



**CITY OF PROSPECT HEIGHTS
CITY COUNCIL WORKSHOP AGENDA**

February 10, 2014 – 6:30 p.m.

City Hall

8 North Elmhurst Road
Prospect Heights, IL 60070

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. CLOSED SESSION**
- IV. SPECIAL BUSINESS**
- V. SCHEDULED BUSINESS**
 - A. Approval of Request for Backbones Annual 5K Run, Walk and Roll to be Held in the City of Prospect Heights.
 - B. Review and Discussion of a Resolution Creating a Natural Resources Commission for the City of Prospect Heights.
 - C. Status Update of Special Service Area 9 Feasibility Study (Treasurer Rich Tibbits and Clerk Stacey Adamson).
 - D. Review and Discussion of the State of Illinois Medical Marijuana Act.
 - E. PZBA cases: Sanders Road Apartments

PZBA Case No. 14-02 MA/SU/PUD
Applicant: Algonquin Investments, LLC
John Faulk, 99 Detering Street, #200 Houston, TX 77007
Address: 2700 Sanders Rd. Northbrook, IL 60062

A Map Amendment from O-1 Office/Research Park to B-4 Office/Industrial Zone and a Special Use for a proposed multifamily, residential, Planned Unit Development, with integral 5 tier, open parking garage. Did not receive recommendation of approval from PZBA.

PZBA Case No. 14-01PC

Applicant: Algonquin Investments, LLC

John Faulk, 99 Detering Street, #200 Houston, TX 77007

Address: 2700 Sanders Rd. Northbrook, IL 60062

A re-subdivision, a proposed ingress/egress road access easement and a proposed utility easement, to facilitate the proposed construction of a 350 unit, 4 story apartment building, on 8.12 acres.

Proposed subdivision attendant to the PUD request in case 14-02. The PZBA recommended denial of the subdivision as the project itself was not recommended or approved.

F. Discussion of Purchasing iPads for the City Council.

VI. APPROVAL OF EXPENDITURES

G. Approval of Warrants

General Fund	\$117,050.01
MFT Fund	\$14,548.38
Palatine/Milwaukee TIF	\$14,828.96
Tourism District	\$0.00
Development Fund	\$676.25
DEA Fund	\$542.46
Solid Waste Fund	\$41,565.49
SS Area #1	\$0.00
SS Area #2	\$0.00
SS Area #3	\$0.00
SS Area #4	\$0.00
SS Area #5	\$141.08
SS Area #8 – Levee Wall #37	\$305.61
SS Area-Constr #6 (Water Main)	\$0.00
SS Area- Debt #6	\$450.00
Road Construction	\$0.00
Water Fund	\$1,061.10
Parking Fund	\$2,318.01
Road/Building Bond Escrow	\$0.00
TOTAL Expenditures	\$193,487.35
Wire Payments, Service Charges, & Payroll	\$143,446.24
TOTAL	\$336,933.59

VII. PUBLIC COMMENT

VII. ADJOURNMENT

Posted: February 7, 2014 3:30pm by Robert Sabo, Assistant to the City Administrator

**This meeting will be televised on the following Prospect Heights Cable Channels:
Comcast and WOW Channel 17and AT&T U-verse Channel 99**

A



To: Mayor Nicholas J. Helmer, City of Prospect Heights City Council

From: Anne Marrin, City Administrator

Date: February 10, 2012

Re: Approval of Request for Backbones Annual 5K Run, Walk and Roll, to be held in the City of Prospect Heights

Issue: Patricia Mikicic, Race Organizer for this yearly event has once again contacted the city to request that the race be held in Prospect Heights. The city has hosted this event for the past five years and it has grown since the beginning. This is a charity event that brings additional people into our community and allows them to see all that we have to offer.

Analysis: The organizers are requesting permission to hold the event on Sunday, April 27, 2014 with the race beginning at 8:30 a.m. in the Country Gardens Park neighborhood. In addition, the coordinators will once again work closely with staff and the Police Department for needed support.

Recommendation: Staff recommends that the City Council approve the request to hold the 6th Annual Backbones 5K Run. Staff will require the organization to submit the mandatory insurance information and hold harmless documents as needed.



Anne Marrin

From: Patricia Mikicic
Sent: Monday, February 03, 2014 11:55 AM
To: Anne Marrin
Subject: 6th Annual Backbones 5k Run, Walk and Roll

Good morning Ms. Marrin!

I would like to formally request to be added to the agenda on February 10, 2014. Once again, we are BACKBONES, a nonprofit SCI program that had been privileged to host a 5k in Prospect Heights for the last FIVE years! This being our 6th anniversary, and expect this 5k to do well again.

Prospect Heights, its park district and police staff as well as its residents have supported Backbones since its inception; we hope to continue this relationship.

The proposed date is Sunday April 27th at 9:00 am in the Country Gardens Park neighborhood. Our route will remain the same as in previous years. Please consider our request and I hope to hear from you soon!

Respectfully,

Patricia Mikicic
<http://www.backbonesonline.com/>

B



To: Mayor Nicholas J. Helmer, City of Prospect Heights City Council

From: Anne Marrin, City Administrator

Date: February 10, 2012

Re: Discussion of Creating a Natural Resource Commission

Issue: Several residents have approached City Hall requesting to volunteer to assist in restoring our natural areas in the City such as the slough, bike paths and McDonald Creek to name a few. They have met several times with staff and have done extensive research at the County Building regarding our natural areas. They have also looked into grant and funding opportunities for these projects and there is money available.

Analysis: The residents have proven to be very passionate and diligent in their wanting to improve the natural areas of our City. They are requesting the Council to allow them to create a Natural Resources Commission that will oversee and maintain the resources in our area. This group would consist of 5 members and a chairperson as well as a staff liaison to assist them in funding and information. Agnes Wojnarski and Kerry Spiegelhalter have requested to address the Council regarding their work and ideas for such a commission.

Recommendation: Staff has worked closely with these ladies over the past two months and they have been a host of information and knowledge that I believe will be of great assistance to the City and will fit with the overall strategies of the Comprehensive Land Use Plan Update.

RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING
AN AD HOC NATURAL RESOURCE COMMISSION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT
HEIGHTS, COOK COUNTY, ILLINOIS:**

SECTION ONE: The City Council desires to establish a commission to evaluate Environmental issues and "green living".

SECTION TWO: There is hereby established the Advisory Environmental Commission ("Commission"). The Commission shall be made up of four members and one Chairperson.

SECTION THREE: Members of the Commission shall be appointed by the Mayor with the advice and consent of the City Council. At the time of appointment, one member shall be designated by the Mayor as the Chairman and one member shall be designated as the secretary. Members may be removed from the Commission by the order of the Mayor.

SECTION FOUR: The Commission shall comply with the Open Meetings Act. The Commission shall set its own meeting schedule and may adopt its own rules of procedure. From time to time the Commission shall report and make recommendations to the City Council as it sees fit or as directed.

PASSED AND APPROVED this _____ day of _____, 2014.

MAYOR

ATTEST:

CITY CLERK

AYES:

NAYS:

ABSENT:

I. ADMINISTRATIVE

The Prospect Heights Natural Resource Commission consists of seven citizens, appointed by the Mayor.

The commission meets twice monthly. The meeting agenda will be published approximately a week before the meeting. Meeting minutes will be posted online within a week after the meeting.

II. RESPONSIBILITIES

Charged with preserving, protecting, restoring Prospect Heights' natural areas and raising awareness of environmental issues affecting Prospect Heights.

Advices the City Council on matters relating to natural areas conservation and restoration, energy efficiency, air and water quality.

Create a volunteer network to enhance, restore, and manage Prospect Height's natural areas and resources to maintain and improve their ecological health and biodiversity.

Guide the community in natural open space preservation efforts and encourage private landowners to adopt land management practices that protect and enhance natural resources.

Promotes community awareness and education of environmental issues affecting Prospect Height's natural resources, such as Emerald Ash Borer, stormwater and flood management, and the threat of invasive species.

Manages grant funding for the completion of restoration and other environmental improvement projects.

Reports to the City Council recommendations for legislation and other actions that would limit threats to the natural resources of the city.

III. POTENTIAL FUTURE PROJECTS

Prairie restoration of open areas surrounding the bike trail under the Com-Ed Right of Way.

Wetland restoration of the "slough" and its associated watersheds.

Restoration of McDonald Creek and public awareness and education of practices and measurements that promote the ecological health of the creek.

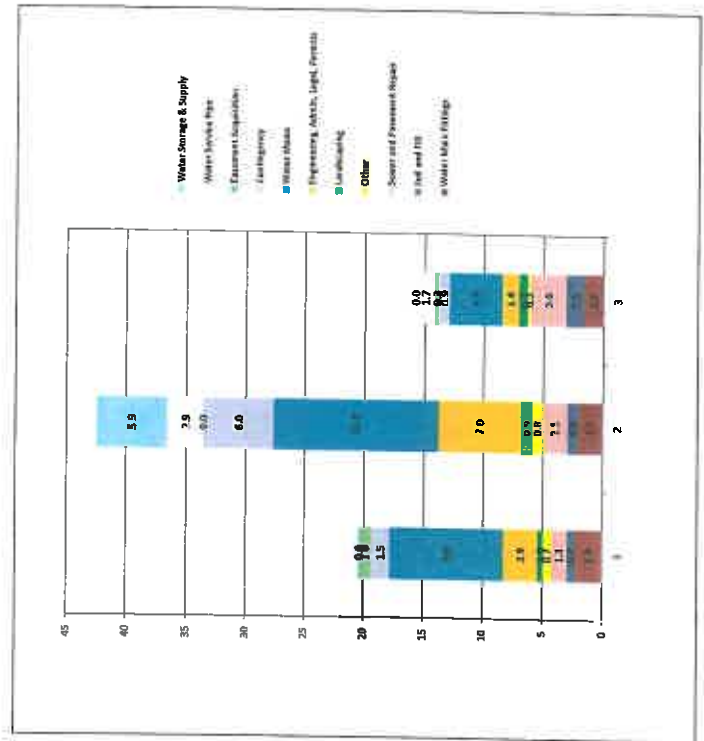
Rainbarrel and water conservation programs.

A comprehensive plan to reduce stormwater flooding and private land damage through eco-friendly Best Management Practices such as the homeowner installation of rain gardens.

	STUDY 1		STUDY 2		STUDY 3	
Properties	\$k	\$k Per Prop	\$k	\$k Per Prop	\$k	\$k Per Prop
Water Mains	\$3,696	9.6	\$5,353	13.9	\$711	4.4
Water Main Fittings	\$683	2.3	\$808	2.1	\$263	1.6
Water Service Pipe	\$0	0.0	\$1,135	2.9	\$266	1.7
Soil and Fill	\$263	0.7	\$338	0.9	\$240	1.5
Sewer and Pavement Repair	\$488	1.3	\$811	2.1	\$476	3.0
Other	\$785	0.7	\$310	0.8	\$42	0.3
Landscaping	\$163	0.4	\$342	0.9	\$114	0.7
Contingency	\$378	1.0	\$2,506	6.0	\$150	0.9
Water Storage & Supply	\$50	0.1	\$2,275	5.9	\$0	0.0
En'ement Acquisition	\$376	1.0	\$0	0.0	\$41	0.3
Engineering, Admin, Legal, Permits	\$1,105	2.9	\$2,704	7.0	\$227	1.4
TOTAL	\$7,636	20.5	\$16,361	42.5	\$2,529	15.8

Overall \$7,886 20.5 \$16,562 42.5 \$2,529 15.8

STUDY 1 - Toberman SSA-9 Feasibility
 STUDY 2 - B&W Report - July 2013
 STUDY 3 - B&W SSA-8 Feasibility





D

To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Steve Skiber, Director of Building and Zoning *SS*,

Date: February 6th 2014

Re: Discussion of Illinois Medical Marijuana Law

Issue: HB 1, the "Compassionate Use of Medical Cannabis Pilot Program Act", was signed by Gov. Quinn on 8/1/13 and became law on 1/1/14.

Analysis: Many Illinois communities are addressing the State's Medical Marijuana Law. The 4 year pilot program allows physicians to recommend the therapeutic use of medical marijuana to patients under doctors' care for at least one of the 33 qualifying medical conditions. The statute allows for 22 cultivation centers, (1 in each State Police District) and 60 retail dispensaries. The growing centers can't be located within 2,500 feet of schools, daycares and residential districts. The dispensaries can't be located within 1,000 feet of schools and daycares and are not permitted in residential districts. Currently, the rules for program administration are still being developed. There appears to be some discussion regarding individuals that qualify for the program and their ability to legally possess firearms. In any case, similar to Adult Uses, municipalities must identify and create a zoning district for this use.

Recommendation: The City Council may choose to consult with the City Attorney, direct staff to place this item on the next PZBA agenda and or discuss the possibility of a (temporary) moratorium of such uses.

Thank You.



Tressler | LLP

SUMMARY OF PUBLIC ACT 98-0122 COMPASSIONATE USE OF MEDICAL CANNABIS PILOT PROGRAM ACT

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Disclaimer

This legislative summary is intended to provide a general overview of the subject statute. It is not intended to be and shall not be deemed legal advice by the reader. Please contact your attorney for advice related to this legislation.

PUBLIC ACT 98-0122 – COMPASSIONATE USE OF MEDICAL CANNABIS PILOT PROGRAM ACT

Public Act 98-0122, the "Compassionate Use of Medical Cannabis Pilot Program Act" (the "Act"), was signed by Governor Quinn on August 1, 2013. It takes effect January 1, 2014, and will be automatically repealed four years after the effective date. In addition to creating the Act, P.A. 98-0122 also amends sections of the Election Code, the State Finance Act, the Illinois Income Tax Act, the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act, the Retailers' Occupation Tax Act, and the Vehicle Code.

The following is a summary of a selection of the Act's key terms and provisions. It is not intended, nor should it be construed, as a comprehensive or all-encompassing summary or analysis of the Act.

KEY DEFINITIONS (Section 10)

"Cultivation center" means a facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

"Debilitating medical condition" means one or more of the following:

(1) cancer, glaucoma, positive status for human immunodeficiency virus, acquired immune deficiency syndrome, hepatitis C, amyotrophic lateral sclerosis, Crohn's disease, agitation of Alzheimer's disease, cachexia/wasting syndrome, muscular dystrophy, severe fibromyalgia, spinal cord disease, including but not limited to arachnoiditis, Tarlov cysts, hydromyelia, syringomyelia, Rheumatoid arthritis, fibrous dysplasia, spinal cord injury, traumatic brain injury and post-concussion syndrome, Multiple Sclerosis, Arnold-Chiari malformation and Syringomyelia, Spinocerebellar Ataxia (SCA), Parkinson's, Tourette's, Myoclonus, Dystonia, Reflex Sympathetic Dystrophy, RSD (Complex Regional Pain Syndromes Type I), Causalgia, CRPS (Complex Regional Pain Syndromes Type II), Neurofibromatosis, Chronic Inflammatory Demyelinating Polyneuropathy, Sjogren's syndrome, Lupus, Interstitial Cystitis, Myasthenia Gravis, Hydrocephalus, nail-patella syndrome, residual limb pain, or the treatment of these conditions; or

(2) any other debilitating medical condition or its treatment that is added by the Department of Public Health by rule as provided in Section 45.

"Designated caregiver" means a person who: (1) is at least 21 years of age; (2) has agreed to assist with a patient's medical use of cannabis; (3) has not been convicted of an excluded offense; and (4) assists no more than one registered qualifying patient with his or her medical use of cannabis.

"Excluded offense" means: (1) a violent crime defined in Section 3 of the Rights of Crime Victims and Witnesses Act or a substantially similar offense that was classified as a felony in the jurisdiction where the person was convicted; or (2) a violation of a state or federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted, except that the registering Department may waive this restriction if the person demonstrates to the registering Department's satisfaction that his or her conviction was for the possession, cultivation, transfer, or delivery of a reasonable amount of cannabis intended for medical use. This exception does not apply if the conviction was under state law and involved a violation of an existing medical cannabis law.

"Medical cannabis dispensing organization," or **"dispensing organization,"** or **"dispensary organization"** means a facility operated by an organization or business that is registered by the Department of Financial and

Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

"Medical use" means the acquisition; administration; delivery; possession; transfer; transportation; or use of cannabis to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition.

"Physician" means a doctor of medicine or doctor of osteopathy licensed under the Medical Practice Act of 1987 to practice medicine and who has a controlled substances license under Article III of the Illinois Controlled Substances Act. It does not include a licensed practitioner under any other Act including but not limited to the Illinois Dental Practice Act.

"Qualifying patient" means a person who has been diagnosed by a physician as having a debilitating medical condition.

"Registered" means licensed, permitted, or otherwise certified by the Department of Agriculture, Department of Public Health, or Department of Financial and Professional Regulation.

"Registry identification card" means a document issued by the Department of Public Health that identifies a person as a registered qualifying patient or registered designated caregiver.

"Usable cannabis" means the seeds, leaves, buds, and flowers of the cannabis plant and any mixture or preparation thereof, but does not include the stalks, and roots of the plant. It does not include the weight of any non-cannabis ingredients combined with cannabis, such as ingredients added to prepare a topical administration, food, or drink.

"Verification system" means a Web-based system established and maintained by the Department of Public Health that is available to the Department of Agriculture, the Department of Financial and Professional Regulation, law enforcement personnel, and registered medical cannabis dispensing organization agents on a 24-hour basis for the verification of registry identification cards, the tracking of delivery of medical cannabis to medical cannabis dispensing organizations, and the tracking of the date of sale, amount, and price of medical cannabis purchased by a registered qualifying patient.

"Written certification" means a document dated and signed by a physician, stating (1) that in the physician's professional opinion the patient is likely to receive therapeutic or palliative benefit from the medical use of cannabis to treat or alleviate the patient's debilitating medical condition or symptoms associated with the debilitating medical condition; (2) that the qualifying patient has a debilitating medical condition and specifying the debilitating medical condition the qualifying patient has; and (3) that the patient is under the physician's care for the debilitating medical condition. A written certification shall be made only in the course of a bona fide physician-patient relationship, after the physician has completed an assessment of the qualifying patient's medical history, reviewed relevant records related to the patient's debilitating condition, and conducted a physical examination. A veteran who has received treatment at a VA hospital shall be deemed to have a bona fide physician-patient relationship with a VA physician if the patient has been seen for his or her debilitating medical condition at the VA Hospital in accordance with VA Hospital protocols. A bona fide physician-patient relationship under this subsection is a privileged communication within the meaning of Section 8-802 of the Code of Civil Procedure.

AUTHORITY (Section 15)

It is the duty of the Department of Public Health to enforce the following provisions of the Act unless otherwise provided for by the Act:

- (1) Establish and maintain a confidential registry of qualifying patients authorized to engage in the medical use of cannabis and their caregivers;
- (2) Distribute educational materials about the health risks associated with the abuse of cannabis and prescription medications;
- (3) Adopt rules to administer the patient and caregiver registration program; and
- (4) Adopt rules establishing food handling requirements for cannabis-infused products that are prepared for human consumption.

It is the duty of the Department of Agriculture to enforce the provisions of this Act relating to the registration and oversight of cultivation centers unless otherwise provided for in this Act.

It is the duty of the Department of Financial and Professional Regulation to enforce the provisions of this Act relating to the registration and oversight of dispensing organizations unless otherwise provided for in this Act.

The Department of Public Health, the Department of Agriculture, or the Department of Financial and Professional Regulation shall enter into intergovernmental agreements, as necessary, to carry out the provisions of this Act including, but not limited to, the provisions relating to the registration and oversight of cultivation centers, dispensing organizations, and qualifying patients and caregivers.

The Department of Public Health, Department of Agriculture, or the Department of Financial and Professional Regulation may suspend or revoke a registration for violations of this Act and any rules adopted in accordance thereto. The suspension or revocation of a registration is a final Agency action, subject to judicial review. Jurisdiction and venue for judicial review are vested in the Circuit Court.

IMMUNITIES AND PRESUMPTIONS (Section 25)

A registered qualifying patient is not subject to arrest, prosecution, or denial of any right or privilege, including but not limited to civil penalty or disciplinary action by an occupational or professional licensing board, for the medical use of cannabis in accordance with this Act, if the registered qualifying patient possesses an amount of cannabis that does not exceed an adequate supply as defined in subsection (a) of Section 10 of this Act of usable cannabis and, where the registered qualifying patient is a licensed professional, the use of cannabis does not impair that licensed professional when he or she is engaged in the practice of the profession for which he or she is licensed.

A registered designated caregiver is afforded the same protections when acting in accordance with the Act to assist a registered qualifying patient to whom he or she is connected through the Department's registration process with the medical use of cannabis.

There is a rebuttable presumption that a registered qualifying patient is engaged in, or a designated caregiver is assisting with, the medical use of cannabis in accordance with the Act if the patient or caregiver is: (i) in

possession of a valid registry identification card; and (ii) is in possession of an amount of cannabis that does not exceed, with limited exception, 2.5 ounces of usable cannabis during a 14 day period that is derived solely from an intrastate source.

LIMITATIONS AND PENALTIES (Section 30)

The Act does not permit any person to engage in, and does not prevent the imposition of any civil, criminal, or other penalties for engaging in, the following conduct:

(1) Undertaking any task under the influence of cannabis, when doing so would constitute negligence, professional malpractice, or professional misconduct;

(2) Possessing cannabis:

- (A) In a school bus;
- (B) On the grounds of any preschool or primary or secondary school;
- (C) In any correctional facility;
- (D) In a vehicle under Section 11-502.1 of the Illinois Vehicle Code;
- (E) In a vehicle not open to the public unless the medical cannabis is in a reasonably secured, sealed, tamper-evident container and reasonably inaccessible while the vehicle is moving; or
- (F) In a private residence that is used at any time to provide licensed child care or other similar social service care on the premises;

(3) Using cannabis:

- (A) In a school bus;
- (B) On the grounds of any preschool or primary or secondary school;
- (C) In any correctional facility;
- (D) In any motor vehicle;
- (E) In a private residence that is used at any time to provide licensed child care or other similar social service care on the premises;
- (F) In any public place. "Public place" as used in this subsection means any place where an individual could reasonably be expected to be observed by others. A "public place" includes all parts of buildings owned in whole or in part, or leased, by the State or a local unit of government. A "public place" does not include a private residence unless the private residence is used to provide licensed child care, foster care, or other similar social service care on the premises. For purposes of this subsection, a "public place" does not include a health care facility. For purposes of this Section, a "health care facility" includes, but is not limited to, hospitals, nursing homes, hospice care centers, and long-term care facilities;
- (G) Knowingly in close physical proximity to anyone under the age of 18 years of age;

(4) Smoking medical cannabis in any public place where an individual could reasonably be expected to be observed by others, in a health care facility, or any other place where smoking is prohibited under the Smoke Free Illinois Act;

(5) Operating, navigating, or being in actual physical control of any motor vehicle, aircraft, or motorboat while using or under the influence of cannabis in violation of Sections 11-501 and 11-502.1 of the Illinois Vehicle Code;

(6) Using or possessing cannabis if that person does not have a debilitating medical condition and is not a registered qualifying patient or caregiver;

(7) Allowing any person who is not allowed to use cannabis under the Act to use cannabis that a cardholder is allowed to possess under the Act;

(8) Transferring cannabis to any person contrary to the provisions of the Act;

(9) The use of medical cannabis by an active duty law enforcement officer, correctional officer, correctional probation officer, or firefighter; or

(10) The use of medical cannabis by a person who has a school bus permit or a Commercial Driver's License.

Other limitations and penalties imposed by the Act include:

(1) Nothing in the Act shall be construed to prevent the arrest or prosecution of a registered qualifying patient for reckless driving or driving under the influence of cannabis where probable cause exists. (Section 30(b)).

(2) Notwithstanding any other criminal penalties related to the unlawful possession of cannabis, knowingly making a misrepresentation to a law enforcement official of any fact or circumstance relating to the medical use of cannabis to avoid arrest or prosecution is a petty offense punishable by a fine of up to \$1,000, which shall be in addition to any other penalties that may apply for making a false statement or for the use of cannabis other than use undertaken under the Act. (Section 30(c)).

(3) Notwithstanding any other criminal penalties related to the unlawful possession of cannabis, any person who makes a misrepresentation of a medical condition to a physician or fraudulently provides material misinformation to a physician in order to obtain a written certification is guilty of a petty offense punishable by a fine of up to \$1,000. (Section 30(d)).

(4) Any cardholder or registered caregiver who sells cannabis shall have his or her registry identification card revoked and is subject to other penalties for the unauthorized sale of cannabis. (Section 30(e)).

(5) Any registered qualifying patient who commits a violation of Section 11-502.1 of the Illinois Vehicle Code or refuses a properly requested test related to operating a motor vehicle while under the influence of cannabis shall have his or her registry identification card revoked. (Section 30(f)).

(6) No registered qualifying patient or designated caregiver shall knowingly obtain, seek to obtain, or possess, individually or collectively, an amount of usable cannabis from a registered medical cannabis dispensing organization that would cause him or her to exceed the authorized adequate supply under subsection (a) of Section 10 of the Act. (Section 30(g)).

(7) Nothing in the Act shall prevent a private business from restricting or prohibiting the medical use of cannabis on its property. (Section 30(h)).

(8) Nothing in the Act shall prevent a university, college, or other institution of post-secondary education from restricting or prohibiting the use of medical cannabis on its property. (Section 30(i)).

(9) The Department of Public Health may not issue a registry identification card to a qualifying patient who is under 18 years of age. (Section 60(b)).

DISCRIMINATION PROHIBITED (Section 40)

No school, employer, or landlord may refuse to enroll or lease to, or otherwise penalize, a person solely for his or her status as a registered qualifying patient or a registered designated caregiver, unless failing to do so would put the school, employer, or landlord in violation of federal law or unless failing to do so would cause it to lose a monetary or licensing-related benefit under federal law or rules. This does not prevent a landlord from prohibiting the smoking of cannabis on the premises.

For the purposes of medical care, including organ transplants, a registered qualifying patient's authorized use of cannabis in accordance with the Act is considered the equivalent of the authorized use of any other medication used at the direction of a physician, and may not constitute the use of an illicit substance or otherwise disqualify a qualifying patient from needed medical care.

A person otherwise entitled to custody of or visitation or parenting time with a minor may not be denied that right, and there is no presumption of neglect or child endangerment, for conduct allowed under the Act, unless the person's actions in relation to cannabis were such that they created an unreasonable danger to the safety of the minor as established by clear and convincing evidence.

No school, landlord, or employer may be penalized or denied any benefit under State law for enrolling, leasing to, or employing a cardholder.

Nothing in the Act may be construed to require a government medical assistance program or private health insurer to reimburse a person for costs associated with the medical use of cannabis.

Nothing in the Act may be construed to require any person or establishment in lawful possession of property to allow a guest, client, customer, or visitor who is a registered qualifying patient to use cannabis on or in that property.

EMPLOYMENT; EMPLOYER LIABILITY (Section 50)

Nothing in the Act shall prohibit an employer from adopting reasonable regulations concerning the consumption, storage, or timekeeping requirements for qualifying patients related to the use of medical cannabis.

Nothing in the Act shall prohibit an employer from enforcing a policy concerning drug testing, zero-tolerance, or a drug free workplace provided the policy is applied in a nondiscriminatory manner.

Nothing in the Act shall limit an employer from disciplining a registered qualifying patient for violating a workplace drug policy.

Nothing in the Act shall limit an employer's ability to discipline an employee for failing a drug test if failing to do so would put the employer in violation of federal law or cause it to lose a federal contract or funding.

Nothing in the Act shall be construed to create a defense for a third party who fails a drug test.

An employer may consider a registered qualifying patient to be impaired when he or she manifests specific, articulable symptoms while working that decrease or lessen his or her performance of the duties or tasks of the employee's job position, including symptoms of the employee's speech, physical dexterity, agility, coordination, demeanor, irrational or unusual behavior, negligence or carelessness in operating equipment or machinery, disregard for the safety of the employee or others, or involvement in an accident that results in serious damage to equipment or property, disruption of a production or manufacturing process, or carelessness that results in any injury to the employee or others. If an employer elects to discipline a qualifying patient under this subsection, it must afford the employee a reasonable opportunity to contest the basis of the determination.

Nothing in the Act shall be construed to create or imply a cause of action for any person against an employer for:

(1) Actions based on the employer's good faith belief that a registered qualifying patient used or possessed cannabis while on the employer's premises or during the hours of employment;

(2) Actions based on the employer's good faith belief that a registered qualifying patient was impaired while working on the employer's premises during the hours of employment;

(3) Injury or loss to a third party if the employer neither knew nor had reason to know that the employee was impaired.

Nothing in the Act shall be construed to interfere with any federal restrictions on employment including but not limited to the United States Department of Transportation regulation 49 CFR 40.151(e).

MEDICAL CANNABIS CULTIVATION CENTERS (Sections 85 & 105)

The Department of Agriculture may register up to 22 medical cannabis cultivation centers for operation. (Section 85(a)).

The Department may not issue more than one registration per each Illinois State Police District boundary as specified as of January 1, 2013. (Section 85(a)).

A registered cultivation center may not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use. (Section 105(c)).

MEDICAL CANNABIS DISPENSING ORGANIZATIONS (Sections 115 & 130)

The Department of Agriculture may register up to 60 medical cannabis dispensing organizations for operation. (Section 115(a)).

The organizations shall be geographically dispersed throughout the State to allow all registered qualifying patients reasonable proximity and access to a dispensing organization. (Section 115(a)).

A dispensing organization may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility. A dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use. (Section 130(d)).

LOCAL ORDINANCES; ZONING (Section 140)

A unit of local government may enact reasonable zoning ordinances or resolutions, not in conflict with this Act or with Department of Agriculture or Department of Public Health rules, regulating registered medical cannabis cultivation center or medical cannabis dispensing organizations.

No unit of local government, including a home rule unit, or school district may regulate registered medical cannabis organizations other than as provided in this Act and may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis authorized by this Act.

The Act contains an express preemption of home rule authority.

COMPASSIONATE USE OF MEDICAL CANNABIS FUND (Section 20)

The Act creates the Compassionate Use of Medical Cannabis Fund in the State Treasury to be used exclusively for the direct and indirect costs associated with the implementation, administration, and enforcement of the Act. Funds in excess of the direct and indirect costs associated with the implementation, administration, and enforcement of this Act shall be used to fund crime prevention programs.

All monies collected under the Act shall be deposited in the Compassionate Use of Medical Cannabis Fund in the State treasury. All earnings received from investment of monies in the Compassionate Use of Medical Cannabis Fund shall be deposited in the Compassionate Use of Medical Cannabis Fund.

Notwithstanding any other law to the contrary, the Compassionate Use of Medical Cannabis Fund is not subject to sweeps, administrative charge-backs, or any other fiscal or budgetary maneuver that would in any way transfer any amounts from the Compassionate Use of Medical Cannabis Fund into any other fund of the State.

MEDICAL CANNABIS CULTIVATION PRIVILEGE TAX LAW (Sections 195-215)

Beginning on the effective date of the Act, a tax is imposed upon the privilege of cultivating medical cannabis at a rate of 7% of the sales price per ounce. The proceeds from this tax shall be deposited into the Compassionate Use of Medical Cannabis Fund created under the Compassionate Use of Medical Cannabis Pilot Program Act. This tax shall be paid by a cultivation center and is not the responsibility of a dispensing organization or a qualifying patient.

The tax imposed is in addition to all other occupation or privilege taxes imposed by the State of Illinois or by any municipal corporation or political subdivision thereof.

IMPACT ON OTHER STATUTES

A. Election Code (10 ILCS 5/1-1 et seq.)

The Act amends the Election Code by adding a new section that states as follows:

Sec. 9-45. Medical cannabis organizations; contributions. It is unlawful for any medical cannabis cultivation center or medical cannabis dispensary organization or any political action committee created by any medical cannabis cultivation center or dispensary organization to make a campaign contribution to any political committee established to promote the candidacy of a candidate or public official. It is unlawful for any candidate, political committee, or other person to knowingly accept or receive any contribution prohibited by this Section. It is unlawful for any officer or agent of a medical cannabis cultivation center or dispensary organization to consent to any contribution or expenditure by the medical cannabis organization that is prohibited by this Section.

B. Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act, and the Retailers' Occupation Tax Act¹

The Act amends the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act, and the Retailers' Occupation Tax Act and provides that, beginning on the effective date of this Act, "prescription and nonprescription medicines and drugs" includes medical cannabis purchased from a registered dispensing organization under the Act.

C. Illinois Income Tax Act (35 ILCS 5/101 et seq.)

The Act amends Section 201 of the Illinois Income Tax Act as follows:

For each of taxable years during the Compassionate Use of Medical Cannabis Pilot Program, a surcharge is imposed on all taxpayers on income arising from the sale or exchange of capital assets, depreciable business property, real property used in the trade or business, and Section 197 intangibles of an organization registrant under the Compassionate Use of Medical Cannabis Pilot Program Act.

The amount of the surcharge is equal to the amount of federal income tax liability for the taxable year attributable to those sales and exchanges.

D. State Finance Act (30 ILCS 105/1 et seq.)

The Act amends the State Finance Act and adds a new Section 5.826 that creates the Compassionate Use of Medical Cannabis Fund.

E. Illinois Vehicle Code (65 ILCS 5/1-100 et seq.)

¹ Use Tax Act, 35 ILCS 105/1 et seq.; Service Use Tax Act, 35 ILCS 110/1 et seq.; Service Occupation Tax Act, 35 ILCS 115/1 et seq.; and Retailers' Occupation Tax Act, 35 ILCS 120/1 et seq.

The Act makes various amendments to the Illinois Vehicle Code, including providing that the DUI provisions do not apply to the lawful consumption of cannabis by a qualifying patient licensed under the Act who is in possession of a valid registry card issued under that Act, unless that person is impaired by the use of cannabis.

OTHER KEY PROVISIONS

The Act contains a variety of other provisions related to the medical use of cannabis not discussed or addressed in this summary, including:

- A. Definitions (Section 10)
- B. Addition of Debilitating Medical Conditions (Section 45)
- C. Physician Requirements and Regulation (Section 35)
- D. Registration of Qualifying Patients and Registered Caregivers (Section 55)
- E. Issuance, Denial, Renewal and Revocation of Registration Cards (Sections 70, 75)
- F. Preparation of Cannabis Infused Products (Section 80)
- G. Issuance, Denial, Renewal, Revocation of Cannabis Cultivation Permits (Sections 85, 90, 105, 110)
- H. Background Checks (Section 95)
- I. Issuance, Denial, Renewal, Revocation of Dispensing Organization Registrations (Sections 115, 120, 125, 130)
- J. Confidentiality (Section 145)
- K. Identification and Certifications Verification (Section 150)
- L. Annual Reports (Section 160)
- M. Administrative Rulemaking (Section 165)



Marijuana Policy Project
236 Massachusetts Ave. NE, Suite 400
Washington, DC 20002
p: (202) 462-5747 • f: (202) 232-0442
info@mpp.org • www.mpp.org

"We change laws."

An Overview of Illinois' Medical Marijuana Law

On August 1, 2013, Gov. Pat Quinn signed HB 1, which will create a medical marijuana pilot program for the state of Illinois. Entitled the Compassionate Use of Medical Cannabis Pilot Program Act, the law represents nearly 10 years of hard work on the part of legislators, the Marijuana Policy Project, and hundreds of doctors and patients around the state to bring needed relief to the state's seriously ill patients.

Why is it called a "pilot program?"

The law was created with a "sunset" provision, meaning that if the legislature does not renew the program or create a new law, the program will cease to operate four years from the date it goes into effect.

How do patients qualify for the program?

The law allows physicians to recommend the therapeutic use of medical marijuana to patients who are under the doctors' care for at least one of the 33 qualifying medical conditions. Qualifying patients who receive a written certification may register with the state Department of Public Health for legal status as a medical marijuana patient.

What medical conditions are included?

The qualifying medical conditions are: cancer; glaucoma; HIV/AIDS; hepatitis C; amyotrophic lateral sclerosis (ALS); Crohn's disease; agitation of Alzheimer's disease; cachexia/wasting syndrome; muscular dystrophy; severe fibromyalgia; spinal cord disease; Tarlov cysts; hydromyelia; syringomyelia; spinal cord injury; traumatic brain injury and post-concussion syndrome; multiple sclerosis; Arnold Chiari malformation; spinocerebellar ataxia (SCA); Parkinson's disease; Tourette's syndrome; myoclonus; dystonia; reflex sympathetic dystrophy (RSD); causalgia; CRPS; neurofibromatosis; chronic inflammatory demyelinating polyneuropathy; Sjogren's syndrome; lupus; interstitial cystitis; myasthenia gravis; hydrocephalus; nail patella syndrome; residual limb pain; or the treatment of these conditions. In addition, the Department of Public Health can approve additional debilitating medical conditions.

