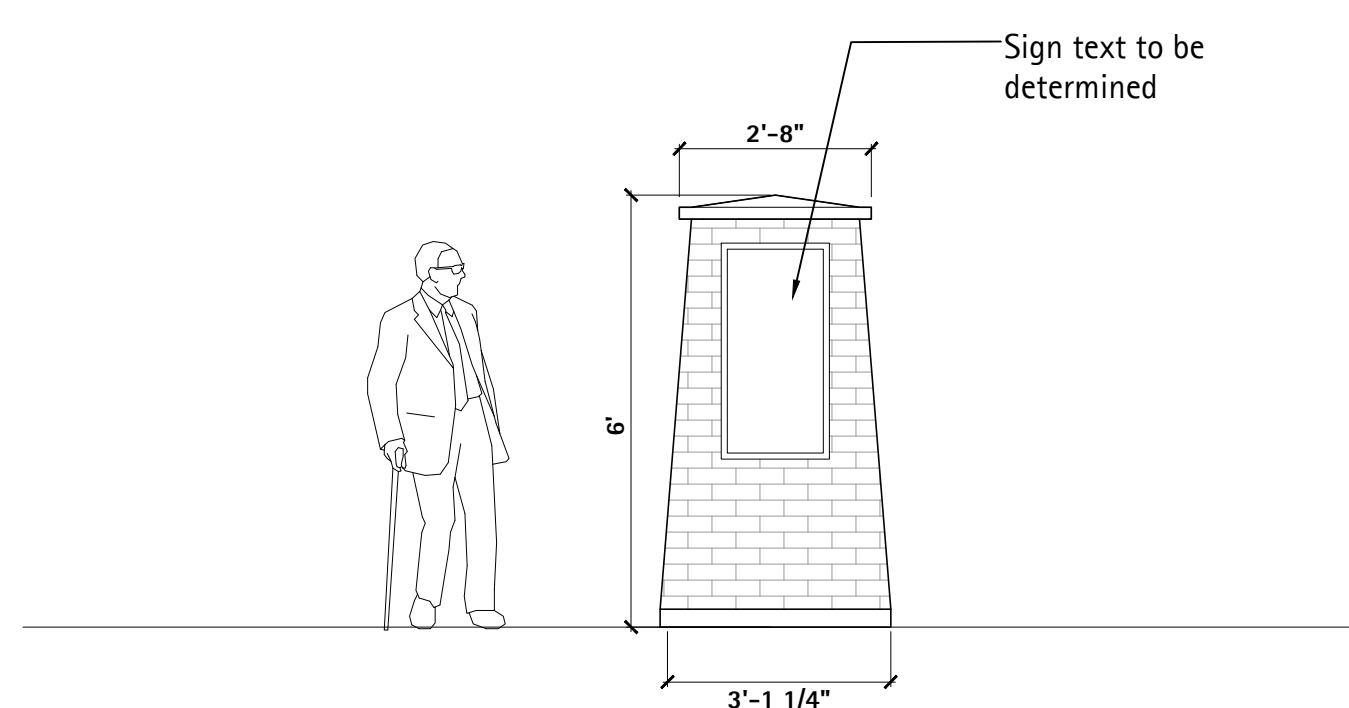
DRAWING TITLE:
PLANT SCHEDULE

SCALE:

L-103



1 Key Plan
1" = 20'-0"

$$1'' = 20'-0''$$


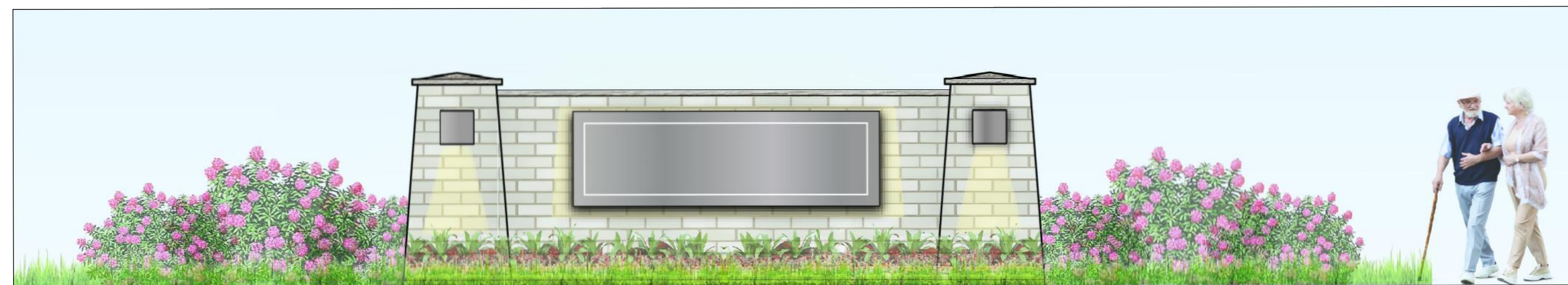
Elevation



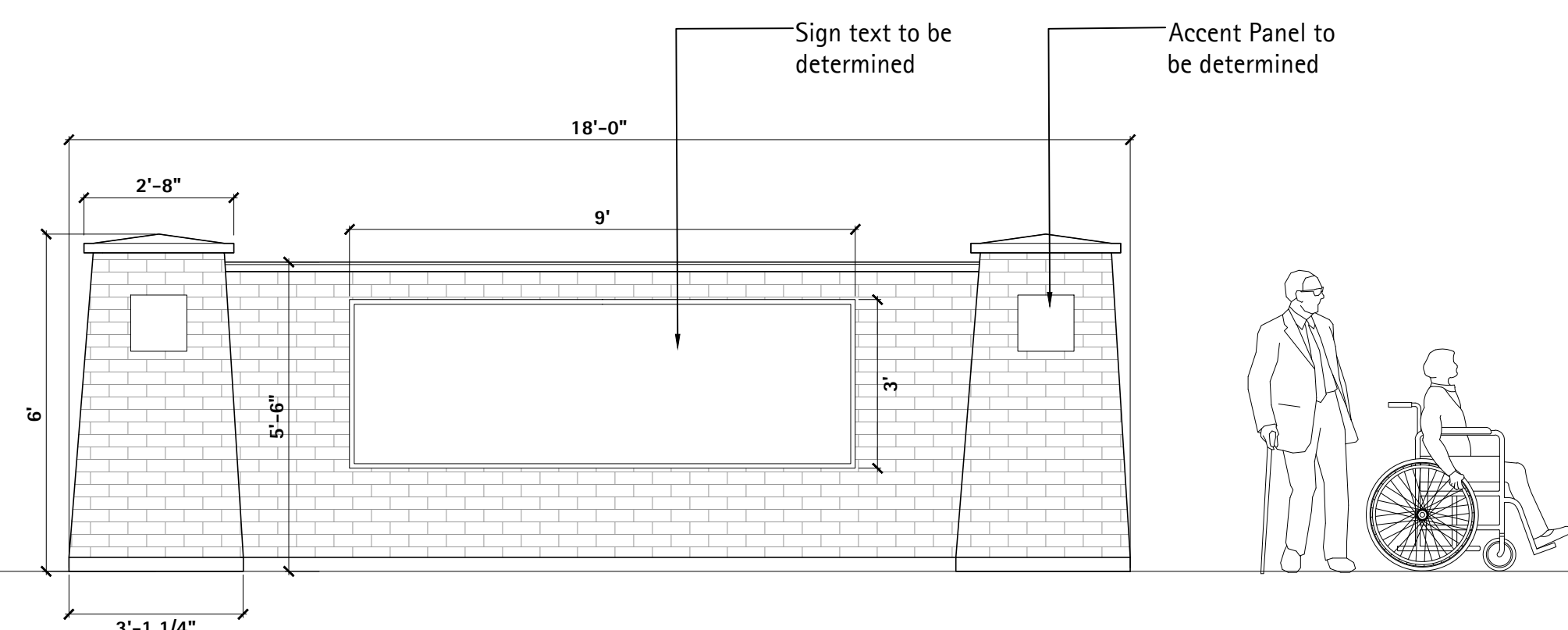
Illustrative Rendering

2 Wayfinding Signage

Scale: $\frac{3}{8}" = 1'-0"$



Illustrative Rendering



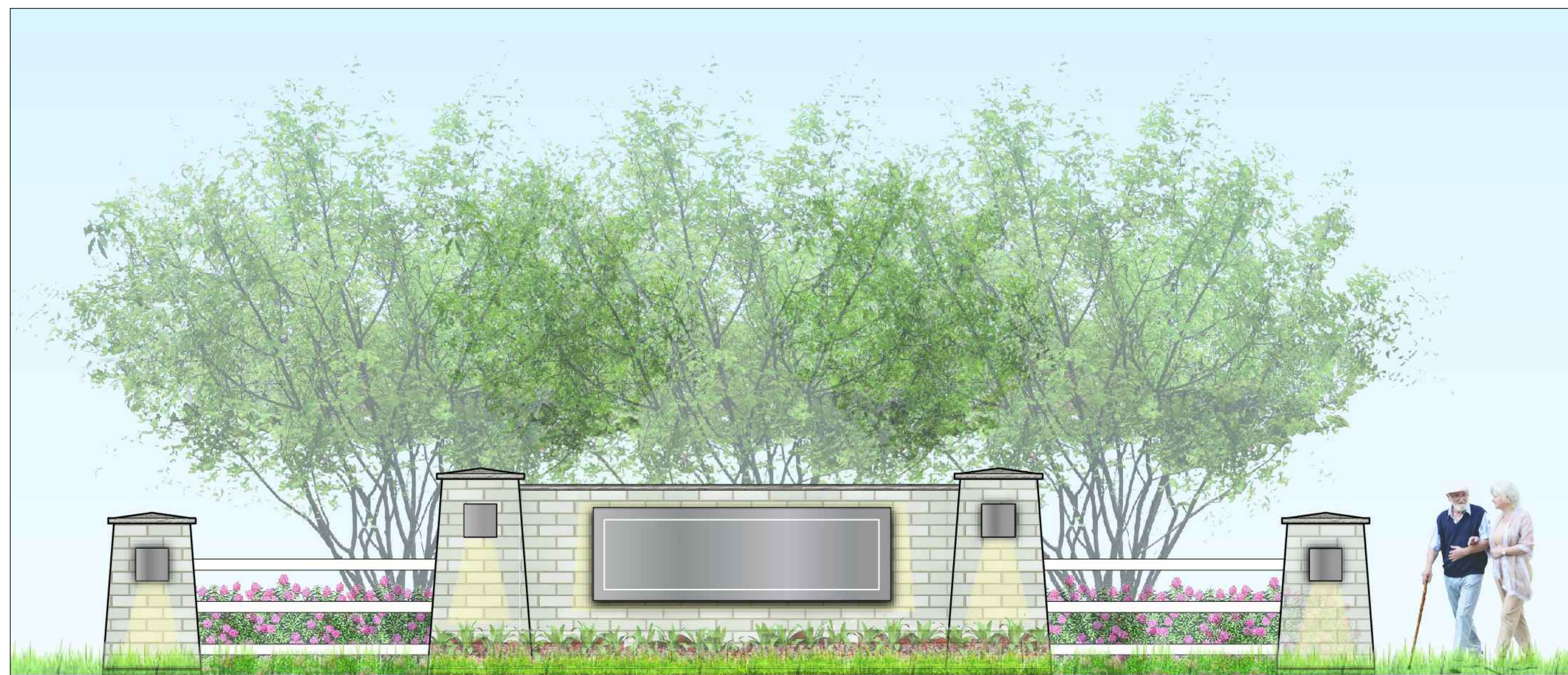
Elevation

Notes:

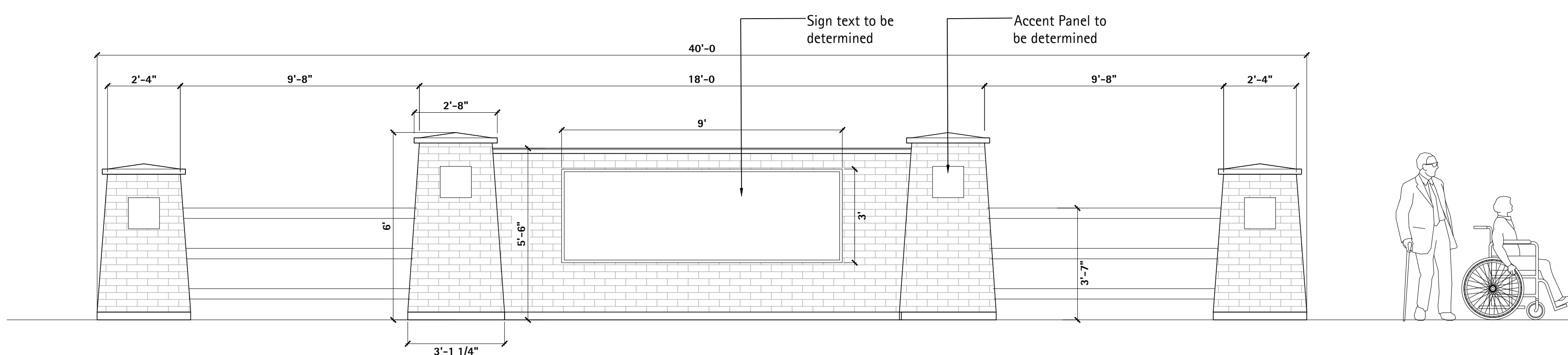
1. Masonry wall to match new building
2. Double-sided signage wall

② Entry Monument Signage

Scale: $3/8" = 1'-0"$



Illustrative Rendering



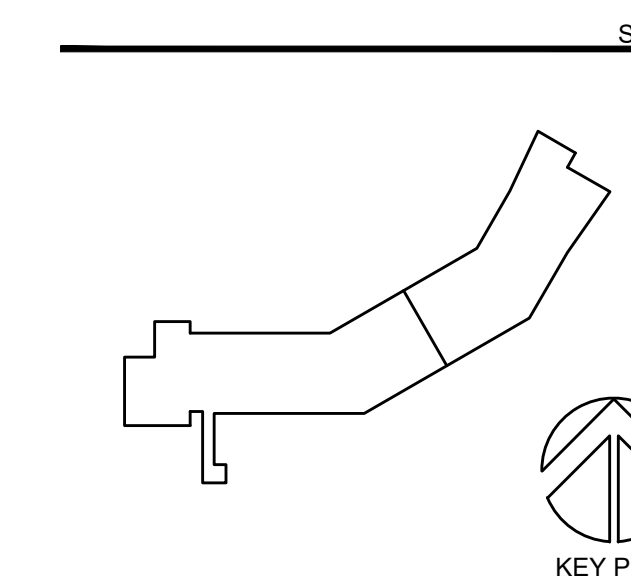
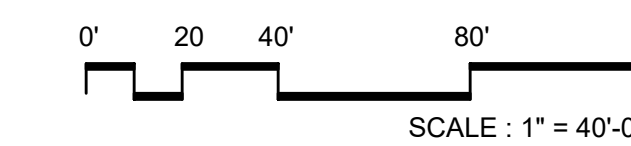
Elevation

Notes:

1. Masonry wall to match new building
2. Single-sided signage wall
3. Fence panels pinned to structural columns and end columns

④ Identity Signage Element

Scale: $3/8" = 1'-0"$

[illegible]**PERKINS—
EASTMAN**

The Rookery
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Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes -
New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
**SIGNAGE
ELEMENTS**

SCALE

L-201

ISSUED FOR PLAN COMMISSION
RESUBMISSION
08.01.2024



The Moorings of Arlington Heights

HIGH-LEVEL MARKET STUDY UPDATE

Independent Living

December 2023 (Updating October 2021 Market Study)

Background, Approach, and Results

Background and Scope

- Plante Moran Living Forward completed a full market study in October 2021 for The Moorings at Arlington Heights (MAH.)
- In the two years since the market study was completed, Presbyterian Homes developed an expansion plan for 70 units of additional independent living on its existing MAH campus.
- Now, in December 2023, Presbyterian Homes would like to refresh the results of the 2021 market study to understand if demand still exists for a 70-unit building at specific entrance fee and monthly service fee price points.

Approach

- To refresh the results and understand the unit potential within MAH's primary market area, PMLF completed the following updates:
 1. Pulled information from the following resources:
 - Demographics from Claritas
 - Competitive Property Advisory Report from NICMapVision.
 - Net worth from ESRI
 2. Used the above information to provide unit potential comparisons and updates from the 2021 study, including:
 - Updated the unit potential in the year 2025 for both rental and entrance fee IL units at an age qualification of 75+ years old and at an income of \$75,000 [REDACTED]
 - To test the unit potential for the proposed project in the future year at the minimum monthly service fee, we provided a sensitivity to test the entrance fee IL potential for age-and- income qualified 75+ Households at an income of \$110,000 [REDACTED]
 - We also ran additional sensitivities to test the unit potential for age-qualified households with a net worth of over \$500k and \$1M.

Results

- **Based on an age qualification of 75+ years old and a minimum annual income qualification of \$110,000 in 2027, the market supports unit potential for 70 independent living entrance fee units.**
- **Based on an age qualification of 75+ years old and a minimum net worth of \$500k and \$1M, the market supports a unit potential for 290 and 150 units, respectively.**



SECTION

Updated Unit Potential

Market Rate Independent Living Analysis Assumptions	
Age	75+ is the minimum age for the unit potential analysis. The demand for independent living is generally applied to households aged 75 and over. This calculation is conservative in the fact that it does not consider those prospective residents under the age of 75.
Households	The number of households is used as the base unit in estimating IL demand.
Income Level	Minimum household income level used for estimating the number of income-qualified households in the MA:
	\$35,000 is assumed to be the minimum income of residents living in market rate independent living. This is the income threshold used to compare penetration rates to industry benchmarks.
	\$75,000 is the income used in the 2021 Market Study to represent the minimum income of residents living in market rate independent living. This was derived by assuming the lowest IL rate for a proposed project is [REDACTED] or [REDACTED]. It is assumed that 60% of IL residents' income is spent on independent living. The 2023 equivalent rate (based on 3% inflation) [REDACTED] income threshold.
	\$75,000 is conservative in the fact that seniors with incomes below the minimum levels may have assets from homeownership and other investments they could use to afford IL. According to Claritas, 77% of households 75+ in the MA will own their own home in 2028. In addition, families can provide support to the seniors
Penetration Rate (likely to Move)	Additional sensitivities are shown within this presentation to test the unit potential at higher income thresholds, such as the rates proposed for the new 70-unit IL expansion.
Adjustment for MA Draw	Assume 1%-3% of the qualified population is likely to move to independent living, based on industry benchmarks.
Adjustment for Occupancy	Assume 75% MA draw. 70 - 90% is typical for IL product.
	Assume a 95% stabilized occupancy rate.

Rental Unit Potential

- For comparative purposes, assuming the same minimum income screen logic that was used of \$75,000+ the results are presented below:
- The 2021 market study** returned rounded monthly unit potential of 50 (at a 1% penetration rate) and 160 units (at a 3% penetration rate) in 2025.
- The 2023 update** showed an increase in unit potential, which is driven by an increase in projected age-and- income qualified households in the market area in 2025.

Market Rate Independent Living Unit Potential					
	2021 Market Study		Dec 2023 Update		
	Stabilized Occupancy Year \$75,000+ 2025		Stabilized Occupancy Year \$75,000+ 2025		
	Method 1		Method 1		
	Penetration Rates		Penetration Rates		
	1%	1%	3%	3%	
Estimated number of age- and income-qualified households (1)	5,205	5,721	5,205	5,721	
Less existing inventory of The Moorings IL units (2)	255	255	255	255	
Less existing and planned inventory of competitive IL units (3)	1,096	1,113	1,096	1,113	
Estimated net number of age- and income-qualified households	3,855	4,353	3,855	4,353	
Estimated penetration rate (4)	1.0%	1.0%	3.0%	3.0%	
Estimated IL demand	39	44	116	131	
Adjusted for 95% occupancy	95%	95%	95%	95%	
Percentage of project units to be filled from the MA	75%	75%	75%	75%	
Calculated IL Unit Potential	55	62	163	184	
Rounded Unit Potential	50	60	160	180	

(1) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual income \$75,000+ in 2025.

(2) The Moorings existing units are adjusted for 95% occupancy.

(3) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(4) The estimated penetration rate (likely to move) of 1% is applied in the left two columns, and 3% is applied in the right two columns.

Entrance Fee Unit Potential

- For comparative purposes, assuming the exact same minimum income screen logic of \$75,000+ the results are presented below:
- The updated unit potential for entrance fee units is **130 units**, compared to a potential of 120 units in the 2021 study. This unit potential is a subset of the IL unit potential calculated on the previous page; the results are not additive.

Market Rate Independent Living Entrance Fee Unit Potential

	2021 Market Study - Stabilized Occupancy Year 2025	Dec 2023 Update - Stabilized Occupancy Year 2025
Estimated number of age- and income-qualified households (1)	4,164	4,405
Less existing inventory of The Moorings IL units (2)	255	255
Less existing and planned inventory of competitive IL units (3)	1,096	1,113
Estimated net number of age- and income-qualified households	2,814	3,037
Estimated penetration rate (4)	3.0%	3.0%
Estimated IL demand	84	91
Adjusted for 95% occupancy	95%	95%
Percentage of project units to be filled from the MA	75%	75%
Calculated IL Unit Potential	118	128
Rounded Unit Potential	120	130

(1) Source: Claritas estimated number of households in the MA aged 75+ with minimum annual income \$75,000+ in 2025 who also own a home.

(2) The Moorings existing units are adjusted for 95% occupancy.

(3) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(4) The estimated penetration rate (likely to move) of 3% is applied.

Entrance Fee Unit Potential – Sensitivities Based on the Proposed Project

- The previous two slides have shown unit potential in 2025.
- The table below shows updated results for **unit potential in 2027**, which is the first year that the proposed new building is open.
- The table below also contains three sensitivities, which test the unit potential based on an income or net worth screen.
- **Sensitivity #1** – Shows the 2027-unit potential with an income screen equivalent to the desired monthly service fee for the proposed 70-unit IL.
- **Sensitivity #2 & #3** – Shows the 2027-unit potential based on a net worth screen of \$500k and \$1M, respectively. Note that Net Worth demographers do not project future year results. Therefore, the results use 2023 demographics.

Market Rate Independent Living Entrance Fee Unit Potential - 2027				
	Dec 2023 Update - Base Results from previous slides	Sensitivity #1 - Desired MSF Screen	Sensitivity #2 - \$500k Sensitivity Screen	Sensitivity #3 - Stabilized Occupancy Year
Desired Monthly Service Fee (in 2023 \$)				
Desired Monthly Service Fee (in 2027 \$)				
Income Level (in 2027 \$)				
Net Worth Screen				
Estimated number of age- and income-qualified households (1)	4,256	3,032		
Estimated number of age- and networth-qualified households (2)			8,302	4,985
Less existing inventory of The Moorings IL units (3)	255	255	255	255
Less existing and planned inventory of competitive IL units (4)	1,113	1,113	1,113	1,113
Estimated net number of age- and income-qualified households	2,888	1,665	6,934	3,617
Estimated penetration rate (5)	3.0%	3.0%	3.0%	3.0%
Estimated IL demand	87	50	208	109
Adjusted for 95% occupancy	95%	95%	95%	95%
Percentage of project units to be filled from the MA	75%	75%	75%	75%
Calculated IL Unit Potential	122	70	292	153
Rounded Unit Potential	120	70	290	150

(1) Source: Claritas estimated number of households in the MA aged 75+ who own a home and have the minimum annual income outlined in the header of each scenario.

(2) Source: Claritas estimated number of households in the MA aged 75+ who own a home and have the minimum net worth outlined in the header of each scenario.

(3) Existing units are adjusted for 95% occupancy.

(4) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(5) The estimated penetration rate (likely to move) of 3% is applied.



SECTION

Updated Demographics &
Competition

Population Demographics

2021 Market Study

Demographics - Population				
	2010 Actual	2021 Estimate	2026 Projected	Population Percent Change 2021 - 2026
MA				
MA Population (all ages)	310,394	306,342	304,016	-0.76%
Age 45 - 54	48,161	39,487	37,699	-4.53%
Age 55 - 64	38,015	42,467	40,047	-5.70%
Age 65 - 74	22,400	31,891	37,125	16.41%
Age 75 - 84	15,385	17,412	18,782	7.87%
Age 85 and over	6,823	7,867	7,828	-0.50%
Total Age 45-64	86,176	81,954	77,746	-5.13%
Total Age 65+	44,608	57,170	63,735	11.48%
Total Age 75+	22,208	25,279	26,610	5.27%
Illinois				
Illinois Population (all ages)	12,830,632	12,606,840	12,510,055	-0.77%
Age 45 - 54	1,870,879	1,579,301	1,525,787	-3.39%
Age 55 - 64	1,473,207	1,625,728	1,551,870	-4.54%
Age 65 - 74	849,535	1,229,766	1,417,110	15.23%
Age 75 - 84	524,766	611,516	666,962	9.07%
Age 85 and over	234,912	263,440	267,550	1.56%
Total Age 45-64	3,344,086	3,205,029	3,077,657	-3.97%
Total Age 65+	1,609,213	2,104,722	2,351,622	11.73%
Total Age 75+	759,678	874,956	934,512	6.81%
United States				
United States Population (all ages)	308,745,538	330,946,040	340,574,349	2.91%
Age 45 - 54	45,006,716	40,850,092	40,621,246	-0.56%
Age 55 - 64	36,482,729	42,310,640	42,023,337	-0.68%
Age 65 - 74	21,713,429	33,408,314	39,512,957	18.27%
Age 75 - 84	13,061,122	16,368,076	18,402,423	12.43%
Age 85 and over	5,493,433	6,668,294	7,129,280	6.91%
Total Age 45-64	81,489,445	83,160,732	82,644,583	-0.62%
Total Age 65+	40,267,984	56,444,684	65,044,660	15.24%
Total Age 75+	18,554,555	23,036,370	25,531,703	10.83%

Source: Claritas

December 2023 Update

Demographics - Population				
	2010 Actual	2023 Estimate	2028 Projected	Population Percent Change 2023 - 2028
MA				
MA Population (all ages)	307,937	310,283	306,725	-1.15%
Age 45 - 54	47,877	39,348	37,815	-3.90%
Age 55 - 64	37,834	41,834	39,608	-5.32%
Age 65 - 74	22,319	34,819	39,833	14.40%
Age 75 - 84	15,345	18,633	19,406	4.15%
Age 85 and over	6,809	8,227	8,286	0.72%
Total Age 45-64	85,711	81,182	77,423	-4.63%
Total Age 65+	44,473	61,679	67,525	9.48%
Total Age 75+	22,154	26,860	27,692	3.10%
Illinois				
Illinois Population (all ages)	12,830,623	12,633,738	12,518,254	-0.91%
Age 45 - 54	1,870,858	1,553,914	1,537,529	-1.05%
Age 55 - 64	1,473,166	1,610,385	1,516,676	-5.82%
Age 65 - 74	849,550	1,318,564	1,507,055	14.30%
Age 75 - 84	524,783	643,749	686,897	6.70%
Age 85 and over	234,927	267,450	275,036	2.84%
Total Age 45-64	3,344,024	3,164,299	3,054,205	-3.48%
Total Age 65+	1,609,260	2,229,763	2,468,988	10.73%
Total Age 75+	759,710	911,199	961,933	5.57%
United States				
United States Population (all ages)	308,745,377	334,500,069	341,662,969	2.14%
Age 45 - 54	45,007,049	40,326,341	40,905,599	1.44%
Age 55 - 64	36,483,203	42,279,362	41,105,842	-2.78%
Age 65 - 74	21,713,602	35,621,821	41,540,430	16.62%
Age 75 - 84	13,061,023	17,492,925	19,284,050	10.24%
Age 85 and over	5,493,433	6,886,666	7,428,004	7.86%
Total Age 45-64	81,490,252	82,605,703	82,011,441	-0.72%
Total Age 65+	40,268,058	60,001,412	68,252,484	13.75%
Total Age 75+	18,554,456	24,379,591	26,712,054	9.57%

Source: Claritas

Income Demographics

2021 Market Study

Demographics - Households by Income				
	2000 Actual	2021 Estimate	2026 Projected	Percent Change 2021 - 2026
Householder Age 45 - 64				
Income less than \$15,000	1,761	1,752	1,354	-22.72%
Income \$15,000 - \$24,999	1,838	1,173	827	-29.50%
Income \$25,000 - \$34,999	2,968	2,079	1,614	-22.37%
Income \$35,000 - \$49,999	5,512	3,811	3,187	-16.37%
Income \$50,000 - \$74,999	8,918	7,240	6,414	-11.41%
Income \$75,000 - \$99,999	7,132	5,551	5,126	-7.66%
Income \$100,000 - \$124,999	5,487	4,829	4,381	-9.28%
Income \$125,000 - \$149,999	3,105	4,476	4,168	-6.88%
Income \$150,000 - \$199,999	2,823	6,175	6,195	0.32%
Income \$200,000 or more	2,207	9,004	10,491	16.51%
	41,751	46,090	43,757	-5.06%
Householder Age 65 - 74				
Income less than \$15,000	1,442	1,319	1,274	-3.41%
Income \$15,000 - \$24,999	2,159	1,518	1,372	-9.62%
Income \$25,000 - \$34,999	1,941	1,571	1,639	4.33%
Income \$35,000 - \$49,999	2,304	2,427	2,407	-0.82%
Income \$50,000 - \$74,999	2,748	3,319	3,670	10.58%
Income \$75,000 - \$99,999	1,323	2,464	2,915	18.30%
Income \$100,000 - \$124,999	745	1,960	2,341	19.44%
Income \$125,000 - \$149,999	345	1,280	1,600	25.00%
Income \$150,000 - \$199,999	245	1,394	1,881	34.94%
Income \$200,000 or more	390	1,950	3,114	59.69%
	13,642	19,202	22,213	15.68%
Householder Age 75+				
Income less than \$15,000	2,580	2,167	2,045	-5.63%
Income \$15,000 - \$24,999	2,673	2,691	2,422	-10.00%
Income \$25,000 - \$34,999	2,108	2,321	2,356	1.51%
Income \$35,000 - \$49,999	1,852	2,698	2,659	-1.45%
Income \$50,000 - \$74,999	1,701	2,767	2,977	7.59%
Income \$75,000 - \$99,999	646	1,503	1,687	12.24%
Income \$100,000 - \$124,999	304	1,037	1,192	14.95%
Income \$125,000 - \$149,999	145	709	852	20.17%
Income \$150,000 - \$199,999	170	581	738	27.02%
Income \$200,000 or more	158	608	928	52.63%
	12,337	17,082	17,856	4.53%

Source: Claritas

December 2023 Update

Demographics - Households by Income			
	2023 Estimate	2028 Projected	Percent Change 2023 - 2028
Householder Age 45 - 64			
Income less than \$15,000	1,883	1,508	-19.92%
Income \$15,000 - \$24,999	1,219	925	-24.12%
Income \$25,000 - \$34,999	1,696	1,364	-19.58%
Income \$35,000 - \$49,999	3,144	2,585	-17.78%
Income \$50,000 - \$74,999	6,023	5,182	-13.96%
Income \$75,000 - \$99,999	5,570	4,923	-11.62%
Income \$100,000 - \$124,999	5,000	4,416	-11.68%
Income \$125,000 - \$149,999	4,737	4,415	-6.80%
Income \$150,000 - \$199,999	6,115	6,273	2.58%
Income \$200,000 or more	10,150	11,963	17.86%
	45,537	43,554	-4.35%
Householder Age 65 - 74			
Income less than \$15,000	1,289	1,242	-3.65%
Income \$15,000 - \$24,999	1,249	1,154	-7.61%
Income \$25,000 - \$34,999	1,353	1,323	-2.22%
Income \$35,000 - \$49,999	2,267	2,216	-2.25%
Income \$50,000 - \$74,999	3,574	3,706	3.69%
Income \$75,000 - \$99,999	2,589	2,913	12.51%
Income \$100,000 - \$124,999	2,231	2,550	14.30%
Income \$125,000 - \$149,999	1,507	1,820	20.77%
Income \$150,000 - \$199,999	1,893	2,455	29.69%
Income \$200,000 or more	2,760	4,228	53.19%
	20,712	23,607	13.98%
Householder Age 75+			
Income less than \$15,000	2,185	2,016	-7.73%
Income \$15,000 - \$24,999	2,478	2,200	-11.22%
Income \$25,000 - \$34,999	2,079	2,050	-1.39%
Income \$35,000 - \$49,999	2,615	2,543	-2.75%
Income \$50,000 - \$74,999	3,101	3,107	0.19%
Income \$75,000 - \$99,999	1,568	1,693	7.97%
Income \$100,000 - \$124,999	1,192	1,331	11.66%
Income \$125,000 - \$149,999	884	1,028	16.29%
Income \$150,000 - \$199,999	790	976	23.54%
Income \$200,000 or more	880	1,303	48.07%
	17,772	18,247	2.67%

Source: Claritas

Net Worth Demographics

2021 Market Study				Net Worth in the Market Area										
Zip Code	City	2021 Average Net Worth	2021 Average Net Worth: HHr 75+	2021 Households Age 75+ with Net Worth of:										Total
				<\$15,000	\$15,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$249,999	\$250,000 - \$499,999	\$500,000 - \$999,999	\$1,000,000+	
60004	Arlington Heights	\$ 2,324,264	\$ 2,257,677	106	11	13	71	81	166	348	670	693	1,241	3,400
60067	Palatine	\$ 2,205,771	\$ 1,881,882	78	11	7	42	46	70	187	340	306	490	1,577
60070	Prospect Heights	\$ 1,348,810	\$ 1,865,622	26	5	4	15	17	47	129	175	125	233	776
60005	Arlington Heights	\$ 1,693,184	\$ 1,715,099	264	30	28	90	94	136	242	432	338	650	2,304
60056	Mount Prospect	\$ 1,576,386	\$ 1,493,379	297	43	26	103	108	140	441	803	656	832	3,449
60074	Palatine	\$ 1,021,952	\$ 1,320,250	95	15	7	41	52	66	176	356	264	329	1,401
60016	Des Plaines	\$ 848,517	\$ 1,133,945	331	39	38	148	153	188	527	804	541	719	3,488
60008	Rolling Meadows	\$ 1,190,805	\$ 1,124,123	38	7	8	32	37	65	177	305	189	237	1,095
Total				1,235	161	131	542	588	878	2,227	3,885	3,112	4,731	17,490
				Total HH Net Worth \$500k+										7,843

Source: ESRI

Net Worth equals total household assets less any debts, secured or unsecured. Assets include ownership of homes, rental properties, business, individual retirement accounts (IRAs) and Keogh accounts, pension plans, stocks, mutual funds, and motor vehicles. Examples of secured debt include home mortgages and vehicle loans; unsecured debt includes credit cards and other bills or certain bank loans.

December 2023 Update				Net Worth in the Market Area										
Zip Code	City	2023 Average Net Worth	2023 Average Net Worth: HHr 75+	2023 Households Age 75+ with Net Worth of:										Total
				<\$15,000	\$15,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$249,999	\$250,000 - \$499,999	\$500,000 - \$999,999	\$1,000,000+	
60004	Arlington Heights, IL	\$ 2,229,506	\$ 2,173,450	89	17	12	55	86	144	356	631	773	1,211	3,374
60067	Palatine, IL	\$ 2,263,870	\$ 1,973,770	71	10	7	34	65	62	182	360	313	552	1,656
60056	Mount Prospect, IL	\$ 1,615,934	\$ 1,746,700	343	41	31	99	129	144	411	726	681	1,058	3,663
60070	Prospect Heights, IL	\$ 1,357,944	\$ 1,722,606	19	1	3	14	16	56	156	175	146	239	825
60074	Palatine, IL	\$ 1,052,667	\$ 1,521,706	69	13	16	39	54	72	260	375	219	368	1,485
60005	Arlington Heights, IL	\$ 1,531,626	\$ 1,390,497	260	36	28	90	114	142	280	413	405	553	2,321
60008	Rolling Meadows, IL	\$ 1,132,726	\$ 1,286,680	49	14	19	32	40	71	177	288	229	261	1,180
60016	Des Plaines, IL	\$ 936,740	\$ 1,135,678	394	52	48	157	165	259	599	791	551	743	3,759
Total				1,294	184	164	520	669	950	2,421	3,759	3,317	4,985	18,263
				Total HH Net Worth \$500k+										8,302

2023 Weighted Average Net Worth

Market Area	\$ 1,548,854	\$ 1,625,991
USA	\$ 909,261	\$ 1,125,382

Source: ESRI

Net Worth equals total household assets less any debts, secured or unsecured. Assets include ownership of homes, rental properties, business, individual retirement accounts (IRAs) and Keogh accounts, pension plans, stocks, mutual funds, and motor vehicles. Examples of secured debt include home mortgages and vehicle loans; unsecured debt includes credit cards and other bills or certain bank loans.

Independent Living Competitors

Primary Market Area Competitors

Property Name	Zip Code	Driving Distance From Site	2021 Market Study IL Units	Dec 2023 Update IL Units
Subject Community				
The Moorings of Arlington Heights	60005	0	268	268
Existing Competitors				
Church Creek	60005	1.4	95	95
Presence Nazarethville	60016	4.8	0	15
Luther Village	60004	2.8	640	640
The Grand at Twin Lakes	60074	4.1	83	83
Brookdale Des Plaines	60016	5.4	194	202
Solstice Senior Living at Palatine	60067	5.8	67	67
Total Existing Competitors			1,079	1,102
Planned Competitors				
Arlington Heights Senior Living	60005	5.6	0	93
Plum Creek of Des Plaines	60016	5.6	100	0
Total Planned Competitors			100	93
Total			1,447	1,463

Notes:

1. The 2021 competitor data was sourced from : NIC MAP® Data Service 2Q2021, as well as telephone interviews August-Oct 2021, and various internet searches.
2. The competitor data for the December 2023 update was sourced from : NIC MAP® Data Service 3Q2023 and various internet searches. The 2023 update did not include updated phone interviews to validate the changes in units for MAH's competitors.
3. Based on our PZ research using our subscription resources to identify planned projects and various internet searches, the Plum Creek of Des Plaines project did not come to fruition and is no longer in the development pipeline and has therefore been removed from our analysis and the competitive set for this 2023 update.

Independent Living Future Developments

In order to identify any new senior living construction, the 3Q2023 NIC MAP Vision® Property Inventory Report, NIC MAP® Dodge Data & Analytics, ConstructConnect (Insight), and BuildCentral resources were reviewed, and the results compiled to determine any senior living projects within the MA.

Per the searches conducted, the following planned Independent Living projects were identified within the MA:

Independent Living Future Developments				
Facility	City	Zip Code	Estimated Date Available	IL Units
Arlington Heights Senior Living	Arlington Heights	60005	Unknown	93
Total				93

Notes:

- Arlington Heights Senior Living:** As reported in the 2021 report, this community is still planning to construct a 3-story, 175-unit senior living development. The unit breakdown includes 93 independent living, 58 assisted living, and 24 memory units. This facility will offer a mix of studios, one- and two-bedroom units priced from \$3,000-\$4,500 a month which will include full meal plans, housekeeping and medical support care. Note community also referred to as "Trammell Crow".

Additional Future Developments

Notes on projects early in the planning/predesign stages, which could include affordable non-competitive projects.

- Golf Crossing Senior Living:** As of 5/24/23, the Illinois Housing Development Authority has approved the 9% LIHTC preliminary applications for the project, located in Arlington Heights. No other information is known at this time.
- Higgins Road Senior Apartments:** As of 5/24/23, the Illinois Housing Development Authority has approved the 9% LIHTC preliminary applications for the project, located in Hoffman Estates. No other information is known at this time.
- Blue Sky Residences:** Per our resources, Build Central, as of 06/14/2023, efforts to contact Des Plaines planning/zoning and Pontarelli Cos (developer) have not yet resulted in a construction schedule or timeline. No other information is known at this time.
- Prospect Senior Lofts:** Per our resources Dodge and Insight, a 4 story, 53-unit affordable housing for seniors is proposed. This building would consist of forty-one (41) one-bedroom units, twelve (12) two-bedroom units, and indoor amenities to accommodate residents.

This report is a high-level supply and demand overview. This report is based on estimates, assumptions, and other information available to us during the conduct of the study or developed in connection with the market study. Sources of the information and bases of the estimates are stated in the appropriate sections of the report. The information, recommendations, analysis, and conclusions contained within (collectively “Analysis”) are, in whole or in part, dependent on information provided by MAH and other third parties or public sources (collectively “Information”). PMLF has not validated any Information for its accuracy or reliability. Errors or misstatements in the Information may exist that impact the results of our Analysis.

Some assumptions will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved may vary from those reported upon. PMLF cannot and does not warrant or guarantee the outcome of any forward-looking information or analysis. The Analysis prepared by PMLF represents PMLF's professional judgment as a consultant based on information known to PMLF at the time.



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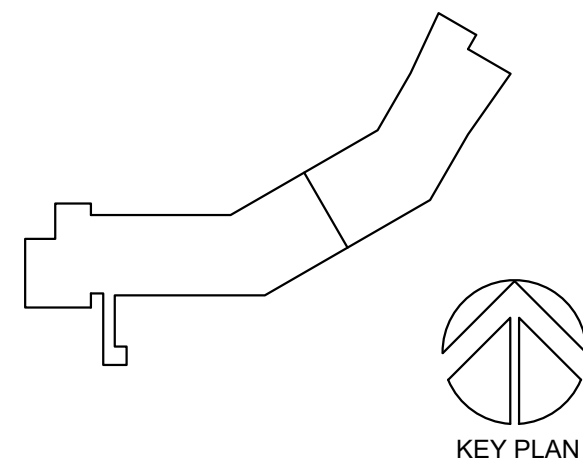
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SEAL



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EASTMAN**

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F. +1.312.755.1155

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8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE

Presbyterian Homes New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
PHOTOMETRIC
SITE PLAN

SCALE:

E-100

Submit for Plan Commission
Resubmission

07.03.2024



LIGHTING FIXTURE SCHEDULE							
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS	LLF	WATTS	
T3	STERNBERG LIGHTING	PT-1843LED-GAR35T3-MDL03-CSA/391274-3/BKT	EXISTING 12" POLE LIGHT FIXTURE	6195	0.9	93	
T5	STERNBERG LIGHTING	PT-1843LED-GA1R35T5-MDL03-CSA/391274-3/BKT	EXISTING 12" POLE LIGHT FIXTURE	8700	0.9	120	
B1	LITHONIA LIGHTING	DSXB LED 12C 700 30K ASY MV/OLT	ASYMMETRIC BOLLARD	2173	0.9	31	
B2	LITHONIA LIGHTING	DSXB LED 16C 300 30K SYM MV/OLT	SYMMETRIC BOLLARD	2802	0.9	39	

Note: Building mounted light fixtures will have cut off shields to direct light down. Lights will be mounted on walls at building access points and at balconies. The site lighting design meets the photometric requirements for the site.

1 PHOTOMETRIC SITE PLAN

 $1/32'' = 1'-0''$

The Moorings of Arlington Heights Independent Living Addition Preliminary Stormwater Management Report

811 E Central Rd

In Accordance with Metropolitan Water Reclamation District of Greater Chicago Stormwater Management Ordinance and Village of Arlington Heights Stormwater Management Ordinance.

May 24th, 2024

Revised August 1, 2024

Prepared by:

Chris Fish, PE

Eriksson Engineering Associates, Ltd.



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THE MOORINGS OF ARLINGTON HEIGHTS

INDEPENDENT LIVING ADDITION

STORMWATER MANAGEMENT NARRATIVE

EXISTING CONDITION

The Moorings Campus is a 41 acre retirement community that consists of Villa Cottages, Independent Living Apartments, Assisted Living Apartments, Skilled Care Units, and Memory Care Units. The campus was first constructed in 1987 with the last major renovations/additions occurring in 2016.

Stormwater management is provided for the campus in seven separate basins, as shown in the Existing Campus Drainage Exhibit in Appendix 1. Zones A, C, D, and E are tributary to a 72" Mount Prospect Sewer at the southeast corner of the site. Zones B and F are tributary to a 21" Arlington Heights sewer in Central Rd.

PROPOSED CONDITION

The project will include a new 70-unit independent living expansion between the existing round barn and main entrance. Associated site improvements will include revised/new parking areas, utility connections, re-routed campus utility infrastructure, walking paths, stormwater management infrastructure, and re-alignments of Moorings Dr and Old Barn Ln. Area disturbance will be approximately 6 acres.

The expansion and site improvements will affect four existing stormwater management areas, A (West Lake), E (East Lake), B (North Basin), and F (Northeast Basin). The future parking lot addition will affect a separate tributary area, area D (Southeast Basin). Updated Rate and Volume control storage shall be provided for all disturbed areas. Calculation methodology shall be to calculate the required detention for undisturbed or maintenance areas using the modified rational method with TP-40 rainfall data. Required detention for disturbed areas shall be calculated using the modified rational method with bulletin 75 rainfall data. Total required detention shall be calculated by adding the undisturbed required volume and the most conservative disturbed area calculation for each tributary area. The allowable release rate shall be based on the Village of Arlington Heights more conservative 0.18 cfs/acre allowance.

A summary of each area disturbance can be found below, also see area summaries and the Tributary Area Exhibit found in this report.

Tributary Area A (West Lake):

West Lake is the largest tributary area at the Moorings. The outlet connects to a 48" sewer at the south end of the property and ultimately goes to a 72" Mount Prospect storm sewer. Disturbance is limited to a small parking area off of Old Barn Lane, totaling 0.02 acres of new impervious area. The West Lake tributary was last designed in 2015 using bulletin 70 rainfall data. Undisturbed areas were therefore calculated using the modified rational method with bulletin 70 rainfall data. The newly disturbed area was analyzed using the modified rational method with bulletin 75 rainfall data.

New Impervious Area = 0.02 acres

Detention Required for disturbed area = 0.009 ac-ft

Undisturbed Detention Volume Required = 4.624 ac-ft

Total Required Detention Volume = 4.633 ac-ft
Existing Detention Volume Provided = 4.650 ac-ft

Tributary Area E (East Lake):

East Lake is the primary tributary for the project disturbance, totaling 2.39 acres of new impervious area. The East Lake tributary was last designed in 1987 using TP-40 rainfall data. Undisturbed areas are therefore calculated using the modified rational method with TP-40 data. The newly disturbed area was analyzed using the modified rational method with bulletin 75 rainfall data. To accommodate the newly required detention volume a new wet basin will be constructed that is connected to East lake with an equalizer pipe. We will call the newly created basin, which is part of tributary area E, Entrance Basin. The outlet from East Lake is tributary to the Southeast Basin and ultimately to the 72" Mount Prospect storm sewer.

New Impervious Area = 2.39 acres
Detention Required for disturbed area = 1.348 ac-ft
Undisturbed Detention Volume Required = 0.962 ac-ft
Total Required Detention Volume = 2.310 ac-ft
Detention Volume Provided = 2.340 ac-ft

Tributary Area D (Southeast Basin):

The southeast basin is an existing dry basin with no proposed disturbance to the tributary area. The owner is proposing a future parking lot that would create approximately 0.19 acres of new impervious area. This will be analyzed in the future in greater detail. Conceptual calculations are provided in this report utilizing TP-40 rainfall for undisturbed areas and Bulletin 75 for new impervious areas. The southeast basin is tributary to the 72" Mount Prospect storm sewer.

New Impervious Area = 0.19 acres
Detention Required for disturbed area = 0.080 ac-ft
Undisturbed Detention Volume Required = 0.498 ac-ft
Total Required Detention Volume = 0.578 ac-ft
Existing Detention Volume Provided = 1.170 ac-ft

Tributary Area C (Southwest Basin):

The southwest basin was last re-designed in 2015 and is tributary to a 48" storm sewer at the south end of the property, ultimately tributary to the 72" Mount Prospect storm sewer. There is currently no proposed or future planned disturbance of this tributary area.

New Impervious Area = 0.00 acres
Detention Required for disturbed area = 0.000 ac-ft
Undisturbed Detention Volume Required = 1.021 ac-ft
Total Required Detention Volume = 1.021 ac-ft
Detention Volume Provided = 1.110 ac-ft

Tributary Area F (Northeast Basin):

The northeast basin was designed in 1987 and is believed to be tributary to a 21" combined sewer located in Central Rd. There is 0.35 acres of new impervious area proposed for this basin. The east and north sides of the existing basin shall be revised to re-create the berms necessary to provide the required freeboard. There are several mature trees located within the basin with the goal being to save as many as possible. Undisturbed area calculations were done using TP-40 data while new impervious areas were calculated with Bulletin 75 data.

