BARRINGTON
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NOTICE OF A PUBLIC MEETING
OF THE PLAN COMMISSION

The Plan Commission of the Village of Barrington will hold a meeting on **Tuesday October 13, 2020 at 7:00 P.M.** **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
https://www.barrington-il.gov/oct13pc

Webinar ID: 889 4240 4855

Please use this information to attend with video:
Meeting Link: https://www.barrington-il.gov/oct13pc OR visit www.zoom.com click "Join a Meeting" and enter Webinar ID: 889 4240 4855

You can also join by phone by dialing any of the following numbers, then entering the Webinar ID: 889 4240 4855 followed by the pound (#) key.
Dial: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

PUBLIC COMMENT: Public comment for this meeting will be accepted in three (3) ways:

1.) Live public comment at the virtual meeting. Instructions for how to provide a live public comment at the virtual meeting will be provided at the beginning of the meeting and again prior to the public comment section of the meeting.

2.) By email prior to the meeting if received by 5:00 p.m., Tuesday October 13, 2020. To submit public comment in advance of the meeting, submit an email to: jtennant@barrington-il.gov including: Name, Street Address (Optional), City/State, Phone (Optional), Organization, Agency, etc. Being Represented (If representing yourself, put "Self"), Topic or Agenda Item, followed by your comment. Any comments received by the deadline will be read by Staff during the public comment section of the meeting.

3.) By phone prior to the meeting if received by 5:00 p.m. on Tuesday October 13, 2020. The public without access to email or unable to attend the live virtual meeting may leave a message with the Plan Commission at (847) 304-3462.

AGENDA:

- **Call to Order**
- **Roll Call**

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

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- **Old Business**

- **New Business**
  - **PC 20-05: 235 Lions Drive (Langendorf Park) Special Use Planned Development Amendment & 560 Carl Avenue Rezoning – Public Hearing**
    The Petitioner is seeking approval of an amendment to the existing special use planned development for Langendorf Park to incorporate the property at 560 Carl Avenue into the planned development and permit Park District recreational programming at the 560 Carl Avenue facility. Additionally, the Petitioner is requesting the rezoning of the property at 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District.

  - **PC 20-01: 407 E. Main Street Special Use Planned Development Amendment – Public Hearing**
    The Petitioner is seeking approval of an amendment to the existing special use planned development for a multi-family residential development to allow certain modifications to the current approval including but not limited to number of units, setbacks, parking and loading requirements, building height and architectural design.

- **Approval of Minutes**
  - September 22, 2020

- **Planner's Report**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

Plan Commission Members, Village President and Board of Trustees, Village Manager, Department Heads, Recording Secretary, Courier/ Herald/ Chicago Tribune/ Chicago Sun Times

The Village of Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village Clerk's Office at 200 S. Hough Street, Barrington, Illinois 60010 or call at 847/304-3400 promptly to allow the Village to make reasonable accommodations for those persons.

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PLAN COMMISSION STAFF REPORT

TO: Plan Commission

HEARING DATE: October 13, 2020

FROM: Development Services Department

PREPARED BY: Jennifer Tennant, Assistant Director of Development Services

PC 20-05: Special Use Planned Development Amendment for Langendorf Park & the Rezoning of 560 Carl Avenue: The Petitioner is seeking approval of an amendment to the existing Special Use Planned Development for Langendorf Park in order to incorporate the property at 560 Carl Avenue into Langendorf Park and rezone the property from R-8 General Residential District to R-C Recreation Conservation District. The existing building at 560 Carl Avenue will be utilized for overflow Park District programing. No exterior building or site modifications are proposed at this time.

PETITIONER(s): Barrington Park District, 235 Lions Drive, Barrington, IL 60010
PROPERTY OWNER(s): Same

Langendorf Park Information
EXISTING ZONING: R-C Recreation Conservation District
EXISTING LAND USE: Open Space/Park Facility (Langendorf Park)
PROPERTY SIZE: 37 acres
COMPREHENSIVE PLAN: Neighborhood 4: Open Space

560 Carl Avenue Information
EXISTING ZONING: R-8 General Residential District
EXISTING LAND USE: Commercial (Barrington Community Child Care Center)
PROPERTY SIZE: 20,063 sq. ft. / 0.46 acres
COMPREHENSIVE PLAN: Neighborhood 4: Commercial (Office/Retail)

Surrounding Property Information

	ZONING	COMP. PLAN LAND USE
NORTH:	B-1 General Business Service District	Office
SOUTH:	P-L Public Lands/B-4 Village Center District	Public-Institutional/Mixed-Use
EAST:	B-1 General Business Service District/ B-4 Village Center District	Commercial (Retail/Office) Mixed-Use (Retail/Office/Residential)
WEST:	B-1 General Business Service District	Commercial (Retail/Office)

SUBMITTALS

This report is based on the following documents, which were filed with the Development Services Dept.:

1. Cover Letter
2. Plat of Survey – 560 Carl Avenue
3. Plat of Survey Langendorf Park
4. Traffic Memo by GHA (Petitioner)
5. Existing Site Photos
6. Tree Survey
7. Neighborhood Meeting Information

PROJECT DESCRIPTION

The Barrington Park District is currently in the process of purchasing a parcel adjacent to the north side of Langendorf Park, 560 Carl Avenue (currently the Barrington Community Child Care Center). The Park District is seeking approval to rezone the property at 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District and to incorporate the property into the existing special use planned development ordinance for Langendorf Park to extend the approval for recreational uses to the 560 Carl Avenue facility. The existing building will be used for overflow Park District programing. The Park District is not proposing any exterior building or site modifications to the facilities at 560 Carl Avenue at this time.

There are currently 19 parking spaces at the 560 Carl Avenue facility. The new facility will also have access to shared overflow parking at the Golf Course facility directly south and at the Langendorf Park maintenance facility directly southeast. Staff recommends that the Park District consider a short extension of the existing sidewalk along the west side of Carl Avenue to connect the 560 Carl Avenue facility with the Golf Course parking lot.

The Park District held a neighborhood meeting on September 22, 2020 and no neighbors attended.

EXCEPTIONS FROM ZONING ORDINANCE

The Petitioner is requesting to rezone the subject property at 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District which is the same zoning as all of Langendorf Park. At this time, the 560 Carl Avenue property will remain a separate parcel and therefore several exceptions are needed due to the fact that the lot itself is not compliant with several base zoning regulations of the R-C Recreation Conservation Zoning District.

ZO Section 9.7- C Special Uses

The Petitioner is requesting an amendment to the existing special use for a planned development to incorporate the existing facility at 560 Carl Avenue into the Langendorf Park planned development ordinance and to extend the approval for recreational uses to the facility at 560 Carl Avenue.

ZO Section 9.7-D Minimum Lot Area

The Petitioner is requesting an exception to accept the existing lot area of 20,063 sq. ft. where a minimum lot area of 3 acres is required for properties in the R-C District.

ZO Section 9.7-E Minimum Lot Width

The Petitioner is requesting an exception to accept the existing lot width of 150.04 ft. where a minimum lot width of 250 ft. is required for properties in the R-C District.

ZO Section 9.7-F Minimum Yard Requirements

The Petitioner is requesting an exception from the minimum setback requirements of the R-C District to accept the existing building setbacks at 560 Carl Avenue as follows:
Existing Front Yard = 20.31 ft.; Required = 75 ft.
Existing Interior Side Yard = 20.31 ft. (south) & 72.48 ft. (north); Required = 50 ft.
Existing Rear Yard = 20.16 ft.; Required = 50 ft.

ZO Section 9.7-G Minimum Parking Setbacks

The Petitioner is requesting an exception from the minimum parking setback requirements to accept the existing setbacks as follows:
Existing Front Yard Parking Lot Setback = approx. 23.5 ft.; Required = 75 ft.
Existing Interior Side Yard Parking Lot Setback = approx. 2 ft.; Required = 15 ft.
Existing Rear Yard Parking Lot Setback = approx. 1 ft.; Required = 15 ft.

ZO Section 9.7-K Minimum Open Space
The Petitioner is requesting an exception to accept the existing open space of approx. 34% where the minimum open space requirement is 60%.

ZO Section 11.6-A Exceptions from Use Regulations, Bulk Intensity, Landscaping, Parking, Signage and Architectural Design Guidelines
Additionally, the Petitioner is requesting an exception to allow the amount of exceptions to cover more than 40% percent of the site area and to allow several yard exceptions as note above.

PLANNED DEVELOPMENT GUIDELINES

The following guidelines will be used by the Architectural Review Commission, Plan Commission and the Village Board to evaluate the suitability of proposed Planned Developments. These guidelines represent sound planning principles which should be incorporated into Planned Developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. **The Planned Development shall be consistent with the intent and purpose of this Zoning Ordinance, as stated in Chapter 1.** In general, the proposed planned development is consistent with the intent of the Zoning Ordinance to promote orderly, sensible and beneficial growth. The proposed amendment and rezoning allows the Park District to take advantage of a rare opportunity to expand its current facilities to an adjacent property.

B. **The Planned Development shall be compatible with the character of the underlying zoning district and Neighborhood in which it is located.** The Park District is proposing to incorporate the facility at 560 Carl Avenue as part of the Langendorf Park facilities and rezone the 560 Carl Avenue parcel for compatibility with the current zoning and approvals for Langendorf Park.

C. **The Planned Development should be consistent with the official planning policies and the Village Comprehensive Plan.** The 2010 Comprehensive Plan designates the land use for the subject property at 560 Carl Avenue as commercial (Retail/Office). Staff finds that conversion of the property to a use that is consistent with surrounding properties is compatible with the intent of the planning policies of the Village.

D. **The Planned Development should preserve the value of the surrounding residential area.** There is a residential apartment building located at 565 Carl Avenue. There will be no exterior building or site changes to the 560 Carl Avenue facility and therefore the area will appear much the same to the current residential neighbors. A traffic assessment conducted by Gewalt Hamilton & Associates indicates that the peak AM and PM traffic will be less than the current daycare facility as the Park District's use of the property will be spread more evenly throughout the day rather than creating high traffic demands at peak travel times.

E. **Significant physical, topographical, environmentally sensitive or historical features of the site of the Planned Development, which are of importance to the community, should be preserved.** According to Village regulations, there are no environmentally sensitive or historical elements present on the subject property of 560 Carl Avenue.

F. **The entire property proposed for Planned Development treatment shall be in single ownership or**

under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. All owners of the subject property shall be included as joint applicants on all applications and all approvals shall bind all owners, except that notwithstanding anything to the contrary, a unit of local government may petition for property which it does not own provided the unit of local government is a co-petitioner. Parties entitled to apply for a Special Use permit shall be limited to the property owner, agent of the property owner, or the contract purchaser of subject property, acting with the consent of the property owner, or the Village, or another unit of local government. The violation of any owner as to any lot shall be deemed a violation as to all owners and all lots. Staff finds that this guideline is satisfied.