What protections do patients have once in the program?

Registered patients may not be arrested or prosecuted or face criminal or other penalties including property forfeiture for engaging in the medical use of marijuana in compliance with the law. There are also protections against patients being discriminated against in medical care — such as organ transplants — and in reference to child custody. In addition, landlords may not refuse to rent to a person solely due to his or her status as a registered patient or caregiver unless housing the applicant violates federal law on the part of the landlord. Landlords may prohibit smoking medical marijuana on their premises. Similarly, schools and employers are prohibited from discriminating based on patient status unless they face restrictions under federal law. Employers may continue to enforce drug-free work place policies, and they do not have to allow employees to possess marijuana at work or work while they are impaired.

How much medical marijuana can patients possess?

The new law authorizes registered patients to obtain up to 2 ½ ounces of medical marijuana every two weeks from a dispensary the patient specifies during the application process. Patients may apply for a waiver to use more marijuana if their physicians explain that that amount is insufficient for the patient.

Can patients grow their own medical marijuana?

No. Only state-regulated cultivation centers are authorized to grow marijuana.

Can patients have a caregiver pick up their medicine for them?

Yes. Patients may designate a caregiver who is 21 years of age or older and does not have a disqualifying conviction. The caregiver may obtain marijuana from a dispensary on behalf of a single patient.

Can anyone participate if he or she has a qualifying medical condition?

No. The law does not currently allow people under the age of 18 to qualify as medical marijuana patients. Similarly, people with felony drug convictions or who work in certain professions, including law enforcement personnel, firefighters, and commercial drivers, are not allowed to participate in the program.

How do patients obtain medical marijuana?

All patients are required to name a state-regulated dispensary from which the patient or his or her designated caregiver will obtain medical marijuana. There will be 60 dispensaries around the state.

How much will medical marijuana cost?

Prices will be set by individual medical marijuana dispensaries.

Will medical marijuana be taxed?

Medical marijuana sold from cultivation centers to dispensaries will be subject to a 7% excise tax. Medical marijuana will also be subject to a 1% sales tax.

How will dispensaries operate?

Dispensaries will be licensed by the state and subject to rules created by the Department of Financial and Professional Regulation as well as local zoning laws. All dispensary staff must receive a photo ID from the department after submitting to a background check. We anticipate the department will begin accepting applications for dispensary licenses following the rule-making process in 2014.

How is medical marijuana cultivated for patients?

Dispensaries will obtain medical marijuana from up to 22 cultivation centers, with a limit of one cultivation center for each state police district. Cultivation centers will be subject to a strict set of rules developed by the Department of Agriculture, including labeling and marijuana testing requirements, 24-hour video surveillance, photo IDs for staff, cannabis tracking systems, and inventory control measures. As with dispensaries, we anticipate the department will accept applications after rules are issued mid-2014.

When does the law go into effect?

The law is effective on January 1, 2014, and the departments will have four months to implement rules for the program beginning on that date.

Does the state pilot program recognize patients from other states?

No. Only patients who are registered with the Illinois Department of Public Health will qualify.

Are there restrictions on where a patient can possess or consume medical marijuana?

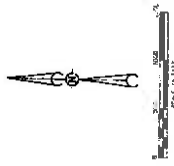
Patients may not possess or consume marijuana on a school bus, school grounds, or in a correctional facility. Likewise, patients may not possess or consume marijuana in a private residence that is used to provide child care or a day care service, and they may not possess it in a vehicle unless it is secured in a sealed, tamper-evident container that is inaccessible while the vehicle is moving. As with alcohol and prescription drugs, patients may not operate or be in control of a vehicle while impaired. Patients are also prohibited from consuming medical marijuana in a public place, near anyone under the age of 18, or where doing so would violate the Smoke Free Illinois Act.

The City of Prospect Heights

Cook County, Illinois

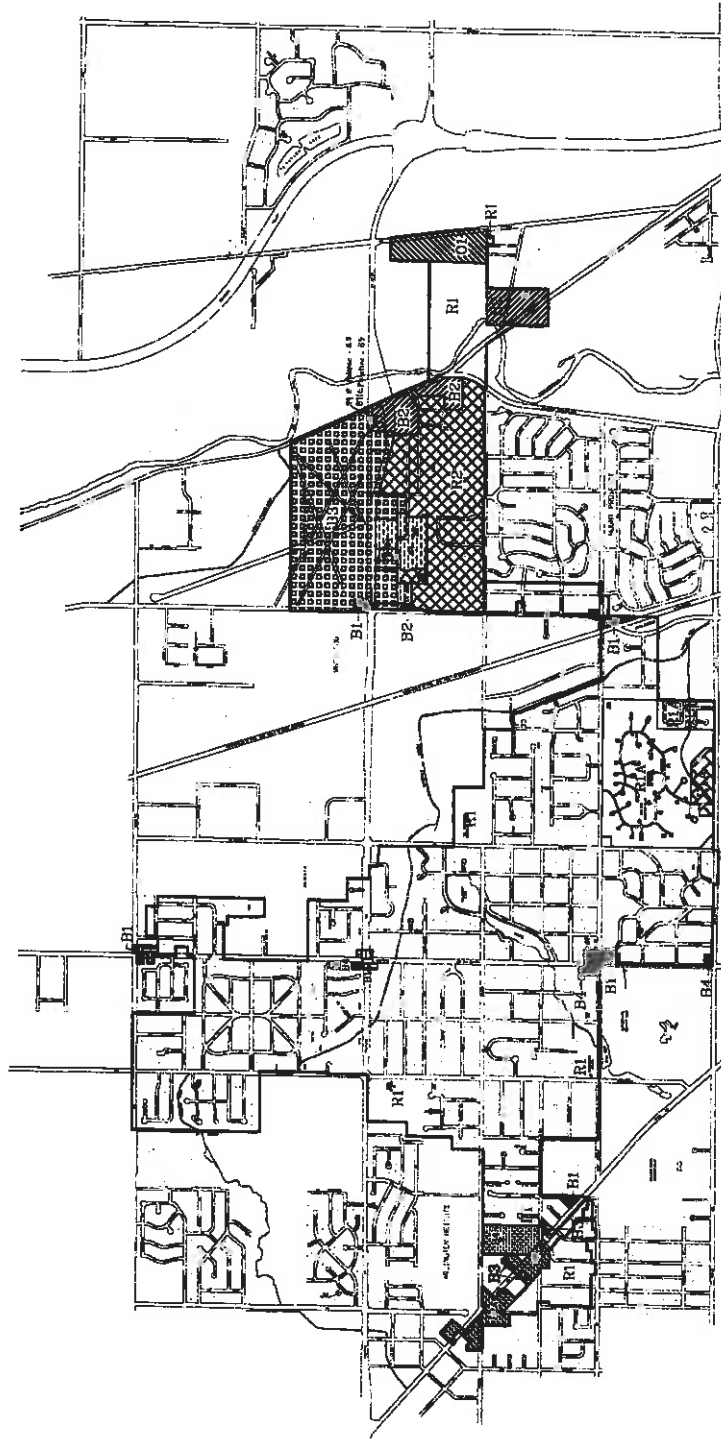
ZONING MAP

JANUARY 2005



ZONING LEGEND

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R3	RESIDENTIAL, THREE-FAMILY
R4	RESIDENTIAL, FOUR-FAMILY
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R200	RESIDENTIAL, HUNDRED-SIXTY-NINE-FAMILY





E

To: Mayor Nicholas J. Helmer & City Council

From: Steve Skiber, Director of Building and Zoning S.S.

Date: February 7th 2014

Re: The Sanders Road Apartment Proposal.

Issue: The Finger Companies has a contract with Allstate, (through 2/27/14), for a proposed 350 unit apartment building, with integral parking garage, on the north 8 acres.

Analysis: Allstate owns the 30+ acre vacant parcel along the west side of Sanders Road, between Willow and Winkelman, currently zoned Office-1. A Public Hearing was held on 1/23/14, that resulted in a failed motion to recommend this project to the City Council. A verbatim transcript of the hearing is provided for your reference. In order to advance this project, the City Council must deliver a supermajority vote, (in favor).

Recommendation: Please review the transcript and supporting information provided in order to facilitate direction to staff regarding the future of this proposal.

Thank You.

AGENDA
January 23, 2014

PLAN/ZONING BOARD OF APPEALS

Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES
November 21, 2013

IV. Case No. 14-01PC

Applicant: Algonquin Investments, LLC

John Faulk, 99 Detering Street, #200 Houston, TX 77007

Address: 2700 Sanders Rd. Northbrook, IL 60062

A re-subdivision, a proposed ingress/egress road access easement and a proposed utility easement, to facilitate the proposed construction of a 350 unit, 4 story apartment building, on 8.12 acres.

Case No. 14-02 MA/SU/PUD

Applicant: Algonquin Investments, LLC

John Faulk, 99 Detering Street, #200 Houston, TX 77007

Address: 2700 Sanders Rd. Northbrook, IL 60062

A Map Amendment from O-1 Office/Research Park to B-4 Office/Industrial Zone and a Special Use for a proposed multifamily, residential, Planned Unit Development, with integral 5 tier, open parking garage.

V. COMMUNICATIONS

VI. OLD BUSINESS

Status of the Comprehensive Plan.

VII. NEW BUSINESS

VIII. ADJOURNMENT

**City of Prospect Heights
Plan/Zoning Board of Appeals
January 23, 2014**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

Present: Commissioners Tammen, Dash, Jones, Roscoe, Wyatt and Chairman Weidman
Absent: Commissioner Frank-Watson

Present at the meeting: Director of Building & Zoning Steve Skiber, Assistant Director of Building & Zoning Steve Cutaia, City Engineer Steve Berecz and Administrative Assistant Julie Malik-Mordian.

APPROVAL OF November 21, 2013 MINUTES

Motion made by Commissioner Roscoe, seconded by Commissioner Dash, to approve the meeting minutes from November 21, 2013 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Wyatt, and Chairman Weidman
NAYS: None
ABSENT: Commissioner Frank-Watson
ABSTAIN: Commissioner Dash, Roscoe, Tammen and Jones
Motion carried.

Case No. 14-01PC

Applicant: Algonquin Investments, LLC
John Faulk, 99 Detering Street, #200 Houston, TX 77007
Address: 2700 Sanders Rd. Northbrook, IL 60062
Reason: A re-subdivision, a proposed ingress/egress road access easement and a proposed utility easement, to facilitate the proposed construction of a 350 unit, 4 story apartment building, on 8.12 acres.

Case No. 14-02 MA/SU/PUD

Applicant: Algonquin Investments, LLC
John Faulk, 99 Detering Street, #200 Houston, TX 77007
Address: 2700 Sanders Rd. Northbrook, IL 60062
Reason: A Map Amendment from O-1 Office/Research Park to B-4 Office/Industrial Zone and a Special Use for a proposed multifamily, residential, planned unit development, with integral 5 tier, open parking garage.

COMMUNICATIONS

None

OLD BUSINESS

Status of the Comprehensive Plan.

NEW BUSINESS

No we anticipate an agenda for the 2/27/14 Meeting.

ADJOURNMENT

The January 23, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 9:00pm with a motion made, seconded by Commissioner Tammen. Janice Heinemann was the Certified Court Reporter who took all the testimony.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

BEFORE THE PLAN/ZONING BOARD OF APPEALS
 PROSPECT HEIGHTS, ILLINOIS

In the Matter of:)
) No. 14-02 MA/SU/PUD
 ALGONQUIN INVESTMENTS, LLC)
 2700 SANDERS RD.)
 NORTHBROOK, IL 60062,)
 Applicant.)

and

In the Matter of:)
) No. 14-01PC
 ALGONQUIN INVESTMENTS, LLC)
 2700 SANDERS RD.)
 NORTHBROOK, IL 60062,)
 Applicant.)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Prospect Heights Plan/Zoning
 Board of Appeals at 8 North Elmhurst Road,
 Prospect Heights, Illinois, on the 23rd day of
 January, 2014, at the hour of 7 o'clock p.m.

BOARD MEMBERS PRESENT:

MR. TOM WEIDMAN, Chairman;
 MS. DANIELLE DASH, Commissioner;
 MR. TIM JONES, Commissioner;
 MR. MARK ROSCOE, Commissioner;
 MR. JON TAMMEN, Commissioner;
 MR. BENJAMIN WYATT, Commissioner.

1 ALSO PRESENT: 2 2 MR. MIKE ZIMMERMANN, City Attorney; 3 MR. STEVEN BEREZ, City Engineer; 4 MR. STEVE SKIBER, Director of Building and Zoning; 5 MR. STEVE CUTAIA, Assistant Director Building and Zoning; 6 MS. JULIE MALIK-MORDIAN, Recording Secretary; 7 MR. JOHN FAULK, The Finger Companies, Applicant; 8 MR. JEFFREY MARK SMITH, AIA, LEED AP, Niles Bolton Associates; 9 MR. MICHAEL B. VINER, Attorney, Faegre Baker Daniels LLP; 10 MR. DAVID LE CAVALIER, CCIM, ForeFront Properties; 11 MR. MICHAEL A. WERTHMANN, PE, PTOE, Kenig, Lindgren, O'Hara, Aboona, Inc. 12 13 14 15 16 17 18 CHAIRMAN WEIDMAN: I'm going to change 19 the order of the cases in front of us tonight, 20 and we are going to hear what's listed as the 21 second case, Case No. 14-02 MA/SU/PUD. The 22 applicant is Algonquin Investments, LLC, John	1 Is the applicant here tonight? Do 2 you have your green card receipts from the 3 notices? 4 MR. FAULK: Yes, sir. 5 CHAIRMAN WEIDMAN: Thank you. 6 MR. ZIMMERMANN: Just for the members 7 and for the public, the Chairman has changed the 8 order because the zoning designation drives the 9 subdivision rules. So it makes sense to conduct 10 the zoning hearing first and then conduct the 11 hearing regarding the subdivision because 12 everything is driven by that. 13 If the Board recommends in favor of 14 the zoning, then I will be recommending a, what 15 we have done in the past, a follow-up hearing, 16 which the developer probably would not need to 17 appear at, to correct some omissions from the 18 Notice. We need multifamily to be included in 19 the B-4 district, which it currently is not 20 included as a permitted use or a special use. 21 So whatever the recommendation is 22 coming out of the first hearing, we can clean up
1 Faulk, 99 Detering Street, No. 200, Houston, 2 Texas. The address is 2700 Sanders Road, 3 Northbrook, Illinois. A map amendment from O-1 4 Office/Research Park to B-4 Office/Industrial 5 Zone and a Special Use for a proposed 6 multifamily, residential, Planned Unit 7 Development, with integral 5 tier, open parking 8 garage. 9 I'd like to enter some exhibits 10 into the record. ZBA No. 1 is the Application. 11 ZBA No. 2 is the Assignment to the Agenda. ZBA 12 No. 3 is the Statement of Objective. 13 MR. ZIMMERMANN: Yes, objective. 14 CHAIRMAN WEIDMAN: ZBA No. 4 is the 15 Quantitative Summary. ZBA No. 5 is the Open 16 Space Statement. ZBA No. 6 is the List of 17 Property Owners. ZBA No. 7 is the Notice to 18 Property Owners with Legal Notice. ZBA No. 8 is 19 the Certificate of Publication. ZBA No. 9 is 20 the Traffic Study. ZBA No. 10 is the Stormwater 21 Report. ZBA No. 11 is the Existing Conditions. 22 And ZBA No. 12 is the Civil Engineering Plans.	1 that notice and the Board can come back and fix 2 that at its next meeting or a special meeting. 3 CHAIRMAN WEIDMAN: Okay. If you are 4 going to be testifying tonight, whoever is 5 presenting this, I would need you to step up to 6 the podium. 7 Please state your name and address 8 for the record. 9 MR. FAULK: Sure. John Faulk with The 10 Finger Companies, 99 Detering Street, Suite 200, 11 Houston, Texas, 77007. 12 (Mr. Faulk sworn.) 13 CHAIRMAN WEIDMAN: If you are all going 14 to testify, yes, I would like name and addresses 15 of everyone. 16 MR. SMITH: I'm Jeff Smith. Niles 17 Bolton Associates. I'm at 463 Chestnut Drive, 18 Marietta, Georgia. 19 (Mr. Smith sworn.) 20 MR. LE CAVALIER: Dave LeCavalier, 21 ForeFront Properties, reside at 3710 Pebble 22 Beach Road, Northbrook.

1 CHAIRMAN WEIDMAN: Could you spell your
2 last name, sir.

3 MR. LE CAVALIER: Sure. L-e-C-a-v --
4 as in Victor -- a-l-i-e-r.

5 (Mr. Le Cavalier sworn.)

6 MR. KEPPNER: Chris Keppner with
7 Eriksson Engineering, 601 West Randolph,
8 Chicago, Illinois.

9 CHAIRMAN WEIDMAN: Can you spell your
00:05:18 10 last name, sir.

11 MR. KEPPNER: K-e-p-p-n-e-r.

12 (Mr. Keppner sworn.)

13 MR. VINER: Mike Viner, V-i-n-e-r, with
14 the law firm of Faegre Baker Daniels, 311 South
15 Wacker, Suite 3400, Chicago.

16 (Mr. Viner sworn.)

17 MR. WERTHMANN: Michael Werthmann with
18 KLOA. Offices at 9575 West Higgins Road,
19 Rosemont.

00:05:58 20 (Mr. Werthmann sworn.)

21 CHAIRMAN WEIDMAN: Who is going to be
22 first up?

1 MR. FAULK: I'm John Faulk, senior vice
2 president of development for The Finger
3 Companies. And I'll introduce The Finger
4 Companies and then eventually work our way
5 through the different consultants.

6 The Finger Companies is a privately
7 owned, fully integrated real estate development
8 company. We own our own property management
9 company, our own construction company. We have
00:06:29 10 built in 18 different cities, which equates to
11 about 25,000-apartment units throughout the
12 United States.

13 We are very focused on long-term
14 ownership. We are not a merchant builder that
15 builds, leases up, and sells. We build for the
16 long haul.

17 We have done five jobs here in
18 Chicago. The closest one is Woodland Park right
19 down the road in Wheeling, in Palatine. We have
00:07:05 20 done The Knolls, which is in Willowbrook;
21 Treehouse, which is Schaumburg; and also
22 Lakeside, which is in Lisle.

1 We have entered into a contract to
2 purchase the northern 8 acres of land of a 30-
3 acre parcel from Allstate. We intend to develop
4 that with 350-unit apartment development. We
5 are going to -- The way that our contract is
6 set up with them is that we have 180 days to get
7 the approvals necessary to construct our
8 building, and that day is up on February 27; and
9 so we are seeking the approvals to subdivide the
00:07:48 10 land and to get the appropriate zoning to
11 construct a 350-unit development.

12 We have all the equity committed to
13 purchase the land. We don't go out to use land
14 loans. We don't need any lenders. We can take
15 the land down. We are just ask -- The only
16 thing that's conditioned upon us buying the
17 property is seeking the approvals for the
18 utilities, the zoning, and the subdivision. And
19 that's the only thing that we are up against.

00:08:15 20 And with that, I'm going to hand it
21 over to Jeff Smith. Jeff is our architect with
22 Niles Bolton. He's going to describe the

1 proposed improvements.

2 CHAIRMAN WEIDMAN: Okay. Thank you.

3 MR. SMITH: Good evening. I am Jeff
4 Smith with Niles Bolton Associates. I am a
5 principal there. We are an architectural firm
6 with offices in Atlanta; Washington DC; San
7 Jose, California. I'm working for John in The
8 Finger Companies here to provide architectural
9 design services and landscape architectural
00:08:58 10 services hopefully for the Sanders Road project.

11 Just take a moment to -- John
12 introduced it a little bit. But just to show
13 you what I think you've got in packages in front
14 of you as far as what's being proposed here. As
15 John mentioned, it is 350 units.

16 Is it okay if I walk away from the
17 mike?

18 CHAIRMAN WEIDMAN: Sure, as long as we
19 can hear you.

00:09:18 20 MR. SMITH: Very good.

21 It is 350-apartment units designed
22 in a 4-story construction for the residential

10 1 portion, a 5-story construction for the parking 2 deck. The units range from -- Well, they are 3 all 1- and 2-bedroom type- apartment homes 4 ranging in size from 710 square feet to a little 5 over 1300 square feet. 6 And the idea that Mr. Finger of The 7 Finger Companies had was one of the things he's 8 always very sensitive about is screening the 9 parking, number one, and making for not long 10 meandering buildings from the standpoint of the 11 resident from when they get out of their car to 12 when they get to their homes, so shortened 13 quarters; and to present a great streetscape. 14 And this project definitely has a 15 front being on Sanders Road. So with that in 16 mind, we looked at wrapping the parking deck 17 almost entirely, not quite, but almost so that 18 it's really never seen from any of the public 19 right-of-ways. You can get a little glimpse of 20 it kind of right in there as you go in. 21 Remembering that a 5-story or 5-tier parking 22 structure is no taller than a 4-story apartment	12 1 also the closest one with the best view of that 2 natural area that's in our northwest corner. 3 The other two -- All of the three courtyards 4 looking to the west look into the preserve 5 there, and they all have great views looking 6 that way. 7 The other two courtyards are 8 identified as sort of hardscape areas. It's not 9 something like -- There is not a pool as in the 10 other. The courtyard facing the north is what 11 we call a passive courtyard, more of a landscape 12 than anything else, much softer, less paver and 13 hard surface spaces. 14 As far as the access around from an 15 emergency standpoint, emergency vehicle 16 standpoint, we have designed the site such that 17 emergency vehicles can make their way all the 18 way around. It's not a daily use by the 19 resident function. It's an emergency-vehicle 20 function. So from the standpoint of fire 21 safety, they have got great access, 360 degrees 22 all the way around. For service, for move-in,
11 1 building because we park the top level. It 2 won't be coming up over the top of it or 3 anything like that. You will not see the 4 parking structure from the Sanders roadside. 5 The entrance is down at the 6 intersection or one of the entrances, I should 7 say, is down at the intersection. There is 8 another curb cut shown further to the north. 9 And that area, that turnaround in the front 10 there would be where a prospective resident 11 might come, park their car, run in, take a tour 12 of the property, hopefully sign a lease; that 13 would be their first experience of the building. 14 Inside the building -- And it 15 might be easier to see on the landscape plan. 16 I'm just turning it around because I think 17 northbound is to my left. The major amenity 18 areas, the club rooms and the fitness areas, 19 those sorts of internal amenities, are located 20 around one of four courtyards. The largest of 21 the four, outdoor pool, outdoor areas for cook, 22 barbecuing, that kind of stuff is located there;	13 1 for loading, for trash pickup, all those 2 functions, kind of occur tucked around the 3 corner here. So easy access from the standpoint 4 of trucks or the services that are coming to do 5 that but not right out there on the street where 6 they are very visible. So we think that will be 7 a positive from that standpoint. 8 On the outside as far as the 9 facades go, the character is traditional. The 10 materials are a lot of stone, some siding. 11 Pitched roofs, real pitched roofs except, of 12 course, over the parking structure. The parking 13 structure is a precast parking structure and, 14 again, except for that one very small part, not 15 visible at all. 16 CHAIRMAN WEIDMAN: So will the parking 17 structure have a roof on it? 18 MR. SMITH: The parking structure does 19 not have a roof on it. 20 Well, this is the view that you see 21 actually from Sanders Road. Remember in the 22 plan there is a series of areas that project

1 forward and a bunch that step back. So
2 inbetween in those areas, it really will step
3 back. There will be a lot of -- The facades
4 will move forward and step back so it doesn't
5 appear as one long building. It will really
6 feel like four small ones with a central area.

7 This is the central area occurring
8 right there. That is the area of the -- when I
9 mentioned at the beginning the leasing office
10 and the property management office when you
11 first come in.

12 So I would be happy to answer any
13 questions either now or later.

14 CHAIRMAN WEIDMAN: What I think I would
15 like to do is take this in tiers. So if anyone
16 has --

17 First of all, I would like to get
18 our Director of Building and Zoning, Mr. Skiber,
19 to comment on the architecture phase of this. I
20 think it would be too cumbersome to let everyone
21 do their presentation and then try to get it
22 back so --

1 MR. SKIBER: I agree, Mr. Chairman.
2 Thank you.

3 As you know, we are dealing with an
4 8.12-acre parcel of a 30 plus-acre parcel
5 located on Sanders Road known as 2600 and 2700
6 Sanders Road, formerly home of the HSBC world
7 headquarters, now under control and ownership of
8 Allstate Insurance. And the buildings have been
9 demolished, and the site has been remediated to
10 vacant land with native species of plants.

11 But we are talking about 8.2 acres
12 to the north. This area was never developed
13 under HSB ownership. It was formerly a parking
14 lot and a ball field. And now there is an
15 opportunity and a proposal to develop a 4-story,
16 type 5-A wood structure with an integral parking
17 garage. As you stated, Mr. Chairman, the top
18 floor or the 5th floor will be open. And by
19 definition, it's classified as an open parking
20 garage. But obviously, the first four floors
21 will be covered by the roof structures and I
22 think very well screen so as not to be blighted

1 or the look of a standalone parking garage.
2 Other aspects I need to clarify, of
3 the 350 proposed units 266 are 1-bedroom and 94
4 2-bedroom. Is that still consistent?

5 MR. SMITH: Yes.

6 MR. SKIBER: And by our counts and by
7 estimate, we can estimate the population for
8 those units to be somewhere between 534 and 600
9 people. Does that sound like a fair estimate
10 based on standards?

11 MR. SMITH: That sounds like a fair
12 estimate, and it sounds like what we are
13 anticipating in our 600-space parking garage.

14 MR. SKIBER: That's correct.

15 You followed our PUD ordinance.
16 And the Commissioners, I'm sure with their
17 packet, have followed the step-by-step process.
18 I think you laid that out pretty well. You
19 systematically went through the process,
20 identified those key elements, and provided
21 explanations for each of those.

22 We talked about, a little bit about

1 the fire access. I did find a conflict, though,
2 in the plans. At one point it was called out as
3 grass pavers and then in another area it was
4 called out as concrete. And you know, I think
5 early on we identified that as a necessity. And
6 that it would have to be a 20-foot wide solid
7 surface that would be able to be plowed and
8 maintained during conditions as we are having
9 right now.

10 MR. FAULK: Yes. What we realized is
11 the grass pavers probably isn't an acceptable
12 solution given the snow here, that we went back
13 and it would probably be a paved solution.

14 MR. SKIBER: I think we need to make
15 that determination that that would be something
16 that we would require that would be a concrete
17 or solid surface.

18 Okay. Further issues that we
19 discussed. The type of construction, I think
20 you are proposing a 5-A wooden structure. We
21 have also identified an NFPA 13 full fire
22 suppression system, not a 13-R. Is that

18 1 correct? 2 MR. SMITH: We have, yes. 3 MR. SKIBER: Which is an upgrade to a 4 full 13? 5 MR. SMITH: It is. 6 MR. SKIBER: We talked about the 20- 7 foot access road around the entire perimeter. 8 And we also identified a lightning-arresting 9 system that has yet to be proposed. Is that 00:19:20 10 also correct? 11 MR. SMITH: That is correct. 12 MR. SKIBER: Okay, good. 13 The last thing I wanted to touch 14 upon is that this petition based on ordinance is 15 for preliminary approval, which means at a later 16 date you will come back and petition for final 17 approval. But much of the work to get to the 18 final goal or the final approval is done on a 19 preliminary basis. So just following that 00:19:43 20 sequence through, which is provided for in our 21 ordinance. Thank you, Mr. Chairman. 22 CHAIRMAN WEIDMAN: Thank you, Steve.	20 1 MR. SMITH: The 1.73 is not. We could 2 do the math for you real quick on the bedrooms. 3 COMMISSIONER DASH: Because I think it 4 would be like 1.32 based on bedroom count. 5 MR. SKIBER: Yes. Typically our 6 ordinance doesn't reference that. If you go 7 into our single family, if you revert back to 8 R-1 or R-2, it does reference two spaces per 9 unit. 00:21:03 10 MR. FAULK: Can I address that? In our 11 experience developing these with -- essentially 12 what we have is a 60 percent 1 bedroom -- 13 Actually I think we have heavier, we are 70/30 14 here 1 bedroom to 2 bedrooms. And with that we 15 find that one stall per bedroom plus an 16 additional third per unit, which equals for 17 guest spaces, for people that -- or couples that 18 live in a 1 bedroom and visitors, is more than 19 adequate In our experience with building these. 00:21:39 20 COMMISSIONER DASH: It feels light to 21 me; but again, I need some more information to 22 know for sure what other, you know, what would
19 1 Do any of the commissioners have 2 any questions regarding the architecture or 3 anything else that would relate to Jeff Smith up 4 here at this time? 5 COMMISSIONER DASH: I have a question 6 about parking. What's the requirement for 7 parking spaces that we are proposing? Are we at 8 like 1.3 spots per bedroom right now? 9 MR. SKIBER: What was the question, 00:20:16 10 Commissioner? 11 COMMISSIONER DASH: What is the 12 requirement for parking? What does our 13 ordinance specify the requirement is? 14 MR. SKIBER: I think they are proposing 15 1.7 spaces. Is that correct? 16 MR. SMITH: We are proposing 600 spaces 17 for 350 homes. 18 MR. SKIBER: Right. 19 MR. SMITH: I think it's 1.73. 00:20:35 20 MR. SKIBER: 1.73. 21 COMMISSIONER DASH: It's not based on 22 bedroom count.	21 1 be the norm. 2 CHAIRMAN WEIDMAN: And how do you deal 3 with the snow that would be in the parking 4 spaces that would be on the top floor without a 5 covered roof on it? We are having a tough 6 winter this year, and we know that all those 7 spaces will not be able to be used on a daily 8 basis when we have a major snow event. 9 MR. SMITH: You are correct. And there 00:22:16 10 will be a sacrifice of a certain number of 11 spaces for snow storage when that occurs. Our 12 understanding, although it's early at this 13 point, is that these are not assigned parking 14 spaces. So that the natural unoccupied number, 15 you know, in an event like you have had 16 recently, would migrate to the top floor where 17 the snow would be stored. 18 CHAIRMAN WEIDMAN: And can you share 19 with us what method you use to arrive at the 00:22:47 20 density here? 21 MR. SMITH: The density in what sense? 22 MR. ZIMMERMANN: In the Quantitative

1 Summary, you come up with the units per acre.
 2 And because the Quantitative Summary requires
 3 the developer to put the maximum allowable in
 4 the underlying zoning, so since it's not laid
 5 out in the application, we just need you for the
 6 record just to say how you came about --

7 MR. SMITH: Item L are you referring to
 8 in the Quantitative Summary?

9 MR. ZIMMERMANN: Yes, the last item on
 00:23:13 10 there.

11 MR. SMITH: That one.

12 MR. ZIMMERMANN: So you used the R-2
 13 density?

14 MR. SMITH: We did. Based upon the R-2
 15 density, which I understood to be a maximum of
 16 17.424 units to the acre yielding, if it had
 17 been R-2 and if we were using the 17.424 would
 18 have yielded 141, a maximum of 141.

19 MR. ZIMMERMANN: Okay. Then again just
 00:23:41 20 for the record, so whatever relief you get today
 21 in approval of the development, we just need to
 22 address that the density is at -- I think it's

1 at 43.5.

2 MR. SMITH: I think it's -- I think
 3 you have 43.1.

4 MR. ZIMMERMANN: 43.1 per acre. Okay.

5 MR. SMITH: Yes.

6 MR. ZIMMERMANN: Thank you.

7 CHAIRMAN WEIDMAN: Any other questions
 8 or comments for Mr. Smith right now?

9 COMMISSIONER ROSCOE: The parking, is
 00:24:12 10 it card access? Is it just general access? You
 11 said there weren't assigned spots. But I know
 12 somebody talked about one side was for resident
 13 access, one side is for visitors.

14 MR. FAULK: Yes. What we typically do
 15 is the residents will get a remote that will
 16 open the gate to allow them to drive into the
 17 garage. Visitors will have to go into a dial-in
 18 entry. They dial their friend, their resident,
 19 go in, when the resident clicks the 9 on their
 00:24:39 20 phone, opens the gate, and then they go in.

21 CHAIRMAN WEIDMAN: And I saw you had,
 22 is it, 8 parking spaces in the front of the

1 building that would be facing east. Is that
 2 sufficient for deliveries, for guest pickup,
 3 for -- I mean 8 seems like a very low number of
 4 parking spaces in front of a building with 350
 5 units.

6 MR. SMITH: Well -- And John may offer
 7 a different explanation. In our experience,
 8 those 8 spaces are prospective resident parking
 9 spaces. In fact, they may even be signed for
 00:25:18 10 it.

11 MR. FAULK: We put signs up that it's
 12 Future Resident Parking Only from 8:00 to 5:00.
 13 And that's all that parks there.

14 MR. SMITH: The idea being that those
 15 folks, it's priority parking. You may be a
 16 customer. So please park here, come right in,
 17 property management office is right inside.

18 What John mentioned, the, you know,
 19 the clicker or a device to get you in, what he
 00:25:43 20 didn't say was that that doesn't -- in the work
 21 that we have done with them -- and we have done
 22 several projects with The Finger Companies --

1 that doesn't occur right there at the door. It
 2 occurs back here behind some areas for service,
 3 some areas for visitor parking outside of the
 4 secured area, that would allow for FedEx or
 5 would allow for a delivery.

6 Remember also that there is 2
 7 loading berths immediately outside of the
 8 parking lot if you got a package truck or
 9 something like that that might be, in fact, too
 00:26:18 10 tall to get into the parking deck, that would be
 11 a location for them to pull their vehicle aside.

12 CHAIRMAN WEIDMAN: Thank you.

13 Any other questions on the
 14 architecture? Thank you very much.

15 MR. FAULK: If I may propose how we are
 16 going to roll through. The order is we will
 17 bring in our civil engineer and then next will
 18 be the traffic engineer. Then I will come up
 19 and speak again as to what has attracted us to
 00:26:50 20 the site. And then lastly, we will go through
 21 with a highest and best use for the land
 22 presentation.

26

1 CHAIRMAN WEIDMAN: Okay. Thanks, John.
 2 MR. KEPPNER: Okay. My name is Chris
 3 Keppner. I'm with Eriksson Engineering. Again,
 4 I'm the civil engineer. I will speak briefly
 5 tonight about some of the key engineering
 6 components of the project and answer any
 7 questions that you may have.
 8 I will start with stormwater. The
 9 site will be designed to accommodate stormwater
 00:27:24 10 for the local ordinance, and we will also seek a
 11 permit through the Metropolitan Water Sanitary
 12 District as well.
 13 Drainage generally goes from north
 14 to south. And our proposal for stormwater
 15 management is to provide a combination of
 16 stormwater storage onsite and offsite. The
 17 current plan presently stores the bulk of the
 18 volume in the existing detention pond that
 19 exists to the south. The water will be conveyed
 00:27:56 20 there through storm pipes, which will be located
 21 in an easement. An agreement would be in place
 22 between Finger Companies and the property owner

27

1 to the south.
 2 Other utilities including water and
 3 sanitary, those connections would come from
 4 utilities that exist currently in Sanders Road
 5 right-of-way. We do have some preliminary
 6 indications that -- or it would be the intent to
 7 get water from the Village of Glenview, which I
 8 know has water mains in this area. And sanitary
 9 service would come from Northfield Woods
 00:28:34 10 Sanitary District. We have had some preliminary
 11 meetings with them, and they have indicated that
 12 they can service a development such as this.
 13 I won't get a whole lot into, I
 14 guess, the geometry or the traffic because we do
 15 have a traffic expert here that will speak on
 16 that. So at this point if there is any other
 17 questions or comments you have regarding
 18 utilities, drainage, or other engineering
 19 issues, I would be happy to answer.
 00:29:03 20 CHAIRMAN WEIDMAN: I would like a
 21 comment from our City Engineer, Steve.
 22 MR. BEREZCZ: Yes. We reviewed the

28

1 civil engineering plans and the stormwater
 2 management report submitted. And in general, we
 3 are in general conformance with the rules and
 4 the ordinance required. They would need minor
 5 modifications if this project was to move
 6 forward with the engineering plans considering
 7 more detailed, maybe a little further analysis
 8 with the stormwater management. But the intent
 9 and the overall picture is close to what is
 00:28:33 10 needed. It just needs to be fine-tuned.
 11 And the one question I did have was
 12 I did not know where the water was being sourced
 13 from. I don't know if that's confirmed or if
 14 that's just anticipated from Glenview. But I
 15 believe that was one open-ended service
 16 connection that I didn't know if it was being
 17 accomplished or how.
 18 MR. FAULK: Sure. Glenview has
 19 services that runs down Sanders Road. We have
 00:30:02 20 asked to tap into that water service. They have
 21 told us that if we tap into that service we have
 22 to be annexed into their fire district. We are

29

1 indifferent as to which fire district serves us.
 2 We have been told that Northbrook rural, which
 3 is the current fire district that we are in,
 4 does not wish to service the property. We know
 5 that Prospect Heights would like to service the
 6 property; but at the same time we are not --
 7 Inland -- Illinois American has
 8 service that terminates at the end of Vogay.
 9 It's currently a 6-inch pipe that would require
 00:30:41 10 us to upsize that to an 8-inch pipe and carry
 11 that from the very southern property line of
 12 Allstate's property through an easement through
 13 their property and up through our southern line.
 14 And with that, we've got a letter
 15 from the Village of Glenview that states -- and
 16 I think it should be in your packet -- that they
 17 would service the property if we do enter into
 18 annexation into their fire district.
 19 CHAIRMAN WEIDMAN: Is any of this
 00:31:21 20 property within the floodplain?
 21 MR. KEPPNER: No, it is not.
 22 COMMISSIONER DASH: Where is the

1 existing stormwater basin?