New Impervious Area = 0.35 acres

Detention Required for disturbed area = 0.150 ac-ft

Undisturbed Detention Volume Required = 0.056 ac-ft

Total Required Detention Volume = 0.206 ac-ft

Detention Volume Provided = 0.300 ac-ft

Tributary Area B (North Basin):

The north basin was last designed in 1987 and is believed to be tributary to a 21" combined sewer located in Central Rd. Due to the geometry of the proposed site developments this tributary will shrink by approximately 1 acre. The proposed disturbance for this tributary is 0.94 acres. Improvements to this basin will include converting to a wet basin, which will increase storage volume and allow for emergent plantings along the edges. Undisturbed areas were modeled using TP-40 data while new areas were modeled using Bulletin 75 data.

New Impervious Area = 0.94 acres

Detention Required for disturbed area = 0.516 ac-ft

Undisturbed Detention Volume Required = 0.831 ac-ft

Total Required Detention Volume = 1.347 ac-ft

Detention Volume Provided = 1.670 ac-ft

APPENDIX 1

Maps

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



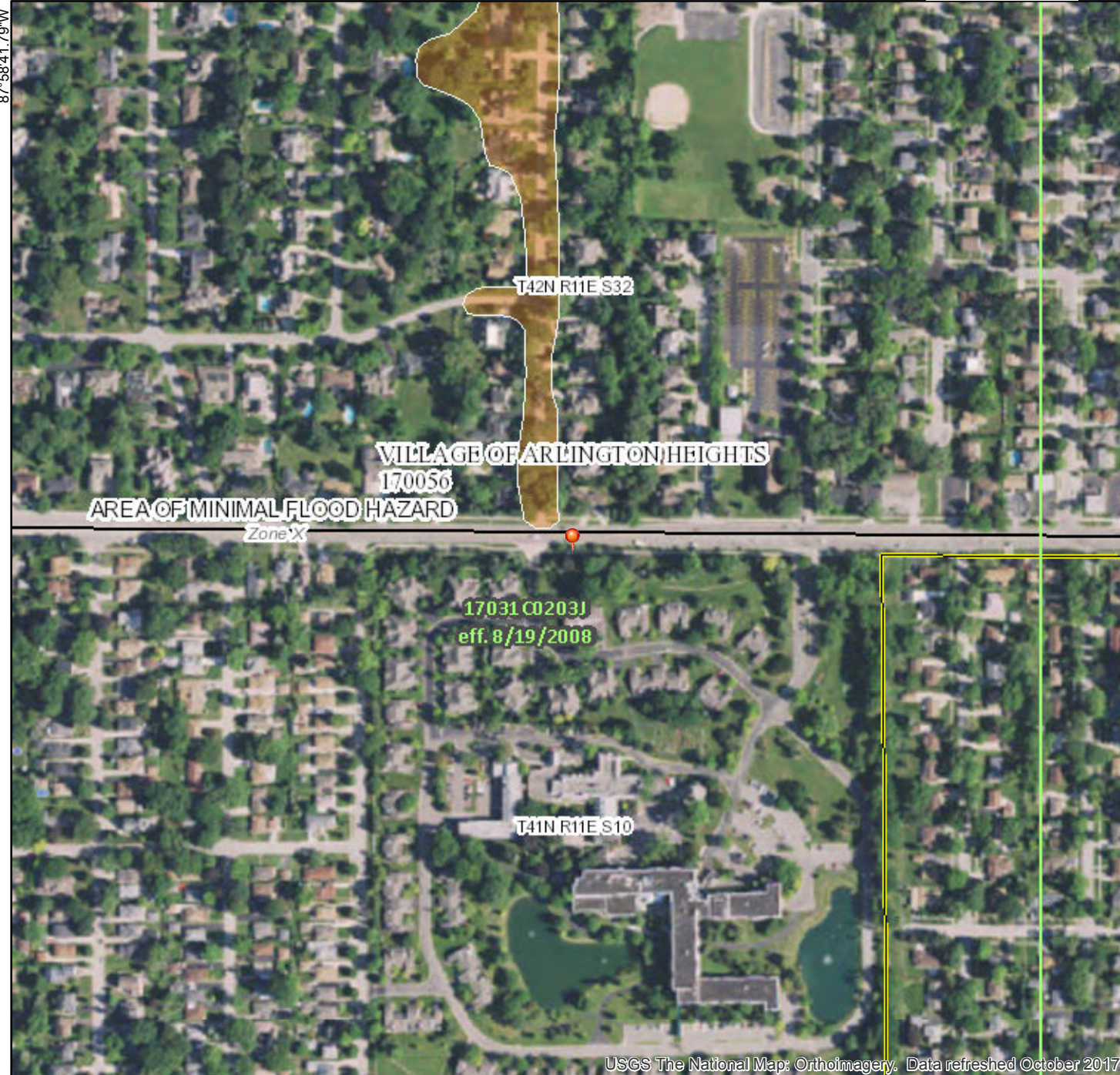
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/8/2018 at 10:31:06 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

42°4'12.53"N



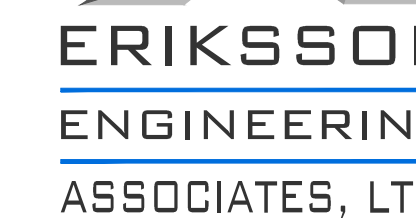
0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°3'45.82"N

87°58'4.34"W

Custom Soil Resource Report Soil Map





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EXPIRES: 04/30/2017

**THE MOORINGS
OF ARLINGTON HEIGHTS**

Reserved for Seal:

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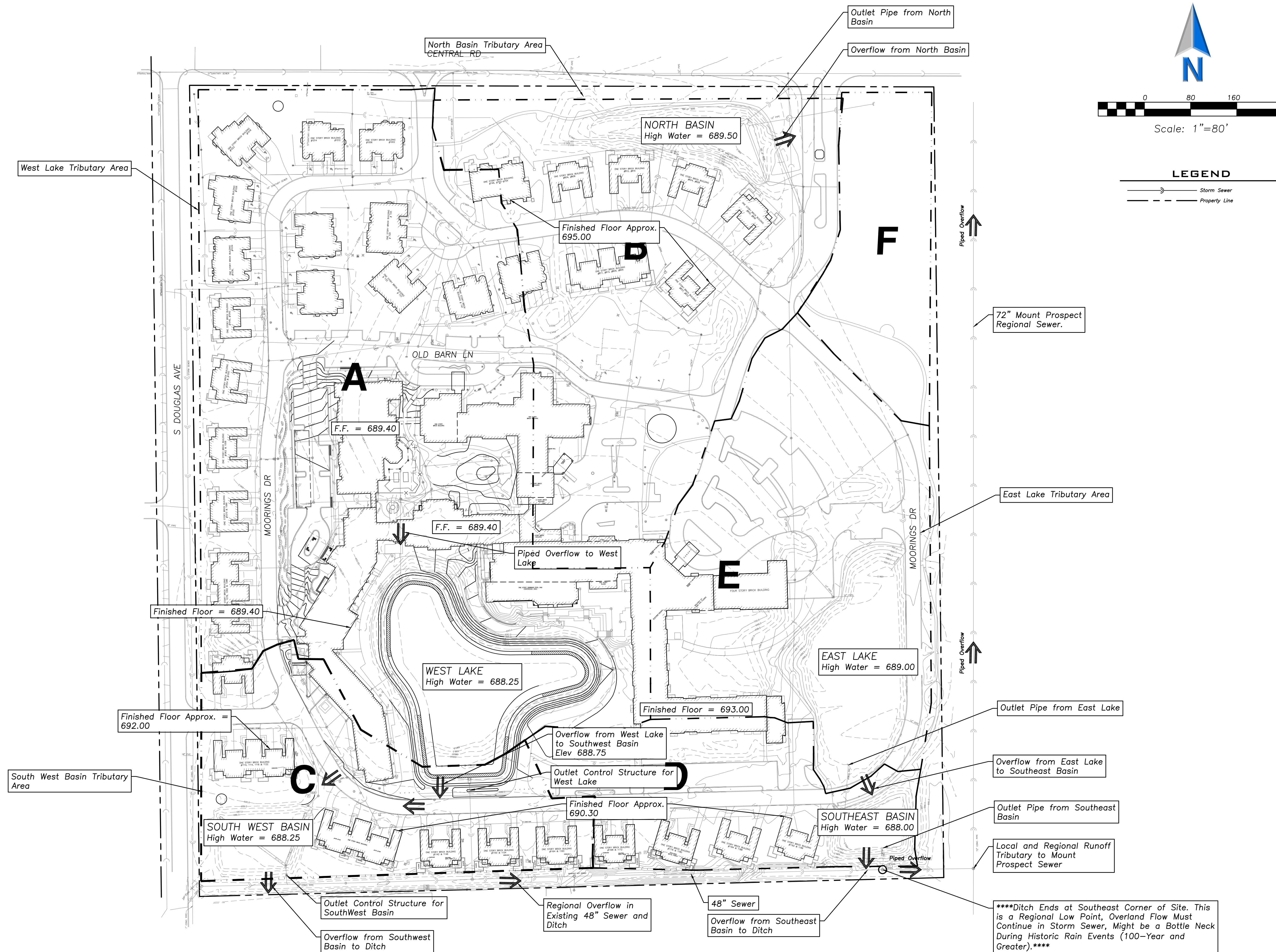
Design By: <i>CMF</i>	Date: <i>10/26/2017</i>
Approved By: <i>TH</i>	Project No. <i>0000.00</i>

Sheet Title:

MOORINGS
WATERSHED
EXHIBIT

Sheet No:

EXHIBIT



DETENTION RELEASE RATE SUMMARY

1. TOTAL SITE AREA = 42.1 ACRES

$$T_c = 45 \text{ MIN.} \quad I_3 = 1.91 \text{ in/hr}, \quad C = 0.15$$

$$\text{ALLOWABLE SITE RELEASE RATE} = (42.1)(1.91)(0.15) = 12.06 \text{ CFS}$$

2. AREA TRIBUTARY TO DETENTION BASINS

$$= 8.0 + 2.10 + 6.26 + 4.17 + 14.86 + 4.02 = 39.41 \text{ Ac.}$$

3. UNDETAINED AREA = $42.10 - 39.41 = 2.69 \text{ Ac.}$

Note:

IMPERVIOUS AREA = 0.48 AC

Existing Impervious

PERVIOUS AREA = 2.21 AC

area is approximately

2.8 Acs. for

$$C = \frac{(0.48 \times 0.95) + (2.21 \times 0.2)}{2.69} = 0.33$$

which det. is not

required. (developed prior

to 1972). Therefore $T_c = 45 \text{ MIN.}$ $I_{100} = 3.45 \text{ in/hr}$

credit could be from

for unrestricted release $Q_{UNR.}$ in equal area.

$$= (2.69)(3.45)(0.33) = 3.06 \text{ CFS}$$

4. ALLOWABLE DETENTION BASIN RELEASE = $12.06 - 3.06 = 9.00 \text{ CFS}$

$$\text{Allowable release } 39.41 \times 1.91 \times 0.15 = 11.29 \text{ CFS.}$$

ACTUAL BASIN RELEASE RATES

NORTH 2.23 CFS ✓

NORTHEAST 0.60 CFS ✓

EAST & SOUTHWEST 2.25 CFS ✓

WEST & SOUTHWEST 3.89 CFS ✓

TOTAL BASIN RELEASE 8.97 CFS ✓ $\Sigma 11.29$

etc.

NORTH DETENTION POND

87-787

VOLUME TO ELEV. 689.5

EL.	685.5	0	2664	318
1.33	686	5328	1906	3496
1.66	687	11664	9586	5747
2.9	688	17784		14724
3.92	689	19944		18864
3.97	689.5	21096		10360

Invert
684.81

$$50013 = 1.15 \text{ AC.Ft.}$$

$$\begin{aligned} \text{TOTAL} &= 55,108 \text{ CF} \\ &= 1.27 \text{ AF} \end{aligned}$$

ALLOWABLE REL. RATE = 2.29 SFS
 $H = 689.5 (\text{HWL}) - 685.47 (\text{TOP OF 8" PIPE}) = 4.08$
 ASSUME 8" PIPE

$$Q = (0.349) \left[\frac{4.08}{2(32.2)} + \frac{2.87(0.013)^2(100)}{(0.67)^{3/2}} \right]^{1/2} = 2.23$$

OK
2.26

∴ USE 8" PIPE

NORTH DETENTION BASIN

87-787

Attachment 1

A		B	C 5.36	D 2.29	E
Duration Time (Hrs.) (Min.)		Intensity for 100-Yr. Storm (In. / Hr.)	Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	Stored Rate (Col. C-Line 11) (cfs)	Reservoir Size (Col. A(Hrs.) x Col. D + 12) (Ac. -Ft.)
0.17	10	7.60	40.74	38.45	0.53
0.33	20	5.50	29.48	27.19	0.76
0.50	30	4.40	23.58	21.29	0.89
0.67	40	3.70	19.83	17.54	0.97
0.83	50	3.20	17.15	14.86	1.03
1.0	60	2.80	15.01	12.72	1.06
1.5	90	2.10	11.26	8.97	1.12
2.0	120	1.70	9.11	6.82	1.14
3.0	180	1.20	6.43	4.14	1.04
4.0	240	1.00	5.36	3.07	1.02

COMPOSITE 'C'

IMPERVIOUS AREA = 3.1 ACRES

PERVIOUS AREA = 4.9 ACRES

TOT. 8.0 ACRES

$$C = \frac{(3.1 \times 0.95) + (4.9 \times 0.5)}{8.0} = 0.67$$

87-787

NORTHEAST DETENTION BASIN

VOLUME TO ELEV 688.0

ELEV.	686.5	0	1494	996
	687	5977	7318	
	688	8659		

TOTAL 8812 CF 8314
 = 0.20 AF 119 ACFT.

ALLOWABLE RELEASE RATE = 0.60 CFS

$$H = 688 \text{ (HWL)} - 686.82 \text{ (TOP OF 6" PIPE)} = 1.18$$

ASSUME 6" PIPE

$$Q = (0.196) \left[\frac{1.18}{\frac{1+0.1}{2(32.2)} + \frac{2.87(0.013)^2(90)}{(0.5)^{4/3}}} \right]^{1/2} = 0.60 \text{ CFS } \checkmark$$

OK

∴ USE 6" PIPE

Attachment 1

87-787

A		B	C 1.05	D 0.60	E
Duration Time (Hrs.) (Min.)		Intensity for 100-Yr. Storm (In./Hr.)	Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	Stored Rate (Col. C-Line 11) (cfs)	Reservoir Size (Col. A(Hrs.)xCol. D + 12) (Ac.-Ft.)
0.17	10	7.60	7.98	7.38	0.10
0.33	20	5.50	5.78	5.18	0.14
0.50	30	4.40	4.62	4.12	0.17
0.67	40	3.70	3.89	3.29	0.18
0.83	50	3.20	3.36	2.76	0.19
1.0	60	2.80	2.94	2.34	0.20
1.5	90	2.10	2.21	1.61	0.20 ←
2.0	120	1.70	1.79	1.19	0.20
3.0	180	1.20	1.26	0.66	0.17
4.0	240	1.00	1.05	0.45	0.15

IMP. AREA = 0 AC.

PERV. AREA = 2.10 AC.

C = 0.50

87-787

EAST LAKE

VOLUME TO ELEV. 689

686	34,452 SF	39618(3) = 2.73 AF
689	44,784 SF	

TOTAL ALLOWABLE RELEASE TO 48" STORM
SEWER AS PER VILLAGE = 6.90 CFS

TOTAL TRIBUTARY AREA = 6.26 + 4.17 + 14.86 + 4.02
= 29.31 ACRES

ALLOWABLE RELEASE RATE (EAST LAKE =

$$= \frac{6.26}{29.31} \times 6.9 = 1.47 \text{ CFS}$$

$$Q = A \left[\frac{K_0 + K_1}{2g} + \frac{2.87 n^2 L}{D^{4/3}} \right]^{1/2}$$

$$Q = 1.47 \text{ CFS}$$

$$A = \text{RELEASE PIPE CROSS SECTION (8')} = 0.349 \text{ SF}$$

$$H = \text{HEAD} = 689 - 688 = 1.0' \quad (\text{DIFF IN MVL}) \quad \checkmark$$

$$L = \text{LENGTH OF PIPE} = 83'$$

$$K_0 = 1$$

$$K_1 = 0.1$$

$$G = 32.2$$

$$n = 0.013$$

$$D = \text{PIPE DIAMETER} = 0.67'$$

$$Q = (0.349) \left[\frac{1 + 0.1}{2(32.2)} + \frac{2.87 (0.013)^2 (83)}{(0.67)^{4/3}} \right]^{1/2} = 1.19 \text{ CFS} \quad \checkmark \quad \text{OK}$$

USE 8" PIPE

7 of 19

THE MOORINGS EAST LAKE

87-787

Attachment 1

A Duration Time (Hrs.) (Min.)		B Intensity for 100-Yr. Storm (In. / Hr.)	C 4.38 Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D 1.47 Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.) x Col. D ÷ 12) (Ac.-Ft.)
0.17	10	7.60	33.30	31.83	0.44
0.33	20	5.50	24.10	22.63	0.63
0.50	30	4.40	19.28	17.81	0.74
0.67	40	3.70	16.21	14.74	0.82
0.83	50	3.20	14.02	12.55	0.87
1.0	60	2.80	12.27	10.80	0.90
1.5	90	2.10	9.20	7.73 ^{8.01}	0.96
2.0	120	1.70	7.45	5.98 ^{6.26}	1.00 ^{1.00} ←
3.0	180	1.20	5.26	3.79 ^{4.27}	0.95
4.0	240	1.00	4.38	2.91 ^{3.19}	0.97

COMPOSITE "C"

IMP. AREA	2.84 AC
PER. AREA	3.42 AC
	<u>6.26 AC</u>

$$C = \frac{(2.84)(0.95) + (3.42)(0.5)}{6.26} = 0.70$$

87-787

SOUTHEAST DETENTION BASIN

VOLUME TO ELEV. 688

682	0	600
683	3600	5994
684	8388	19368
685	10980	24840
688	13860	

$$\text{TOTAL PROVIDED} = 50,802 \text{ CF} \\ = 1.17 \text{ AF}$$

$$\text{ALLOWABLE RELEASE RATE} = \frac{4.17}{29.31} \times 6.90 = 0.98 \text{ CFS}$$

$$\text{TOTAL RELEASE RATE} = 0.98 + 1.47 \text{ (EAST LAKE)} = 2.45 \text{ CFS}$$

ASSUME 6" RELEASE PIPE

$$H = 688 \text{ (HWL)} - 679.30 \text{ (TOP OF 6 PIPE)} = 8.70'$$

$$D = 0.5' \quad A = 0.196 \text{ SF}$$

$$Q = (0.196) \left[\frac{8.70}{\frac{1+0.1}{2(32.2)} + \frac{2.87(0.013)^2(40)}{(0.50)^{4/3}}} \right]^{1/2} = 2.25 \text{ CFS}$$

2.25 < 2.45

∴ USE 6" RELEASE PIPE

87-782

Attachment 1

A		B	C 2.63	D 0.98	E
Duration Time (Hrs.) (Min.)		Intensity for 100-Yr. Storm (In./Hr.)	Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	Stored Rate (Col. C-Line 11) (cfs)	Reservoir Size (Col. A(Hrs.) x Col. D + 12) (Ac.-Ft.)
0.17	10	7.60	19.99	19.01	0.26
0.33	20	5.50	14.47	13.49	0.37
0.50	30	4.40	11.57	10.59	0.44
0.67	40	3.70	9.73	8.75	0.49
0.83	50	3.20	8.42	7.44	0.51
1.0	60	2.80	7.36	6.38	0.53
1.5	90	2.10	5.52	4.54	0.57
2.0	120	1.70	4.47	3.49	0.58 ←
3.0	180	1.20	3.16	2.18	0.55
4.0	240	1.00	2.63	1.65	0.55

COMPOSITE "C"

$$\begin{aligned}
 \text{IMP. AREA} &= 1.21 \text{ AC} \\
 \text{PER. AREA} &= \frac{2.96 \text{ AC}}{4.17} \\
 &= 0.71 \text{ AC}
 \end{aligned}$$

$$C = \frac{(1.21 \times 0.95) + (2.96 \times 0.5)}{4.17} = 0.63$$

87-787

WEST LAKE

VOL. TO ELEV. 690

686	46296 SF	54,900(4)	= 5.04 AF
690	63504 SF		

$$\text{ALLOWABLE REL. RATE} = \frac{14.86}{29.31} \times 6.90 = 3.50 \text{ CFS}$$

$$H = 690 \text{ MWL} - 686.07 \text{ (TOP OF 10" PIPE)} = 3.93$$

ASSUME 10" PIPE

$$Q = \left[\frac{1 + 0.1}{2(37.2)} + \frac{2.87(0.013)^2 150}{(0.83)^{4/3}} \right]^{1/2} 3.93 = 3.25 \text{ CFS} \checkmark$$

OK

 $\therefore$ USE 10" PIPE

WEST LAKE

87-787

Attachment 1

A		B	C ^{9.66}	D ^{3.50} _{3.25}	E
Duration Time (Hrs.) (Min.)		Intensity for 100-Yr. Storm (In. / Hr.)	Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	Stored Rate (Col. C-Line 11) (cfs)	Reservoir Size (Col. A(Hrs.) x Col. D + 12) (Ac. -Ft.)
0.17	10	7.60	73.42	69.92	0.97
0.33	20	5.50	53.13	49.63	1.37
0.50	30	4.40	42.50	39.00	1.62
0.67	40	3.70	35.74	32.24	1.79
0.83	50	3.20	30.91	27.41	1.90
1.0	60	2.80	27.05	23.55	1.96
1.5	90	2.10	20.29	^{20.08} 16.79	2.10 ^{2.13}
2.0	120	1.70	16.42	^{13.17} 12.92	2.15 ^{2.2}
3.0	180	1.20	11.59	^{8.34} 8.09	2.02 ^{2.09}
4.0	240	1.00	9.66	6.16	2.05

COMPOSITE 'C'

$$\begin{aligned}
 \text{IMP. AREA} &= 5.0 \text{ AC} \\
 \text{PERV. AREA} &= 9.86 \text{ AC} \\
 \text{Tot.} &= 14.86 \text{ AC.}
 \end{aligned}$$

$$C = \frac{(5.0 \times 0.95) + (9.86 \times 0.50)}{14.86} = 0.65$$

87-787

SOUTHWEST DETENTION POND

VOLUME TO ELEV. 688.0

684.65	0	235
685	2160	7182
686	12,204	13,302
687.5	15,516	20,790

$$\text{TOTAL} = 36,235 \text{ CF} = 0.65 \text{ AF} \checkmark$$

$$\text{ALLOWABLE RELEASE RATE} = \frac{4.02}{29.31} \times 6.90 = 0.95 \text{ CFS}$$

$$\text{TOTAL REL. RATE} = 0.95 + 3.50 \text{ (FROM WEST LAKE)} = 4.45 \text{ CFS}$$

ASSUME 8" PIPE

$$H = 688 \text{ (RWL)} - 682.58 \text{ (TOP OF 8" PIPE)} = 5.42'$$

$$Q = 0.349 \left[\frac{1 + 0.1}{2(32.2)} + \frac{2.97(0.013)^2(32)}{(0.67)^{4/3}} \right]^{1/2} = 3.89 \text{ CFS} \checkmark \text{ JK}$$

USE 8" PIPE

SOUTHWEST BASIN

87-787

Attachment 1

A		B	C 2.65	D 0.95	E
Duration Time (Hrs.) (Min.)		Intensity for 100-Yr. Storm (In./Hr.)	Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	Stored Rate (Col. C-Line 11) (cfs)	Reservoir Size (Col. A(Hrs.) x Col. D + 12) (Ac.-Ft.)
0.17	10	7.60	20.14	19.19	0.27
0.33	20	5.50	14.58	13.63	0.38
0.50	30	4.40	11.66	10.71	0.45
0.67	40	3.70	9.81	8.86	0.49
0.83	50	3.20	8.48	7.53	0.52
1.0	60	2.80	7.42	6.47 1.43	0.54 .62
1.5	90	2.10	5.57	4.62 3.47	0.57 0.65
2.0	120	1.70	4.51	3.56 2.54	0.59 0.64
3.0	180	1.20	3.18	2.23	0.56
4.0	240	1.00	2.65	1.70	0.57

COMPOSITE "C"

IMP. AREA 1.39 AC
 PER. AREA 2.63 AC
 4.02 AC

$$C = \frac{(1.39 \times 0.95) + (2.63 \times 0.50)}{4.02} = 0.66$$

APPENDIX 2.1

CALCULATIONS

EAST LAKE
TRIBUTARY E

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024
Revised 7/3/2024

AREA E - EAST LAKE TRIBUTARY

Total Detained Area =		8.74	acres	0.00785		sq mi	Village	MWRD		
EXISTING AREA	Development Area =	5.02	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	1.86	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	0.90	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	2.26	acres	C	=	0.76	0.71	CN	=	90.2
	% Imp = 37.1%									
				0.00581		sq mi	Village	MWRD		
DISTURBED AREA	Development Area =	3.72	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	2.39	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	0.20	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	1.33	acres	C	=	0.84	0.79	CN	=	96.9
	% Imp = 64.2%									

Allowable Release Rate =	Existing	Disturbed	Total	cfs/acre
	0.18	0.18		
	0.904	0.670	1.574	cfs

MAXIMUM RESTRICTOR DIAMETER =		5.86	in
ACTUAL RESTRICTOR DIAMETER =		5.85	in
ALLOWABLE RELEASE RATE =		1.574	cfs
ACTUAL RELEASE RATE =		1.543	cfs
VOLUME CONTROL IMPERVIOUS AREA =		104006	SF
VOLUME CONTROL REQUIREMENT =		8667	CF
VOLUME CONTROL PROVIDED =		-	CF
		Existing	Disturbed
DETENTION VOLUME REQUIRED =		0.962	1.348
TOTAL DETENTION VOLUME REQUIRED =		2.310	acre-ft
TOTAL DETENTION PROVIDED =		2.340	acre-ft
Restrictor Invert=		685.50	
Basin High Water Elevation=		688.00	
Basin Spill Elevation=		688.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: East Basin - Undisturbed Detention Requirement

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

5.020

acres

2. Runoff Coefficient

0.760

3. Actual Release Rate

0.904

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.962

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
10 min	7.60	29.00	28.09	0.387
20 min	5.50	20.98	20.08	0.553
30 min	4.40	16.79	15.88	0.656
40 min	3.70	14.12	13.21	0.728
50 min	3.20	12.21	11.30	0.779
1 hr	2.80	10.68	9.78	0.808
1.5 hr	2.10	8.01	7.11	0.881
2 hr	1.70	6.49	5.58	0.923
3 hr	1.20	4.58	3.67	0.911
4 hr	1.00	3.82	2.91	0.962
5 hr	0.84	3.20	2.30	0.951
6 hr	0.73	2.79	1.88	0.933
7 hr	0.65	2.48	1.58	0.912
8 hr	0.58	2.21	1.31	0.865
9 hr	0.53	2.02	1.12	0.832
10 hr	0.49	1.87	0.97	0.798
11 hr	0.46	1.75	0.85	0.774
12 hr	0.43	1.64	0.74	0.730
13 hr	0.40	1.53	0.62	0.668
14 hr	0.38	1.45	0.55	0.631
15 hr	0.36	1.37	0.47	0.582
16 hr	0.34	1.30	0.39	0.520
17 hr	0.33	1.26	0.36	0.499
18 hr	0.31	1.18	0.28	0.415
19 hr	0.30	1.14	0.24	0.378
20 hr	0.29	1.11	0.20	0.335
21 hr	0.28	1.07	0.16	0.285
22 hr	0.27	1.03	0.13	0.229
23 hr	0.26	0.99	0.09	0.167
24 hr	0.25	0.95	0.05	0.099

←

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Moorings of Arlington Heights PERMIT NUMBER: _____

LOCATION: East Basin - Disturbed Area Detention (VAH) DATE: 7/2/2024

DEVELOPMENT INFORMATION

1. Detained Area	3.720	acres
2. Composite Runoff Coefficient	0.840	
3. Actual Release Rate	0.670	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.348	ac-ft
------------------------------	-------	-------

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	38.62	37.95	0.261
10 min	10.80	33.75	33.08	0.456
15 min	9.28	29.00	28.33	0.585
20 min	8.04	25.12	24.45	0.674
30 min	6.34	19.81	19.14	0.791
40 min	5.28	16.50	15.83	0.872
50 min	4.55	14.22	13.55	0.933
1 hr	4.03	12.59	11.92	0.985
1.5 hr	3.03	9.47	8.80	1.091
2 hr	2.49	7.78	7.11	1.175
3 hr	1.83	5.72	5.05	1.252
4 hr	1.48	4.62	3.95	1.307
5 hr	1.25	3.91	3.24	1.337
6 hr	1.07	3.34	2.67	1.326
7 hr	0.96	3.00	2.33	1.348
8 hr	0.86	2.69	2.02	1.334
9 hr	0.79	2.47	1.80	1.338
10 hr	0.72	2.25	1.58	1.306
11 hr	0.67	2.09	1.42	1.294
12 hr	0.62	1.94	1.27	1.261
18 hr	0.45	1.40	0.73	1.084
24 hr	0.36	1.12	0.45	0.884

←

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

AREA E - EAST LAKE TRIBUTARY

VILLAGE / MWRD RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 688.50 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 685.40 \\ Q_{\text{allowable}} &= 1.574 \quad \text{cfs}\end{aligned}$$

$$\begin{aligned}\Delta h &= h_{we} - \text{Inv.} - 1/2 \text{ Dia.} \\ &= 2.86 \quad \text{ft.}\end{aligned}$$

$$\begin{aligned}Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 27.39 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 5.906 \quad \text{in}\end{aligned}$$

$$\Rightarrow \text{Restrictor diameter} = 5.850 \text{ inches}$$

Calculate release rate based on restrictor diameter:

$$\begin{aligned}D_{\text{restrictor}} &= 5.850 \text{ in.} \\ A_{\text{restrictor}} &= 26.86 \text{ in}^2 \\ \Delta h &= 2.86\end{aligned}$$

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

$$Q_{\text{release}} = 1.543 \text{ c.f.s.}$$

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER:

LOCATION: Existing East Basin

DATE: 5/23/2024

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft ²)	Average Area (ft ²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.50	0.00			0.00
		21064.50	0.73	
687.00	42129.00			0.73
		43764.50	1.00	
688.00	45400.00			1.73

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

1.73

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

1.73

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER:

LOCATION: New East Basin

DATE: 5/23/2024

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft ²)	Average Area (ft ²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.75	8728.00			0.00
		10404.50	0.30	
687.00	12081.00			0.30
		13510.50	0.31	
688.00	14940.00			0.61

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

0.61

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

0.61

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

07/02/24

100-Year Rainfall Event

Peak Runoff Equation: $Q = C \cdot i \cdot A$ (The Rational Formula)

Total Upstream Tributary Area =	8.74	acres
Upstream Tributary Impervious Area =	5.35	acres
Composite Runoff Coefficient =	0.78	
Time of Concentration, T_c =	0.50	
100-year Rainfall Depth (Bulletin 70) =	3.17	inches
100-year Rainfall Intensity =	6.34	inches/hour

100-Year Peak Runoff Rate = 42.97 CFS

Grassed Weir West Section

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

Where: L (length) =	19.00 ft.	Weir Crest Elev. = 689.00
H (head) =	0.25 ft.	Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 7.20 CFS

Grassed Weir Center Section

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

Where: L (length) =	25.00 ft.	Weir Crest Elev. = 689.00
H (head) =	0.50 ft.	Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 26.78 CFS

Grassed Weir East Section

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

Where: L (length) =	45.00 ft.	Weir Crest Elev. = 689.00
H (head) =	0.25 ft.	Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 17.04 CFS

Proposed Peak Overflow Capacity = 51.02 CFS

NORTH BASIN
TRIBUTARY B

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

Revised 5/23/2024
7/2/2024

AREA B - NORTH BASIN TRIBUTARY

Total Detained Area = 6.84 acres

EXISTING CONDITIONS	Development Area =	5.46 acres	0.00853 sq mi	Village	MWRD		
	Impervious Area =	1.74 acres	$C_{\text{impervious}} =$	0.95	0.90	$CN_{\text{impervious}} =$	98
	Gravel Area =	- acres	$C_{\text{gravel}} =$	0.95	0.75	$CN_{\text{gravel}} =$	98
	Pervious Area =	3.71 acres	$C_{\text{pervious}} =$	0.50	0.45	$CN_{\text{pervious}} =$	80
			$C =$	0.64	0.59	$CN =$	85.8
						$\% \text{ Imp} =$	32.0%

DISTURBED AREA	Development Area =	1.38 acres	0.00216 sq mi	Village	MWRD		
	Impervious Area =	0.94 acres	$C_{\text{impervious}} =$	0.95	0.90	$CN_{\text{impervious}} =$	98
	Water Area =	0.14 acres	$C_{\text{water}} =$	1.00	1.00	$CN_{\text{gravel}} =$	100
	Pervious Area =	0.30 acres	$C_{\text{pervious}} =$	0.50	0.45	$CN_{\text{pervious}} =$	80
			$C =$	0.86	0.81	$CN =$	94.3
						$\% \text{ Imp} =$	67.8%

	Existing	Proposed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.982	0.248	1.231	cfs

MAXIMUM RESTRICTOR DIAMETER = 4.56 in

ACTUAL RESTRICTOR DIAMETER = 4.55 in

ALLOWABLE RELEASE RATE = 1.231 cfs

ACTUAL RELEASE RATE = 1.224 cfs

VOLUME CONTROL IMPERVIOUS AREA = 40743 SF

VOLUME CONTROL REQUIREMENT = 3395 CF

VOLUME CONTROL PROVIDED = - CF

	Existing	Proposed	
DETENTION VOLUME REQUIRED =	0.831	0.516	acre-ft
TOTAL DETENTION VOLUME REQUIRED =		1.347	acre-ft
TOTAL DETENTION PROVIDED =		1.670	acre-ft

Restrictor Invert=	684.90
Basin High Water Elevation=	690.00
Basin Spill Elevation=	690.50 +/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: North Basin - Undisturbed Detention Requirement

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

5.460

acres

2. Runoff Coefficient

0.640

3. Actual Release Rate

0.982

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.831

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
10 min	7.60	26.56	25.58	0.352
20 min	5.50	19.22	18.24	0.502
30 min	4.40	15.38	14.39	0.595
40 min	3.70	12.93	11.95	0.658
50 min	3.20	11.18	10.20	0.702
1 hr	2.80	9.78	8.80	0.727
1.5 hr	2.10	7.34	6.36	0.788
2 hr	1.70	5.94	4.96	0.820
3 hr	1.20	4.19	3.21	0.796
4 hr	1.00	3.49	2.51	0.831
5 hr	0.84	2.94	1.95	0.807
6 hr	0.73	2.55	1.57	0.778
7 hr	0.65	2.27	1.29	0.746
8 hr	0.58	2.03	1.04	0.691
9 hr	0.53	1.85	0.87	0.647
10 hr	0.49	1.71	0.73	0.604
11 hr	0.46	1.61	0.63	0.569
12 hr	0.43	1.50	0.52	0.516
13 hr	0.40	1.40	0.42	0.447
14 hr	0.38	1.33	0.35	0.400
15 hr	0.36	1.26	0.28	0.342
16 hr	0.34	1.19	0.21	0.273
17 hr	0.33	1.15	0.17	0.240
18 hr	0.31	1.08	0.10	0.151
19 hr	0.30	1.05	0.07	0.104
20 hr	0.29	1.01	0.03	0.052
21 hr	0.28	0.98	0.00	-0.006
22 hr	0.27	0.94	-0.04	-0.070
23 hr	0.26	0.91	-0.07	-0.140
24 hr	0.25	0.87	-0.11	-0.215

←

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: East Basin - Disturbed Area Detention (VAH)

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

1.380

acres

2. Composite Runoff Coefficient

0.860

3. Actual Release Rate

0.248

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.516

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	14.67	14.42	0.099
10 min	10.80	12.82	12.57	0.173
15 min	9.28	11.01	10.77	0.222
20 min	8.04	9.54	9.29	0.256
30 min	6.34	7.52	7.28	0.301
40 min	5.28	6.27	6.02	0.332
50 min	4.55	5.40	5.15	0.355
1 hr	4.03	4.78	4.53	0.375
1.5 hr	3.03	3.60	3.35	0.415
2 hr	2.49	2.96	2.71	0.447
3 hr	1.83	2.17	1.92	0.477
4 hr	1.48	1.76	1.51	0.499
5 hr	1.25	1.48	1.24	0.511
6 hr	1.07	1.27	1.02	0.507
7 hr	0.96	1.14	0.89	0.516
8 hr	0.86	1.02	0.77	0.511
9 hr	0.79	0.94	0.69	0.513
10 hr	0.72	0.85	0.61	0.501
11 hr	0.67	0.80	0.55	0.497
12 hr	0.62	0.74	0.49	0.485
18 hr	0.45	0.53	0.28	0.421
24 hr	0.36	0.42	0.18	0.349

←

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

AREA B - NORTH BASIN TRIBUTARY

VILLAGE / MWRD RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 690.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 684.90 \\ Q_{\text{allowable}} &= 1.231 \quad \text{cfs}\end{aligned}$$

$$\begin{aligned}\Delta h &= h_{\text{we}} - \text{Inv.} - 1/2 \text{ Dia.} \\ &= 4.91 \quad \text{ft.}\end{aligned}$$

$$\begin{aligned}Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 16.34 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 4.561 \quad \text{in}\end{aligned}$$

$$\Rightarrow \text{Restrictor diameter} = 4.550 \text{ inches}$$

Calculate release rate based on restrictor diameter:

$$\begin{aligned}D_{\text{restrictor}} &= 4.550 \text{ in.} \\ A_{\text{restrictor}} &= 16.25 \text{ in}^2 \\ \Delta h &= 4.91\end{aligned}$$

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

$$Q_{\text{release}} = 1.224 \text{ c.f.s.}$$

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER:

LOCATION: North Basin

DATE: 5/23/2024

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft ²)	Average Area (ft ²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.00	6023.00			0.00
		7551.50	0.17	
686.00	9080.00			0.17
		10818.00	0.25	
687.00	12556.00			0.42
		14386.00	0.33	
688.00	16216.00			0.75
		18124.50	0.42	
689.00	20033.00			1.17
		22020.00	0.51	
690.00	24007.00			1.67

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

1.67

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

1.67

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

07/02/24

100-Year Rainfall Event

Peak Runoff Equation: $Q = C \cdot i \cdot A$ (The Rational Formula)

Total Upstream Tributary Area =	6.84	acres
Upstream Tributary Impervious Area =	2.82	acres
Composite Runoff Coefficient =	0.69	
Time of Concentration, T_c =	0.25	
100-year Rainfall Depth (Bulletin 75) =	2.32	inches
100-year Rainfall Intensity =	9.28	inches/hour

100-Year Peak Runoff Rate = 43.52 CFS

Grassed Overflow

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

Where: L (length) =	45.00 ft.	Weir Crest Elev. =	659.35
H (head) =	0.50 ft.	Weir Elev. =	658.95

Proposed Peak Overflow Capacity = 48.21 CFS

NORTHEAST BASIN
TRIBUTARY F

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

AREA F - NORTHEAST BASIN TRIBUTARY

Total Detained Area =		0.85	acres	0.00077	sq mi	Village	MWRD		
EXISTING CONDITIONS	Development Area =	0.50	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	= 98
	Impervious Area =	-	acres	C_{gravel}	=	0.95	0.75	CN_{gravel}	= 98
	Gravel Area =	-	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	= 80
	Pervious Area =	0.50	acres	C	=	0.50	0.45	CN	= 80.0
									% Imp = 0.0%
		0.00056	sq mi	Village	MWRD				
PROPOSED CONDITIONS	Development Area =	0.36	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	= 98
	Impervious Area =	0.35	acres	C_{gravel}	=	0.95	0.75	CN_{gravel}	= 98
	Gravel Area =	-	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	= 80
	Pervious Area =	0.01	acres	C	=	0.94	0.89	CN	= 97.4
									% Imp = 96.9%

	Existing	Proposed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.089	0.065	0.154	cfs

MAXIMUM RESTRICTOR DIAMETER =	1.923	in	
ACTUAL RESTRICTOR DIAMETER =	1.900	in	
ALLOWABLE RELEASE RATE =	0.154	cfs	
ACTUAL RELEASE RATE =	0.150	cfs	
VOLUME CONTROL IMPERVIOUS AREA =	15149	SF	
VOLUME CONTROL REQUIREMENT =	1262	CF	
VOLUME CONTROL PROVIDED =	-	CF	
	Existing	Proposed	
DETENTION VOLUME REQUIRED =	0.056	0.150	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	0.206		acre-ft
TOTAL DETENTION PROVIDED =	0.300		acre-ft
Restrictor Invert=	685.50		
Basin High Water Elevation=	688.00		
Basin Spill Elevation=	688.50	+/-	

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: Northeast Basin - Undisturbed Area Detention

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

0.900

acres

2. Runoff Coefficient

0.450

3. Actual Release Rate

0.257

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.074

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
10 min	7.60	3.08	2.82	0.039
20 min	5.50	2.23	1.97	0.054
30 min	4.40	1.78	1.53	0.063
40 min	3.70	1.50	1.24	0.068
50 min	3.20	1.30	1.04	0.072
1 hr	2.80	1.13	0.88	0.072
1.5 hr	2.10	0.85	0.59	0.074
2 hr	1.70	0.69	0.43	0.071
3 hr	1.20	0.49	0.23	0.057
4 hr	1.00	0.41	0.15	0.049
5 hr	0.84	0.34	0.08	0.034
6 hr	0.73	0.30	0.04	0.019
7 hr	0.65	0.26	0.01	0.004
8 hr	0.58	0.23	-0.02	-0.015
9 hr	0.53	0.21	-0.04	-0.032
10 hr	0.49	0.20	-0.06	-0.048
11 hr	0.46	0.19	-0.07	-0.064
12 hr	0.43	0.17	-0.08	-0.082
13 hr	0.40	0.16	-0.10	-0.102
14 hr	0.38	0.15	-0.10	-0.119
15 hr	0.36	0.15	-0.11	-0.138
16 hr	0.34	0.14	-0.12	-0.158
17 hr	0.33	0.13	-0.12	-0.173
18 hr	0.31	0.13	-0.13	-0.196
19 hr	0.30	0.12	-0.14	-0.213
20 hr	0.29	0.12	-0.14	-0.231
21 hr	0.28	0.11	-0.14	-0.249
22 hr	0.27	0.11	-0.15	-0.268
23 hr	0.26	0.11	-0.15	-0.288
24 hr	0.25	0.10	-0.16	-0.309

←

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights

PERMIT NUMBER:

LOCATION: Northeast Basin - Disturbed Area Detention (VAH)

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

0.360

acres

2. Composite Runoff Coefficient

0.940

3. Actual Release Rate

0.065

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.150

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	4.18	4.12	0.028
10 min	10.80	3.65	3.59	0.049
15 min	9.28	3.14	3.08	0.064
20 min	8.04	2.72	2.66	0.073
30 min	6.34	2.15	2.08	0.086
40 min	5.28	1.79	1.72	0.095
50 min	4.55	1.54	1.47	0.102
1 hr	4.03	1.36	1.30	0.107
1.5 hr	3.03	1.03	0.96	0.119
2 hr	2.49	0.84	0.78	0.129
3 hr	1.83	0.62	0.55	0.137
4 hr	1.48	0.50	0.44	0.144
5 hr	1.25	0.42	0.36	0.148
6 hr	1.07	0.36	0.30	0.147
7 hr	0.96	0.32	0.26	0.150
8 hr	0.86	0.29	0.23	0.149
9 hr	0.79	0.27	0.20	0.150
10 hr	0.72	0.24	0.18	0.148
11 hr	0.67	0.23	0.16	0.147
12 hr	0.62	0.21	0.15	0.144
18 hr	0.45	0.15	0.09	0.129
24 hr	0.36	0.12	0.06	0.111

←

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

AREA F - NORTHEAST BASIN TRIBUTARY

VILLAGE / MWRD RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 688.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 685.50 \\ Q_{\text{allowable}} &= 0.154 \quad \text{cfs}\end{aligned}$$

$$\begin{aligned}\Delta h &= h_{\text{we}} - \text{Inv.} - 1/2 \text{ Dia.} \\ &= 2.42 \quad \text{ft.}\end{aligned}$$

$$\begin{aligned}Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 2.91 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 1.923 \quad \text{in}\end{aligned}$$

$$\Rightarrow \text{Restrictor diameter} = 1.900 \text{ inches}$$

Calculate release rate based on restrictor diameter:

$$\begin{aligned}D_{\text{restrictor}} &= 1.900 \text{ in.} \\ A_{\text{restrictor}} &= 2.83 \text{ in}^2 \\ \Delta h &= 2.42\end{aligned}$$

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

$$Q_{\text{release}} = 0.150 \text{ c.f.s.}$$

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER:

LOCATION: North Basin

DATE:

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft ²)	Average Area (ft ²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.50	0.00			0.00
		2469.00	0.09	
687.00	4938.00			0.09
		9215.00	0.21	
688.00	13492.00			0.30

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

0.30

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

0.30

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights
Independent Living Addition
CMF

07/02/24

100-Year Rainfall Event

Peak Runoff Equation: $Q = C \cdot i \cdot A$ (The Rational Formula)

Total Upstream Tributary Area = 0.85 acres
Upstream Tributary Impervious Area = 0.35 acres
Composite Runoff Coefficient = 0.68

Time of Concentration, T_c = 0.17
100-year Rainfall Depth (Bulletin 75) = 1.80 inches
100-year Rainfall Intensity = 10.80 inches/hour

100-Year Peak Runoff Rate = 6.30 CFS

Grassed Overflow

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

Where: L (length) = 15.00 ft. Weir Crest Elev. = 689.00
H (head) = 0.50 ft. Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 16.07 CFS

WEST BASIN
TRIBUTARY A

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

7/2/2024

WEST LAKE TRIBUTARY

Total Detained Area =		15.80	acres	0.02466		sq mi	Village	MWRD		
EXISTING AREA	Total Ex. Area =	15.78	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	7.82	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	1.25	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	6.71	acres	C	=	0.76	0.72	CN	=	90.5
	% Imp = 49.6%									
				0.00002		sq mi	Village	MWRD		
DISTURBED AREA	Development Area =	0.02	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	0.02	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	-	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	-	acres	C	=	0.95	0.90	CN	=	98.0
									% Imp =	100.0%

	Existing	Disturbed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	2.841	0.003	2.844	cfs

MAXIMUM RESTRICTOR DIAMETER =		-	in
ACTUAL RESTRICTOR DIAMETER =		-	in
ALLOWABLE RELEASE RATE =		2.844	cfs
ACTUAL RELEASE RATE =		-	cfs
VOLUME CONTROL IMPERVIOUS AREA =		-	SF
VOLUME CONTROL REQUIREMENT =		-	CF
VOLUME CONTROL PROVIDED =		-	CF
		Existing	Disturbed
DETENTION VOLUME REQUIRED =		4.624	0.009
TOTAL DETENTION VOLUME REQUIRED =		4.633	acre-ft
TOTAL DETENTION PROVIDED =		4.650	acre-ft
Restrictor Invert=		685.50	
Basin High Water Elevation=		688.25	
Basin Spill Elevation=		688.75	+/-

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Moorings of Arlington Heights PERMIT NUMBER: _____

LOCATION: West Basin - Disturbed Area Detention (VAH) DATE: _____

DEVELOPMENT INFORMATION

- | | | |
|---------------------------------|--------|-------|
| 1. Detained Area | 15.780 | acres |
| 2. Composite Runoff Coefficient | 0.760 | |
| 3. Actual Release Rate | 2.841 | cfs |

REQUIRED DETENTION VOLUME

- | | | |
|------------------------------|-------|-------|
| 4. Required Detention Volume | 4.624 | ac-ft |
|------------------------------|-------|-------|

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	10.92	130.96	128.12	0.882
10 min	10.02	120.17	117.33	1.616
15 min	8.20	98.34	95.50	1.973
20 min	7.30	87.55	84.71	2.334
30 min	5.60	67.16	64.32	2.658
40 min	4.58	54.93	52.09	2.870
50 min	3.97	47.61	44.77	3.083
1 hr	3.56	42.69	39.85	3.294
1.5 hr	2.68	32.14	29.30	3.632
2 hr	2.24	26.86	24.02	3.971
3 hr	1.62	19.43	16.59	4.113
4 hr	1.40	16.79	13.95	4.611
5 hr	1.17	14.03	11.19	4.624 ←
6 hr	0.95	11.39	8.55	4.241
7 hr	0.83	9.95	7.11	4.115
8 hr	0.75	8.99	6.15	4.068
9 hr	0.68	8.16	5.31	3.953
10 hr	0.63	7.56	4.71	3.896
11 hr	0.59	7.08	4.23	3.850
12 hr	0.55	6.60	3.76	3.724
18 hr	0.39	4.68	1.84	2.732
24 hr	0.32	3.84	1.00	1.977