G. **In business districts, the Planned Development shall be consistent with the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village. Conversion of an existing use or uses which generate retail sales tax to a Planned Development use or uses which do not generate retail sales tax has an adverse effect on the retail sales tax base of the Village. Where a Planned Development which does not generate retail sales tax is proposed on a site currently or most recently occupied by a retail sales tax generating use or uses, substantial evidence shall be provided that the benefits to the community provided by the proposed use are greater than the benefits provided by a use or uses which generate retail sales tax on the site. A first floor Planned Development use or uses which do not generate retail sales tax proposed within the B-1 or B-4 zoning districts as part of larger retail developments shall constitute no more than 20% of the first floor area unless substantial evidence is provided that the use of more than 20% of the first floor area as a use or uses which do not generate retail sales tax is instrumental in allowing the larger retail development to go forward or otherwise enhances in some substantial manner the retail sales tax base of the Village.** Staff finds that this guideline is not applicable.

SPECIAL USE STANDARDS

1. **The proposed special use is, in fact, a special use listed and authorized in the zoning district regulations within which the property is located.** A Planned Development is listed as a Special Use in the R-C Recreation Conservation District. Staff finds that this standard is met.

2. **The proposed special use is consistent with the objectives of the Village's Comprehensive Plan and Zoning Ordinance.** The 2010 Comprehensive Plan designates Langendorf Park as open space and 560 Carl Avenue as commercial (retail/office). The Park District is proposing the rezoning of 560 Carl Avenue to R-C Recreation Conservation District so that the use of the property and underlying zoning are consistent. The Comprehensive Plan Land Use designation will be modified as part of the 2020 Comprehensive Plan update to reflect the rezoning and incorporation of the property into the Langendorf Park planned development. Staff finds that this standard is met.

3. **The proposed special use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.** The Petitioner is proposing to incorporate the existing site and facility at 560 Carl Avenue into the larger Langendorf Park site. No exterior building or site changes are proposed to any of the Langendorf Park facilities or the facilities at 560 Carl Avenue at this time. Staff finds that this standard is met.

4. **The proposed special use will not significantly diminish the safety, use and enjoyment of surrounding property.** The proposed planned development amendment will incorporate the existing facility at 560 Carl Avenue onto the Langendorf Park planned development in order to allow the use of the facility for overflow Park District programming. The facility at 560 Carl Avenue is currently utilized as a fully

functioning daycare facility. Staff finds that the proposed use for overflow Park District programming is similar in nature but likely a slightly less intense use for the neighbors than the current daycare use. The Park District's use of the property will reduce traffic on Carl Avenue during the peak AM and PM hours due to the fact that the Park District programming is throughout the day and not concentrated to peak hours like the existing daycare facility. Staff finds that this standard is met.

5. **The proposed special use is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, and schools, or the persons or agencies responsible for the establishment of the proposed special use shall provide adequately any such service.** The proposed amendment does not impact any essential public facilities or services. All existing facilities and services will remain unchanged. Staff finds that this standard is met.

6. **The proposed special use does not create excessive additional requirements at public expense for public facilities and services and is not detrimental to economic welfare of the community.** The proposed amendment does not create any public expense for public facilities. Staff finds that this standard is met.

7. **The proposed special use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.** The proposed planned development amendment seeks to incorporate the existing facility at 560 Carl Avenue into Langendorf Park planned development to allow the facility to be used for overflow Park District programming. Staff finds that the request does not involve any uses or activities which would be detrimental to any persons through the production of traffic, noise, smoke, fumes, glare or odors. Staff finds that this standard is met.

8. **The proposed special use provides vehicular access to the property and does not create an interference with traffic on surrounding public thoroughfares.** The existing site access will remain unchanged. The traffic assessment conducted by Gewalt Hamilton & Associates indicates that the traffic during peak AM & PM hours will be reduced. There is not a set projected total for total daily trip counts due to the fact that this use varies each day based on the programming schedule of the Park District which varies by season. The Park District has provided an example of the expected participant schedule to illustrate the anticipated number of participants at the facility on any given day. Staff finds that this standard is met.

9. **The proposed special use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.** There is no loss or destruction of any natural, scenic or historic features caused by the proposed planned development amendment. There will be no exterior building or site modifications at Langendorf Park or 560 Carl Avenue. Staff finds that this standard is met.

10. **The proposed special use complies with all additional regulations in the Zoning Ordinance specific to the special use requested.** The Petitioner is requesting several exceptions from the Zoning Ordinance, all of which are summarized above.

Additionally, the following standards shall be given consideration

11. **The existing uses and zoning of nearby property**. The subject property is surrounded by a mix of commercial business uses, a multi-family residential building and CUSD #220 property.

12. **The extent to which property values are diminished by the particular zoning restrictions.** The

property values of the subject property and the surrounding properties are not diminished by current zoning regulations. Staff finds that this standard is met.

13. **The extent to which limitation or destruction of property values of the petitioner promotes the general health, safety and welfare.** Denial of this request will not affect the property values of the Petitioner. Staff finds that this standard is not applicable.

14. **The relative gain to the public as compared to the hardship imposed upon the petitioner.** The Park District is proposing to acquire and rezone the property at 560 Carl Avenue to provide additional space for Park District programming. The community stands to gain an additional Park District facility which will likely benefit senior programming and overflow space for summer camp attendees during times of inclement weather.

15. **The suitability of the particular property for the purpose for which it is now zoned.** The subject property at 560 Carl Avenue is currently zoned R-8 General Residential District. The Park District is proposing to rezone the property to R-C Recreation Conservation District for compatibility with the existing Langendorf Park zoning and prosed use of the property. The current daycare use was approved by a special use many years ago under a prior version of the Zoning Ordinance. This use is not currently listed as a permitted use or special use in the R-8 General Residential District.

16. **The length of time that the property has been vacant, as zoned, considered in the context of land developed in the area in which the property is located.** The subject property is not vacant. Staff finds this standard is not applicable.

17. **The care with which the community has undertaken to plan its land use development.** The Village has taken great care in developing its land use plan. The Comprehensive Plan designates Langendorf Park as open space. The general use of the subject property is a park with recreational amenities such as a golf course, swimming pool, fitness center and general Park District facilities for community programming. Staff finds that the proposed amendment to rezone and incorporate the facility at 560 Carl Avenue is compatible with the surrounding area and general planning principals of the Village. Staff finds that this standard is met.

18. **The evidence or lack of evidence of community need for the use proposed by the property owner.** The Park District has indicated through their recent master plan adopted in 2018 that expanded Park District facilities are needed and desired by the community.

RECOMMENDATION

If the Plan Commission concurs with the above findings of fact, Staff recommends that the Plan Commission adopt this finding of fact and make a motion to recommend approval of PC 20-05 to the Village Board of Trustees subject to consideration of the following items:

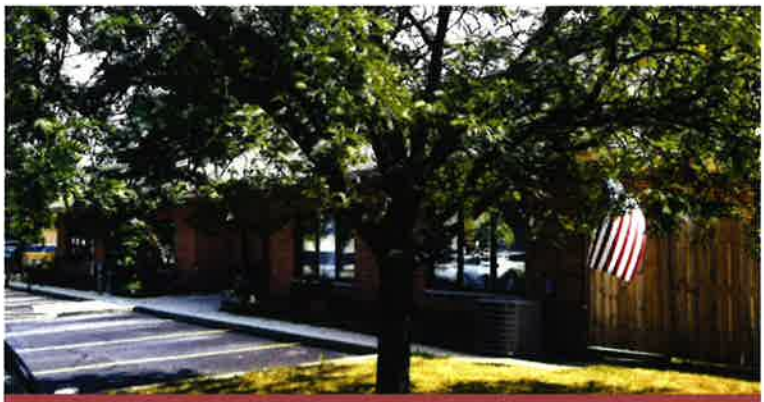
1. **Staff recommends that the Park District consider a short extension of the existing sidewalk along the west side of Carl Avenue to connect the 560 Carl Avenue facility with the Golf Course parking lot.**

2. **The Park District may seek consolidation of the 560 Carl Avenue parcel into the larger Langendorf Park parcel through a Plat of Resubdivision in the future without an amendment to the approved special use planned development ordinance. However, the Petitioner will still be required to seek**

Village approval of the proposed Plat of Resubdivision under the appropriate approval mechanism if they elect to proceed with the request in the future.

Barrington
PARK DISTRICT

Village of Barrington Plan Commission
Application for Petition for Public Hearing



560 Carl Avenue

235 Lions Drive

Barrington, Illinois

Barrington
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JAMES S. LUNDMARK
JON C. STICKNEY

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Treasurer
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Attorney
SUSAN L. JANTORNI

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Executive Director
TERESA A. JENNINGS

1. BACKGROUND

In October 2017, the Barrington Park District contracted with ETC Institute, in conjunction with its Comprehensive Master Plan, to conduct a community wide survey. This statistically valid survey addressed parks, facilities and recreational opportunities throughout the Barrington Park District. Surveyors were asked to provide any additional recreationally based programming or passive ideas they would like addressed by the Park District. Many ideas we felt were able to be addressed within the facilities and parks that the Park District currently operates. However, due to a lack of space, we were unable to address all of the community needs.

DW Consulting also performed an analysis of the Park District's recreational offerings compared with the National Park and Recreation Association's Guiding Pillars. Through this analysis and master plan process, the age demographics of the community were examined. It was found that individuals ages 55 -84 were the fastest growing age group in Barrington. With this in mind, providing additional recreational opportunities targeted towards these residents was found to be a necessity.

The Park District's Board of Commissioners approved the plan on December 17, 2018, which identified the following Action Plan Goals.

- Evaluate opportunities for Land Acquisition for park expansion or new park development.
- Conduct an Indoor Feasibility Study to evaluate opportunities to increase/add multi-purpose indoor space for programs and activities considering expansion of existing facilities and/or building a new facility.
- Update Interior Storage Space for primary facilities including Ron Beese Maintenance Garage, Citizens Park Pavilion and Lodge, Fitness & Recreation Center, and Langendorf Aquatic Center to evaluate re-organization for additional and/or more efficient storage space.

Based on this Plan, the Board of Commissioners and Staff were in the process of reviewing possible expansion at the Fitness & Recreation Center. Possibilities included a building expansion over the Fitness & Recreation Center's Nursery and Preschool Rooms, or alternatively, a ground-level expansion west of the Fitness & Recreation Center's gym.

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2. PURCHASE OF AN ADDITIONAL SITE

While these various options to expand were being examined, another opportunity presented itself to the Park District. It was learned that the property at 560 Carl Avenue, currently operated as the Barrington Child Care Center, was being offered for sale. The Park District entered into negotiations with the owner, and on July 24, 2020 the Board authorized a Contract for the purchase, subject to various due diligence items, one of them being the re-zoning of the property from its current R-8 zoning, with a special use, to R-C Zoning as an addition to the Langendorf Park complex, which is immediately adjacent. Through the purchase of this property, the Barrington Park District will be able to provide more recreational opportunities the community has requested. The goal of the Park District will be not to relocate our successful larger scale programs, such as, fitness, BACOA Lunch/BINGO group or Preschool out of the main Fitness and Recreation Center, but to be able to expand our offerings. This building will not only be convenient and centrally located for our residents, but also for our staff who may teach in multiple locations.

The property consists of four (4) main rooms, with capacity of between 10-20 persons per room. It is anticipated that programming will not start until late Spring-early Summer of 2021.

3. POTENTIAL PROGRAMMING

Examples of the types of programming may include:

Weekday mornings/Early afternoon: card games, games, BINGO, seminars, technology classes and gardening.

Weekday evenings/Saturday mornings: drawing, pottery and ceramics classes.

After school hours for older children: Theater, music and art classes.

Summer inclement weather alternatives: for summer camps

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The chart shows the days of the week with the number of participants expected in the facility during that hour.