2 MR. KEPPNER: I can show you that. So
3 here is the proposed property line here. So the
4 proposed storm sewer runs down the west property
5 line and ties into the existing basin, which is
6 to the south of the proposed property.

7 COMMISSIONER DASH: And that basin
8 served the prior use of that site, the existing
9 buildings?

00:31:59 10 MR. KEPPNER: That's correct.

11 COMMISSIONER ROSCOE: So there is no
12 onsite stormwater retention on this north 8
13 acres?

14 MR. KEPPNER: Other than what we would
15 store in pipe, you know, other than when what we
16 take credit for in pipe capacity, there is no
17 basin proper.

18 COMMISSIONER ROSCOE: Because the
19 proposal is most, the density of that 8 acres
00:32:21 20 with building and structure and parking on it,
21 so there is not a lot of saturation.

22 MR. FAULK: Well, in --

1 COMMISSIONER ROSCOE: And then you are
2 proposing the majority of the water is going to
3 go down to property that you don't have any
4 control over.

5 MR. FAULK: Well, we are still working
6 on our final agreement with Allstate. And there
7 is some negotiation that's still ongoing. If
8 ultimately -- The one thing that we know that
9 we will have to do is maintain the current

00:32:48 10 outflow that flows out into the forest preserve.

11 And so if ultimately if Allstate told us, Look,
12 you can store no water on our, in our land, we
13 would then have to build a basin underneath the
14 ramp of this parking garage that, as that ramp
15 comes up, there is nothing underneath here now,
16 we would put the stormwater in there. That's
17 how we have done it in the past.

18 MR. BEREZCZ: The preliminary plat
19 submitted shows a proposed stormwater management
00:33:28 20 detention easement for it and also shows us
21 utilities easement for conveyance to get to the
22 stormwater management facility, so that's what

1 they've shown currently.

2 And as proposed, the existing
3 retention pond would be increased by
4 approximately 50 percent in volume to
5 accommodate this detention or this project and
6 the detention requirements of today's standards.

7 COMMISSIONER DASH: So there would be
8 work required offsite to increase the size of
9 the existing basin?

00:33:51 10 MR. BEREZCZ: Correct.

11 MR. KEPPNER: The work would be
12 minimized. We are not physically increasing the
13 footprint. The depth of the water would be
14 increased, and the outflow would be modified by
15 changing the current control structure. There
16 is a steel plate that governs the amount of
17 water that goes out. So that would be the limit
18 of the work that we would do offsite, if that,
19 and the pipe that would be installed.

00:21:11 20 COMMISSIONER DASH: Does that basin
21 hold water right now?

22 MR. KEPPNER: It does.

1 COMMISSIONER DASH: So it's wet?

2 MR. KEPPNER: That's correct.

3 COMMISSIONER JONES: Has anybody looked
4 at the whole 30-acres and tried to figure out,
5 you know, if we had a 60 percent impervious on
6 all 30, what are we going to do. Is this
7 project going to adversely impact future
8 projects to the south because of now this pond
9 has got to be so big that we are losing acreage
10 of possible future development?

00:34:40 11 MR. KEPPNER: We have not engaged in
12 any master planning of the entire property.
13 What I would say is if the remainder of the
14 property was developed additional volume would
15 be required somewhere.

16 COMMISSIONER JONES: I'm sure.

17 MR. BEREZCZ: Right. Our office has not
18 or I haven't looked at it either in that regard.
19 But I do concur that likely the existing
00:36:08 20 detention basin would need to be expanded for
21 any future development on the southern parcel.

22 COMMISSIONER ROSCOE: I'm concerned I'm

1 dumping my extra stormwater onto my neighbor's
2 property, which I may or may not develop one day
3 or someone may. So that's quite a bit of water.

4 MR. KEPPNER: Yeah, it's -- I mean,
5 and it's done quite often, it would be rather
6 than a standalone pond, it would be viewed as a
7 regional pond that now multiple property owners
8 drain to. And with the proper easement
9 agreements in place, it can be maintained and
10 function very well so --

11 MR. FAULK: And our agreement with
12 Allstate contemplates this. We just haven't
13 worked out the details because when we drafted
14 the agreement with them we didn't know exactly
15 what we would need. They have seen what we have
16 proposed. They have made comments, and we are
17 still working on finalizing that. But our
18 agreement does contemplate an easement for
19 stormwater detention and for other utilities.

20 CHAIRMAN WEIDMAN: Any other questions
21 or comments at this time for the civil engineer?

22 Okay. Thank you very much.

1 MR. KEPPNER: Thank you.

2 MR. WERTHMANN: Good evening. Once
3 again, Michael Werthmann with KLOA. We were
4 retained to conduct the traffic study, which I
5 understand you have a copy of. The first phase
6 of the development which we are discussing today
7 is going to consist of 350 apartments. Access
8 to the facility is to be provided via full
9 access opposite the northern access drive to
10 Allstate and a second right-in/right-out access
11 at the northern end of the property.

12 As you guys know, Sanders Road is a
13 major north-south arterial roadway, 4-lane
14 cross-section, two lanes in each section. It
15 has a 40-mile an hour speed limit. According to
16 IDOT, it has an average daily traffic volume or
17 daily traffic volume of about 12,000 vehicles.
18 That's about half the capacity of a 4-lane road.
19 So the roadway is operating well below its
20 capacity.

21 As I indicated, the full access
22 drive will align opposite the northern Allstate

1 access drive. This is one of five access drives
2 serving the Allstate campus, provides one
3 inbound lane and two outbound lanes, with a
4 separate left-turn lane and a separate right-
5 turn lane.

6 There is a number of roadway
7 improvements which you are probably familiar
8 with in the area. One of them is at the
9 intersection of Willow Road and Sanders Road.

10 IDOT is currently engineering an improvement
11 there for the Willow Road corridor. That
12 improvement will significantly enhance the
13 capacity and flow of the traffic through there.
14 What they are looking at is providing dual
15 left-turn lanes and a separate right-turn lane
16 on all four approaches, dual right-turn lanes
17 coming southbound onto Willow Road and widening
18 Willow Road to provide three through lanes in
19 each direction. So it's a significant

20 improvement to the north at Willow Road and
21 Sanders.

22 Also to the south of us at Sanders,

1 Winkelman, and the Allstate access drive,
2 Allstate is looking at putting in a number of
3 improvements there including a traffic signal.
4 Maybe we can get the officers out of the road
5 during the morning and evening that are
6 currently directing traffic. There also, as
7 part of that signal, will provide left-turn
8 lanes on Sanders Road as well as on Winkelman
9 Road. So there is some significant improvements
10 coming in.

11 From a traffic-generation
12 standpoint, the apartments are a good
13 complementary use to the office commercial that
14 you have in the area. For one, it helps to
15 provide a mixed-use nature to the area. It's
16 mostly office, commercial where we provide the
17 residential now.

18 The other aspect is the fact that
19 the residential has a different trip-generation
20 characteristic to the office. Where in the
21 morning the office traffic is generating traffic
22 into the area, where the residential is mainly

1 generating it out from the area. And likewise,
2 in the evening when the office is generating the
3 traffic out of the area, the residential will be
4 generated into the area. So we are, we are
5 spreading that volume out over the different
6 lanes on the roadway system.

7 As we indicated, primary access
8 will be provided via what was the north access
9 drive to the previous office development. It
10 will be aligned opposite the Allstate access
11 drive. Sanders Road will be widened to provide
12 separate left-turn lanes into the Allstate as
13 well as into the access drive. This access
14 drive should provide a minimum of one inbound
15 lane and two outbound lanes. So you can provide
16 a separate left-turn lane and a shared through
17 right-turn lane. The Allstate access drive
18 should be modified with that separate right-turn
19 lane will become a through right-turn lane.

20 Secondary access, as I indicated,
21 will be from the northern portion of the site.
22 This will be restricted to right-in/right-out

1 movements only. It will provide one inbound
2 lane and one outbound lane.

3 I am here to answer any questions
4 that you have.

5 COMMISSIONER DASH: Who has
6 jurisdiction over Sanders Road?

7 MR. WERTHMANN: Cook County.

8 COMMISSIONER DASH: Cook County.

9 MR. WERTHMANN: Yes. And we are
10 currently working with them regarding the
11 proposal that we have.

12 CHAIRMAN WEIDMAN: I read through the
13 entire report. And on three different occasions
14 in the report, you refer to this being the first
15 phase of a 700-unit apartment complex. And
16 again tonight you mention this is the first
17 phase.

18 MR. WERTHMANN: Right.

19 CHAIRMAN WEIDMAN: Can you talk about
20 that, Mr. Werthmann?

21 MR. FAULK: Well, I can speak to it.
22 When we initiated our conversations with

1 Allstate, we have -- and even our agreement
2 contemplates us taking down another probably 7
3 acres if we wanted to. If our development is
4 successful, we want to have the ability to come
5 back and take down another 7 acres to build
6 another 350 units.

7 CHAIRMAN WEIDMAN: If successful? It
8 seems like we are getting a piece of this
9 tonight is what it seems like to me.

10 MR. FAULK: Well, all we have control
11 over right now, and that's just through a
12 purchase and sale agreement, is the northern 8
13 acres. If we were able to come to terms -- We
14 have not set a price. We have not set a range
15 area. We have just agreed to, in concept, that
16 if we wanted to we could go back to Allstate and
17 revisit and purchase another 7. There is no
18 defined acreage that we would take down; that if
19 we wanted to, we could go back and do that; and
20 Allstate was amenable to that in our
21 negotiations.

22 CHAIRMAN WEIDMAN: Okay.

1 Mr. Werthmann.

2 MR. WERTHMANN: Yes.

3 CHAIRMAN WEIDMAN: What would happen to
4 your traffic study and remedies if there were
5 700 units here?

6 MR. WERTHMANN: Well, the traffic study
7 is based on 700 units. So we looked at the
8 worst-case analysis.

9 CHAIRMAN WEIDMAN: So all the
10 improvements to Sanders Road would stay the same
11 if they developed the amount of apartments?

12 MR. WERTHMANN: Yes. The one caveat is
13 when they approach the 700-unit mark, you would
14 probably warrant a traffic signal at this
15 location. And right now we are talking about
16 the County and working with them to see if the
17 traffic signal can be accommodated as we get to
18 that point.

19 CHAIRMAN WEIDMAN: Okay. So you used
20 the 700 units for your study?

21 MR. WERTHMANN: Analysis. In addition
22 to that, we looked always at a worst-case

42 1 scenario. We looked at the 700 units on the 2 site. We also looked at the redevelopment of 3 the Culligan property, the traffic that's going 4 to be generated from that. And we also 5 increased the background traffic by about 6 6 percent to account for other growth in the 7 area. We looked at a very conservative analysis 8 when we looked at our total volumes. 9 COMMISSIONER JONES: So based on the 00:44:40 10 350 units, we are not looking at a full traffic 11 stop-and-go light there at that corner? 12 MR. WERTHMANN: We are not. 13 COMMISSIONER JONES: Because right now 14 I believe Allstate puts a patrolman out there to 15 try to direct traffic. 16 MR. WERTHMANN: Not at this location. 17 COMMISSIONER JONES: Is that at the one 18 farther south? 19 MR. WERTHMANN: It's at the one farther 00:45:00 20 south. That location, peak hour, carries about 21 1,000 vehicles in in the morning and 1,000 out. 22 COMMISSIONER JONES: Right.	44 1 You said the current speed limit is 2 40 miles an hour? 3 MR. WERTHMANN: Yes. 4 MR. SKIBER: Will there be an 5 improvement in that intersection to left-turn 6 lanes into the site? 7 MR. WERTHMANN: Yes. We are 8 recommending left-turn lanes at this location. 9 MR. SKIBER: And there aren't any now? 00:45:06 10 MR. WERTHMANN: There's none. There's 11 not any there now. 12 MR. SKIBER: Have you any conversations 13 with County regarding this? 14 MR. WERTHMANN: We are working with 15 them now. But typically they are more than 16 happy to allow us to put left-turn lanes in. 17 MR. SKIBER: At your cost? 18 MR. WERTHMANN: Yes. 19 MR. SKIBER: Thank you. 00:45:24 20 MR. FAULK: To that point, we are 21 seeking to put a signal there now so that, one, 22 it benefits us now, that it allows our residents
43 1 MR. WERTHMANN: This carries maybe 2 about 200. That drive carries a significant 3 amount. This is almost a secondary drive to 4 Allstate when you look at the southern drive and 5 the drive on Willow Road. It's totally 6 different from a traffic volume standpoint. 7 That's a good question. 8 COMMISSIONER JONES: Well, I'd hate to 9 see the guy that got -- it's now coming from 00:45:24 10 both sides. He's thinking about Allstate and 11 now he's got the apartments coming from the 12 back. 13 MR. WERTHMANN: No. They are not 14 there. The majority of this traffic is left 15 turns in and right turns out because most people 16 if they are coming from this way are coming in. 17 And remember, the Willow Road entrance now is 18 signalized; and it's a very high-capacity 19 intersection. 00:45:46 20 MR. SKIBER: Mr. Chairman? 21 CHAIRMAN WEIDMAN: Yes. 22 MR. SKIBER: A couple questions.	45 1 to have a protected left out of there even if we 2 don't -- just 350 units are built. 3 So that's our intent is to put it 4 in now so it doesn't disrupt later when you have 5 residents living there and you come back and you 6 are reconfiguring an intersection. And we are 7 prepared to do that expense right now on this 8 phase. 9 MR. BEREZCZ: That was one kind of 00:47:06 10 question we had is when that signal might come 11 to fruition. So would you make that a condition 12 from this? 13 MR. WERTHMANN: No. Well -- 14 MR. BEREZCZ: Because if I'm reading the 15 traffic report, and correct me if I'm wrong, if 16 the 350 units were built and there was just stop 17 control, the level of service would go from 18 roughly a C to an F condition. 19 MR. WERTHMANN: Well, that's based on 00:47:26 20 the 700 units. 21 MR. BEREZCZ: Correct. 22 MR. WERTHMANN: So the 350 is going to

1 work a whole lot better.

2 MR. BERECZ: Did you do an analysis of
3 what the 350 would be?

4 MR. WERTHMANN: We did not and I can
5 get you that, that's no problem. But the volume
6 would be significantly lower given the left
7 turn. It would probably work, speculating, at
8 the E location.

9 MR. BERECZ: Right. So still a
10 significant drop in the level of service?

11 MR. WERTHMANN: But the operation here
12 would be similar to what you find at a stop sign
13 control at many locations.

14 MR. FAULK: And if Cook County will
15 agree to allow us to install the traffic signal
16 now, it would definitely be our preference to do
17 that.

18 MR. BERECZ: Okay.

19 CHAIRMAN WEIDMAN: Does anyone else
20 have any questions for the traffic engineer?

21 MR. WERTHMANN: Thank you.

22 CHAIRMAN WEIDMAN: Okay. Thank you.

1 MR. FAULK: And I will speak to what
2 has attracted us to this site and why we think
3 this is an exceptional multifamily site. When
4 we looked at this, when we look at any site, we
5 really look at access, visibility, location to
6 employment and retail services. This one has
7 all of it. With Willow-Palatine Road being a
8 major east-west, the proximity to the toll road
9 makes this an ideal way for people to get in and
10 out.

11 Then we looked at the overall
12 employment centers around there. Besides
13 Allstate, Astellas, CVS, we looked at this and
14 that within a 40-minute commute, which is what
15 our typical resident has, 23.5 percent of all of
16 the MSA's employment is within a 40-minute
17 commute of this site.

18 Then we looked at also the retail
19 services. The proposed Mariano's was a major
20 attraction to us along with all the other retail
21 that's around here. It's just an exceptional
22 site from our standpoint.

1 We hope that our site will also
2 serve as a catalyst to bring more retail in so
3 that this is not just a conglomeration of office
4 buildings, you know, that this kind of goes dark
5 after 5 or 6 o'clock.

6 And also, looking at our ownership
7 we have with Woodland Creek, we are also kind of
8 seeing a deterioration of the housing stock.

9 And there has not been a whole lot of new
10 apartments built relatively speaking. And so we
11 would like to bring in new housing stock, new
12 options for the residents that are coming in;
13 that we feel that in the last 22 years, and on
14 average, Northfield Township has only improved
15 7 multifamily units a year. And then overall
16 when we expand that to what we can consider our
17 competitive area, it averages about 395 units a
18 year over the last 22 years. And our primary
19 competitors would be the ALOFT at the Glen and
20 then the GlenStar. And in total, we feel that
21 this area is underserved for new quality, class
22 A, apartments. And that's what has attracted us

1 to this site. We have had Tracy Cross come and
2 do a market study for us that confirmed exactly
3 what we described for you.

4 And now I will bring it over to our
5 attorney, and he's going to present a best and
6 final or highest-and-best use presentation.

7 MR. VINER: Thanks, John.

8 Good evening. I'm Mike Viner with
9 the law firm of Faegre Baker Daniels. This
10 portion of the presentation is to present some
11 testimony regarding what are known as the
12 LaSalle Factors. The LaSalle Factors are really
13 a series of questions that Illinois courts say
14 that cities should consider when a change in
15 zoning request is made. And so the way --

16 MR. ZIMMERMANN: Excuse me. Can you
17 spell your last name.

18 MR. VINER: Oh, Viner. V--like
19 Victor--i-n-e-r.

20 So the way we thought we would do
21 that is I'm going to just ask a few questions to
22 our real estate expert David Le Cavalier of

1 ForeFront. And I'm just going to ask him some
2 questions about his expertise in the area and
3 then ask him specific questions about these
4 factors. And he's going to respond, and then
5 you all can ask further questions.

6 So, first of all, this is Dave
7 LeCavalier with ForeFront. Do you want to --

8 MR. LE CAVALIER: Sure.

9 MR. VINER: So, Dave, the first
00:52:30 10 question is just if you can give us a summary of
11 your education and professional background.

12 MR. LE CAVALIER: Certainly. Good
13 evening. In terms of my educational background,
14 graduated University of Illinois down in
15 Champaign in 1986, immediately was employed by
16 Van Vlissingen and Company, a developer up in
17 Lincolnshire. They did The Corporate Parks up
18 and down Milwaukee, the first being Lincolnshire
19 Corporate Center itself, and later on two
00:53:04 20 additional corporate parks, the Corporate Woods
21 in Vernon Hills and the Corporate Grove in
22 Buffalo Grove.

1 And the challenge in the '80s,
2 which hopefully is coming back full circle, was
3 not just to develop places of employment; but
4 how do you retain key employees and have
5 amenities, a balance of good quality schools,
6 residences, retail, the overall package.

7 So within the parks, they were one
8 of the first ones to go forward with that and
9 have jogging trails, sports leagues, and other
00:53:47 10 amenities right within the park, and more of a
11 landscape culture, series of ponds. And many of
12 you, I'm sure, have frequented the area as it's
13 evolved with more restaurants and more
14 population both daytime and nighttime.

15 In terms of my experience, I was
16 with them for 21 years. And candidly, the
17 Corporate Parks had matured out as my
18 responsibilities had evolved to where we were
19 doing a next phase out in Hampshire, Illinois,
00:54:27 20 and was involved with land assemblage of about
21 800 acres. As we all know here, the housing
22 bubble brought the circle back in from Chicago

1 versus outward bound. So that really put a
2 change my career to where I started ForeFront
3 Properties about six years ago to continue my
4 knowledge of land brokerage, land assemblage,
5 general brokerage, and investments.

6 In terms of local knowledge, I
7 reside in Northbrook. Actually before that I
8 resided in Prospect Heights, so I know about the
9 housing and the age factor that Mr. Faulk had
00:55:14 10 noted. I actually lived in Willow Woods. And I
11 think just generally speaking it's been
12 well-stated there. I'm happy to answer other
13 questions, but I will let you get into the
14 next --

15 MR. VINER: Yes. Let me ask you now
16 some specific questions about the property.

17 MR. LE CAVALIER: Sure.

18 MR. VINER: Is the proposed use
19 compatible with the existing uses on the
00:55:39 20 surrounding properties?

21 MR. LE CAVALIER: Absolutely.

22 MR. VINER: Okay. Can you go in a

1 little bit of detail about the surrounding area
2 and how this would fit in?

3 MR. LE CAVALIER: Well, it's unique
4 because we have our landless things at
5 ForeFront, too, that some would involve zoning
6 changes. And often the challenges are immediate
7 uses, first and foremost. And with forest
8 preserve on two sides and an unknown to the
9 south but within the partnership with Allstate,
00:56:08 10 I think it's an ideal scenario where it's an
11 isolated and controlled situation with the use.

12 MR. VINER: In what way does the
13 existing zoning on this property, how is it
14 detrimental to the property?

15 MR. LE CAVALIER: I guess --

16 MR. VINER: In terms of value or --

17 MR. LE CAVALIER: Well, in terms of
18 value, I guess the challenge doing corporate
19 parks, my background is well-suited to answer
00:56:33 20 that question in that it's candidly not a viable
21 option unless there was a stroke of luck and
22 another Astellas out there that needed large

1 acreage.

2 But barring that, your traditional
3 office development, the office rents that are
4 taking place right now are, give or take, about
5 \$20 gross per square foot. And these are even
6 in class A buildings in the Lakes of
7 Lincolnshire where just two years ago it was
8 peaking out at about 28 percent vacancies. And
9 the -- to put it back in English, \$20 gross with
10 Cook County real estate taxes and operating
11 expenses, that would equate to about \$6 net. To
12 justify new construction costs and new
13 construction rents, that would have to be at
14 least triple; and we are literally that far off.
15 MR. VINER: Right. Okay. So would
16 there be any benefit to the City of Prospect
17 Heights to not approve this request? Is there
18 some reason that in your opinion that would
19 benefit the City to say, No, we are just going
20 to leave things as it is?

21 MR. LE CAVALIER: I can't imagine what
22 it would be. On the contrary, I view it as

1 because of the size of the site there is an
2 increased likelihood once you seed it with some
3 population that, and coupled even with the
4 traffic signal if it would be pulled off, for
5 example, the likelihood of --

6 The easiest example would be like a
7 J. Alexander's up at Lake-Cook Road. If you
8 went and approached the 30 acres on its own, a
9 group like that would never be attracted to it.

10 But now you have 350 units, you have a traffic
11 signal, suddenly there is an attraction and some
12 sense of it because the 12,000 daily average
13 traffic count that was referred to just is not
14 enough on its own to substantiate, candidly, any
15 retail except for maybe a convenience center of
16 maybe 7 to 10,000 square feet, which is not the
17 goal of the municipality I would imagine.

18 MR. VINER: So would it be a fair
19 statement to say that any benefit that the City
20 could derive in not granting the zoning request
21 does not outweigh the detriment to the property
22 in the lower values?

1 MR. LE CAVALIER: I would agree with
2 that.

3 MR. VINER: How long has that property
4 been vacant?

5 MR. LE CAVALIER: Well, the actual
6 property, as we all know, is used for fields and
7 whatnot. But are you referring to HSBC and the
8 teardown?

9 MR. VINER: Really, just the 8 acres we
10 are dealing with here.

11 MR. LE CAVALIER: Well, the 8 acres has
12 never been, quote, unquote, occupied.

13 MR. VINER: Okay.

14 MR. LE CAVALIER: So that's how that
15 goes.

16 MR. VINER: So the last question is in
17 your expert opinion what's the highest and best
18 use for this property.

19 MR. LE CAVALIER: The highest and best
20 use to me clearly would be a dense multifamily
21 environment as long as it's of quality. And I
22 think they have demonstrated -- I'm very

1 impressed. I have dealt with a lot of the
2 multifamily developers. And the number one
3 thing that is the challenge that I have seen is
4 a broker trying to sell and portray the case
5 with an individual municipality is the merchant
6 developer, which, face it, if they can save a
7 dollar, it's a dollar under par. But where here
8 you have a multi-generational owner, privately
9 held, and you have examples within driving
10 distance of here to see how they regenerate and
11 recapitalized the complexes.

12 MR. VINER: Great. Thanks. That's all
13 the questions I had.

14 MR. LE CAVALIER: Okay.

15 CHAIRMAN WEIDMAN: I have one for you.

16 MR. LE CAVALIER: Sure.

17 CHAIRMAN WEIDMAN: You just stated now
18 that the best use would be high-density
19 residential for that property. Would you say
20 the same thing for the whole 30 acres?

21 MR. LE CAVALIER: No, not necessarily.

22 CHAIRMAN WEIDMAN: So then it should be

1 mixed use or some type of mixed use there along
2 with potentially residential?

3 MR. LE CAVALIER: I think that's the
4 most likely scenario is, although commercial
5 real estate is a general term, you have to break
6 it down in each sector. And each one has its
7 own cycle. It may be a hotel, could be low-
8 density housing. It could be some component of
9 retail. It could be entertainment. It could be
01:01:03 10 high-end corporate offices, again as that cycles
11 back around.

12 But again, to your question,
13 absolutely, I would not envision the highest and
14 best use being a full 30 acres of high-density
15 multifamily.

16 CHAIRMAN WEIDMAN: So half of it would
17 you think as long as we are being very
18 hypothetical tonight?

19 MR. LE CAVALIER: Hypothetically that
01:01:23 20 would make sense, yes.

21 CHAIRMAN WEIDMAN: Okay. Anyone else
22 have any questions?

1 MR. SKIBER: Mr. Chairman, just one
2 comment. You are familiar with the site, and
3 the commissioners have a site plan. The north
4 approximate 2 acres on the corner, which would
5 be the southwest corner of Willow and Sanders,
6 is under control and ownership of the forest
7 preserve district, is that correct, or we
8 believe that to be correct?

9 MR. FAULK: I believe that would be
01:01:52 10 correct, yes.

11 MR. SKIBER: If in some way the City
12 could work with the forest preserve district and
13 gain control of that property by whatever means,
14 to maybe clear it and upgrade it and maybe
15 provide signage or civic marquee, how would that
16 influence the visibility of this property; and
17 would it be mutually beneficial?

18 MR. FAULK: From my standpoint, a City
19 marquee there would help. And if you were able
01:02:18 20 to gain control of it, you have gained control
21 of a really valuable piece of real estate that
22 would likely lend itself to a retail component

1 just because of the drive-by traffic which would
2 definitely complement what we are attempting to
3 do.

4 And from our perspective, it's nice
5 to be on the corner. But it's nice to be just
6 off the corner where you can be seen but not
7 have to deal with the issues that come with
8 living on a corner.

9 MR. SKIBER: Okay.

01:02:49 10 COMMISSIONER JONES: I have a comment
11 on it. If we are going to take those 2 acres
12 and clear them and put a marquee sign, now we
13 have nice visibility to your proposed project,
14 is multifamily on that corner the best use?

15 MR. FAULK: It would be highly unlikely
16 that it would be a development of our caliber,
17 that in order to wring the efficiencies out of
18 your staff, that you have to have a property
19 manager, you have to have a maintenance guy, you
01:03:17 20 have to have a leasing -- typically three
21 leasing agents so that you can have two people
22 off or one person has two days off in a row,

1 that -- You know, we are right now at 50 units
2 to the acre. You could only get 100 units
3 there. You could never get the economies to
4 scale to make --

5 COMMISSIONER JONES: Not to interrupt
6 you, I'm not thinking that those 2 acres would
7 ever even be developed maybe, just cleaned up so
8 that you have visibility to this property. And
9 you said that the 12,000 in cars per day would
01:03:47 10 not support retail. But now we have Willow Road
11 whizzing by. And I don't know how many cars
12 that is, but I'm sure it's more than 12,000 a
13 day. Does that just change this corner?
14 Because that's the question.

15 MR. FAULK: How many cars on Willow --

16 COMMISSIONER ROSCOE: Would the
17 question be to push this down to the second 2
18 acres?

19 COMMISSIONER JONES: 2 acres.
01:04:11 20 J. Alexander's was the example that somebody
21 brought up. Once we set the foundation, we
22 can't move it. So I'm just, you know, that's my

1 struggle here is that I don't really under --
 2 You are talking 8 now, you are talking about
 3 another 7. I don't know what's going to happen
 4 with the next 14. You know, there is so much
 5 stuff in flux that it's hard to make a good
 6 decision.

7 MR. FAULK: And in all candor, we
 8 struggled with it also because we, you know,
 9 from our standpoint this is a given, this
 10 intersection here.

01:04:40

11 COMMISSIONER JONES: Right. It's
 12 there.

13 MR. FAULK: There is no changing it.
 14 And that from our standpoint, we would love to
 15 be there. But then that's a detriment to
 16 Allstate because they end up with exactly
 17 2 acres like that.

18 COMMISSIONER JONES: Right.

19 MR. FAULK: And going back and forth
 20 with Allstate --

01:05:03

21 COMMISSIONER DASH: They would have
 22 8 acres.

1 MR. FAULK: Right.

2 COMMISSIONER DASH: They would have 8.

3 COMMISSIONER JONES: Or whatever they
 4 would have.

5 COMMISSIONER ROSCOE: They would have a
 6 parcel.

7 COMMISSIONER JONES: They would have a
 8 ball field again.

9 MR. FAULK: Yeah. And so they didn't

01:05:14

10 want us to take just this section. They would
 11 rather us be up in a corner and leave the
 12 balance.

13 MR. LE CAVALIER: I was only going to
 14 add the comment about your question was, even
 15 though the hypothetical, the retail, by gaining
 16 the 2 acres at Willow, it's not suddenly going
 17 to become a 10-acre deep retail development.
 18 That's still going to be a one-road development.

19 COMMISSIONER JONES: That's not my --

01:05:41

20 My point was just that we could use those two
 21 acres and clear them. Put a nice sign there and
 22 just gives you the visibility. Because right

1 now from Willow you have very limited visibility
 2 to the north end of this project because it's
 3 all grown up pretty thick.

4 MR. LE CAVALIER: Visibility issue.

5 MR. FAULK: Yes.

6 COMMISSIONER JONES: You level all that
 7 down, put in your fountain or whatever you call
 8 it, now you have that corner and it's visible.
 9 Because that changed things.

01:06:02

10 COMMISSIONER DASH: That's an expensive
 11 corner for a fountain.

12 CHAIRMAN WEIDMAN: Absolutely.

13 COMMISSIONER JONES: But that's County
 14 land is what I'm getting at. The County may not
 15 give up their land. They may and they may not,
 16 I don't know.

17 COMMISSIONER DASH: Forest preserve.

18 COMMISSIONER JONES: It's forest

19 preserve, Cook County Forest Preserve. I'm

01:06:17

20 saying right now when I drive by that property,
 21 I can't see the north end of this project.

22 MR. FAULK: That's it. I think you are

1 going to catch it more this way.

2 COMMISSIONER JONES: Right.

3 MR. FAULK: Even if it turned into just
 4 a park, we would love -- There is nothing more
 5 than -- our residents would love to be next to a
 6 park. And that's the other attraction is to be
 7 a part of the forest preserve, that our
 8 residents can get in there and run and jog
 9 and --

01:06:40

10 CHAIRMAN WEIDMAN: Mr. LeCavalier, our
 11 City attorney has a question.

12 MR. ZIMMERMANN: Just a couple. And
 13 maybe it's for Mr. Viner, either one of you is
 14 fine. Our ordinance has about 15 standards for
 15 PUD, and I don't think LaSalle Factors are in
 16 there. Can you kind of explain to the Board why
 17 you are talking about the LaSalle Factor?

18 MR. VINER: The presentation was merely
 19 to set forth it's a standard that many cities
 20 and villages consider. And I don't know if your
 21 board feels it's important or not. But we
 22 thought that out of being conservative we would

01:07:18

66 1 just present testimony on it, consider it or not 2 consider it. 3 MR. ZIMMERMANN: Because initially you 4 told the Board that those were factors that 5 courts used or questions that courts asked. And 6 I looked in our ordinance, and I don't find them 7 in our standards. So you are just throwing them 8 out there as additional information for the 9 Board? 01:07:46 10 MR. VINER: Yes. Yes. 11 MR. ZIMMERMANN: So will anybody be 12 testifying about the 15 standards in our 13 ordinance? 14 MR. VINER: We don't have that 15 presentation today, no. 16 MR. ZIMMERMANN: With LaSalle Factors, 17 am I wrong to understand them as really being 18 factors that courts use when they are striking 19 down a zoning ordinance? 01:08:08 20 MR. VINER: They are factors that 21 certain Illinois courts, including the Supreme 22 Court, have enunciated. And those cases	68 1 to speak to this presentation? 2 Do any of the Commissioners have 3 any additional questions or comments? 4 COMMISSIONER JONES: Any comment with 5 any conversation with schools, impact the school 6 districts, you know, space studies, were you 7 going to force a school to build an addition? 8 You know, are they max'd out at classroom space? 9 CHAIRMAN WEIDMAN: Sure. 01:09:32 10 COMMISSIONER JONES: Because our 11 actions here today could impact them, and I 12 don't see them here to represent themselves. 13 MR. FAULK: We have reached out to both 14 school districts that we're to be located in. 15 We have told them what our intentions are. We 16 have not gotten any response, negative or 17 positive, from either one of them. 18 MR. SKIBER: Excuse me, Mr. Chairman. 19 Commissioner Jones, I've had two 01:09:56 20 calls from District 31 regarding this project, 21 mostly informational-type questions that I 22 provided. And they did state that they would
67 1 generally come up when there is a dispute about 2 whether a City has properly granted a zoning. 3 That's the nature of how it comes up. 4 MR. ZIMMERMANN: They are not 5 administrative standards, are they? They are 6 standards of review of a zoning ordinance. 7 MR. VINER: Correct. Correct. 8 MR. ZIMMERMANN: Okay. And you felt it 9 was important to enunciate those here at our 01:08:40 10 administrative hearing? 11 MR. VINER: We thought it would be 12 helpful. 13 MR. ZIMMERMANN: Okay. Thank you. 14 That's all, Mr. Chairman. 15 CHAIRMAN WEIDMAN: Thank you, Mike. 16 John, do you have anything else? 17 Is that the end of your presentation? 18 MR. FAULK: Unless there is any 19 questions for us, that concludes our 01:09:00 20 presentation. 21 CHAIRMAN WEIDMAN: Okay. Thank you. 22 Is there anyone in the audience that would like	69 1 not be in attendance this evening. There was a 2 conflict. 3 MR. FAULK: Is there a report? This is 4 pertinent to the second, the subdivision case. 5 So I don't know, Mr. Chairman, if you want us to 6 get into this now or not. 7 CHAIRMAN WEIDMAN: I think we should 8 probably wait and see which way this is heading. 9 COMMISSIONER ROSCOE: We talked about 01:10:28 10 fire protection, police, other City services at 11 this location. As it's been stated, it's been 12 an empty field for the longest existence we have 13 had so we haven't had many city service needs 14 out there. We talked about the fire protection 15 but going from office to multifamily is going to 16 change our city use on this, our needs. Has 17 that been addressed at all? 18 MR. SKIBER: Commissioner, at this 19 point, obviously we know that there will be a 01:11:04 20 fire suppression system incorporated, it will be 21 a new structure. There will be a water supply, 22 possibly a fire pump; but we are really not sure

1 as to who the controlling district will be. It
2 could be one of three or one of two so at this
3 time we'd have to reserve those for the
4 permitting process and to see how the fire
5 protection issue plays out.