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: East Basin - Disturbed Area Detention (VAH)

DATE: 7/2/2024

DEVELOPMENT INFORMATION

1. Detained Area

0.020

acres

2. Composite Runoff Coefficient

0.950

3. Actual Release Rate

0.003

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.009

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	0.23	0.23	0.002
10 min	10.80	0.21	0.20	0.003
15 min	9.28	0.18	0.17	0.004
20 min	8.04	0.15	0.15	0.004
30 min	6.34	0.12	0.12	0.005
40 min	5.28	0.10	0.10	0.005
50 min	4.55	0.09	0.08	0.006
1 hr	4.03	0.08	0.07	0.006
1.5 hr	3.03	0.06	0.05	0.007
2 hr	2.49	0.05	0.04	0.007
3 hr	1.83	0.03	0.03	0.008
4 hr	1.48	0.03	0.03	0.008
5 hr	1.25	0.02	0.02	0.009
6 hr	1.07	0.02	0.02	0.009
7 hr	0.96	0.02	0.02	0.009
8 hr	0.86	0.02	0.01	0.009
9 hr	0.79	0.02	0.01	0.009
10 hr	0.72	0.01	0.01	0.009
11 hr	0.67	0.01	0.01	0.009
12 hr	0.62	0.01	0.01	0.009
18 hr	0.45	0.01	0.01	0.008
24 hr	0.36	0.01	0.00	0.008

←

SOUTHWEST BASIN
TRIBUTARY C

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

SOUTH WEST BASIN TRIBUTARY

Total Detained Area =		3.79	acres	0.00591		sq mi	Village	MWRD		
EXISTING AREA	Total Ex. Area =	3.78	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	1.76	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	-	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	2.02	acres	C	=	0.71	0.66	CN	=	88.4
	% Imp = 46.5%									
				0.00002		sq mi	Village	MWRD		
DISTURBED AREA	Development Area =	0.01	acres	$C_{\text{impervious}}$	=	0.95	0.90	$CN_{\text{impervious}}$	=	98
	Impervious Area =	0.01	acres	C_{water}	=	1.00	1.00	CN_{water}	=	100
	Water Area =	-	acres	C_{pervious}	=	0.50	0.45	CN_{pervious}	=	80
	Pervious Area =	-	acres	C	=	0.95	0.90	CN	=	98.0
									% Imp =	100.0%

Allowable Release Rate =	Existing	Disturbed	Total	cfs/acre
	0.18	0.18		
	0.680	0.003	0.683	cfs

MAXIMUM RESTRICTOR DIAMETER =		-	in
ACTUAL RESTRICTOR DIAMETER =		-	in
ALLOWABLE RELEASE RATE =		0.683	cfs
ACTUAL RELEASE RATE =		0.683	cfs
VOLUME CONTROL IMPERVIOUS AREA =		-	SF
VOLUME CONTROL REQUIREMENT =		-	CF
VOLUME CONTROL PROVIDED =		-	CF
		Existing	Disturbed
DETENTION VOLUME REQUIRED =		1.017	0.004
TOTAL DETENTION VOLUME REQUIRED =		1.021	acre-ft
TOTAL DETENTION PROVIDED =		1.110	acre-ft
Restrictor Invert=		683.65	
Basin High Water Elevation=		688.25	
Basin Spill Elevation=		688.50	+/-

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Moorings of Arlington Heights PERMIT NUMBER: _____

LOCATION: Southwest Basin - Disturbed Area Detention (VAH) DATE: _____

DEVELOPMENT INFORMATION

1. Detained Area	3.780	acres
2. Composite Runoff Coefficient	0.710	
3. Actual Release Rate	0.680	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.017	ac-ft
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CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	10.92	29.31	28.63	0.197
10 min	10.02	26.89	26.21	0.361
15 min	8.20	22.01	21.33	0.441
20 min	7.30	19.59	18.91	0.521
30 min	5.60	15.03	14.35	0.593
40 min	4.58	12.29	11.61	0.640
50 min	3.97	10.65	9.97	0.687
1 hr	3.56	9.55	8.87	0.733
1.5 hr	2.68	7.19	6.51	0.807
2 hr	2.24	6.01	5.33	0.881
3 hr	1.62	4.35	3.67	0.909
4 hr	1.40	3.76	3.08	1.017
5 hr	1.17	3.14	2.46	1.017
6 hr	0.95	2.55	1.87	0.927
7 hr	0.83	2.23	1.55	0.895
8 hr	0.75	2.01	1.33	0.881
9 hr	0.68	1.82	1.14	0.852
10 hr	0.63	1.69	1.01	0.835
11 hr	0.59	1.58	0.90	0.821
12 hr	0.55	1.48	0.80	0.790
18 hr	0.39	1.05	0.37	0.545
24 hr	0.32	0.86	0.18	0.355

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MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Moorings of Arlington Heights PERMIT NUMBER: _____

LOCATION: Southwest Basin - Disturbed Area Detention (VAH) DATE: 7/2/2024

DEVELOPMENT INFORMATION

1. Detained Area	0.010	acres
2. Composite Runoff Coefficient	0.950	
3. Actual Release Rate	0.003	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.004	ac-ft
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CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	0.12	0.11	0.001
10 min	10.80	0.10	0.10	0.001
15 min	9.28	0.09	0.09	0.002
20 min	8.04	0.08	0.07	0.002
30 min	6.34	0.06	0.06	0.002
40 min	5.28	0.05	0.05	0.003
50 min	4.55	0.04	0.04	0.003
1 hr	4.03	0.04	0.04	0.003
1.5 hr	3.03	0.03	0.03	0.003
2 hr	2.49	0.02	0.02	0.003
3 hr	1.83	0.02	0.01	0.004
4 hr	1.48	0.01	0.01	0.004
5 hr	1.25	0.01	0.01	0.004
6 hr	1.07	0.01	0.01	0.004
7 hr	0.96	0.01	0.01	0.004
8 hr	0.86	0.01	0.01	0.003
9 hr	0.79	0.01	0.00	0.003
10 hr	0.72	0.01	0.00	0.003
11 hr	0.67	0.01	0.00	0.003
12 hr	0.62	0.01	0.00	0.003
18 hr	0.45	0.00	0.00	0.002
24 hr	0.36	0.00	0.00	0.001

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SOUTHEAST BASIN
TRIBUTARY D

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights
Independent Living Addition
CMF

5/23/2024

Southeast Basin Tributary

EXISTING AREA	Total Detained Area =	2.99	acres	0.00437	sq mi	Village	MWRD		
	Development Area =	2.79	acres	$C_{\text{impervious}}$ =	0.95	0.90	$CN_{\text{impervious}}$ =	98	
	Impervious Area =	1.37	acres	C_{water} =	1.00	1.00	CN_{water} =	100	
	Water Area =	-	acres	C_{pervious} =	0.50	0.45	CN_{pervious} =	80	
	Pervious Area =	1.42	acres	C =	0.72	0.67	CN =	88.9	
							% Imp =	49.2%	
DISTURBED AREA				0.00030	sq mi	Village	MWRD		
	Development Area =	0.19	acres	$C_{\text{impervious}}$ =	0.95	0.90	$CN_{\text{impervious}}$ =	98	
	Impervious Area =	0.19	acres	C_{water} =	1.00	1.00	CN_{water} =	100	
	Water Area =	-	acres	C_{pervious} =	0.50	0.45	CN_{pervious} =	80	
	Pervious Area =	-	acres	C =	0.95	0.90	CN =	98.0	
							% Imp =	100.0%	

Allowable Release Rate =	Existing	Disturbed	Total	cfs/acre
	0.18	0.18	0.36	
	0.503	0.035	0.538	cfs

MAXIMUM RESTRICTOR DIAMETER =		0.00	in
ACTUAL RESTRICTOR DIAMETER =		0.00	in
ALLOWABLE RELEASE RATE =		0.538	cfs
ACTUAL RELEASE RATE =		0.538	cfs
VOLUME CONTROL IMPERVIOUS AREA =		0	SF
VOLUME CONTROL REQUIREMENT =		0	CF
VOLUME CONTROL PROVIDED =		-	CF
		Existing	Disturbed
DETENTION VOLUME REQUIRED =		0.498	0.080
TOTAL DETENTION VOLUME REQUIRED =		0.578	acre-ft
TOTAL DETENTION PROVIDED =		1.170	acre-ft
Restrictor Invert=		682.00	
Basin High Water Elevation=		688.00	
Basin Spill Elevation=		688.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: Southeast Basin - Undisturbed Detention

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

2.790

acres

2. Runoff Coefficient

0.720

3. Actual Release Rate

0.503

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.498

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
10 min	7.60	15.27	14.76	0.203
20 min	5.50	11.05	10.55	0.291
30 min	4.40	8.84	8.34	0.344
40 min	3.70	7.43	6.93	0.382
50 min	3.20	6.43	5.93	0.408
1 hr	2.80	5.62	5.12	0.423
1.5 hr	2.10	4.22	3.72	0.461
2 hr	1.70	3.41	2.91	0.481
3 hr	1.20	2.41	1.91	0.473
4 hr	1.00	2.01	1.51	0.498
5 hr	0.84	1.69	1.18	0.489
6 hr	0.73	1.47	0.96	0.478
7 hr	0.65	1.31	0.80	0.464
8 hr	0.58	1.17	0.66	0.438
9 hr	0.53	1.06	0.56	0.418
10 hr	0.49	0.98	0.48	0.398
11 hr	0.46	0.92	0.42	0.383
12 hr	0.43	0.86	0.36	0.358
13 hr	0.40	0.80	0.30	0.323
14 hr	0.38	0.76	0.26	0.301
15 hr	0.36	0.72	0.22	0.273
16 hr	0.34	0.68	0.18	0.238
17 hr	0.33	0.66	0.16	0.225
18 hr	0.31	0.62	0.12	0.178
19 hr	0.30	0.60	0.10	0.156
20 hr	0.29	0.58	0.08	0.131
21 hr	0.28	0.56	0.06	0.103
22 hr	0.27	0.54	0.04	0.072
23 hr	0.26	0.52	0.02	0.037
24 hr	0.25	0.50	0.00	-0.002

←

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights

PERMIT NUMBER: _____

LOCATION: Northeast Basin - Disturbed Area Detention (VAH)

DATE: 5/23/2024

DEVELOPMENT INFORMATION

1. Detained Area

0.190

acres

2. Composite Runoff Coefficient

0.950

3. Actual Release Rate

0.035

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

0.080

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.36	2.23	2.20	0.015
10 min	10.80	1.95	1.91	0.026
15 min	9.28	1.68	1.64	0.034
20 min	8.04	1.45	1.42	0.039
30 min	6.34	1.14	1.11	0.046
40 min	5.28	0.95	0.92	0.051
50 min	4.55	0.82	0.79	0.054
1 hr	4.03	0.73	0.69	0.057
1.5 hr	3.03	0.55	0.51	0.063
2 hr	2.49	0.45	0.41	0.069
3 hr	1.83	0.33	0.30	0.073
4 hr	1.48	0.27	0.23	0.077
5 hr	1.25	0.23	0.19	0.079
6 hr	1.07	0.19	0.16	0.078
7 hr	0.96	0.17	0.14	0.080
8 hr	0.86	0.16	0.12	0.079
9 hr	0.79	0.14	0.11	0.080
10 hr	0.72	0.13	0.09	0.078
11 hr	0.67	0.12	0.09	0.078
12 hr	0.62	0.11	0.08	0.077
18 hr	0.45	0.08	0.05	0.068
24 hr	0.36	0.06	0.03	0.058

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The Moorings of Arlington Heights

Traffic, Signal Warrant, and Parking Study

Arlington Heights, Illinois



Prepared For:

Presbyterian Homes
and
Perkins Eastman Architects

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

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1 – INTRODUCTION

Eriksson Engineering Associates, Ltd. was retained by Presbyterian Homes to conduct a traffic, signal warrant, and parking study for proposed changes at The Moorings of Arlington Heights, a congregate care retirement community. A new building is proposed with 70-unit independent living units. An existing three-unit residential villa will be reconstructed as a two-unit cottage at the same time. Existing parking spaces on the campus will be relocated and new spaces added as part of the project. A traffic signal warrant study was completed for the entrance to the campus.

The purpose of the study was to observe the existing traffic patterns around the site, determine the traffic characteristics of the proposed development, review the parking needs, and develop roadway and parking recommendations. The following sections of this report present a detailed description of the proposed site, existing transportation conditions, land-use, parking, and the proposed development's traffic characteristics.

Findings

The results of this study found:

1. The volume of traffic generated by the 70 independent living units is minimal (14 to 21 vehicles per hour) due to the nature of the use.
2. The net change in area traffic volumes is nominal.
3. The Mooring's driveway on Central Road does not require any additional roadway improvements.
4. A review of vehicular crash data does not support the need for traffic improvements.
5. A traffic signal will not be warranted at the intersection of the Mooring's driveway/Dryden Place on Central Road.
6. The proposed 70-unit senior apartments require one space per unit for a total of 70 spaces. required.
7. Upon completion of the two projects, a total of 636 spaces are required on-campus which exceeds the 621 spaces provided.
8. The senior villas will have 109 spaces which is less than the code requirement of 148 spaces due to the villas having one-car garages.
9. Skilled, memory-care, and assisted-living units have 104 spaces which is less than the 129 required. Twenty-five vehicles will park further east in the campus.
10. The existing and proposed senior apartment parking areas will be reconstructed totaling 408 spaces which exceeds the zoning requirements.
11. Overall, the site is required to provide 636 spaces, which is more than the 621 parking spaces provided.
12. The required parking variation is 39 spaces.

2 – EXISTING TRANSPORTATION NETWORK

Site Location and Area Land-Use

The subject site is located on the south side of Central Road in Arlington Heights, Illinois. It is occupied by the congregate care retirement community known as The Moorings of Arlington Heights. The campus is surrounded by single-family homes and a church to the north. **Figure 1** illustrates the site and the surrounding land-uses and roads.

Bicycle, Pedestrian, and Public Transportation

Public sidewalks are located on both sides of Central Road and Dryden Place. The Moorings has an internal walking path system for their residents. PACE does not have service on Central Road. Elk Grove Township has a dial-a-ride bus service available to senior citizens. The Moorings provides shuttle services for their residents. No bike routes are located adjacent to the site.

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

Central Road is an east-west major arterial roadway extending through the southern portion of Arlington Heights, Illinois. It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a speed limit of 40 miles per hour. In front of the site, it has two travel lanes in each direction with a painted left-turn median. The access drive to The Moorings is under stop sign control with one inbound lane and two outbound lanes (right and left-turn lanes)

Dryden Place/Moorings' Driveway is a residential road that extends north from Central Road and provides access to single-family homes, a church, and an elementary school. At its intersection with Central Road, it has one lane in each direction and under stop sign control. On-street parking is prohibited by Central Road. It has a speed limit is 25 miles per hour and is under the jurisdiction of the Village of Arlington Heights. The private access drive to The Moorings is under stop sign control with one inbound lane and two outbound lanes (right-turn lane and a shared thru/left-turn lane)

Existing Traffic Volumes

Weekday traffic counts were conducted from 6:00 AM to 7:00 PM on February 13th, 2024, at the intersection of Central Road at Dryden Place and The Moorings' entrance. These counts showed the peak hours of Central Road traffic occurring from 8:00 to 9:00 AM and 4:30 to 5:30 PM on a weekday. Peak-hour traffic going into and out of The Moorings occurred from 11:15 AM to 12:15 PM and 2:45 to 3:45 PM. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**.

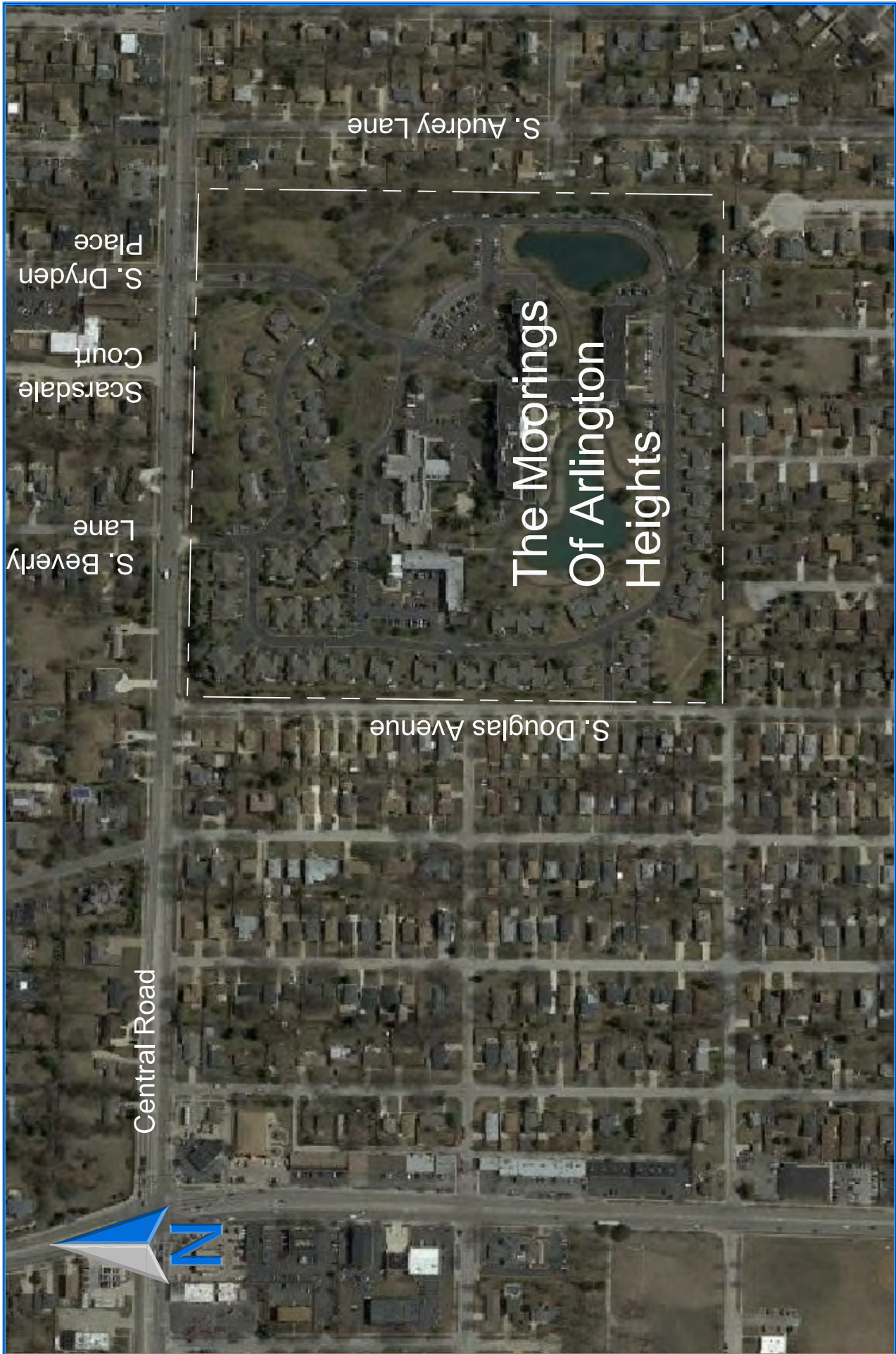
Intersection Crash Data

EEA requested crash data for the intersection of Central Road at Dryden Place and The Moorings' entrance from IDOT for the Years 2017 thru 2022. **Table 1** summarizes the number of crashes per year, fatalities, injuries, property damage, and the type of crash. Copies of the IDOT report can be found in the **Appendix**. There was a total of eight crashes over six years for an average of 1.3 crashes per year. Three of the crashes involved vehicles entering or exiting the Moorings driveway with two crashes from northbound left-turning vehicles exiting the site and one westbound left-turning vehicle entering the site.

Table 1
Central Road at Dryden Place/Mooring's Driveway Crash Data

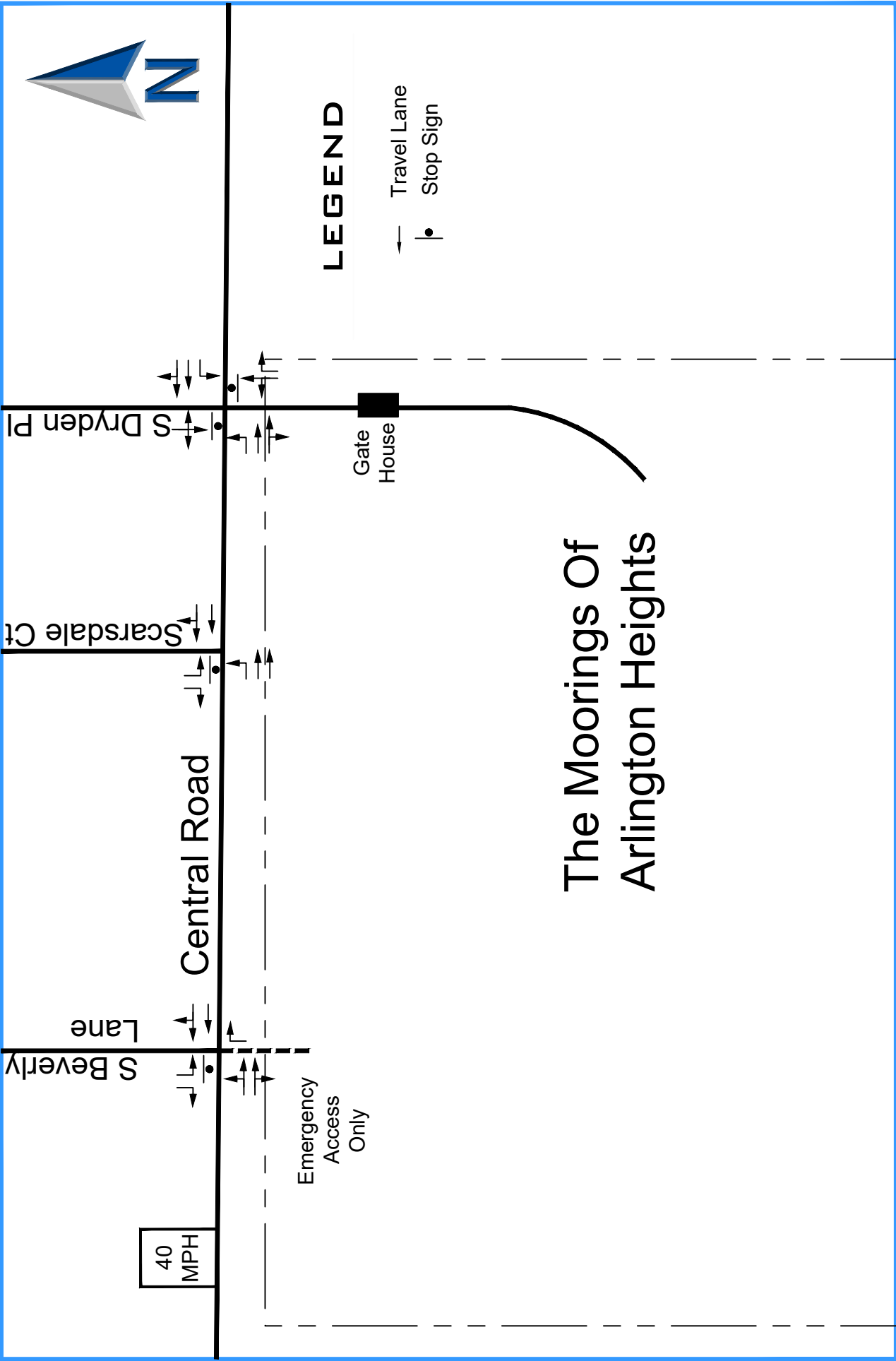
Year	Fatality	Injury			Property Damage	Total	Type of Crash			
		A	B	C			Animal	Turning	Rear End	Angle
2017						0				
2018					1	1		1		
2019			1		2	3		2	1	
2020					1	1			1	
2021					2	2	1			1
2022			1			1		1		
Totals⁽¹⁾	0	0	2	0	6	8	1	4	2	1
Average	-	-	0.33	-	1.0	1.34	0.17	0.67	0.33	0.17

⁽¹⁾ **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.



Site Location And Area Roadways

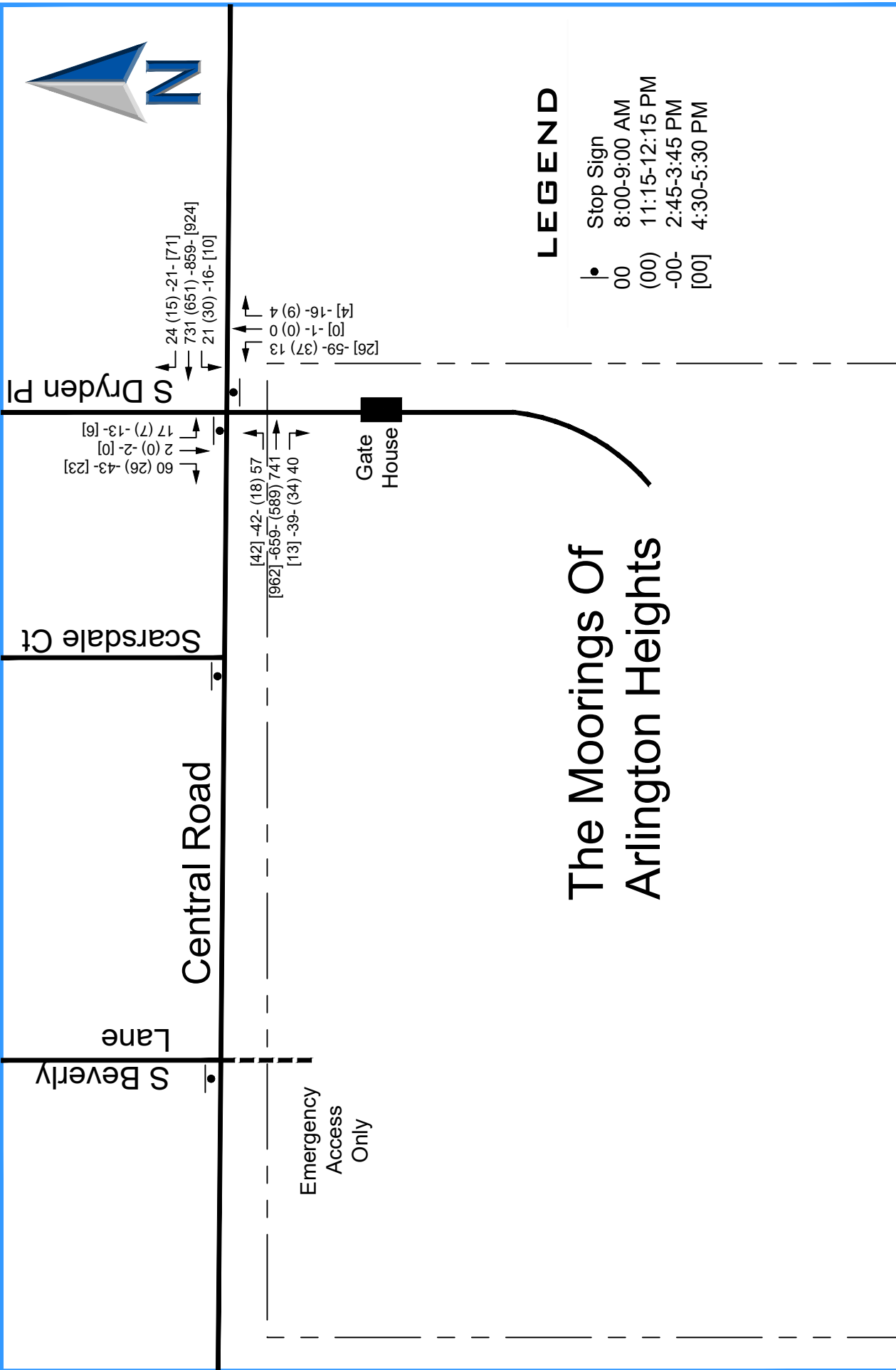
Figure 1



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Existing Roadway Geometric

Figure 2



Existing Traffic Volumes

Figure 3

3 – SITE TRANSPORTATION CHARACTERISTICS

Site Plan

The proposed expansion plan calls for construction of 70 independent living units on the east side of the campus. As part of this project, an existing three-unit cottage building will be reconstructed as a duplex. **Table 2** summarizes the existing number of residential units and skilled nursing beds, approved 2015 PUD plan, current 2024 occupancy levels, and total number of units when expansion is completed.

Table 2
The Moorings of Arlington Heights
Existing Unit Counts and Occupancy

Unit Type	2015 PUD Approval (beds/units)	February 2024				Expansion	Total With Expansion
		Available		Occupied			
		Beds	Units	Beds	Units		
Skilled Care	105	92	60	77		-	92
Assisted Living	70	73	73	70		-	73
Memory Care	20	20	20	20		-	20
High Care Total	195	185	153	167 (90%)		0	185 beds
New ILU						70	70
Existing ILU	202		192		188	-	192
Cottages	73		75		71	-1	74
Independent Living Total	275		267	259 (97%)		69	336 units
Total Beds/Units	470	452		426			521

Overall, the current unit/bed count is four percent lower than the approved 2015 PUD for the campus. Demand for skilled care has decreased and only 92 beds are needed. Assisted living has added three units by converting the three two bed units into six one-bed units. Memory care remains at 20 beds. The number of senior apartments has been reduced by combining some of the smaller units into larger ones based on market demand. The number of cottages has not increased. The 2015 PUD may not have included two vacant units.

Trip Generation

The residents of the 70-units of independent living units are typically considered active and requiring little to no medical supervision. They have access to the campus' amenities such as a swimming pool, 24-hour security, transportation, and common recreational facilities.

Traffic estimates were initially based on the existing traffic volumes and trip rates for the occupied units on campus. These trip rates were then compared to senior housing trip rates provided by the Institute of Transportation Engineer's Trip Generation 9th Ed. manual and found to be slightly lower. To be conservative, the ITE data was used to project the future traffic volumes. The existing facility's trip rates were then applied to the

vacant units on the campus. The results are shown in **Tables 3** and **4**. The additional traffic generated by the net increase in units on the campus is minimal with 14 to 21 new trips an hour.

Table 3
The Moorings of Arlington Heights
Existing and Projected Morning Traffic Volumes

The Moorings	Number of Units And Beds	Morning Peak Periods					
		Central Road Peak (8:00-9:00 AM)			Moorings Peak (11:15 AM-12:15 PM)		
		In	Out	Total	In	Out	Total
Existing Occupied	426	63	17	80	64	46	110
Existing Vacant	26	4	1	5	4	3	7
Existing Subtotal	452	67	18	85	68	49	117
Expansion Units	69	5	9	14	9	11	20
Total	521	72	27	99	77	60	137

Table 4
The Moorings of Arlington Heights
Existing and Projected Afternoon Traffic Volumes

The Moorings	Number of Units And Beds	Afternoon Peak Periods					
		Central Road Peak (4:30-5:30 PM)			Moorings Peak (2:45-3:45 PM)		
		In	Out	Total	In	Out	Total
Existing Occupied	426	23	30	53	57	76	133
Existing Vacant	26	1	2	3	3	5	8
Existing Subtotal	452	24	32	56	60	81	141
Expansion Units	69	10	8	18	11	10	21
Total	521	34	40	74	71	91	162

Trip Distribution

The trip distribution for the development is based on the distribution of employees in the area, location of retail, restaurant, and entertainment venues, and the road network. The trip distribution for the site is shown on **Table 5** and **Figure 4** which was based on existing traffic patterns at the Moorings entrance.

Table 5
Directional Distribution

Direction	Inbound Percentage	Outbound Percentage
East on Central Road	40%	30%
West on Central Road	60%	70%
Total	100%	100%

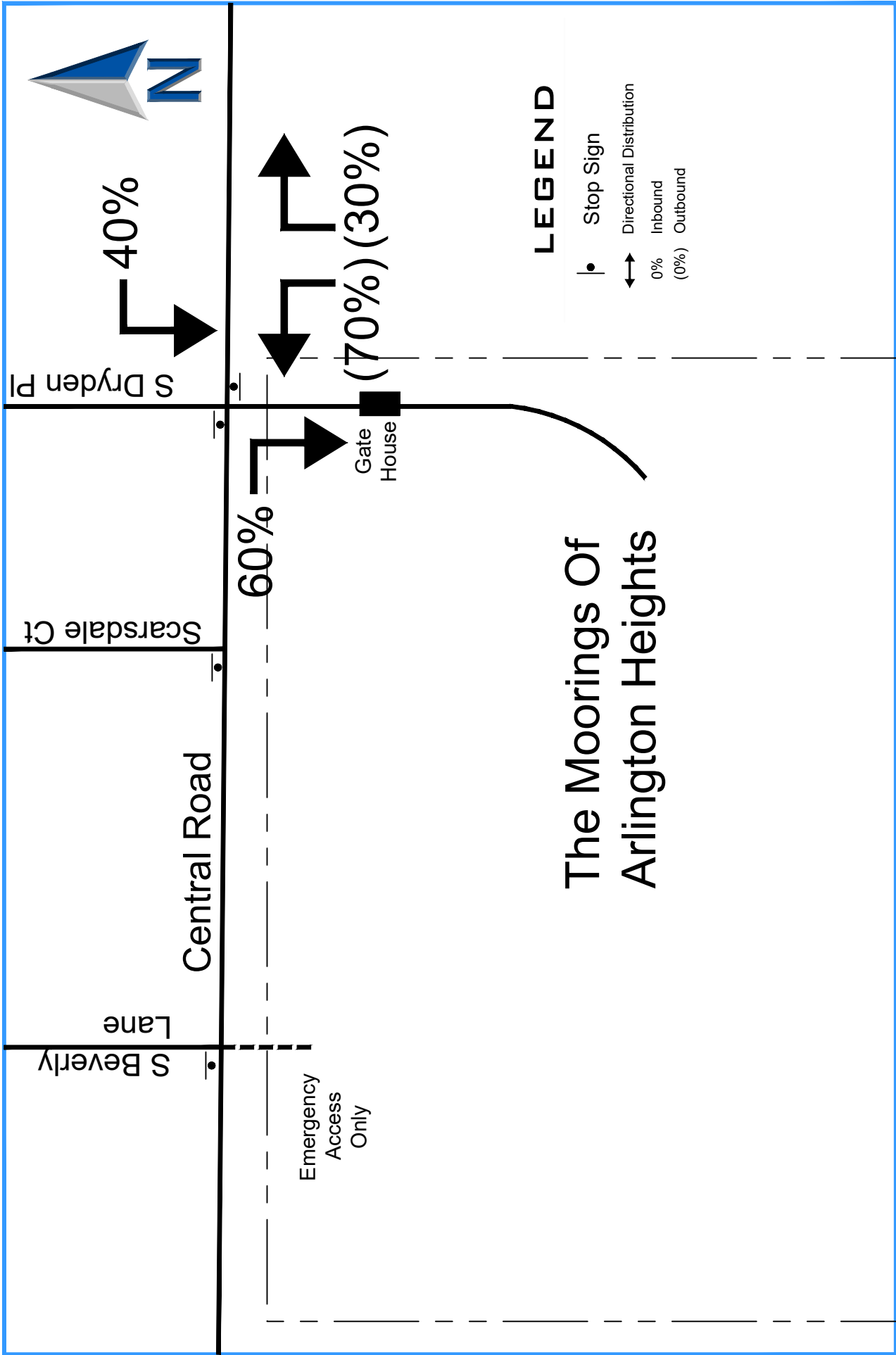
Trip Assignment

The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis. **Figure 5** displays the trip assignment for the existing vacant site units. **Figure 6** illustrates the new traffic volumes from the 70-unit building.

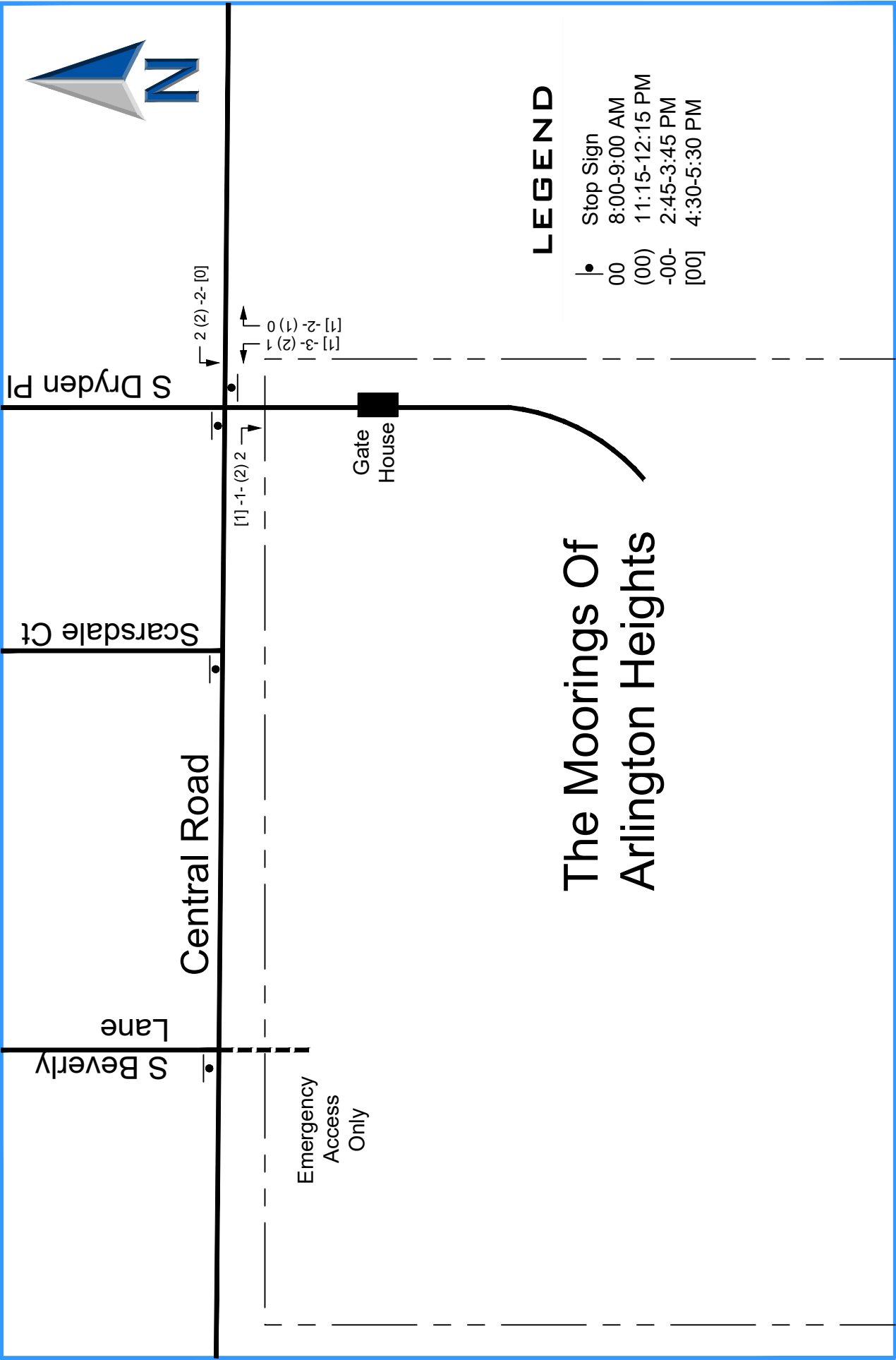
Total traffic volumes are a combination of the existing traffic volumes, projected non-site growth in those volumes, other developments, and the site related traffic. Traffic projections were estimated for a period of five years in the future after construction (Year 2030). **Figure 7** shows the additional traffic volumes generated by Dryden Elementary School and its kindergarten classroom expansion. A regional growth rate of 0.4% per year was applied to Central Road to obtain the base 2030 volumes (see **Figure 8**). The growth rates were provided by the Chicago Metropolitan Agency for Planning (see **Appendix**). The volumes from these figures were combined to generate the Year 2030 total traffic volumes are shown on **Figure 9**.



Directional Distribution
Figure 4

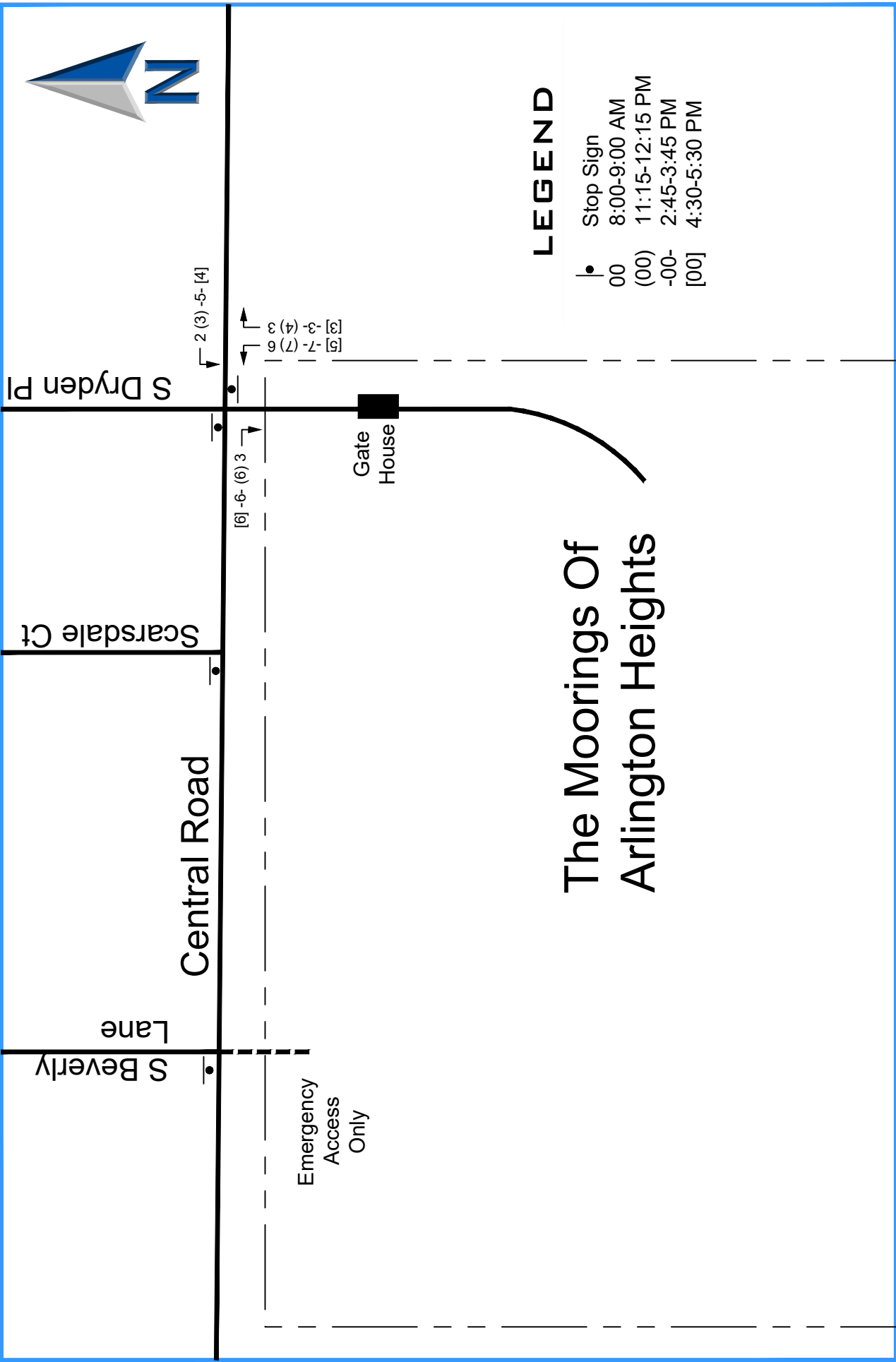


The Moorings Of
Arlington Heights



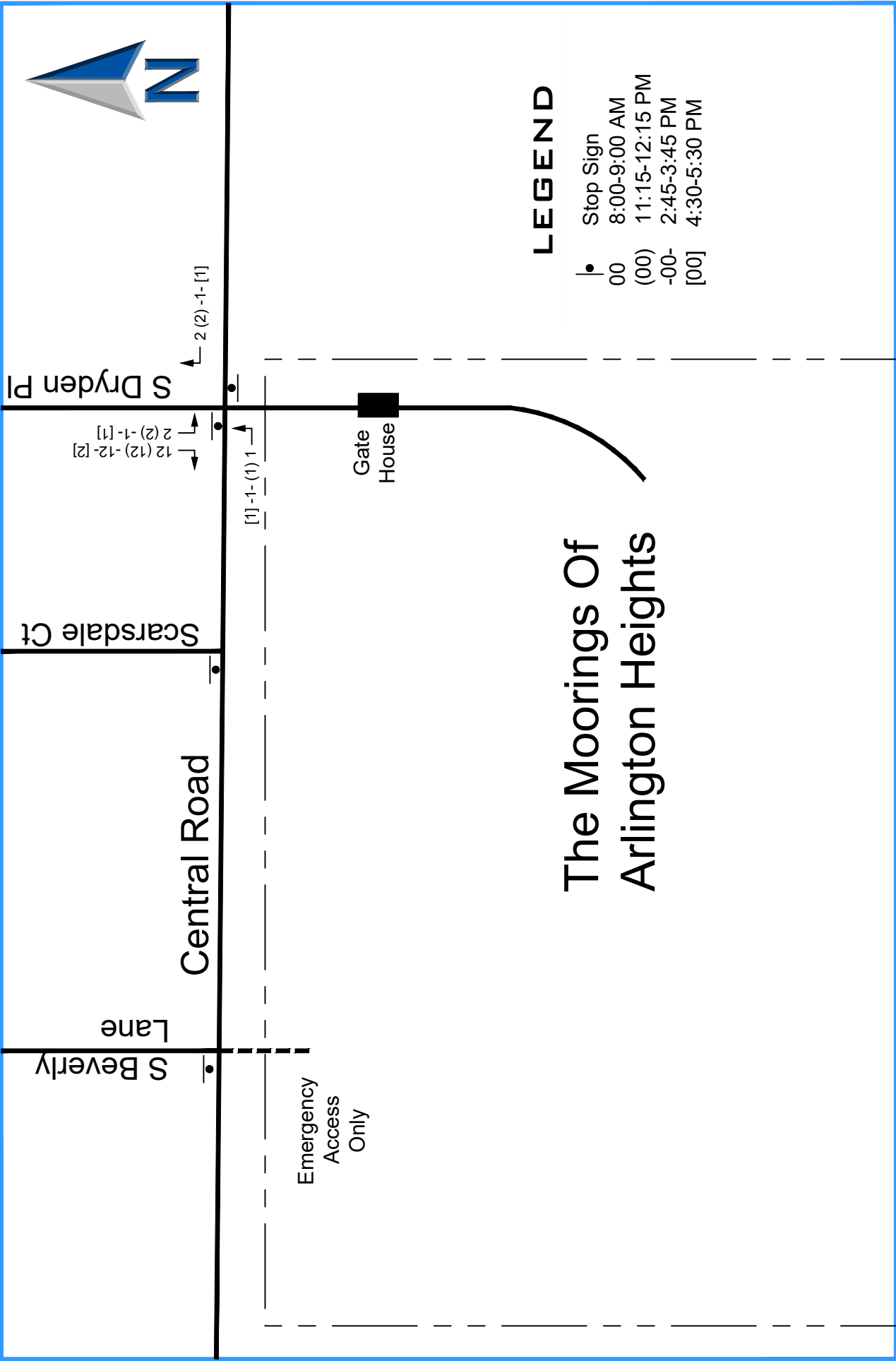
Existing Unoccupied Unit Traffic

Figure 5



Expansion Site Traffic Volumes

Figure 6



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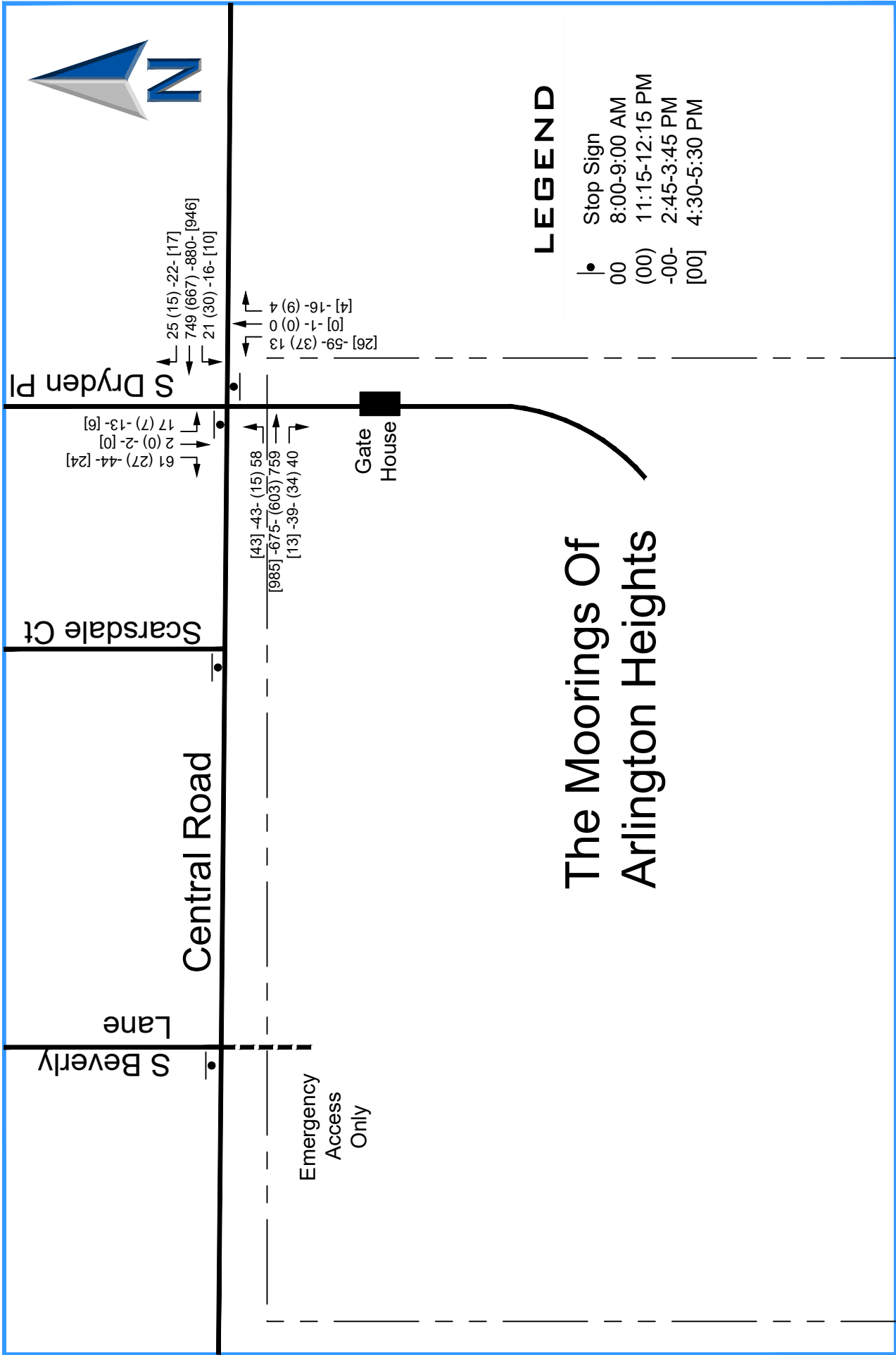
Dryden School Expansion Traffic Volumes

Figure 7



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ASSOCIATES, LTD.