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9am	5	20	20	20	20	20	
10am	5	20	20	20	20	20	15
11am	5						15
12pm							15
1pm							
2pm							
3pm							
4pm			10	40	10		
5pm			10		10		
6pm							
7pm		12	15	15	15		
8pm		12	15	15	15		
9pm							

4. PARKING

The site at 560 Carl Avenue has 18 parking spaces that can be utilized. In addition, since the site is adjacent to the parking area at the Golf Course (51 spaces) as well as additional parking at the ballfield lot (69 spaces).

5. INGRESS AND EGRESS

Patrons will be able to access the site from Carl Avenue, and also from internal circulation through the existing ingress and egress areas throughout Langendorf.

The study from Gewalt Hamilton more fully addresses the issues of traffic patterns and parking.

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6. COMPLIANCE WITH VILLAGE ORDINANCE STANDARDS

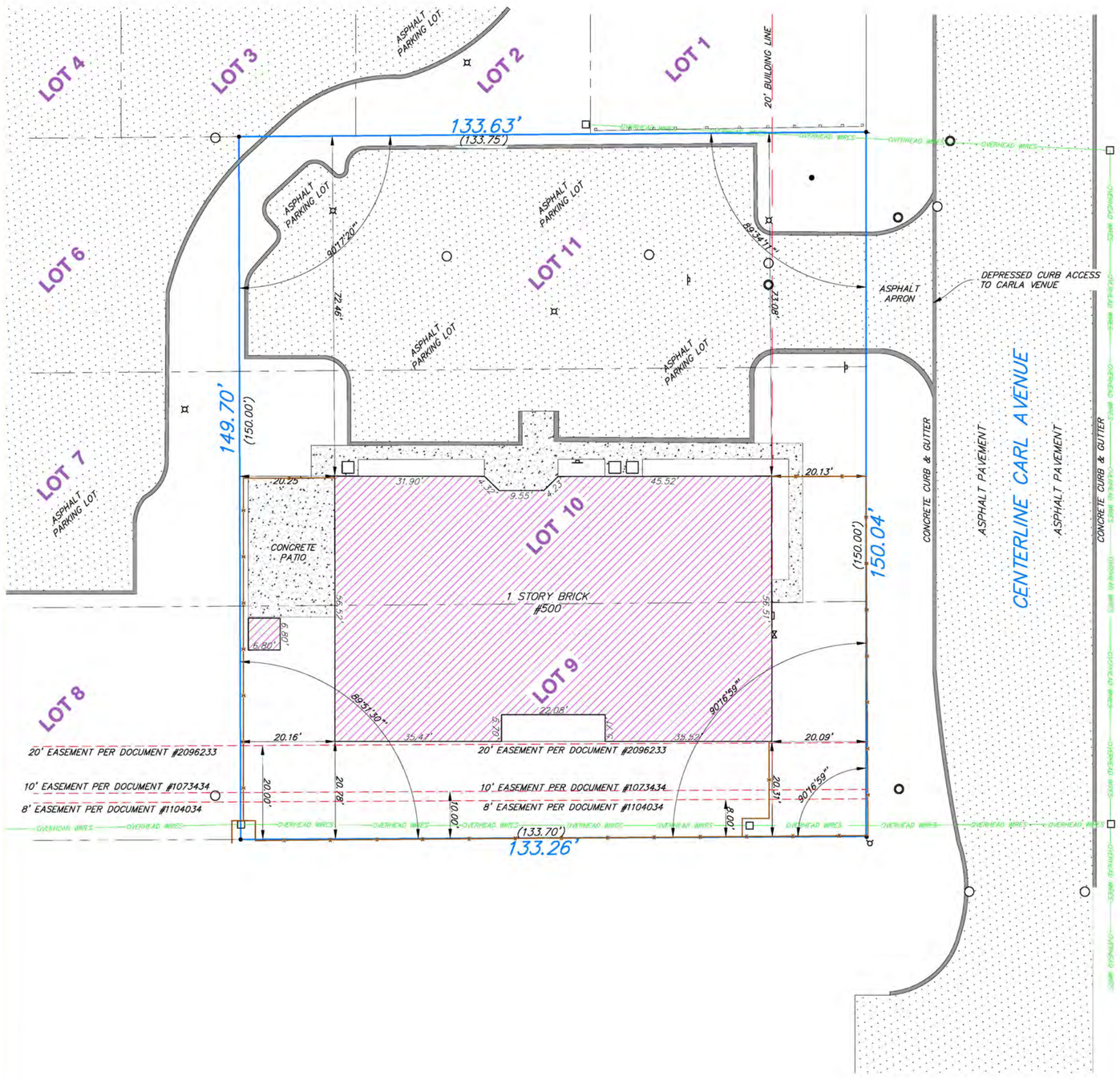
In 2016, the Park District came before the Village with its request to amend the Special Use granted for the re-development of Langendorf Park (Ord. No. 2009-3491), for the addition of a Splash Pad to the recreational amenities at the Park. That request was granted and Ord. No. 2016-_____, sets forth the existing Special Use for the property.

In seeking again to amend that Special Use Ordinance to expand the boundaries of Langendorf Park with the addition of the adjacent property at 560 Carl Avenue, the Park District believes it has met all the requirements of the Village Ordinances. The proposed Special Use Amendment:

1. Is so listed and authorized in the R-C Zoning District for indoor recreation to serve the needs of the community;;
2. Is consistent with the objectives of the Comprehensive Plan;
3. Is harmonious with the character of the general vicinity;
4. Will not significantly diminish the safety, use and enjoyment of the surrounding property;
5. Is adequately served by existing public facilities and services;
6. Will not require excessive additional services or facilities at public expense nor will it be detrimental to the economic welfare of the community;
7. Does not involve uses, acts, processes or conditions of the property that will be detrimental to person, property or general welfare by reason of the production of excess traffic, noise, smoke, fumes, glare or odors;
8. Vehicular access will not create an interference with traffic on surrounding public thoroughfares;
9. Natural, scenic or historic features will not be destroyed or damaged;
10. Complies with the spirit and intent of the Special Use Ordinance now in effect.

Additionally, the proposed Special Use:

11. Is compatible with existing uses of nearby properties;
12. Will not diminish property values
13. promotes the general health, welfare and safety of the community;
14. Establishes a gain to the community through enhanced amenities offered at Langendorf Park;
15. Is suited for recreational purposes because it is immediately adjacent to Langendorf;
16. Has not been vacant as zoned;
17. Complies with both the Village and Park District Plan for recreational amenities for the community;
18. Is needed in the community based upon the surveys conducted by the Park District during its Master planning process.



NORTH

LEGAL DESCRIPTION

LOTS 9, 10 AND 11 IN BLOCK 4 IN KAINER BLOCK, A SUBDIVISION OF THE NORTH 10 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 29, 1925, AS DOCUMENT 265990, IN BOOK "O" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

GROSS LAND AREA ±20,063 SQUARE FEET

ALTA/NSPS LAND TITLE SURVEY

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO ITEMS OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2019.

DATE: SEPTEMBER 7, 2020 BY: Gene Scola

GENE SCOLA
PROFESSIONAL LAND SURVEYOR
REGISTRATION #035-003364
e-mail--pyramidpls@yahoo.com

ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENT WHICH MIGHT AFFECT THE QUALITY OF THE TITLE TO TRACT SHOWN HEREON WAS GAINED FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3031590 WITH AN EFFECTIVE DATE OF JULY 23, 2020 AND KAINER BLOCK SUBDIVISION RECORDED SEPTEMBER 29, 1925 AS DOCUMENT NUMBER 265990, IN LAKE COUNTY ILLINOIS.

THIS IS ALTA/NSPS SURVEY, IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/ARCHITECTURAL DESIGN ITS USE IS NOT INTENDED TO SUBSTITUTE A SITE PLAN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

NO OTHER OBSERVABLE EVIDENCE OR SURFACE INDICATIONS OF UNDERGROUND EASEMENT WERE VISIBLE AT THE TIME THE PRESENT SURVEY WAS MADE

PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEY FOR EXPLANATION AND /OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

NOTE: PYRAMID LAND SURVEYOR'S INC. SHALL NOT CERTIFY TO UNDERGROUND IMPROVEMENTS OR UTILITIES.

UTILITIES SHOWN ARE BY OBSERVED EVIDENCE ONLY

LEGAL DESCRIPTION PROVIDED BY CLIENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

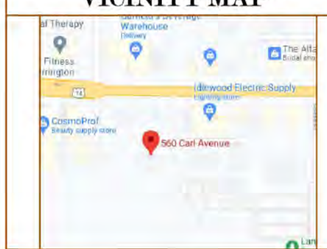
DESIGN FIRM: #184-002898

MEASURED DISTANCE
(RECORDED DISTANCE)

ORDERED BY

Steven Dallas
Regas, Frezados & Dallas LLP
Suite 1103
20 N. Clark Street
Chicago, Illinois 60602
T: (312)236-4400
F: (312)236-8056
sd@rfd-law.com

VICINITY MAP



560 CARL AVENUE

IMAGE

PIN# 13-35-403-017-0000

PYRAMID
LAND SURVEYING

PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6419

FIELD WORK COMPLETED: AUGUST 10, 2020
DRAWN BY: G.V.S. SCALE : 1"=20'
BOOK NUMBER: 2008-08
DRAWING NUMBER: 117-2011
pyramidpls@yahoo.com