6 COMMISSIONER ROSCOE: And you are
7 mentioning the addition of 350 more units.
8 That's more residents. From the police
9 department end of it, do we have any -- How do
01:11:43 10 we address that? We are going to have a lot
11 more need for services there with --

12 MR. SKIBER: I think that would be
13 something that would be addressed by our police
14 chief for an assessment. We estimate a
15 population of somewhere of about 534 and that's
16 a standard deduction that we use.

17 MR. FAULK: And what we do is that we
18 give a heavily discounted apartment to a state-
19 registered police officer to live onsite. So
01:12:13 20 that if we do have issues, we call them as an
21 off-duty to come and deal with it. But we do
22 recognize that there will probably be 911 calls

1 that he couldn't handle, but our standard
2 operating procedure is to give him a heavily
3 discounted apartment.

4 COMMISSIONER JONES: The last question
5 I have, this is going to become a B-4 zoning
6 district with a planned unit developed within
7 it. Why is it not an R zoning district?

8 MR. SKIBER: That's one of the
9 considerations, conversations I had with the
01:12:51 10 City attorney. As it stands right now, PUDs are
11 permitted in B-4. And R-2 is multifamily
12 residential but the underlying conditions are
13 restrictive regarding the site and maybe the
14 City attorney would also --

15 COMMISSIONER JONES: So the B-4 would
16 give us more flexibility to do other -- to do
17 what we've got to do.

18 MR. SKIBER: Give us the prescriptive
19 requirements that they need, personal to a PUD.

01:13:18 20 MR. ZIMMERMANN: That's one of the
21 items I mentioned at the beginning of the
22 hearing that would need to be cleared up with

1 another notice because the B-4 right now doesn't
2 have everything in it that this development
3 needs and neither does the R-2. So there would
4 need to be a text amendment to the zoning code,
5 and we can talk about where that text amendment
6 should go so that it is compatible with the
7 broader purposes of the zoning ordinance.

8 COMMISSIONER DASH: So can we
9 anticipate what type of variances are going to
01:13:59 10 be requested? Based on our current, you know,
11 residential or business? I mean do we -- Are
12 there like height limits that are asking for
13 relief or parking or --

14 MR. SKIBER: I can address some of
15 those. I mean if you look at the standards for
16 R-2, they do allow for 4-story buildings.
17 Presently our R-2 code does allow for 4-story.
18 Generally that height would be given at 45 feet.
19 They are proposing 50, 51?

01:14:31 20 MR. FAULK: 51.

21 MR. SKIBER: Yes. But a PUD by its
22 nature is prescriptive, so something as building

1 height would be incorporated in the PUD.

2 COMMISSIONER DASH: So I'm just trying
3 to identify now what those variances would be.

4 MR. SKIBER: If you were to look for
5 those types of considerations, slight variation
6 for building height.

7 COMMISSIONER DASH: Anything in regards
8 to building codes, construction type?

9 MR. SKIBER: Building code would be
01:14:57 10 addressed during the permitting phase.

11 COMMISSIONER DASH: But they are not
12 looking for any concessions in regards to our
13 building codes or standards?

14 MR. SKIBER: We have had those
15 discussions already preliminarily with the City
16 Council regarding code amendments and the base
17 building code and what they need to build a type
18 5-A structure with a type 2-B parking structure.
19 So we have already had that discussion, and we
01:15:22 20 feel confident that the City Council has
21 addressed that. We have spoken to that at many
22 different meetings. So we feel comfortable, and

1 I think they feel comfortable with moving this
2 project forward as a type 5-A with a type 2-B
3 parking structure.

4 But to answer your question, yes,
5 we have had conversations regarding code
6 amendments.

7 COMMISSIONER DASH: Great.

8 MR. SKIBER: The other issue, as we
9 talked about earlier, was parking. If you take
01:15:48 10 our R-2 code, multifamily code, it does call out
11 in R-1 and R-2 for 2 parking spaces per dwelling
12 unit. They are proposing 1.7 or over 600 spaces
13 for 350 units, but our calculation estimates a
14 density or a population of 550.

15 So even though you might say there
16 is a variation for parking from 2 per unit to
17 1.7 per unit, in actuality the population may
18 not reach that level.

19 Does that help you out a little
01:16:25 20 bit.

21 COMMISSIONER DASH: Yes.

22 MR. ZIMMERMANN: The other item that

1 needs to be addressed, whether it's for a
2 variation or text amendment, is the density. So
3 we would need some -- Steve and I will have to
4 have a conversation on how to address that
5 because right now the max density allowed
6 anywhere in the code, I believe it would be the
7 17 units per acre, Steve, is that --

8 MR. SKIBER: Correct, just over 17.

9 MR. ZIMMERMANN: So the 43.1 units, we
01:16:50 10 could either address that in the form of a text
11 amendment in order to make the B-4 district
12 amenable to this development. Or it could be
13 handled in the form of a variation of it.

14 COMMISSIONER DASH: Isn't the density
15 skewed here because you are not provided any
16 onsite detention? I mean if you were providing
17 something onsite, I think your density would be
18 lower.

19 MR. FAULK: Even if we were forced to
01:17:16 20 have the detention, we would put it in the
21 basement of the parking garage, which wouldn't
22 affect our --

1 COMMISSIONER DASH: Right.

2 MR. ZIMMERMANN: Yes. The Zoning Code
3 doesn't really talk in terms of the density as
4 in respects stormwater. So when you ask the
5 question about what variations they would need,
6 at least from the legal standpoint, it's either
7 a text amendment or a variation to the density.

8 COMMISSIONER JONES: If we go forward
9 and we move this from an O zoning district to a
01:17:55 10 B-4 and the project does not come to fruition,
11 do we jam ourselves up with this change?

12 MR. SKIBER: No, I don't think so. If
13 it never gets developed, you always have the
14 option of going back to the underlying zoning.

15 COMMISSIONER JONES: Just change it
16 back.

17 MR. SKIBER: Which, as you know, we
18 have done that with the Arena property.

19 COMMISSIONER JONES: Okay. Because
01:18:23 20 that's really my concern, what's going to happen
21 with the 30 acres. You know, the whole -- I
22 would like to see the whole thing figured out.

1 I understand that they only have control of
2 certain acreage, they're only planning for that
3 certain acreage; but what do we do with the
4 scraps. What do we do with what's left over?
5 And that's my concern.

6 MR. SKIBER: Commissioner Jones, I
7 think that's everyone's concern. I know the
8 City Council has a concern with that. But,
9 unfortunately, right now we are just dealing
01:18:54 10 with the 8-acre parcel. The 22 acres is under
11 control and ownership with Allstate. We have
12 talked about Allstate, and we have met with them
13 face-to-face. And we continue to have a good
14 relationship and a good line of communication
15 with them.

16 We also are in the process of doing
17 our comprehensive plan. And we've talked
18 extensively about identifying this parcel for
19 future development in maybe a mixed-use
01:19:16 20 scenario. So it is very high on our list of
21 considerations as what the future is of the 22
22 acres to get the best, highest and possible use

1 to benefit the City.

2 COMMISSIONER JONES: And I agree with
3 you. I looked at the 1980 Comprehensive Plan,
4 and we had about 53 percent residential,
5 3.9 commercial. And one of the goals was to
6 increase our commercial.

7 I look at the '96 Comprehensive
8 Plan, and it states in there, Identify high-
9 accessibility and high-visibility locations for
10 commercial development, one of the goals. At
11 that time we had 55 percent multifamily and
12 single-family homes and only about 5 percent
13 commercial and office. And that's when that
14 HS -- this building was built.

15 After the '80 plan, it was in
16 existence during the '96 plan. Now it's gone.
17 We are in the middle of the current development
18 of a plan. Yet, you know, we are kind of in
19 limbo here. And that's unfortunate for the
20 timing of the whole thing. I think it's a great
21 project. I just don't know where it needs to go
22 in that 30 acres. You know, that's my stressor.

01:19:48

01:20:20

1 I think the building, you guys did
2 a nice job.

3 MR. FAULK: Thank you.

4 COMMISSIONER JONES: But where does it
5 go on that 30 acres, is there a better spot,
6 because if we put it there and then something
7 else changes, you can't move it, much as we
8 would like to. So that's all I have.

9 COMMISSIONER ROSCOE: And I would love
10 to see it have a Prospect Heights address.

11 That's a whole different issue. But
12 2700 Sanders Road is officially a Northbrook
13 mailing address I believe.

14 MR. SKIBER: That's correct. And
15 that's a post office. That's an underlying post
16 office issue that we have dealt with for many,
17 many years as you know, not only with Northbrook
18 but with Wheeling addresses north of Palatine
19 Road and west of Rand Road and on Rand Road with
20 Arlington Heights. And those are postal service
21 issues.

22 COMMISSIONER ROSCOE: And I know this

01:20:51

01:21:22

1 Isn't the forum for it, but would this be a good
2 time in the life of this property to have that
3 addressed before it was built?

4 MR. SKIBER: We can certainly contact
5 the postal authorities.

6 COMMISSIONER ROSCOE: Just for
7 something to think about.

8 MR. SKIBER: Yes. Ultimately they have
9 control over it.

01:21:44

10 COMMISSIONER ROSCOE: And I say that
11 because I'm aware, I'm a Prospect Heights
12 resident who has an Arlington Heights mailing
13 address.

14 MR. SKIBER: Right.

15 COMMISSIONER JONES: So that's why I
16 thought of that. I like to see things that are
17 in Prospect Heights have the name of Prospect
18 Heights.

01:22:08

19 COMMISSIONER DASH: Okay. I will go
20 next. I agree with Commissioner Jones. I hear
21 what you are saying, and I have struggled with
22 this as well. I have also tried to do some of

1 my own homework to determine what the best use
2 for the site would be.

3 And as much as I would love to see
4 something there that generates some income for
5 the City, the opinions I have gotten is that
6 commercial is probably not the best use for this
7 site, which is somewhat disheartening. So I
8 understand that probably the best use is
9 apartment.

01:22:49

10 But again, I struggle with the
11 placement of the apartment project. Because as
12 you said, rooftops are going to drive the retail
13 and the tax-generating things that we want to
14 see, but clearly I think those have a better
15 opportunity of being viable the closer they are
16 to the intersection. The apartment project
17 being situated to the south to me makes more
18 sense because it would be buffering existing
19 residential.

01:23:18

20 So I, too, struggle with it being
21 sort of an island amongst a bigger piece of
22 property. But again, I feel the plan is well

82 1 put together. I'm sure that this location will 2 generate great rents and good clientele. I just 3 am concerned that we might be creating a 4 piecemeal situation by locating the apartments 5 on the north end of the 30 acres instead of 6 further to the south. 7 MR. SKIBER: Mr. Chairman, can I make a 8 comment? 9 CHAIRMAN WEIDMAN: Yes, Mr. Skiber. 01:24:08 10 MR. SKIBER: Commissioner Dash, you did 11 bring up an item that we didn't address and 12 having to do with revenue from the site. And we 13 didn't spend any time discussing that, and I'm 14 not going to spend a whole lot of time. But we 15 did do an exercise on what 350 units on 8 acres 16 would generate to benefit the City. 17 And we came up with a figure of in 18 excess of \$150,000 in annual revenue. And 19 that's a mixture of rental dwelling inspection 01:24:34 20 fees, that's city vehicle stickers based on an 21 estimated 500 vehicles. That's electric utility 22 tax, natural gas tax, motor fuel tax, state	84 1 south -- Well, it's all or nothing; right? You 2 don't want to put it in the middle and have it 3 broken up. 4 So if you slide it all the way the 5 other way, the piece that you would abort for a 6 potential retail, candidly in my opinion, would 7 be too close to Willow. As it backs it up for 8 the traffic signal at Willow, the County would 9 probably not allow a full access point that 01:26:22 10 close to the intersection. 11 Rather, the key to have a chance to 12 goat a white table restaurant or something like 13 that will be all about egress. And with that 14 said, you would want it to where the traffic 15 signal is more than the visibility. I don't 16 know if that helps here or not. 17 But just talking out loud, that 18 it's more than just visibility. If it's backed 19 up and it's tough to turn in, we have all done 01:26:49 20 in our day-to-day lives, you don't go to the dry 21 cleaner that even though it looks closest takes 22 you five minutes to park and loop around, you
83 1 income tax. 2 So my actual figures came up to 3 168, but I can safely state that there will be 4 an annual revenue of potentially \$150,000 per 5 year. And then further if the project does come 6 to fruition and we do issue building permits, 7 the one-time fee for this project based on a \$60 8 million value would be \$660,000 in permit fees 9 one time. So I hope that helps you out. Thank 01:25:16 10 you. 11 CHAIRMAN WEIDMAN: Thank you, Steve. 12 MR. LE CAVALIER: Can I address her 13 recent concerns? 14 CHAIRMAN WEIDMAN: Yes. 15 MR. LE CAVALIER: Only because our 16 company also owns retail centers. And through 17 our acquisition process of egress and visibility 18 and everything else, it is a Rubik's cube of 19 sorts. And knowing the site, I think part of 01:25:44 20 the challenge, a little bit of tunnel vision is 21 on visibility versus accessibility. If you were 22 to slide the multifamily component to the	85 1 are not going there. 2 And it's the same thing here. You 3 are not going to be able to access that corner 4 as readily being closer to Willow. 5 COMMISSIONER DASH: Well, I think you 6 would still have the same access points you are 7 proposing here. I'm sure there would be a 8 right-in/right-out and then a potential signal 9 there. 01:27:16 10 MR. LE CAVALIER: But for a residential 11 dwelling, you don't mind meandering a little bit 12 to the traffic signal. But for retail, if you 13 are going to run into your sandwich shop, you 14 want to pull in, park up front, run in and out. 15 So you would want any hopes of a 16 retail component, even though traffic counts at 17 12,000 over time with the units it will 18 increase, and you would want that component near 19 the light. 01:27:38 20 COMMISSIONER DASH: The residential? 21 MR. LE CAVALIER: No, for the 22 commercial.

1 MR. FAULK: Just to --

2 MR. LE CAVALIER: Maybe if you put the
3 plan up.

4 MR. FAULK: Yes. If we were down
5 here -- What's our property line here?

6 MR. LE CAVALIER: From 671. It's this
7 line right here.

8 MR. FAULK: So from the northern corner
9 to the southern proposed property line, it's 671

01:28:07 10 feet. And then if we were to come off of here
11 and come, this line to -- Is that sort of the
12 hash line, is that -- Well, this is 1500 feet.

13 So we would probably land about
14 right here, which would create the situation
15 where we would not generate -- There would be
16 no generation of trips up near that intersection
17 that lines up with Allstate's drive to warrant a
18 traffic signal. We would end up being down
19 here, and there is nothing that lines up here

01:28:41 20 that would -- if that makes sense.

21 COMMISSIONER DASH: Future development
22 would warrant --

1 MR. FAULK: Like if we decided, Hey, we
2 want the residential down here on the southern
3 edge, and then this was retail, I don't know
4 that you would get -- And maybe you can speak
5 to it. I mean how much retail would have to be
6 on that northern half to generate a traffic
7 signal?

8 MR. WERTHMANN: I would have look
9 into it. And at this point I couldn't give you
01:29:13 10 an answer finally.

11 COMMISSIONER JONES: But I think that's
12 the challenge is that we don't really -- We all
13 forgot our crystal ball.

14 MR. FAULK: Absolutely.

15 COMMISSIONER JONES: We all wish we had
16 one because we wouldn't be sitting here. And
17 that's our struggle. What are we going to do?
18 What's the comprehensive plan for this site and
19 actually the whole City, and that's what we are
01:29:37 20 working on. And unfortunately, timing is
21 everything and we are right in the middle of it.

22 COMMISSIONER ROSCOE: Is Finger

1 Properties strictly residential, or do you guys
2 do -- Do you have retail developments? And my
3 thought process on that would be the south
4 border where we have the control or possibly
5 controlled intersection, to the west of that,
6 making that into a retail. If you had the
7 opportunity to purchase the land from Allstate
8 typically --

9 MR. FAULK: Sure.

01:30:06 10 COMMISSIONER ROSCOE: I don't want to
11 use the word strip mall, but a small development
12 in there, things where your residents could get
13 to without having to get in the car and drive.

14 MR. FAULK: The retail we currently
15 have, we have a grocery store that is at the
16 bottom of a 40-story high-rise in downtown
17 Houston. And then we also incorporate -- We
18 have a proposed development with about 10,000
19 square feet of retail, first floor, and then

01:30:33 20 another property that there is a grocery store
21 adjacent to us that we have got a ground link to
22 the grocery store.

1 But we are talking a much denser
2 product that, you know, the least dense of those
3 is 60 units to the acre versus our 47. And, you
4 know, and then we are only talking, I think the
5 grocery store, it's a standalone grocery store.
6 It's probably 5 acres in total, just the grocery
7 pad site. It's a unique situation, and I don't
8 think we can do another grocery store.

9 If we, if we could somehow get
01:31:18 10 Mariano's to come across the way, we would
11 absolutely build, lease, and have a Mariano's
12 there. We just can't find a tenant. Or we,
13 that would be that -- Because we look at retail
14 as a true amenity to our residents.

15 COMMISSIONER ROSCOE: That's --

16 COMMISSIONER DASH: Right. And the
17 amenity, unfortunately for us, is in a different
18 municipality a stone's throw away.

19 MR. FAULK: Right.

01:31:43 20 COMMISSIONER DASH: So that's why we
21 are just trying to, again, not be short-sighted
22 by restricting future uses for this property.

1 Again, the homework I did -- Trust me, I've
2 struggled. And, yeah, number one on the list is
3 residential. Number one, yeah, sure, office;
4 but there is no demand to your point, especially
5 a vacant piece of office, you know, it's not
6 like someone could move in.

7 So, you know, again I struggle
8 because it is an excellent use based on its
9 location. Just trying to look at a bigger

01:32:20 10 picture to make sure we are not limiting
11 ourselves, you know, future opportunities that
12 could present itself here.

13 CHAIRMAN WEIDMAN: John, was this the
14 only location that was available right now for
15 you to propose this development on the 30 acres.

16 MR. FAULK: To get to the history of
17 this, is that we came in second place on the
18 GlenStar site. We initially bid, came in second
19 behind Lennar for that site.

01:32:58 20 We identified this intersection as
21 a great intersection for residential. And once
22 we had identified it and kind of turned around,

1 okay, we are off on this corner, what's
2 available. We approached Allstate in January of
3 last year. And from January to the end of
4 October was when we signed our purchase and sell
5 agreement and in constant negotiations. And
6 this exact conversation was happening, where do
7 we put this, how do we get the traffic light,
8 how do we make all this happen. And that was
9 the duration from our, from January to October.

01:33:33 10 So it's a familiar conversation.

11 CHAIRMAN WEIDMAN: So the potential
12 next 350 units would go directly to the south
13 and share that drive to Sanders Road where the
14 light would eventually end up being, is that
15 right, would that be sort of the overall game
16 plan?

17 MR. FAULK: Exactly. But at the same
18 time we recognize how much value that
19 intersection or lighted intersection would add,
01:34:03 20 that we would also work with Allstate in a way
21 that whatever was south of us could also benefit
22 from that intersection and that the easement

1 agreement that we have entered into with them is
2 that this drive aisle is viewed as almost
3 temporary; and that even if, whatever happens,
4 this can be reconfigured as long as our
5 residents have some access back out to that
6 light so they can make a protected left.

7 And they don't know what they are
8 going to do with their land, and we are just
9 concerned about having a protected left.

01:34:49 10 CHAIRMAN WEIDMAN: And you understand
11 our concerns. It's one of the last big pieces
12 of commercial property in Prospect Heights.
13 That's what we have always struggled with is we
14 are pretty much a bedroom community. And we
15 were hoping to generate some revenue. I know
16 Steve talked about some small amounts of
17 revenue. But as everyone in this community has
18 looked at, the problems we have had with our
19 budgets, it was always, Well, we got stuck with
01:35:19 20 what was left when Arlington Heights,
21 Mt. Prospect, Wheeling, took what they wanted
22 and where they could generate revenue, and we

1 were pretty much stuck with what was left.

2 So I understand the Commissioner's
3 concerns with giving up that commercial land.
4 We don't have much more in the City.

5 MR. FAULK: And hopefully, this would
6 be a catalyst for additional use for the other
7 22-acres.

8 CHAIRMAN WEIDMAN: I would hope so.
9 The concern I share with the Commissioners here
01:35:53 10 is is it the right place on the 30 acres. Is it
11 going to be detrimental to the next developer
12 who will come in and do some multiuse with a
13 restaurant, high-end restaurant, or whatever
14 retail could survive in this day and age. Is
15 this the right place? We are sort of taking a
16 sliver and putting this in there and saying, Now
17 we are going to be dictated by this use right
18 here. And that's the concern I think that a lot
19 of members of this Board have.

01:36:30 20 COMMISSIONER JONES: But I would say in
21 '96 when they did the comprehensive plan, they
22 identified this as office and they talked about

1 goals and things like that. We probably kind of
 2 forgot about the 10-year plan 10 years later in
 3 2006, we really didn't use it a lot as a tool
 4 and here we are in the middle of this current
 5 comprehensive plan. And I don't know that I
 6 could support this. And I'm not, again, six
 7 months from now if the comprehensive plan is
 8 done and these impartial people that we were
 9 lucky enough to secure a grant from, CMAP, if
 01:37:05 10 they say, Guys, this is it. They are impartial.
 11 If they say this is the best use, I'm in.
 12 But right now I don't have enough
 13 information. This is a nice plan, nice
 14 building. But I just -- I don't want to be the
 15 guy that says, Oh, this is, yeah, looks good,
 16 and then the comprehensive plan comes out three
 17 months later and says, Oh, you made a huge
 18 mistake, you gave it up. Because, you know, we
 19 haven't heard the from the CMAP people. We are
 01:37:41 20 right in the middle of the process. We were
 21 doing public hearings and we are studying this.
 22 And I'm on that steering committee, and I'm

1 spending as much time as I can to learn about
 2 it. But I don't want to be that guy that, you
 3 know, Oh, we wish we would have.
 4 MR. FAULK: When will that be complete?
 5 MR. SKIBER: We are approximately one
 6 third through.
 7 COMMISSIONER JONES: Probably a year
 8 project.
 9 MR. SKIBER: Maybe a little more than
 01:38:10 10 one third. So at least another eight months
 11 before we have a final product to discuss.
 12 COMMISSIONER WYATT: Are we, perhaps,
 13 making the, you know, for the perfect, the enemy
 14 of the good here, in the sense that there is
 15 always going to be the perfect use for
 16 everything. I think we go through this, I think
 17 we have had this discussion in the past. Like,
 18 well, this intersection will be perfect for this
 19 so we don't want that put in this. You know, I
 01:38:34 20 mean it's a project that is sitting before us
 21 that's actually being proposed right now as
 22 opposed to what would be perfectly well- suited,

1 which may or may not actually materialize at
 2 some point down the road.
 3 A vacant lot gives you nothing, and
 4 that's what we have had so far. And maybe
 5 something better will come along, maybe.
 6 CHAIRMAN WEIDMAN: Any other comments,
 7 questions?
 8 Anyone in the audience that would
 9 like to speak to this. Sir? Step up to the
 01:38:22 10 podium.
 11 Please state your name and address
 12 for the record.
 13 MR. COX: My name is Kevin Cox. My
 14 address is 1726 Chapel Court in Northbrook.
 15 CHAIRMAN WEIDMAN: Could you spell your
 16 last name.
 17 MR. COX: C-o-x.
 18 (Mr. Cox sworn.)
 19 MR. COX: Well, just to some of the
 01:38:40 20 points, and they are all good points, that the
 21 Commission has made. And I think when you -- I
 22 live in Northbrook. And of course, all

1 communities go through the comprehensive
 2 planning process. And if you look at some of
 3 the changes in the landscape immediately around
 4 us, the Astellas, which is the former Culligan
 5 site, and how that has transpired.
 6 The other large tract of land is on
 7 Skokie Boulevard in Northbrook where they were
 8 going to be a large development and just got
 9 approved for another multi -- a mixed-use
 01:40:21 10 development. In every component you have a
 11 multifamily development is almost required to
 12 bring the other pieces together.
 13 In this tract of land, you don't
 14 have the traffic like the other sites in Skokie,
 15 here at the corner, Astellas. They have much
 16 higher traffic counts so off of that they are
 17 getting the retail.
 18 So I think given its proximity to
 19 Allstate and the traffic, the one thing you need
 01:40:51 20 to help bring the future closer to the present
 21 is any developer for the balance of the tract,
 22 assuming that Allstate were to wish that, would

1 be you would need these people who are going to
2 shop and eat and spend their money close to
3 where they live.

4 So my only comment is to your
5 concerns about the future is this will be a
6 component of anything, in my mind based on
7 what's happening around us and around the
8 country, for any other things that would add
9 value to the site and to the City of Prospect
01:41:29 10 Heights.

11 So this I think is something that
12 will be integral either now or in the future to
13 any plans. That was only my comment.
14 Just the other things that we see
15 happening being proved in the immediate
16 communities around us involve something like
17 this as well. It's a major portion of each
18 development, mixed-use development. And it's
19 adding a lot of value to the communities. These

01:41:58 20 are well, very high-quality structures; and that
21 was my only observation from all the comments.

22 CHAIRMAN WEIDMAN: Thank you, Mr. Cox.

1 MR. COX: Thank you.

2 CHAIRMAN WEIDMAN: Any more comments or
3 questions from the commissioners or staff?

4 Okay. Then I will entertain a
5 motion to either approve or to deny the
6 application here tonight.

7 MS. MALIK-MORDIAN: Commissioner
8 Tammen?

9 CHAIRMAN WEIDMAN: We need a motion
01:42:56 10 first.

11 *wyatt (ss)*
COMMISSIONER JONES: I will make a
12 motion to approve the proposal.

13 CHAIRMAN WEIDMAN: Okay. Do we have a
14 second?

15 Okay. That motion fails by lack of
16 a second.

17 I will entertain another motion.

18 COMMISSIONER JONES: I know it doesn't
19 matter, but my motion is to deny this case until
01:43:44 20 the comprehensive plan is completed.

21 COMMISSIONER TAMMEN: Second.

22 CHAIRMAN WEIDMAN: Mr. Tammen, second.

1 MR. FAULK: Just a point of
2 clarification.

3 COMMISSIONER JONES: It's really just a
4 motion to deny.

5 MR. ZIMMERMANN: Okay.

6 CHAIRMAN WEIDMAN: Roll call, please.

7 MS. MALIK-MORDIAN: Commissioner
8 Tammen?

9 COMMISSIONER TAMMEN: Aye.

01:42:51 10 MS. MALIK-MORDIAN: Commissioner Dash?

11 COMMISSIONER DASH: (No response.)

12 MS. MALIK-MORDIAN: Commissioner Jones?

13 CHAIRMAN WEIDMAN: Excuse me.

14 COMMISSIONER DASH: I apologize.

15 CHAIRMAN WEIDMAN: No. That's all
16 right, take your time.

17 COMMISSIONER DASH: So I guess if I
18 would vote no does that mean that I would have
19 been a second to a proposal to approve it?

01:44:35 20 MR. ZIMMERMANN: No. If you vote no,
21 you are simply voting not to deny -- The
22 development needs a motion to recommend

1 approval. If it doesn't receive that, it
2 triggers a supermajority in front of the City
3 Council. There has been no motion to recommend
4 approval, that motion failed for lack of a
5 second. Your vote on this motion is independent
6 of the prior motion that failed.

7 COMMISSIONER DASH: I would say no.

8 CHAIRMAN WEIDMAN: Okay. Julie.

9 MS. MALIK-MORDIAN: Commissioner Jones?

01:45:11 10 COMMISSIONER JONES: Aye.

11 MS. MALIK-MORDIAN: Commissioner
12 Roscoe?

13 COMMISSIONER ROSCOE: No.

14 CHAIRMAN WEIDMAN: Commissioner Wyatt?

15 COMMISSIONER WYATT: No.

16 MS. MALIK-MORDIAN: Chairman Weidman?

17 CHAIRMAN WEIDMAN: Aye.

18 MR. ZIMMERMANN: That motion fails as
19 well. The effect is that the development has
01:45:31 20 not received a recommendation of approval.

21 CHAIRMAN WEIDMAN: So is that it, they
22 get no recommendation?

1 MR. ZIMMERMANN: The way the Code
2 reads, it needs to receive a recommendation of
3 approval otherwise it triggers a supermajority.
4 I'm sure the applicant understands that. So in
5 order to be approved, the City Council requires
6 four votes.

7 CHAIRMAN WEIDMAN: Again, we are just a
8 recommending body here. City council will have
9 final say on this.

01:46:11 10 MR. ZIMMERMANN: Is it appropriate,
11 Mr. Chairman, to entertain the second case.
12 There is likely not a lot of new evidence on the
13 second case.

14 MR. FAULK: Yeah. We were glad that
15 you guys did it this way because it allowed us
16 to do one presentation. Anything we would
17 present now would be a duplicate.

18 CHAIRMAN WEIDMAN: Okay. Then I will
19 call Case No. 14-01PC. The applicant is
01:46:45 20 Algonquin Investments, LLC; John Faulk,
21 99 Detering Street, No. 200, Houston, Texas.
22 The address is 2700 Sanders Road, Northbrook. A

1 re-subdivision, a proposed ingress and egress
2 road access easement and a proposed utility
3 easement, to facilitate the proposed
4 construction of a 350-unit, 4-story apartment
5 building, on 8.12 acres.

6 MR. ZIMMERMANN: Can I ask the
7 applicant a question just for point of
8 procedure?

9 Mr. Faulk, so you just want the
01:47:25 10 Board to take notice of everything that was
11 testified to previously?

12 MR. FAULK: Yes.

13 MR. ZIMMERMANN: Okay. Because the
14 zoning has to go with the subdivision.

15 MR. FAULK: So we, you cannot bifurcate
16 this. So either the, because the zoning does
17 not get a recommendation --

18 MR. ZIMMERMANN: The underlying zoning
19 regs drive the rules in the subdivision. So if
01:47:50 20 you, on this one if you take, if you have the
21 Board take notice of everything because you
22 don't have really anything new to present, I'm

1 assuming --

2 MR. FAULK: Yes.

3 MR. ZIMMERMANN: Then they can go right
4 to a vote. Basically the cases go together
5 because you are not going to do the subdivision
6 without the zoning.

7 MR. VINER: Exactly.

8 MR. ZIMMERMANN: Right?

9 MR. VINER: Right.

01:48:07 10 MR. ZIMMERMANN: So you just want the
11 two cases to keep moving together?

12 MR. VINER: Exactly.

13 MR. ZIMMERMANN: So, Mr. Chairman, that
14 being the case, it's appropriate just to have a
15 motion to take notice of all of the testimony
16 during the zoning case at this point.

17 CHAIRMAN WEIDMAN: Okay. Will somebody
18 make that motion?

19 COMMISSIONER TAMMEN: I will make that
01:48:26 20 motion.

21 CHAIRMAN WEIDMAN: Thank you, Jon.
22 Do we have second?

1 COMMISSIONER JONES: I will second.

2 MR. ZIMMERMANN: And the effect,
3 Mr. Chairman, is that everything that was
4 testified to just goes with this subdivision
5 case as well. It's just really a record
6 clarification.

7 CHAIRMAN WEIDMAN: Okay. I'm going to
8 enter some exhibits into the record. P/ZB No. 1
9 Is the Application. The P/ZBA No. 2 is the
01:48:04 10 Assignment to the Agenda. P/ZBA No. 3 is the
11 Northfield Sanitary Capacity letter. P/ZBA No.
12 4 is the Grant of Easement. P/ZBA No. 5 is the
13 school district maps. P/ZBA No. 6 is the tax
14 bills. P/ZBA No. 7 is the fire district letter.
15 P/ZBA No. 8 is the Preliminary Plat of
16 Subdivision.

17 MR. ZIMMERMANN: Then we have to take a
18 roll call on that prior motion.

19 CHAIRMAN WEIDMAN: Do we need a motion
01:48:55 20 on this?

21 MR. ZIMMERMANN: There was a prior
22 motion to take notice of all the other

1 testimony. So that motion is still pending so
2 you need a vote on that.

3 CHAIRMAN WEIDMAN: Roll call, please,
4 Julie.

5 MS. MALIK-MORDIAN: Commissioner
6 Tammen?

7 COMMISSION TAMMEN: Aye.

8 MS. MALIK-MORDIAN: Commissioner Dash?

9 COMMISSIONER DASH: Aye.

01:42:51 10 MS. MALIK-MORDIAN: Commissioner Jones?

11 COMMISSIONER JONES: Aye.

12 MS. MALIK-MORDIAN: Commissioner

13 Roscoe?

14 COMMISSIONER ROSCOE: Aye.

15 MS. MALIK-MORDIAN: Commissioner Wyatt?

16 COMMISSIONER WYATT: Aye.

17 MS. MALIK-MORDIAN: Chairman Weidman?

18 CHAIRMAN WEIDMAN: Aye.

01:50:26 19 MR. ZIMMERMANN: Now you are looking
20 for a motion on the recommendation.

21 CHAIRMAN WEIDMAN: Okay. So this is

22 the resubdivision of the same property, and I'm

1 looking for a motion to either approve or deny.

2 COMMISSIONER JONES: Any detriment to
3 splitting the lots? It really doesn't change
4 anything. If we have got to make other changes,
5 we can change it later; correct?

6 CHAIRMAN WEIDMAN: Pardon me?

01:50:57 7 COMMISSIONER JONES: We are going to
8 split these lots as shown on this survey. If
9 the project doesn't go through, then we have to
10 reverse it, we just do it just like we are doing
11 this; correct?

12 MR. ZIMMERMANN: Well --

13 COMMISSIONER JONES: There is multiple
14 lots here. This lot one is I think made up of
15 three lots currently.

16 MR. ZIMMERMANN: Right.

17 COMMISSIONER JONES: We are going to
18 consolidate them in one lot.

01:51:15 19 MR. ZIMMERMANN: Only if you move to do
20 so.

21 COMMISSIONER DASH: We are not. I

22 don't think we are voting for the resubdivision.

1 COMMISSIONER JONES: No?

2 MR. ZIMMERMANN: Typically I mean the
3 subdivision is designed around the PUD, which
4 you failed to make a recommendation on it so --

5 COMMISSIONER JONES: All right.

6 MR. ZIMMERMANN: It normally doesn't
7 make sense to resubdivide if you are not sending
8 a project along with it.

9 COMMISSIONER JONES: All right. Okay.

01:51:37 10 COMMISSIONER DASH: So we are just
11 voting to take all the existing testimony
12 into --

13 MR. ZIMMERMANN: You have already done
14 that.

15 COMMISSIONER DASH: Okay.

01:51:54 16 MR. ZIMMERMANN: You have already done
17 that. And this is -- Pardon. This is a
18 formality on the subdivision. I think the
19 applicant would agree with me on that. I mean
20 we just need something to move the subdivision
21 case up to the Council. Unless this Board feels
22 there is some value in consolidating this.

1 COMMISSIONER JONES: No. I'm for it.
2 We are going to take three lots and make them
3 into one lot of record, correct?

4 COMMISSIONER DASH: We are not doing
5 that tonight.

6 COMMISSIONER ROSCOE: Could we continue
7 this?

8 CHAIRMAN WEIDMAN: We can discuss it.

9 COMMISSIONER JONES: Yes.

01:52:18 10 CHAIRMAN WEIDMAN: Make sure you're
11 clear on this. Slow it down a little.

12 MR. ZIMMERMANN: It's generally not
13 recommended that when you have no project to do
14 a subdivision.

15 COMMISSIONER JONES: Okay.

16 MR. ZIMMERMANN: Right now you have no
17 project because there was no recommendation on
18 the PUD. The PUD is the guts of the project,
19 and it drives the subdivision regulation.

01:52:41 20 COMMISSIONER JONES: Correct.

21 MR. ZIMMERMANN: When it gets to the
22 City Council, they now need a supermajority to

1 approve the PUD. If they do that at the City
2 Council, then they can take up the subdivision
3 at that time as well.

4 COMMISSIONER JONES: Got it.

5 MR. ZIMMERMANN: So you have
6 effectively already denied the subdivision.
7 Technically I suppose you could recommend
8 approval of it, but I don't know --

9 And Steve, stop me if you would
10 recommend differently. But usually you wouldn't
11 subdivide without a project to go along with it.

12 MR. VINER: But we want to be able to
13 have this trail with the other case.

14 MR. ZIMMERMANN: You want them to move
15 together. So in my view, this is a formality to
16 keep the two things going up there together to
17 the Council.