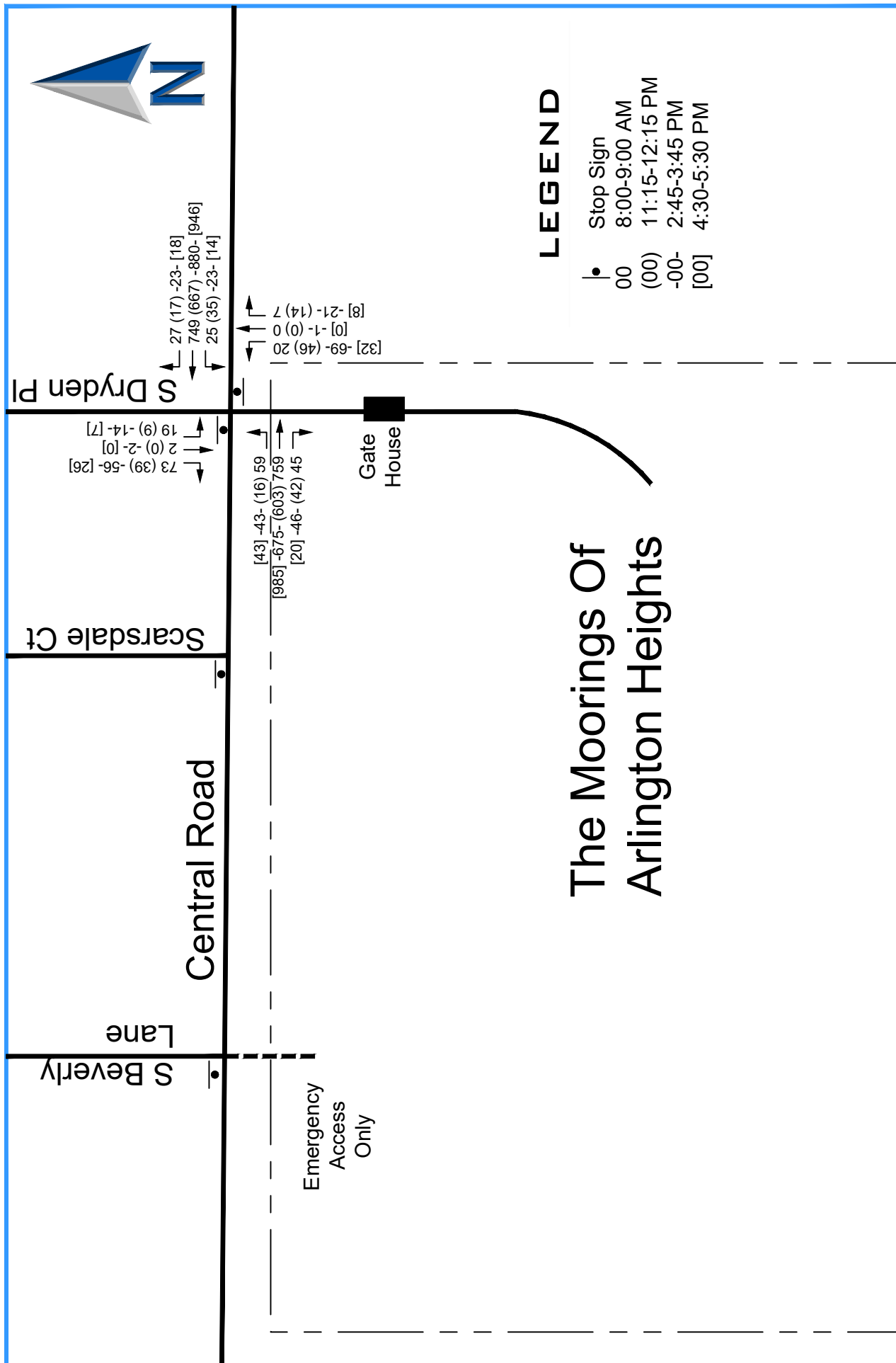
Year 2030 Base Traffic Volumes
Figure 8





ERIKSSON
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ASSOCIATES, LTD.

Year 2030 Total Traffic Volumes
Figure 9



4 – ANALYSES

Intersection Capacity Analyses

To determine the operation of the study area intersections and the access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 6**.

Table 6
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)		
		Signals	Roundabouts	Stop Signs
A	Minimal delay and few stops	<10	<10	<10
B	Low delay with more stops	>10-20	>10-15	>10-15
C	Light congestion	>20-35	>15-25	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35	>25-35
E	High delays and number of stops	>55-80	>35-50	>35-50
F	Unacceptable delays/over capacity	>80	>50	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the SYNCHRO capacity software to determine the existing and future operations of the road network and access system. These analyses were performed for the weekday street and peak-hours. The capacity analyses are summarized in **Table 7 and 8** and are included in the **Appendix**.

Tables 7 and 8 show the existing and projected level of service results for each of the movements at the intersection. The movements are working well except for the northbound through/left-turn lane which works at Level of Service F in the peak-hours. This will not change with the proposed expansion. Although this movement works poorly, the volume of traffic and queuing is low. Based on the capacity analyses and the minimal amount of additional site traffic, no additional improvements are recommended for the intersection of Central Road at Dryden Place/the Moorings Access.

Table 7
Morning Peaks
Intersection Level of Service

Movement	Central Road Peak (8:00-9:00 AM)		Moorings Peak (11:15 AM-12:15 PM)	
	2024	2030	2024	2030
Eastbound Left	B-10.1	B-10.2	A-9.1	A-9.2
Westbound Left	A-9.9	B-10.2	A-9.0	A-9.1
Northbound Thru/Left	F-72.3	F-100+	D-34.3	E-36.9
Northbound Right	B-11.5	B-11.7	B-10.4	B-10.6
Southbound Approach	D-31.2	E-38.1	C-15.0	C-15.4

Table 8
Afternoon Peaks
Intersection Level of Service

Movement	Central Road Peak (4:30-5:30 PM)		Moorings Peak (2:45-3:45 PM)	
	2024	2030	2024	2030
Eastbound Left	B-10.5	B-10.9	B-10.8	B-10.9
Westbound Left	B-10.4	B-10.6	A-9.5	A-9.7
Northbound Thru/Left	F-97.3	F-100+	F-100+	F-100+
Northbound Right	B-12.1	B-12.4	B-14.9	B-14.7
Southbound Approach	C-24.1	D-26.4	E-44.3	F-50.5

5 – SIGNAL WARRANT STUDY

A traffic signal warrant study was conducted to determine if the intersection of The Mooring's entrance or Dryden Place with Central Road met the minimum requirements for a traffic signal. The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:

- Warrant 1** - Eight-Hour Vehicular Volume
- Warrant 2** - Four-Hour Vehicular Volume
- Warrant 3** - Peak Hour Vehicular Volume
- Warrant 4** - Pedestrian Volume
- Warrant 5** - School Crossing
- Warrant 6** - Coordinated Signal System
- Warrant 7** - Crash Experience
- Warrant 8** - Roadway Network
- Warrant 9** - Intersection Near a Grade Crossing

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

The existing thirteen-hour traffic counts were modified to determine the projected 2030 traffic volumes accounting for the Mooring's expansion, Dryden School's addition, and general growth in background traffic. This data was inputted into the Illinois Department of Transportation's worksheets, (see **Appendix**), to determine if any warrants are met.

Warrant 1 – Eight-Hour Vehicular Volume (Condition A – Eight Hour Vehicular Volume)

This warrant is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a new traffic signal. Warrant 1A is satisfied if the following conditions are met for any eight hours of an average day, for a major street with a speed limit of 40 mph and two lanes at each major street approach and minor street approach with one or two lanes:

- 600 vehicles per hour on major street (total of both approaches)
- 150 vehicles per hour on minor street (Dryden Place – 1 lane)
- 200 vehicles per hour on minor street (The Moorings – 2 lanes)

For the major street approach, Central Road, there were at least eight hours that satisfy the conditions of Warrant 1A. However, there are no time periods in which the conditions of Warrant 1A are satisfied for either minor street approach. The highest hourly minor street volume found during the analysis period was vehicles between 61 vph on Dryden Place and 75 vph at the Moorings entrance, which is significantly below the volume threshold (150-200 vph) required for Warrant 1A. As a result, **Warrant 1A is NOT SATISFIED.**

Warrant 1 – Eight-Hour Vehicular Volume (Condition B – Interruption of Continuous Traffic)

This warrant is intended for application at locations where Condition A is not satisfied and where the traffic volume on the major street is so heavy that traffic on a minor intersection street suffers excessive delay or conflict in entering or crossing the major street. Warrant 1B is satisfied if the following conditions are met for any eight hours of an average day, for a major street with a speed limit of 40 mph and two lanes at each approach and minor street approach with one or two lanes:

- 900 vehicles per hour on major street (total of both approaches)
- 75 vehicles per hour on minor street (Dryden Place – 1 lane)
- 150 vehicles per hour on minor street (The Moorings – 2 lanes)

For the major street approach, there are eight hours that would satisfy the conditions of Warrant 1B. However, there is only one hour in which the conditions of Warrant 1B are satisfied for the minor street approach. The highest hourly volume found during the analysis period was 75 vehicles on Moorings Drive, which exceeds the 75 vph threshold for only one of the eight hours of the day. As a result, **Warrant 1B is NOT SATISFIED.**

Warrant 2 – Four-Hour Vehicular Volume

This warrant is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. Warrant 2 is satisfied if an engineering study finds that, for each of any four hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor street approach (one direction only) all fall above the applicable curve in Figure 4C-1 of the MUTCD, which is found in the Appendix. On the minor street, the higher volume is not required to be on the same approach during each of these four hours. The minor street approach volumes must exceed 80 vph, which is the lower threshold volume, which does not occur and not the four hours required. As a result, **Warrant 2 is NOT SATISFIED.**

Warrant 3 – Peak Hour

This warrant is intended for use at a location where traffic conditions are such that for a minimum of one hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This warrant is only to be applied in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. This warrant is satisfied if the following two categories are met:

- A. If all three of the following conditions exist for the same one hour (any four consecutive 15-minute periods) of an average day:
 - a. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds 5 vehicle-hours for a two-lane approach; and
 - b. The volume on the same minor street approach (one direction only) equals and exceed 150 vehicles per hour for two moving lanes; and
 - c. The total entering volume serviced during the hour exceeds 650 vehicles per hour for intersections with three approaches.
- B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve on Figure 4C-3.

The minor street approach volume never exceeds 100 vehicles per hour minimum volume, thus this warrant is not satisfied. Thus, **Warrant 3 is NOT SATISFIED.**

Warrant 4 – Pedestrian Volume

This warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. The need for a traffic control signal at an intersection shall be considered if an engineering study finds that one of the following criteria is met:

A. For each of any four hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-6; or

B. For one hour (any four consecutive 15-minute periods) of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-8.

The volume of pedestrians crossing at this intersection was zero during the traffic counts. Thus, **Warrant 4 is NOT SATISFIED.**

Warrant 5 – School Crossing

This warrant is intended for application where school children crossing the major street are the principal reason to consider installing a traffic control signal. For the purposes of this warrant, the word “schoolchildren” includes elementary through high school students.

Dryden Elementary School is located 1,300 feet to the north with no school children observed crossing Central Road, thus **Warrant 5 is NOT SATISFIED.**

Warrant 6 – Coordinated Signal System

Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles. The need for a traffic control signal in terms of this warrant should be considered if one of the following is met:

- A. On a one-way street or a street that has traffic predominately in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.
- B. On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will provide a progressive operation.

Existing traffic signals are located 2,450 feet to the west at Arlington Heights Road and 1,300 feet to the east at Arthur Avenue. A traffic signal at this location would not improve traffic flow or platooning on Central Road. This warrant is not applicable, and thus **Warrant 6 is NOT SATISFIED.**

Warrant 7 – Crash Experience

The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.:

- A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and
- B. At least one of the following conditions applies to the reported crash history (where each reported crash considered is related to the intersection and apparently exceeds the applicable requirements for a reportable crash): 1. The number of reported angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total angle crashes and pedestrian crashes (all severities); or 2. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total fatal-and-injury angle crashes and pedestrian crashes; or 3. The number of reported angle crashes and pedestrian crashes within a 3-year period equals or exceeds the threshold number in Table 4C-3 for total angle crashes and pedestrian crashes (all severities); or 4. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 3-year

period equals or exceeds the threshold number in Table 4C-3 for total fatal-and-injury angle crashes and pedestrian crashes; and

C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major street and the more critical minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant (see Section 4C.05)

There have only been eight crashes in the last six years at the intersection. Thus, as there are not enough crashes to meet the minimum threshold for this warrant, **Warrant 7 is NOT SATISFIED**. Please note that only three crashes involving a vehicle exiting or entering the Moorings development occurred in those six years.

Warrant 8 – Roadway Network

This warrant is intended to determine if installing a traffic control signal will encourage concentration and organization of traffic flow on a roadway network. The need for a traffic control signal shall be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:

A. The intersection has a total existing, or immediately projected entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or

B. The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).

A major route as used in this signal warrant shall have at least one of the following characteristics:

A. It is part of the street or highway system that serves as the principal roadway network for through traffic flow.

B. It includes rural or suburban highways outside, entering, or traversing a city.

C. It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.

As was seen within the traffic volumes presented for the previous warrants, the traffic volumes both existing and what can reasonably be expected in the future are inadequate to meet the requirements of this warrant, thus **Warrant 8 is NOT SATISFIED**.

Warrant 9 – Intersection Near a Grade Crossing

This warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity of the intersection to a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic signal control.

The nearest grade crossing is approximately 1.4 miles east of the intersection. As a result, this warrant is not applicable and thus **Warrant 9 is NOT SATISFIED**.

Conclusion

The traffic signal warrant study reveals that a signal at the intersection of Central Road at Dryden Place and The Moorings Entrance will not be warranted.

4 - PARKING

Parking Requirements

The parking requirements for the existing development and the proposed addition were calculated based on the Village of Arlington Heights' Zoning Ordinance. Parking at assisted living and memory care facilities is primarily generated by employees and visitors. Residents of the facility do not drive. Parking for Fellowship Hall is based on the building code's capacity rather than its expected use. Currently, it is used for storage but will be available for residents and their guests in the future. **Table 9** summarizes the zoning code requirements for The Moorings campus of 636 spaces with the new building.

Table 9
Zoning Code Requirements for
The Mooring's with Expansion

Unit Type	Units/Beds	Zoning Code Requirement	Total
Senior Apartments	192	One Space per Unit	192
Apartment Expansion	70	One Space per Unit	70
Senior Villas	74	Two Spaces per Unit	148
Skilled Care	92	One Space per Two Beds	46
Memory Care	20	One Space per Two Beds	10
Assisted Living	73	One Space per Unit	73
Fellowship Hall	486 seats	One Space per Five Seats	97
Total			636

Residential Auto Ownership

The Moorings of Arlington Heights provided resident vehicle ownership data for the apartments and villas on the existing campus. As previously noted, residents of the skilled care and assisted living/memory care are not able to drive. There are 212 vehicles owned by residents on campus for the 259 occupied apartments and villas or 0.82 vehicles per unit.

Senior Villa Parking

The senior villas or cottages are located along the north, south, and west perimeter of the campus. They consist of a mixture of buildings with either 1 car or 2 car garages and driveways. One building has three units and one garage. Driveway spaces are not counted as code parking spaces. The two-car garage villas have sufficient parking and meet the zoning code requirements while the one-car garage villas are short one required space per unit. The two units without garages are short a total of 4 spaces.

With the redevelopment of the three-unit with a one-car garage building into a two-unit building with two two-car garages, the required number of spaces drops to 148 spaces (2x74). The number of spaces increased by two spaces to 109 spaces not including the driveways. The required 148 spaces are 39 spaces more than the 109 spaces provided. The villas require a 39-space parking variation. There are a total of 207 spaces available with the driveway area in front of each garage that are not code complaint.

Table 10
Senior Villas Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Senior Villas	75	2 – Units with No Garage	0	-	0		0
		51 - One Car Garages	51	-	51		48 ⁽²⁾
		22 - Two Car Garages	44	-	44		44 ⁽²⁾
		Off-Street Parking	12	-	12		8 ⁽¹⁾
		Existing Code Parking	107	-	107	150	100
		Driveway Spaces	95	-	95		1
		Total Available Parking	202	-	202	150	101
	74	50 - One Car Garages	50	-	55		48 ⁽²⁾
		24 - Two Car Garages	48	-	48		44 ⁽²⁾
		Off-Street Parking	11	-	11		8 ⁽¹⁾
		Existing Code Parking	109	-	109	148	100
		Driveway Spaces	98	-	98		1
		Total Available Parking	207	-	207	148	101

(1) Includes 3 vehicles parked on-street.

(2) Assumes all garage spaces full/reserved. Not every unit has a vehicle.

Skilled and Memory Care Parking

The parking near the skilled care and assisted living building consists of parking spaces along Old Barn Road, a parking lot west of the building, and underground parking. **Table 11** summarizes the parking supply. A total of 104 parking spaces are provided, which is less than the 129 required parking spaces. It does exceed the number of spaces used. The overflow of 25 vehicles will park in the parking spaces further to the east. No changes to these parking areas are proposed. No parking variation is required with staff parking in a different portion of the site.

Table 11
Existing Care Parking Inventory and Survey

Unit Type	Beds	Location	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Assisted, Skilled, Sheltered Care	185	West of the Building	37	2	39		32
		Along Old Barn Road	39	4	43		35
		Under the Building	21	1	22		15
		subtotal	97	7⁽¹⁾	104	129	83

(1) 5 ADA spaces required and 7 provided

Senior Apartment Parking

Parking for the remainder of the campus is provided at six locations: by the guard house, underground parking, a surface lot by the loading dock, a surface lot by the main entrance, south of the building, and along Moorings Drive. **Table 12** itemizes the parking location and number of spaces. A total of 223 spaces are available, which falls short of the 289 spaces required for the current senior apartment units and Fellowship Hall.

Fifty-nine additional spaces are provided as parallel spaces in the loading and lobby lots and along Moorings Drive. These spaces are used but they do not meet the Village's dimensional requirements and were not counted as code compliant spaces.

With the new building, most of the parking will be relocated. The existing underground parking garage will not be affected. A new underground lot will be provided under the proposed building. Parking south of the building will be expanded, the lobby and loading dock lots will be rebuilt smaller, perpendicular parking will be added to the eastern portion of Old Barn Road and along Moorings Drive, and a new lot near the guard house. **Table 13** summarizes the new parking spaces. There will be a net gain in parking of 185 spaces (223 to 408) which includes the 70 additional spaces required for the new senior apartments. It will exceed the 384 spaces required by the code including the 25 spaces from the west side of campus.

Table 12
Existing Apartment Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces	Parallel	Parked
Senior Apartments	192	Loading Dock Lot	14	1	15		9	1
		Underground Garage	86	-	86		-	77
		Guard House	4	-	4		-	2
		Surface Spaces South of Building	41	3	44		-	15
		Lobby Parking Lot	71	3	74		9	
		subtotal	216	7	223	192	18	160
East Moorings Drive On-Street			-	-	-		41	14
Fellowship Hall - 486 seats			-	-	-	97	-	-
Total			216	7	223	289	59	174

Table 13
Proposed Apartment Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces
Senior Apartments	262	Loading Dock Lot	7	-	7	
		Existing Underground Garage	86	-	86	
		Northeast Lot	37	-	37	
		New Underground Garage	67	3	70	
		Lobby Lot	37	4	41	
		Old Barn Road	47	-	47	
		Moorings Drive	32	-	32	
		South Lot	84	4	88	
		subtotal	397	11	408	262
Fellowship Hall - 486 seats			-	-	-	97
Overflow Parking Need from Skilled Care Area			-	-	-	25
Total			397	11 ⁽¹⁾	408	384

(1) 9 ADA spaces required and 11 provided

Parking Summary

After the completion of the expansion and associated parking improvements, The Moorings Campus will have a total of 621 parking spaces (See **Table 14**), which is less than the total required 636 spaces. The overall parking variation is not 15 spaces (636-621) for the whole campus. The variation is 39 spaces for the single-car garages (50) minus the 11 additional spaces provided by the villas.

Table 14
Overall Parking Supply and Requirements

Users	Size	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Villas	74 units	109	-	109	148	103
Apartments	262 Units	397	11	408	262	244 ⁽¹⁾
Fellowship Hall	486 Seats				97	
All Care	185 beds	97	7	104	129	83
Totals		603	18	621	636	430

(1)174 existing parked vehicles plus 70 vehicles for the new units

5 – CONCLUSIONS

The results of this study found:

1. The volume of traffic generated by the 70 independent living units is minimal (14 to 21 vehicles per hour) due to the nature of the use.
2. The net change in area traffic volumes is nominal.
3. The Mooring's driveway on Central Road does not require any additional roadway improvements.
4. A review of vehicular crash data does not support the need for traffic improvements.
5. A traffic signal will not be warranted at the intersection of the Mooring's driveway/Dryden Place on Central Road.
6. The proposed 70-unit senior apartments require one space per unit for a total of 70 spaces. required.
7. Upon completion of the two projects, a total of 636 spaces are required on-campus which exceeds by the 621 spaces provided.
8. The senior villas will have 109 spaces which is less than the code requirement of 148 spaces due to the villas having one-car garages.
9. Skilled, memory-care, and assisted-living units have 104 spaces which is less than the 129 required. Twenty-five vehicles will park further east in the campus.
10. The existing and proposed senior apartment parking areas will be reconstructed totaling 408 spaces which exceeds the zoning requirements.
11. Overall, the site is required to provide 636 spaces, which is more than the 621 parking spaces provided.
12. The required parking variation is 39 spaces.

Appendix

- Existing 2024 Traffic Counts
- CMAP Growth Letter
- 2017-2022 Crash Data
- Signal Warrant Worksheets
- Intersection Capacity Analyses
 - 2024 Existing Conditions
 - 2030 Total Traffic Volumes

Central Road at Dryden Place and The Moorings Access Drive

Arlington Heights, Illinois															
Begin Time	Dryden Place Southbound			Central Road Westbound			The Moorings Drive Northbound			Central Road Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
Tuesday February 13, 2024															
6:00 AM	4	0	1	0	51	1	1	0	1	0	94	2	155	1056	0.67
6:15 AM	4	0	1	3	86	5	0	0	3	3	107	2	214	1234	0.78
6:30 AM	1	0	3	2	126	6	1	0	2	10	136	5	292	1380	0.87
6:45 AM	2	0	3	4	181	10	1	0	2	17	169	6	395	1505	0.90
7:00 AM	8	0	3	1	130	7	1	0	3	13	159	8	333	1570	0.85
7:15 AM	10	0	4	4	145	7	1	0	4	7	173	5	360	1655	0.90
7:30 AM	7	0	1	2	187	4	1	0	4	4	202	5	417	1688	0.92
7:45 AM	7	0	4	8	221	5	2	0	4	13	186	10	460	1679	0.91
8:00 AM	6	1	3	5	186	3	0	0	5	12	183	14	418	1710	0.87
8:15 AM	7	0	3	5	172	1	1	0	3	12	184	5	393	1681	0.86
8:30 AM	7	0	2	2	189	8	2	0	1	9	179	9	408	1642	0.84
8:45 AM	40	1	9	12	184	9	1	0	4	7	195	29	491	1524	0.78
9:00 AM	36	1	15	10	156	3	4	0	7	6	147	4	389	1375	0.88
9:15 AM	5	1	3	6	169	6	1	0	5	7	143	8	354	1266	0.89
9:30 AM	4	0	3	5	118	5	0	0	7	8	136	4	290	1225	0.90
9:45 AM	3	0	3	5	149	7	3	0	8	7	153	4	342	1265	0.92
10:00 AM	4	0	1	3	126	3	1	0	5	8	127	2	280	1249	0.95
10:15 AM	3	0	1	3	142	6	0	0	7	11	138	2	313	1284	0.97
10:30 AM	1	0	0	1	140	2	3	0	8	8	164	3	330	1319	0.95
10:45 AM	3	0	0	4	153	3	1	0	1	6	152	3	326	1357	0.92
11:00 AM	5	1	2	3	125	7	1	1	4	12	151	3	315	1393	0.95
11:15 AM	3	0	4	4	163	7	2	0	7	10	147	1	348	1416	0.96
11:30 AM	6	0	1	4	172	7	3	0	12	11	144	8	368	1438	0.97
11:45 AM	13	0	2	4	158	8	0	0	7	5	158	7	362	1436	0.97
Noon	4	0	0	3	158	8	4	0	11	8	140	2	338	1453	0.96
12:15 PM	8	0	1	0	161	0	2	0	7	11	174	6	370	1498	0.98
12:30 PM	3	0	3	7	175	2	0	0	6	9	150	11	366	1507	0.98
12:45 PM	7	0	5	12	158	6	0	0	4	8	163	16	379	1481	0.97
1:00 PM	22	0	9	8	159	6	1	0	11	3	152	12	383	1445	0.94
1:15 PM	8	0	1	5	151	5	2	0	6	8	185	8	379	1480	0.89
1:30 PM	9	1	1	1	158	5	1	0	11	11	137	5	340	1491	0.89
1:45 PM	4	0	4	3	157	1	3	0	8	11	146	6	343	1599	0.89
2:00 PM	6	0	3	1	182	4	1	0	12	4	196	9	418	1646	0.92
2:15 PM	4	0	0	3	184	3	1	0	10	5	177	3	390	1634	0.91
2:30 PM	7	0	2	1	223	7	2	2	7	14	178	5	448	1705	0.92
2:45 PM	3	0	5	6	201	2	1	0	7	13	147	5	390	1770	0.86
3:00 PM	7	1	4	7	209	3	1	0	10	11	143	10	406	1847	0.90
3:15 PM	8	0	1	5	191	3	11	1	18	10	198	15	461	1952	0.95
3:30 PM	25	1	3	3	258	8	3	0	24	5	171	12	513	1975	0.96
3:45 PM	14	0	2	2	236	8	1	0	3	10	183	8	467	1963	0.96
4:00 PM	8	0	3	4	241	5	0	0	14	4	224	8	511	1992	0.97
4:15 PM	4	0	0	7	217	4	0	0	2	5	239	6	484	1984	0.99
4:30 PM	5	0	3	3	243	3	1	0	9	4	221	9	501	2027	0.96
4:45 PM	9	0	0	4	217	0	2	0	9	1	241	13	496	1977	0.94
5:00 PM	4	0	1	7	225	2	0	0	4	4	248	8	503	1904	0.90
5:15 PM	5	0	2	3	239	5	1	0	4	4	252	12	527	1826	0.87
5:30 PM	5	0	2	3	230	2	0	0	6	4	190	9	451	1627	0.24
5:45 PM	5	1	0	2	202	1	2	1	1	1	193	14	423	1494	0.18
6:00 PM	4	0	7	2	223	2	2	0	2	1	173	9	425	1371	0.17
6:15 PM	3	0	1	5	143	1	1	1	7	2	156	8	328		
6:30 PM	0	0	1	3	151	4	0	1	3	2	147	6	318		
6:45 PM	1	0	1	2	154	1	1	0	1	1	135	3	300		
Total	381	9	137	212	9075	231	75	7	331	380	8786	387			
8:00-9:00 AM	60	2	17	24	731	21	4	0	13	40	741	57	1710		
11:15 AM-12:15 PM	26	0	7	15	651	30	9	0	37	34	589	18	1416		
2:45-3:45 PM	43	2	13	21	859	16	16	1	59	39	659	42	1770		
4:30-5:30 PM	23	0	6	17	924	10	4	0	26	13	962	42	2027		



February 7, 2024

Stephen B. Corcoran, PE, PTOE
Director of Traffic Engineering
Eriksson Engineering Association, LTD.
145 Commerce Drive
Suite A
Grayslake, IL 60030

Subject: Central Road east and west of Dryden Place
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated 2/6/2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2022)	Year 2050 ADT
Central Road E and W of Dryden	18,500	20,700
Dryden Pl (growth factor from 2023 to 2050)		1.115 (0.4% annual growth)

0.42%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 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 or email me at jrodriguez@cmap.illinois.gov

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

cc: Rios (IDOT)
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Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
------	---------	---------	---------------	---------------	--------	---------------	--------------------	------	----------------------------	-----------------	------	----------	---------	-------	---------	-------	---------	-------	------



Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201801410803																			
1/19/2018 3:28 PM	Cloudy/Overcast	Other	0	0	0	Turning	Daylight	0.00	2892790.97022959 1974398.24256093	SUV	South	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Friday	1	100.0%	3 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		SUV	1	50.0%
									TOTAL:	2	

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Cloudy/Overcast	1	100.0%	Daylight	1	100.0%	Other	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		West	1	50.0%
									TOTAL:	2	



Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed C	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901154523																			
1/12/2019 12:40 PM	Snow	Snow or Slush	0	0	0	Front to Rear	Daylight	0.00	2892790.95574468 1974399.01659032	SUV	West	Changing Lanes	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
201901452442																			
10/7/2019 3:35 PM	Clear	Dry	0	0	0	Turning	Daylight	0.00	2892790.96698104 1974398.30927994	SUV	North	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
201901471359																			
10/21/2019 7:09 PM	Cloudy/Overcast	Dry	0	1	0	Turning	Darkness, Lighted Road	0.00	2892790.96506222 1974398.51868927	Passenger	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
3	0	0	1	0	2	0	1	0	0	1

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Front to Rear	1	33.3%	Monday	2	66.7%	Noon	1	33.3%	Passenger	3	50.0%
Turning	2	66.7%	Saturday	1	33.3%	3 PM	1	33.3%	SUV	3	50.0%
TOTAL:	3		TOTAL:	3		7 PM	1	33.3%	TOTAL:	6	
						TOTAL:	3				

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Clear	1	33.3%	Darkness, Lighted Road	1	33.3%	Dry	2	66.7%	East	1	16.7%
Cloudy/Overcast	1	33.3%	Daylight	2	66.7%	Snow or Slush	1	33.3%	North	2	33.3%
Snow	1	33.3%	TOTAL:	3		TOTAL:	3		West	3	50.0%
TOTAL:	3								TOTAL:	6	



Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed C	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202001148088																		
2/13/2020 8:25 AM	Snow	Snow or Slush	0	0	0	Daylight	2.77	2892770.89283276 1974397.88851702	SUV	East	Avoiding Vehicle/Obj ects	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
									Van/Mini- Van	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Front to Rear	1	100.0%	Thursday	1	100.0%	08 AM	1	100.0%	SUV	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		Van/Mini-Van	1	50.0%
									TOTAL:	2	

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Snow	1	100.0%	Daylight	1	100.0%	Snow or Slush	1	100.0%	East	2	100.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		TOTAL:	2	



Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries		Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202101011058																			
1/3/2021 3:26 PM	Clear	Dry	0	0	0	0	Angle	0.00	2892790.97258125 1974398.11689534	Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
202101011058																			
										Passenger	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202101011058																			
10/23/2021 4:43 PM	Clear	Dry	0	0	0	0	Animal	0.00	2892790.96464336 1974398.54107218	Passenger	East	Straight Ahead	Other Animal	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
2	0	0	0	0	2	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Angle	1	50.0%	Saturday	1	50.0%	3 PM	1	50.0%	Passenger	3	100.0%
Animal	1	50.0%	Sunday	1	50.0%	4 PM	1	50.0%	TOTAL:	3	
TOTAL:	2		TOTAL:	2		TOTAL:	2				

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Clear	2	100.0%	Daylight	2	100.0%	Dry	2	100.0%	East	1	33.3%
TOTAL:	2		TOTAL:	2		TOTAL:	2		South	1	33.3%
									West	1	33.3%
									TOTAL:	3	



Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202201408448	Freezing Rain	Snow or Slush	0	1	0	Turning	Daylight	0.00	2892790.95836156 1974398.87675207	SUV	West	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
12/16/2022 2:07 AM										Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	1	0	0	0	1	0	0	1

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Friday	1	100.0%	02 AM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		SUV	1	50.0%
									TOTAL:	2	

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Freezing Rain	1	100.0%	Daylight	1	100.0%	Snow or Slush	1	100.0%	East	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		West	1	50.0%
									TOTAL:	2	

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Notes

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.

Intersection: Central Road at Dryden Place/Moorings Entrance
Municipality: Arlington Heights
County: Cook

TRAFFIC VOLUME SUMMARY



SRA: No

Speed Limit of Road: 40mph
Isolated Community under 10,000: No
Number of Lanes on Major Approach: 2 plus left-turn lane
Number of Lanes on Minor Street: NB-2, SB-1

Start Time	Major Street Volumes (Both Approaches)	Adjusted Minor Street Volume (Highest Volume Approach)	Check boxes that meet any warrant.		
			Warrant A 100%	Warrant B 100%	80% of Warrant 4
6:00 AM	1064	17			
7:00 AM	1557	27			
8:00 AM	1668	50			
9:00 AM	1309	61			
10:00 AM	1251	28			
11:00 AM	1367	40			
12:00 PM	1435	37			
1:00 PM	1388	47			
2:00 PM	1624	49			
3:00 PM	1765	75			
4:00 PM	1977	44			
5:00 PM	1912	21			
6:00 PM	1371	20			

WARRANT 1	Condition A	YES	NO
	Minimum Volume	YES	NO
	Condition B	YES	NO
	Interruption of Traffic	YES	NO
	Condition A/B	YES	NO
WARRANT 2	Combination of Warrants	YES	NO
	Four-hour	YES	NO
WARRANT 3	Peak-hour	YES	NO
WARRANT 4	Pedestrian	YES	NO
WARRANT 5	School Crossing	YES	NO
WARRANT 6	Coordination of Signals	YES	NO
WARRANT 7	Crash Experience	YES	NO
WARRANT 8	Road Network	YES	NO
WARRANT 9	Near Grade Crossing	YES	NO

Hours Met:					
Volume Requirements:	Major	600	900	480	720
	Minor:SB	150	75	120	60
	Minor: NB	200	100	160	80

Count Date: Tuesday February 4, 2024
Volumes Shown: 2030 Projections
Date Reviewed:
Reviewed By:

Crash Data	2018	2019	2020	2021	2022
Number	1	3	1	2	1
Correctable	1	2	0	0	1

Geometry Southbound Combined Rt/Th/Lt

Count Date: Tuesday February 4, 2024
Volumes Shown: 2030 Projections
Date Reviewed:
Reviewed By:

By: Eriksson Engineering
Date:



Intersection: Central Road at Dryden Place/Moorings Entrance
Municipality: Arlington Heights
County: Cook

Start Time	Minor Street Dryden Place (SB) Configuration - 1				Critical Mainline Appr. Volume per Lane	Base Right-turn Reduction %	Mainline Congestion Factor %	Adjusted Right-turn Reduction %	Adjusted Right Turns	Adjusted Minor Street Volumes
	Right	Thru	Left	Total						
6:00 AM	12	0	9	21	232	40%	0%	40%	7	17
7:00 AM	35	0	13	48	358	60%	0%	60%	14	27
8:00 AM	73	2	18	94	387	60%	0%	60%	29	50
9:00 AM	55	2	26	83	317	40%	0%	40%	33	61
10:00 AM	12	0	3	15	293	60%	0%	60%	5	8
11:00 AM	29	1	10	40	325	60%	0%	60%	11	23
12:00 PM	24	0	10	34	346	60%	0%	60%	9	20
1:00 PM	47	1	16	65	329	60%	0%	60%	19	36
2:00 PM	26	0	11	38	411	40%	5%	35%	17	28
3:00 PM	67	2	11	81	467	60%	5%	55%	30	44
4:00 PM	36	0	7	43	480	60%	5%	55%	16	23
5:00 PM	23	1	6	31	467	60%	5%	55%	11	18
6:00 PM	9	0	11	20	350	40%	0%	40%	6	17

Count Date: Tuesday February 4, 2024

Volumes Shown: 2030 Projections

Date Reviewed:

Reviewed By:

By: Eriksson Engineering

Date:

Start Time	Minor Street Moorings Entrance (NB) Configuration - 3				Critical Mainline Appr. Volume per Lane	Base Right-turn Reduction %	Mainline Congestion Factor %	Adjusted Right-turn Reduction %	Adjusted Right Turns	Adjusted Minor Street Volumes	Peak Appr Volume Both
	Right	Thru	Left	Total							
6:00 AM	4	0	10	14	278	75%	0%	75%	1	11	17
7:00 AM	6	0	19	25	392	75%	0%	75%	2	20	27
8:00 AM	5	0	16	21	404	75%	0%	75%	1	17	50
9:00 AM	10	0	34	44	314	75%	0%	75%	2	36	61
10:00 AM	6	0	26	32	318	75%	0%	75%	2	28	28
11:00 AM	7	1	37	46	331	75%	0%	75%	2	40	40
12:00 PM	7	0	35	42	343	75%	0%	75%	2	37	37
1:00 PM	9	0	45	54	338	75%	0%	75%	2	47	47
2:00 PM	6	2	45	54	380	75%	0%	75%	2	49	49
3:00 PM	20	1	68	90	378	75%	0%	75%	5	75	75
4:00 PM	4	0	42	46	482	75%	10%	65%	1	44	44
5:00 PM	4	1	19	24	460	75%	10%	65%	1	21	21
6:00 PM	5	2	16	24	317	75%	0%	75%	1	20	20

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱		↰	↱			↰↱	
Traffic Vol, veh/h	57	741	40	21	731	24	13	0	4	17	2	60
Future Vol, veh/h	57	741	40	21	731	24	13	0	4	17	2	60
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	852	46	24	840	28	15	0	5	20	2	69

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	868	0	0	898	0	0	1476	1923	449	1460	1932	434
Stage 1	-	-	-	-	-	-	1007	1007	-	902	902	-
Stage 2	-	-	-	-	-	-	469	916	-	558	1030	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	772	-	-	752	-	-	88	66	557	90	65	570
Stage 1	-	-	-	-	-	-	258	317	-	299	355	-
Stage 2	-	-	-	-	-	-	544	349	-	482	309	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	772	-	-	752	-	-	68	58	557	81	58	570
Mov Cap-2 Maneuver	-	-	-	-	-	-	68	58	-	81	58	-
Stage 1	-	-	-	-	-	-	236	290	-	274	344	-
Stage 2	-	-	-	-	-	-	460	338	-	437	283	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.7			0.3			58			31.2		
HCM LOS							F			D		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	68	557	772	-	-	752	-	-	226
HCM Lane V/C Ratio	0.22	0.008	0.085	-	-	0.032	-	-	0.402
HCM Control Delay (s)	72.3	11.5	10.1	-	-	9.9	-	-	31.2
HCM Lane LOS	F	B	B	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.8	0	0.3	-	-	0.1	-	-	1.8

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	589	34	30	651	15	37	0	9	7	0	26
Future Vol, veh/h	18	589	34	30	651	15	37	0	9	7	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	614	35	31	678	16	39	0	9	7	0	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	694	0	0	649	0	0	1071	1426	325	1093	1435	347
Stage 1	-	-	-	-	-	-	670	670	-	748	748	-
Stage 2	-	-	-	-	-	-	401	756	-	345	687	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	897	-	-	933	-	-	175	134	671	169	133	649
Stage 1	-	-	-	-	-	-	413	454	-	371	418	-
Stage 2	-	-	-	-	-	-	597	414	-	644	446	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	897	-	-	933	-	-	161	127	671	160	126	649
Mov Cap-2 Maneuver	-	-	-	-	-	-	161	127	-	160	126	-
Stage 1	-	-	-	-	-	-	404	444	-	363	404	-
Stage 2	-	-	-	-	-	-	553	400	-	622	437	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.4			29.6			15		
HCM LOS							D			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	161	671	897	-	-	933	-	-	394
HCM Lane V/C Ratio	0.239	0.014	0.021	-	-	0.033	-	-	0.087
HCM Control Delay (s)	34.3	10.4	9.1	-	-	9	-	-	15
HCM Lane LOS	D	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.9	0	0.1	-	-	0.1	-	-	0.3

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	962	13	10	924	17	26	0	4	6	0	23
Future Vol, veh/h	42	962	13	10	924	17	26	0	4	6	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	1002	14	10	963	18	27	0	4	6	0	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	981	0	0	1016	0	0	1599	2098	508	1581	2096	491
Stage 1	-	-	-	-	-	-	1097	1097	-	992	992	-
Stage 2	-	-	-	-	-	-	502	1001	-	589	1104	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	699	-	-	678	-	-	71	51	510	73	51	523
Stage 1	-	-	-	-	-	-	227	287	-	264	322	-
Stage 2	-	-	-	-	-	-	520	319	-	461	285	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	699	-	-	678	-	-	64	47	510	68	47	523
Mov Cap-2 Maneuver	-	-	-	-	-	-	64	47	-	68	47	-
Stage 1	-	-	-	-	-	-	213	269	-	247	317	-
Stage 2	-	-	-	-	-	-	489	314	-	428	267	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			0.1			86.1			24.1		
HCM LOS							F			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	64	510	699	-	-	678	-	-	219
HCM Lane V/C Ratio	0.423	0.008	0.063	-	-	0.015	-	-	0.138
HCM Control Delay (s)	97.5	12.1	10.5	-	-	10.4	-	-	24.1
HCM Lane LOS	F	B	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	1.6	0	0.2	-	-	0	-	-	0.5

Intersection												
Int Delay, s/veh	8.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	659	39	16	859	21	59	1	16	13	2	43
Future Vol, veh/h	42	659	39	16	859	21	59	1	16	13	2	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	25	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	766	45	19	999	24	69	1	19	15	8	50

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1023	0	0	811	0	0	1429	1948	406	1531	1958	512
Stage 1	-	-	-	-	-	-	887	887	-	1049	1049	-
Stage 2	-	-	-	-	-	-	542	1061	-	482	909	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	674	-	-	811	-	-	95	64	594	80	63	507
Stage 1	-	-	-	-	-	-	305	360	-	243	303	-
Stage 2	-	-	-	-	-	-	492	299	-	534	352	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	674	-	-	811	-	-	71	58	594	71	57	507
Mov Cap-2 Maneuver	-	-	-	-	-	-	71	58	-	71	57	-
Stage 1	-	-	-	-	-	-	283	334	-	225	296	-
Stage 2	-	-	-	-	-	-	421	292	-	478	326	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.6			0.2			156.1			44.3		
HCM LOS							F			E		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	71	385	674	-	-	811	-	-	162
HCM Lane V/C Ratio	0.966	0.051	0.072	-	-	0.023	-	-	0.451
HCM Control Delay (s)	196.8	14.9	10.8	-	-	9.5	-	-	44.3
HCM Lane LOS	F	B	B	-	-	A	-	-	E
HCM 95th %tile Q(veh)	4.9	0.2	0.2	-	-	0.1	-	-	2.1

Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	59	759	45	34	749	27	20	0	7	19	2	73
Future Vol, veh/h	59	759	45	34	749	27	20	0	7	19	2	73
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	68	872	52	39	861	31	23	0	8	22	2	84

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	892	0	0	924	0	0	1544	2004	462	1527	2015	446
Stage 1	-	-	-	-	-	-	1034	1034	-	955	955	-
Stage 2	-	-	-	-	-	-	510	970	-	572	1060	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	756	-	-	735	-	-	78	59	547	80	58	560
Stage 1	-	-	-	-	-	-	248	308	-	278	335	-
Stage 2	-	-	-	-	-	-	514	330	-	472	299	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	756	-	-	735	-	-	57	51	547	70	50	560
Mov Cap-2 Maneuver	-	-	-	-	-	-	57	51	-	70	50	-
Stage 1	-	-	-	-	-	-	226	280	-	253	317	-
Stage 2	-	-	-	-	-	-	411	313	-	423	272	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.7			0.4			81.3			38.1		
HCM LOS							F			E		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	57	547	756	-	-	735	-	-	213
HCM Lane V/C Ratio	0.403	0.015	0.09	-	-	0.053	-	-	0.507
HCM Control Delay (s)	105.6	11.7	10.2	-	-	10.2	-	-	38.1
HCM Lane LOS	F	B	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	1.5	0	0.3	-	-	0.2	-	-	2.6

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	603	42	35	667	17	45	0	14	9	0	39
Future Vol, veh/h	16	603	42	35	667	17	45	0	14	9	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	628	44	36	695	18	47	0	15	9	0	41
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	713	0	0	672	0	0	1104	1469	336	1124	1482	357
Stage 1	-	-	-	-	-	-	684	684	-	776	776	-
Stage 2	-	-	-	-	-	-	420	785	-	348	706	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	883	-	-	915	-	-	166	126	660	160	124	639
Stage 1	-	-	-	-	-	-	405	447	-	356	406	-
Stage 2	-	-	-	-	-	-	581	402	-	641	437	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	883	-	-	915	-	-	149	119	660	150	117	639
Mov Cap-2 Maneuver	-	-	-	-	-	-	149	119	-	150	117	-
Stage 1	-	-	-	-	-	-	397	439	-	349	390	-
Stage 2	-	-	-	-	-	-	523	386	-	615	429	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.4			32.9			15.4		
HCM LOS							D			C		
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1			
Capacity (veh/h)	149	660	883	-	-	915	-	-	397			
HCM Lane V/C Ratio	0.315	0.022	0.019	-	-	0.04	-	-	0.126			
HCM Control Delay (s)	39.9	10.6	9.2	-	-	9.1	-	-	15.4			
HCM Lane LOS	E	B	A	-	-	A	-	-	C			
HCM 95th %tile Q(veh)	1.3	0.1	0.1	-	-	0.1	-	-	0.4			

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	43	985	20	14	946	18	32	0	8	7	0	26
Future Vol, veh/h	43	985	20	14	946	18	32	0	8	7	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	45	1026	21	15	985	19	33	0	8	7	0	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1004	0	0	1047	0	0	1650	2161	524	1628	2162	502
Stage 1	-	-	-	-	-	-	1127	1127	-	1025	1025	-
Stage 2	-	-	-	-	-	-	523	1034	-	603	1137	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	686	-	-	660	-	-	65	47	498	68	47	515
Stage 1	-	-	-	-	-	-	218	278	-	252	311	-
Stage 2	-	-	-	-	-	-	505	308	-	453	275	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	686	-	-	660	-	-	57	43	498	62	43	515
Mov Cap-2 Maneuver	-	-	-	-	-	-	57	43	-	62	43	-
Stage 1	-	-	-	-	-	-	204	260	-	235	304	-
Stage 2	-	-	-	-	-	-	468	301	-	416	257	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			0.2			109.6			26.4		
HCM LOS							F			D		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	57	498	686	-	-	660	-	-	202
HCM Lane V/C Ratio	0.585	0.017	0.065	-	-	0.022	-	-	0.17
HCM Control Delay (s)	133.9	12.4	10.6	-	-	10.6	-	-	26.4
HCM Lane LOS	F	B	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	2.4	0.1	0.2	-	-	0.1	-	-	0.6

Intersection												
Int Delay, s/veh	15											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	675	46	23	880	23	69	1	21	14	2	56
Future Vol, veh/h	44	675	46	23	880	23	69	1	21	14	2	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	25	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	785	53	27	1023	27	80	1	24	16	8	65
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1050	0	0	838	0	0	1484	2018	419	1586	2031	525
Stage 1	-	-	-	-	-	-	914	914	-	1091	1091	-
Stage 2	-	-	-	-	-	-	570	1104	-	495	940	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	659	-	-	792	-	-	87	58	583	73	57	497
Stage 1	-	-	-	-	-	-	294	350	-	229	289	-
Stage 2	-	-	-	-	-	-	474	285	-	525	340	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	659	-	-	792	-	-	~ 61	52	583	63	51	497
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 61	52	-	63	51	-
Stage 1	-	-	-	-	-	-	271	323	-	211	279	-
Stage 2	-	-	-	-	-	-	386	275	-	462	314	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.6			0.2			257.5			50.5		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1			
Capacity (veh/h)	61 398		659	-	-	792	-	-	164			
HCM Lane V/C Ratio	1.315 0.064		0.078	-	-	0.034	-	-	0.545			
HCM Control Delay (s)	\$ 334.9		14.7	10.9	-	-	9.7	-	-	50.5		
HCM Lane LOS	F B		B	-	-	A	-	-	F			
HCM 95th %tile Q(veh)	6.8 0.2		0.3	-	-	0.1	-	-	2.8			
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon			

Village of Arlington Heights

Interoffice Memorandum



To: Sam Hubbard, Development Planner
From: Elliot Eldridge, Assistant Building Official,
Department: Building & Life Safety Department
File Number: PCA00008-2024
Project: The Moorings Independent Living Expansion – 811 E. Central Ave.
Review Round: Round 1 Review
Date: June 12, 2024

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

GENERAL COMMENTS:

1. The following adopted codes shall apply:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Existing Building Code with amendments
 - c. 2018 International Fire Code with amendments
 - d. 2018 International Fuel Gas Code with amendments
 - e. 2018 International Mechanical Code with amendments
 - f. 2018 International Swimming Pool and Spa Code with amendments
 - g. 2018 Illinois Energy Conservation Code with state amendments
 - h. 2018 Illinois Accessibility Code
 - i. 2014 Illinois Plumbing Code with amendments
 - j. 2017 National Electrical Code with amendments
2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.
3. Provide the proposed construction type of the residential buildings. Section: 2018 IBC Tables 601 and 602.
4. Provide the proposed occupant load for the building, include all amenity spaces, leasing spaces, and residential units, per section: 2018 IBC Table 1004.5.
5. Provide the fire-resistance rating of the exterior walls between the Independent Living building, the proposed building and the Round Barn shall comply with the requirements of 2018 IBC Table 601/602 based on the fire separation distance.