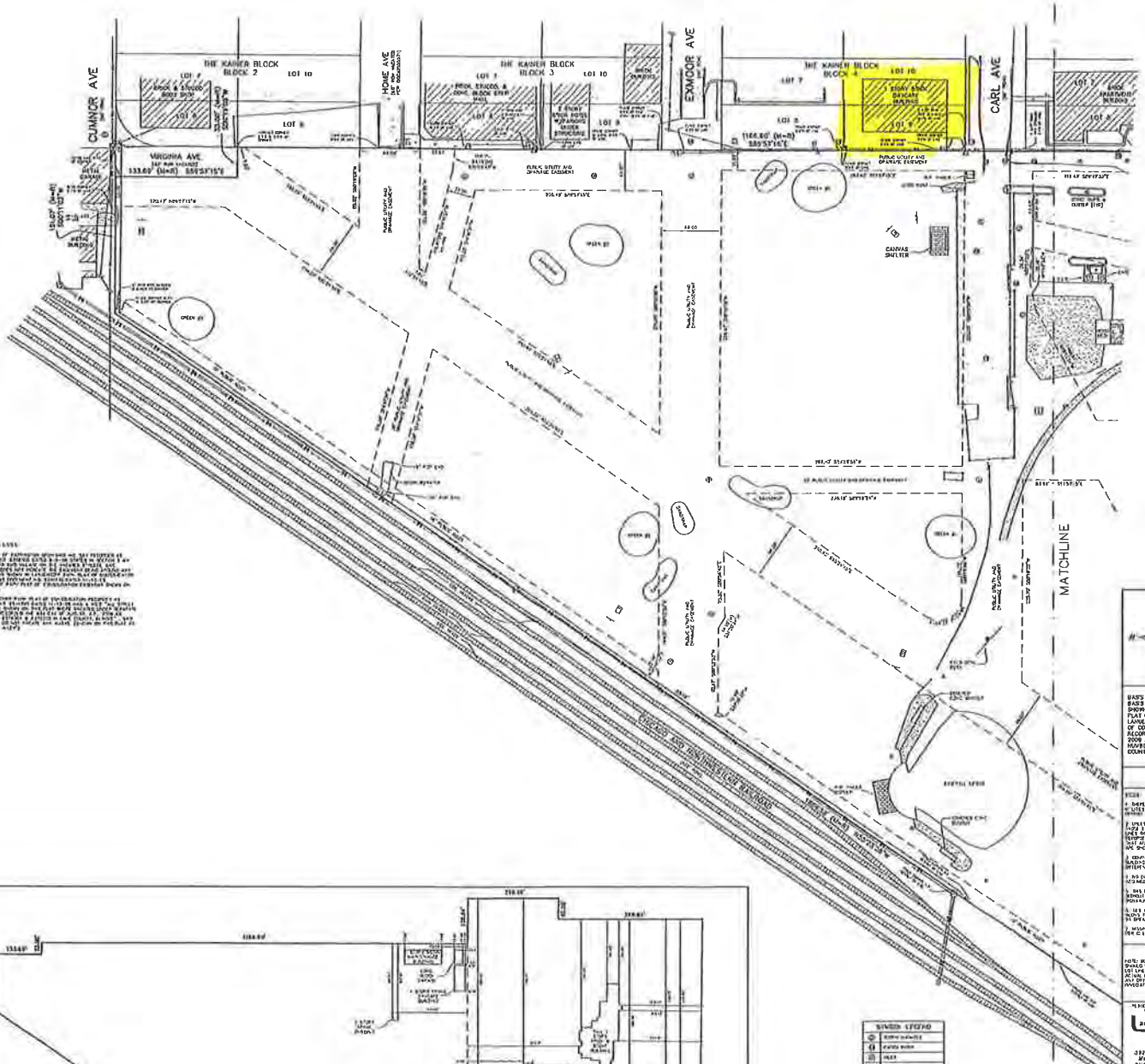
LEGEND

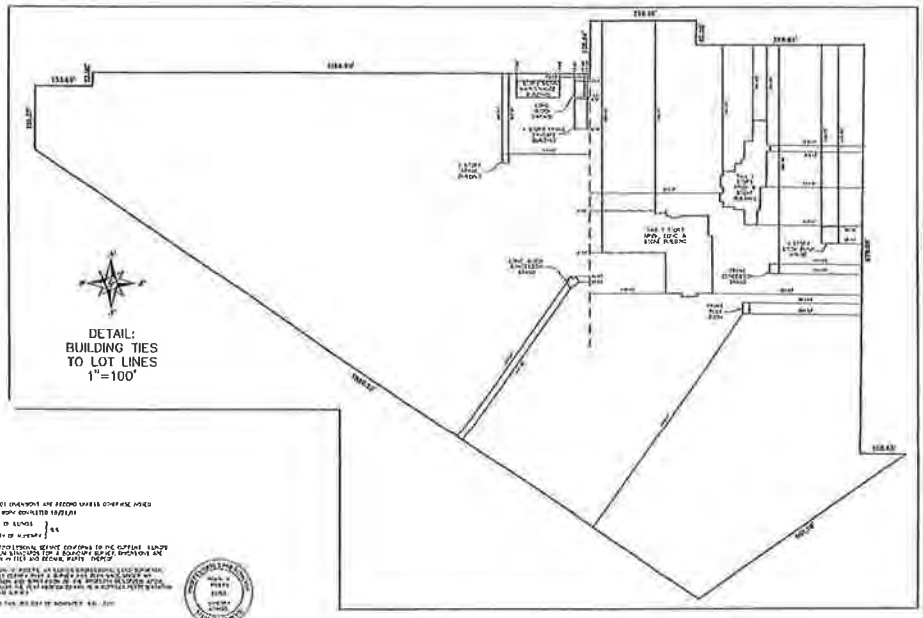
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	MANHOLE		UTILITY POLE
	CATCH BASIN		LIGHT POLE
	INLET		GAS VALVE
	FIRE HYDRANT		FLAG POLE
	B-BOX		PARKING PEDESTAL
	GAS VALVE BOX		STREET LIGHT HANDHOLE
	VALVE IN VAULT		SIGN

PLAT OF SURVEY

LANGENDORF PARK PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 2009 AS DOCUMENT NUMBER 6541700, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 235 LIONS DRIVE, BARRINGTON
PIN: 13-36-301-017
AREA: 37.04 ACRES





BASIS FOR BEARINGS: THE BASIS FOR BEARINGS SHOWN HEREON IS THE PLAT OF SUBDIVISION OF LANGENDORF PARK PLAT OF CONSOLIDATION RECORDED NOVEMBER 13, 2009 AS DOCUMENT NUMBER 6541700, IN LAKE COUNTY, ILLINOIS.

SCALE
1" = 40'

NOTE: BUILDING TIE DIMENSIONS SHOWN NOT ARE USED TO DETERMINE LOT LINE LOCATIONS. REFER TO ACTUAL LOT CORNER MONUMENTS WHEN THESE ARE AVAILABLE.

and echnology inc.
3928 W. MAIN STREET
McHENRY, IL 60050
PHONE: (815)344-3300
FAX: (815)344-3303
E-MAIL: LSM@TECH
LANDSURVEYINGSERVICES.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-003950

TEXT LEGEND
(xx) = RECORDED DIMENSION
(xx) = MEASURED DIMENSION

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CLIENT
GEWALT HAMILTON & ASSOC.

LOT SURVEY:
LANGENDORF PARK PLAT OF CONSOLIDATION

PAGE 1 OF 2

DRAWING NUMBER
11-256

SYMBOL LEGEND

LINE LEGEND

ALL LOT DIMENSIONS ARE RECORD UNLESS OTHERWISE NOTED
FIELD WORK COMPLETED 10/21/11

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

THIS PROFESSIONAL REPORT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1. BOUNDARY POINTS AS SHOWN REPRESENT LOT CORNERS UNLESS OTHERWISE NOTED. ALL BOUNDARY POINTS ARE MARKED WITH IRON PIPES OR MONUMENTS UNLESS OTHERWISE NOTED.

REVISED THIS 30 DAY OF NOVEMBER A.D. 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-2342
LAND TECHNOLOGY INC. ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-003950

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701
www.gha-engineers.com

Memorandum

To: Ms. Teresa Jennings – Executive Director
Barrington Park District

From: Daniel P. Brinkman, PE, PTOE

Date: August 27, 2020

Subject: Traffic Assessment
Proposed Commercial Building Re-Use
506 Carl Avenue
Barrington, Illinois

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Assessment for the proposed re-use of the 560 Carl Avenue building. The site is located south of Northwest Highway (US Route 14) in Barrington, Illinois and adjacent to Langendorf Park. It's currently occupied by a Day Care facility. The site is served by a single full-movement access drive and a parking lot on the north side of the building includes 18 parking spaces including one accessible space.

No changes are proposed to the site and no expansion of the existing 5,100 sf building and the existing access to the site will be maintained.

The following provides a summary of site traffic characteristics and the analysis conducted. *Exhibits* and *Appendices* referenced are in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map. The existing traffic operations in the site area are illustrated on ***Exhibit 2***.

Pertinent comments to the adjacent roadways and study area include:

Area Land Uses
There are a wide variety of commercial, recreational and residential uses that surround the subject site and along the Northwest Highway corridor. To the north of the subject site is a dental office, northwest a former banking facility recently approved to be redeveloped as a veterinary clinic. To the northeast is an athletic / physical therapy use, and to the east is a multi-family residential development. South and southwest of the site is Langendorf Park.

US Route 14 (Northwest Highway)

- Northwest Highway is northwest-southeast, primary arterial roadway under the jurisdiction of the Illinois Department of Transportation (IDOT).
- It generally provides a five-lane cross section (two through lanes in each direction and a center mountable median/left-turn lane at intersections) with a posted speed limit of 35 miles per hour (mph).

- Northwest Highway is designated as a Strategic Regional Arterial (SRA) route. SRA routes are designed to carry higher traffic volumes at higher travel speeds through access control and traffic signal installation / spacing. It is also designated as a Class II Truck route.
- At its unsignalized intersection with Carl Avenue, Northwest Highway provides a short separate left-turn lane for westbound traffic.
- The Annual Average Daily Traffic (AADT) on Northwest Highway is 22,100 vehicles (year 2019).

Carl Avenue

- Carl Avenue is a north-south, two-lane (one through lane in each direction) local roadway in the study area.
- Carl Avenue extends approximately 350-feet south of Northwest Highway before terminating in a parking lot for Langendorf Park.
- Carl Avenue is under the jurisdiction of the Village of Barrington, but has no posted speed limit.
- At its unsignalized intersection with Northwest Highway, Carl Avenue provides a single approach lane under Stop sign control, with shared left- and right-turns.
- On the north side of Northwest Highway, the access drive for *Fast Eddies Car Wash* aligns with Carl Avenue.

Existing Traffic

Exhibit 3 summarizes the existing weekday morning and evening peak hour traffic volumes along Northwest Highway. Peak period count data was obtained from IDOT's Traffic Count Database System from year 2019 Based on these counts, the weekday morning peak hour occurred from 7:00 to 8:00 AM and the weekday evening peak hour occurred from 5:00 to 6:00 PM.

Exhibit 3 also provides the Annual Average Daily Traffic (AADT) along Northwest Highway (year 2019) obtained from IDOT's website: www.gettingaroundillinois.com. Summaries of the IDOT traffic counts can be found in ***Appendix A***.

Notes: 1. *The traffic volumes presented in Appendix B represent "raw", unadjusted data. These volumes are adjusted based on day of week and month of year factors, resulting in an AADT which is lower than the total.*
2. *No new traffic data was collected due to current abnormal traffic conditions within the study area associated with school and partial business closures due to COVID-19.*

Part III. Project Traffic Characteristics

Proposed Development

As previously noted, no physical changes to the existing site are proposed. The Barrington Park District intends to utilize the existing facility for expanding its current program to create new recreational offerings and classes for older residents (geared for users age 55+) as well as expanding art class offerings and providing additional indoor space for addressing inclement weather for existing programmed activities at Langendorf.

A summary of anticipated uses and preliminary programming was provided by the Park District and is included as ***Appendix B***.

Trip Generation and Directional Distribution

As previously noted, no current traffic data was collected due to COVID-19 traffic disruptions. For the purpose of evaluating the impacts of the proposed re-use of the 560 Carl Avenue building we have completed the Trip Generation comparison provided in Table 1 below. Trip generations for the previous day care use are based on rate information published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual *Trip Generation* (see ***Appendix C***). The number of vehicle trips anticipated during the weekday morning peak hour (one hour between 7:00 and 9:00 AM) and weekday evening peak hour (one hour between 4:00 and 6:00 PM) is displayed in ***Table 2*** and includes all traffic attributed to the development (employees, patrons, deliveries, etc.).

There is very limited ITE data for recreational buildings such as the proposed use, and even less information available for a building as small as the 5,110 square foot subject building. As such, we have projected the traffic volumes based on the preliminary program information provided by the Park District (see ***Appendix B***).