18 CHAIRMAN WEIDMAN: So I will entertain
19 a motion to either approve or deny case
20 No. 14-01PC.

21 COMMISSIONER ROSCOE: A motion to deny
22 case 14-01PC.

1 CHAIRMAN WEIDMAN: Do we have a second?

2 COMMISSIONER DASH: Second.

3 CHAIRMAN WEIDMAN: Commissioner Dash.
4 Roll call, please.

5 MS. MALIK-MORDIAN: Commissioner
6 Tammen?

7 COMMISSION TAMMEN: Aye.

8 MS. MALIK-MORDIAN: Commissioner Dash?

9 COMMISSIONER DASH: Aye.

10 MS. MALIK-MORDIAN: Commissioner Jones?

11 COMMISSIONER JONES: Aye.

12 MS. MALIK-MORDIAN: Commissioner
13 Roscoe?

14 COMMISSIONER ROSCOE: Aye.

15 MS. MALIK-MORDIAN: Commissioner Wyatt?

16 COMMISSIONER WYATT: Aye.

17 MS. MALIK-MORDIAN: Chairman Weidman?

18 CHAIRMAN WEIDMAN: Okay. As I said, we
19 are just a recommending body. And this will go

20 in front of the City Council at the first
21 meeting after we approve the minutes from this
22 meeting. First City Council meeting after we

1 approve these minutes.

2 MR. FAULK: Would that be the 10th
3 or --

4 CHAIRMAN WEIDMAN: Steve?

5 MR. SKIBER: We do need the transcript,
6 and we will order the transcript. The
7 transcript would need to be communicated to the
8 Commissioners with an indication of their
9 approval before I can recommend this to go to
10 the City Council for a first reading on
11 February 10.

12 If that happens, the second reading
13 would be February 24. So the transcript or the
14 availability of the transcript will be the
15 driving factor.

16 * * *

17 (Which were all the proceedings had
18 in the above-entitled cause.)
19
20
21
22

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)
3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.
11
12
13

14 Janice H. Heinemann CSR, RDR, CRR
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FOR OFFICE USE ONLY:

FEE PAID CK1001/4200
RECEIPT # _____
DATE 1-3-14
RCVD BY JM
CASE # P2BA#14-02MA/SU/PDB
MEETING DATE 1-23-14

PLAN/ZONING BOARD OF APPEALS APPLICATION

- ☒ Special Use (\$400) ☒ Map Amendment (Refer to Ord. 0-03-18)
☐ Variation (\$150) ☒ Subdivision/PUD (Refer to Ord. 0-03-18)
☐ Text Amendment (\$300) ☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT: Algonquin Investments, LLC

ADDRESS: 99 Detering #200
Houston, TX 77007

PHONE: Home: Work: 713 867 7014

ADDRESS OF SUBJECT PROPERTY: 2600 Sander Rd. Prospect Heights, IL

PROPERTY IS LOCATED IN THE O-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 11.09, 11.10, and Section 14 Zoning

DESCRIPTION OF REQUEST: Change current zoning to allow for a 350 unit apartment community.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES X NO ____ If yes, please describe: Documents: 20213934, 23687639, 23815803, 23989903, 24767247, 93174353, 0917334030, 1102831100, 1129045019

Has the property been the subject of previous or pending administrative legislative or court action:
 YES _____ NO ☒ If yes, give details:

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). *(Note*- please include one copy for file no larger than 11"x 17")*.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship *(for variations only -12 copies)*
5. Notice to Property Owners (1 copy)
6. List of Property Owners (1 copy) *obtained from the Wheeling Township Office, 1616 N. Arlington Heights. Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.*
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 1-3-14

Signature of Applicant



Building/Zoning Departments

Memo

DATE: January 17, 2014

TO: Tom Weidman, Chairman
Plan/Zoning Board Commissioners

FROM: Steve Skiber, Director of Building and Zoning *SS*

RE: **Plan/Zoning Board of Appeals Case No 14-02 MA/SU/PUD**
2700 Sanders Road

Please be advised of the following statements of fact regarding this preliminary approval petition. Algonquin Investments LLC has a land contract with the property owner, (Allstate Insurance), to purchase and develop the North 8.12 acres of 30.43 vacant acreage. In order to proceed, a Plan Commission Case, (PZBA Case No 14-01PC), is required to subdivide the land and to incorporate the necessary easements. Immediately following the Plan Commission petition, the PZBA will entertain testimony relative to the construction of a 4 story multi-family, 350 unit, wood structure and an integral 5 story, open tier, parking garage. The property is currently zoned O-1 Office/Research Park with permitted Adult Use. A map amendment from O-1 to B-4 Residential PUD is a required part of this petition. A Special Use is also required and is linked to the PUD. Please review the City Engineer's comments regarding storm water management. Also, note that Section 14.02 (C) (8) notes other requested information. Accordingly, a photometric plan is requested. Discussion regarding appearance, exterior finishes, landscaping, open space requirements, and density, building height, the lightning arresting system, security and utilities are among the anticipated items for discussion. The Chairman has requested that the City Attorney be present and a court reporter has been scheduled.

Thank you.

14.02 (C) (1) Statement of Objective:

The objective of this application is to change the current zoning from O-1 – Office / Research Park to allow for the construction of a four-story, 350 unit multifamily development situated on a to be created 8.12 acre lot at 2600 Sanders Road. The development will also include an approximate 600 parking stalls in a 5 story garage, and approximately an additional 8 exterior parking stalls. B4

The 8.12 acre lot is part of a 30.42 acre parcel that is currently a vacant field; located across from Allstate Insurance Company's headquarters. The proposed development will be a luxury rental community targeting young professionals, and renters by choice. The proposed development would benefit the public by adding housing close to a major employment hub. The proposed development would also help to renew the existing housing stock, as there have been very limited new luxury multifamily developments in last 20 years in the area. The Village of Prospect Heights would also benefit from increased revenue from (property taxes) sales taxes, utility taxes, per-capita rebates from state income, state use tax, and motor fuel, and one time permit fees.

14.02 (C) (2) Statement of Ownership:

The applicant Algonquin Investments, LLC has entered in to a contract with the current landowner, Allstate Insurance Company, to purchase the north 8.12 ± acre parcel of the 30.43 acre parcel owned by Allstate. It is the applicant's intention to build and hold the proposed development as a long-term investment. The proposed units will be leased to individuals. The contract to purchase the property is conditioned upon receiving all approvals needed from: federal, state, and local municipalities having jurisdiction over the property to build a four story, wood framed 350 unit development, and the associated parking structure.

14.02 (C) (3) QUANTITATIVE SUMMARY:

Item:	Description:	Response:
(a)	Area of subject parcel in acres and square feet	8.12 acres 353,760 sf
(b)	Density of the development	43.1 units/acre
(c)	Total area and footprint area of the principal buildings in square feet	Apartment Building = 469,572 gross sf total area. Footprint area = 118,027 gross sf
(d)	Total area and footprint area of accessory buildings in square feet	Parking Deck = 200,054 gross sf total area Footprint area = 42,446 gross sf
(e)	Area of roads in square feet	
(f)	Area of exterior parking facilities in square feet	
(g)	Number of parking spaces	600 in Parking Deck 8 on surface
(h)	Percentage of ground cover for principal buildings, accessory buildings, parking areas, roads, and recreational facilities-individually and collectively-versus area of entire parcel	Principal Buildings = 33.4% Accessory Building = 12.0% Parking Areas = Roads = <u>Recreational Facilities =</u> Total =
(i)	Proposed floor area ratio (F.A.R.)	1.33
(j)	Area of uncovered ground (open space) on site in square feet	
(k)	Area of commonly owned and maintained open space in square feet	N/A
(l)	Maximum density that would be achievable through a conventional subdivision of the site	Using the R-2 Density limitations found in Section 5-6-3 of the Village's Zoning Ordinance, the maximum F.A.R is 17.424 units/acre. Therefore the maximum density achievable under R-2 zoning would be 141.

14.02 (C) (4) Open Space Statement:

The area for usable common open space is located in several areas:

1. Courtyard in northwest portion of site: This area is the largest of the courtyards and is envisioned as the pool area. It is located to receive afternoon sun and provides views to the wooded area to the west. This will be an active use area.
2. Courtyards in southwest corner and central west side of site: These courtyards are envisioned as active use areas providing outdoor gathering spaces, conversation areas, fire pits, grilles, etc. Both courtyards are primarily hardscaped, receive good afternoon sunlight, and provide views to the wooded area to the west.
3. Courtyard on north side of site: This courtyard is a passive use area and will be predominantly landscaped. Its orientation to the north will minimize the extent of direct sunlight especially in the winter months. This courtyard is envisioned as being primarily a view corridor for the apartment units surrounding the landscaped area.
4. The open space on the east side of the building, facing Sanders Road, is to be primarily passive in nature. These areas will be predominantly landscaped and function as visual buffering of the property from the street.
5. The open space along the south and west property lines will be primarily landscaped. Resident uses such as a dog walk area and walking trail are proposed.

14.02 (C) (5) Traffic Study

Attached is a traffic study prepared by Kerig, Lindgren, O'Hare, Aboona, Inc.

14.02 (C) (6) Covenants

~~This~~ This section is not applicable as all land will be under common ownership, and there is no need to establish a owners' association.

14.02 (C) (7) Maps and Graphics

Maps and Graphics are included in the attached package.

14.03 (F) Building Height:

The proposed maximum building height is 51'-0" measured from the average finished grade along the front building line to the mean height level of the gable roof.

Within the existing zoning classification of O-1 there is no maximum building height.

14.03 (G) Required Yards

The minimum required yards are to be the greater of:

1. Height of the closest building to each yard.
2. Required yard of the adjacent property

Front yard: Building height is 51', building is setback 57.5' from Sanders Road property line.

Side Yard to North: Building height is 51'. There is no required side yard of the adjacent property as this area is the Des Plaines River preserve area. Please note currently the building is setback 41.5' at the northeast corner.

Rear Yard: Building height is 51'. There is no required side yard of the adjacent property as this area is the Des Plaines River preserve area. Please note currently the building is setback 44.6' at the northwest corner.

Side Yard to South: Building height is 51'. Required interior side yard of adjacent O-1 property is 50'. Please note currently the building is setback 49.1' at the southwest corner.



City of Prospect Heights

Department of Building & Zoning-Engineering Division
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070
Office: 847/398-6070 x 210-FAX: 847/590-1854 www.prospect-heights.il.us

Engineering

January 17, 2014

Mr. Thomas Weidman, Chairman
Plan / Zoning Board of Appeals
City of Prospect Heights
8 N. Elmhurst Road
Prospect Heights, Illinois 60070

Re: 2600 Saunders Road
City Engineer Plan Review #1

Dear Mr. Weidman:

The City recently received the following documents.

- Preliminary Engineering Plan Submittal, 26 sheets, as prepared by Eriksson Engineering Associates, with a most recent revision date of January 3, 2014.
- Traffic Impact Study, prepared by KLOA, dated January 3, 2014
- Preliminary Storm Water Management Report, prepared by Eriksson Engineering, dated January 3, 2014
- ALTA Land Title Survey, prepared by TFW Surveying & Mapping, dated November 13, 2013
- Preliminary Plat of Subdivision, prepared by Eriksson Engineering

I have the following comments relative to these documents:

Engineering Plans:

1. The attached "Construction Notes" shall be included on the engineering plans.
2. The petitioner must apply for and show proof of permit issuance from the Northfield Sanitary Sewer District.
3. The petitioner must apply for and show proof of permit issuance from the Metropolitan Water Reclamation District (MWRD). Please forward MWRD permit applications to the City for review and signatures as required.
4. The petitioner must apply for and show proof of permit issuance from the Cook County Highway Department for all access points and other related work along Sanders Road.
5. The petitioner must apply for and show proof of permit issuance from IEPA - NPDES for all erosion control measures.
6. The petitioner must apply for and show proof of permit issuance from IEPA - Division of Water and other associated water facilities for all water main work required for the development.
7. All other permits required for the project shall be secured by the petitioner and copies of issued permits shall be forwarded to the City.
8. C200 - Should an accessible parking space be added to the 8 spaces at the front entry?
9. Confirm that the required number of accessible spaces is being met for the site as a whole.

10. Submit a signage package for traffic control devices (stop, yield, no parking, fire lane, etc.) with the next submittal.
11. C202 – Submit plans to Cook County Highway Department (CCHD) for review on traffic signal. Submit traffic signal improvement plans to the City for review and ultimately for approval by CCHD.
12. The water main routing, fire hydrant spacing, etc. will need further review depending on the fire protection district and/or the agency supplying the water.
13. C300 – C303: Add invert elevations at all storm and sanitary sewer structures. Confirm all crossing elevations and call out all such elevations on plans and/or in a crossing table.
14. C300 – C303: Confirm sizes of storm structures. Some 4' diameter structures seem too small for the size of sewers called out.
15. C300 to C303: Show all building storm and sanitary sewer connections/laterals in future submittals.
16. All pavements shall be designed for a minimum structural number of 2.8. Submit calculations in future submittal and revise notes and details on the plans as applicable.
17. All pavement restoration within Sanders Road shall be in accordance with CCHD requirements.
18. Provide auto turn analysis for fire access roads and entry drive with fire truck template with next submittal.
19. Submit a soil boring report in next submittal.
20. Provide a photometric study for the site.
21. Per Chapter 11 (5-11-2-N), please provide calculations that the open space requirement of 20% is being met.

Storm Water Report & Wetland Comments:

22. Provide approval from property owner to the south that detention modifications and connection to the detention pond is authorized.
23. Include storm sewer sizing calculations with the next submittal along with a detailed drainage exhibit.
24. The High Water Level of pond is proposed to be raised from 642.65 to 644.0. However, there are not sufficient contours and spot grades at the west side of the pond to confirm this. In addition, there are two existing inlets west of the pond having rim elevations at 642.62 and 642.52, and the storm pipes appear to discharge into the pond. Is this low area part of the pond? Please clarify how the pond will reach the HWL of 644.0 and also provide additional spot elevations as necessary.
25. Provide a cross section through the pond in future submittals.
26. Detention calculations are based on MWRD Permit 76-316. It appears that this permit was revised in 2011 by MWRD RL 11-037. Please provide copies of the permit documents and plans for RL 11-037. We can't complete our review until we receive these documents.
27. Please specify where the unrestricted areas are and show on the drainage exhibit.
28. How is the 100-year runoff directed to the pond? Storm sewers will need to be sized for the 100-year storm if 100-year overland flow routes are not provided.
29. Site Utility Plan Sheets C302 and C303 showed the proposed 42" storm sewer system connecting to the existing 36" storm sewer pipe which drains away from the pond. Please explain how this system functions in relation to the pond design. Does the 36" sewer need to be replaced?
30. There is one identified wetland on the west side of the parcel that will be avoided per plan. The plan indicates that wetland flags were surveyed. A Wetland delineation report and Jurisdictional Determination should be submitted to ensure that the applicant is in compliance with USACE requirements.

31. There is a detention basin and drainage channel along the west property line. What is the origin of the drainage channel? Does it connect to the tributary? Please provide a more comprehensive explanation.
32. A Jurisdictional Determination needs to be done for all wetlands on the property and/or affected by this development.
33. A Letter of No Objection (LONO) should be obtained from the USACE indicating that the wetland will not be impacted.
34. Ultimately MWRD will need to review and approve calculations and detention storage. Please forward all MWRD comments to us when received.

Traffic Impact Study & Site Operations

KLOA Traffic Impact Study

35. The KLOA study follows guidelines published by the Institute of Transportation Engineers (ITE). We concur with the KLOA findings regarding existing conditions.
36. We also concur with their analysis findings and recommendation for road improvements and the two planned traffic signals along Sanders Road. It may be appropriate for KLOA to provide some traffic estimates for the remaining acreage to the south, so that no additional road improvements or traffic signal modifications are required later.
37. We also concur that a minimum 200 feet of uninterrupted stacking be eventually available when the parcel to the south develops.

Plans and Application Review:

38. How will the guest parking work to separate it from resident spaces?
39. It appears that the apartments are to be about ½ one bedroom and ½ two bedroom, but we don't believe that information was specifically provided. If so, the 608 spaces provided for the 350 apartment units should be sufficient, based on recent development proposals in nearby communities, such as Glenview and Northbrook.
40. Are 8 spaces out front of the apartment building adequate for all anticipated deliveries and short term guests?
41. It would be best if the front pick-up / drop-off lane operated one-way counterclockwise so that the passenger side of the vehicle faces the front doors.
42. What are the dimensions of the parking deck? Will the top floor be covered, because if not about 100-120 spaces could be lost during inclement weather and in particular during the winter while waiting for snow to be cleared away.
43. The design of the access and off-site road improvements should meet the standards of the Cook County Highway Department and the City of Prospect Heights. A barrier island should be included in the design on the northern right turn only in/out drive, per the KLOA study.
44. What is the timing of when all of the recommended roadway improvements are constructed and the new traffic signals installed?

Plat Review:

45. Please note the basis of bearings.
46. The legal descriptions shown do not match the legal description shown on the ALTA Survey. Instead, they are both describing the boundary for proposed Lot 1 which is not necessary. The legal as shown on both pages shall be removed from the plans and the ALTA legal should be placed in the surveyor's certificate. And a new legal (short version) should be placed in the header of the Plat.
47. Call out all lines which are mentioned in the ALTA Survey legal description.

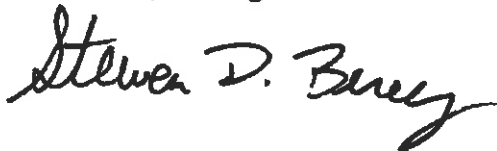
48. The proposed easements for ingress/egress, utilities and detention should be annotated so that they can be accurately drawn.
49. Review all dimensions shown on the plat so that the exterior boundary dimensions agree with those shown on the ALTA Survey and that the individual lot dimensions, when totaled agree with the overall dimension.
50. Show all monuments found in the process of doing the boundary survey.
51. Show where the two (2) concrete subdivision monuments will be placed.
52. Show all necessary certificates for signatures. i.e. City, County, Owners, Surveyors, etc.
53. Remove all proposed improvements i.e. proposed buildings, utilities, roads and topography.

Please submit revised engineering drawings including a written disposition of the above comments. We will continue to review these engineering plans in more detail, however the comments listed above are the suggested major changes. Any approvals should be contingent on the City final review and approval of the engineering plans.

Overall, the plans and reports that I reviewed have been designed in accordance with generally accepted engineering standards. I do not have any serious concerns regarding this development based on my review of the documents. I feel that all of my comments can readily be addressed by the petitioner in future submittals.

If you have any other questions or need additional information, please feel free to contact me.

Sincerely,
City of Prospect Heights



Steven D. Berecz, P.E.
City Engineer

cc: Anne Marrin, City Administrator
Steve Skiber, Director of Building & Zoning
John Faulk, Fingers Companies
Nathan Winslow, Eriksson Engineering

encl: Construction Notes

Preliminary Storm Water Management Report

**Sanders Road Apartments
2600 Sanders Road
Prospect Heights, Illinois**

Submittal Prepared By:



**Eriksson Engineering Associates, Ltd.
601 W Randolph Street, Suite 500
Chicago, Illinois 60661**

January 3, 2014

Project Narrative

The subject property is located at 2600-2700 Sanders Road in Prospect Heights, Illinois and totals 30.39 acres in size. The property is bounded by Sanders Road to the East, a residential subdivision to the south and Lake Avenue Woods Forest Preserve to the west and north.

In 2010, Allstate Insurance Company demolished the office building and all associated improvements that had previously existed on the property. Algonquin Investments, LLC is the contract purchaser of the northern-most 8 acres of the property. Algonquin intends to develop a multi-family apartment complex on the property. The following narrative details how storm water management will be accommodated.

Existing Conditions

Detention for the property is currently accommodated by a single detention pond located near the southern third of the property. This pond is designed and permitted to accommodate the runoff from the property in its current undeveloped condition. The existing tributary area to the pond is 23.73 acres. The pond provides 2.04 acre-feet of storage. The 7.07 cfs discharge rate from the pond is controlled by a 13.17-inch orifice in a steel plate. The current normal and high water levels are 639.77 and 642.65 respectively.

Proposed Conditions

Under proposed conditions, the tributary area of the pond will be increased to approximately 27.0 acres. This tributary area will include the proposed multi-family project and portions of the remaining 30.39 acres. Runoff from the proposed multi-family development will be conveyed to the existing pond via storm sewer. The outlet control structure will be modified to meet the new release rate of 7.60 cfs and the new high water level of 644.00. The volume provided within the pond will be 3.12 acre-feet.

The preliminary calculations are provided in the following pages.

Site Information and Calculation Summary

Sanders Road Apartments

By: N. Winslow

12/19/13



Existing Conditions

Total Property Area =	30.39	acres
Pond Tributary Area =	23.73	acres
Undisturbed Area =	6.36	acres
Impervious Area =	0.31	acres
Bypass Area =	0.00	acres
Unrestricted Area =	0.30	acres

Proposed Conditions

Total Property Area =	30.39	acres
Pond Tributary Area =	27.00	acres
Undisturbed Area =	2.89	acres
Impervious Area =	6.15	acres
Bypass Area =	0.00	acres
Unrestricted Area =	0.50	acres

Detention Requirements - 100-Year Event

Sanders Road Apartments

By: N. Winslow

12/19/13



Existing Conditions

Total Site Area = 30.39 acres
 Pond Tributary Area = 23.73 acres
 Wet Pond Area = 0.64 acres
 Impervious Area = 0.31 acres
 Pervious Area = 22.81 acres
 Undisturbed Area = 6.36 acres
 Unrestricted Area = 0.30 acres
 Runoff Coefficient (C) = 0.47

$C_{wet} = 1.00$
 $C_{impervious} = 0.90$
 $C_{pervious} = 0.45$

Time of Concentration, $T_c = 30$ min
 3 Year Intensity, $I_{3-year} = 2.30$ in/hr

From MWRD Permit 76-319
 From MWRD Permit 76-319

Maximum Allowable Release Rate, $Q_r = 0.15$ cfs/acre
 Unrestricted Release Rate, $Q_u = 1.02$ cfs
 Allowable Release Rate ($Q_r \cdot A - Q_u$) = 7.17 cfs

*Based on unrestricted area being 100% pervious and 10 minute T_c

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.47	0.17	7.60	23.73	84.77	7.17	77.60	1.07
0.47	0.33	5.50	23.73	61.34	7.17	54.17	1.49
0.47	0.42	5.00	23.73	55.77	7.17	48.60	1.67
0.47	0.50	4.40	23.73	49.08	7.17	41.90	1.73
0.47	0.67	3.70	23.73	41.27	7.17	34.10	1.88
0.47	0.75	3.50	23.73	39.04	7.17	31.87	1.98
0.47	0.83	3.20	23.73	35.69	7.17	28.52	1.96
0.47	0.92	3.01	23.73	33.57	7.17	26.40	2.00
0.47	1.00	2.80	23.73	31.23	7.17	24.06	1.99
0.47	1.50	2.10	23.73	23.42	7.17	16.25	2.01
0.47	2.00	1.70	23.73	18.96	7.17	11.79	1.95
0.47	3.00	1.20	23.73	13.38	7.17	6.21	1.54
0.47	4.00	1.00	23.73	11.15	7.17	3.98	1.32
0.47	5.00	0.84	23.73	9.37	7.17	2.20	0.91
0.47	6.00	0.73	23.73	8.14	7.17	0.97	0.48
0.47	8.00	0.58	23.73	6.47	7.17	-0.70	-0.46
0.47	10.00	0.49	23.73	5.47	7.17	-1.71	-1.41
0.47	12.00	0.43	23.73	4.80	7.17	-2.38	-2.36
0.47	18.00	0.34	23.73	4.25	7.17	-2.92	-3.25

0.47	24.00	0.25	23.73	2.79	7.17	-4.38	-8.69
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Existing Storage Required = 2.01 acre-ft

Proposed Conditions

Total Site Area = 30.39 acres
 Pond Tributary Area = 27.00 acres
 Wet Pond Area = 0.65 acres
 Impervious Area = 6.15 acres
 Pervious Area = 20.20 acres
 Undisturbed Area = 2.80 acres
 Unrestricted Area = 0.50 acres
 Runoff Coefficient (C) = 0.57

$C_{wet} = 1.00$
 $C_{impervious} = 0.90$
 $C_{pervious} = 0.45$

Time of Concentration, $T_c = 30$ min From MWRD Permit 76-319
 3 Year Intensity, $I_{3-year} = 2.30$ in/hr From MWRD Permit 76-319

Maximum Allowable Release Rate, $Q_r = 0.15$ cfs/acre
 Unrestricted Release Rate, $Q_u = 1.71$ cfs
 Allowable Release Rate ($Q_r \cdot A - Q_u$) = 7.61 cfs

*Based on unrestricted area being 100% pervious and 10 minute T_c

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.57	0.17	7.60	27.00	116.09	7.61	108.49	1.49
0.57	0.33	5.50	27.00	84.01	7.61	76.41	2.10
0.57	0.42	5.00	27.00	76.38	7.61	68.77	2.37
0.57	0.50	4.40	27.00	67.21	7.61	59.61	2.46
0.57	0.67	3.70	27.00	56.52	7.61	48.91	2.69
0.57	0.75	3.50	27.00	53.46	7.61	45.86	2.84
0.57	0.83	3.20	27.00	48.88	7.61	41.28	2.84
0.57	0.92	3.01	27.00	45.98	7.61	38.37	2.91
0.57	1.00	2.80	27.00	42.77	7.61	35.17	2.91
0.57	1.50	2.10	27.00	32.08	7.61	24.47	3.03
0.57	2.00	1.70	27.00	25.97	7.61	18.36	3.04
0.57	3.00	1.25	27.00	19.09	7.61	11.49	2.85
0.57	4.00	1.00	27.00	15.28	7.61	7.67	2.54
0.57	5.00	0.84	27.00	12.83	7.61	5.23	2.16
0.57	6.00	0.73	27.00	11.15	7.61	3.55	1.76
0.57	8.00	0.58	27.00	8.86	7.61	1.25	0.83
0.57	10.00	0.49	27.00	7.48	7.61	-0.12	-0.10
0.57	12.00	0.43	27.00	6.57	7.61	-1.04	-1.03
0.57	18.00	0.31	27.00	4.74	7.61	-2.87	-4.27
0.57	24.00	0.25	27.00	3.82	7.61	-3.79	-7.51

Proposed Storage Required = 3.84 acre-ft

Storage Volume in Detention Pond

Sanders Road Apartments

By: N. Winslow

12/19/13

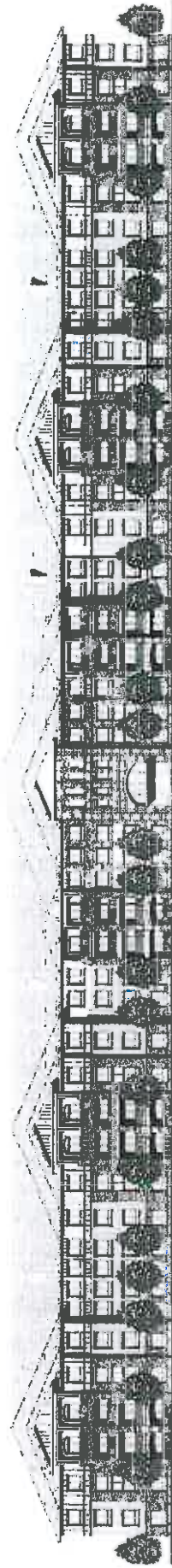


Grade	Area (sq. ft.)	Volume (cu ft.)
639.5	25042	
		12,810
640	26204	
		27,347
641	28507	
		29,656
642	30821	
		31,966
643	33124	
		34,274
644	35438	

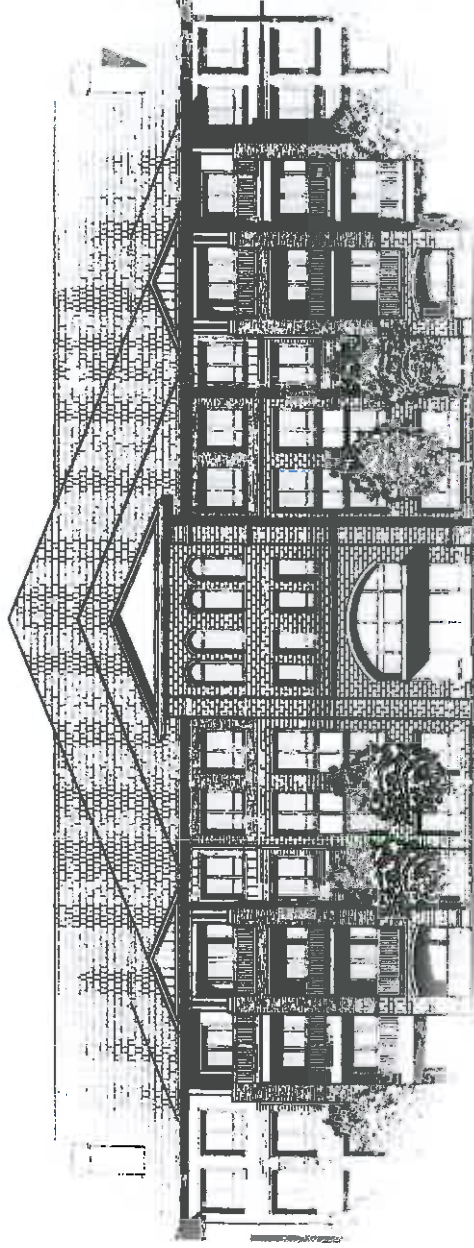
Total Volume =	136,054	cu ft.
Total Volume =	3.12	ac-ft

Sanders Road Apartments

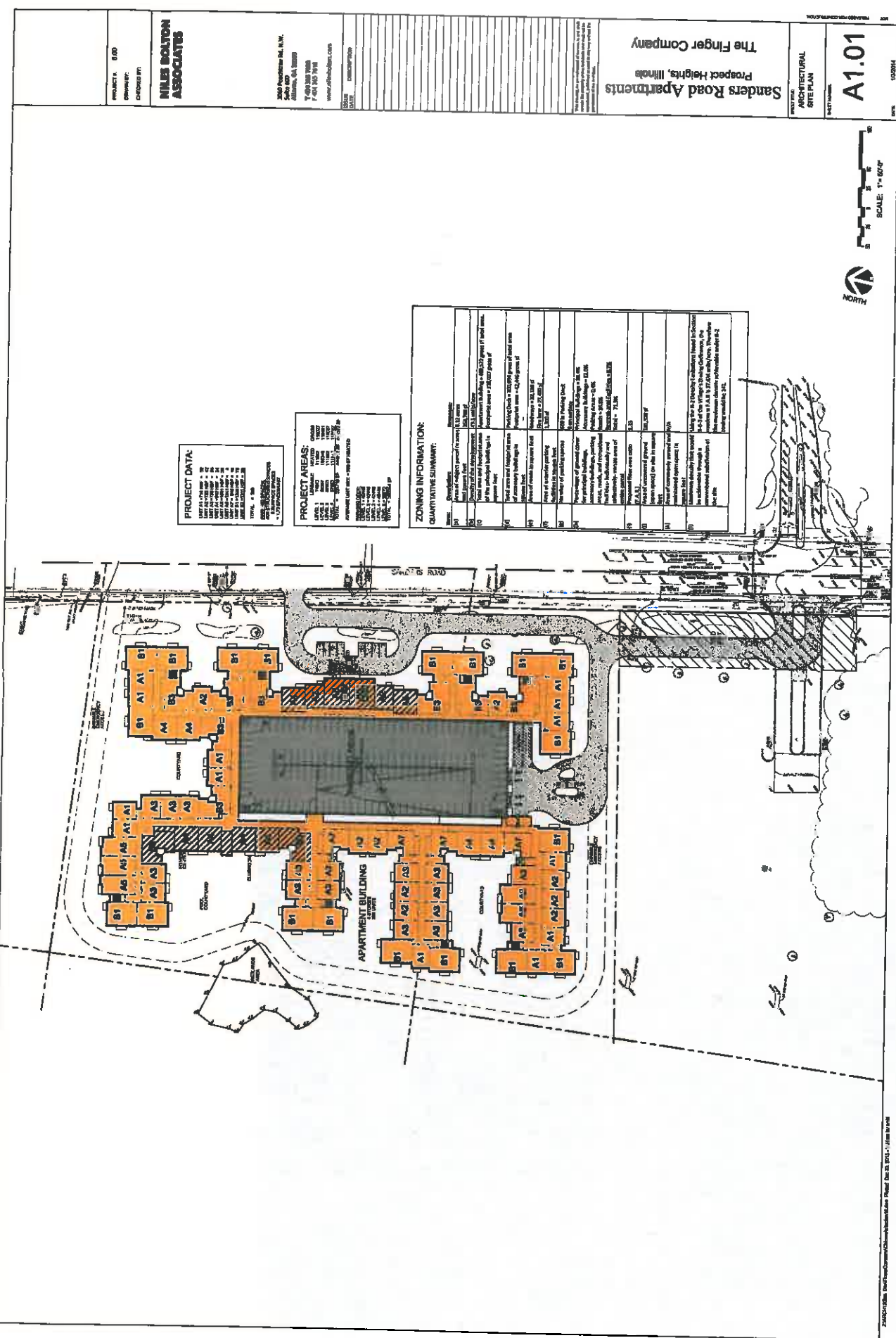
Luxury Apartment Development
Prospect Heights, Illinois



VIEW FROM SANDERS ROAD



CONCEPTUAL ELEVATION
N.T.S.