PLAN COMMISSION REVIEW
BUILDING DEPARTMENT

6. The lower-level enclosed parking garages shall comply with 2018 IBC 406.2, 406.4 and 406.6.
7. The enclosed parking garages shall have an automatic fire suppression system as required by 2018 IFC 903.2.10.
8. Per 2018 IBC section 403.4.8.3 standby power is required for loads specified as follows:
 - a. Ventilation and automatic fire detection equipment for smokeproof enclosers.
 - b. Elevators.
 - c. Where elevators are provided in a high-rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1009.4, 3007 or 3008 as applicable.
9. Per 2018 IBC section 403.4.8.4 emergency power is required for loads specified as follows:
 - a. Exit signs and means of egress illumination required by Chapter 10.
 - b. Elevator car lighting.
 - c. Emergency voice/alarm communication systems.
 - d. Automatic fire detection systems.
 - e. Fire alarm systems.
 - f. Electrically powered fire pumps.
 - g. Power and lighting for the fire command center required by Section 403.4.6.
10. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.
11. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.
12. 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. The plans do not appear to conform to this requirement.
13. 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. The plans do not appear to conform to this requirement.
14. 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. The plans do not appear to conform to this requirement.
15. Separate permits are required for fuel tanks to supply an emergency back-up generator. The plans do not appear to conform to this requirement.
16. Structural calculations along with structural drawings by an Illinois licensed structural engineer shall be provided for each building.
17. The enclosed parking garages shall have mechanical ventilation. The plans do not appear to conform to this requirement.
18. Roof access shall be provided for all roof top equipment. Depending on the location of the roof access opening, guards may be required. Information was not provided.
A preliminary construction staging plan and development schedule shall be provided for review by the Building & Life Safety Department prior to permit issuance for each phase of the project.
19. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".

FIRE PREVENTION COMMENTS:

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.
2. 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. The plans do not appear to conform to this requirement.
3. Fire pump room location not specified. The plans do not appear to conform to this requirement.
4. Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. The plans do not appear to conform to this requirement.
5. 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. The plans do not appear to conform to this requirement.
6. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. The plans do not appear to conform to this requirement.
7. 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. 2018 IFC 903.4.3
8. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.
9. 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. 2018 IFC 907.5.2.3.1 as amended. The plans do not appear to conform to this requirement.
10. 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. Verify with the Fire Code Official and Fire Department if they should be included at the main entrance if they will be in the fire command center. The plans do not appear to conform to this requirement.
11. 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). The plans do not appear to conform to this requirement.

PLAN COMMISSION REVIEW
BUILDING DEPARTMENT

12. 32. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to be located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.

Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison

From: Nanci Julius, P.E. Senior Civil Engineer

Department: Public Works Department, Engineering Division

File Number: PCA00008-2024

Project: The Moorings, 811 W Central Road

Review Round: Round 1

Date: June 11, 2024

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☒	d. IEPA.....	☒
b. IDOT.....	☒	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☒	_____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☐	N/A
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☒	NO ☐	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☒	NO ☐	82-32, no fees due
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00008-2024
The Moorings – Independent Living expansion
811 E Central Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. 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
13. An MWRD permit will be required for the stormwater improvements and the sanitary sewer.
14. AN IEPA permit will be required.
15. The preliminary stormwater report has been reviewed.
 - a) Provide a summary for each area and the overall site.
 - b) Provide exhibits showing existing and proposed conditions for each area.
 - c) Per the June 4th meeting with Village staff to discuss the methodology, the existing stormwater detention will remain in place during construction.
 - i. Provide a phased construction plan and schedule. The phasing must be reviewed and approved the MWRD.
 - ii. A sediment basin may be needed for erosion control.
 - iii. The north pond is proposed to connect to the existing structure located on the south side of Central Road. Evaluate the feasibility of reconnecting the north ponds to the 60" storm sewer located on the north side of Central Road.
 - d) The Moorings is in in for permit to demolish a tri-plex, reconstruct a new duplex, and construct a new path on the border of areas A and B. Provide additional detention for the increase in impervious area for the duplex and path as part of this redevelopment.
16. 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. Provide calculations for sizing the weir.

17. A wet bottom basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.
18. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site.
19. The Photometric Site Plan lighting intensities is acceptable. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
20. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Update the Paving & Surface Legend on the Grading and Paving Plan.
21. Show Tower 133 maneuvering into the Fire Truck Stopping Areas.
22. The fire lane in the circular parking lot is dimensioned from the back-of-curb to the parking lane. The fire lane from the edge of pavement to the parking lane must be 26 ft minimum.
23. The proposed improvements modify access to the existing four-story building. Show Tower 133 maneuvering around the island to the front entrance.
24. The demolition plan impacts the main entrance to the complex, reduces access to the existing four-story building, and results in dead ends for Crescent Drive and East Old Barn Lane. Provide a staging plan. Include information on when access will be limited at the main entrance, Crescent Drive, East Old Barn Lane and access to the existing four-story building.



06-11-24

Michael L. Pagones, P.E.
Village Engineer

Date



Village of Arlington Heights

Interoffice Memorandum

To: Sam Hubbard
From: Div. Chief Dave Roberts
Department: Fire Deptment
File Number: 24-008
Project: 811 E Central Rd
Review Round: Round 1 Review
Date: June 12th, 2024

GENERAL COMMENTS:

1. IFC 2018 503.1.1 **Buildings and facilities.**
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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. Please provide documentation showing compliance with this section of the code.
2. IFC 2018 503.2.1 **Fire Apparatus Access Road Dimensions.**
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide documentation showing compliance to this code requirement.
3. IFC 2018 D103.4 **Dead ends.** (As amended by Arlington Heights Municipal Code Article I Section 27-102)
Must be approved by the Fire Chief. Please provide documentation showing a fire apparatus access road with no "dead ends".
4. IFC 2018 D105.1 **Aerial Access Roads Where required.**
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Please provide

documentation showing compliance to the above code requirement including a "continuous" and "complete" auto turn diagram with AHFD Tower 133.

5. IFC 2018 D105.2 **Width.**

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please provide documentation showing compliance with this section of the code.

6. IFC 2018 D105.3 **Proximity to building.**

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Please provide documentation showing compliance with this section of the code.

7. IFC 2018 D105.4 **Obstructions.**

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please provide documentation showing compliance with this section of the code.

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: The Moorings Independent Living Expansion/ 811 E Central Ave
Review Round: Round 1 Review
Date: June 17, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

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, and other criminal activity.

Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

Please consider the following for parking: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

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

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems. Additionally, the Police Department agrees with the recommendation of the parking and traffic study

6. GENERAL COMMENTS:

- a. 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.
- b. 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.
- c. The underground parking garage will create both vehicle and pedestrian traffic around the property. The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the parking garage must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal when vehicles are exiting.

Will the new parking garage utilize access control to restrict non-residents/non-permitted driver's access?

Parking could become an issue if a larger percentage of residents than expected have vehicles.

Emergency telephones or call boxes should be installed in the parking area for added safety.

Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square columns.

Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage.

The interior of parking garages should be painted in light colors to increase reflectivity of the luminaries, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity.

CCTV is an essential part of CPTED and is highly recommended in a parking garage. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

- d. Trash Enclosures. Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

- e. Additional Resident Storage Space

Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.



Supervisor

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard, Development Planner
From: Sean Freres, Environmental Health Officer
Department: Health Department
File Number: PCA00008-2024
Project: The Moorings of Arlington Heights/ 811 E. Central Rd.
Review Round: Round 1 Review
Date: May, 28, 2024

Health Department has no comments at this time.



Village of Arlington Heights Interoffice Memorandum

From: Sam Hubbard, Development Planner
Department: Planning & Community Development Department
File Number: 24-008
Project: The Moorings Senior Living Expansion – 811 E Central Rd
Review Round: Round 1
Date: June 12, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK/LIBRARY CONTRIBUTION REQUIRED:	☒	☐

Zoning:

7. The following zoning approvals have been requested as based on the plans. Please verify:
- Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property.
 - Should it be determined that a parking variation is no longer necessary, the previously granted parking variations shall be rescinded.
 - Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories.
 - Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.
 - A parking variation may be required and will be assessed based upon your response to these comments.
 - Additional zoning actions may be identified based on a response to these comments.
8. For each variation, a separate response to each 4 standards for variation approval shall be provided. The response to the land use variation standards of approval must be modified as it must be specific to each variation requested. It is drafted to address the overall 70-unit building and not the specific variations required. In your justification for

the height variation, consider discussing the proposed height and number of floors in comparison to the existing buildings on the campus, the landscape buffer proposed at the eastern property line, the specific location of the building within the campus, and the desire to preserve greenspace and reduce walking corridor lengths.

9. Additional details on market demand must be provided. Please note that the 2015 PUD amendment included a presentation from Tracy Cross & Associates that outlined market area demographics, along with a shorty summary of the findings and market demand analysis within the full study. A copy of the 2015 document can be provided upon request.

General:

10. Provide a summary on the status of a Building Code Review Board (BCRB) request to waive the 2018 requirement for an aerial apparatus road. Is the petitioner still intending to make this request and has the request been formally submitted to the Building & Life Safety Department? What is the timeline for this request?
11. If the development team is intending to proceed with the BCRB request, you're strongly encouraged to submit additional details on the alternative configuration, which would allow zoning entitlements to be granted for both options (provided no variations are created with the 2021 Building Code alternative). At a minimum, a separate landscape plan showing the alternative must be provided, along with a new fire truck turning exhibit and details on how the alternative would alter the overall parking supply.
12. Provide a written summary of the two neighborhood meetings, including when they occurred, approximately how many attendees there were, the questions asked/concerns raised, and the responses provided to any questions/concerns.
13. The divided site plan makes it difficult to conceptualize the location of the proposed building and improvements in relation to entire campus. Provide a separate site plan that shows the overall campus and proposed modifications on one sheet. On the site plan, please indicate the heights of all buildings within The Moorings campus, along with their usage (Independent Living, Assisted Living, Skilled Nursing, Memory Care, Fellowship Hall, etc.) and number of units/beds in each building.
14. Per Chapter 28, Section 9.8i, a preliminary development schedule and construction staging plan is required.
15. No plat of survey was provided. Please verify that there are no easements that would interfere with the proposed improvements.
16. Provide a short summary explaining affordability at The Moorings and how the facility addresses affordability concerns given the lack of affordable units. How does The Moorings address a situation where a resident runs out of funds?
17. Impact fees shall be required for each new independent living unit.
18. Please revise the project narrative to outline any green/sustainable design features proposed within the development.

19. All plans/documents revised as a result of these comments shall include a revision date.
20. Your response to these comments must be uploaded to the CSS portal, along with all revised plans. Once the entire resubmittal has been uploaded, please email Sam Hubbard at shubbard@vah.com to notify that a resubmittal has been uploaded. Additionally, one hard copy of all revised plan sets and documents must be submitted.

Site:

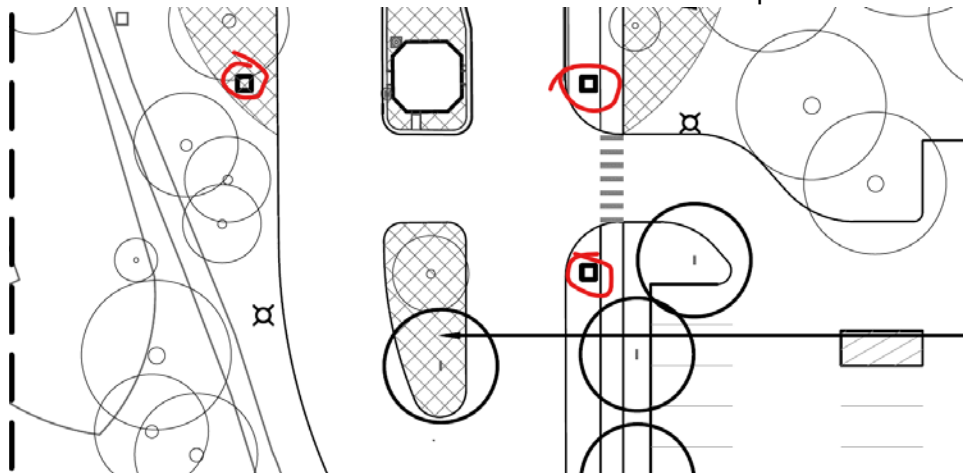
21. Increase the drive aisle width from 23.9' to 24' within the northeast parking lot. Two-way drive aisles are required to be 24' in width, as measured from face of curb to face of curb, or a variation shall be required.
22. Increase the drive aisles from 20' wide to 24' wide at the southeast of the proposed building that leads into the circular parking area/main building entrance.
23. Increase the width of the ramp leading to the garage from 22.5' to 24', or request a variation.
24. To the west of the Round Barn there is various outdoor storage occurring (large dumpster/compactor, trailers, building materials, etc.) and there is a garage that is proposed for removal. Additionally, various busses/vans are stored in this area. What are the plans for these elements and where will they be stored upon completion of the project?
25. Provide T/W and B/W elevations at both ends, as well as one midpoint, of the retaining wall proposed adjacent to the Round Barn. What material will this retaining wall be constructed of?
26. A sidewalk is proposed adjacent to the ramp leading into the garage. Will there be a door for access into the garage adjacent to this ramp?
27. Consider installing a safety fence along the sides of the ramp wall.
28. Provide details for the fencing proposed along the north and southern sides of the new buildings (height, style, materials, product cut sheets).
29. There are bumped out areas along portions of the sidewalks. What is planned for these bump-out areas? Benched seating? Please add a call-out on the engineering plans to clarify the intent.
30. Provide the foundation square footage for the proposed building on sheet C-202.
31. Please identify and show all necessary ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, etc.) on the engineering plans. These elements must be appropriately located and screened from view.
32. Will there be any external dumpster/refuse storage areas or will all refuse be stored within the building until pick-up day?

Building:

33. Provide additional renderings showing the building at different angles/perspectives. Please verify the accuracy of the renderings, which show certain improvements that are not shown on the plans (fishing docks, signage doesn't match plans, certain sidewalks are not present on renderings, retaining wall in front of Round Barn is not shown, etc.).
34. Provide conceptual floorplans for the five proposed unit types.
35. Dimension the parking stalls and drive aisles within the basement parking area. Label ADA parking stalls.

Landscape & Photometric:

36. The middle parking row within the northeastern parking lot is missing landscape islands at both ends. Additionally, a shade tree is required in the landscape island that includes a crosswalk at the northwest of the Round Barn. Revise the plans to incorporate the code required landscape islands including a shade tree.
37. The row of 24 parking stalls proposed on the southern side of the new building needs to include an interim landscape island with a shade tree. Please incorporate the code required landscape island and adjust the parking totals accordingly.
38. Provide details for the proposed monument sign. Please evaluate the location of the sign and all site landscaping relative to sight lines/visibility for motorists.
39. Adjust the engineering plans to show the location of all proposed light fixtures.
40. The light pole is proposed in the northeast parking lot is not labeled on the photometric plan. Correct as applicable.
41. Why are proposed light fixtures T3 and T5 listed as "existing" on the photometric plan Light Fixture Schedule?
42. What are the box features as shown on the Landscape Plan?



Traffic & Parking:

43. Ensure coordination across all plans/documents with regards to the number of units and number of parking stalls proposed. Please note the following:
 - a. Parking totals shall be updated to reflect any parking stalls added/removed to comply with landscape island requirements and drive aisle width requirements.
 - b. Verify if all unit totals and parking totals have taken into consideration conversion of the triplex to duplex, as well as changes to the parking supply adjacent to that project.
 - c. Sheet C-201 lists 60 existing skilled care units/beds and 267 existing independent living units; Parking Study lists 92 existing skilled care units/beds and 266 independent living units.
 - d. Sheet A-101 depicts 71 garage parking stalls; project narrative and Parking Study state 70 structured parking stalls will be constructed.
44. Driveway parking stalls cannot be counted as code-required parking. Remove these stalls from the overall parking supply calculations.
45. Parallel stalls that do not meet the Village requirements were added along the eastern side of South Moorings Drive in 2023. These stalls cause the two-way drive aisle to fall short of the 24' width requirement and may impede emergency vehicle access. Parking stalls that do not meet Village requirements cannot be counted towards the overall parking supply. Were these spaces properly permitted? Please check with the Building and Life-Safety Department to verify if they impede fire access. These stalls are not shown on any of the engineering plans and they should be removed. Adjust the parking supply number accordingly.
46. Please provide a campus-wide parking exhibit showing the location and amount of all existing/proposed parking stalls within garages, below buildings, surface parking lots, and adjacent to streets/drive aisles to allow staff to verify accuracy of the existing/proposed parking supply. Indicate which areas are meant for residents, visitors, and staff. A variation for parking may be required.
47. Verify compliance with all 2018 IAC regulations for number of ADA parking stalls required, both within the proposed garage and within the proposed exterior guest/employees parking areas.
48. Verify whether there will be any sight line issues for vehicles entering/exiting the proposed below-grade garage.
49. Consider high-visibility striping for the proposed crosswalks.
50. Seven bike parking stalls area required. Please indicate location of bike parking areas on plans.

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard, Development Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00008-2024
Project: 811 E. Central Rd.
Review Round: Round 1 Review
Date: June 11, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☐	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

COMMENTS:

1. Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.
2. Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).
3. Provide a list of trees that correlate with the tree preservation plan.
4. Provide a more detailed planting plan.
5. All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.
6. A landscape compliance bond in the amount of 30% of the landscaping costs will be required.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks				Last edited: 07.02.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Building & Life Safety Department	1	Building	1.The following adopted codes shall apply: a.2018 International Building Code with amendments b.2018 International Existing Building Code with amendments c.2018 International Fire Code with amendments d.2018 International Fuel Gas Code with amendments e.2018 International Mechanical Code with amendments f.2018 International Swimming Pool and Spa Code with amendments g.2018 Illinois Energy Conservation Code with state amendments h.2018 Illinois Accessibility Code i.2014 Illinois Plumbing Code with amendments j.2017 National Electrical Code with amendments	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	2	Building	Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.	Acknowledged, the final permit drawings set will be stamped by a licensed architect.
Building & Life Safety Department	3	Building	Provide analyzation showing that the Height and area of each building shall comply with 2018 IBC Chapter 5, Table 504.3, Table 504.4 and Table 506.2. The plans do not appear to conform to this requirement.	Per your request, the building height and area information have been added to Sheet G -101
Building & Life Safety Department	4	Building	Provide the proposed construction type of the residential buildings. Section: 2018 IBC Tables 601 and 602.	Per your request, the building height and area information have been added to Sheet G -102
Building & Life Safety Department	5	Building	Provide the fire-resistance rating of the exterior walls between the Independent Living building, the proposed building and the Round Barn shall comply with the requirements of 2018 IBC Table 601/602 based on the fire separation distance.	Per your request, the building height and area information have been added to Sheet G -103
Building & Life Safety Department	6	Building	The lower-level enclosed parking garages shall comply with 2018 IBC 406.2, 406.4 and 406.6.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	7	Building	The enclosed parking garages shall have an automatic fire suppression system as required by 2018 IFC 903.2.10	The Parking Garage will be protected by an automatic fire suppression system per 2018 IFC 903.2.10 and IBC 903.1.1
Building & Life Safety Department	8	Building	Per 2018 IBC section 403.4.8.3 standby power is required for loads specified as follows: a. Ventilation and automatic fire detection equipment for smokeproof enclosures. b. Elevators. c. Where elevators are provided in a high-rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1009.4, 3007 or 3008 as applicable.	According to IBC 2018 Section 403.4.8.3, buildings classified as "high rise" are regulated under this specific section. Since the proposed new IL building does not meet the definition of a high rise, this particular code section does not apply.
Building & Life Safety Department	9	Building	Per 2018 IBC section 403.4.8.4 emergency power is required for loads specified as follows: a. Exit signs and means of egress illumination required by Chapter 10. b. Elevator car lighting. c. Emergency voice/alarm communication systems. d. Automatic fire detection systems. e. Fire alarm systems. f. Electrically powered fire pumps. g. Power and lighting for the fire command center required by Section 403.4.6.	According to IBC 2018 Section 403.4.8.3, buildings classified as "high rise" are regulated under this specific section. Since the proposed new IL building does not meet the definition of a high rise, this particular code section does not apply.
Building & Life Safety Department	10	Building	In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.	The elevator will meet the requirements for emergency operation and signaling devices. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	11	Building	In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.	IBC 2018 1011.12.2 ROOF ACCESS. Exception 1. In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 15 square feet in area and having a minimum dimensions of 2 feet.
Building & Life Safety Department	12	Building	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. The plans do not appear to conform to this requirement.	The elevator will meet the requirements for emergency operation and signaling devices. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	13	Building	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. The plans do not appear to conform to this requirement.	The elevator will meet the requirements. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	14	Building	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. The plans do not appear to conform to this requirement.	The elevator will meet the requirements. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	15	Building	Separate permits are required for fuel tanks to supply an emergency back-up generator. The plans do not appear to conform to this requirement	Acknowledged.
Building & Life Safety Department	16	Building	Structural calculations along with structural drawings by an Illinois licensed structural engineer shall be provided for each building.	Acknowledged, the final permit drawings and calculations will be stamped by a licensed structural engineer.
Building & Life Safety Department	17	Building	The enclosed parking garages shall have mechanical ventilation. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	18	Building	Roof access shall be provided for all roof top equipment. Depending on the location of the roof access opening, guards may be required. Information was not provided. A preliminary construction staging plan and development schedule shall be provided for review by the Building & Life Safety Department prior to permit issuance for each phase of the project.	Acknowledged, roof access will be provided for the rooftop equipment. A preliminary staging plan and construction schedule will be provided to the the Village of Arlington Heights by the General Contractor following the PUD Amendment
Building & Life Safety Department	19	Building	Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".	Acknowledged.
Building & Life Safety Department	1	Fire Prevention	An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks				Last edited: 07.02.2024
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Building & Life Safety Department	2	Fire Prevention	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. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	3	Fire Prevention	Fire pump room location not specified. The plans do not appear to conform to this requirement	Acknowledged, the design will conform to the applicable codes. A fire pump room has been added to the basement. Please see Sheet A -100 for fire pump room location.
Building & Life Safety Department	4	Fire Prevention	Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	5	Fire Prevention	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. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	6	Fire Prevention	Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	7	Fire Prevention	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. 2018 IFC 903.4.3	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	8	Fire Prevention	A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.	Fire alarm of the new building will tie into existing fire alarm control panel at existing main entry.
Building & Life Safety Department	9	Fire Prevention	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. 2018 IFC 907.5.2.3.1 as amended. The plans do not appear to conform to this requirement.	Existing main entry will be utilized for new building. There is currently no existing strobe light.
Building & Life Safety Department	10	Fire Prevention	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. Verify with the Fire Code Official and Fire Department if they should be included at the main entrance if they will be in the fire command center. The plans do not appear to conform to this requirement.	The new IL building will utilize the main entry and FACP of the existing building.
Building & Life Safety Department	11	Fire Prevention	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). The plans do not appear to conform to this requirement.	There is an Knox box at the main entry of the existing building, please clarify if additional one is required.
Building & Life Safety Department	12	Fire Prevention	32. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to be located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
END OF COMMENTS FROM BUILDING & LIFE SAFETY DEPARTMENT				
Public works department	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.	Acknowledged.
Public works department	12		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	Acknowledged.
Public works department	13		An MWRD permit will be required for the stormwater improvements and the sanitary sewer.	Acknowledged.
Public works department	14		AN IEPA permit will be required	Acknowledged.
Public works department	15		The preliminary stormwater report has been reviewed. a) Provide a summary for each area and the overall site. b) Provide exhibits showing existing and proposed conditions for each area. c) Per the June 4th meeting with Village staff to discuss the methodology, the existing stormwater detention will remain in place during construction. i. Provide a phased construction plan and schedule. The phasing must be reviewed and approved the MWRD. ii. A sediment basin may be needed for erosion control. iii. The north pond is proposed to connect to the existing structure located on the south side of Central Road. Evaluate the feasibility of reconnecting the north ponds to the 60" storm sewer located on the north side of Central Road. d) The Moorings is in in for permit to demolish a tri-plex, reconstruct a new duplex, and construct a new path on the border of areas A and B. Provide additional detention for the increase in impervious area for the duplex and path as part of this redevelopment.	A) A summary of each area and the overall site is included in the updated stormwater report. B) A proposed exhibit showing the campus and delineated tributary areas is provided in the updated stormwater report. C) Acknowledged, the existing detention facilities shall remain in place during construction. i) A phased construction logistics plan shall be provided by the contractor during final engineering. ii) Acknowledged. Soil erosion and sediment control practices will be fully explored during final engineering. iii) Per discussion with MWRD, we are first trying to determine the connection location of the existing pond. If connection is to a combined sewer, as a previously approved and permitted connection, and owned and maintained by VAH, the MWRD is ok with the existing connection to remain as an existing condition. D) Area for the Duplex is included in the updated stormwater calculations.
Public works department	16		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. Provide calculations for sizing the weir.	Basins have been updated to include a 5' wide flat zone at the top of berm. Overflow calculations are included in the updated stormwater report.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks				Last edited: 07.02.2024
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Public works department	17		A wet bottom basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3'), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.	We request that the safety ledge be allowed at 1' below the normal water to accommodate emergent plantings as a volume control / BMP measure.
Public works department	18		Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site.	Acknowledged.
Public works department	19		The Photometric Site Plan lighting intensities is acceptable. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.	Acknowledged. Fixture cut sheets have been shared with
Public works department	20		Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Update the Paving & Surface Legend on the Grading and Paving Plan.	The heavy duty asphalt pavement hatch has been updated accordingly.
Public works department	21		Show Tower 133 maneuvering into the Fire Truck Stopping Areas.	The fire and life safety exhibit has been updated accordingly.
Public works department	22		The fire lane in the circular parking lot is dimensioned from the back-of-curb to the parking lane. The fire lane from the edge of pavement to the parking lane must be 26 ft minimum.	All dimensions are to back of curb or edge of lane when adjacent to a parking area. Dimensions should accommodate the thickness of the curb and read 27' or 26.5' when adjacent to parking areas.
Public works department	23		The proposed improvements modify access to the existing four-story building. Show Tower 133 maneuvering around the island to the front entrance.	The fire and life safety exhibit has been updated accordingly.
Public works department	24		The demolition plan impacts the main entrance to the complex, reduces access to the existing four-story building, and results in dead ends for Crescent Drive and East Old Barn Lane. Provide a staging plan. Include information on when access will be limited at the main entrance, Crescent Drive, East Old Barn Lane and access to the existing four-story building.	A Phased Construction Logistics plan shall be provided by the contractor.
END OF COMMENTS FROM ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT				
Fire Department	1		IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and	Acknowledged.
Fire Department	2		IFC 2018 503.2.1 Fire Apparatus Access Road Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6	Acknowledged.
Fire Department	3		IFC 2018 1103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) Must be approved by the Fire Chief. Please provide documentation showing a fire apparatus access road with no "dead ends".	The fire apparatus road is located on the south and east sides of the building.
Fire Department	4		IFC 2018 D105.1 Aerial Access Roads Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Please provide 2 documentation showing compliance to the above code requirement including a "continuous" and "complete" auto turn diagram with AHFD Tower 133.	Acknowledged.
Fire Department	5		IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please provide documentation showing compliance with this section of the code.	A fire and life safety exhibit is provided in this submittal.
Fire Department	6		IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Please provide documentation showing compliance	A fire and life safety exhibit is provided in this submittal.
Fire Department	7		IFC 2018 D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please provide documentation showing compliance with this section of the	Acknowledged.
END OF COMMENTS FROM FIRE DEPARTMENT				
Police Department	1	General Comments	The character of use is consistent with the area and is not a concern. This is recommended, to limit access and loitering. The addition of trespass signs is recommended	Acknowledged. There is one point of site access for people entering the site, which has a gate and attendant.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks				Last edited: 07.02.2024
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Police Department	2	General Comments	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, and other criminal activity. Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location. Please consider the following for parking: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to 14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.	Acknowledged. We have provided a photometric plan to show light levels around the proposed expansion. Pole height proposed for the parking area will match existing pole heights, which is near the range suggested.
Police Department	3	General Comments	There are no traffic problems at this location.	Acknowledged
Police Department	4	General Comments	This is not a problem area in relation to traffic accidents.	Acknowledged
Police Department	5	General Comments	This development should not create any additional traffic problems. Additionally, the Police Department agrees with the recommendation of the parking and traffic study	Acknowledged, Presbyterian Homes has hired an traffic engineer and conducted a traffic study for this project.
Police Department	6	General Comments	6.GENERAL COMMENTS: a. 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. b. 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. c. The underground parking garage will create both vehicle and pedestrian traffic around the property. The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the parking garage must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal when vehicles are exiting. Will the new parking garage utilize access control to restrict non-residents/non-permitted driver's access? Parking could become an issue if a larger percentage of residents than expected have vehicles. Emergency telephones or call boxes should be installed in the parking area for added safety. Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk. CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square columns. Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage. The interior of parking garages should be painted in light colors to increase reflectivity of the luminaires, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity. CCTV is an essential part of CPTED and is highly recommended in a parking garage. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV. d. Trash Enclosures. Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured. Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras. e. Additional Resident Storage Space Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.	A. Presbyterian Homes will reach out to the police department and ensure all contact information is up to date. B. The landscape detail will ensure open sightlines while maintaining the characteristics of the existing campus. C. Garage exit/entry: there will be a stop sign and stop mat at the exit for the garage, so that vehicles can make a safe decision about pedestrians and other vehicles. The retaining wall will be held as low as possible to provide visibility to the sides. The garage ramp slope is roughly 3%, allowing cars to move with ease along the gentle incline/decline. Garage access: the access to the garage will be secure, the residents will have a car mounted fob to get access. Access will not be permitted to non residents, each parking space will be assigned to a resident of that building. Emergency Communication: an emergency phone will be provided in the parking area. Signage signage at entrances will be installed Pedestrian access points: Doors will be clear of obstruction, will be secured with a key fob for residents and staff. Crosswalks to connect to the existing pathways we have provided crosswalks at certain locations. These will use high visibility crosswalk markings. Glazing in elevator and stairwell: We have prioritized glazing in the dwelling units instead of stairs and elevator. Garage paint color: The garage walls and ceiling will be painted with a light color to increase visibility. Light fixtures will be suitable for a parking garage. CCTV: The building will have a video surveillance system. D. Acknowledged, CCTV will be included at mentioned area. E. Acknowledged, CCTV will be included at storage area.
END OF COMMENTS FROM POLICE DEPARTMENT				
Department of Planning and Community Development	7	Zoning	The following zoning approvals have been requested as based on the plans. Please verify: a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property. b. Should it be determined that a parking variation is no longer necessary, the previously granted parking variations shall be rescinded. c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. A parking variation may be required and will be assessed based upon your response to these comments. f. Additional zoning actions may be identified based on a response to these comments.	Acknowledged, we have checked the zoning requirement and confirming: a. the 70- unit independent living is allowed under PUD ordinances dated back to 85-154. b. Parking variation is still needed based on recent conversation with Sam Hubbard. We will continue pursuing a parking variation. c. Variation to Chapter 28, Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. Parking variation is still needed based on recent conversation with Sam Hubbard. We will continue pursuing a parking variation. f. Acknowledged.
Department of Planning and Community Development	8	Zoning	For each variation, a separate response to each 4 standards for variation approval shall be provided. The response to the land use variation standards of approval must be modified as it must be specific to each variation requested. It is drafted to address the overall 70-unit building and not the specific variations required. In your justification for the height variation, consider discussing the proposed height and number of floors in comparison to the existing buildings on the campus, the landscape buffer proposed at the eastern property line, the specific location of the building within the campus, and the desire to preserve greenspace and reduce walking corridor lengths.	Acknowledged. Refer to document titled "Responses to Land Use Variation Criteria"

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Department of Planning and Community Development	9	Zoning	Additional details on market demand must be provided. Please note that the 2015 PUD amendment included a presentation from Tracy Cross & Associates that outlined market area demographics, along with a short summary of the findings and market demand analysis within the full study. A copy of the 2015 document can be provided upon request.	Plante Moran Living Forward has provided 3 Market Demand Studies for The Moorings of Arlington Heights. The market studies were conducted for three consecutive years and indicated a consistent need for independent senior living housing in the area. These studies were conducted in: -October 2021 -July 2022 -December 2023 Based on Plante Moran Living Forward's analysis of age and income qualifiers (consistent with The Moorings estimated income level qualifier), a 122 unit need in the primary market areas exists. This need is forecasted for continued growth for the next 14+ years. Based on this information, Presbyterian Homes concluded to move forward with a 70-unit expansion project at The Moorings of Arlington Heights. Note: The full market feasibility studies include proprietary information. Market Rate Independent Living Entrance Fee Unit Potential - 2027 <table><tr><td></td><td>2027</td></tr><tr><td>Desired Monthly Service Fee (in 2027 \$)</td><td>\$2,745</td></tr><tr><td>Desired Monthly Service Fee (in 2027 \$)</td><td>\$4,215</td></tr><tr><td>Income Level (in 2027 \$)</td><td>\$86,000</td></tr><tr><td>1st Month Service Fee</td><td>N/A</td></tr><tr><td>Estimated number of age- and income-qualified households (1)</td><td>4,256</td></tr><tr><td>Estimated number of age- and income-qualified households (2)</td><td>1,113</td></tr><tr><td>Less existing inventory of The Moorings IL units (3)</td><td>255</td></tr><tr><td>Less existing and planned inventory of competitive IL units (4)</td><td>2,888</td></tr><tr><td>Estimated net number of age- and income-qualified households</td><td>276</td></tr><tr><td>Estimated penetration rate (5)</td><td>3.0%</td></tr><tr><td>Estimated IL demand</td><td>87</td></tr><tr><td>Adjusted for 95% occupancy</td><td>976</td></tr><tr><td>Percentage of project units to be filled from the MIA</td><td>75%</td></tr><tr><td>Calculated IL Unit Potential</td><td>122</td></tr><tr><td>Rounded Unit Potential</td><td>100</td></tr></table> (1) Source: Census estimated number of households in the 65+ age (70+ also used as a basis and from the minimum annual income outlined in the header of each scenario. (2) Source: Census estimated number of households in the 65+ age (70+ also used as a basis and from the minimum net worth outlined in the header of each scenario. (3) Occupants are adjusted by 95% occupancy. (4) Occupants existing and planned units are adjusted for 95% occupancy, placed units are also adjusted for a 75% fill rate. (5) The estimated conversion rate from the number of IL units.		2027	Desired Monthly Service Fee (in 2027 \$)	\$2,745	Desired Monthly Service Fee (in 2027 \$)	\$4,215	Income Level (in 2027 \$)	\$86,000	1st Month Service Fee	N/A	Estimated number of age- and income-qualified households (1)	4,256	Estimated number of age- and income-qualified households (2)	1,113	Less existing inventory of The Moorings IL units (3)	255	Less existing and planned inventory of competitive IL units (4)	2,888	Estimated net number of age- and income-qualified households	276	Estimated penetration rate (5)	3.0%	Estimated IL demand	87	Adjusted for 95% occupancy	976	Percentage of project units to be filled from the MIA	75%	Calculated IL Unit Potential	122	Rounded Unit Potential	100
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Department of Planning and Community Development	10	General Comments	Provide a summary on the status of a Building Code Review Board (BCRB) request to waive the 2018 requirement for an aerial apparatus road. Is the petitioner still intending to make this request and has the request been formally submitted to the Building & Life Safety Department? What is the timeline for this request?	We started communication for a BCRB request in mid-May and are in the midst of communication on our request. Alternate layouts for the proposed request are provided by civil and landscape architecture in this resubmission. We understand that the decision will take a few months.																																
Department of Planning and Community Development	11	General Comments	If the development team is intending to proceed with the BCRB request, you're strongly encouraged to submit additional details on the alternative configuration, which would allow zoning entitlements to be granted for both options (provided no variations are created with the 2021 Building Code alternative). At a minimum, a separate landscape plan showing the alternative must be provided, along with a new fire truck turning exhibit and details on how the alternative would alter the overall parking supply.	We have provided civil and landscape plans for the proposed alternate in the resubmission																																
Department of Planning and Community Development	12	General Comments	Provide a written summary of the two neighborhood meetings, including when they occurred, approximately how many attendees there were, the questions asked/concerns raised, and the responses provided to any questions/concerns.	A letter titled "PH Response to Neighbor Meetings 6-28-2024," summarizing the neighbor meeting, is included in this submission for your review.																																
Department of Planning and Community Development	13	General Comments	The divided site plan makes it difficult to conceptualize the location of the proposed building and improvements in relation to entire campus. Provide a separate site plan that shows the overall campus and proposed modifications on one sheet. On the site plan, please indicate the heights of all buildings within The Moorings campus, along with their usage (Independent Living, Assisted Living, Skilled Nursing, Memory Care, Fellowship Hall, etc.) and number of units/beds in each building.	Acknowledged. New overall Civil geometry plan and architectural site plan are provided for your review.																																
Department of Planning and Community Development	14	General Comments	Per Chapter 28, Section 9.8i, a preliminary development schedule and construction staging plan is required.	Acknowledged, this will be provided.																																
Department of Planning and Community Development	15	General Comments	No plat of survey was provided. Please verify that there are no easements that would interfere with the proposed improvements.	A Plat of Survey is included in this resubmission																																
Department of Planning and Community Development	16	General Comments	Provide a short summary explaining affordability at The Moorings and how the facility addresses affordability concerns given the lack of affordable units. How does The Moorings address a situation where a resident runs out of funds?	As a Life Plan Community, The Moorings of Arlington Heights provides older adults with guaranteed access to higher levels of care, including Assisted Living and Skilled Nursing care to suit any changing needs, through a LifeCare contract. The Geneva Foundation, which services as a philanthropic arm of Presbyterian Homes, provides more than \$6 million of annual charitable and additional capital support with programs and services that are funded to respond to the need of residents and associate at all community locations. If a resident at The Moorings (or any of our community locations) runs out of assets through no fault of their own, The Geneva Foundation will pay for the residents' housing and care.																																
Department of Planning and Community Development	17	General Comments	Impact fees shall be required for each new independent living unit.	Acknowledged																																
Department of Planning and Community Development	18	General Comments	Please revise the project narrative to outline any green/sustainable design features proposed within the development.	Please review the sustainability narrative included in this submission.																																
Department of Planning and Community Development	19	General Comments	All plans/documents revised as a result of these comments shall include a revision date.	Acknowledged																																
Department of Planning and Community Development	20	General Comments	Your response to these comments must be uploaded to the CSS portal, along with all revised plans. Once the entire resubmittal has been uploaded, please email Sam Hubbard at shubbard@vah.com to notify that a resubmittal has been uploaded. Additionally, one hard copy of all revised plan sets and documents must be submitted.	Acknowledged																																
Department of Planning and Community Development	21	Site	Increase the drive aisle width from 23.9' to 24' within the northeast parking lot. Two-way drive aisles are required to be 24' in width, as measured from face of curb to face of curb, or a variation shall be required.	The site plan has been updated accordingly.																																
Department of Planning and Community Development	22	Site	Increase the drive aisles from 20' wide to 24' wide at the southeast of the proposed building that leads into the circular parking area/main building entrance.	These drive aisles shall be one-way access only. Arrows, Striping, and Signage have been added to the plan and will be further developed in Final Engineering.																																
Department of Planning and Community Development	23	Site	Increase the width of the ramp leading to the garage from 22.5' to 24', or request a variation.	The site plan has been updated accordingly.																																
Department of Planning and Community Development	24	Site	To the west of the Round Barn there is various outdoor storage occurring (large dumpster/compactor, trailers, building materials, etc.) and there is a garage that is proposed for removal. Additionally, various busses/vans are stored in this area. What are the plans for these elements and where will they be stored upon completion of the project?	The dumpster and trash compactor are now shown to be relocated within the maintenance court area. A garage is also being proposed at the west end of the addition within the maintenance court that will house some of the various storage items.																																
Department of Planning and Community Development	25	Site	Provide T/W and B/W elevations at both ends, as well as one midpoint, of the retaining wall proposed adjacent to the Round Barn. What material will this retaining wall be constructed of?	Top of wall and bottom of wall elevations have been added. A cast-in-place concrete wall with railing is currently proposed. A detail will be developed in Final Engineering.																																
Department of Planning and Community Development	26	Site	A sidewalk is proposed adjacent to the ramp leading into the garage. Will there be a door for access into the garage adjacent to this ramp?	Yes, there will be a door at this location.																																
Department of Planning and Community Development	27	Site	Consider installing a safety fence along the sides of the ramp wall.	A safety rail shall be installed on the wall between round barn and Old Barn Lane. A safety rail shall also be considered at the ramp wall. Details shall be developed during final engineering.																																

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Department of Planning and Community Development	28	Site	Provide details for the fencing proposed along the north and southern sides of the new buildings (height, style, materials, product cut sheets).	The fencing proposed at the Identity Sign northeast of the new building and the Faux Bridge southeast of the new building are to be powdercoated metal to look like the white-painted wooden rail fencing elsewhere on the property, but in a more durable and maintenance-friendly finish. The resubmitted drawings include more information regarding the identity sign fencing, and the Faux Bridge will be of a similar sizing and materiality. Final member sizing, spacing, and method of attachment to be developed as the project progresses from the current Schematic Design phase, with final detailing anticipated to be part of the Building Permit submittal once the full design process is complete.
Department of Planning and Community Development	29	Site	There are bumped out areas along portions of the sidewalks. What is planned for these bump-out areas? Benched seating? Please add a call-out on the engineering plans to clarify the intent.	The small rectangular bump-outs are for bench seating. A note has been added to the site geometry plans. Details will be provided in the landscape plans during final engineering.
Department of Planning and Community Development	30	Site	Provide the foundation square footage for the proposed building on sheet C-202.	The overall ground level gross square footage is 30,920 SF.
Department of Planning and Community Development	31	Site	Please identify and show all necessary ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, etc.) on the engineering plans. These elements must be appropriately located and screened from view.	All ground-mounted mechanical equipment is noted on the drawings. Refer to architectural sheet A-101 and the corresponding civil and landscape drawings. All equipment is either screened by landscaping or a screen wall.
Department of Planning and Community Development	32	Site	Will there be any external dumpster/refuse storage areas or will all refuse be stored within the building until pick-up day?	The existing trash compactor and dumpster shall be relocated within the maintenance court.
Department of Planning and Community Development	33	Building	Provide additional renderings showing the building at different angles/perspectives. Please verify the accuracy of the renderings, which show certain improvements that are not shown on the plans (fishing docks, signage doesn't match plans, certain sidewalks are not present on renderings, retaining wall in front of Round Barn is not shown, etc.).	We have added additional rendering for your review. Please refer to A-700 series sheets.
Department of Planning and Community Development	34	Building	Provide conceptual floorplans for the five proposed unit types.	We have added additional enlarged unit plans for your review. Please refer to A-401 and A 402 sheets.
Department of Planning and Community Development	35	Building	Dimension the parking stalls and drive aisles within the basement parking area. Label ADA parking stalls.	We have added dimensions to the parking stall and labelled ADA parking stalls on sheet A -100
Department of Planning and Community Development	36	Landscape & photometric	The middle parking row within the northeastern parking lot is missing landscape islands at both ends. Additionally, a shade tree is required in the landscape island that includes a crosswalk at the northwest of the Round Barn. Revise the plans to incorporate the code required landscape islands including a shade tree.	A landscape island is now shown for the triangular striped section of the northeast parking lot.
Department of Planning and Community Development	37	Landscape & photometric	The row of 24 parking stalls proposed on the southern side of the new building needs to include an interim landscape island with a shade tree. Please incorporate the code required landscape island and adjust the parking totals accordingly.	The row of 24 stalls on the southern side has been reduced to provide a more direct turn-in to the existing parking garage. The updated submittal drawings include an additional roadway to access the one-way system at the main building entrance. This reconfiguration reduces the long run of parking and therefore is now in compliance with internal planting island requirements.
Department of Planning and Community Development	38	Landscape & photometric	Provide details for the proposed monument sign. Please evaluate the location of the sign and all site landscaping relative to sight lines/visibility for motorists.	Details for all signs, including the Monument Sign, are provided in the revised submittal drawing set and include the illustrative landscaping approach consistent with the Schematic Design level of the submitted plans. The final planting plan to be submitted at the time of Building Permit submittals will be further developed and will respect site lines and motorist visibility.
Department of Planning and Community Development	39	Landscape & photometric	Adjust the engineering plans to show the location of all proposed light fixtures	The civil plans have been updated accordingly.
Department of Planning and Community Development	40	Landscape & photometric	The light pole is proposed in the northeast parking lot is not labeled on the photometric plan. Correct as applicable	We have revised the photometric plan to address this comments. Please refer to new E-100 sheet.
Department of Planning and Community Development	41	Landscape & photometric	Why are proposed light fixtures T3 and T5 listed as "existing" on the photometric plan Light Fixture Schedule?	The design intent is to reuse existing light poles which are displaced from the modified site layout.
Department of Planning and Community Development	42	Landscape & photometric	What are the box features as shown on the Landscape Plan?	The symbols indicate proposed Wayfinding Signs and details for them are included in the revised submittal drawing set.
Department of Planning and Community Development	43	Traffic and Parking	Ensure coordination across all plans/documents with regards to the number of units and number of parking stalls proposed. Please note the following: a. Parking totals shall be updated to reflect any parking stalls added/removed to comply with landscape island requirements and drive aisle width requirements. b. Verify if all unit totals and parking totals have taken into consideration conversion of the triplex to duplex, as well as changes to the parking supply adjacent to that project. c. Sheet C-201 lists 60 existing skilled care units/beds and 267 existing independent living units; Parking Study lists 92 existing skilled care units/beds and 266 independent living units. d. Sheet A-101 depicts 71 garage parking stalls; project narrative and Parking Study state 70 structured parking stalls will be constructed.	Acknowledged.
Department of Planning and Community Development	44	Traffic and Parking	Driveway parking stalls cannot be counted as code-required parking. Remove these stalls from the overall parking supply calculations.	The driveway stalls have been removed from the parking count.
Department of Planning and Community Development	45	Traffic and Parking	Parallel stalls that do not meet the Village requirements were added along the eastern side of South Moorings Drive in 2023. These stalls cause the two-way drive aisle to fall short of the 24' width requirement and may impede emergency vehicle access. Parking stalls that do not meet Village requirements cannot be counted towards the overall parking supply. Were these spaces properly permitted? Please check with the Building and Life-Safety Department to verify if they impede fire access. These stalls are not shown on any of the engineering plans and they should be removed. Adjust the parking supply number accordingly.	The existing parking supply includes them and acknowledges that they exist and do not meet code. The proposed parking supply does not include the non-compliant stalls and they will be removed as part of this project.
Department of Planning and Community Development	46	Traffic and Parking	Please provide a campus-wide parking exhibit showing the location and amount of all existing/proposed parking stalls within garages, below buildings, surface parking lots, and adjacent to streets/drive aisles to allow staff to verify accuracy of the existing/proposed parking supply. Indicate which areas are meant for residents, visitors, and staff. A variation for parking may be required.	A campus exhibit is included with this submittal.
Department of Planning and Community Development	47	Traffic and Parking	Verify compliance with all 2018 IAC regulations for number of ADA parking stalls required, both within the proposed garage and within the proposed exterior guest/employees parking areas.	The required ADA stalls for 501 to 1000 parking spaces is 2 percent of total. The current proposed parking count is 628 spaces, which would require 13 ADA spaces, and is less than the currently proposed 18 ADA spaces.
Department of Planning and Community Development	48	Traffic and Parking	Verify whether there will be any sight line issues for vehicles entering/exiting the proposed below-grade garage.	The ramp into the parking garage will be approximately 3.5% so we do not expect there to be sight line issues. The retaining wall will stop approximately 10' short of the pedestrian crossing.
Department of Planning and Community Development	49	Traffic and Parking	Consider high-visibility striping for the proposed crosswalks.	Crosswalks shall be 2' wide white stripes offset by 2'.
Department of Planning and Community Development	50	Traffic and Parking	Seven bike parking stalls area required. Please indicate location of bike parking areas on plans.	Bicycle storage has been provided in the parking garage.
Department of Planning and Community Development	51	Landscape	Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.	An extensive tree survey and evaluation of existing trees along the east property line has been undertaken with Urban Forest Management. This determined gaps in the existing dense plantings where additional evergreen trees could be inserted in a horticulturally sound manner that will not adversely affect existing trees, but will achieve continuous screening for the eastern neighbors. The locations shown in the initial submittal drawings have already been planted this spring so they can start to grow in to fill the gaps before the beginning of project construction.
Department of Planning and Community Development	52	Landscape	Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).	The resubmitted plan includes updates in compliance with this request.
Department of Planning and Community Development	53	Landscape	Provide a list of trees that correlate with the tree preservation plan.	The tree inventory document notes all trees to be removed, protected, and retained.