Table 1: Estimated Trip Generation

Land Use / Size	ITE Land Use Code	Weekday								
		AM Peak Hour[1 3]			PM Peak Hour[2 4]			Daily [5]		
		In	Out	Total	In	Out	Total	In	Out	Total
Day Care Center / 5,110 SF	565	30	26	56	27	30	57	122	122	244
Park District Building	N/A	20	20	40	25	25	50			
Increment		-10	-6	-16	-2	-5	-7			

[1] One hour between 7:00 and 9:00 AM. [2] One hour between 4:00 and 6:00 PM.

[3] The preliminary programming information indicates classes may not commence until 9:00am (after the AM Peak Hour of the adjacent street); however, these trips were assumed to be conservative, to account for any potential users / program participants that arrive/depart during this timeframe.

[4] Weekday PM Peak Hour programming peak is estimated to occur at this level only one day per week. Again, we have assumed these trips to present a conservative analysis. Also, we have assumed approximately 1.5 participants per parent drop-off trip.

[5] Daily volumes not provided for Park District use. Total participants range from 64 to 110.

As shown in Table 1, it is expected that the proposed re-development will generate between 7 and 16 ***fewer*** trips during the Peak Hours than the former Day Care Center.

The anticipated trip distribution of site traffic is summarized in ***Table 2***. This was based on current travel patterns, the operational characteristics of the street system and the site's location within the Park District boundaries.

Table 3: Trip Distribution

Route & Direction	Percent Route To/From Site
Northwest Highway	
West of Carl Avenue	35%
East of Carl Avenue	65%
Totals =	***100%***

Part IV. Recommendations and Conclusions

A brief assessment has been conducted to determine the impact from the proposed re-use of the former day care facility for limited Park District programming on the adjacent roadway network. Trip Generations indicate that even with a conservative estimate of the greatest impact of the preliminary programming plan, that the Park District's use of the building will represent a decrease in Peak Hour traffic to and from the building. Furthermore, some patrons and participants as well as all staff may elect to park in the nearby lot serving the Park District building and Langendorf Park, further reducing trips along Carl Avenue.

In summary, the proposed re-use of the 560 Carl Avenue building represents a negligible traffic impact on the area roadways and can easily be accommodated without any access modifications or operational changes.

Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Exhibits

1. Location Map
2. Existing Operations
3. Existing Traffic

Appendices

A. IDOT Traffic Count Summaries
B. Park District Operations Information
C. ITE Trip Generation Excerpts

9746.900 Barr PD 560 Carl Ave - DRAFT.docx

TECHNICAL ADDENDUM

GHA GEWALT HAMILTON ASSOCIATES, INC.

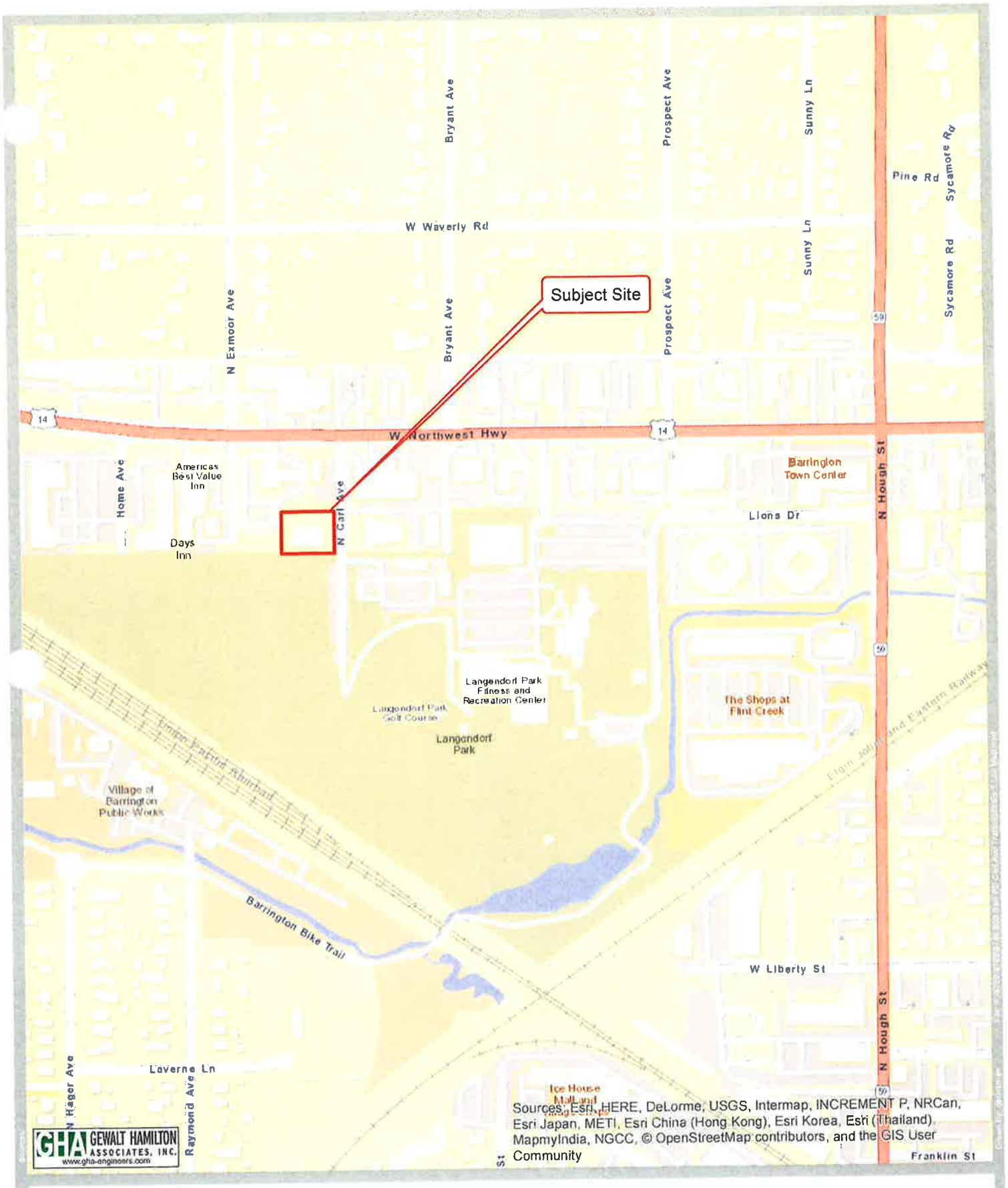


Exhibit 1: Location Map

N

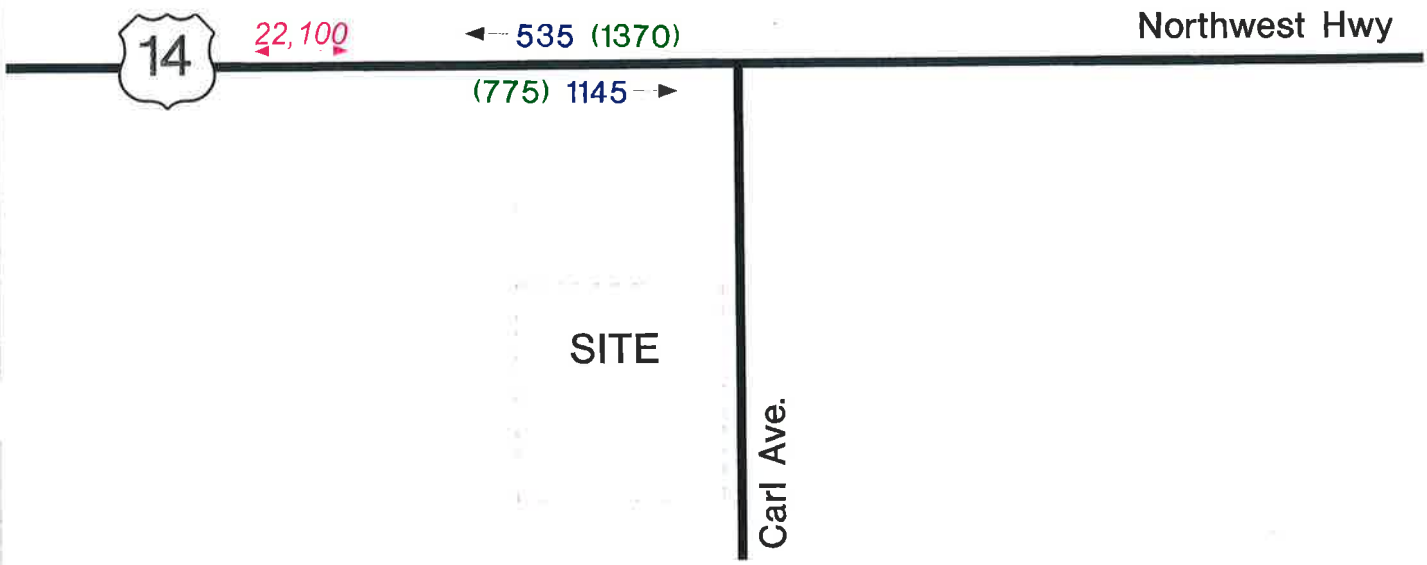
1 inch = 500 Feet

GEWALT HAMILTON ASSOCIATES, INC.

N

Not to Scale

Exhibit 2
Existing Traffic Operations



GEWALT HAMILTON ASSOCIATES, INC.

N

Not to Scale

Exhibit 3
Existing Traffic
Source: IDOT 2019 AADT

Appendix A - IDOT Data

Location Info	
Location ID	049 0201_EB
Type	LINK
Class	3
Located On	Northwest Hwy
Between	Hart Rd AND Hough St
Direction	EB
Community	BARRINGTON
MPO_ID	
HPMS ID	
Agency	Illinois DOT

Count Data Info	
Start Date	3/28/2019
End Date	3/29/2019
Start Time	7:00 AM
End Time	7:00 AM
Direction	Approach
Notes	
Count Source	049 - US-14 (Nortwest Hwy) & IL-59 (N Hough St)
File Name	0490201.xlsx
Weather	
Study	
Owner	idotco
QC Status	Accepted

Interval: 60 mins

Time	Hourly Count
00:00 - 01:00	30
01:00 - 02:00	26
02:00 - 03:00	18
03:00 - 04:00	72
04:00 - 05:00	151
05:00 - 06:00	466
06:00 - 07:00	861
07:00 - 08:00	1144
08:00 - 09:00	963
09:00 - 10:00	843
10:00 - 11:00	770
11:00 - 12:00	769
12:00 - 13:00	777
13:00 - 14:00	770
14:00 - 15:00	700
15:00 - 16:00	719
16:00 - 17:00	775
17:00 - 18:00	767
18:00 - 19:00	551
19:00 - 20:00	406
20:00 - 21:00	268
21:00 - 22:00	215
22:00 - 23:00	130
23:00 - 24:00	57
TOTAL	12248

Location Info	
Location ID	049 0201_WB
Type	LINK
Class	3
Located On	Northwest Hwy
Between	Hart Rd AND Hough St
Direction	WB
Community	BARRINGTON
MPO_ID	
HPMS ID	
Agency	Illinois DOT

Count Data Info	
Start Date	3/28/2019
End Date	3/29/2019
Start Time	7:00 AM
End Time	7:00 AM
Direction	Approach
Notes	
Count Source	049 - US-14 (Nortwest Hwy) & IL-59 (N Hough St)
File Name	0490201.xlsx
Weather	
Study	
Owner	idotco
QC Status	Accepted