PROJECT DATA:

UNIT A1 - 100	UNIT B1 - 100
UNIT A2 - 100	UNIT B2 - 100
UNIT A3 - 100	UNIT B3 - 100
UNIT A4 - 100	UNIT B4 - 100
UNIT A5 - 100	UNIT B5 - 100
UNIT A6 - 100	UNIT B6 - 100
UNIT A7 - 100	UNIT B7 - 100
UNIT A8 - 100	UNIT B8 - 100
UNIT A9 - 100	UNIT B9 - 100
UNIT A10 - 100	UNIT B10 - 100
UNIT A11 - 100	UNIT B11 - 100
UNIT A12 - 100	UNIT B12 - 100
UNIT A13 - 100	UNIT B13 - 100
UNIT A14 - 100	UNIT B14 - 100
UNIT A15 - 100	UNIT B15 - 100
UNIT A16 - 100	UNIT B16 - 100
UNIT A17 - 100	UNIT B17 - 100
UNIT A18 - 100	UNIT B18 - 100
UNIT A19 - 100	UNIT B19 - 100
UNIT A20 - 100	UNIT B20 - 100
UNIT A21 - 100	UNIT B21 - 100
UNIT A22 - 100	UNIT B22 - 100
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UNIT A24 - 100	UNIT B24 - 100
UNIT A25 - 100	UNIT B25 - 100
UNIT A26 - 100	UNIT B26 - 100
UNIT A27 - 100	UNIT B27 - 100
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UNIT A30 - 100	UNIT B30 - 100
UNIT A31 - 100	UNIT B31 - 100
UNIT A32 - 100	UNIT B32 - 100
UNIT A33 - 100	UNIT B33 - 100
UNIT A34 - 100	UNIT B34 - 100
UNIT A35 - 100	UNIT B35 - 100
UNIT A36 - 100	UNIT B36 - 100
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UNIT A38 - 100	UNIT B38 - 100
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UNIT A40 - 100	UNIT B40 - 100
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UNIT A45 - 100	UNIT B45 - 100
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UNIT A83 - 100	UNIT B83 - 100
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UNIT A90 - 100	UNIT B90 - 100
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UNIT A92 - 100	UNIT B92 - 100
UNIT A93 - 100	UNIT B93 - 100
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UNIT A96 - 100	UNIT B96 - 100
UNIT A97 - 100	UNIT B97 - 100
UNIT A98 - 100	UNIT B98 - 100
UNIT A99 - 100	UNIT B99 - 100
UNIT A100 - 100	UNIT B100 - 100

PROJECT AREAS:

APARTMENT BUILDING	100,000
LANDSCAPE	10,000
PAVING	10,000
WATER	10,000
SEWER	10,000
ELECTRICITY	10,000
TELEPHONE	10,000
HEATING	10,000
Cooling	10,000
Other	10,000
TOTAL	150,000

ZONING INFORMATION:

QUANTITATIVE SUMMARY:

Item	Description	Quantity
(1)	Area of subject parcel (Acres)	1.00
(2)	Area of subject parcel (Sq. Ft.)	136,700
(3)	Area of subject parcel (Sq. Ft.)	136,700
(4)	Area of subject parcel (Sq. Ft.)	136,700
(5)	Area of subject parcel (Sq. Ft.)	136,700
(6)	Area of subject parcel (Sq. Ft.)	136,700
(7)	Area of subject parcel (Sq. Ft.)	136,700
(8)	Area of subject parcel (Sq. Ft.)	136,700
(9)	Area of subject parcel (Sq. Ft.)	136,700
(10)	Area of subject parcel (Sq. Ft.)	136,700
(11)	Area of subject parcel (Sq. Ft.)	136,700
(12)	Area of subject parcel (Sq. Ft.)	136,700
(13)	Area of subject parcel (Sq. Ft.)	136,700
(14)	Area of subject parcel (Sq. Ft.)	136,700
(15)	Area of subject parcel (Sq. Ft.)	136,700
(16)	Area of subject parcel (Sq. Ft.)	136,700
(17)	Area of subject parcel (Sq. Ft.)	136,700
(18)	Area of subject parcel (Sq. Ft.)	136,700
(19)	Area of subject parcel (Sq. Ft.)	136,700
(20)	Area of subject parcel (Sq. Ft.)	136,700
(21)	Area of subject parcel (Sq. Ft.)	136,700
(22)	Area of subject parcel (Sq. Ft.)	136,700
(23)	Area of subject parcel (Sq. Ft.)	136,700
(24)	Area of subject parcel (Sq. Ft.)	136,700
(25)	Area of subject parcel (Sq. Ft.)	136,700
(26)	Area of subject parcel (Sq. Ft.)	136,700
(27)	Area of subject parcel (Sq. Ft.)	136,700
(28)	Area of subject parcel (Sq. Ft.)	136,700
(29)	Area of subject parcel (Sq. Ft.)	136,700
(30)	Area of subject parcel (Sq. Ft.)	136,700
(31)	Area of subject parcel (Sq. Ft.)	136,700
(32)	Area of subject parcel (Sq. Ft.)	136,700
(33)	Area of subject parcel (Sq. Ft.)	136,700
(34)	Area of subject parcel (Sq. Ft.)	136,700
(35)	Area of subject parcel (Sq. Ft.)	136,700
(36)	Area of subject parcel (Sq. Ft.)	136,700
(37)	Area of subject parcel (Sq. Ft.)	136,700
(38)	Area of subject parcel (Sq. Ft.)	136,700
(39)	Area of subject parcel (Sq. Ft.)	136,700
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(100)	Area of subject parcel (Sq. Ft.)	136,700

Sanders Road Apartments
 Prospect Heights, Illinois
 The Finger Company

A1.01
 ARCHITECTURAL
 SITE PLAN
 02/01/14

NILES BOLTON ASSOCIATES
 2000 Northbrook Rd., N.W.
 Suite 200
 Atlanta, GA 30329
 770.393.7000
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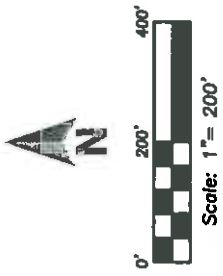
SANDERS ROAD APARTMENTS

Prospect Heights, Illinois

Project No.	100	Date	07/08/14
Client	OK	Owner	OK
Design	OK	Check	OK

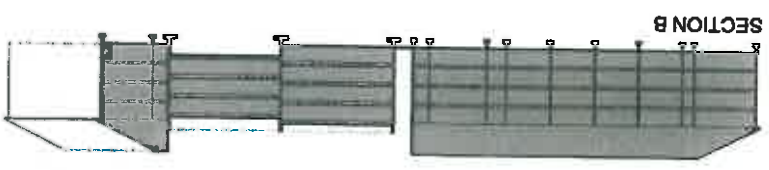
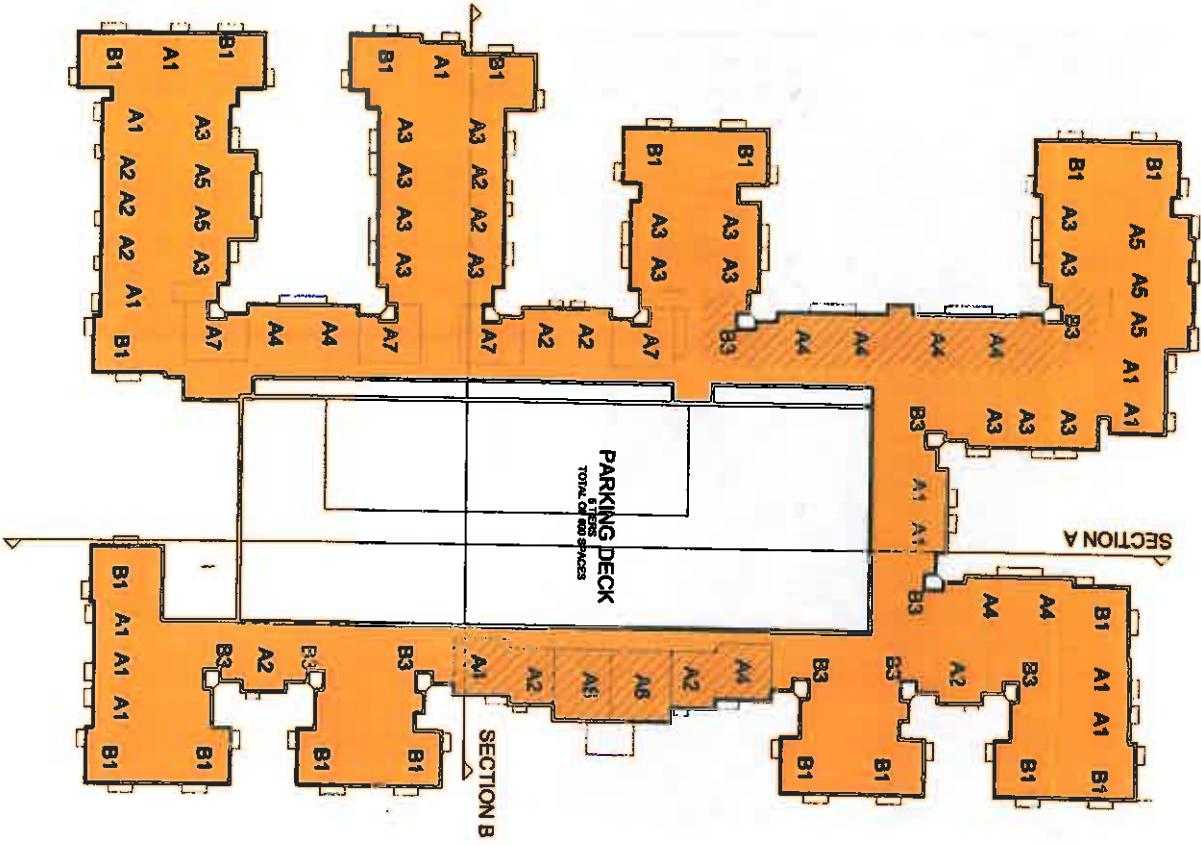
EXISTING SITE
CONDITIONS

Sheet No.
EX-1



Saunders Road Apartments

Luxury Apartment Development
Prospect Heights, Illinois



LSO.01

INDEX TITLE

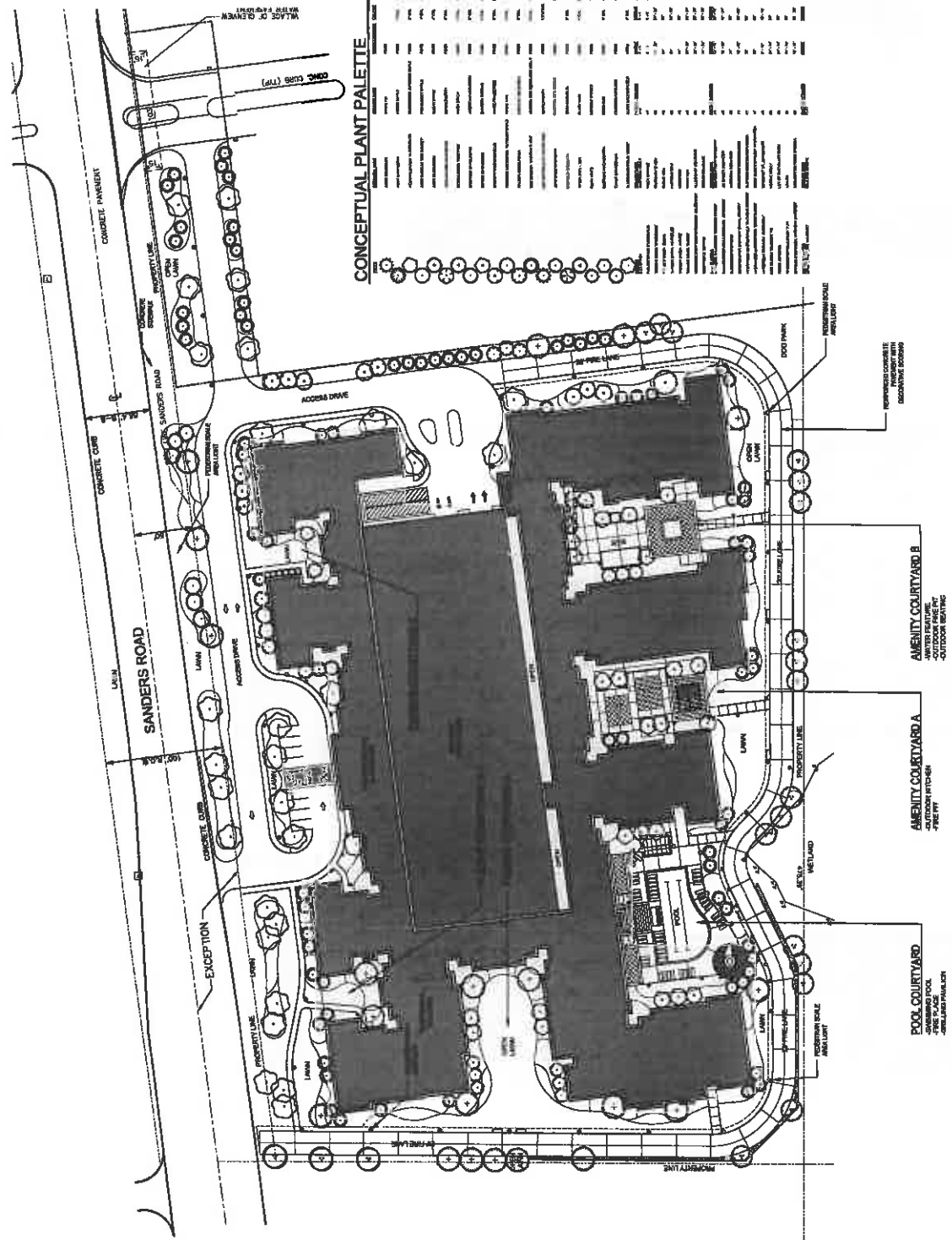
Sanders Road Apartments
Prospect Heights, Illinois
The Finger Company

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Suite 620
Atlanta, GA 30309
T 404 361 2000
F 404 361 2010
www.jillshuford.com

**NILES BOLTON
ASSOCIATES**

PROJECT #	5.00
COMMENTS:	MARCH

CONCEPTUAL PLANT PALETTE

[illegible]

MEMORANDUM TO: John Faulk
The Finger Companies

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 3, 2014

SUBJECT: Traffic Impact Study
Proposed Apartment Development
Prospect Heights, Illinois

This memorandum summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed apartment development to be located in Prospect Heights, Illinois. The development is to be located in the northern portion of the vacant HSCB office parcel and is bounded by Sanders Road on the east, Allison Woods Forest Preserve on the north and west and the remaining portion of the HSCB property. As proposed, the apartment development is to consist of a total of 700 units with 350 units developed in the first phase. Access to the development is proposed to be provided via a full access drive and a restricted right-turn in/right-turn out access drive on Sanders Road.

It should be noted that the southern portion of the HSCB office parcel (30 acres) is anticipated to be developed in the future. Access to this parcel is expected to be provided via the full access drive proposed to serve the apartment development and a second full access drive on Sanders Road. However, since it is not known at this time how the southern 30-acre will be developed, it was not considered when performing the traffic study.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the development.

The sections of this memorandum present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the proposed development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

As proposed, the apartment development is to be located in the northern portion of the vacant HSCB office parcel and is bounded by Sanders Road on the east, Allison Woods Forest Preserve on the north and west and the remaining portion of the HSCB property to the south. The Allstate Insurance corporate campus is located to the east of the site within the southwest quadrant of I-294 and Willow Road and currently has four access drives on Sanders Road. Commercial and office developments are located further north and south of the site along Sanders Road and Willow Road. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

Existing Roadway Characteristics

Figure 3 illustrates and the following describes the existing roadway characteristics within the vicinity of the site.

Sanders Road is generally a north-south minor arterial road providing two lanes in each direction. At its signalized intersection with Willow Road, Sanders Road provides a separate left-turn lane and a separate right-turn lane on both approaches. In addition, separate right-turn lanes are provided on northbound Sanders Road at its unsignalized intersections with the Allstate campus northern access drive and at Allstate Parkway/Winkelman Road. Within the vicinity of the site, Sanders Road has a posted speed limit of 40 mph and is under the jurisdiction of the Cook County Department of Transportation.

Willow Road is an east-west arterial roadway. It generally provides two lanes in each direction that is widened to provide three lanes in each direction from just east of Sanders Road to just west of Landwehr Road. At its signalized intersection with Sanders Road, Willow Road provides a separate left-turn lane and a separate right-turn lane on both approaches. Willow Road has a posted speed limit of 45 mph east of Sanders Road and 55 mph west of Sanders Road and is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Winkelman Road is an east-west collector road that extends from Sanders Road west to Milwaukee Avenue. At its intersection with Sanders Road, Winkelman Road is aligned opposite Allstate Parkway and is under stop sign control. Winkelman Road provides one lane in each direction and has a posted speed limit of 30 mph.

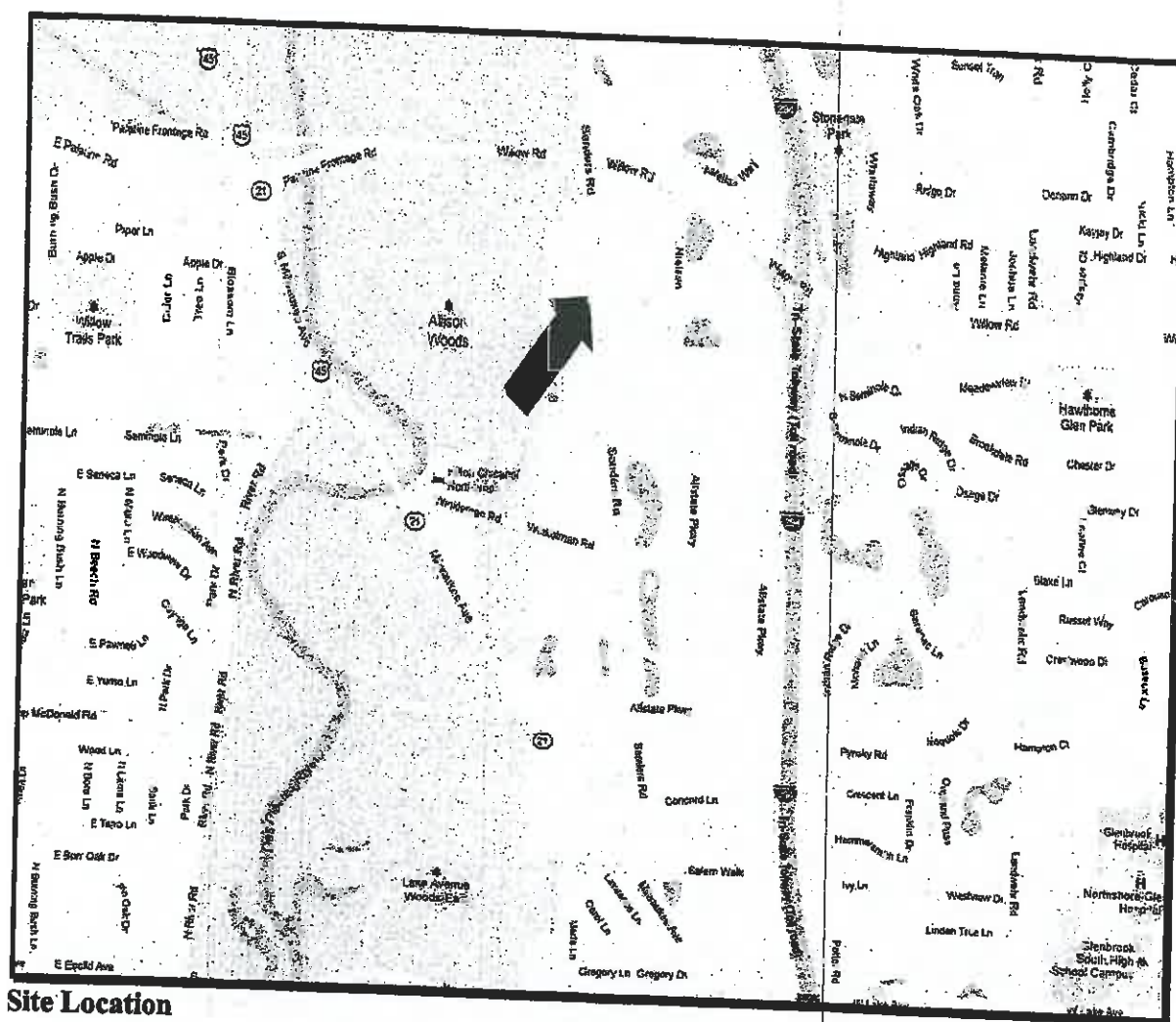
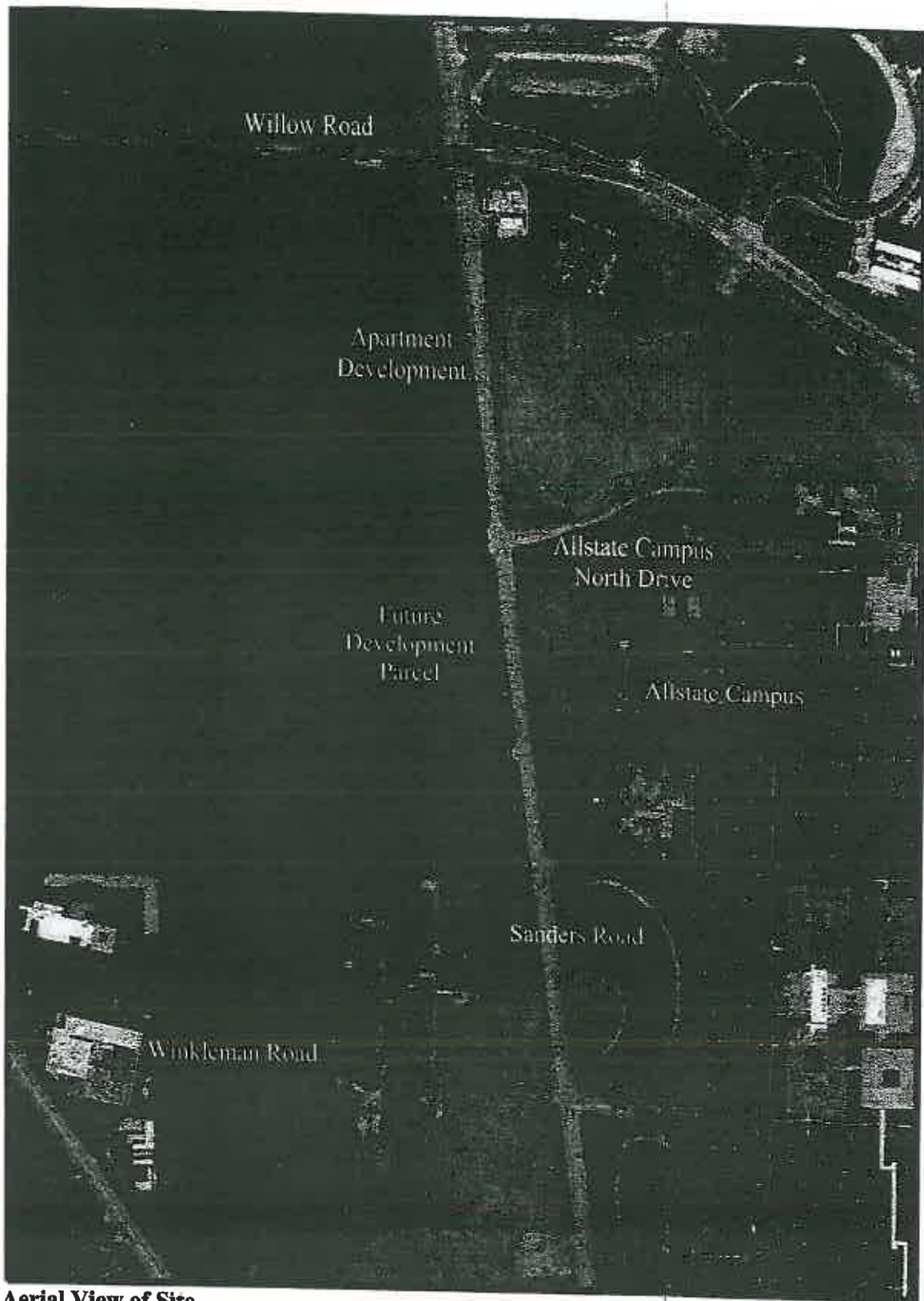
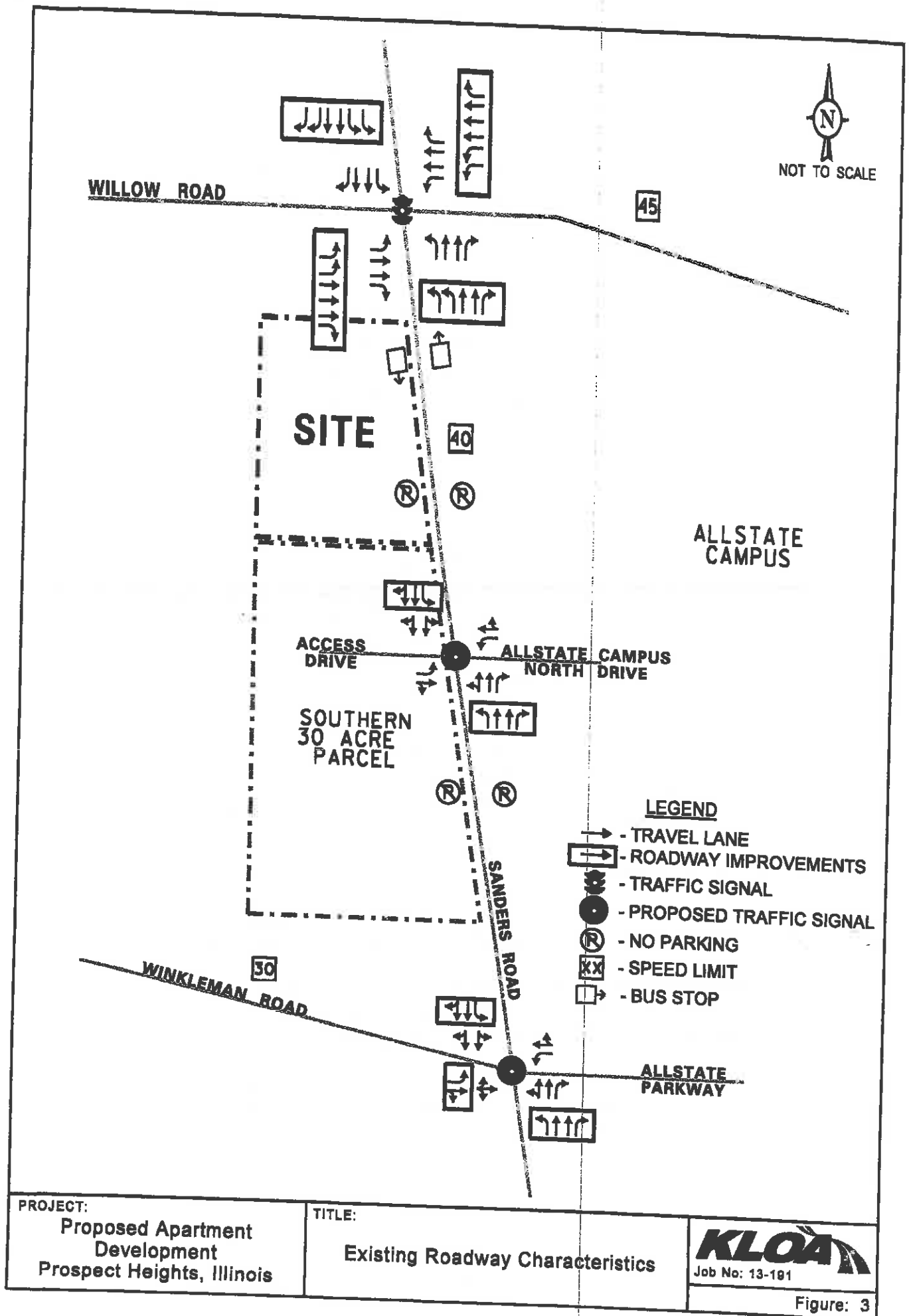


Figure 1



Aerial View of Site

Figure 2



Allstate Parkway is one of the main access drives serving the Allstate Campus and is aligned opposite Winkelman Road at its intersection with Sanders Road. It provides two lanes in each direction with a separate left-turn lane, a through lane and a separate right-turn lane provided at its intersection with Sanders Road. Allstate Parkway is under stop sign control at its intersection with Sanders Road.

Allstate Campus northern access drive is a secondary access drive serving the Allstate campus and is aligned with the northern access drive that served the HSCB office parcel. The access drives provides one lane in each direction. At its intersection with Sanders Road, the access drive provides a separate right-turn lane and a separate left-turn lane that are under stop sign control.

Area Roadway Improvements

The following summarizes the roadway improvements proposed within the study area

Sanders Road/Willow Road Intersection. IDOT has plans to improve the intersection of Sanders Road with Willow Road. The improvements will provide dual left-turn lanes, three through lanes and a right-turn lane on both the eastbound and westbound approaches of Willow Road. The northbound approach of Sanders Road is to provide dual left-turn lanes, two through lanes and a right-turn lane. The southbound approach of Sanders Road is to provide dual left-turn lanes, two through lanes and dual right-turn lanes.

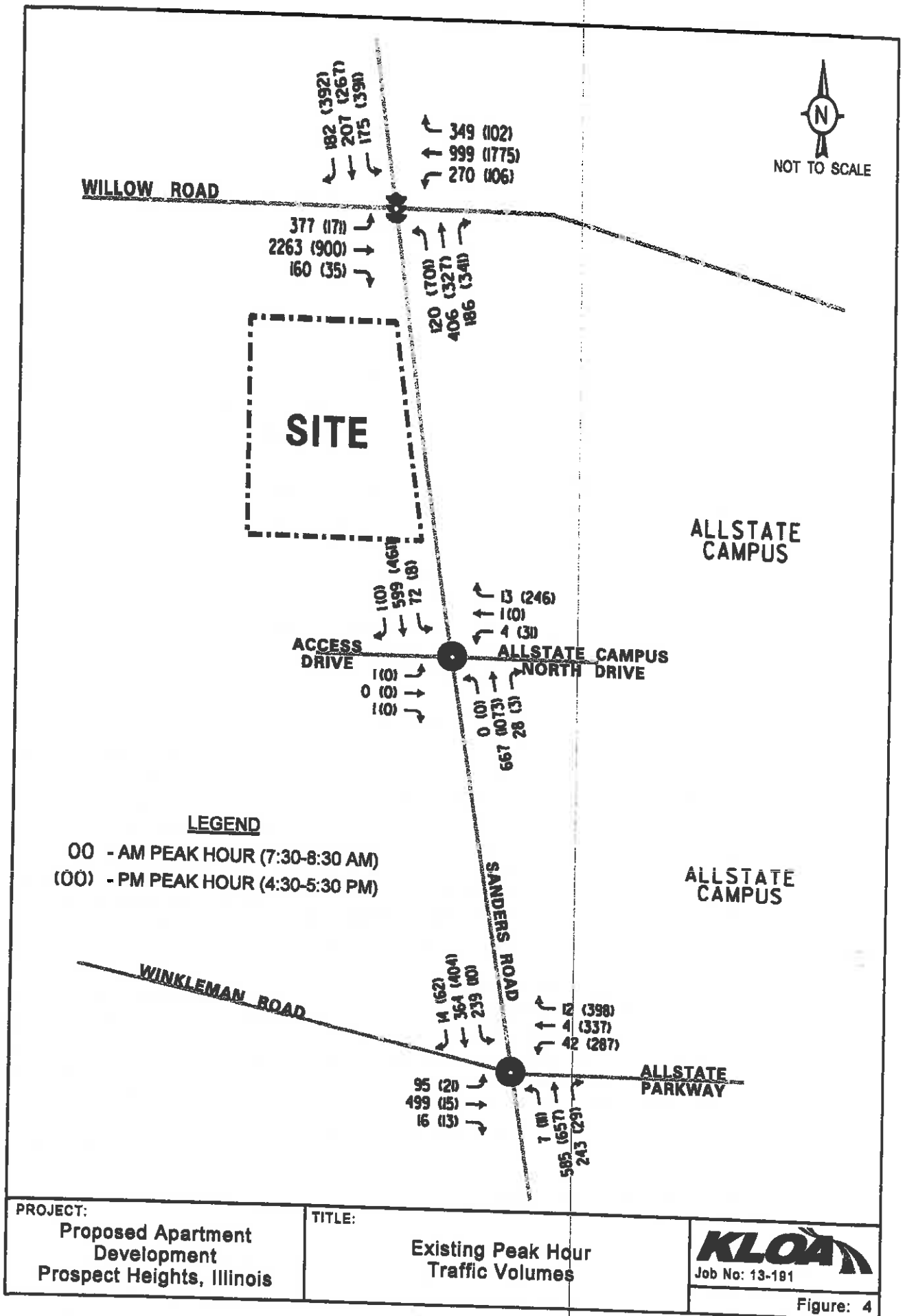
Sanders Road with Winkelman Road/Allstate Parkway. A traffic signal has been approved for the intersection of Sanders Road with Winkelman Road and Allstate Parkway. As part of the installation of the traffic signal, Winkelman Road will be widened to provide a separate left-turn lane and Sanders Road will be widened to provide separate left-turn lanes on both the northbound and southbound approaches.

Existing Traffic Volumes

In order to determine current traffic conditions on the existing roadways, KLOA, Inc. conducted weekday morning and evening peak period traffic counts at the following intersections.

- Sanders Road with Willow Road (conducted in January 2012)
- Sanders Road with Allstate campus northern access drive (conducted in November 2013)
- Sanders Road with Allstate Parkway and Winkelman Road (conducted in January 2013)

The results of the traffic counts showed that the weekday morning peak hour of traffic occurred from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurred from 4:30 P.M. to 5:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.



Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the apartment development is to consist of a total of 700 units with the first phase consisting of 350 units. Access to the development is proposed to be provided via a full access drive and a restricted tight-turn in/right-turn out access drive on Sanders Road as summarized below.

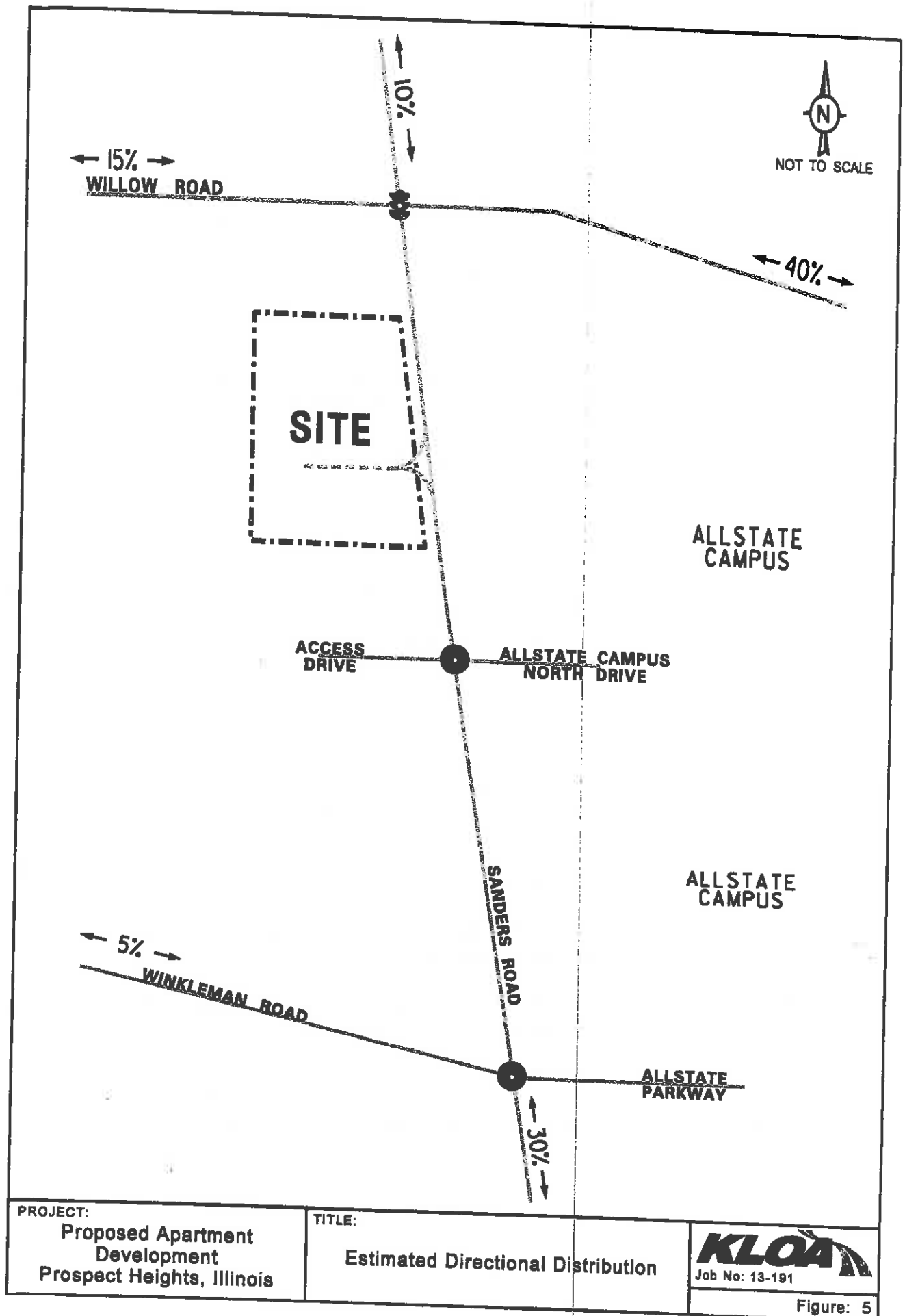
- Full access to Sanders Road will be provided via the northern access drive that served the HSCB property and is aligned opposite the Allstate campus northern access drive. At its intersection with Sanders Road, the access drive should provide one inbound lane and two outbound lanes, striped to provide a separate left-turn and a shared through/right-turn lane. As part of the apartment development, Sanders Road will need to be widened to provide separate left-turn lanes serving both the access drive and the Allstate campus northern access drive. In addition, the intersection of Sanders Road with the access drive and the Allstate campus northern access drive is proposed to be under traffic signal control.

The access drive is proposed to ultimately serve both the proposed apartment development and the remaining 30 acres of the HSCB property. Initially the access drive will be designed to provide access to only the apartment development with the north-south circulation road extending between the apartment development and the access drive located just west of Sanders Road. Once access is provided to the remaining 30 acres, the north-south circulation road serving the apartment development will need to be relocated so that it intersects the access drive at least 200 feet west of Sanders Road. As the development plans are finalized, the design of the access drive and/or the initial location of the north-south circulation road will need to be modified to ensure the access drive can accommodate the largest truck expected to access the apartment development.

- Restricted right-turn in and right-turn out access to Sanders Road is proposed to be provided via a new access drive located at the north end of the development. This access drive will provide one inbound lane and one outbound lane, channelized to restrict left-turn movements. Given the proximity of the north-south circulation road to Sanders Road, this access drive will be restricted to passenger vehicles only. As the development plans are finalized, the design of the access drive and/or the location of the north-south circulation road may need to be modified to ensure the access drive can accommodate passenger vehicles.

Directional Distribution of Development Traffic

The directions from which the development-generated traffic will approach and depart the site were estimated based on the existing travel patterns as determined from the traffic counts and previous studies conducted in the area. Figure 5 illustrates the directional distribution for the development.



Development Traffic Generation

The estimate of traffic to be generated by the apartment development was based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. **Table 1** estimates the total trips to be generated by the apartment development for the weekday morning and weekday evening, peak hours.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Type	ITE Code	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
		Inbound	Outbound	Inbound	Outbound
700 Apartments	220	71	286	282	152

Site Traffic Assignment

The peak hour traffic volumes estimated to be generated by the proposed apartment development plan (refer to Table 1) were assigned to the area roadways based on the directional distribution analysis (Figure 5) and the proposed access drives. **Figure 6** shows the assignment of new vehicle trips.