Presbyterian Homes _ The Moorings: VAH_SDC_Prliminary Feedbacks				Last edited: 07.02.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Department of Planning and Community Development	54	Landscape	Provide a more detailed planting plan.	Our project intends to meet the design intent and species composition indicated in our Schematic Design plan set that was the basis of our Plan Commission submission. We expect further input from VAH staff, the Design Commission, and our client as we continue to develop the project that may shape our plan, specifications, and quantities as we develop a full set of final plans ready for final Building Permit and construction.
Department of Planning and Community Development	55	Landscape	All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.	The updated submittal drawings have been revised to show equipment locations and screening.
Department of Planning and Community Development	56	Landscape	A landscape compliance bond in the amount of 30% of the landscaping costs will be required.	Confirmed. It is our understanding that the landscape bond would be based on the permit planting plan, including plant material cost only and excluding installation and irrigation system costs.
END OF COMMENTS FROM PCD DEPARTMENT				



Village of Arlington Heights
Interoffice Memorandum

To: Sam Hubbard, Development Planner
Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official

Department: Building & Life Safety Department

File Number: 24-00008

Project: Moorings Independent Living Expansion – 811 E. Central Ave.

Review Round: Round 2

Date: July 16th, 2024

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☐
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

6. GENERAL COMMENTS:

7. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.

8. The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.

9. IFC 2018 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.

10. IFC 2018 503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.

11. IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.

12. IFC 2018 503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.

13. IFC 2018 D105.1 Aerial Access Roads Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The Fire and Life Safety Exhibit does not meet the above requirement.

14. IFC 2018 D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The Fire and Life Safety Exhibit does not meet the above requirement.

15. IFC 2018 D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The Fire and Life Safety Exhibit does not meet the above requirement.

16. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official per IFC 2018 D105.3 Proximity to building. Provide dimensions. The submittal does not appear to meet this requirement.

17. Per Public State Act 103-0053, 100% of the total parking spaces must be EV-capable.

18. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".

Supervisor

PLAN COMMISSION PCA00008-2024
The Moorings – Independent Living expansion
811 E Central Road
Round 2

25. The petitioner's response to comment nos. 11-14,16, 18-20 are acceptable.
26. The petitioner's response to comment no. 15 is noted. The preliminary Stormwater Report has been reviewed.
- a) Provide a written summary of the existing and proposed conditions for each area.
 - b) The Tributary Area Exhibit has been reviewed. Provide additional information to identify each of the ponds, including the new pond. If the name of the ponds have changed from prior MWRD permit submittals, please indicate in the summary.
 - c) The petitioner's response to comment c) that the existing basins shall remain in place during construction is noted.
 - i. Provide a preliminary outline of the phased construction logistics. The final plan can be provided at final engineering.
 - ii. A sediment basin may be needed for erosion control.
 - iii. The petitioner's response to comment c) iii, is noted. Provide updates as information becomes available.
 - d) The petitioner's response to comment d) is acceptable.
27. The petitioner's response to comment no. 17 is noted. Provide cross sections of the safety ledge located at 1 ft below the normal water level. Provide both the normal water level and high-water level on the cross section, including the plantings.
28. The petitioner's response to comment nos. 21-23 is noted. Per communication with the Fire Department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and the aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Additional, more detailed comments have been provided under separate review from the Fire Department.

The Site Geometry Plan does not meet these two requirements throughout the site. In addition, the dimensions in several locations are shown from the back-of-curb. The petitioner and Civil Engineer shall schedule a virtual meeting with Village staff to discuss the fire access to both the proposed building and the existing five-story building that the access is being modified.

29. The petitioner's response to comment no. 24 is noted. Provide a preliminary outline of the phased construction logistics. The final logistics plan can be provided at final engineering.

ADDITIONAL COMMENTS

30. The proposed parking lot layout for the existing five-story building has one-way circulation. The interior parking shall be revised to angle parking to better define the one-way traffic.

Michael L. Pagones, P.E.
Village Engineer

Date



Village of Arlington Heights

Interoffice Memorandum

To: Sam Hubbard
From: Div. Chief Dave Roberts
Department: Fire Department
File Number: 24-00008
Project: The Moorings
Review Round: Round 2
Date: July 12th, 2024

GENERAL COMMENTS:

1. The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. *Please provide updated drawings showing these corrections.*
2. IFC 2018 503.2.1 **Dimensions.**
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *Please provide updated drawings showing these corrections.*
3. IFC 2018 503.4 **Obstruction of fire apparatus access roads.**
Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. *The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.*
4. IFC 2018 D103.4 **Dead ends.** (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. *Please provide updated drawings showing these corrections.*
5. IFC 2018 503.1.1 **Buildings and facilities.**
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an

approved route around the exterior of the building or facility. The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. *Please provide updated drawings showing these corrections.*

6. IFC 2018 D105.1 **Aerial Access Roads Where required.**

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *The Fire and Life Safety Exhibit does not meet the above requirement.*

7. IFC 2018 D105.2 **Width.**

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *The Fire and Life Safety Exhibit does not meet the above requirement.*

8. IFC 2018 D105.3 **Proximity to building.**

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *The Fire and Life Safety Exhibit does not meet the above requirement.*

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number: PCA00008-2024
Project: The Moorings / 811 E Central Rd
Review Round: Round 2 Review
Date: July, 11, 2024

ROUND 2 COMMENTS: The Police has no additional comments.

B. Clarke 585

Supervisor



Village of Arlington Heights Interoffice Memorandum

From: Sam Hubbard, Development Planner
Department: Planning & Community Development Department
File Number: 24-008
Project: The Moorings Senior Living Expansion – 811 E Central Rd
Review Round: Round 2
Date: July 15, 2024

Zoning:

51. The response to the following comments is acceptable: 10, 12, 15-18, 21, 23, 27, 29, 30, 32, 34, 35, 37, 39, 40, 41, 47-50.
52. The response to comment #7 is noted. Based upon a review of the revised submittal, the list of necessary zoning approvals has been updated. Please verify that your application is requesting approval of the following zoning entitlements:
- a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property.
 - b. Variation to Chapter 28, Section 10-4, to reduce the number of required off-street parking stalls from 636 to 585.
 - c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories.
 - d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.
 - e. Additional zoning actions may be identified based on a response to these comments.
53. The response to comment #8 is noted. You're encouraged to further refine the height variation justification to discuss the compatibility of the proposed height and number of floors relative to the existing building heights on campus, as well as the compatibility of the proposed height given the specific setback of the building to the closest residential homes.
54. The response to comment #9 is noted. Provide the referenced market studies with proprietary information redacted, or provide a separate document that contains an abbreviated summary of the demographic and income statistics considered, along with the forecasted growth in target population and expected absorption rate for the proposed units. Details should be provided on any market competition, as well as why 70-units were proposed given projected market demand and forecasted growth.

General:

55. The response to comment #11 is noted, however, no fire truck turning/fire life-safety exhibit was provided for the alternative configuration within the Round 2 submittal. Please

provide this document, along with the originally provided alternative geometric plan and alternative landscape plan as part of an alternative configuration package/plan set.

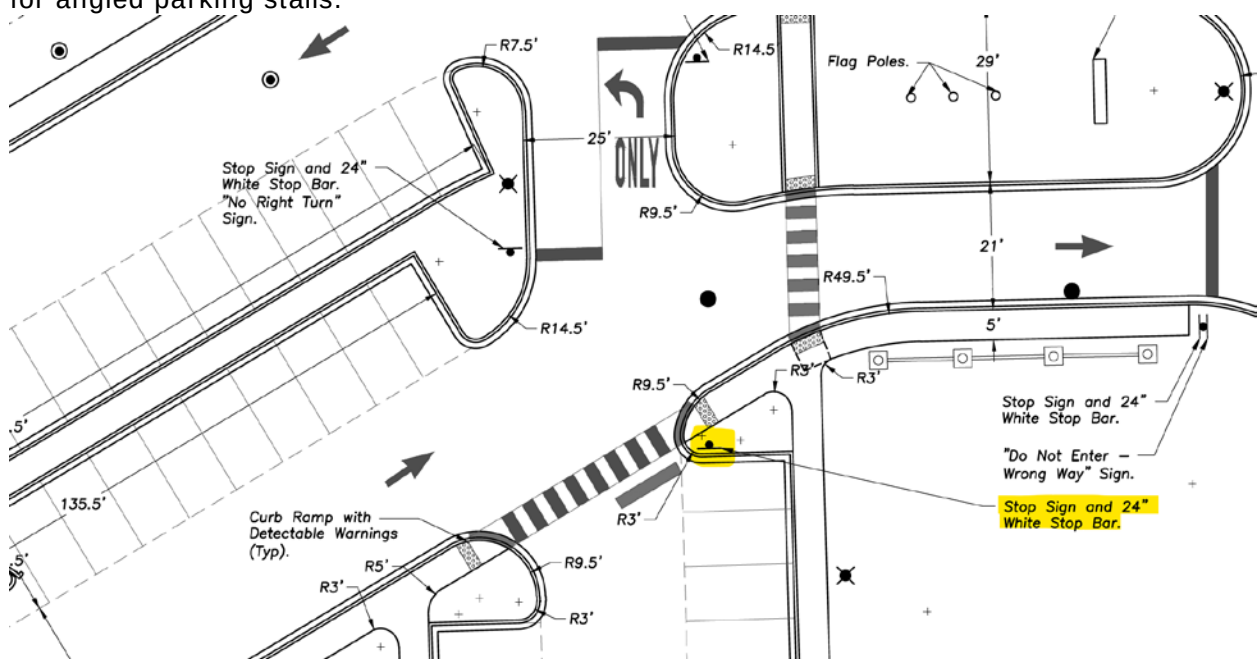
56. The response to comment #13 is noted, however, no details were provided on the number of units/beds for each use group in each building (SNF beds, memory care beds, assisted living units, etc.). The Fellowship Hall was not labeled, and the one-story connection between the IL and AL buildings was not labeled. Please add the missing details to the plan.

57. The response to comment #14 is noted. Please provide the required plan and timeline/schedule.

58. The response to comment #20 is noted. Your response to these comments must be submitted in a similar fashion. Please ensure that the hard-copy set of your Round 3 submission includes a full-sized copy of the Plat of Survey and Campus Parking Exhibit.

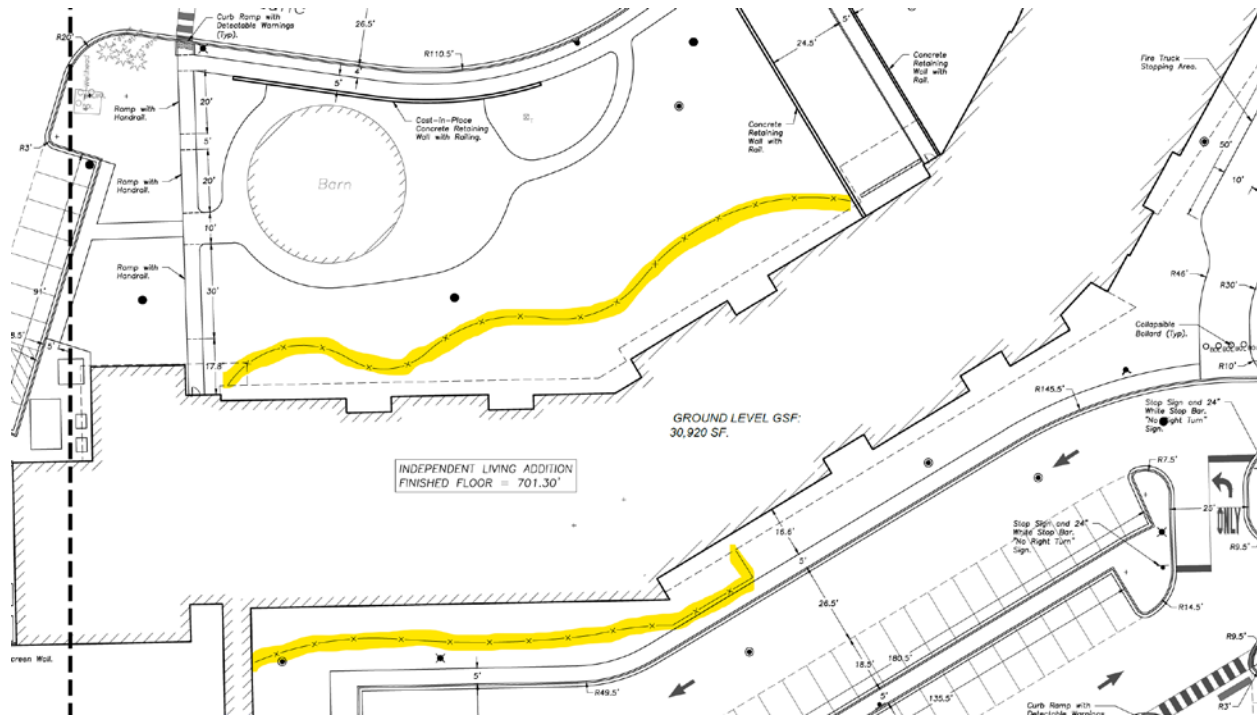
Site:

59. The response to comment #22 is noted. Please ensure that the sign shown below will include language prohibiting left turn movements. This can be finalized at time of building permit. However, please note that the Engineering Division is requiring that the parking stalls along the one-way drive aisle be revised to an angled orientation for safety given the one-way circulation. Any lost parking due to this modification must be accounted for within the requested variation and other documents within this application that reference the parking totals. Please verify if the IAC allows for the sharing of an ADA access aisle for angled parking stalls.



60. The response to comment #24 is noted. Please outline the plan for any bus/vehicle storage.

61. The response to comment #25 is noted. Provide details on the color and appearance of the northern elevation of the retaining wall adjacent to the Round Barn. Consider a decorative stamped concrete appearance compatible with the Round Barn.
62. The response to comment #28 did not address the question. Please provide details on the fencing proposed along the north and south sides of the building. Cut sheets or plan details showing the height, material, color, and style are required.



63. The response to comment #31 is noted. Please show the proposed wing wall extension at the northwest corner of the building on the elevations (DS-EXT-EL-W).

Building:

64. The response to comment #33 is noted. A singular concrete “pond overlook” was shown on the civil and landscape plans.

Landscape & Photometric:

65. The response to comment #36 is noted, however, a landscape island including a shade tree is still missing from the north end of the 4-space parking row within the northeast parking lot. Please add the missing landscape island and shade tree. See comments from Derek Mach for additional landscaping modifications required.
66. The response to comment #38 is noted. Signage shall be reviewed once final details are provided, and variations may be required. Please be aware that only minor deviations to the landscape plan at time of building permit may be authorized, which shall not generally

decrease the quantity of planting or quality of the design. Changes beyond this scope could require formal zoning approval to authorize.

67. The response to comment #42 is noted. Pending final design, a sign variation for these elements may be required.

Traffic & Parking:

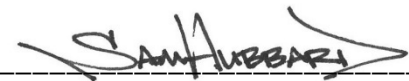
68. The response to comment #43 is noted, however, there are issues with how the parking has been calculated. Specifically, the 87-space "future parking lot" cannot be counted towards the onsite total since it is not proposed as part of this project and not depicted on the Engineering plans. Accordingly, the proposed parking total is 585 spaces (which could increase to 590 if the alternative parking configuration south of the proposed building is implemented). The parking study and justification for variation shall be revised accordingly. Please note the following relative to the parking study:

- a. There is a typo on page 23: 299 spaces should be 289.
- b. Page 23 of the study states that any AL, MC, and SNF overflow (up to 25 vehicles) will park in the spaces further east on Old Bard Road. These spaces are listed as "residential" spaces in the Campus Parking Exhibit. It is assumed that MC and SNF residents don't drive, and the 22 garage spaces are suitable for the AL residents that may own a car. Would the spaces further east on Old Barn Road be designed as for staff and visitors?
- c. Page 25 incorrectly lists the proposed parking total as 747 spaces.

69. The response to comment #46 is noted. The Campus Parking Exhibit shall be revised to show the 35-space parking lot in place of the "future lot". Please note that the existing 7-space parking lot to the east of the "future lot" as shown on this exhibit (which was included in the future lot parking total) currently includes 9 parking stalls and is depicted as having 8 stalls but labeled as having 7 stalls.

70. Are all interior and exterior resident parking stalls assigned, or can they be used by non-residents when not in use?

Comments prepared by: _____





Village of Arlington Heights Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00008-2024
Project: 811 E. Central Rd.
Review Round: Round 1 Review
Date: July 12, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☒	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

COMMENTS:

1. Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.
Per Chapter 28, Section 6.15-1.2a, a six foot tall opaque screen must be provided for parking areas adjacent to a residential district. Additional evergreens must be provided along the east property line in order to meet the screening requirement.
2. Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).
Per Chapter 28, Section 6.15-1.2b, a four-inch caliper shade tree in a landscaped island equal in area to one parking space must be provided at the ends of all parking rows. Please provide the code required island and tree at the end of the parking row for the north parking area. In addition, please provide the code required tree in the island at the west end of the building. This island may need to be expanded to accommodate both the tree and the utility structure.
3. Provide a list of trees that correlate with the tree preservation plan.
Revised plans and response noted. Please explore options for preserving trees: 1146-1148 and 1427.
4. Provide a more detailed planting plan.
As part of the permit process, a detailed planting plan should be provided.
5. All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.
Revised plans and response noted.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Building & Life Safety Department	7	General Comments	Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Building & Life Safety Department	8	General Comments	The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	9	General Comments	IFC 2018 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.	Fire apparatus roads shall be updated to dimension 20' from the gutter.
Building & Life Safety Department	10	General Comments	IFC 2018 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.	Bollards shall be removed if required.
Building & Life Safety Department	11	General Comments	IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The dead end on the west side of the building shall not be used as a fire apparatus road.
Building & Life Safety Department	12	General Comments	IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Building & Life Safety Department	13	General Comments	IFC 2018 D105.1 Aerial Access Roads Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	14	General Comments	IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The Fire and Life Safety Exhibit does not meet the above requirement.	Fire apparatus roads shall be updated to dimension 26' from the gutter.
Building & Life Safety Department	15	General Comments	IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	16	General Comments	One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official per IFC 2018 D105.3 Proximity to building. Provide dimensions. The submittal does not appear to meet this requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	17	General Comments	Per Public State Act 103-0053, 100% of the total parking spaces must be EV capable.	We interpret that each new residential unit that has dedicated parking shall be made EV Capable. We have 70 new units. We propose to provide all 70 EV capable spaces in the parking garage.
Building & Life Safety Department	18	General Comments	Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".	Acknowledged A written response is included in the round 3 plan commission submission

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Building & Life Safety Department	25	General Comments	The petitioner's response to comment nos. 11-14,16, 18-20 are acceptable.	Acknowledged.
Building & Life Safety Department	26	General Comments	The petitioner's response to comment no. 15 is noted. The preliminary Stormwater Report has been reviewed. a) Provide a written summary of the existing and proposed conditions for each area. b) The Tributary Area Exhibit has been reviewed. Provide additional information to identify each of the ponds, including the new pond. If the name of the ponds have changed from prior MWRD permit submittals, please indicate in the summary. c) The petitioner's response to comment c) that the existing basins shall remain in place during construction is noted. i. Provide a preliminary outline of the phased construction logistics. The final plan can be provided at final engineering. II. A sediment basin may be needed for erosion control. iii. The petitioner's response to comment c) iii, is noted. Provide updates as information becomes available. d) The petitioner's response to comment d) is acceptable.	Acknowledged A written response is included in the round 3 plan commission submission
Building & Life Safety Department	27	General Comments	The petitioner's response to comment no. 17 is noted. Provide cross sections of the safety ledge located at 1 ft below the normal water level. Provide both the normal water level and high-water level on the cross section, including the plantings.	Acknowledged.
Building & Life Safety Department	28	General Comments	The petitioner's response to comment nos. 21-23 is noted. Per communication with the Fire Department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and the aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Additional, more detailed comments have been provided under separate review from the Fire Department. The Site Geometry Plan does not meet these two requirements throughout the site. In addition, the dimensions in several locations are shown from the back-of-curb. The petitioner and Civil Engineer shall schedule a virtual meeting with Village staff to discuss the fire access to both the proposed building and the existing five-story building that the access is being modified.	Acknowledged. These items shall be provided.
Building & Life Safety Department	29	General Comments	The petitioner's response to comment no. 24 is noted. Provide a preliminary outline of the phased construction logistics. The final logistics plan can be provided at final engineering.	Acknowledged. Two new documents are included in this submission. a. Misc_ Moorings Concept Schedule_24.07.22 b.Misc_ Moorings Logistics_2024.07.23
Building & Life Safety Department	30	General Comments	The proposed parking lot layout for the existing five-story building has one-way circulation. The interior parking shall be revised to angle parking to better define the one-way traffic.	Fire apparatus roads shall be updated to dimension 26' from the gutter. The parking layout has been revised with angle parking.
END OF COMMENTS FROM BUILDING & LIFE SAFETY DEPARTMENT				
Fire Department	1	General Comments	The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated accordingly.
Fire Department	2	General Comments	IFC 2018 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.	Fire apparatus roads shall be updated to dimension 20' from the gutter.
Fire Department	3	General Comments	IFC 2018 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.	Bollards shall be removed if required.
Fire Department	4	General Comments	IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The dead end on the west side of the building shall not be used as a fire apparatus road.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Fire Department	5	General Comments	IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Fire Department	6	General Comments	IFC 2018 D105.1 Aerial Access Roads Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The Fire and Life Safety Exhibit does not meet the above requirement.	Following discussions with the Fire Department and Building & Life Safety Dept, the aerial fire apparatus access road has been updated.
Fire Department	7	General Comments	IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The Fire and Life Safety Exhibit does not meet the above requirement.	Fire apparatus roads shall be updated to dimension 26' from the gutter.
Fire Department	8	General Comments	IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
END OF COMMENTS FROM FIRE DEPARTMENT				
Department of Planning and Community Development	51	Zoning	The response to the following comments is acceptable: 10, 12, 15-18, 21, 23, 27, 29, 30, 32, 34, 35, 37, 39, 40, 41, 47-50.	Acknowledged.
Department of Planning and Community Development	52	Zoning	The response to comment #7 is noted. Based upon a review of the revised submittal, the list of necessary zoning approvals has been updated. Please verify that your application is requesting approval of the following zoning entitlements: a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property. b. Variation to Chapter 28, Section 10-4, to reduce the number of required off-street parking stalls from 636 to 585. c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. Additional zoning actions may be identified based on a response to these comments.	a. Acknowledged. b. Updated information related to the proposed parking total and the variation is included in this package c. Updated information related to the proposed building height and the variation is included in this package d. Confirmed. e. Acknowledged.
Department of Planning and Community Development	53	Zoning	The response to comment #8 is noted. You're encouraged to further refine the height variation justification to discuss the compatibility of the proposed height and number of floors relative to the existing building heights on campus, as well as the compatibility of the proposed height given the specific setback of the building to the closest residential homes.	Acknowledged. The comments provided in the justification letter have been expanded to include the points made.
Department of Planning and Community Development	54	Zoning	The response to comment #9 is noted. Provide the referenced market studies with proprietary information redacted, or provide a separate document that contains an abbreviated summary of the demographic and income statistics considered, along with the forecasted growth in target population and expected absorption rate for the proposed units. Details should be provided on any market competition, as well as why 70-units were proposed given projected market demand and forecasted growth.	The full marketing research report is provided in this resubmission. The file is named "12_Market Study_2024.07.26".

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Department of Planning and Community Development	55	General Comments	The response to comment #11 is noted, however, no fire truck turning/fire life-safety exhibit was provided for the alternative configuration within the Round 2 submittal. Please provide this document, along with the originally provided alternative geometric plan and alternative landscape plan as part of an alternative configuration package/plan set.	The new resubmittal includes an alternative configuration plan package.
Department of Planning and Community Development	56	General Comments	The response to comment #13 is noted, however, no details were provided on the number of units/beds for each use group in each building (SNF beds, memory care beds, assisted living units, etc.). The Fellowship Hall was not labeled, and the one-story connection between the IL and AL buildings was not labeled. Please add the missing details to the plan.	As requested, the units/beds information has been added to architectural site plan sheet A-001. The fellowship hall and the one-story connector's location has also been included in the plan.
Department of Planning and Community Development	57	General Comments	The response to comment #14 is noted. Please provide the required plan and timeline/schedule.	A preliminary logistics and schedule has been included in this submission.
Department of Planning and Community Development	58	General Comments	The response to comment #20 is noted. Your response to these comments must be submitted in a similar fashion. Please ensure that the hard-copy set of your Round 3 submission includes a full-sized copy of the Plat of Survey and Campus Parking Exhibit.	Acknowledged. Plat of Survey and Campus Parking Exhibit will be plotted as full size.
Department of Planning and Community Development	59	Site	The response to comment #22 is noted. Please ensure that the sign shown below will include language prohibiting left turn movements. This can be finalized at time of building permit. However, please note that the Engineering Division is requiring that the parking stalls along the one-way drive aisle be revised to an angled orientation for safety given the one-way circulation. Any lost parking due to this modification must be accounted for within the requested variation and other documents within this application that reference the parking totals. Please verify if the IAC allows for the sharing of an ADA access aisle for angled parking stalls.	A sign prohibiting left turns has been added to the documents. The parking area at the main entry has been revised to provide angled parking. The accessible stalls have been placed to coordinate with angled parking requirements; they do not share the loading zone space. The parking variation quantity has been revised to reflect the change in spaces provided.
Department of Planning and Community Development	60	Site	The response to comment #24 is noted. Please outline the plan for any bus/vehicle storage.	The community has one 26' bus used for transportation. It will be located in a parking space in the loading area to the west of the proposed building.
Department of Planning and Community Development	61	Site	The response to comment #25 is noted. Provide details on the color and appearance of the northern elevation of the retaining wall adjacent to the Round Barn. Consider a decorative stamped concrete appearance compatible with the Round Barn	The retaining wall in this area will have a stamped concrete finish with earhtone color.
Department of Planning and Community Development	62	Site	The response to comment #28 did not address the question. Please provide details on the fencing proposed along the north and south sides of the building. Cut sheets or plan details showing the height, material, color, and style are required.	There is no fencing proposed at this location. It is a boundary between different types of landscape planting. The graphic has been removed.
Department of Planning and Community Development	63	Site	The response to comment #31 is noted. Please show the proposed wing wall extension at the northwest corner of the building on the elevations (DS-EXT-EL-W).	The wing wall extension is integral to the west elevation and has been included in the elevation design. The wall tag indicated the exterior wall is EWS-2 with white and grey blend modular brick
Department of Planning and Community Development	64	Building	The response to comment #33 is noted. A singular concrete "pond overlook" was shown on the civil and landscape plans.	The design for the overlook is confirmed to be a singular overlook, which will be a concrete pad with a curved railing to allow for an overlook view at the water's edge.
Department of Planning and Community Development	65	Landscape & photometric	The response to comment #36 is noted, however, a landscape island including a shade tree is still missing from the north end of the 4-space parking row within the northeast parking lot. Please add the missing landscape island and shade tree. See comments from Derek Mach for additional landscaping modifications required.	The resubmitted plan has been updated to include the parking islands and trees requested.
Department of Planning and Community Development	66	Landscape & photometric	The response to comment #38 is noted. Signage shall be reviewed once final details are provided, and variations may be required. Please be aware that only minor deviations to the landscape plan at time of building permit may be authorized, which shall not generally decrease the quantity of planting or quality of the design. Changes beyond this scope could require formal zoning approval to authorize.	Signage has been revised to accommodate the 6'-0" max. height. Final details and sign planting plan to be provided at time the signs are submitted for Building Permit.
Department of Planning and Community Development	67	Landscape & photometric	The response to comment #42 is noted. Pending final design, a sign variation for these elements may be required.	Signage has been revised to accommodate the 6'-0" max. height. Final details to be provided at time the signs are submitted for Building Permit.
Department of Planning and Community Development	68	Traffic and Parking	The response to comment #43 is noted, however, there are issues with how the parking has been calculated. Specifically, the 87-space "future parking lot" cannot be counted towards the onsite total since it is not proposed as part of this project and not depicted on the Engineering plans. Accordingly, the proposed parking total is 585 spaces (which could increase to 590 if the alternative parking configuration south of the proposed building is implemented). The parking study and justification for variation shall be revised accordingly. Please note the following relative to the parking study: a. There is a typo on page 23: 299 spaces should be 289. b. Page 23 of the study states that any AL, MC, and SNF overflow (up to 25 vehicles) will park in the spaces further east on Old Bard Road. These spaces are listed as "residential" spaces in the Campus Parking Exhibit. It is assumed that MC and SNF residents don't drive, and the 22 garage spaces are suitable for the AL residents that may own a car. Would the spaces further east on Old Barn Road be designed as for staff and visitors? c. Page 25 incorrectly lists the proposed parking total as 747 spaces.	The traffic and parkng study and parking exhibit has been updated accordingly. The parking numbers have been revised with the removal of the future parking lot, angled parking at the main entrance, and other minor revisions.
Department of Planning and Community Development	69	Traffic and Parking	The response to comment #46 is noted. The Campus Parking Exhibit shall be revised to show the 35-space parking lot in place of the "future lot". Please note that the existing 7 space parking lot to the east of the "future lot" as shown on this exhibit (which was included in the future lot parking total) currently includes 9 parking stalls and is depicted as having 8 stalls but labeled as having 7 stalls	The parking exhibit has been updated accordingly. The future lot has been removed from the plans and parking study.

Presbyterian Homes _ The Moorings: VAH_SDC_Preliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	Comment Number on Letter	Discipline	Review Comment	Final Response to VAH
Department of Planning and Community Development	70	Traffic and Parking	Are all interior and exterior resident parking stalls assigned, or can they be used by non residents when not in use?	The interior parking spaces are generally assigned to residents and the some exterior spaces are assigned to residents for their sole use
Department of Planning and Community Development	1	Landscape plan	Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen. Per Chapter 28, Section 6.15-1.2a, a six foot tall opaque screen must be provided for parking areas adjacent to a residential district. Additional evergreens must be provided along the east property line in order to meet the screening requirement.	The revised Landscape Plan submittal has been updated with additional proposed evergreen trees and screening plantings that were installed in May of this year. These plants were installed so they could start growing to fill gaps before project construction, giving them about 3 years to fill in based on anticipated construction completion in 2027. To provide VAH with more context, the revised submittal includes an additional exhibit with images of existing conditions at the east property line adjacent to new parking, including mature trees and the plantings installed in May. After sharing this exhibit and reviewing the conditions with VAH staff on site, the difficulty of achieving a 6' height evergreen screen without impacting existing trees on the Moorings and neighboring properties was acknowledged. In order to preserve existing trees and root zones, the following solution was discussed: Proceed per the current plan, but review screening again near the end of construction in 2027 to ascertain the coverage provided at that point in time. If acceptable coverage is not achieved, additional measures may be considered by Presbyterian Homes, which may include planting additional small evergreen trees, placing fence panels, or a combination of both.
Department of Planning and Community Development	2	Landscape plan	Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15). Per Chapter 28, Section 6.15-1.2b, a four-inch caliper shade tree in a landscaped island equal in area to one parking space must be provided at the ends of all parking rows. Please provide the code required island and tree at the end of the parking row for the north parking area. In addition, please provide the code required tree in the island at the west end of the building. This island may need to be expanded to accommodate both the tree and the utility structure.	The resubmitted plan includes updates in compliance with this request.
Department of Planning and Community Development	3	Landscape plan	Provide a list of trees that correlate with the tree preservation plan. Revised plans and response noted. Please explore options for preserving trees: 1146-1148 and 1427.	Trees #1146-1148 require removal since they are located in the center of the proposed pond and are too large for relocation. Tree #1427 is located within the new drive and head-in street parking. Given the proximity of tree #1427 to the demolition and construction area of the newly configured road, the tree root zone would be almost completely disturbed and would likely not survive the disturbance even if that parking spot were removed and the adjacent parking island were expanded to include the tree.
Department of Planning and Community Development	4	Landscape plan	Provide a more detailed planting plan. As part of the permit process, a detailed planting plan should be provided.	Acknowledged. A detailed planting plan will be provided at the time of Building Permit submittal.
Department of Planning and Community Development	5	Landscape plan	All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening. Revised plans and response noted.	Acknowledged.
END OF COMMENTS FROM PCD DEPARTMENT				

August 12, 2024

Arlington Heights Village Board
c/o Rebecca Hume, Village Clerk
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: The Moorings of Arlington Heights expansion project

Dear Arlington Heights Village Board,

We are current residents in Independent Living at The Moorings of Arlington Heights, and we are writing to you because we are totally opposed to The Moorings plan to add a 70-unit, 5-story expansion to the Independent Living apartment building. **Management has estimated it will add 125 new residents to the approximately 320 residents we currently have in Independent Living (apartment building plus villas).**

Many Moorings residents are apathetic and therefore have no opinion about the expansion project at all. However, the great majority of current residents in Independent Living are concerned and do NOT want The Moorings expanded. We selected The Moorings because of its small population and expansive outdoor green space, and all of that will no longer exist if this expansion project proceeds.

At a very well-attended initial meeting to provide expansion plan information to all Moorings residents, Lisa Vandermark, The Moorings Executive Director, told the attendees that there is *nothing* we residents can do to stop the expansion. Later in the meeting, she repeated that same warning. In that meeting, she also indicated that she wants some Moorings residents to attend an Arlington Heights Village meeting to speak positively about the expansion. She said residents who won't speak positively won't have a place on the bus to attend that meeting.

Because we nay-sayers fear retaliation by Moorings management, we cannot speak at a Village meeting and we cannot sign our names to this letter. But this letter can let you know our concerns as follows:

- (1) There is already inadequate parking for staff, guests, and contractors. Yet, for the planned expansion project, The Moorings is requesting a reduction in the number of parking spaces required by the zoning and building codes.
- (2) Our current indoor common spaces are often at capacity for the population we currently have. For example:
 - (a) The Harbor Room and the Chapel are our only rooms large enough to accommodate

all-resident meetings and events for our current population.

[Note: In addition to Independent Living residents, these events are often attended by residents residing in the Health Center, the Highlands (assisted living), the Highlands Memory Support, and the Memory Care area.]

At the present time, some events approach capacity, especially because many residents use wheelchairs or walkers, each item requiring more space. Adding even 100 more residents from the new Independent Living expansion would be impossible.

(b) Some of our Fitness Center classes already have a maximum attendance for the space available for those classes. Our Fitness Center's 2-person staff does not have the time to provide duplicate classes for current residents, let alone the large number of new residents in the planned expansion.

(c) Our current lobby space in the Independent Living apartment building is large and therefore sometimes utilized for large gatherings such as the Independent Living holiday party or the monthly Welcome parties for new Independent Living residents. During those events, the lobby is filled with people. Adding even 100 more residents from the new Independent Living expansion would be impossible.

Yet, The Moorings is planning on revising that space and the current adjoining Marketing Dept., Activity Dept., Library, U.S. Mail Boxes, Billiard Room, etc. to somehow accommodate everything currently done in those spaces. Plus that combined space is also planned to include at least one new dining venue. Our currently spacious lobby will no longer have as much open space and will turn into a hodgepodge of chaos.

(3) Our current lobby is an atrium from which people on each of the above 4 floors common areas can look down. Sound and smells from the lobby travels upwards to all floors. For example, people on the 3rd floor can hear what people are saying in the lobby. The new plans for the lobby space will add more noise and smells (from the new dining venue planned) inflicted upon the residents above. And that's before the proposed new 70-unit expansion is populated with its new residents who will share the lobby space.

(4) The Moorings already has difficulty hiring and retaining staffing. Therefore, many staff members are unfairly over-worked. The new expansion would require more staff, thereby increasing the problem of hiring and retaining staff.

(5) The Health Center, the Highlands (assisted living), The Highlands Memory Support, and the Memory Care area are often at full capacity. Therefore when a current Independent Living resident needs to relocate to one of those areas, the relocation cannot take place when needed. This causes inconvenience and lack of needed services for residents in need of those areas. The proposed expansion will increase the number of residents in need of relocation.

(6) Unlike several years ago when new residents admitted to Independent Living were younger and healthier, many of those admitted to Independent Living now are much older and more mentally and physically infirm. They will need to move to other levels of care sooner as will the residents in the proposed 70-unit expansion. The other levels of care will not have the space for them when needed.

(7) The Moorings Health Center and Memory Care areas have been in need of major improvement for many years. The bare-bones shared bathroom facilities, the old tattered bedroom furniture, the crowded double rooms, etc. in those areas are an embarrassment. Yet, rather than correct those problems, all that is done is cosmetic things such as new paint and carpeting. Rather than go forward with the expansion plan for a new Independent Living wing, The Moorings should build a new building to house the Health Center and Memory Care populations. Then they could demolish the old building housing those areas.

(8) The Moorings still has debt from building The Highlands. The expansion will add even more debt. If the existing Independent Living population and the expansion wing cannot be kept at capacity, all Independent Living residents will have to bear the burden of higher-than-usual monthly fee increases. That will accelerate residents running out of funds and needing to be subsidized by The Fellowship Fund. We fear a repeat of what happened at Friendship Village.

(9) This expansion wing will impair the views from dozens of existing Independent Living apartments on floors 1 through 5. Those apartments' privacy and views of open space will be reduced by the nearby new 5-story building.

(10) The new site plan includes adding parking spaces to the existing parking lot located adjacent to the 5 garden apartments in the Independent Living apartment building. The added parking will be moved closer to their patios, probably leaving only 20 feet to the row of front-end perpendicular-to-the-curb parking. Those apartments will suffer additional automobile noise, pollution, and headlights shining into their windows.

Thank you for your consideration.

Yours truly,

Concerned Residents of Independent Living at The Moorings of Arlington Heights



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/3/2024

Item: Spent Grain Brewing - 17 N. Vail Ave. - PC#24-009
Special Use Permit for a Brew Pub in the B-5 District
Department: Planning & Community Development

Item Description:
Requested Action

Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Spent Grain Brewing Update

After the Plan Commission hearing, staff researched conditions regarding parking for other Special Use approvals for restaurants in the downtown. The staff has modified the recommendation to meet the goals of the discussion at the Plan Commission and be consistent with the majority of the previous Special Use approvals. The modified condition was discussed with the petitioner, and they are in agreement with the changes that have been recommended.

Recommendation

A public hearing was held by the Plan Commission on August 14, 2024, where Commissioner Drost moved and Commissioner Ennes seconded: A motion to recommend to the Village Board of Trustees, approval of a Special Use Permit to allow a brew pub in the B-5 District.

This recommendation is subject to the following variation:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

This recommendation is subject to the following conditions:

1. ~~The petitioner shall coordinate with Village Staff on the number of~~

~~required employee parking permits to be purchased within the Village-owned garage system. However, should there be any parking issues encountered in the future, the Village shall revisit the required number of parking permits at their discretion. The petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.~~

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

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

ATTACHMENTS:

1. PC Staff Report
2. PC Minutes - 8/14/24 - DRAFT
3. Aerial
4. Project Narrative
5. Floor Plan
6. Outdoor Dining Plan
7. Market Study
8. Proposed Menu
9. Special Use Criteria Responses
10. Dept Review Comments_Round 1
11. Dept Review Comments - Petitioner Response_Round 1
12. Dept Review Comments_Round 2
13. Dept Review Comments - Petitioner Response_Round 2



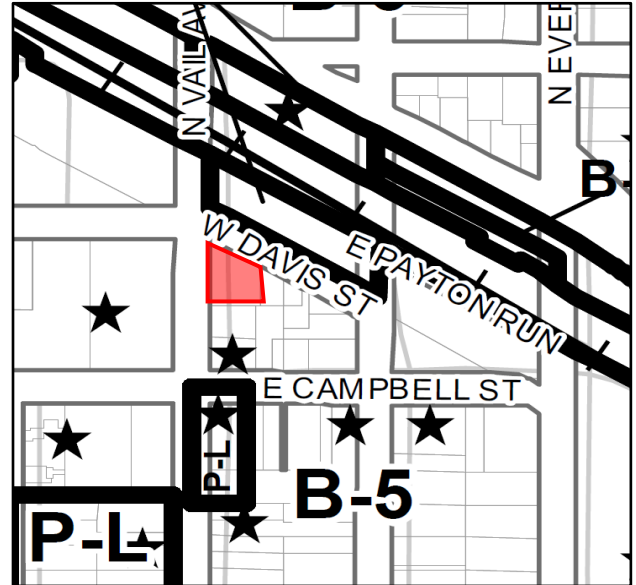
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC 24-009
Project Title: Spent Grain Brewing
Address: 17 N. Vail Ave
PIN: 03-29-341-020

To: Plan Commission
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: August 14, 2024
Date Prepared: August 6, 2024

Petitioner: Eric Lamkins
Address: 501 W. Wing St
 Arlington Heights, IL 60005

Existing Zoning: B-5, Downtown District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Public Parking Lot	Government
South	B-5, Downtown District	Offices	Mixed Use
East	B-5, Downtown District	Professional Office & Restaurant (The Bakester)	Mixed Use
West	B-5, Downtown District	Mixed Use (Multi-Family Residential & Restaurants)	Mixed Use

Requested Action

1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background

The subject property is located within the Downtown District on the Southeast corner of Vail Avenue and Davis Street, and is part of a multi-tenant building with LaTasca Tapas and the Domain on Vail Apartments. The subject unit was formerly occupied by Bangkok Café, but is vacant at this time. The unit is approximately 2,509 square feet in size with access to a 520 square-foot basement. The petitioner, Eric Lamkins of Spent Grain Brewing, has executed a lease for the subject unit at 17 N. Vail Avenue to open and operate a brew pub business. The preliminary floor plan includes a dining area, bar, and kitchen on the main level with a storage area and kegs for brewing in the basement. They are also proposing a year-round small outdoor dining area, with plans to participate in Arlington Alfresco.

The business operations include brewing beer products, cooking food, and serving food and alcohol. Hours of operation would be 3:00pm-10:00pm Wednesday and Thursday, 12:00pm-11:00pm on Friday and Saturday, and 12:00pm-8:00pm on Sundays. They plan to have about 10-16 employees in total. The business owner is licensed as a Class 3 brewer by the State of Illinois, and plan to obtain their Brew Pub license after receiving their liquor license from the Village.

Zoning and Comprehensive Plan

The subject property is zoned B-5, Downtown District. The proposed use is classified as a Brew Pub, which is allowed with a Special Use Permit in the B-5 District. Although the restaurant could qualify for a Special Use Permit waiver based on the size of the space (under 4,000 square feet in floor area), due to the unique pairing of restaurant and brewery, the business is not eligible for the Special Use Permit waiver. There is an approved Special Use Permit for the existing restaurant within the space, however the inclusion of the brewery component also precludes Spent Grain Brewing from assuming this existing Special Use Permit. Therefore, the petitioner is required to obtain a Special Use Permit.

The petitioner has provided a written response, explaining how Spent Grain Brewing will conform to the Special Use Permit approval criteria. Staff concurs with the petitioner's responses:

- ***That said special use is deemed necessary for the public convenience at this location.***
 - The petitioner highlights that there are no other breweries in Arlington Heights, and that their proposed brew pub will be the first of its kind in the area.
- ***That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - The petitioner notes that the operations will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area.
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
 - The petitioner discusses that their business is committed to complying with all local, state, and federal regulations along with any conditions specified in the ordinance. They plan to work closely with local authorities to ensure that their operations create a welcoming environment to build on the downtown community.

The petitioner has also provided a market analysis. As this will be their first location, Spent Grain Brewing highlights that there are not many breweries in the area. They also note that the demographics of the area and the location within the Downtown are ideal for this type of business. Staff has found the petitioner's market analysis sufficient.

The Comprehensive Plan classifies this property as appropriate for "Mixed Use" uses, and the proposed brew pub is compatible with this designation.

Building, Site, and Landscaping

The petitioner has proposed minor changes to the exterior of the building, primarily design changes like signage. The petitioner is also considering installing a "garage door" along the building, similar to that at Cortland's Garage located at 1 N. Vail Ave. The petitioner has been made aware that in order to utilize the "garage door" concept they would need to meet the minimum requirements set for open air dining set by the Village in January 2017. Detailed plans have not been provided at this time, but the petitioner is aware that they will be required to obtain a building permit for such work and a separate sign permit for any signage proposed.

The petitioner has submitted a detailed and to-scale architectural floor plan depicting the proposed interior build-out. Ultimately, they have acknowledged that they will meet all requirements through the building permit process, as applicable.

The petitioner has proposed an outdoor dining area, including 4 tables and 8 seats. A separate license agreement is required for outdoor dining, and an additional license agreement may be required if the petitioner decides to participate in Arlington Alfresco. The petitioner is aware that they will need to work with Staff to enter into the required license agreement(s) outside of the Plan Commission process in order to offer outdoor dining.