Interval: 60 mins

Time	Hourly Count
00:00 - 01:00	63
01:00 - 02:00	49
02:00 - 03:00	32
03:00 - 04:00	25
04:00 - 05:00	55
05:00 - 06:00	126
06:00 - 07:00	327
07:00 - 08:00	536
08:00 - 09:00	631
09:00 - 10:00	618
10:00 - 11:00	617
11:00 - 12:00	664
12:00 - 13:00	764
13:00 - 14:00	796
14:00 - 15:00	881
15:00 - 16:00	1112
16:00 - 17:00	1370
17:00 - 18:00	1316
18:00 - 19:00	907
19:00 - 20:00	558
20:00 - 21:00	405
21:00 - 22:00	379
22:00 - 23:00	271
23:00 - 24:00	131
TOTAL	12633

Appendix A - IDOT Data

Location Info	
Location ID	049 0201_Combined
Type	LINK
Class	3
Located On	Northwest Hwy
Between	Hart Rd AND Hough St
Direction	COMB
Community	BARRINGTON
MPO_ID	
HPMS ID	
Agency	Illinois DOT

Count Data Info	
Start Date	3/28/2019
End Date	3/29/2019
Start Time	7:00 AM
End Time	7:00 AM
Direction	Approach
Notes	
Count Source	049 - US-14 (Nortwest Hwy) & IL-59 (N Hough St)
File Name	
Weather	
Study	
Owner	idotco
QC Status	Accepted

Interval: 60 mins

Time	Hourly Count
00:00 - 01:00	93
01:00 - 02:00	75
02:00 - 03:00	50
03:00 - 04:00	97
04:00 - 05:00	206
05:00 - 06:00	592
06:00 - 07:00	1188
07:00 - 08:00	1680
08:00 - 09:00	1594
09:00 - 10:00	1461
10:00 - 11:00	1387
11:00 - 12:00	1433
12:00 - 13:00	1541
13:00 - 14:00	1566
14:00 - 15:00	1581
15:00 - 16:00	1831
16:00 - 17:00	2145
17:00 - 18:00	2083
18:00 - 19:00	1458
19:00 - 20:00	964
20:00 - 21:00	673
21:00 - 22:00	594
22:00 - 23:00	401
23:00 - 24:00	188
TOTAL	24881

Appendix B

The chart shows the days of the week with the number of participants expected in the facility during that hour.

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9am	5	20	20	20	20	20	
10am	5	20	20	20	20	20	15
11am	5						15
12pm							15
1pm							
2pm							
3pm							
4pm			10[1]	40[1]	10[1]		
5pm			10[1]		10[1]		
6pm							
7pm		12	15	15	15		
8pm		12	15	15	15		
9pm							

[1]-parent drop off

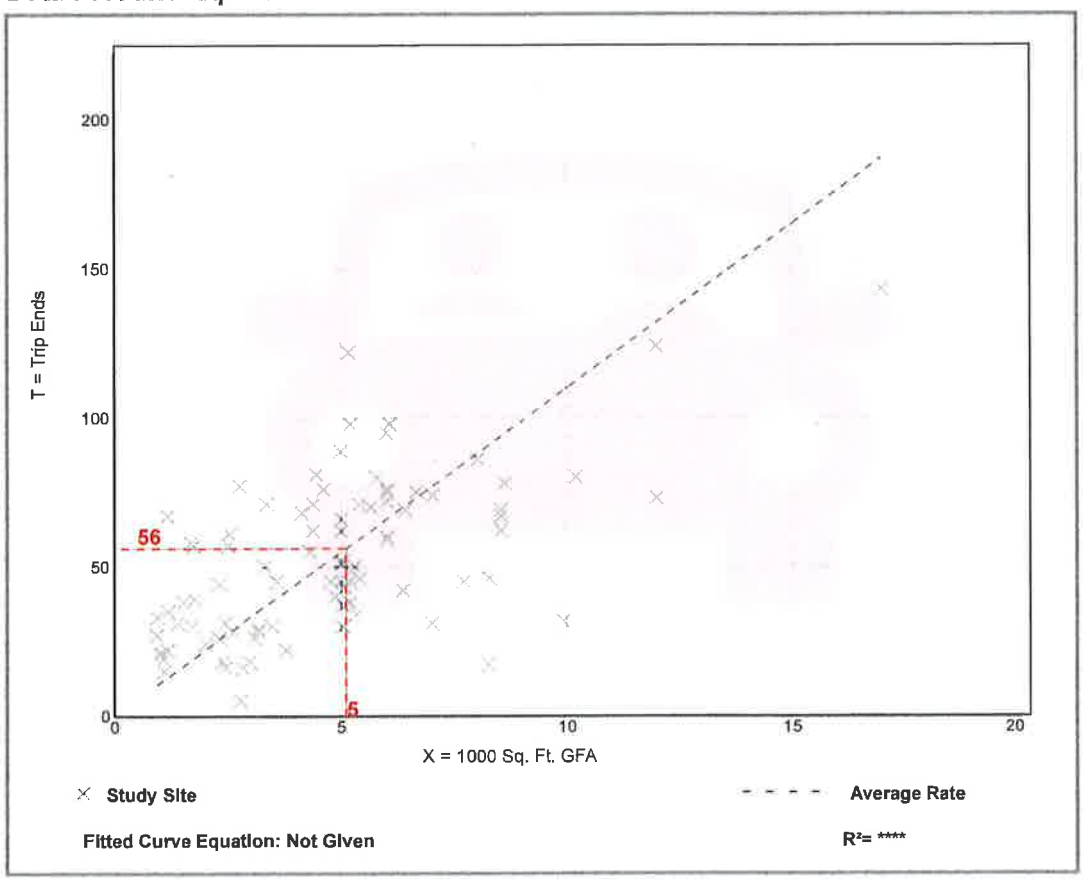
Day Care Center
(565)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	89
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.00	1.79 - 57.02	5.09

Data Plot and Equation



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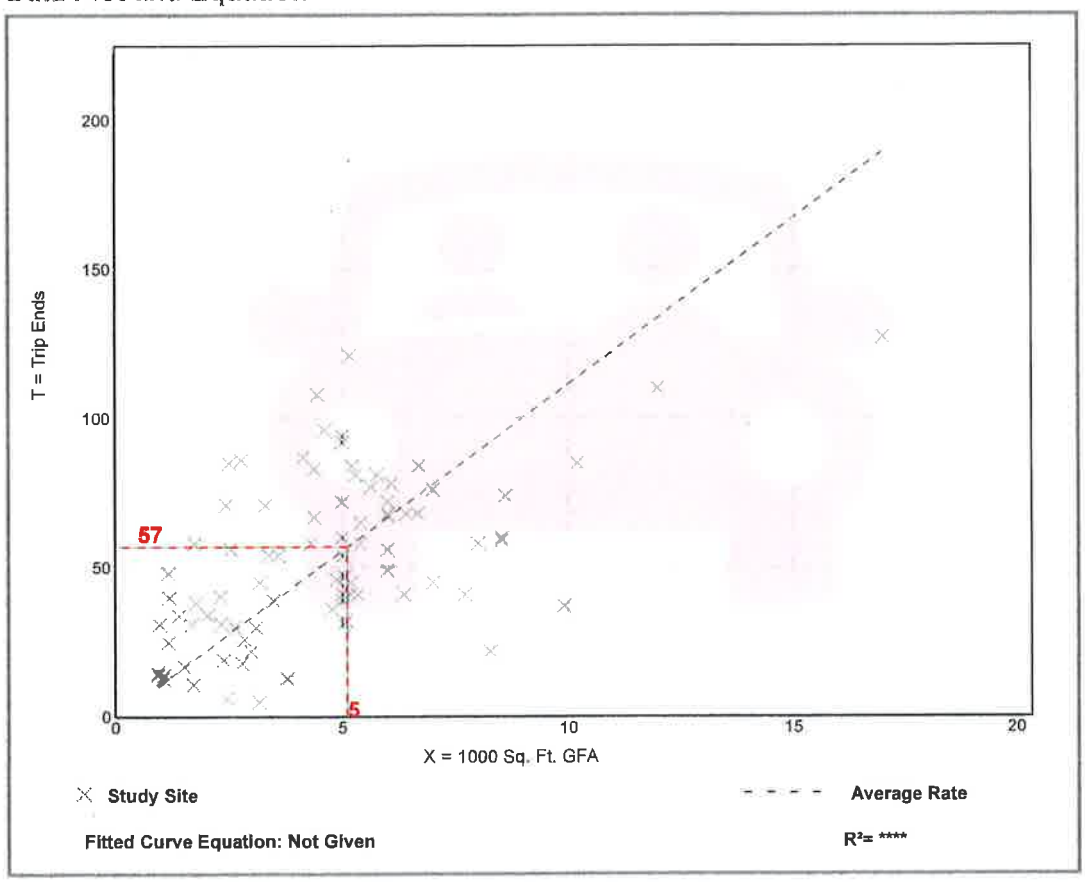
Day Care Center
(565)

Vehicle Trip Ends vs:	1000 Sq. Ft. GFA
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	90
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.12	1.55 - 40.85	5.28

Data Plot and Equation



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Day Care Center
(565)

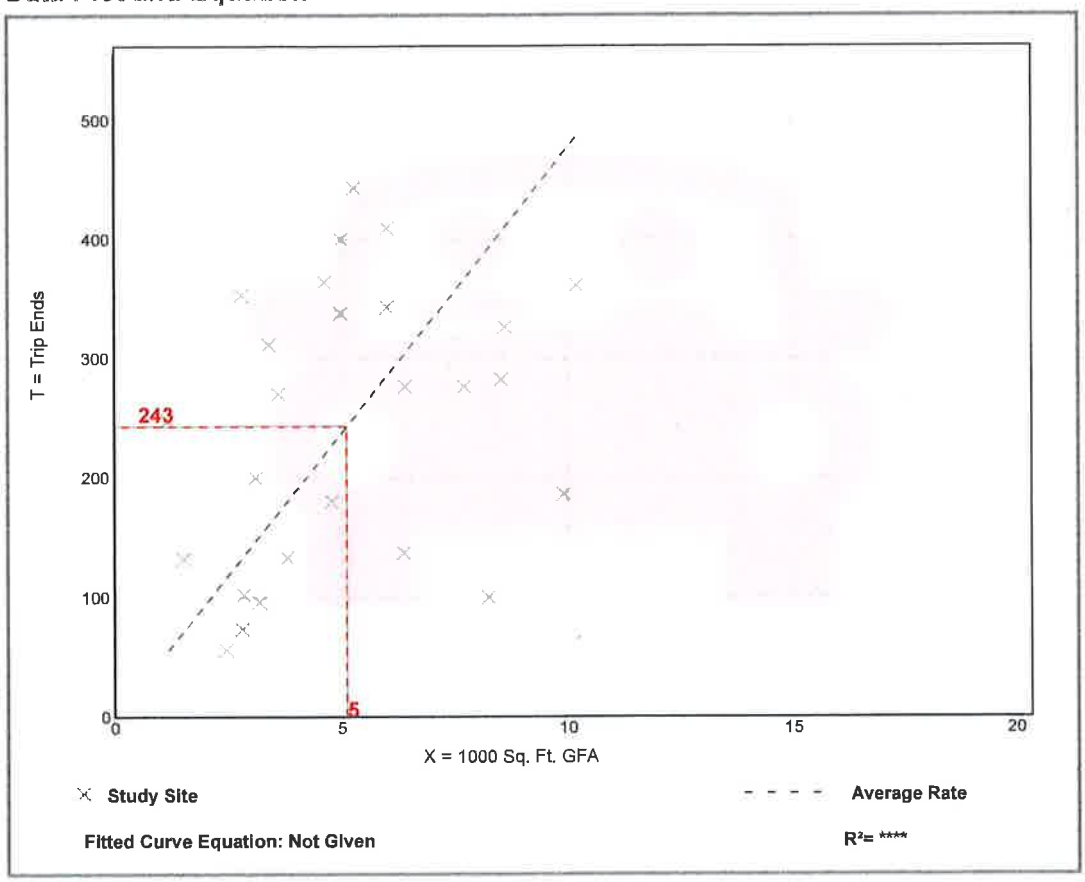
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
47.62	12.12 - 211.06	29.78