Projected Growth

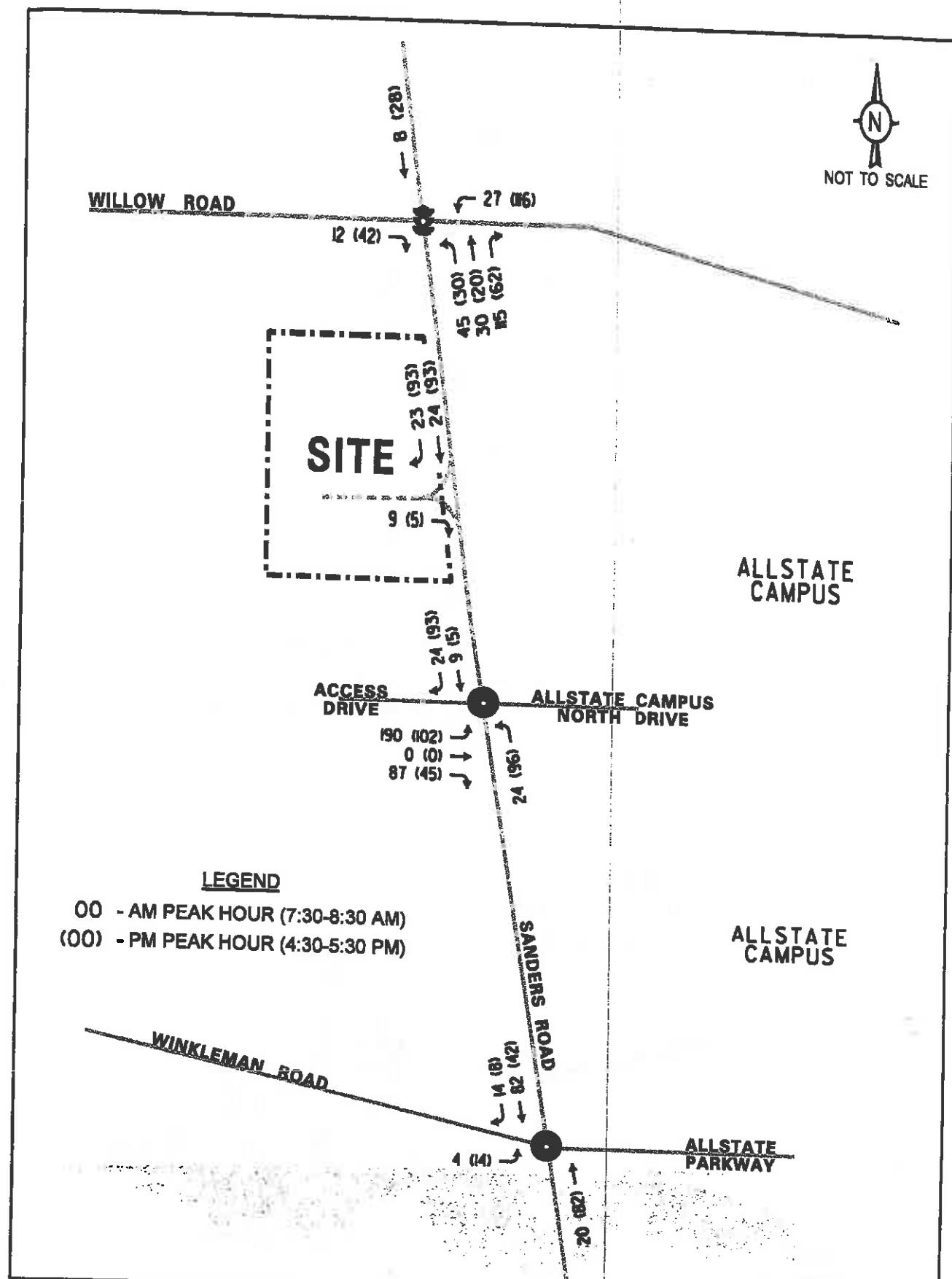
In addition, to the traffic to be generated by the proposed development, the traffic study also included the traffic to be generated by the following developments.

- The redevelopment of the Culligan property located in the northwest quadrant of the I-294 and Willow Road interchange.
- To account for other growth in the area not attributed to any specific development, the existing traffic volumes were increased by one percent per year for six years.

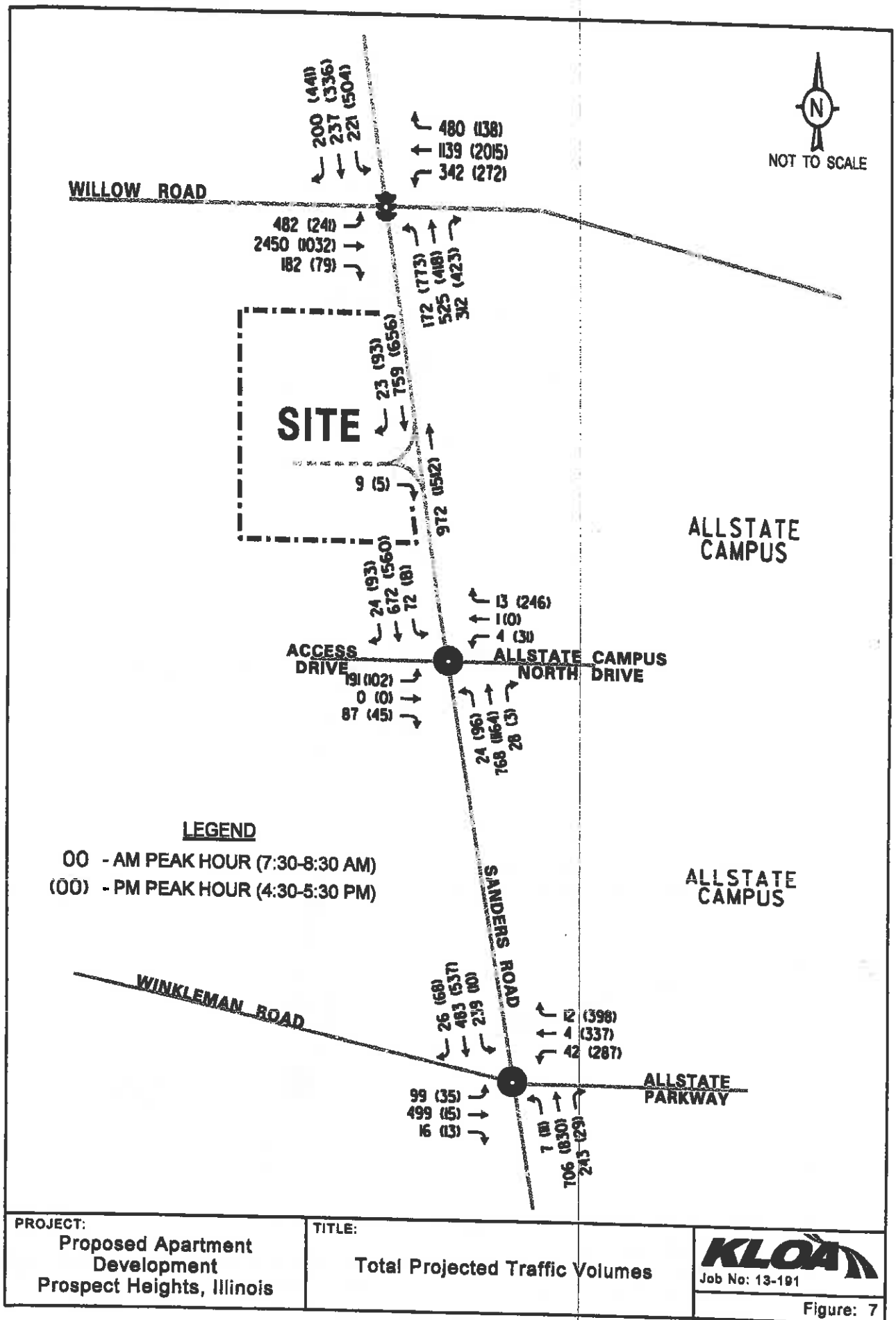
Since it is not known at this time how the remainder of the HSCB parcel (30 acres) will be developed, it was not considered when performing the traffic study.

Total Projected Traffic Volumes

Figure 7 illustrates the total projected traffic volumes which include the existing traffic volumes plus the apartment development-generated traffic volumes plus the other area growth.



PROJECT: Proposed Apartment Development Prospect Heights, Illinois	TITLE: Estimated Site-Generated Traffic Volumes	KLOAN Job No. 13-191 Figure: 6
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PROJECT:
 Proposed Apartment
 Development
 Prospect Heights, Illinois

TITLE:
 Total Projected Traffic Volumes

KLOA
 Job No: 13-191

Traffic Analysis

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

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized intersections are shown in the Appendix. The results of the capacity analysis are summarized in Tables 2 and 3.

Site Access

Access to the apartment development is proposed to be provided via two access drives on Sanders Road as described below.

Sanders Road Full Access Drive

Full access to Sanders Road will be provided via the northern access drive that served the HSCB property and is aligned opposite the Allstate campus northern access drive. At its intersection with Sanders Road, the access drive should provide one inbound lane and two outbound lanes, striped to provide a separate left-turn and a shared through/right-turn lane. As part of the apartment development, Sanders Road will need to be widened to provide separate left-turn lanes serving both the access drive and the Allstate campus northern access drive. In addition, the intersection of Sanders Road with the access drive and the Allstate campus northern access drive is proposed to be under traffic signal control. A traffic signal warrant study performed at this intersection shows that a traffic signal will be warranted when the development approaches full buildout.

The access drive is proposed to ultimately serve both the proposed apartment development and the remaining 30 acres of the HSCB property. Initially the access drive will be designed to provide access to only the apartment development with the north-south circulation road extending between the apartment development and the access drive located just west of Sanders Road. Once access is provided to the remaining 30 acres, the north-south circulation road serving the apartment development will need to be relocated so that it intersects the access drive at least 200 feet west of Sanders Road. As the development plans are finalized, the design of the access drive and/or the initial location of the north-south circulation road will need to be modified to ensure the access drive can accommodate the largest truck expected to access the apartment development.

Table 2

CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)
Sanders Road/Willow Road ¹	F	97.9	F	171.1
Sanders Road/Allstate Campus North Drive ²				
Eastbound Approach:	C	20.1	D	27.7
Westbound Approach:	C	16.9	C	22.6
Sanders Road/Winkelman Road/Allstate Parkway ²				
Eastbound Approach:	F	>60.0	F	>60.0
Westbound Approach:	F	>60.0	F	>60.0
1. Signalized Intersection				
2. Unsignalized Intersection				

Table 3

CAPACITY ANALYSIS RESULTS—FUTURE TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)
Sanders Road/Willow Road ^{1,2}	D	50.0	E	58.4
Sanders Road/Allstate Campus North Drive				
• Stop Sign Control	F	>60.0	F	>60.0
• Traffic Signal Control	B	11.4	B	19.2
Sanders Road/Winkelman Road/Allstate Parkway ^{1,3}	D	38.8	C	29.4
Sanders Road/Restricted Access Drive ⁴	B	10.6	B	10.5
1. Signalized Intersection				
2. Assumes planned geometric and traffic signal improvements proposed by IDOT at this intersection				
3. Assumes planned geometric and traffic signal improvements proposed at this intersection				
4. Unsignalized Intersection				

Restricted Right-Turn in/Right-Turn Out

Restricted right-turn in and right-turn out access to Sanders Road is proposed to be provided via a new access drive located at the north end of the development. This access drive will provide one inbound lane and one outbound lane, channelized to restrict left-turn movements, with the outbound lane under stop sign control. Given the proximity of the north-south circulation road to Sanders Road, this access drive will need to be restricted to passenger vehicles only. As the development plans are finalized, the design of the access drive and/or the location of the north-south circulation road may need to be modified to ensure the access drive can accommodate passenger vehicles.

Evaluation

The following summarizes how the intersections are projected to operate.

Sanders Road with Development Access Drive and Allstate Campus Northern Access Drive

The results of the capacity analyses show that this intersection currently operates at a good level of service. Assuming the total projected traffic volumes and the addition of the left-turn lanes on Sanders Road, the left-turn movements from the development access drive are projected to operate at a poor level of service under stop sign control. This is due to the higher volume of traffic on Sanders Road and the limited number of gaps.

As indicated previously, a traffic signal is proposed to be installed at this intersection as part of the apartment development. A traffic signal warrant study has shown that a traffic signal is projected to be warranted with the full buildout of the proposed apartment development. In addition, the development of the remaining 30 acres will increase the projected traffic at this intersection, which will further warrant the need for a traffic signal. The results of the capacity analyses show that the intersection is projected to operate at a good level of service with assuming the installation of a traffic signal.

Sanders Road with Winkelman Road and Allstate Parkway

The results of the capacity analyses and field observations show that this intersection currently operates at a poor level of service during the peak hours. Allstate currently hires police officers to help direct/manage traffic at this intersection during the morning and evening peak periods. With the proposed improvements at this intersection, including the installation of a traffic signal, this intersection is projected to operate at a good level of service.

Sanders Road with Willow Road

This intersection currently operates at a poor level of service with extensive delays and queuing during the weekday morning and evening peak hours. As noted, IDOT has plans to improve this intersection to provide dual left-turn lanes, three through lanes, and a right-turn lane on both the eastbound and westbound approaches on Willow Road and dual left-turn lanes, two through lanes, and a right-turn lane on the northbound approach on Sanders Road, and dual left-turn lanes, two through lanes, and dual right-turn lanes on the southbound approach on Sanders Road. Assuming the IDOT improvements and the total projected traffic volumes are realized, this intersection will operate on the threshold between a Level of Service D and E. It is important to note that the projected operation of the improved intersection with the total projected traffic volumes will be significantly enhanced compared to the existing intersection operation. Further, the development will have a limited impact on the operation of the intersection as the traffic generated by the development will represent approximately four percent of the total projected traffic volumes.

Conclusion

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

- As proposed, the apartment development is to consist of a total of 700 units with the first phase consisting of 350 units.
- Access to the apartment is to be provided via one full access drive and one restricted right-turn in/right-turn out access drive on Sanders Road

Full access to Sanders Road will be provided via an access drive aligned opposite the Allstate campus northern access drive. At its intersection with Sanders Road, the access drive should provide one inbound lane and two outbound lanes, striped to provide a separate left-turn and a shared through/right-turn lane. Once access is provided to the remaining 30 acres, the north-south circulation road serving the apartment development will need to be relocated so that it intersects the access drive at least 200 feet west of Sanders Road. As the development plans are finalized, the design of the access drive and/or the initial location of the north-south circulation road will need to be modified to ensure the access drive can accommodate the largest truck expected to access the apartment development.

- Restricted right-turn in and right-turn out access to Sanders Road is proposed to be provided at the north end of the site. This access drive will provide one inbound lane and one outbound lane, channelized to restrict left-turn movements with the outbound lane under stop sign control. Given the proximity of the north-south circulation road to Sanders Road, this access drive will need to be restricted to passenger vehicles only. As the development plans are finalized, the design of the access drive and/or the location of the north-south circulation road may need to be modified to ensure the access drive can accommodate passenger vehicles.
- The full access drive is proposed to ultimately serve both the proposed apartment development and the remaining 30 acres of the HSCB property. Initially the access drive will be designed to provide access to only the apartment development with the north-south circulation road extending between the apartment development and the access drive located just west of Sanders Road. As the development plans are finalized, the design of the access drive and/or the location of the north-south circulation road will need to be modified to ensure the access drive can accommodate the largest truck expected to access the apartment development. Once access is provided to the remaining 30 acres, the north-south circulation road serving the apartment development will need to be relocated so that it intersects the access drive at least 200 feet west of Sanders Road.
- With the improvements proposed as part of the apartment development and the other improvements proposed in the area, the roadway system will be sufficient to accommodate the additional traffic to be generated by the development.

Appendix

LEVEL OF SERVICE CRITERIA—SIGNALIZED INTERSECTIONS

Level of Service	Interpretation	Delay per Vehicle (seconds)
A	Very short delay, with extremely favorable progression. Most vehicles arrive during the green phase and do not stop at all.	≤ 10.0
B	Good progression, with more vehicles stopping than for Level of Service A, causing higher levels of average delay.	> 10 and ≤ 20.0
C	Light congestion, with individual cycle failures beginning to appear. Number of vehicles stopping is significant at this level though many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Congestion is more noticeable, with longer delays resulting from combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and the proportion of vehicles not stopping declines.	> 35 and ≤ 55
E	High delays result from poor progression, high cycle lengths and high V/C ratios.	> 55 and ≤ 80
F	Unacceptable delay occurring, with oversaturation.	> 80.0

LEVEL OF SERVICE CRITERIA—UNSIGNALIZED INTERSECTIONS

Level of Service	Average Total Delay (SEC/VEH)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual*, 2000.

Plan Commission C16

FOR OFFICE USE ONLY:

FEE PAID CK1001/\$4200

RECEIPT #

DATE

RECVD BY

CASE #

MEETING DATE

1-3-14

JM

PZBA #14-01 PC

1-23-14

**PLAN/ZONING BOARD OF APPEALS
APPLICATION**

☐ Special Use (\$400)

☐ Variation (\$150)

☐ Text Amendment (\$300)

☐ Map Amendment (Refer to Ord. 0-03-18)

☒ Subdivision/PUD (Refer to Ord. 0-03-18)

☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT: Algonquin Investments, LLC

ADDRESS: 99 Detering #200
Houston, TX 77007

PHONE: Home: _____ Work: 713 867 7014

ADDRESS OF SUBJECT PROPERTY: 2600 Sander Rd. Prospect Heights, IL

PROPERTY IS LOCATED IN THE 0-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 6-3-2 and 6-3-3

DESCRIPTION OF REQUEST: Subdivide a single 30.42 acre parcel in to two
lots. (Lot 1: 8.12 acres), (Lot 2: 22.30

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES X NO ____ If yes, please describe: Documents: 20213934, 23687639, 23815803, 23989903, 24767247, 93174353, 0917334030, 1102831100, 1129045019

Has the property been the subject of previous or pending administrative legislative or court action:
YES ____ NO X If yes, give details:

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note*- please include one copy for file no larger than 11"x 17").
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only -12 copies)
5. Notice to Property Owners (1 copy)
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights. Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 1-3-14

[Signature]
Signature of Applicant



Building/Zoning Departments

Memo

DATE: January 17, 2014

TO: Thomas Weidman – Chairman
Plan/Zoning Board Commissioners

FROM: Steve Skiber, Director of Building and Zoning *SS*

RE: Plan/Zoning Board of Appeals Case No. 14-01PC
2600/2700 Sanders Road

Please be advised that the referenced property is a 30 acre vacant lot, under control and ownership of Allstate Insurance. The petitioner, Algonquin Investments, has a land contract for the northerly 8 acres with road access and utility easements. Pursuant to our Subdivision Code, sections 6-3-2 and 6-3-3, the contract purchaser wishes to subdivide the land to create a single lot of record and has submitted a Preliminary Plat of Subdivision. Please review the attached engineering review comments. We anticipate receiving a revised plat prior to the Public Meeting on 1/23/14. Additionally, the Preliminary Plat of Subdivision will be reviewed by the City Attorney.

Thank you.

Steve Skiber

From: Steve Berecz
Sent: Wednesday, January 15, 2014 8:07 AM
To: Winslow Nathan (nwinslow@eea-ltd.com); Keppner Christopher (ckeppner@eea-ltd.com)
Cc: Steve Skiber; Steve Cutaia; Anne Marrin; Faulk John (jfaulk@fingercompanies.com)
Subject: Sanders Road Apartments - cursory review of Preliminary Plat of Subdivision

Nate & Chris:

We have done a cursory review of the Preliminary Plat of Subdivision.

We question if this document was prepared by a licensed surveyor, as the general form/layout/information presented does not look like it was. For the next submittal of this document, please provide the name & seal of the licensed surveyor who prepared the Plat. It does not have to be signed and dated until the final plat is ready to go.

Follow are our preliminary comments (we did not review in full detail as we think too much detail is missing to provide a comprehensive review):

- 1.) Please note the basis of bearings.
- 2.) The legal descriptions shown do not match the legal description shown on the ALTA Survey. Instead, they are both describing the boundary for proposed Lot 1 which is not necessary. The legal as shown on both pages shall be removed from the plans and the ALTA legal should be placed in the surveyor's certificate. And a new legal (short version) should be placed in the header of the Plat.
- 3.) Call out all lines which are mentioned in the ALTA Survey legal description.
- 4.) The proposed easements for ingress/egress, utilities and detention should be annotated so that they can be accurately drawn.
- 5.) Review all dimensions shown on the plat so that the exterior boundary dimensions agree with those shown on the ALTA Survey and that the individual lot dimensions, when totaled agree with the overall dimension.
- 6.) Show all monuments found in the process of doing the boundary survey.
- 7.) Show where the two (2) concrete subdivision monuments will be placed.
- 8.) Show all necessary certificates for signatures. i.e. City, County, Owners, Surveyors, etc.
- 9.) Remove all proposed improvements i.e. proposed buildings, utilities, roads and topography.

A revised preliminary plat should be submitted and stamped by a licensed surveyor prior to the City Hearing for this project, which is scheduled for January 23rd. The sooner this can be provided the better.

If needed, please call me to discuss in greater detail.

Thanks,
Steven Berecz, PE
City of Prospect Heights
City Engineer
847-398-6070 x210

Preliminary Plat

6-3-2 B 2. i. Reports

- 1. Northfield Woods Sanitary District Capacity Letter**
- 2. Grant of Easement Document No. 23815803 allowing for construction of water transmission mains and appearances and tap privileges**
- 3. School District Maps**
- 4. Park and Library District**

**Northfield Woods Sanitary District
Capacity Letter**

November 13, 2013

GHA GEWALT HAMILTON
ASSOCIATES, INC.
CONSULTING ENGINEERS

Mr. John Faulk
The Finger Companies
99 Detering, Suite 200
Houston, Texas 77007-8289

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115
www.gha-engineers.com

Re: 2600 Sanders Road, Prospect Heights, Ill.

Dear Mr. Faulk:

The Northfield Woods Sanitary District is in receipt of your request for sanitary sewer service for 2600 Sanders Road in the Northfield Woods Sanitary District.

As you stated, the sanitary sewer service will be for approximately 7 acres and will be comprised of 360 residential apartment units. The location of the sanitary sewers is adjacent to the property. Based on your letter dated November 6, 2013, we estimate that the total population equivalents for your development will generate 681 PE average daily flow, or 68,100 GPD.

The District has the capacity to serve your proposed project so long as it meets the Metropolitan Water Reclamation District and Northfield Woods Sanitary District standards. In addition, an excess utilization fee will be due for all flow in excess of 1,500 GPD per acre of average daily wastewater flow.

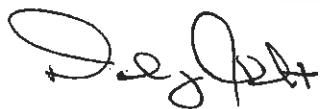
Additional requirements would be that any non-residential food service facilities are required to have an exterior grease trap. Interior parking areas must have at least one triple basin before discharging to the sanitary sewer.

A restrictive covenant will be drafted and recorded against the land, specifying the number of sanitary fixtures, unit's average daily and peak daily flows, expected usage, and ownership of any private sanitary sewer facilities.

We hope that this letter briefly describes the process of connection and availability of sanitary sewer service for the apartment complex.

If you should have any questions regarding the above, please do not hesitate to contact our office.

Sincerely,
Gewalt Hamilton Associates, Inc.



David J. Gewalt, P.E.
District Engineer

cc: President & Board of Trustees, NWSD
Wanda Reid, Northfield Woods Sanitary District
Gene Bulmash, Bulmash Law Firm, P.C.

**Grant of Easement Document No. 23815803 allowing for
construction of water transmission mains and appearances and
tap privileges**

Feb. 9, 1977

23 815 803

GRANT OF EASEMENT

This Grant of Easement made between the Trustees of Schools of Township 42 North, Range 12, East of the Third Principal Meridian, a municipal corporation (the "Grantor") and Maryland Life Insurance Company of Baltimore, a Maryland corporation, (the "Grantee").

Witnesseth:

WHEREAS, the Grantor is the owner of the following tracts of land:

The South 66.70 feet measured on the West line thereof of Lot 7 in Winkelman Farm Subdivision in the South West quarter of Section 20 and the South East quarter of Section 19, Township 42 North, Range 12, East of the Third Principal Meridian, except that part lying within the dedicated right-of-way of Sanders Road in Cook County, Illinois; and

The North 175 feet (as measured on the West line of the South East quarter of Section 19) of that part of the South 76 rods of the South East quarter of Section 19, Township 42 North, Range 12, East of the Third Principal Meridian, lying West of the center line of Sanders Road, except that part lying within the dedicated right-of-way, of Sanders Road, in Cook County, Illinois.

(Collectively referred to as "Parcel 1")

WHEREAS, the Grantee is the owner of a tract of land described on Exhibit A attached hereto and made a part hereof and referred to as "Parcel 2";

WHEREAS, the Grantor wishes to grant and Grantee wishes to receive an easement over, under, and across the East ten feet (10') of Parcel 1 (the East ten feet of Parcel 1 herein being referred as "the Easement Premises");

23 815 803

Prepared by - RETURN TO
C. B. M. T.

MADE TO

Feb. 9, 1977

82815802

WT FEB 9

FEB-9-77 324186 e 23815802-A -- bcc

Lots 120 and 121, Salinger and Hubbard's Addition to
Rogers Park South West one quarter, Section 136-41-13,
East of the Third Principal Meridian, in the County of
Cook, State of Illinois, commonly known as 6649 North
Sacramento, Chicago, Illinois.

101

23815802



Burton S. Hochberg
69 W. Washington #1600
Chicago, Ill

10⁰⁰ MAIL

47152 CI 100

Feb. 9, 1977

Now, therefore, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration including the grants, agreements, and covenants set forth herein, the following grants, agreements, covenants and restrictions are made:

1. GRANT OF EASEMENT.

The Grantor hereby grants to the Grantee, its successors and assigns, as an easement appurtenant to Parcel 2, a perpetual easement to lay, construct, install, maintain, operate, repair, renew, relay, replace and inspect water transmission mains and appurtenances thereto, at its sole cost and expense upon, under, and across the Easement Premises and for no other purpose whatsoever.

2. USE OF EASEMENT PREMISES.

Exclusive use of the Easement Premises is not granted hereby and the right to use the Easement Premises for ingress or egress or for any other purpose is hereby expressly reserved by the Grantor, provided, however, that the Grantor shall not erect any permanent buildings or place trees upon the Easement Premises. The Easement Premises may be used for gardens, shrubs, landscaping, and other purposes including but not limited to driveways and parking areas that do not interfere with the aforesaid use by Grantee or other rights granted herein. Grantor reserves to itself any subsurface use that does not unreasonably interfere with the Grantee's use of the Easement Premises.

3. MAINTENANCE AND REPAIR.

Grantee shall maintain at all times all water transmission mains and appurtenances thereto at its sole cost and expense. Grantor shall have and may retain all rights to the use and occupation of the Easement Premises except as provided herein and such use and occupation by Grantor shall not be unnecessarily interfered with by any construction or repair work performed under this Grant of Easement.

4. ADDITIONS TO DOMINANT TENEMENT.

The Easement Premises shall also be appurtenant to any land that may hereinafter come into common ownership with Parcel 2 that is contiguous to Parcel 2.

23 815 803

Feb. 9, 1977

5. CONSTRUCTION.

The Grantor covenants and agrees that the Grantor will in no manner disturb, damage, destroy, injure or obstruct any improvements placed on the Easement Premises by the Grantee and will not obstruct or interfere with the Grantee, its contractors or subcontractors, or with the agents or employees of them or either of them in the exercise of any of the rights, privileges or authorities hereby given and granted, provided, however, that the Grantee shall use and enjoy the privileges and rights given and granted hereunder at reasonable times and in a reasonable manner.

6. TAP ON PRIVILEGE.

Grantee by accepting this easement hereby agrees that Grantor, its successors and assigns, shall have the right to connect without payment of a tap on fee a water line into said pipe for the purpose of supplying potable water to Parcel 1 and that the Grantee and any assignee of its interest in the improvements placed within the Easement Premises shall pay or absorb said fees.

7. ACCEPTANCE OF GRANT.

The Grantee shall signify its acceptance of this Grant of Easement by the execution and delivery to West Northfield School District Number 31 of the Agreement for Easement and Improvements of even date herewith to which this Grant of Easement is attached as an Exhibit (the "Agreement") and shall not begin any use or enjoyment of the Easement Premises prior to executing and delivering the Agreement and this Grant of Easement to all parties bound thereby and hereby and recording this Grant of Easement.

8. BINDING EFFECT OF BENEFITS AND BURDENS.

This Grant of Easement and any water line installed within the Easement Premises may be freely transferred and the covenants contained herein, including the benefits and burdens, shall run with the land and shall be binding upon grantees of the Grantor, including but not limited to the Northfield Woods Water Company, an Illinois corporation, grantees of the Grantee, lessees, successors and assigns, and any, either and all of the same of the parties hereto and shall be in full force and effect at all times unless released of record.

Feb. 9, 1977

9. INDEMNIFICATION.

Grantee hereby agrees to indemnify, defend and hold harmless Grantor and West Northfield School District Number 31 and its and their officers, agents, and employees from and against any claim, liability, injury, loss or damages arising out of or in connection with the Agreement, this Grant of Easement, or Grantee's actions pursuant hereto. After completion of any work done by Grantee at any time in connection herewith, Grantee agrees to restore Parcel 1, including the Easement Premises and any other property of Grantor which is affected by such work to its original condition prior to the commencement of the work.

10. TERMINATION OF COVENANT LIABILITY.

Whenever a transfer of ownership of either parcel takes place, the transferor shall not be liable for any breach of any covenant occurring after such transfer of ownership.

11. ATTORNEY'S FEES.

Either party may enforce this Grant of Easement by appropriate action and should such party prevail in any litigation, that party shall recover reasonable attorneys' fees as part of its costs.

12. CONSTRUCTION.

The rule of strict construction shall not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties to confer a usable right of enjoyment on the Grantee without undue detriment to the Grantor is effectuated.

13. NOTICES.

Grantor's address is 1880 Holste Road, Northbrook, Illinois 60062 and Grantee's address is 130 East Randolph, Chicago, Illinois 60601. Either party may lodge written notice of change of address with the other. All notices shall be sent by U. S. mail to the addresses provided for in this paragraph and shall be deemed given when placed in the mail by registered or certified mail, postage prepaid.

23
815
803

I, Theresa M. Sedalk Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that A. C. Hannel Executive Vice-President of the Maryland Life Insurance Company of Baltimore

Feb. 9, 1977

A Maryland corporation, Stewart A. Haylock, Assistant Secretary of said Company who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Executive Vice-President, and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and Notary Public seal, this 4th day of February, 1977.

Theresa M. Sedalch

My Commission Expires April 9, 1980

23 815 803

1977 FEB 9 PM 4:10

FEB-9-77 324149 • 23815803 • A — Rec

15.1

15^{OC} MAID

Feb. 9, 1977

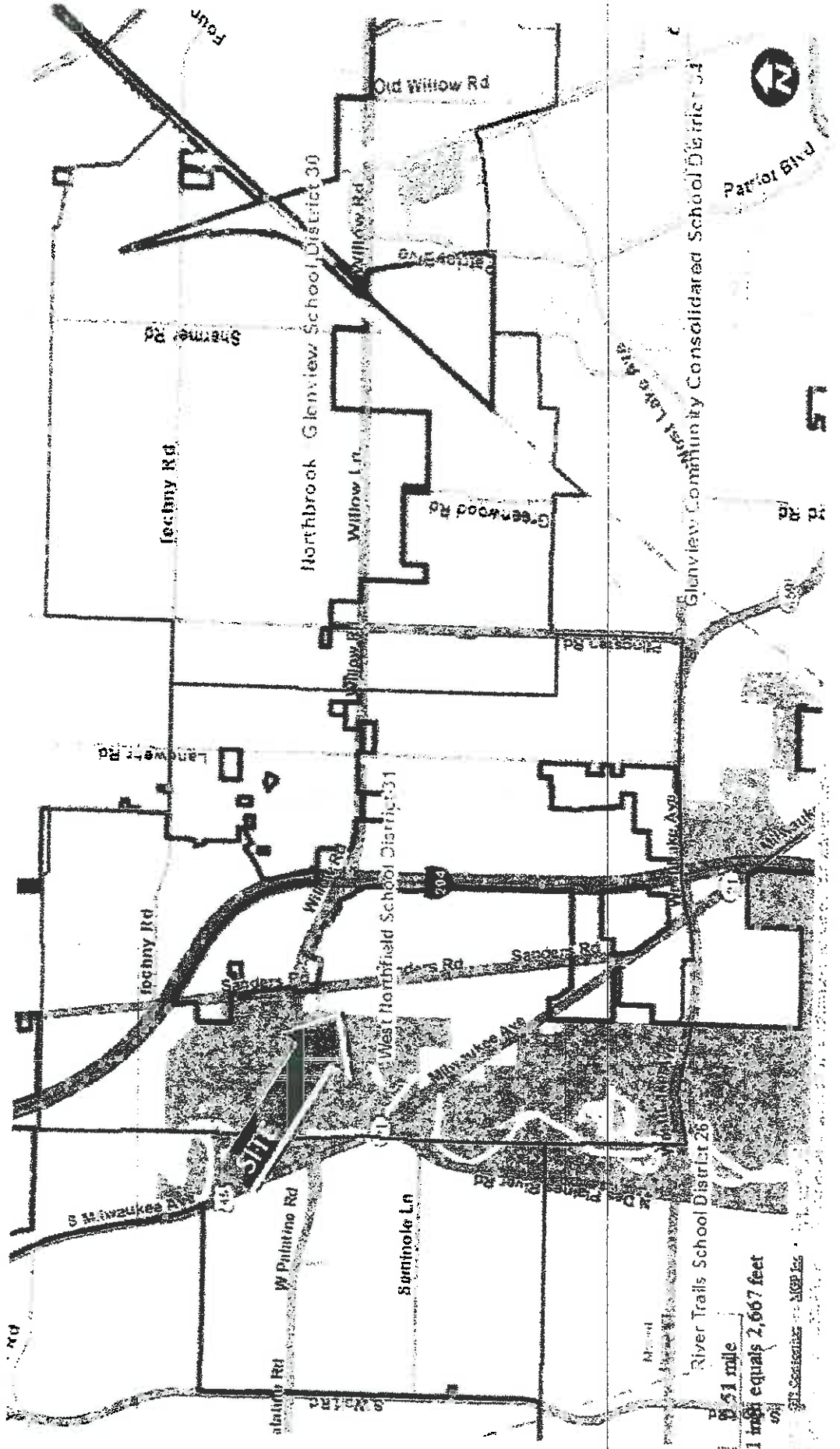
EXHIBIT A

LEGAL DESCRIPTION OF TRACT OF LAND OWNED BY
MARYLAND LIFE INSURANCE COMPANY OF BALTIMORE, GRANTEE

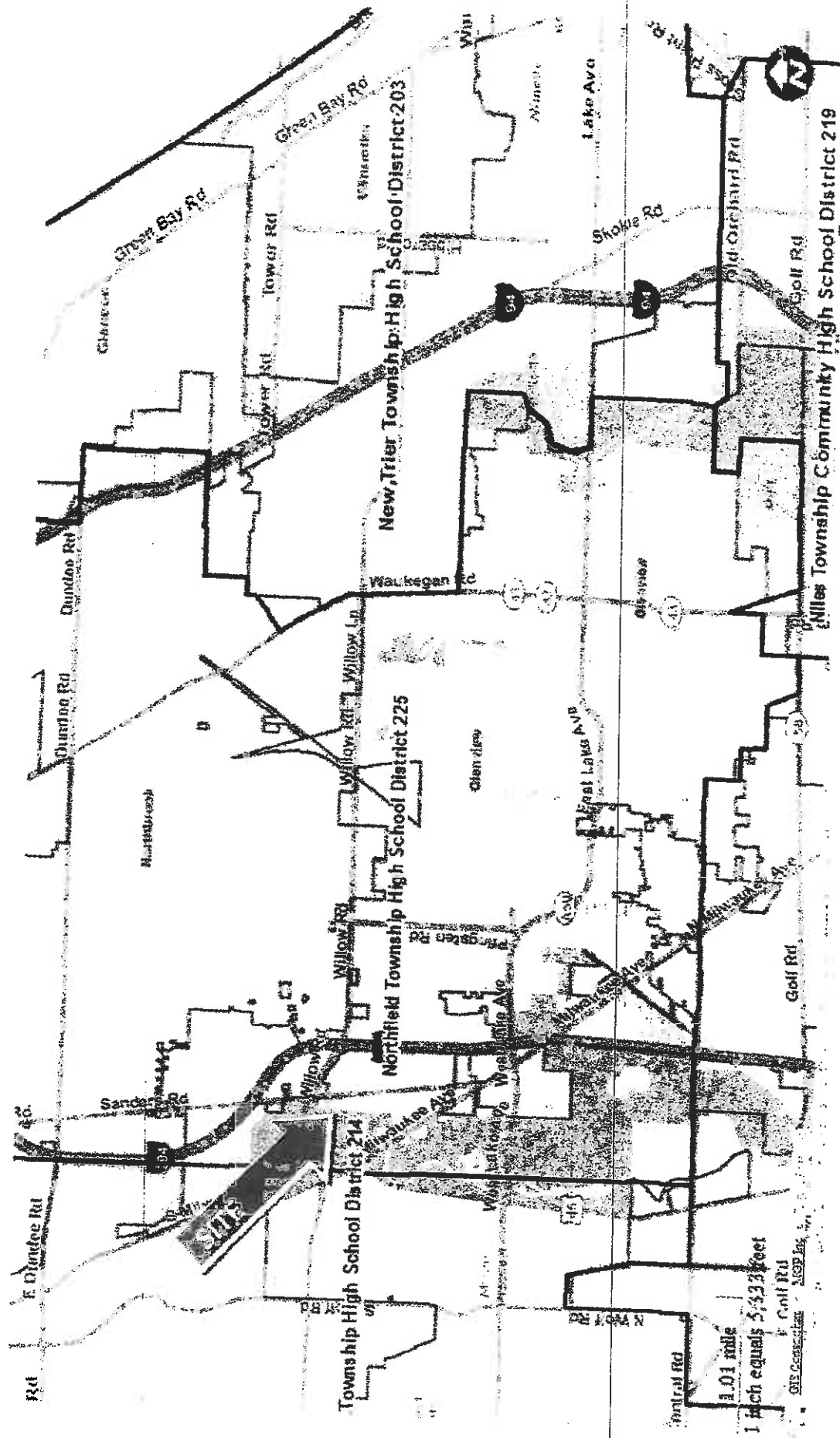
That part of the North East quarter of Section 19, Township 42 North, Range 12, East of the Third Principal Meridian (being part of lots 2, 3 and 6 of assessor's subdivision of the North East Quarter of Section 19, aforesaid), bounded and described as follows: beginning at the intersection of the South line of the North East Quarter of Section 19 and the Westerly line of Sanders Road, as per Document 21204983; thence South $89^{\circ}-41'-20''$ West along said South line of the North East Quarter 749.11 feet to a point on the East line of the North East Quarter of Section 19, aforesaid; thence North $00^{\circ}-00'-00''$ East along the West line of said North East Quarter a distance of 2195.65 feet to a point on the North line of aforementioned lot 2 in assessor's subdivision; thence North $89^{\circ}-42'-28''$ East along said North line 456.94 feet to the Westerly line of Sanders Road as per condemnation case no. 70 L 5258; thence South $70^{\circ}-35'-08''$ East along the Westerly line of Sanders Road (being a line 50 feet Westerly of, measured at right angles, and parallel with the center line of said road) as per condemnation case nos. 70 L 5258 and 70 L 5018 and conveyance documents no. 21142884, 21187100, 21173826 and 21204983 to the point of beginning; in Cook County, Illinois.