Parking and Traffic

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The petitioner has requested a variation to waive this requirement and must therefore provide written justification to the criteria for Variation approval as outlined below:

- **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.**

As the proposed use would be occupying a former restaurant space with a similar seating capacity, Staff is supportive of the requested variation. Additionally, the Downtown street network has capacity to handle additional traffic and staff does not expect traffic generation from the proposed use to be a significant issue.

With regards to parking, patrons and employees of this business will be accommodated within on-street parking spaces and within the Village owned parking facilities in the Downtown area. Per Section 11.5-8 of Chapter 28, off street parking requirements for downtown uses can be met through provisions of spaces within Village owned parking

facilities such as the Vail Avenue garage. The amount of off-street parking for Spent Grain Brewing as required by the Village Zoning Code is outline below:

SPACE	USE	AREA (SF)	NUMBER OF SEATS	PARKING RATIO	PARKING REQUIRED
Indoor Dining	B-5 Restaurant	686	72	1/200	3
Outdoor Dining	B-5 Restaurant	90	8	1/200	1
Total					4

Staff is not concerned about parking availability in the Vail Avenue garage at this time. However, consistent with what is required of other Downtown restaurants, staff is recommending a condition of approval that requires full time employees to obtain an employee parking permit for parking within the Village owned garage system to accommodate employee parking for the proposed use.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a brew pub, and Variation to waive the requirement for a traffic and parking study, and is generally supportive of the use subject to the following conditions:

1. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for the maximum number of employees working on the subject property during the largest work shift.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, August 9, 2024.
Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: SPENT GRAIN BREWING - 17 NORTH VAIL AVENUE - PC #24-009
 SPECIAL USE PERMIT FOR A BREW PUB IN THE B-5 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 14th day of August, 2024 at the hour of 8:56 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
 HAILEY NICHOLAS, Assistant Planner
 MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

ACTING CHAIRPERSON WARSKOW: All right, well, we have another Petitioner here. So, if I could ask them to come forward for the Spent Grain Brewing? Hello, good evening. All right, so I'm going to ask you to swear in.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: All right, excellent. Have you read the Staff report and the conditions of approval, and do you agree with them?

MR. LAMKINS: We do with one exception, regarding the recommendation for parking for employees. We'd like to discuss that.

ACTING CHAIRPERSON WARSKOW: Okay. All right, so go ahead and give us your presentation.

MR. LAMKINS: Okay, obviously the name is Spent Grain Brewing. We are looking to take over the space that once had Bangkok Thai. Thought we'd just throw up a quick definition of what is spent grain, that comes up a lot. It's part of the grain process when making beer. I'm not going to read it, I'm just going to kind of paraphrase there for now. Spent grain can be utilized after the brewing process is done, and today we actually utilize a lot of it in our own house. Bigger breweries tend to donate to farms where they feed it to pigs and cattle, it can even be reutilized as fertilizer.

Quick introduction to who we are. I am a 15-year resident here, married to my wife Heather for 14 years. We're local business owners. I've owned my company Stone Soup 3 Creative here in town for 15 years. We're co-owners of the Kilwins here in downtown for the last five years. We're beekeepers, we have a company called Beelife Apiary. We actually have four different apiaries throughout town with 16 hives where we produce honey. Well, they do the honey, we just harvest it. I have had 20 years experience in restaurants and brewing for about 23 years now.

Anything else do you want to add to that?

MRS. LAMKINS: No, we're good.

MR. LAMKINS: She's good, all right. So, Spent Grain Brewing is a nano-brewery. A lot of us hear terms like micro-breweries or larger breweries. So, a nano-brewery, essentially what we will be doing is producing one barrel of beer which is 30 gallons of beer at a time. The idea would be that all the beer would be brewed on site by us. We're not looking to bring in bottled or canned beer or even keg beer from other providers, strictly on-site beer production.

We're going to provide a fine wine selection, a menu that includes appetizers, soups, salads, dinners and entrees, all made using spent grain whenever possible. We're also offering a whiskey tasting selection, so that would be hard-to-find unique whiskeys, where you would be able to purchase a glass and try something that maybe you'd like to try but don't want to spend \$120 a bottle.

We will have a small dining area with mixed casual seating and a large bar, which we will get to in a second.

Okay, part of our plan with this is to work with the community and be part of the community. If any of you have been to our Kilwins, we already offer a month of giving where we work each month in selecting local charities to give back to. So, part of that is going to come back into Spent Grain as well. We've already been working with the Historical Museum, so we will be selling, instead of selling Coke or Pepsi, we're actually going to sell the Arlington Club beverages as our service selection. We're also looking to carry a Berliner Weisse which basically

there was at one time Berliner Weisse produced here in town by Muller. So, we're going to do that and actually take the proceeds and give that back as part of the donation to the Historical Museum to help raise money for them. We're also going to be offering Zingabrew which is brewed by a local member here in town.

Let's see here. We're working with a wine shop in town to have them actually make the wine selections that we'll sell so that we can offer in our menu that the recommendations can be purchased at their wine shop.

We're going to do a little bit different as far as the walls in the store. They're going to be actually blank canvasses for other artists. A good example is here in City Hall, used to be for COVID you'd come down and there was, you know, presentations by the Arlington Heights Photo Club and that art was here. So, what we're actually going to do is offer quarterly offerings to local artists to have their art shown in our bar so it is a way to, again, you know, hey, this is, you know, the Arlington Heights Photo Club this month or this quarter and you can see their artwork on our walls.

The other things we are looking to do is something a little more unique. Obviously being a home brewer, you know, unless you know me and you come to my house, you probably have never had a beer I've made. So, one of the opportunities here is we'll work with other home brewers. If somebody says, hey, I have a beer, it's really cool, we can brew their recipe for them and have it on tap and let it, you know, be known that Jim Smith of Arlington Heights has been a home brewer for 12 years, this is his pour, you know, and kind of introduce other people's home brews to more than just your neighbors and friends.

As I mentioned, we're taking over the Bangkok Thai's space, so just kind of like a concept of what the outside is going to look like. We're looking to do, similar to Cortland's, we'll have garage doors that open with screens that come down. Currently, that is a two-unit location, 17 and 19 North Vail, which if you've been out there recently you'll know there's two doors. We're actually going to relocate the door to the far right to give us a better use of the space inside, because if you've been in there it gets a little chopped up because of that double door.

Then, let's see, we'll get to the floor plan here. So, kind of a rough idea of what the inside is going to look like. We're looking at dining in the north, oh, there's a pointer here. The red button can do pointing?

MS. NICHOLAS: Yes.

MR. HUBBARD: Keep in mind that the Commissioners won't be able to see it, but you can.

MR. LAMKINS: Oh, that's true.

COMMISSIONER DAWSON: It's okay, we can look.

MR. LAMKINS: Okay, so we're looking at doing, we're just skipping that, dining on the upper end left side of the drawing. The lounge area which you see coming down and around the space is basically going to be more like couches, tables and chairs, comfortable chairs, and not necessarily dining tables. The bar is going to seat 14.

As far as our hours, we're looking right now just preliminary because of staffing and, you know, when we're going to be open, Wednesday through Thursday from 3:00 to 10:00, Friday-Saturday is 11:00 a.m. to 11:00 p.m., and Sundays 11:00 to 8:00 p.m.

As far as the brewing and everything else goes, the brewing system is actually in the kitchen in the back right side which is the three circles. All of the fermenting and all of the storage of beer would actually be down in the basement. So, the beer gets brewed

upstairs and then transported downstairs as part of the process.

Let's see. That's it, a little shorter.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

COMMISSIONER DROST: What did you want to discuss on the parking?

MR. LAMKINS: So, in regards to the parking, there is a notice that requires that we'd purchase employee parking permits for all employees at the parking garage. So, twofold thing, I live one block away, so I don't need a parking pass, nor does she. We do have one parking spot allotted to us behind our unit as well, so I do have an opportunity to give an employee parking behind our building. Likewise, most of our hours take place after the top floor of the garage is open for free parking, so there wouldn't be a need for any employee to have to pay for parking, or for me to pay for a parking pass when the parking is available to them otherwise. So, that's the only one that we've questioned.

ACTING CHAIRPERSON WARSKOW: Okay, I'm sure Staff can address that in their report. All right, thank you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Now we'll have the Staff's presentation.

MS. NICHOLAS: All right, thank you.

So, the subject property is located at 17 North Vail Avenue on the southeast corner of Vail Avenue and Davis Street. The property is zoned B-5, the Downtown District. The Comprehensive Plan designates this property as appropriate for mixed use land uses, and the Petitioner is requesting a special use permit to allow a brew pub as well as a variation from the requirement to provide a traffic and parking study from a qualified professional engineer.

This is an aerial of the subject property in which the subject unit is part of a multi-tenant building with some of the co-tenants being the LaTasca Tapas Restaurant and the Domain on Vail Apartments.

Here is the proposed floor plan. As the Petitioner also shared, the unit is approximately 2,500 square feet along with an approximately 520 square-foot basement. The main floor would include a dining area, bar and kitchen, while the basement would contain the storage and brewing area.

They are also proposing an outdoor dining area as shown here. They propose four tables, each with two chairs. This dining area would be offered possibly year round and also during the Arlington Al Fresco season. The Petitioner is aware that they would need to work with the Planning Staff to pursue license agreements in relation to any outdoor dining that they plan to offer with their business.

Additionally, as the Petitioner mentioned, their business operations would include brewing beer products, cooking food, serving food and alcohol. Their hours of operation would be 3:00 to 10:00 p.m. on Wednesday and Thursday, 11:00 to 11:00 on Friday and Saturday, and 11:00 to 8:00 on Sunday. They anticipate to have around 10 to 16 employees.

As for the parking on site, since this is a downtown business, off-street parking requirements can be met through provisions of spaces within Village-owned parking facilities such as the Vail Avenue parking garage. The Staff Development Committee is requesting a condition of approval for the project that would require the Petitioner to purchase employee parking permits for parking within the Village-owned garage system for the maximum

number of employees working on the subject property during the largest work shift. This would be in order to guarantee that there is adequate parking available for customers to the site, so that the employees will be parking on public parking garage as opposed to the street parking adjacent to the site.

The Petitioner is requesting a variation from the requirement to provide a traffic and parking study from a professional engineer. Since the proposed use would be occupying a former restaurant space with similar seating capacity, Staff is supportive of their requested variation and does not anticipate traffic generation from the proposed use to be a significant issue. So, this table includes the parking requirements for the business which is similar to that required for the previous tenant of the subject property.

Moving along, the Petitioner has provided responses to the criteria of approval for the special use permit and variation requests. This shows the summary of the Petitioner's responses to the special use permit criteria. In summary, it mainly discusses the lack of a brewery in the Village and how the proposed business would fill this gap in the local market. Here are their responses to the variation approval criteria which Staff has also found sufficient.

Overall, the Staff Development Committee recommends approval to this petition with the conditions of approval as outlined during the presentation. That concludes the Staff presentation. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Do I have a motion to accept the Staff report into the record?

COMMISSIONER DAWSON: So moved.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the motion carries.

All right, so does any of the Plan Commissioners have any initial questions before we -- Commissioner Dawson?

COMMISSIONER DAWSON: I just want more information about the parking, and it's really more for Staff than Petitioner. Do we frequently waive this? Is this something that is never waived? What's the waiving, how often does that happen?

MR. LYSICATOS: So, I think I can, are you talking about for the customers or for the employees?

COMMISSIONER DAWSON: For the staff, the staff.

MR. LYSICATOS: The staff. We don't normally waive, in the downtown, we don't normally waive it. The reason is that the free parking that's in the garage is supposed to be reserved for visitors and customers coming to the downtown. There are other spots that are designated for the employees that we arrange for purchase. That's the reason for that.

We can work with the Petitioner on the number that we would require. They can say, well, we only have six people driving to the site in that peak hour. We can work with that number, but that is why we do that.

COMMISSIONER DAWSON: Okay, I think that, I'm glad to hear we can work with them maybe on the number, and the fact that we really don't waive it is helpful to me. I would also just point out to the Petitioner that I respect that you live a block away now, but I can't

control where you'll live in a year or six months, I'm sorry.

MR. LAMKINS: No, can I come up?

COMMISSIONER DAWSON: No, if you want to come up, sure, you can come up and address that. I'm just, it doesn't really matter what you say to me.

MR. LAMKINS: I understand.

COMMISSIONER DAWSON: I can never control where you're going to live in six months.

MR. LAMKINS: Well, I don't plan on --

COMMISSIONER DAWSON: I know.

MR. LAMKINS: My main business is one flight down from my bedroom, and when my wife opened up her business, we maybe walk three blocks. So, we aren't planning on moving from Arlington Heights unless we sell our businesses.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I respect that, but the reality is we have room on our driveway for six cars and our house is closer to the business than the parking garage is.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I would still tell you I'm not going to, I would prefer not to pay for a parking pass when they could park on my driveway closer. I guess to your point, if I decided to truly sell my house and move from being this close to where I'm working, I would then have to, you know, voluntarily say yes, I need to buy parking passes at that time, but I don't, the truth is I'm going to be living here in that house until --

COMMISSIONER DROST: You go to The Moorings.

MR. LAMKINS: Well, I'm kind of thinking Wisconsin when I retire. I think that would be my answer there.

MRS. LAMKINS: The one thing I would like to say to that effect is opening the store in Kilwins, we were not required to do this at that time. Currently, because I have staff, they all work part-time, he'll have the same thing. My staff work two days a week. I have 26 team members. The parking pass for the fifth floor for daytime is \$15 a person. That's a lot of --

COMMISSIONER DAWSON: Is that a monthly?

MRS. LAMKINS: It's a monthly, yes.

COMMISSIONER DAWSON: Okay.

MRS. LAMKINS: So, I can't afford for 26 employees to have \$15 per employee per month. Most of my staff parks in the parking garage, the fifth floor is never full. So, that's just my response to that.

MR. LYSICATOS: We can work with you on the amount that's actually needed.

MR. LAMKINS: Okay.

MR. LYSICATOS: It's not going to be a max number. We would look at that peak hour shift, see how many people are working, how many you think will be driving to the site. The previous tenant had I believe four or five passes that they purchased from the Village.

MRS. LAMKINS: But the passes are not sharable. How do you get around that?

MR. LYSICATOS: I don't know exactly how Finance sells them, whether it is or isn't.

MRS. LAMKINS: Well, I can tell you that.

MR. LYSICATOS: So, like I said, we will work with you to come up with a

number that we think will suffice.

MR. LAMKINS: Okay.

MR. LYSICATOS: So, that's why we don't want to put an exact number --

MR. LAMKINS: Right.

MR. LYSICATOS: -- because we know you're still staffing up, working with your shifts.

MR. LAMKINS: Right, because I mean, the number of employees definitely is not the number of people we're going to have on shift.

MR. LYSICATOS: Right. We also want to work with our Finance Department to find out how many of those passes are available and kind of work it in an equitable way.

MR. LAMKINS: Okay, great, thank you.

MR. LYSICATOS: All right.

COMMISSIONER DAWSON: Great, thanks. I hate to see additional burden on small business owners because I know it's a struggle. I also know the Village feels the same way, but there is a very valid reason for the way, the reason this was implemented. So, I'm glad for that dialogue. That's very helpful. That was really my only question, thank you.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: No, I really don't have any other questions. My one was just answered with the employee parking arrangement. I think it's a great use of the space. I'm glad to see it hopefully going forward. So, I'm in favor of it.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a question. Could we go to the aerial? Is their space going to be that whole property or just a suite in that property?

MS. NICHOLAS: No, so their space is units 17 and 19 on Vail. I can try to, so these two units here, right? Oh, these two corner.

MR. LAMKINS: So, the one in the corner, right. See where the corner bumps out a little bit?

COMMISSIONER ENNES: 15 and 17?

MR. LAMKINS: That's the two units.

COMMISSIONER ENNES: That's what I thought.

MR. LAMKINS: Yes.

COMMISSIONER ENNES: It would have been easier for me to just see that space highlighted, because all of a sudden I'm thinking wow, there's a lot of businesses that are going to be gone. Okay, that's all I have. I think it's a good idea. Great use down there, I'm sure you're going to have a lot of visitors, especially if you have good high end wine samples.

COMMISSIONER DROST: Yes, I mean, I'll wait for public comment.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, is food required to be served on site here to meet code?

MR. LYSICATOS: Yes. So, the Village doesn't permit bars, so we allow restaurants that serve alcohol. So, they have provided their menu to us which we found acceptable. So, there will be food to go along with the beer.

COMMISSIONER LORENZINI: Okay, all right, thank you.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I'll wait until public comment.

ACTING CHAIRPERSON WARSKOW: Okay, all right then.

COMMISSIONER ENNES: Can I just ask a question about that?

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER ENNES: I've heard different comments over the years about whether bars have to serve food. We have bars in town that can't prepare food, but you can order within or something, but is that, what actually is the --

MR. HUBBARD: There's a special I think liquor license created for one of our restaurants, but you do have to provide food service. It doesn't necessarily have to be cooked on the premises, but --

COMMISSIONER ENNES: Okay.

MR. HUBBARD: -- you do have to provide food service.

COMMISSIONER ENNES: So, that was a special provision?

MR. HUBBARD: I believe it was a special liquor license classification that maybe happened around 2016. I may be mistaken on that, but I know that the, you know, you do have to provide food service. It doesn't necessarily have to be cooked on site.

COMMISSIONER DROST: Yes, that's on the third floor of the Metropolis Performing Arts Center building.

COMMISSIONER ENNES: Correct.

COMMISSIONER LORENZINI: That's why I asked the question.

ACTING CHAIRPERSON WARSKOW: Okay, I'm going to open it up to public commentary. So, let's start on this side this time. Do you wish to speak on this petition? No, okay. Going on this side, anyone on the first row?

PUBLIC COMMENTARY - PC #24-009

MR. DRAPALA: Hello, Commissioners. Jason Drapala, D as in David, r-a-p-a-l-a. I'm entirely unprepared for this, so I appreciate you accommodating me.

I live directly across the street from the proposed brewery, and I'm a little concerned about, I just have a tiny little bit of anxiety about the garage doors and the noise level. Zooming through the presentation, I think I saw the word 'noise' in there once or twice. But if anyone has been to Bird's Nest, it's absolutely deafening in there, right? I'm just concerned that the noise levels would have an impact.

So, I would just appreciate some consideration of the noise level and efforts to mitigate it. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, second row?

MR. RIDLER: Good evening. My name is John Ridler, R-i-d-l-e-r. I serve as the Executive Director of the Arlington Heights Chamber.

I'm just questioning your requirement for the parking. I'm not sure if that's a new code that's for the downtown. Is that going to be for all of the restaurants in the downtown?

MR. HUBBARD: It's part of the special use permit requirement. It's not, you know, not a standard requirement for any restaurant. It's something that, you know, the Village enacts when it's part of the special use permit and part of the zoning entitlements, yes.

MR. RIDLER: So, it won't be enforced for any of the other businesses in the downtown?

MR. HUBBARD: Unless they're going through a special use permit process.

MR. RIDLER: Okay, would not the, so the Chamber brought ideas to the Village several years ago, they adopted one. So, downtown businesses can actually get a parking permit for half price for their employees. Would that not be enough incentive for them to get their employees to park in the Vail Garage with the half price permit without the requirement?

MR. LYSICATOS: I mean, it's possible. Again, we would have to work with our Finance Department to find out actually what's available in the parking garage to begin with. As you know, parking isn't solved, it's managed because it changes, our demands, especially on some of our summertime events. During Thursdays, we have a really high demand for those parking spots, weekends. So, it's a matter of getting a sense of what the need is for the business as far as employees, what kind of demand we have in the spaces so we can start accounting for those things. It's I think about predictability when it comes to how parking is utilized.

MR. RIDLER: Sure. My understanding, in the last parking study the Village did, they said there was enough parking in the downtown because the fifth floor was never over-utilized which is actually free after noon. So, my daughter works at Kilwins, she comes to work, she parks on the fifth floor and doesn't need a permit but doesn't take up parking for customers because it's really never full according to the Village study; is that correct?

MR. LYSICATOS: Well, the study was in 2018, so one of the issues with the study is it's pre-COVID. So, a lot has changed since then. We've had a lot of change in utilization. We're looking at potential kind of new scenarios for how we utilize our parking, and part of that is to account for what's being used. So, like I said, it's flexible. We didn't put a number on it because we have to kind of work through it with Finance. We don't have an exact number of employees yet, so we're trying to figure out where that sweet spot would be.

MR. RIDLER: Yes, I understand. I'm not supporting the required part. I think they're going to do right by their staff, they're going to do right by the Village. I think it's difficult for the Village to say it's required when during Al Fresco they block off how many parking spots on the street to allow for the downtown. So, I'm, you know, as a chamber, I think we probably shouldn't be requiring it at this point. If it's going to be a universal thing for businesses, I think you'd probably have to approve it at that point, but I'd encourage you not to make that one of the conditions tonight. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else from that row? Okay, come forward.

MR. MANNO: My name is Paul Manno, my last name is spelled M-a-n-n-o. I live at 14 West Campbell Street. I've known Eric and Heather for six years, and they are very responsible individuals. They're my tenant. I own the building that Kilwins is in.

I've been in Downtown Arlington Heights for 38 years and I've seen a lot of change in that span of time. These two individuals are individuals that have a lot of good qualities about them. They're responsible individuals and the type of people that have made this downtown area what it has become over the years, and I encourage you to accommodate them. I'd really appreciate it, thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Yes?

MR. MEERSMAN: Hello, my name is Donald Meersman. I've been an Arlington Heights -- M-e-e-r-s-m-a-n. I've been an Arlington Heights resident for 43 years. I live in the 400 block of West Wing.

I'm encouraging you to grant their request. I'm not an expert but I am

a witness to my neighbors' consideration for their staff and their management at Kilwins. They do a very good job. I encourage you to grant their request. I think it will be to the benefit of everybody in Arlington Heights. We are all neighbors, but this is literally my neighborhood, I live a couple of blocks away from there and I think their management of the property will benefit all of us. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? Okay.

MR. CLARK: Hello, my name is Dave Clark, C-I-a-r-k. I have worked at Tuscan Market for about 12 years; I think some of you, we've had some pizzas and drinks together. I currently work at Ale House.

I'm a little confused on the employee parking. Working at Tuscan again for the last 12 years and now working at Ale House, I've never been given an employee parking badge ever in the 14 years that I've worked here. I also live at 315 North Salem which is right behind the post office, so I can walk here but there are times when I come from my full-time job to my secondary job and I don't have the time to park and then walk over this way. So, I'm a little confused on the employee parking thing and when this came into effect and how employees, which I have employees that are currently working at Ale House that don't live in Arlington Heights and don't have the luxury of walking to work, where are those employee parking passes for us?

ACTING CHAIRPERSON WARSKOW: Okay, does Staff want to address that or would that be --

MR. HUBBARD: Yes, I mean, we'd have to talk to your operator and owner of that site. I would assume, and I believe it was the case when they got their approval they were required to purchase the parking passes, too.

MR. CLARK: That's never been an option to us ever in my 14 years I've worked there.

MR. HUBBARD: I mean, again, that's a Village requirement. That may be is between you and them and maybe we need to have a conversation with the owner. I'm not saying you're wrong, I'm just saying maybe it's not happening and it should be.

MR. CLARK: Understood. No, and do those grant us, as employees, do those grant us accesses to levels 2, 3, 4?

MR. HUBBARD: It would be for the merchant parking areas.

MR. CLARK: So, 1 and 5 or where in the parking garage is that going to grant us access, too?

MR. HUBBARD: The exact levels, yes, I can't say off the top of my head, yes.

MR. CLARK: Okay, no, I understand, because, and again, 1 is always access to us, 4 and 5 are always access to us, but I think it's 2 and 3 where we also see, you know, a lot of parking spaces that aren't utilized and are permittable I think, you know, those are all permittable parking spaces.

MR. LYSICATOS: One of those are on permit, yes.

MR. CLARK: Yes, and going through there, having to go then find a parking space, I can go through there. So, 2 and 3, there's no cars on there ever and they're always empty, you know. So, I think those are available parking spaces that should be used for, not only employees, but also people that want to come to Arlington Heights and enjoy the downtown area. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, anyone else on this side?

MS. ARDEN: Hi, my name is Gayle Arden, A-r-d-e-n, and I live in the 44 Vail building across the street from where the brew pub will be opening.

I'd just like to build on something Jason said, not because he's my son but simply because he's brought up a good point. The noise that comes from opened garage door windows, I know we already have Cortland's on that side which also produces its own level of noise. My question, and I don't know, Eric, if you're planning on any like light music or any music coming out from the premises, but my question for all of you is, is there some sort of decibel level that businesses are required to adhere to?

MR. HUBBARD: I mean, their hours of operation that they're required to adhere to, you know, there are standards in the Illinois, you know, State Codes for maximum decibel levels, and the Village has adopted those regulations as well but, you know, that will be something that our Health Department would have to look into if there are concerns over noise generated from it.

MS. ARDEN: Okay, so there are decibel levels that are in state law you said?

MR. HUBBARD: Yes, they're state law.

MS. ARDEN: Okay, all right, that's fine. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, one last time, anyone else?

MR. LAMKINS: You want me to address the noise thing now or later?

ACTING CHAIRPERSON WARSKOW: Why don't we close public commentary, and then I'm sure we'll bring it up with one of the Commissioners? So, I'm going to go ahead and close public commentary for this Petitioner and go back to the Commissioners.

Anyone have any questions?

COMMISSIONER JENSEN: Yes, I have one question. In the spirit of what Michael, you were talking about as we discussed the parking, should we be changing that requirement to read something like the Petitioner shall be required to work with Village Staff to determine the number of employee parking permits within the Village-owned parking garage that will be needed? I'd like to change it, rather than requiring it to be the maximum number of employees. So, I wouldn't want to approve it the way it's written now.

MR. LYSICATOS: I mean, I think we could put something in there, but I think we still want to say work with the Staff to see what will be required because it is going to be a Staff requirement.

COMMISSIONER JENSEN: Yes, I think we should put that in there, but I don't think it should say for the maximum number of employees.

MR. LYSICATOS: Yes, and we've used that. That's not, it's a metric pulled off one of our other restaurant approvals that we've worked with, that's why we used that language. We can alter it since there are some considerations of where the business operators live and things of that nature, although those aren't static as Commissioner Dawson has mentioned, but we are close to a train station, we are close to transit assets. We do want to take those things into consideration, and we take that into consideration when we look at any transit-oriented development as well.

So, yes, we can ask them to coordinate with Staff to find out how much parking would be required based on staffing needs.

COMMISSIONER JENSEN: I would feel better if it were worded that way. Something, the wording I had was, and you may want something different, but the Petitioner --

MR. LYSICATOS: I'd prefer we keep the "what would be required" because we will have something, and if we say nothing is required, nothing is required. If we say 10 is required, that's, we want to have that, so that way when it goes to the Board --

COMMISSIONER JENSEN: Well, saying you're required to work with Staff, isn't that enough? That you're required to work with Staff to determine the number of employee parking permits within the Village-owned parking garage system? If they're required to work with Staff --

MR. LYSICATOS: I'm going to ask that that will be required, I would ask that be at the end because it says we're still coming up with a number, but instead of --

COMMISSIONER JENSEN: I'd stay away from the maximum number of employees, because I think --

MR. LYSICATOS: That's what I'm saying, we're changing it to coordinate with us on what will be required instead of the metric that we're required to follow.

COMMISSIONER JENSEN: That would be great. I think that should be fine.

MR. LYSICATOS: So, we can understand it better, sure.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have a question for the Petitioner. Would you come up, please? Just briefly, what type of menu are we looking at here?

MR. LAMKINS: Okay, we're looking at, right now, somewhere between four to eight appetizers. Probably two soups, a French onion and then a seasonal soup. Possibly three salads, but definitely two salads for sure right now. Then our entrees are looking to be about six to eight entrees.

COMMISSIONER LORENZINI: All right, and what's your ideal schedule for opening up?

MR. LAMKINS: As far as like construction/when we can open?

COMMISSIONER LORENZINI: Yes.

MR. LAMKINS: Well, depending on how this hearing goes, and then I think I have one more to go, and then if everything goes quickly, I'd love to be open before the end of the year, but I mean, I can't really put an official date until we get permits approved. So, that will come together when we kind of finalize that.

COMMISSIONER LORENZINI: Yes, everything you've said that you wanted to do sounds great, and if you achieve all that, I think it's going to be a pretty fascinating business for you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, anybody else?

COMMISSIONER DROST: Yes. First of all, I want to sort of reiterate what my neighbors, Gayle Arden and Jason Drapala, have said because we're in the same building. Usually the solution is calling 847-368-5200 and, you know, bring somebody from Public Safety out to tone it down. But I think it would be basically self-regulating, I would think; if it got too noisy, people wouldn't come. If there is a problem, I think we get into what Michael was relating to the ambient noise levels. There is always going to be some noise, there is energy in the community. We love it, we just don't want to get it abused where it goes on past the 11:00 o'clock closing time. I'm pretty sure you're aware of that, too, Eric, aren't you?

MR. LAMKINS: Correct. Yes, I mean, I'll address it now real quick if that's okay.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON WARSKOW: Please do.

MR. LAMKINS: So, a couple of things to keep in mind. We have residents directly above us, and so per the landlord, I'm going to be required to have basically all the guests out at 11:00 o'clock on Fridays and Saturdays, meaning last call is going to be 10:50, which means that the doors are closed and the staff are cleaning. There's no customer base in there at that time.

Part of the design of our bar is, I mean, this is Arlington Heights, we love it here. We're offering a brewery which, you know, breweries have a certain air to it and the Daily Herald kind of talked about it a little bit when we first brought this here which is we're trying to make it a little bit different than breweries. I mean, I love breweries, my wife likes to travel and to see breweries, but they're always concrete floors with stainless steel and Metallica cranked as loud as you can get it. I like Metallica but I don't feel like everybody brewery has to be that way, and I don't think it makes sense to make a brewery in Downtown Arlington Heights that way.

So, we're not planning on having loud music. If we did it, it would be a single guitarist in the back corner unplugged, you know, not amped. There is no need for that I don't think. As far as like the concerns, like you're right, Bird's Nest is loud. They're a concrete floor with brick walls with a steel ceiling. We are a wood floor, dry walls, it's, you know, a different environment.

Then, lastly, you know, again, you've pointed out to it, Cortland's is right across the street, Peggy's. Our footprint compared to all of our neighbors is probably half, if not less. LaTasca has probably four times the minimum of outside dining than we'll be allowed. So, the reality is I don't think my noise will ever compare to the noise around us, even if we wanted to be louder, just because by volume, we're going to be so many less people. I think if you're going to hear noise, it's not going to be coming from us, it will be the noise around us, even with the garage doors open.

Again, I appreciate the comments about that, but it's also, again, we're looking to be, you know, a little more lounge. We're not looking to bring in the college kids. It's not, you know, kids aren't going to come in and buy a glass of, you know, a \$20 whiskey on the rocks to try. We're not going to have wild drinks, we're not going to have mixed drinks. I mean, it really is, you know, a fine glass of wine or whiskey that's already a different customer base than what you might find at Ale House at 11:00 o'clock.

COMMISSIONER DROST: Yes, so you're going to resemble more like a Shakou which has got the --

MR. LAMKINS: A little bit I guess, yes. Although I've never thought of it that way, but I guess you could say that, yes. It's definitely just a different, we're not, we don't want people to think that it's going to be this big brewery that's --

COMMISSIONER DROST: Yes, I mean, and there's a model there and we've all, you know, at least some of the Commissioners who have had some time here, we've endorsed that open window concept, you know, to really kind of bring in the street to the clientele that you have and to create that ambience that I think has been created and kept a really nice balance. Being a prior and owner of Kilwins, you went through the pandemic and, you know, you thought curtains, but you made it which is good history. I mean, the fact that you, you know, had the perseverance to do that.

Then I look at this as an opportunity for Mr. Ridler, John Ridler, you know, this is a great time to talk about the parking issues and employee requirements for parking.

That's another, you know, item for the Trustees. So, and you know, you can handle this one on this individual basis but there's a broader issue which needs to be looked at so that, you know, you can balance people, if you can get them, find them to work and then serve the clientele.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments?
Commissioner Dawson?

COMMISSIONER DAWSON: I have a question. I was just, so one quick question before on the, back on the parking. Along with Commissioner Jensen's recommendation, if we added something to the degree of if it becomes an issue or if there's complaints, then we can revisit the number of parking, would that help minimize the parking requirement? I mean, I agree we're going to, we shouldn't waive it all together. I understand your plight, I really do, but if we're not waiving it for others, we shouldn't waive it for this situation, but I think we can work with you, but if it becomes a problem, the Village should have the right to go back and say this has become an issue, we need to revisit it.

MR. LYSICATOS: Yes, I think we can craft a condition. First, I think that the language, we appreciate the language and we appreciate the spot small businesses are in, to coordinate with the Staff to find out what needs to be required so that we can kind of revisit this and figure out exactly the dynamics. We have still to do a little more research and we can research the historical use in our parking garage. We have sensors throughout the parking garage. We can actually find out exactly how much is being used at different times.

So, we can kind of revisit that to determine, but we can add second step that talks about, because you're going to have to make a recommendation, you know, that it could be at the discretion of the Village to revisit the requirement, you know, if there's issues, yes.

COMMISSIONER DAWSON: Great, okay.

MR. LYSICATOS: Because we do that with other conditions.

COMMISSIONER DAWSON: Exactly, right.

MR. LYSICATOS: We do that with, you know, that is at the discretion of the Village to require that.

COMMISSIONER DAWSON: And that might allow us to start with a much lower number --

MR. LYSICATOS: Correct.

COMMISSIONER DAWSON: -- because we can go back and revisit if it's an issue, but from everything you're saying, I doubt that it will ever been an issue and there we go.

MR. LYSICATOS: And that goes to the point of softening the comment to have a hard requirement at this point to coordinate this, find out what their perfect number is, and then I appreciate that. We can talk about that, you know, Staff can revisit the issue, you know, at the discretion of the Village if there's any reported issues.

COMMISSIONER DAWSON: Okay, great. Then really more of a side question, are you going to be serving hop water? Because I'm totally into this hop water phase at the moment, I was just curious.

MR. LAMKINS: I haven't crossed that bridge yet. So, I've never made it yet, it's not to say that I won't get invested into the idea of trying to make it. One of the other things that's on there is to possibly make seltzers but real seltzers.

COMMISSIONER DAWSON: That was the other thing I was going to ask.

MR. LAMKINS: So, like Humble Forager is something I would strive to be able to produce. That's to me a real seltzer, I definitely don't want to go down the avenue of a

White Claw.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: So, but those are all things that are a future plan.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: Just because, obviously, we've got to get, you know, get up and running first before I worry about playing a lot with what we put on tap.

COMMISSIONER DAWSON: Well, hop water is non-alcoholic, in case anyone doesn't know what it is --

MR. LAMKINS: Right.

COMMISSIONER DAWSON: -- and it has a beer flavor to it so it's a great option for if you have a designated driver with you or if you're just, you know, you don't want a lot of beer, but you still want that taste. So, I'm just obsessed with hop water at the moment. Seltzer, yes, I was going to ask about that, too.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: I don't know if you're familiar with Second Salem Brewery up in White Water?

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: It's one of my favorite, favorite places, and they're seasonal. My son goes to White Water.

MR. LAMKINS: Okay.

COMMISSIONER DAWSON: Yes, I don't drive up there just for funsies.

MR. LAMKINS: Actually we have.

COMMISSIONER DAWSON: Okay, I would.

MR. LAMKINS: I totally would drive up for beer.

COMMISSIONER DAWSON: I totally, I would drive up there just to go there because that's how much I enjoyed it. Their seasonal seltzers are amazing.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: So, I'm really excited about the business coming in, I think it's a great addition to the downtown. So, thank you.

MR. LAMKINS: Thank you.

COMMISSIONER ENNES: Can I just make a comment? My understanding of the original intent of the parking permits for staff employees downtown was to keep all of those cars from parking on the street in the street parking spots.

MR. LYSICATOS: Right.

COMMISSIONER ENNES: Right, and that's why that program was set up.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments?

COMMISSIONER DAWSON: No, it sounds like Lynn has an idea for a motion?

COMMISSIONER DROST: No, I'll do the motion. If that's okay?

ACTING CHAIRPERSON WARSKOW: Yes.

A motion to recommend to the Village Board of Trustees approval of a Special Use Permit to allow a brew pub in the B-5 District.

This recommendation is subject to the following variation:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

This recommendation is subject to the following conditions:

1. The Petitioner shall coordinate with Village Staff on the number of required employee parking permits to be purchased within the Village-owned garage system. However, should there be any parking issues encountered in the future, the Village shall revisit the required number of parking permits at their discretion.
2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER DROST: I just had a question as to whether we require the maximum required parking?

COMMISSIONER JENSEN: I would avoid that language if I could, but I think we just had the Staff to --

COMMISSIONER DROST: Okay, we'll take it as such.

MR. LYSICATOS: So, I'll say that I think, correct me if I'm wrong, it would be to coordinate with Staff on the number of required parking spaces.

COMMISSIONER DROST: Yes, that's what I was thinking, yes.

MR. LYSICATOS: And then the second part of it would be if any, you know, if there are any parking issues that are encountered, that additional parking could be required at Village's discretion.

COMMISSIONER DROST: Yes, the Petitioner shall coordinate with Staff, is that okay?

MR. LYSICATOS: For the first part, yes.

COMMISSIONER DROST: On the amount that will be required.

MR. LYSICATOS: We will just make it a coordination on what is required, and then if there are any issues in the future, the Village will be able to revisit that requirement at their discretion.

COMMISSIONER DROST: Yes, and they promise not to be noisy, okay.

COMMISSIONER ENNES: I'll second that motion.

ACTING CHAIRPERSON WARSKOW: All right, roll call.

MS. NICHOLAS: Okay, Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. NICHOLAS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. NICHOLAS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. NICHOLAS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. NICHOLAS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. NICHOLAS: And Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

No comments, so I can go right ahead and say congratulations, you have the unanimous recommendation from the Plan Commission.

Any date for going to the Village Board or is that still to be decided?

MS. NICHOLAS: To be decided.

ACTING CHAIRPERSON WARSKOW: To be decided, okay.

They will coordinate with you, but best of luck to you.

(Whereupon, at 9:35 p.m., the public hearing on the above-mentioned petition was adjourned.)



Spent Grain Brewing, Inc.
Business Plan Summary

It is our intent to open a nano (Nano: single barrel brewing, 30 Gals, or 1 Keg of Beer) brewery in the Downtown Arlington Heights area. This brewery would focus on brewing all the beers and beverages on-site to serve in-house and will include a dining menu.

We will be using a nano brewing system manufactured by Spike Brewing located in Milwaukee. This system is designed to brew 30-gallon batches of beer at a time, and with a steam condensing lid it does not require any ventilation system and as a result does not create any strong odors normally associated with the brewing process.

The plan will include 16 taps, 2 reserved tentatively for seltzers and sodas. Wine will also be available, with a whiskey tasting bar. We plan to have 3 to 6 employees per shift.

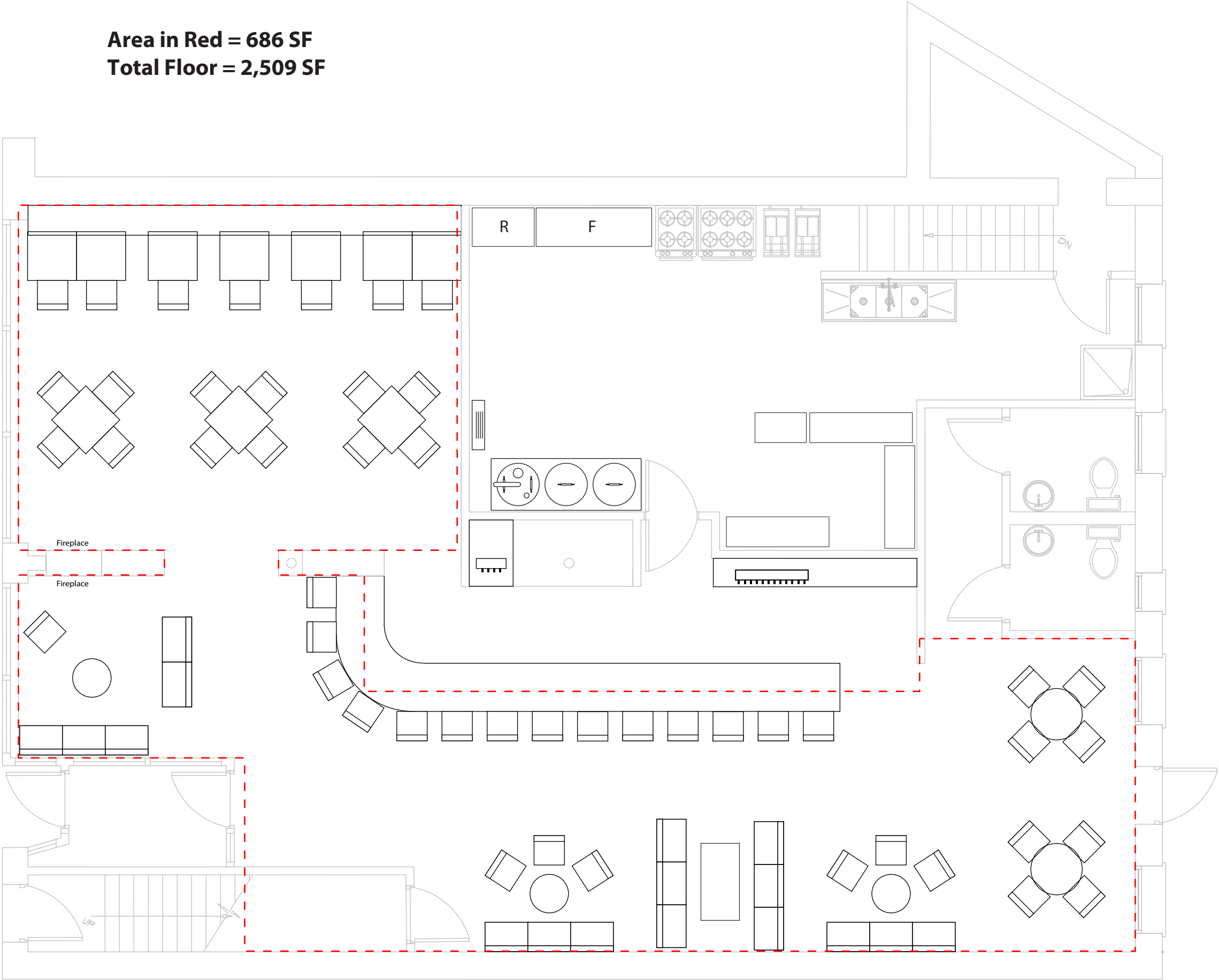
All food will include scratch made products made using the leftover spent grains from the brewing process and beer made on site as ingredients. Foods will include appetizers, soups, salads, sandwiches, flatbreads, seasonal items, and desserts.

The space will seat tentatively 75 guests, with additional seating outside during the alfresco time frame. There will be a small retail section with additional products made from spent grain, local honey and merchandise. Serving hours will be as follows:

Wednesday to Thursday:	3:00 pm – 10:00 pm
Friday to Saturday:	11:00 am – 11:00 pm
Sunday:	11:00 am – 8:00 pm

We plan on village approvals to take 2 to 3 months. Then a 2-month buildout to be ready to open would like to be ready to open this October.

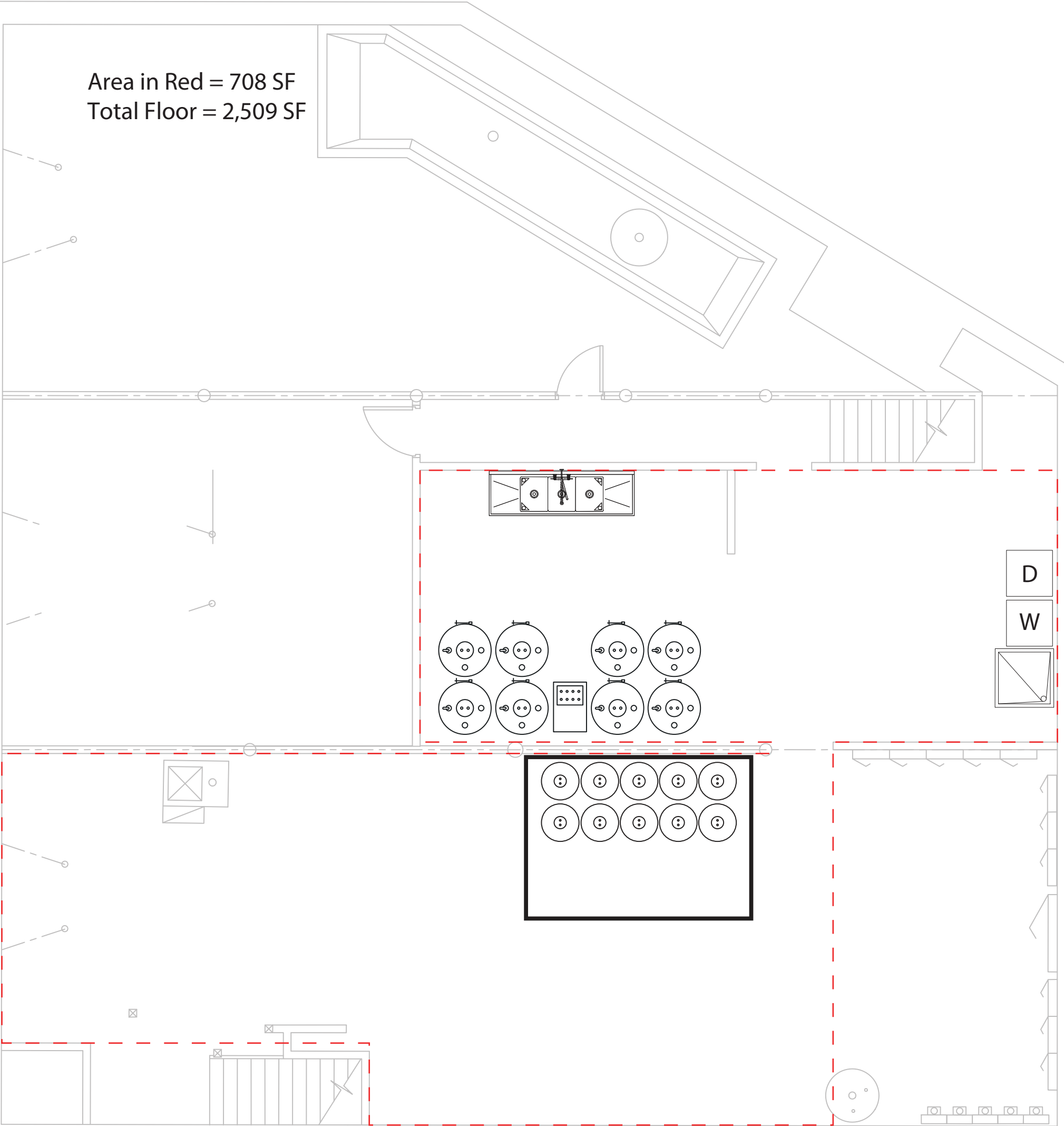
Area in Red = 686 SF
Total Floor = 2,509 SF



FIRST FLOOR EXISTING PLAN

TOTAL AREA: 2,509 SQFT

Area in Red = 708 SF
Total Floor = 2,509 SF

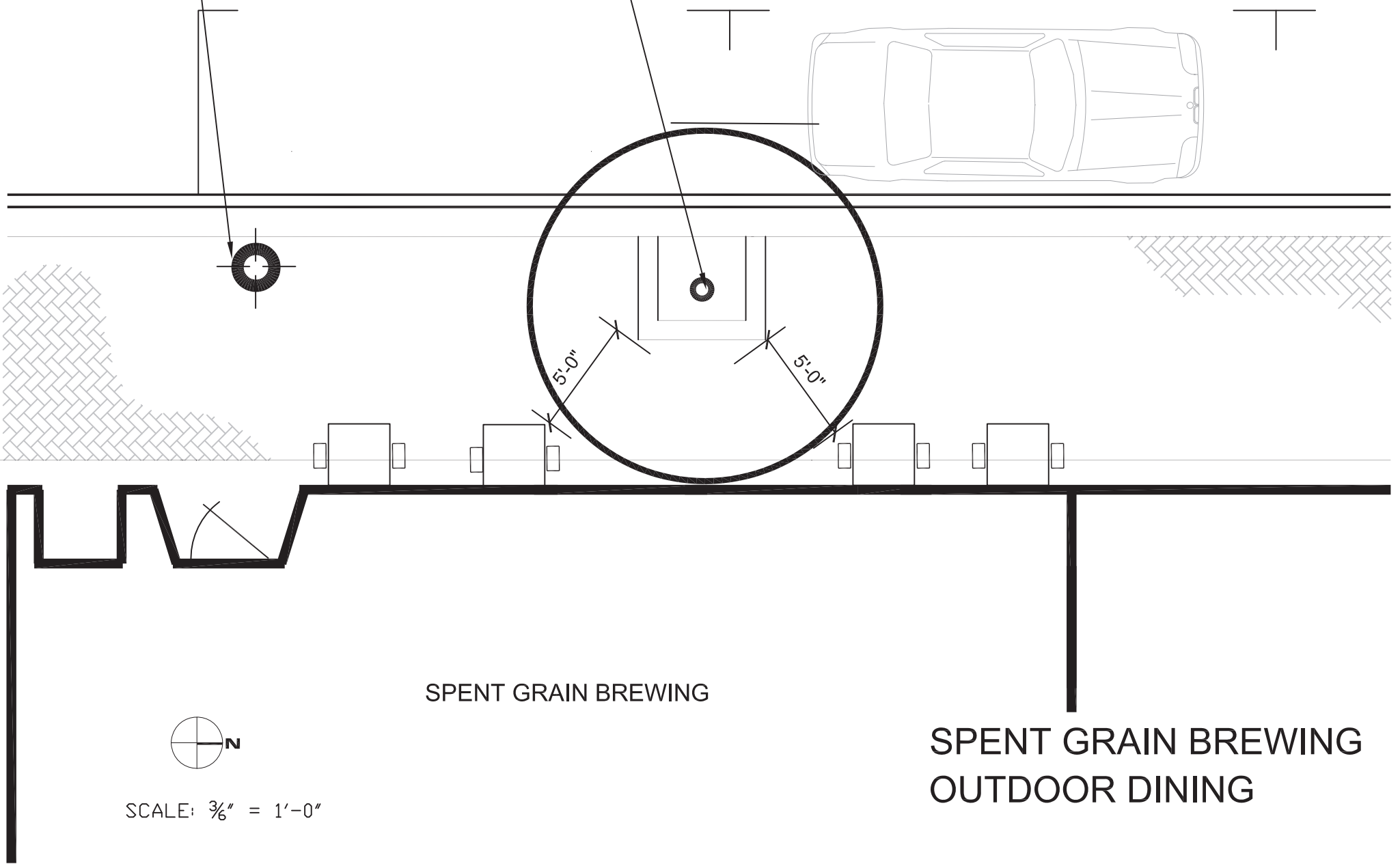


VAIL AVENUE

EXHIBIT B

EXISTING TREE W/GRATE

EXISTING LIGHT POLE



SPENT GRAIN BREWING

SPENT GRAIN BREWING
OUTDOOR DINING

Arlington Heights is one of the few villages in the neighboring area that does not have a brewery of any type. The popularity of visiting a brewery with a tap room is certainly growing and brings not only residents but beer drinkers and fanatics alike in to check out the beers being made there. Arlington Heights currently lacks this. It's clear that there are plenty beer drinkers in the area if you walk by Beer on the Wall on any giving day/evening and you'll see a line of people buying beer. A nano brewery would complement not only Beer on the Wall but all the other establishments in the area. Currently the closest brewery is only 6 miles away yet will take 20 minutes to get there. The downtown area offers a huge complement of dining options, and this would fill that one piece that is missing not only in Arlington Heights, but in the downtown area.