Data Plot and Equation



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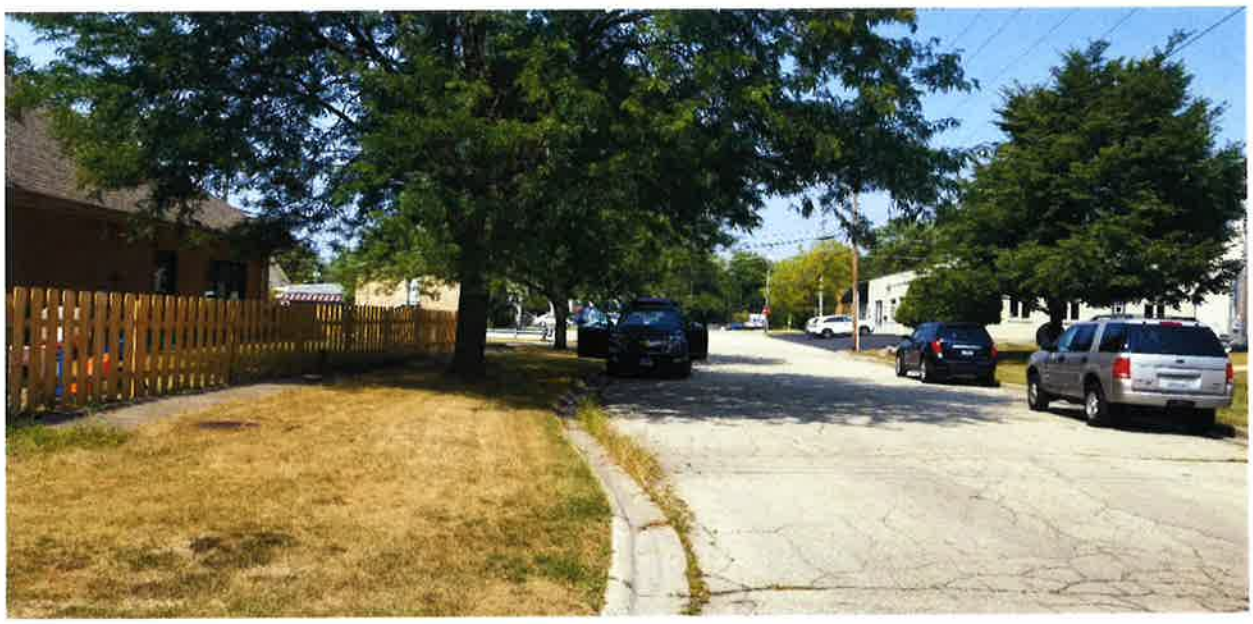
Barrington Park District

Pictures of and surrounding 560 Carl Avenue, Barrington, IL 60010

Northeast view of 560 Carl Avenue

East view of 560 Carl Avenue



East view of 560 Carl Avenue

Southeast view of 560 Carl Avenue

South view of 560 Carl Avenue

Northwest view of 560 Carl Avenue

Property south of 560 Carl Avenue

Property south of 560 Carl Avenue

Property south of 560 Carl Avenue

Property west of 560 Carl Avenue

Property west of 560 Carl Avenue

Property west of 560 Carl Avenue

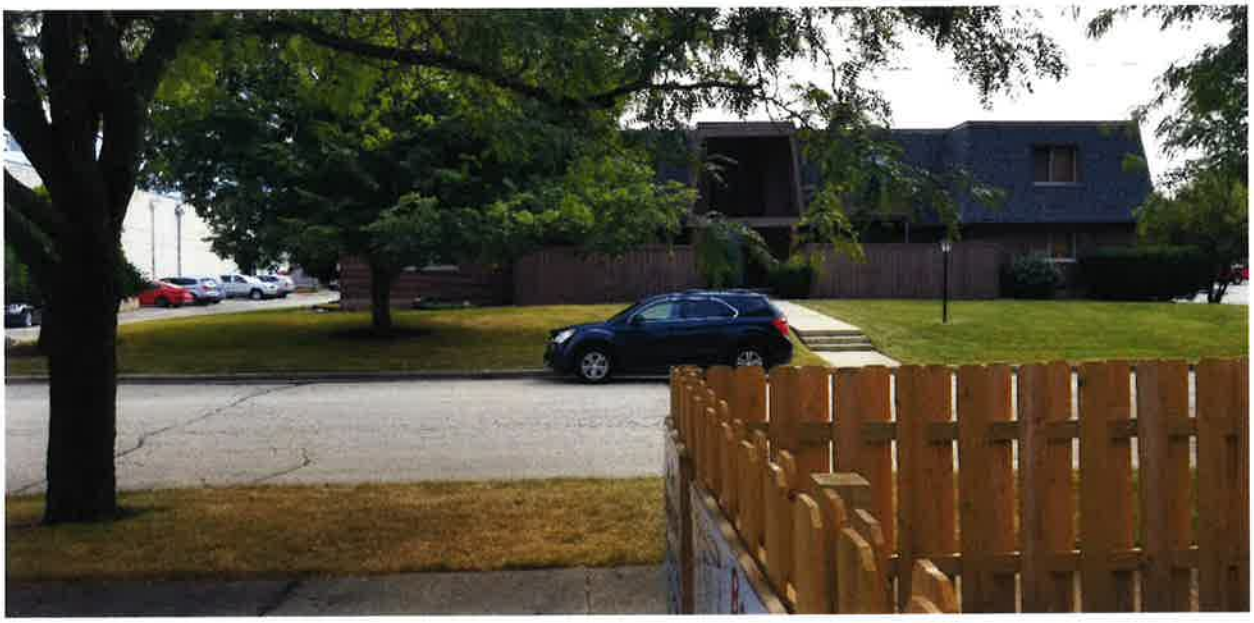
Property North of 560 Carl Avenue

Property North of 560 Carl Avenue

Property North of 560 Carl Avenue

Property North of 560 Carl Avenue

Property Northeast of 560 Carl Avenue



Property East of 560 Carl Avenue

Property Southeast of 560 Carl Avenue

DAVEY
Proven Solutions for a Growing World

Barrington Park District

Tree Inventory for: 560 Carl Avenue, Barrington, IL 60010

Conducted by: John Kelly, Certified Arborist Wi-0739A
The Davey Tree Expert Company
(847) 561-4745

Date: August 26, 2020

Tag #	Species	Trunk Diameter at Breast Height (DBH)	Condition Rating
#1	Honey locust	12.5"	Fair to poor - 4
#2	Honey locust	16.5"	Good - 2
#3	Honey locust	21.5"	Good - 2

The Davey Tree Expert Company - Tree Rating Criteria

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedical action.
2	Good	The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and/or has less than 30 percent deadwood In the crown, 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to poor	The tree is not typical of the species and /or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural decect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10 percent of the tree shows signs of life.

Barrington Park District

Tree Inventory for 560 Carl Avenue, Barrington, IL 60010

Location of Trees

Minutes of the Neighborhood Meeting on September 22, 2020

Barrington Park District staff in attendance

Teresa Jennings, Executive Director

Susan Jantorni, Legal Counsel

Linda Hovde, Park Board President

Jodi Krause, Supt. Or Recreation

Sue Mayer, Supt. Of Park Planning and Development

Terri Blanke, owner of the daycare came in about 6:35 pm. She signed in and then left about 6:45 pm.

No one else attended the meeting.

On Monday, Sept. 21, 2020 I saw Rick Nowak at Langendorf Park as he had his granddaughter in a dance class. I stopped him to say hi and ask him did he get the notice for the meeting. I said it was mailed to 565 Carl Ave. He said I'll check my mail. I filled him in on the project. He was very supported and loves the park. He commented on the Animal Hospital purchase and was concerned about barking dogs . He says he loves the park and supports the project and didn't need to attend meeting.

On, Tuesday, Sept. 22, 2020 I got a call from Susan Hoggins. She is the owner of Stark Realty on the corner of Carl and Rt 14. She said she couldn't make the meeting and wanted to know about the project. I filled her in and she said she supports the project. She lives in the Garlands and she ask if we could put a push button electric door opener when you enter the building. I said we have those at our main building and we will consider it.

560 Carl Ave Special Meeting
SIGN IN
SEPTEMBER 22, 2020

Name	Business Name (if applicable)	Address	Email Address
Terri Blanke	BCCCC	560 Carl Ave	tblanke@bcc92.com
Linda Hovde	BPD	968 Williamsburg Pk.	
Susan Fantarri	BPD atty		
[illegible]	BPD Staff		
[illegible]	BPD STAFF		

PLAN COMMISSION STAFF REPORT

TO: Plan Commission

HEARING DATE: October 13, 2020

FROM: Development Services Department

PREPARED BY: Jennifer Tennant, Assistant Director of Development Services

PC 20-01: Special Use Planned Development Amendment – 407 E. Main Street: The Petitioner is seeking approval of an amendment to the existing special use planned development for a multi-family residential development to allow certain modifications to the current approval including but not limited to number of units, setbacks, parking and loading requirements, building height and architectural design.

GENERAL INFORMATION

PETITIONER(s): Greg Crowther
PROPERTY OWNER(s): G Squared Properties, LLC

PROPERTY INFORMATION

EXISTING ZONING: B-5 Village Center East District
EXISTING LAND USE: Commercial Building (converted SFR) – vacant
PROPERTY SIZE: Approximately 9,702 sq. ft.
COMPREHENSIVE PLAN: Neighborhood 18: Mixed Use (Retail/Office/Residential)

	ZONING	COMP. PLAN LAND USE
NORTH:	B-5 District (410 E. Main Street – Office Building)	Mixed Use (Retail/Office/Residential)
SOUTH:	B-5 District (Moretti's)	Mixed Use (Retail/Office/Residential)
EAST:	B-5 District (413 E. Main St. – Office Building & 112 Wool St. – Office Building)	Mixed-Use (Retail/Office/Residential)
WEST:	B-5 Village District (401 E. Main Street – St. Paul Church)	Mixed-Use (Retail/Office/Residential)

SUBMITTALS

This report is based on the following documents, which were filed with the Development Services Dept.:

1. Cover Letter
2. 2007 Approved Rendering & Site Plan
3. 2015 Approved Rendering, Site Plan & Ord. 15-3867
4. Application & Affidavit of Ownership
5. Plat of Survey
6. Location Map
7. Existing Site Photos
8. Proposed Building Rendering
9. Streetscape Rendering
10. Market Study
11. Architectural Plans
12. Preliminary Engineering Plans
13. Photometric Plan
14. Landscape Plan & Tree Survey

PROJECT DESCRIPTION

The Petitioner is proposing an amendment to the existing special use planned development (SUPD) for a multi-family residential building and related site improvements. This project has seen several iterations since the initial application was submitted in 2006. The chart below details the major components of the original 2007 approval, the amended 2015 approval and the proposed 2020 amendment. Renderings and site plans for the 2007 and 2015 approvals have also been provided.