23 815 803

School District Maps



West Northfield School District 31



Northfield Township High School District 225

Park and Library District

The subject site is not located inside the jurisdiction of a park or library district. The following 2012 tax bills shows that no assessment for such a district exists.

\$8,102.20

By 03/01/13 (on time)

Property Index Number (PIN)
04-19-200-002-0000

Volume

Code

Tax Year

(Payable in)

Township

Classification

132

25098

2012

(2013)

NORTHFIELD

1-00

IF PAYING LATE
PLEASE PAY

08/02/13-09/01/13
\$8,223.73

09/02/13-10/01/13
\$8,345.26

10/02/13-11/01/13
\$8,466.79

LATE PENALTY IS 1.5% PER
MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2012 Tax	2012 Rate	2012 %	Pension	2011 Tax
MISCELLANEOUS TAXES					
Northfield Woods Sanitary District	191.16	0.082	1.19%		195.00
Metro Water Reclamation District	862.56	0.370	5.35%		789.87
Northbrook Rural Fire District	1,631.88	0.700	10.12%	48.95	1,727.83
Miscellaneous Taxes Total	2,685.58	1.152	16.66%		2,712.70
SCHOOL TAXES					
Oakton Community College Dist 535	510.54	0.219	3.17%		483.79
Northfield Twp High School Dist 225	4,727.73	2.028	29.32%	128.21	4,489.89
School District 31 Deleu Levy	0.00	0.000	0.00%		0.00
School District 31	5,886.36	2.525	36.51%	149.19	4,981.09
School Taxes Total	11,124.63	4.772	69.00%		9,954.77
MUNICIPALITY/TOWNSHIP TAXES					
City of Prospect Heights	743.56	0.319	4.61%	150.85	399.87
Road & Bridge Northfield	107.24	0.046	0.67%		101.20
General Assistance Northfield	20.98	0.009	0.13%		19.75
Town Northfield	55.95	0.024	0.35%		49.37
Municipality/Township Taxes Total	927.83	0.398	5.75%		570.19
COOK COUNTY TAXES					
Cook County Forest Preserve District	146.87	0.063	0.91%	4.66	143.16
Consolidated Elections	0.00	0.000	0.00%		51.71
County of Cook	669.06	0.287	4.14%	251.77	550.43
Cook County Public Safety	421.95	0.181	2.62%		397.40
Cook County Health Facilities	146.87	0.063	0.91%		192.53
Cook County Taxes Total	1,384.75	0.594	8.56%		1,345.23
(Do not pay these totals)	16,122.79	6.916	100.00%		14,582.69

Rob Blankenhorn 7.11.13

TAX CALCULATOR

2011 Assessed Value	\$3,092	2012 Total Tax Before Exemptions	16,122.79
2012 Assessed Value	\$3,092	Homestead's Exemption	00
2012 State Equalization Factor X	2.8056	Senior Citizen Exemption	00
2012 Equalized Assessed Value (EAV)	8,673.123	Senior Assessment Freeze Exemption	00
2012 Local Tax Rate X	0.916%	2012 Total Tax After Exemptions	15,122.79
2012 Total Tax Before Exemptions	16,122.79	First Installment	8,020.59
		Second Installment +	8,102.20
		Total 2012 Tax (Payable in 2013)	16,122.79

IMPORTANT MESSAGES

Thank you for your first installment payment of: \$8,020.59 on 02-25-12

PROPERTY LOCATION

1670 SANDERS RD
PROSPECT HEIGHTS IL 60070-0000

MAILING ADDRESS

ALLSTATE INSURANCE CO
3075 SANDERS RD #310
NORTHBROOK IL 60062-7119

TOTAL PAYMENT DUE

\$8,102.20

By 03/01/13 (on time)
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

SN 0020120200 RTN 500097075 AN (see PIN) TC 008922

Property Index Number (PIN) 04-19-200-002-0000
Volume 132

Amount Paid

\$

Include name, PIN, address, location, phone, and e-mail on check payable to Cook County Treasurer.

002012020020419200002000020087224000008102200000002237370000634526300008466790



04-19-200-002-0000 132 4
ALLSTATE INSURANCE CO
OR CURRENT OWNER
3075 SANDERS RD #310
NORTHBROOK IL 60062-7119

COOK COUNTY TREASURER
PO BOX 805433
CHICAGO IL 60680-4116

\$7,015.04
By 08/01/13 (on time)

2012 Second Installment Property Tax Bill
Property Index Number (PIN) 04-19-200-003-0000 Volume 132 Code 25098 Tax Year 2012 (Payable In) 2013 Township NORTHFIELD Classification 1-00

IF PAYING LATE 08/02/13-09/01/13 09/02/13-10/01/13 10/02/13-11/01/13
PLEASE PAY \$7,120.27 \$7,225.50 \$7,330.73
LATE PENALTY IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN					
Taxing District	2012 Tax	2012 Rate	2012 %	Persion	2011 Tax
MISCELLANEOUS TAXES					
Northfield Woods Sanitary District	165.51	0.082	1.18%	42.38	168.83
Metro Water Reclamation District	746.82	0.370	5.35%		683.88
Northbrook Rural Fire District	1,412.90	0.700	10.12%		1,495.00
Miscellaneous Taxes Total	2,325.23	1.152	16.66%		2,348.71
SCHOOL TAXES					
Oakton Community College Dist 535	442.04	0.219	3.17%	111.01	418.88
Northfield Twp High School Dist 225	4,093.38	2.028	29.32%		3,887.46
School District 31 Deaf Levy	0.00	0.000	0.00%		0.00
School District 31	5,096.54	2.525	36.51%		4,312.75
School Taxes Total	9,631.96	4.772	69.06%	129.17	8,619.09
MUNICIPALITY/TOWNSHIP TAXES					
City of Prospect Heights	643.88	0.319	4.61%	139.27	346.22
Road & Bridge Northfield	92.35	0.046	0.67%		87.62
General Assistance Northfield	18.17	0.009	0.13%		17.10
Town Northfield	48.44	0.024	0.35%		42.74
Municipality/Township Taxes Total	803.34	0.398	5.76%		493.68
COOK COUNTY TAXES					
Cook County Forest Preserve District	127.16	0.063	0.91%	4.03	123.95
Consolidated Elections	0.00	0.000	0.00%		53.43
County of Cook	579.27	0.287	4.14%		476.58
Cook County Public Safety	355.64	0.181	2.62%		344.08
Cook County Health Facilities	127.16	0.063	0.91%	217.99	166.70
Cook County Taxes Total	1,198.93	0.594	8.58%		1,164.74
(Do not pay these totals)	13,959.48	6.916	100.00%		12,626.22

Rob Blankenhorn 7.11.13

TAX CALCULATOR	
2011 Assessed Value	71,943
2012 Assessed Value	71,943
2012 Equalization Factor X	2.8056
2012 Equalized Assessed Value (EAN)	201,843
2012 Local Tax Rate X	5.9152
2012 Total Tax Before Exemptions	12,959.48
2012 Total Tax After Exemptions	13,959.48
First Installment	5,944.42
Second Installment	8,015.04
Total 2012 Tax (Payable In 2013)	13,959.48

IMPORTANT MESSAGES
- Thank you for your first installment payment of: \$5,944.42 on 02-25-13

PROPERTY LOCATION
2080 SANDERS RD
PROSPECT HEIGHTS IL 60070 0006
MAILING ADDRESS
ALLSTATE INSURANCE CO
3075 SANDERS RD #510
NORTHBROOK IL 60062-7118

TOTAL PAYMENT DUE
\$7,015.04
By 08/01/13 (on time)
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES
Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

Property Index Number (PIN) 04-19-200-003-0000
Volume 132
Amount Due \$
Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer

☐ Name/Mailing Address change? Check box and complete form on back to update your name and mailing address.

00201202002041920000300005006922400007015048000071202720000722550600007330730

ALLSTATE INSURANCE CO
OR CURRENT OWNER
3075 SANDERS RD #510
NORTHBROOK IL 60062-7118

COOK COUNTY TREASURER
PO BOX 505438
CHICAGO IL 60680-4115

\$15,380.45
By 02/01/13 (on time)

2012 COOK COUNTY INSTALLMENT PROPERTY TAX BILL
Property Index Number (PIN) 04-19-200-013-0000 Volume 132 Date 25098 Tax Year (Payable in) 2013 Township NORTHFIELD Classification 1.00

IF PAYING LATE 08/02/13-09/01/13
PLEASE PAY \$15,611.16

09/02/13-10/01/13
\$15,841.87

10/02/13-11/01/13
\$16,072.58

LATE PENALTY IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2012 Tax	2012 Rate	2012 %	Pension	2011 Tax
MISCELLANEOUS TAXES					
Northfield Woods Sanitary District	562.86	0.082	1.19%		370.17
Metro Water Reclamation District	1,637.39	0.370	5.35%	92.53	1,499.41
Northbrook Rural Fire District	3,097.77	0.700	10.12%		3,279.96
Miscellaneous Taxes Total	5,098.04	1.152	15.66%		5,149.54
SCHOOL TAXES					
Oakton Community College Dist 535	969.16	0.219	3.17%		918.39
Northfield Twp High School Dist 225	8,974.69	2.028	29.32%	243.39	8,523.20
School District 31 Defic Levy	0.00	0.000	0.00%		0.00
School District 31	11,174.11	2.525	36.51%	283.22	9,455.54
School Taxes Total	21,117.96	4.772	69.00%		18,897.23
MUNICIPALITY/TOWNSHIP TAXES					
City of Prospect Heights	1,411.76	0.319	4.61%	305.35	759.08
Road & Bridge Northfield	203.57	0.045	0.67%		192.11
General Assistance Northfield	39.83	0.009	0.13%		37.45
Town Northfield	105.21	0.024	0.35%		93.71
Municipality/Township Taxes Total	1,761.31	0.398	5.76%		1,082.35
COOK COUNTY TAXES					
Cook County Forest Preserve District	276.80	0.063	0.91%	8.85	271.77
Consolidated Elections	0.00	0.000	0.00%		117.14
County of Cook	1,270.09	0.287	4.14%	477.94	1,044.68
Cook County Public Safety	801.00	0.181	2.62%		754.39
Cook County Health Facilities	278.80	0.063	0.91%		365.48
Cook County Taxes Total	2,526.69	0.594	8.58%		2,553.68
(Do not pay these totals)	30,806.00	6.916	100.00%		27,682.82

Pol Blankenshaw 7.11.13

TAX CALCULATOR

2011 Assessed Value	157,734	2012 Total Tax Before Exemptions	30,806.00
		Homeowner's Exemption	00
2012 Assessed Value	157,734	Senior Citizen Exemption	00
2012 State Equalization Factor X	8.8056	Senior Assessment Freeze Exemption	00
2012 Equalized Assessed Value (EAV)	142,539	2012 Total Tax After Exemptions	30,806.00
2012 Local Tax Rate	X 8.9160	First Installment	15,225.55
2012 Total Tax Before Exemptions	30,806.00	Second Installment +	15,380.45
		Total 2012 Tax (Payable in 2013)	30,806.00

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$15,225.55 on 02-25-13

PROPERTY LOCATION

6884 SANDERS RD
PROSPECT HEIGHTS IL 60070-0090

MAILING ADDRESS

ALLSTATE INSURANCE CO
3075 SANDERS RD #010
NORTHBROOK IL 60062-7119

TOTAL PAYMENT DUE

\$15,380.45

By 02/01/13 (on time)
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

SN 0020120200 RTN SC0901075 AN (see PIN) TC 008922

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

Property Index Number (PIN) 04-19-200-013-0000 Tax Volume 132 Amount Paid

\$

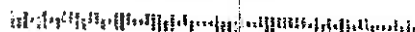
Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer

00201202002041920001300007006922400015360450000156111640001584187400016072586



ALLSTATE INSURANCE CO
OR CURRENT OWNER
3075 SANDERS RD #010
NORTHBROOK IL 60062-7119

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116



Fire Protection District

The subject site is located in the Northbrook Rural Fire District. The Northbrook Rural Fire District does not wish to serve this proposed development. Glenview has asked that the proposed development be annexed in to their fire district. The current property owner, Allstate has also asked that the proposed development be annexed in to Glenview to be consistent with the balance of their real estate holdings.

APPROVAL OF WARRANTS

6

2/10/14-COUNCIL MEETING	
General Fund	\$ 117,050.01
MFT Fund	14,548.38
Palatine/Milwaukee TIF	14,828.96
Tourism District	
Development Fund	676.25
DEA Fund	542.46
Solid Waste Fund	41,565.49
S S Area #1	-
S S Area #2	-
S S Area #3	-
S S Area #4	-
S S Area #5	141.08
S S Area #8 - Levee Wall #37	305.61
S S Area-Constr#6(Water Main)	-
S S Area-Debt#6	450.00
Road Construction	
Road Construction Debt	-
Water Fund	1,061.10
Parking Fund	2,318.01
Road/Building Bond Escrow	-
TOTAL	\$ 193,487.35

CITY OF PROSPECT HEIGHTS

February 10, 2014

Date	Description	Payee	Amount
2/7/2014	Payroll Payment		\$ 143,446.24

TOTAL			\$ 143,446.24
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GL Account and Title	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND			
Total GENERAL FUND:	117,050.01	693.00	
MOTOR FUEL TAX FUND			
Total MOTOR FUEL TAX FUND:	14,548.38	.00	
PALATINE/MILWAUKEE TIF FUND			
Total PALATINE/MILWAUKEE TIF FUND:	14,828.96	.00	
DEVELOPMENT FUND			
Total DEVELOPMENT FUND:	676.25	.00	
DEA SEIZURE FUND			
Total DEA SEIZURE FUND:	542.46	.00	
SOLID WASTE DISPOSAL FUND			
Total SOLID WASTE DISPOSAL FUND:	41,565.49	.00	
SSA #5			
Total SSA #5:	141.08	.00	
SSA #8			
Total SSA #8:	305.61	.00	
SSA #6 DEBT			
Total SSA #6 DEBT:	450.00	.00	
WATER FUND			
Total WATER FUND:	1,061.10	.00	
PARKING FUND			
Total PARKING FUND:	2,318.01	.00	
Grand Totals:	193,487.35	693.00	

CITY OF PROSPECT HEIGHTS

City of Prospect Heights Council Meeting
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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
01-000-2030 WITHHOLDING INSURAN	NCPERS GROUP LIFE INS	52700214	PD PREMIUM	01/23/2014	16.00	.00	
01-000-2030 WITHHOLDING INSURAN	NCPERS GROUP LIFE INS	77870214	PD PREMIUM	01/23/2014	64.00	.00	
01-000-2052 WITHHOLDING POLICE U	METROPOLITAN ALLIANCE OF	DEC2013UNIO	MAP #252 DUES	01/29/2014	528.00	528.00	01/29/2014
01-000-2052 WITHHOLDING POLICE U	METROPOLITAN ALLIANCE OF	DEC2013UNIO	MAP #253 DUES	01/29/2014	165.00	165.00	01/29/2014
Total :					773.00	693.00	
CITY COUNCIL & BOARDS							
01-310-5310 MEMBERSHIPS	IL MUNICIPAL LEAGUE	2/1/14-1/31/15	CITY MEMBERSHIP DUES	01/27/2014	1,278.00	.00	
Total CITY COUNCIL & BOARDS:					1,278.00	.00	
ADMINISTRATION							
01-320-4100 HEALTH INSURANCE	N SUBURBAN EMPL BENEFIT C	JAN-14	MEDICAL INSURANCE EXPENS	02/07/2014	5,126.50	.00	
01-320-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	18.23	.00	
01-320-5200 POSTAGE	FEDEX	2-535-30947	MISC SHIPPING	01/22/2014	26.49	.00	
01-320-5220 PHOTOCOPY	GE CAPITAL	60086263	KONICA COPIER	01/12/2014	878.59	.00	
01-320-5410 UTILITIES	AT&T	847459061801	PW FAX #9205	01/25/2014	16.93	.00	
01-320-5410 UTILITIES	NICOR GAS	01.23.2014	PD SRVC 98-65-54-0000 4	01/23/2014	572.55	.00	
01-320-5410 UTILITIES	NICOR GAS	01-22-2014	CH 20-93-79-2787 7	01/22/2014	552.21	.00	
01-320-5410 UTILITIES	NICOR GAS	01-23-14	PW 94-82-27-0000 4	01/23/2014	914.79	.00	
01-320-5410 UTILITIES	VERIZON WIRELESS	9719272183	VERIZON STATEMENT	02/01/2014	1,456.87	.00	
01-320-5540 PAYROLL SERVICE FEE	PRO DATA PAYROLL SERVICE	314791	PAYROLL PROCESSING	02/04/2014	170.40	.00	
01-320-5700 OFFICE SUPPLIES	LOGSDON OFFICE SUPPLY	0900212-001	CH OFFICE SUPPLIES	01/21/2014	62.00	.00	
01-320-5700 OFFICE SUPPLIES	QUILL CORPORATION	8537313	MIS SUPPLIES	01/09/2014	22.49	.00	
01-320-5700 OFFICE SUPPLIES	WAREHOUSE DIRECT OFFICE	2206837-0	CH OFFICE SUPPLIES	01/23/2014	6.39	.00	
01-320-5700 OFFICE SUPPLIES	WAREHOUSE DIRECT OFFICE	2212086-0	CH OFFICE SUPPLIES	01/29/2014	443.29	.00	
01-320-5700 OFFICE SUPPLIES	WAREHOUSE DIRECT OFFICE	2218399-0	CH OFFICE SUPPLIES	02/04/2014	512.18	.00	
Total ADMINISTRATION:					10,779.91	.00	
ENGINEERING							
01-330-4100 HEALTH INSURANCE	N SUBURBAN EMPL BENEFIT C	JAN-14	MEDICAL INSURANCE EXPENS	02/07/2014	573.50	.00	
01-330-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	3.17	.00	
01-330-5100 PROFESSIONAL SERVIC	GEWALT HAMILTON ASSOCIAT	4755.000-1-00	GENERAL ENGINEERING	01/30/2014	1,846.00	.00	
01-330-5100 PROFESSIONAL SERVIC	GEWALT HAMILTON ASSOCIAT	4755.000-1-00	30 ACRE PARCEL	01/30/2014	4,116.00	.00	
01-330-5110 BILLABLE ENGINEERING	GEWALT HAMILTON ASSOCIAT	4755.000-1-00	702 ELMHURST DEVELOPMEN	01/30/2014	234.00	.00	
01-330-5110 BILLABLE ENGINEERING	GEWALT HAMILTON ASSOCIAT	4755.000-1-00	LOT GRADING REVIEWS/VISITS	01/30/2014	1,426.00	.00	

CITY OF PROSPECT HEIGHTS

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Total ENGINEERING:							
BUILDING DEPARTMENT							
01-340-4100 HEALTH INSURANCE	N SUBURBAN EMPL BENEFIT C	JAN-14	MEDICAL INSURANCE EXPENS	02/07/2014			
01-340-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	3,753.50	.00	
01-340-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	41.66	.00	
01-340-5100 PROFESSIONAL SERVIC	KATHLEEN W BONO	6364	BZ PROF SERVICE	01/30/2014	27.93	.00	
01-340-5100 PROFESSIONAL SERVIC	LECHNER AND SONS INC.	1836707	OFFICE SUPPLIES	01/29/2014	1,185.95	.00	
01-340-5100 PROFESSIONAL SERVIC	MAUREEN E ODEA	2014-1	HEALTH INSPECTION SVCS	02/04/2014	5.79	.00	
01-340-5100 PROFESSIONAL SERVIC	THOMPSON ELEVATOR INSPE	14-0086	ELEVATOR INSPECTION	01/08/2014	770.00	.00	
					100.00	.00	
Total BUILDING DEPARTMENT:					5,884.83	.00	
PUBLIC WORKS							
01-350-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	212.16	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD	663330	VEH MTC SUPPLIES	01/16/2014	100.10	.00	
01-350-5020 VEHICLE MAINTENANCE	ASHLAND INC	130644139	VEH MTC SUPPLIES	01/24/2014	1,857.00	.00	
01-350-5020 VEHICLE MAINTENANCE	JUST TIRES MP INC.	472758	VEH MTC	01/10/2014	567.56	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	647953	PW VEHICLE MAINTENANCE	01/07/2014	13.59	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	MULTIPLE	PW VEHICLE MAINTENANCE	01/31/2014	202.64	.00	
01-350-5031 SIGNAL MAINTENANCE	IL DEPT OF TRANSPORTATION	41108	IDOT TRAFFIC SIGNAL MAINT.	01/17/2014	2,443.65	.00	
01-350-5104 PROF SERVICES - BUILD	121 ELEVATOR INCORPORATE	1549	CH ELEVATOR REPAIR	01/21/2014	1,087.50	.00	
01-350-5104 PROF SERVICES - BUILD	BEACON SSI, INC.	71878	GAS STATION	01/31/2014	381.00	.00	
01-350-5104 PROF SERVICES - BUILD	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	143.99	.00	
01-350-5104 PROF SERVICES - BUILD	HENRICHSEN'S FIRE EQUIPME	85053	FIRE EXT MTC	01/24/2014	854.85	.00	
01-350-5104 PROF SERVICES - BUILD	LECHNER AND SONS INC.	1836707	PW UNIFORMS	01/29/2014	77.79	.00	
01-350-5104 PROF SERVICES - BUILD	THERM FLO INC.	TM32780	GENERATOR MTC	01/17/2014	634.80	.00	
01-350-5330 TRAINING	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	105.00	.00	
01-350-5411 WATER AND ELECTRIC	CONSTELLATION NEWENERGY	0013117304	STRTS	01/19/2014	82.70	.00	
01-350-5411 WATER AND ELECTRIC	CONSTELLATION NEWENERGY	0013164951	STRTS-3147007013	01/23/2014	184.72	.00	
01-350-5411 WATER AND ELECTRIC	CONSTELLATION NEWENERGY	0013164986	STRTS 0051066105	01/23/2014	384.84	.00	
01-350-5620 VEHICLE PARTS	TRADEMARK GRAPHICS INC	6508	SUPPLIES	01/23/2014	414.45	.00	
01-350-5632 ICE CONTROL MAINTEN	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	121.00	.00	
01-350-5710 OPERATING SUPPLIES	EL-COR INDUSTRIES INC	83963	PW OPERATING SUPPLIES	01/27/2014	68.70	.00	
01-350-5710 OPERATING SUPPLIES	EL-COR INDUSTRIES INC	84018	PW OPERATING SUPPLIES	01/31/2014	86.10	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	5080744	HOME DEPOT STATEMENT	01/28/2014	72.78	.00	
01-350-5710 OPERATING SUPPLIES	MICHAEL WAGNER & SONS IN	1303698	BLD MAIN SUPPLIES	01/24/2014	11.48	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	1842139IN	DIESEL FUEL	01/23/2014	1,151.57	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	1842140IN	GASOLINE	01/23/2014	2,005.90	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	1844672IN	GASOLINE	01/28/2014	1,696.87	.00	

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01-350-5751 GASOLINE	CONSERV FS INC.	1849699IN	DIESEL FUEL	01/31/2014	2,061.83	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	1849700IN	GASOLINE	01/31/2014	2,471.05	.00	
Total PUBLIC WORKS:							19,495.62 .00
PUBLIC SAFETY							
01-360-4100 HEALTH INSURANCE	HMO ILLINOIS	3724	HEALTH INSURANCE	01/17/2014	12,149.58	.00	
01-360-4100 HEALTH INSURANCE	N SUBURBAN EMPL BENEFIT C	JAN-14	MEDICAL INSURANCE EXPENS	02/07/2014	21,492.00	.00	
01-360-5100 PROFESSIONAL SERVICE	SANTO SALES INC.	01-14JS	JANUARY 2014 CONTRACTUAL	02/04/2014	1,125.00	.00	
01-360-5140 PRISONERS CARE	VILLAGE OF WHEELING	PH00000032	PRISONER HOUSING	01/21/2014	750.00	.00	
01-360-5240 NORTHWEST CENTRAL	NW CENTRAL 9-1-1 SYSTEM	7981	DISPATCH ASSESSMENT	02/03/2014	15,989.75	.00	
01-360-5310 MEMBERSHIPS	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	330.00	.00	
01-360-5321 AUTO EXPENSE	BUSSE CAR WASH	JANUARY2014	PD CARWASHES	01/31/2014	133.00	.00	
01-360-5321 AUTO EXPENSE	STEVIE'S HAND CAR WASH INC	DECEMBER20	PD VEHICLES MONTHLY INVOI	01/24/2013	56.00	.00	
01-360-5330 TRAINING	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	40.82	.00	
01-360-5330 TRAINING	NORTHWESTERN UNIVERSITY	2130	TUITION FEES FOR COURSES	01/08/2014	900.00	.00	
01-360-5510 RENTAL EQUIPMENT	PITNEY BOWES INC	343359	MIS PD SUPPLIES	01/18/2014	249.56	.00	
01-360-5610 EQUIPMENT MAINTENA	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	249.07	.00	
01-360-5610 EQUIPMENT MAINTENA	VERIZON WIRELESS	9719272183	VERIZON STATEMENT	02/01/2014	456.14	.00	
01-360-5740 RANGE SUPPLIES	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	56.05	.00	
01-360-5751 GASOLINE	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	42.03	.00	
01-360-5820 PUBLICATIONS	DAILY HERALD	1/24/14-1/22/1	PD SUBSCRIPTION	02/05/2014	166.40	.00	
Total PUBLIC SAFETY:							54,185.40 .00
OTHER EXPENSES							
01-380-5970 REFUNDS	EILEEN ORLOWSKI	56975	REIMBURSEMENT FOR P TICK	01/28/2014	100.00	.00	
01-380-5970 REFUNDS	REDSPEED ILLINOIS	01.14.2014	REDLIGHT PAYMENT BY MISTA	01/14/2014	100.00	.00	
Total OTHER EXPENSES:							200.00 .00
GRANTS							
01-390-5910 GRANT - VOCA EXPENS	OMNI YOUTH SERVICES INC.	9COPH14	VOCA GRANT EXPENSE	02/03/2014	6,673.67	.00	
01-390-5910 GRANT - VOCA EXPENS	VERIZON WIRELESS	9719272183	VERIZON STATEMENT	02/01/2014	68.06	.00	
Total GRANTS:							6,741.73 .00
PUBLIC SAFETY CAPITAL OUTLAY							
01-560-7040 VEHICLES - POLICE	APPLIED CONCEPTS INC	247670	PD VEH	01/27/2014	128.00	.00	
01-560-7040 VEHICLES - POLICE	MPC COMMUNICATIONS & LIG	14-1009	PD EQUIPMENT	01/22/2014	9,384.85	.00	

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Total PUBLIC SAFETY CAPITAL OUTLAY:

Total GENERAL FUND:

9,512.85	.00
117,050.01	693.00

CITY OF PROSPECT HEIGHTS

City of Prospect Heights Council Meeting

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
MOTOR FUEL TAX FUND							
EXPENSES							
11-300-5632 ICE CONTROL MAINTEN	MORTON SALT, INC.	5400360099	ROAD SALT	01/20/2014	4,985.69	.00	
11-300-5632 ICE CONTROL MAINTEN	MORTON SALT, INC.	5400366735	ROAD SALT	01/24/2014	4,709.19	.00	
11-300-5632 ICE CONTROL MAINTEN	MORTON SALT, INC.	5400368375	ROAD SALT	01/27/2013	4,662.21	.00	
Total EXPENSES:					14,357.09	.00	
CAPITAL OUTLAY GENERAL							
11-500-7051 SIDEWALKS	BAXTER & WOODMAN INC	0172611	SCHOENBECK ROAD SAFE RO	01/27/2014	191.29	.00	
Total CAPITAL OUTLAY GENERAL:					191.29	.00	
Total MOTOR FUEL TAX FUND:					14,548.38	.00	

CITY OF PROSPECT HEIGHTS

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PALATINE/MILWAUKEE TIF FUND							
EXPENSES							
12-300-5100 PROFESSIONAL SERVIC	FIRST FENCE, INC.	19541	PW GATE	01/10/2014	13,600.00	.00	
12-300-5100 PROFESSIONAL SERVIC	NICOR GAS	01-24-14	TIF 16-26-60-6527 1	01/24/2014	536.29	.00	
12-300-5100 PROFESSIONAL SERVIC	NICOR GAS	01-24-14	DEV 75-70-96-7555 9	01/24/2014	692.67	.00	
Total EXPENSES:					14,828.96	.00	
Total PALATINE/MILWAUKEE TIF FUND:					14,828.96	.00	

CITY OF PROSPECT HEIGHTS

City of Prospect Heights Council Meeting

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
DEVELOPMENT FUND							
EXPENSES							
14-300-5100 PROFESSIONAL SERVIC	CONSTELLATION NEWENERGY	0013095127	DEV 4143108092	01/17/2014	84.74	.00	
14-300-5100 PROFESSIONAL SERVIC	NICOR GAS	1-24-14	DEV 12-35-62-2615 4	01/24/2014	591.51	.00	
Total EXPENSES:					676.25	.00	
Total DEVELOPMENT FUND:					676.25	.00	

CITY OF PROSPECT HEIGHTS

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
DEA SEIZURE FUND							
EXPENSES							
16-300-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	JANUARY 201	CREDIT CARD CHARGES	02/07/2014	322.46	.00	
16-300-5710 OPERATING SUPPLIES	CROWN TROPHY	IV626212	AWARDS	01/31/2014	70.00	.00	
16-300-5710 OPERATING SUPPLIES	PETTY CASH PD	TOBACCO GR	TOBACCO GRANT PURCHASES	02/05/2014	150.00	.00	
Total EXPENSES:					542.46	.00	
Total DEA SEIZURE FUND:					542.46	.00	

CITY OF PROSPECT HEIGHTS

City of Prospect Heights Council Meeting

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SOLID WASTE DISPOSAL FUND							
EXPENSES							
17-300-5420 SWANCC CHARGES	SOLID WASTE AGENCY	4730	MARCH 2014 WASTE SERVICE	02/01/2014	41,565.49	.00	
Total EXPENSES:					41,565.49	.00	
Total SOLID WASTE DISPOSAL FUND:					41,565.49	.00	

CITY OF PROSPECT HEIGHTS

City of Prospect Heights Council Meeting
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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #5							
EXPENSES							
25-300-5050 SYSTEM MAINTENANCE	CONSTELLATION NEWENERGY	0013094153	SSA#5	01/16/2014	112.25	.00	
25-300-5050 SYSTEM MAINTENANCE	CONSTELLATION NEWENERGY	0013117179	SSA #5	01/19/2014	28.83	.00	
Total EXPENSES:					141.08	.00	
Total SSA #5:					141.08	.00	

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #8							
EXPENSES							
28-300-5100 PROFESSIONAL SERVIC	CONSTELLATION NEWENERGY	0013129547	SSA#8	01/19/2014	119.61	.00	
28-300-5100 PROFESSIONAL SERVIC	GEWALT HAMILTON ASSOCIAT	4755.000-1-00	LEVEE 37	01/30/2014	186.00	.00	
Total EXPENSES:					305.61	.00	
Total SSA #8:					305.61	.00	

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #6 DEBT EXPENSES 46-300-5430 BANK FEES	US BANK NA	3594978	SSA#6 SERIES 2009	01/24/2014	450.00	.00	
Total EXPENSES:					450.00	.00	
Total SSA #6 DEBT:					450.00	.00	

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WATER FUND							
EXPENSES							
51-300-4100 HEALTH INSURANCE	N SUBURBAN EMPL BENEFIT C	JAN-14	MEDICAL INSURANCE EXPENS	02/07/2014	266.50	.00	
51-300-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1119128	LIFE INSURANCE	01/20/2014	14.24	.00	
51-300-5221 PRINTING	LITHO SPECIALISTS INC.	LS23599	POST CARDS FOR WATER BILL	01/23/2014	387.00	.00	
51-300-5410 UTILITIES	COMCAST CABLE	01.21.14	INTERNET FOR SCADA SYSTE	01/24/2014	99.29	.00	
51-300-5410 UTILITIES	COMED I	01-16-2014	WATER 1823083040	01/16/2014	29.35	.00	
51-300-5410 UTILITIES	NICOR GAS	01*23*14	WATER 70-06-34-0000 9	01/23/2014	190.68	.00	
51-300-5410 UTILITIES	VERIZON WIRELESS	9718916494	SCADA SYSTEM	01/23/2014	40.01	.00	
51-300-5410 UTILITIES	VERIZON WIRELESS	9719272183	VERIZON STATEMENT	02/01/2014	34.03	.00	
Total EXPENSES:					1,061.10	.00	
Total WATER FUND:					1,061.10	.00	

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GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PARKING FUND							
EXPENSES							
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	0012117333	METRA 2443144010	01/19/2014	193.69	.00	
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	0013117403	METRA	01/19/2014	260.42	.00	
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	0013143690	METRA 4311102006	01/21/2014	242.92	.00	
52-300-5410 UTILITIES	NICOR GAS	01*23*2014	METRA 20-24-74-0000 3	01/23/2014	199.06	.00	
52-300-5511 FACILITY RENT	COMED REAL ESTATE & FACILI	108278	MONTHLY RENT	01/15/2014	1,421.92	.00	
Total EXPENSES:					2,318.01	.00	
Total PARKING FUND:					2,318.01	.00	
Grand Totals:					193,487.35	693.00	