Included below and article that articulates the benefits of a brewery in Arlington Heights.

Better Beer for a Better Neighborhood: The Value of Craft & Microbreweries

5 Apr 2022, The Provi Team

Craft breweries make great beer. For many people, that's as far as it goes. Most consumers do not consider the ethical, economic and community benefits that craft breweries can provide. The truth is: as craft beer has taken over in the mainstream, craft breweries have become an important part of many local economies and communities. As industry professionals, it is critical for us to understand the role that these establishments play. Drinking better beer is always a plus—but there's a whole lot more to craft breweries than good beer.

Let's explore some of the amazing benefits that craft breweries can introduce to communities and the industry at large.

Local Tax Revenue

Although we may not always like to recognize it, taxes are important for maintaining any society, including the towns and cities that make up those societies. It's not the flashiest item to start our list, but with higher tax revenue, cities can make more improvements to their roads, infrastructure and more. Like any other for-profit business, breweries provide important tax revenue. So, in more ways than one, breweries literally improve cities. Brewery employees also pay taxes. Business licenses and permits further contribute to local economies.

Employment & Economics

Even before a brewery opens, it creates jobs and employment opportunities. There is a lot of hardware that goes into a modern brewery. This means the construction of a brewery is a pretty serious gig—typically far beyond the scope of a “DIY” project. This work gets contracted out to electricians, plumbers, masons and construction crews.

Once the brick-and-mortar facility is up, the day to day for breweries can be an immensely complex operation. Staff is required for everything from warehousing to beer brewing, marketing to serving. That means breweries create a wide variety of employment opportunities. Whether a person works in logistics or food service, they can certainly find a role within a brewery.

Each of these employees brings more spending power to your community, thus boosting the local economy. Additionally, more employees mean more taxes. As mentioned above, this bolsters your local economy even further. Many breweries offer generous benefits packages, creating a much lower turnover rate with employment. This means that brewery employees are more inclined to stay in one place for longer, bringing years of enrichment to their local economies.

Craft & Microbreweries as “Third Places”

Sociologist Ray Oldenburg first coined the term “Third Place” in his book *The Great Good Place*. A “third place” is somewhere besides work and home where a person can enjoy themselves in a positive, reasonably healthy way. Craft breweries can provide that exact type of place. These establishments create flavorful, exciting beers for enthusiasts to enjoy and discuss. Many breweries also feature live music, games, or other activities for people (whether alcohol is involved or not).

Lesser Environmental Impact

Drinking local beer also significantly reduces environmental impact. The shorter of a distance your beer has to travel, the better. Each mile spent on a truck, plane or other type of freight ups the carbon footprint of that drink. By purchasing beer (or any other product) that is made near your own home, you’re reducing the usage of those fossil fuel resources.

Additionally, small breweries are more likely to partner with low-impact, local farmers. They often use grains or products from smaller farms, again bolstering local economies while reducing environmental impact. Many small breweries benefit from alternative energy sources, too. Because their operations are relatively small, it is easy to power small breweries on solar or other alternative types of energy.

Generally speaking, craft breweries are much more interested in eco-friendly practices than larger companies. For large beer brands, pivoting to green operations can take millions or billions of dollars. Meanwhile, craft beer brands can ‘go green’ for a fraction of the price.

Building Local Communities

Small, local breweries are excellent at getting involved with their communities. From farmers markets to street fairs and other events, local breweries often ingratiate themselves into their neighborhoods quite enthusiastically. In many cities, local breweries become integral parts of their communities—that can include hosting events, participating in street fairs, employing local citizens

and a whole lot more. By supporting your local craft brewery or microbrewery, you are building your community in an authentic, genuine way.

Progressive Brewing

Like many other things in the Food and Bev vertical, beer can be considered an art form. It is important that “beer” as a genre does not stagnate. Without pointing fingers, many of the largest brewers in the world have been brewing the same beer(s) for decades. If this continues, beer as a whole will become less and less popular.

Craft breweries—and especially microbreweries—are famous for pushing boundaries within the beer world. Virtually every major beer style available today started as a ‘craft’ option. From your favorite IPAs to fruited sours, microbreweries have always been at the forefront of beer innovation. For beer enthusiasts, this is critical for our continued enjoyment.

However, for the beer industry as a whole, this is equally important. Without continued improvement, experimentation and development, there is nothing to attract new drinkers to the product segment. The “strange” beers that come from the world of craft brewing eventually trickle down to the mainstream, and can even provide a gateway for future craft enthusiasts.

More than a Buzz

For a long time, any type of alcoholic beverage was seen as merely a tool to get a buzz. But today—thanks in large part to craft breweries—beer is more than just a social lubricant. Craft breweries take their product seriously, and offer patrons taprooms where like-minded drinkers can come together and discuss beer. Gone are the days when drinking was the same as partying. Now, beer is a hobby—or even a passion—for many people in the world. That is entirely due to the success of the craft beer industry.

Better Beer

Last—but certainly not least—craft breweries make better beer. At Provi, we’re all beer-lovers, and we tend to think our readers are, too. By supporting craft breweries, you are supporting better beer. Whether that means new flavors, new brewing techniques or resurrecting traditional methods, craft breweries tend to lead the charge when it comes to creating high-quality beer. What’s not to love about that?

Additional Notes:

Proposed Menu:

All items will include products made fresh with Spent Grains garnered from the brewing process in the form of breads, granolas and garnishes. The menu will not provide full dinner meals but dishes that can be considered meals.

Food Preparation/Equipment:

All equipment is currently present at site except for Nano Brewer, fermenting and Brite tanks. Cook tops, prep stations, refrigeration is all planned use. Existing deep fryer may be needed but not in the menu's current form. Walk-in fridge will be relocated to the basement per the plan. The Wok station will be removed.

Appetizers:

Spent Grain Pretzel flight. 4 different pretzels with freshly made ground German mustards and dipping sauces

2-3 charcuterie boards including a build-your-own charcuterie board with a selection of unique cheese, meats, fruits and nuts

Seasonal Appetizer

Soup and Salads:

Bake French Onion Soup

Chili

Seasonal Soup

House Salad

Wedge Salad

Cesar Salad

Panzanella Salad

Seasonal Salad

Entrees:

Panini's 2-4 different options

Grilled Cheese

12 inch flat breads 6-10 different options

Chicken waffle?

Thourangour Pretzel

German Sausage dinner

Seasonal bites

Dessert:

Brownies

Apple Crumble

Seasonal Dessert

Special Use Criteria:

1. **Public Convenience:** Spent Grain Brewing's special use is deemed necessary for the public convenience at this location. Arlington Heights lacks a brewery of any size, be it full, micro, macro or nano. This would be the first of its kind in the area and in Arlington Heights. By offering a full-service nano brewing with food offerings, an atmosphere focused on local products and people in a relaxed adult only lounge environment.
2. **No Detriment:** The operation of Spent Grain Brewing will not, under any circumstances of the case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The facility will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area.
3. **Regulatory Compliance:** Spent Grain Brewing is committed to complying with all regulations and conditions specified in this ordinance for such use and will adhere to any stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will work closely with local authorities to ensure that our operations create a welcoming environment, building on community and neighborly growth.

Land Use Variation Criteria:

1. **Compatibility:** The proposed use of 17-19 N Vail Ave for Spent Grain Brewing will not alter the essential character of the location. It is designed to be compatible with existing uses and the zoning of nearby properties. Any modifications made will be designed to keep all aesthetics as they are currently but allow a modern update to the space.
2. **Unique Circumstances:** The need for a nano-brewery is driven by the lack of any brewery in Arlington Heights. Additionally, we will be providing a lounge like environment which is also lacking in Arlington Heights.
3. **Harmony with Intent:** Spent Grain will create a relaxed, adult friendly environment offering unique foods made with spent grains and fresh brewed beers. It will also be open to those who seek to enjoy a good glass of wine or sample a unique whiskey.
4. **Minimum Variance:** The variances requested by Spent Grain Brewery require the minimum necessary to allow for the use of the property. Considering that the space already has a full kitchen and dining space. The nano brew system is self-contained and does not require exterior exhaust. The brewery would be a great addition to the downtown area offering fresh beers and relaxed lounge environment.

Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Review Department Liaison
Department: Public Works & Engineering Department
File Number: PCA00009-2024
Project: Spent Grain Brewing, Inc. 17-19 N Vail Avw
Review Round: Round
Date: June 24, 2024

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☒	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☒	_____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☐	N/A
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☐	NO ☒	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00009-2024
Spent Grain Brewing, Inc.
17-19 N Vail Ave
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. 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

13. Provide a parking study.

14. The existing water service to the building should be evaluated for material and to verify if it is of a sufficient size to accommodate the demand for the proposed use. If the water service is lead or galvanized, it must be replaced.

15. The building is located in a combined sewer area, conversion to overhead sewer is highly recommended if not currently in place.

16. If an exterior grease trap is required for the change in use, an MWRD permit is required.



06-24-24

Michael L. Pagones, P.E.
Village Engineer

Date

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: Spent Grain Brewing / 17 N. Vail Ave
Review Round: Round 1 Review
Date: 04, 29, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

This is the first Brew Pub to open in the Downtown Area, however the character of use for this property 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, trespassing, vandalism, underage drinking, and other criminal activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

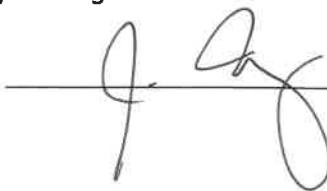
This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

- a. Please ensure extra measures are taken to prevent/discourage underage drinking. It is recommended that ID scanners are installed, signage is posted, and all employees who serve alcoholic beverages have completed BASSAT training and their certificates are up to date.
- b. 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.

 58.3

Supervisor



Village of Arlington Heights

Interoffice Memorandum

To: Hailey Nicholas
From: Div. Chief Dave Roberts
Department: Fire Department
File Number: 24-009
Project: Spent Grain Brewing
Review Round: Round 1 Review
Date: June 12th, 2024

GENERAL COMMENTS:

1. Please ensure that updated keys are placed in the Knox Box (Key box) prior to operation.
2. Please ensure that alarm and fire protection systems are code compliant, tested and fully functional prior to operation.

Village of Arlington Heights Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Jeff Bohner, Environmental Health Officer
Department: Health Services Department
File Number: PCA00009-2024
Project: Spent Grain Brewing
Review Round: Round 1
Date: 6/10/24

GENERAL COMMENTS:

See the attached plan review requirements for details on submitting plans at Building Permit stage.



Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
- 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
- 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
- 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
- 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
- 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
- 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.



Village of Arlington Heights Interoffice Memorandum

To: Eric Lamkins
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-0009
Project: Spent Grain Brewing
Review Round: 1
Date: June 26th, 2024

	<u>YES</u>	<u>NO</u>
1) COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2) COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3) VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4) VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5) SUBDIVISION REQUIRED:	☐	☒
6) SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

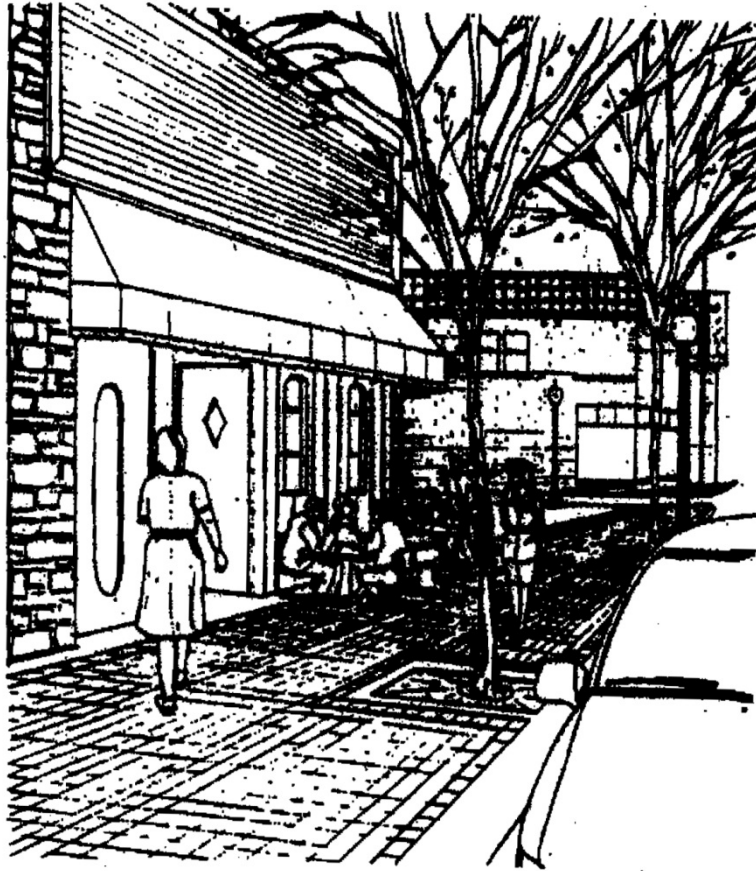
General:

- 7) The following approvals are required:
 - a. Special Use Permit for a Brew Pub in the B-5 District
 - b. Variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a Traffic and Parking Study.
- 8) Please provide a sample menu to show the type of food and drink that will be offered.
- 9) Please clarify the proposed outdoor dining area.
 - a. Restaurants in the B-5 District may seek permission from the Village to have an outdoor dining café on public property. Outdoor dining would need to comply with all provisions of Section 5.1-24 of the Zoning Code and requirements of the Outdoor Eating Café application attached to this document. Please indicate the location, size, and number of outdoor seats on your floor plan.
 - b. Restaurants that are eligible and wish to participate in the Arlington Alfresco dining must apply for a License Agreement for Use of Public Property. If a restaurant wishes to also install an outdoor dining café along the sidewalk that would operate outside of the Arlington Alfresco, the petitioner would submit all required documentation and drawings under one application for a License Agreement. The petitioner, if recommended by staff, would be issued two separate agreements.
- 10) Please provide details on the open-air dining concept. The Village permits open air dining in approved restaurants subject to the Open-Air Dining Minimum Requirements as set forth by the Village in the attached documentation.
- 11) Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required.
- 12) All full-time employees may be required to purchase Employee Parking Permits for parking within the Village owned garage system.
- 13) Please provide a formal response to all Round 1 Departmental Comments in electronic format through the Citizen Self-Service Portal.
- 14) Please add a revision date to all plans that are revised as a result of these comments.

Prepared by: Hailey Nicholas

**OUTDOOR EATING CAFÉ
DOWNTOWN ARLINGTON HEIGHTS**

APPLICATION



**VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
847-368-5200**

APRIL 2015



OUTDOOR EATING CAFÉS IN DOWNTOWN ARLINGTON HEIGHTS



I. Introduction

The Village has adopted an ordinance permitting the installation of outdoor eating cafés on public sidewalks and on private property in the Downtown. These cafés are allowed as permitted uses in the Downtown if operated in conjunction with a restaurant within this district. Permits for the cafés will be granted after a 30-day administrative review is completed and approved.

This ordinance is a further effort by the Village to increase the economic vitality of its Downtown. The outdoor cafés will stimulate additional pedestrian traffic and will compliment the existing commercial uses within the district. It is the Village's desire to create an active commercial environment in its Downtown that will entice people to visit and discover the many services available in this district. We encourage all Downtown restaurateurs to review the attached application packet and to submit the appropriate documentation to participate in the outdoor eating district.

Any questions regarding the application process can be directed to the Planning and Community Development Department at 847-368-5200.

II. The Application Process

The Village has implemented a streamlined process to expedite the time frame for review of the outdoor eating café applications. It is the goal of the Village to process all requests within thirty (30) days of receipt of a completed application packet. The review process includes the following steps:

1. Pre-application meeting with the Planning and Community Development Department to discuss the petitioner's preliminary proposal. The purpose of this meeting is to ensure that the applicant fully understands how the review process works and what materials are needed for the submittal.
2. Petitioner submits completed application packet with all required plans and documentation to the Planning and Community Development Department for staff review
3. Outdoor eating café application distributed to all pertinent Village departments for two-week review. Each department shall make comments on the proposal and return them to the Planning and Community Development Department
4. All departmental comments returned to the petitioner within two weeks of application submittal. If required, plans are revised to reflect concerns of the various Village departments.
5. If the application is for private or public property without the service of alcohol, once staff concerns are addressed, and no outstanding issues exist, a permit for the outdoor café shall be issued by the Building Department. If the application is for private property with the service of alcohol, once staff concerns are addressed, the Liquor Commissioner has approved the service of alcohol, and no outstanding issues exist, a permit for the outdoor café shall be issued by the Building Department. If the application is for public property with the service of alcohol, once all staff concerns are addressed and no outstanding issues exist, the request will be submitted to the Village Board at the next available Committee-of-the-Whole meeting. If, after review at the Committee-of-the-Whole meeting, the Board has no outstanding concerns, a permit for the outdoor café shall be issued by the Building Department.

III. Eligibility

- 1. Outdoor eating cafés are allowed as permitted uses in the B-5 zoning district on private property and on Village right-of-way.
- 2. The use of public sidewalks for outdoor eating cafés shall only be permitted incidental to the operation of a restaurant on private contiguous property and only along the frontage of said restaurant.

IV. Requirements for Outdoor Eating Cafés

- 1. An annual permit fee of \$115 shall be required.
- 2. If on private property, written authorization from the property owner shall be required.
- 3. All tables, chairs, and other appurtenances shall be constructed in such a manner that they can be easily removed during winter months and/or if required by the Village.
- 4. All outdoor café establishments shall comply with State and Village health code regulations.
- 5. The sale and consumption of alcoholic beverages in the outdoor café shall be restricted by the liquor license governing the restaurant.
- 6. The outdoor cafés shall not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.
- 7. Additional parking spaces shall not be required for outdoor cafés.
- 8. The operation of outdoor cafés shall be permitted between the hours of 6:00 a.m. to 11:00 p.m.
- 9. The proprietor shall be required to provide additional outdoor trash receptacles for the café as required by the Village Health Department.
- 10. All outdoor café permits shall be subject to an annual review and such permits may be revoked at any time on thirty (30) days notice.

V. Additional Requirements for Outdoor Eating Cafés on Public Sidewalks

- 1. The applicant must enter into a lease of the right-of-way, sign a hold harmless agreement, and submit to the Village evidence of the required insurance. The applicant agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:	
Bodily Injury & Property Damage	\$1,000,000 per occurrence
Combined	\$2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory (\$100,000)
Employer's Liability	\$500,000

UMBRELLA EXCESS LIABILITY:
Special Coverage shall be \$1,000,000 over primary insurance

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The applicant agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide the Village the appropriate insurance policy endorsement evidencing compliance.

2. In no case shall the operation of the sidewalk café reduce the open portion of the public sidewalk to less than five feet (5') clear of all obstructions (i.e. street lighting, benches, trees, trash receptacles, etc.)
3. All maintenance and upkeep of the public right-of-way associated with the operation of the outdoor café shall be the responsibility of the owner of such café (upkeep includes the replacement of damaged public property, i.e. brick pavers).

VI. Design Criteria

1. Canopies that are attached to the building will be permitted when in conformance with the regulations outlined in Section 30-602 of the Municipal Code.
2. All outdoor furnishings shall be designed to withstand a wind pressure of not less than thirty (30) pounds per square foot.
3. Outdoor furnishings materials and their color should be selected for continuous harmony and aesthetic quality with the adjoining buildings and streetscape. Materials shall be of durable quality such as wrought iron; light gauge materials like aluminum and plastics are generally discouraged. Weather resistant wood is allowed only as a secondary accent material.
4. Colors should be harmonious; brilliant or bright colors used only for accent.
5. Tables to be placed within the Village right-of-way shall not have a surface area greater than nine (9) square feet, be easily removable and in no way impede safe pedestrian movement.
6. Materials and finishes shall be selected for their durability and wear as well as for their beauty. The table surface shall be smooth and easily cleanable. Proper measures shall be taken to correct damage or decline due to the elements, neglect, or abuse.
7. Devices incorporated to separate eating areas from pedestrian pathways, such as fencing or planters, must conform to the above standards of design.

VII. Submittal Requirements

1. Completed application form and application fee.
2. If on private property, written authorization from the property owner.
3. If on public property, proof of insurance listing the Village of Arlington Heights as a named insured.
4. If on public property, indemnification form signed by the owner of the restaurant.
5. Site plan, drawn to accurate scale, illustrating location of the proposed outdoor eating café (see attached example).
6. Catalog cuts and/or photographs of all furniture and other appurtenances to be located within the outdoor eating café
7. Letter to request to be allowed to serve liquor in an outdoor eating café.



OUTDOOR EATING CAFÉ APPLICATION FORM



I. Applicant Information

Restaurant Name: _____

Liquor License No.: _____

Owner: _____

Address: _____

Phone: _____

II. Application Request (check one):

Outdoor Eating Café on Public Sidewalk ☐

Outdoor Eating Café on Private Property ☐

Outdoor Eating Cafés on Both ☐

III. Application Checklist

Date Submitted

Application Fee	_____
Written Authorization from Property Owner	_____
Site Plan	_____
Catalog Cuts/Photographs	_____
Liquor Commissioner Approval	_____
Proof of Insurance	_____
Indemnification Form	_____
Lease Agreement	_____
Letter requesting to serve liquor	_____

III. Statement of Understanding:

I hereby acknowledge the Village of Arlington Heights outdoor café requirements and agree to abide by such rules and regulations.

(Applicant Signature)

(Date)

Return to:

Village of Arlington Heights
Planning and Community Development Department
33 S. Arlington Heights Road, Arlington Heights, IL 60005
847-368-5200

SUGGESTED FORMAT FOR:

Request to be allowed to Serve Liquor in an Outdoor Eating Café
In support of Outdoor Eating Café Application

Village President (Name)
Local Liquor Commissioner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Liquor No(s). (xxxxxx): (Business Name): (Business Address)
Request to Serve Liquor in an Outdoor Café

Village President (Name):

An application has been made to Village for an Outdoor Eating Café for the subject Restaurant at the subject address. Please let this letter stand as a formal request that we be allowed to serve liquor in an Outdoor Eating Café to be located at the subject Restaurant at the subject address.

The outdoor Eating Café will be (xx) square feet and accommodate (xx) seats per the attached drawing and shall provide a 4 foot tall architecturally compatible enclosure railing that shall provide suitable separation between patrons and non-patrons. Furthermore, there will be no admittance to or exiting from the outdoor eating area, except by way of the interior of the restaurant.

We will fully comply with all applicable Federal, State, and Village codes, regulations and policies, and the issuance of all required permits for Outdoor Eating Cafes and the service of liquor including that no customers shall be allowed to stay in the Outdoor Café area after 11:00 PM.

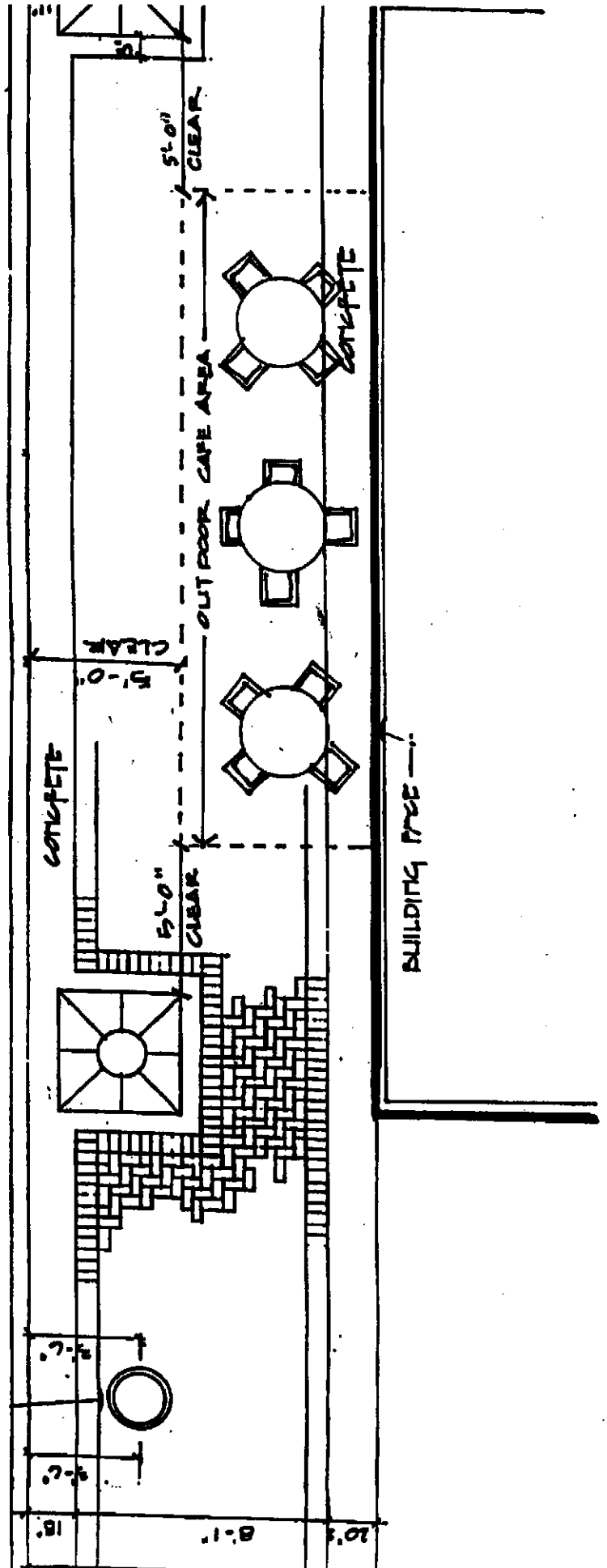
Sincerely,

(Authorized Representative Signature)

(Authorized Representative Printed Name and Title)

c: Building Department
Planning Department

CAMPBELL ST.



LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") entered into between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and _____, ("Licensee"); and

WHEREAS, the Village is the owner of right-of-way ("Site"), located directly in front of or adjacent to _____ in the Village of Arlington Heights; and

WHEREAS, Licensee is the owner of _____, a restaurant located at _____, in the Village of Arlington Heights; and

WHEREAS, the Licensee's restaurant is located directly adjacent to the Site; and

WHEREAS, Licensee has requested permission from the Village to use the Site solely for the purposes described herein,

NOW THEREFORE, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee a license to use the Site for an outdoor eating area, as set forth on Exhibit A, which is attached and made a part of this Agreement. The Licensee understands and agrees that the Site is on public-right-of-way and, as such, may be utilized by individuals not utilizing the Licensee's facility.
2. Recognizing that the use of the Site is seasonal, the term of this Agreement shall be for the period commencing on the date set forth above and terminating October 31, 2014. Should the Licensee desire to enter into an Agreement for any subsequent period, the Licensee will fill out the applicable documents to apply for the use of the Site as an outdoor eating area. The Village shall review the Licensee's prior use of the Site to determine if the Village desires to enter into another License Agreement. The granting of a License in one year is in no way a guarantee of a License in a future year. The Village, in its sole discretion, will determine upon receipt and review of appropriate documentation and prior history whether a subsequent License will be granted. If the Village determines that a License can be granted for another year, it will notify the Licensee in writing of its willingness to enter into another Agreement.
3. The Licensee will obtain any required permits and pay all required fees.
4. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.
5. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. It is expressly understood that the Licensee will be placing planters, tables and chairs on the Site and that these will not be attached in any way to the Site. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic orderly manner and the tables and chairs shall not be stacked.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

6. The Licensee agrees that the Village shall have no liability whatsoever with respect to the Site throughout the term of this Agreement. Licensee shall be responsible for all loss or damage to the Site and to any persons or property therein, regardless of cause, excluding any loss or damage arising out of the negligence or willful misconduct of the Village and its agents and employees.

7. The Licensee will and does hereby agree to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature for personal injury, including death resulting therefrom, and property damage arising out of, resulting from, or in connection with the use or operation, including without limitation, making of improvements, if any, of the Site, or any acts in connection with such use or operation, whether by the Licensee, or a contractor, if any contracting with Licensee, or any invitee, guest, workman, agent or employee of the Licensee. The Licensee further agrees to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature that may occur in any way from any of the furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

8. A default shall occur if the Licensee fails to pay any sum of money (whether the license fee or any other amount due to the Village) when due, if the Licensee's liquor license is revoked by the Village, or if the Licensee fails to comply with any other provision of this Agreement and such failure continues for 30 days after the date of written notice from the Village to the Licensee specifying the nature of the default.

Upon or after any default, this Agreement is terminated without any further notice. The Licensee may re-enter the Site and remove all persons and property from the Site at the Licensee's sole expense.

9. Upon the expiration of the Term or the early termination of this Agreement for any reason, the Village may, in addition to any other rights granted herein, re-enter the Site and remove all persons and property from the Site, storing such property at the Licensee's sole expense.

10. The applicant agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:

Bodily Injury and Property Damage Combined	\$1,000,000 per occurrence \$2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory (\$100,000)
Employer's Liability	\$500,000

UMBRELLA EXCESS LIABILITY:

Special coverage shall be \$1,000,000 over primary insurance

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The applicant agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide to the Village the appropriate insurance policy endorsement evidencing compliance.

12. The Licensee agrees to use and operate the Site in complete compliance with all local codes, ordinances, and governmental rules and regulations. The Licensee specifically understands that all outdoor activity on the Site must be concluded no later than 11:00 p.m. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise emanating from the Licensee's use of the Site.

13. The Village, at all times during the Term, shall have the right to enter the Site at any reasonable time to inspect the Site.

14. The Village shall not, by reason of this Agreement or any of its provisions, in any way become the landlord of the Licensee, or in any way become a partner of or joint venture with the Licensee in the conduct of its business.

15. The Licensee acknowledges that this Agreement is not a lease and that it has no rights under the Illinois Forcible Entry and Detainer Law.

16. This Agreement shall be construed in accordance with the laws of the State of Illinois.

17. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Arlington Heights
Village Manager
33 S. Arlington Heights Road
Arlington Heights, IL 60005

19. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this ____ day of _____, 2014.

Village of Arlington Heights

Title

Title

Date

Date

Attest:

Attest:

SAMPLE



Village of Arlington Heights

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

Village of Arlington Heights Open Air Dining – Minimum Requirements

The Village of Arlington Heights will permit open air dining in approved restaurant establishments subject to submittal of detailed plans and specifications in accordance with the following requirements:

1. An Air Curtain is required to be installed at the top of windows proposed to be open. Manufacturer specifications on the best and quietest model must be provided for review and approval by the Health Department. The Air Curtain must provide sufficient air flow to prevent entry of pests into the establishment.
2. The number of windows permitted to be open shall be pre-established and subject to approval by the Village.
3. Open Air windows shall not be allowed at grade level. A minimum 2 foot high knee wall must be provided. Window opening from top of knee wall to top of window shall be approximately 6 feet in height.
4. The Air Curtain must be on when windows/doors are open – and must be accomplished via automatic switching.
5. Kitchen must be completely enclosed with walls and doors e.g. no open kitchen concept. The establishment must be pre wired to allow for easy installation of an air curtain at the kitchen doors should such installation become necessary in the future in order to prevent entry of pests.
6. Open food prep areas such as a Sushi bar need not be enclosed but shall have an enclosure to protect the food when food prep is not in progress.
7. Monthly pest control service is required by a licensed pest control company.
8. Other measures will be required by the Village if the air curtains are ineffective and pest control becomes a continuous problem.
9. No construction may begin without submitting detailed Building Permit Plans and Specifications and subject to receipt of an approved Building Permit.

As with all Building and Health Code requirements if the above measures are ineffective and other measures to prevent pests within the establishment are not taken, citations will be issued.

January 2017



Page 1: Public Works & Engineering Department

1.
 - a.
 - i. Understood
 - ii. Understood
 - iii. Understood
 - b.
 - i. Understood
 - ii. Understood
 - iii. Understood
 - iv. Understood
 - c.
 - i. Understood
 - ii. Understood
2.
 - a. Understood
 - b. N/A
 - c. N/A
 - d. N/A
 - e. N/A
 - f. N/A
3. Understood
4. Understood
5. N/A
6. Understood
7. Understood
8. Understood
9. Understood
10. Understood

Page 2: Continued

11. Understood
12. Understood
13. Understood, Per our preliminary Planning Meeting, a request for a variance has been made. Page 9, 7b.
14. Understood, met with Fred Alaimo, Plumbing Inspector, 7/10/24.
15. Understood, met with Fred Alaimo, Plumbing Inspector, 7/10/24.
16. Understood, pre-existing

Page 3: Police Department

1. Understood
2. Understood
3. Understood
4. Understood
5. Understood

Page 3: Continued

6.
 - a. Understood
 - b. Understood

Page 4: Fire Department

1. Understood, current key in place
2. Understood

Page 5: Health Services Department

Page 6: Continued

1. Understood
2. Understood
3. Understood
4. Understood
5. Understood
6. Understood
7. Understood
8. Understood

Page 7: Continued

10. Understood
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15. Understood
16. Understood

Page 8: Planning & Community Development Department

1. Understood
2. Understood
3. Understood
4. Understood
5. Understood
6. Understood

Page 9: Continued

7.
 - a. Understood
 - b. Understood, Per our preliminary Planning Meeting, a request for a variance has been made.
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13. Understood
14. Understood

PLAN COMMISSION PCA00009-2024
Spent Grain Brewing, Inc.
17-19 N Vail Ave
Round 2

17. The petitioner's response to comment nos. 11-16 are acceptable. The Public Works & Engineering Department have no further comments.



07-19-24

Michael L. Pagones, P.E.
Village Engineer

Date



Village of Arlington Heights Interoffice Memorandum

To: Eric Lamkins
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-0009
Project: Spent Grain Brewing
Review Round: 2
Date: July 22nd, 2024

	<u>YES</u>	<u>NO</u>
1) COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2) COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3) VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4) VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5) SUBDIVISION REQUIRED:	☐	☒
6) SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

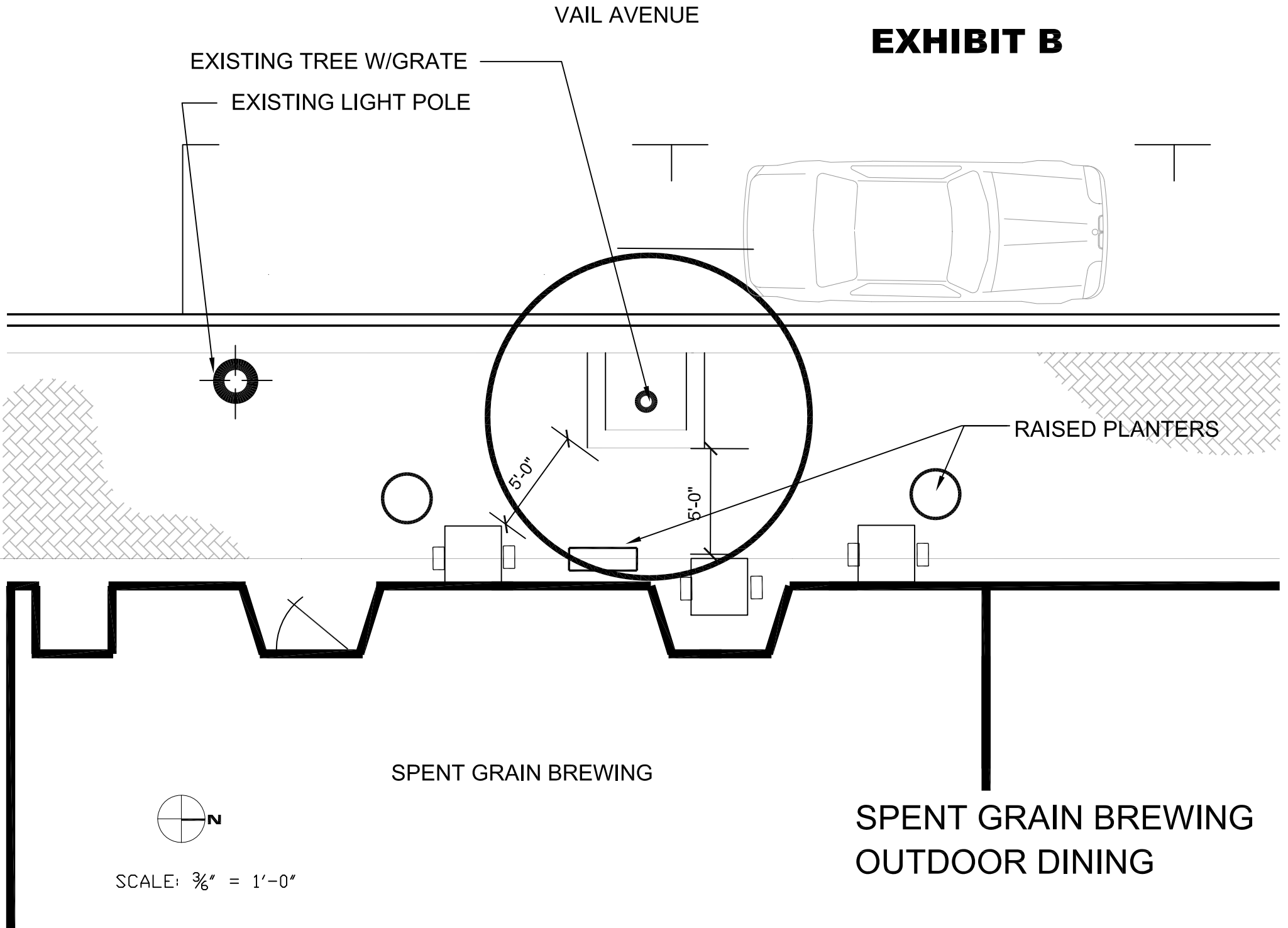
PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 15) Your responses to comments #7 and #12-14 are sufficient.
- 16) Your response to #8 is insufficient. Please provide a separate document with a sample menu.
- 17) Your response to #9 is insufficient. If you are proposing outdoor dining, please provide a floor plan of the outdoor dining space, including the total number of seats and the total size of the seating area proposed. Attached to this review is the outdoor dining concept that was previously approved for the previous tenant, Bangkok Café. This plan could be a template for you to work off of for your own concept, if you do not already have a conceptual plan. Additionally, you must submit an application for an Outdoor Eating Café and indicate whether or not you intend to participate in Arlington Alfresco.
- 18) Your response to #10 is insufficient. You mentioned that you may add an open-air dining concept. If you are, please provide more information on the work that this would entail, including when it would be utilized and how it would fit into your business operations. You must abide by the Open Air Dining – Minimum Requirements guidelines, which is attached to this review for your reference.

Prepared by: Hailey Nicholas

EXHIBIT B





Village of Arlington Heights

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

Village of Arlington Heights Open Air Dining – Minimum Requirements

The Village of Arlington Heights will permit open air dining in approved restaurant establishments subject to submittal of detailed plans and specifications in accordance with the following requirements:

1. An Air Curtain is required to be installed at the top of windows proposed to be open. Manufacturer specifications on the best and quietest model must be provided for review and approval by the Health Department. The Air Curtain must provide sufficient air flow to prevent entry of pests into the establishment.
2. The number of windows permitted to be open shall be pre-established and subject to approval by the Village.
3. Open Air windows shall not be allowed at grade level. A minimum 2 foot high knee wall must be provided. Window opening from top of knee wall to top of window shall be approximately 6 feet in height.
4. The Air Curtain must be on when windows/doors are open – and must be accomplished via automatic switching.
5. Kitchen must be completely enclosed with walls and doors e.g. no open kitchen concept. The establishment must be pre wired to allow for easy installation of an air curtain at the kitchen doors should such installation become necessary in the future in order to prevent entry of pests.
6. Open food prep areas such as a Sushi bar need not be enclosed but shall have an enclosure to protect the food when food prep is not in progress.
7. Monthly pest control service is required by a licensed pest control company.
8. Other measures will be required by the Village if the air curtains are ineffective and pest control becomes a continuous problem.
9. No construction may begin without submitting detailed Building Permit Plans and Specifications and subject to receipt of an approved Building Permit.

As with all Building and Health Code requirements if the above measures are ineffective and other measures to prevent pests within the establishment are not taken, citations will be issued.

January 2017



July 29, 2024
Dept. Review Comments Response
Eric Lamkins
Spent Grain Brewing, Inc.

Page 1: Public Works & Engineering Department
17. Understood

Page 3: Planning & Community Development Department

- 15. Understood
- 16. See Attached Menu
- 17. See Attached Outdoor Plan
- 18. The plan for “open air” would be similar style windows to that of Courtlands Garagedoors or the windows used at Shakuo. In either case there would be a screened window keep all manor of pest outside of the unit.

Proposed Menu:

All items will include products made fresh with Spent Grains garnered from the brewing process in the form of breads, granolas and garnishes. The menu will not provide full dinner meals but dishes that can be considered meals.

Food Preparation/Equipment:

All equipment is currently present at site except for Nano Brewer, fermenting and Brite tanks. Cook tops, prep stations, refrigeration is all planned use. Existing deep fryer may be needed but not in the menu's current form. Walk-in fridge will be relocated to the basement per the plan. The Wok station will be removed.

Appetizers:

Spent Grain Pretzel flight. 4 different pretzels with freshly made ground German mustards and dipping sauces

2-3 charcuterie boards including a build-your-own charcuterie board with a selection of unique cheese, meats, fruits and nuts

Seasonal Appetizer

Soup and Salads:

Bake French Onion Soup

Chili

Seasonal Soup

House Salad

Wedge Salad

Cesar Salad

Panzanella Salad

Seasonal Salad

Entrees:

Panini's 2-4 different options

Grilled Cheese

12 inch flat breads 6-10 different options

Chicken waffle?

Thourangour Pretzel

German Sausage dinner

Seasonal bites

Dessert:

Brownies

Apple Crumble

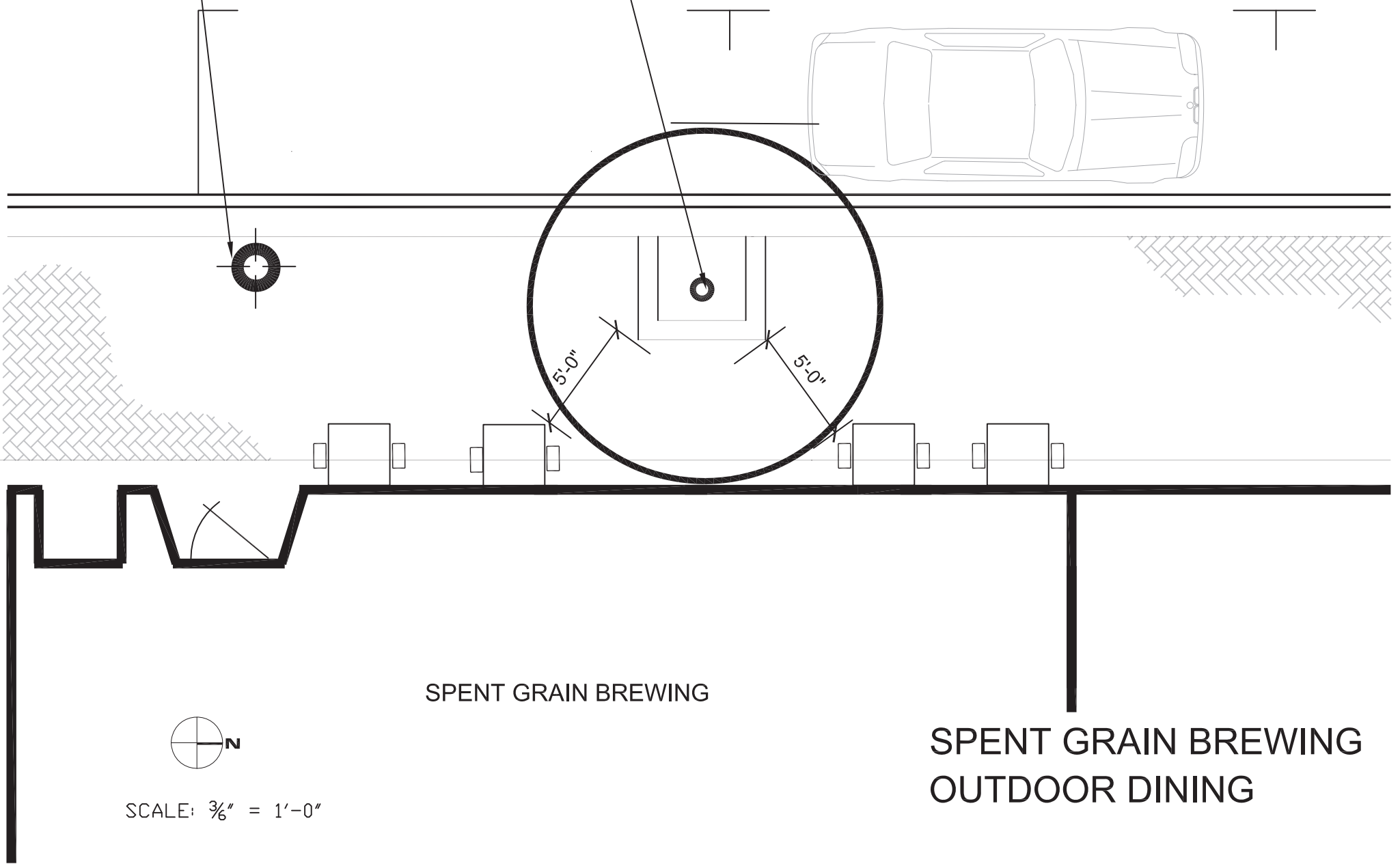
Seasonal Dessert

VAIL AVENUE

EXHIBIT B

EXISTING TREE W/GRATE

EXISTING LIGHT POLE



SPENT GRAIN BREWING

SPENT GRAIN BREWING
OUTDOOR DINING



SCALE: $\frac{3}{8}" = 1'-0"$