The original 2007 SUPD granted approval for a three-story mixed use building (approx. 24,150 sq. ft.) comprised of 2,529 sq. ft. of retail space and 2,382 sq. ft. of office space on the first floor and 6 residential units on the second and third floors. The residential units ranged in size from 1,071 – 2,163 sq. ft. The underground parking facility contained 17 parking spaces.

The 2015 amended SUPD granted approval to eliminate the retail and office components in favor of an all residential multi-fmaily building (approx. 26,867 sq. ft.) containing 12 residential condominium units ranging in size from 1,219 – 1,635 sq. ft. and 19 underground parking spaces.

The Petitioner is currently proposing to reconfigure the approved building to accommodate 15 smaller luxury apartments rather than the 12 larger condo units approved in 2015. The proposed building will house 9 - one bedroom units and 6 – two bedroom units ranging in size from 734 sq. ft. 1,181 sq. ft.

All three (3) versions of the proposal have been 3-stories on the Main Street frontage and 4-stories on the Station Street frontage. There is an approximately 6′-0″ grade change between the front and rear of the property which makes it possible to accommodate an underground parking facility. Underground parking is a key asset for many reasons including the ability to provide the required number of on-site parking spaces which otherwise would not be possible with an at-grade exterior parking lot. It also provides the amenity of climate controlled covered parking to potential residents and eliminates the negative impact that downtown parking lots can have on the pedestrian experience and over character of the streetscape. The Petitioner is also proposing to construct 2 additional parking spaces in the Village right-of-way in line with the existing Church parking spaces on Station Street. These spaces will be reserved solely for guest parking. Guests will also have access to the Metra lot after 5:00 p.m. Monday- Friday and all day on Saturdays and Sundays. However, no overnight parking is permitted on Village streets or in the Metra lot.

The Petitioner is also proposing a large outdoor common space at the rear of the building, bike parking and a landscape package.

The Petitioner held a neighborhood meeting on Saturday September 26, 2020 and no neighbors attended.

	2007	2015	2020 Proposed Change/Difference from Original Plan
Building Square Footage	approx. 24,150 sq. ft.	26,867 sq. ft.	**24,913 sq. ft.**
Building Height *All 3 proposals are 3 stories on Main St. & 4 stories on Station St.*	Main St. = 42'-6" Station St. = 45'-7"	Main St. = 49'-3" Station St. = 54'-1"	**Main St. = 3 stories & 48'-9"** **Station St. = 4 stories & 53'-5"**
# of Units	6 condo units 4,911 sq. ft. retail/office space	12 condo units	**15 apartment units**
# of Parking Spaces	Required = 22 Approved = 17	Required = 17 Approved = 19	**Required = 18** **Proposed = 21** (19 on-site & 2 in r-o-w)
Building Setbacks	Front = 13.35' West Side = 0.5' East Side = approx. 8 Rear =	Front = 13.38' West Side = 0.83' East Side = 4.66' Rear = 13.46'	**Front = 11.36' at closet point** Majority of the building at 16.63' **West Side = 0.83'** **East Side = 4.10'** **Rear = 16.87' at closet point** Majority of the building at 25.38' Deck at 5.34'

Preliminary ARC March 12, 2020

The ARC conducted a preliminary review of the proposed plans and provided an extensive list of comments for the Petitioner's consideration including the requirement to attend a second preliminary ARC meeting prior to finalizing the building design with the project architect in attendance. Staff asked the ARC to carefully consider the significant departure from the originally approved architecture and the impact the roof design will have on the mass and scale of the building. Staff also indicated that the Petitioner should provide an additional narrative or explanation on how the building relates architecturally to its surroundings.

2nd Preliminary ARC – June 25, 2020

The ARC conducted a second preliminary review of slightly revised plans which addressed some of the ARC's comments. The project architect was in attendance and provided insight on the proposed architectural design and explained how they addressed the preliminary comments from the March 12, 2020 meeting. The Staff Report cited the following concerns: 1.) the proposed building is a significant departure from the 2007 and 2015 approval which were similar in architectural design; 2.) the building may be too large for the proposed modern farmhouse architecture which is typically seen on single-family; and 3.) the hipped roof design of the 2007 and 2015 buildings assists in reducing the scale of the building compared to the surrounding buildings and should be reconsidered. The ARC accepted the proposed architectural style and roof shape and indicated that the proposed roof shape does not significantly impact the mass and scale of the building. The ARC generally found that the majority of their comments from the March 12, 2020 preliminary meeting were met and offered several additional but relatively minor comments primarily regarding architectural detailing.

EXCEPTIONS FROM THE ZONING ORDINANCE

The amended approval (ord. 15-3867) grants multiple exceptions from the Zoning Ordinance relating to uses, setbacks, building height, parking and loading, signage and landscaping. The amended proposal requires the modification of several of these exceptions as well as several new exceptions. The requested exceptions are as follows:

ZO Table 4.2 Allowable Obstructions - Balconies

The ZO does not permit the encroachment of balconies into the required interior side yard setback. An interior side yard setback is not required in the B-5 District; however if one is provided it must be a minimum of 5′-0″. The Petitioner is proposing to allow the balconies to encroach the full width of the setback on the west side and approx. 2.5 ft. on the west side.

ZO Table 4.2 Allowable Obstructions - Decks

The ZO does not permit the encroachment of decks into the required interior side yard or rear yard. The Petitioner is request an exception to allow the proposed deck to encroach approx. 3.67′ into the interior side yard setback and 4.65′ into the required rear yard setback of 10′-0″.

Table 4.2 Allowable Obstructions - Eaves

The ZO does not permit the encroachment of eaves into the required interior side yard to exceed 18″. The Petitioner is requesting an exception to allow the eaves on the rear west section of the building to encroach the full width of the 5′-0″ interior side yard setback.

ZO Section 4.5-B.1 Permitted Height of Fences in B-5 District - Front Yards

The Petitioner is requesting an exception to allow a 4′-0″ fence in the front yard where a maximum height of 3′-0″ is otherwise required. A request was made in 2015 to allow a taller fence (5′0″ and then the request was reduced to 4′-0″) and that exception was not granted. The PC and ARC concurred that a maximum height of 42″ (36″ to the top horizontal rail and 6″ picket) was the maximum appropriate height. Staff recommends

that the PC consider the elimination of the fence all together. There are no other front yard fences along this section of Main Street. The building should be incorporated into the fabric of Main Street rather than separated from it. At a minimum, Staff recommend that the requested exception is not approved.

ZO Section 4.9-E Standards for Building Mounted Lights
The Petitioner is requesting an exception to allow 3.5 foot candles at the rear property line where a maximum of 0.5 foot candles is otherwise permitted to allow adequate lighting at the entrance to the covered parking area/underground parking entrance.

ZO Table 4.10-5 Require Parking Dimensions
The Petitioner is requesting an exception to allow the drive aisle to be 23′-0″ where 24′-0″ is required. The 2015 approval granted an exception to allow a reduction in the drive aisle at the north end of the to 20′-3″. The proposed layout includes a 23′-0″ drive aisle the whole length of the garage and a bump out at the far north end to allow easy egress from those spaces. Additionally, the Petitioner is requesting an exception to allow all 9′-0″ wide parking spaces next to the garage walls where 9′-6″ spaces would otherwise be required. The spaces in the proposed garage layout are 6″ wider than the approved 2015 layout which only accommodated 8′-6″ wide parking spaces.

ZO Section 4.10-13 Specific Loading Requirements (Multiple-Family Residential)
The ZO requires one loading space for all buildings between 10,000-200,000 sq. ft. The Petitioner is requesting an exception to eliminate the requirement to provide a loading space due to the site constraints.

ZO Section 7.6-C Special Uses - Dwellings, Multiple Family & Planned Development
The Petitioner is requesting a Special Use for "Dwellings, Multiple Family" in the B-5 Village Center East District

ZO Section 7.6-F Minimum Yard Requirement
An interior side yard setback is not required in the B-5 District; however if one is provided it must be a minimum of 5′-0″. The Petitioner is requesting an exception to allow a reduced interior side yard setback of 4.10′ on the east side and 0.83′ on the west side. The 2015 approval granted an exception for 4.60′ on the east side and 0.83′ on the west side. This is a reduction of 0.56′ on the east side.

Maximum Building Height 7.6-H

a. The ZO requires that the 3rd floor of all three-story buildings in the B-5 District is setback a minimum of 8′-0″ from the front face of the building. The Petitioner is requesting an exception from this regulation to allow the 3rd floor of the building to be constructed in the plane as the front face of the building. The ARC is in favor of this exception.
b. The proposed building is a mix of an 8/12 pitched roof and flat roof. The maximum height for a 8/12 pitch is 46′-0″. The Petitioner is requesting an exception of 2′-9″ to allow a maximum building height of 48′-9″ on the Main Street frontage and an exception of 7′-5″ to allow 4 stories and a maximum building height of 53′-5″ on the Station Street frontage due to the fact the the subject property is considered a "through lot". The elevation change between Main Street and Station Street is approximately 6′-0″. The proposed building is approximately 6″-7″ lower than the 2015 approval.

ZO Section 7.6-L.10 Design Standards – Glazed Surface
The ZO requires that at least 40% of the first floor façade must be glazed and at least 30% of the upper floor façades. The Petitioner is requesting an exception to allow glazing consistent with the proposed residential style building. This regulation is geared toward commercial buildings with store front windows rather than residential buildings therefore the reduced percentage of glazed surface on the first floor is appropriate.

ZO Section 7.6-N.6 Fences
The B-5 District requires that all fencing be constructed of wrought iron with brick columns. The Petitioner is proposing a black aluminum fence without brick columns. Staff is requesting that the Plan Commission consider the elimination of the proposed fence therefore this exception would no longer be necessary if the fence is eliminated.

11.6-A.3 -A.6 & -A.7 Exceptions from Use Regulations, Bulk Intensity, Landscaping, Parking, Signage and Architectural Design Guidelines

a. **The proposed exceptions shall not cover more than 40% of the site area or more than 40% of the total floor area, whichever is less.** The subject property is 9,702 sq. ft. and the area of the proposed building footprint is approximately 6,626 sq. ft. The building requires use, setback and height exceptions which will cover more than 40% of the site.
b. Since 2015, the ZO was amended to require the inclusion of a public gathering space for all developments in the B-4 & B-5 Districts. Although the proposed project does not have a gathering space that is open to the general public, there is an 890 sq. ft. common gathering space proposed at the rear of the building for the residents of the building.
c. **Along the periphery of such Planned Developments, yards shall be provided as required by the regulations of the underlying Zoning District.** As stated above, the Petitioner is requesting an exception to allow a reduction in the required interior side yard setbacks.

PLANNED DEVELOPMENT GUIDELINES

The following guidelines will be used by the Architectural Review Commission, Plan Commission and the Village Board to evaluate the suitability of proposed Planned Developments. These guidelines represent sound planning principles which should be incorporated into Planned Developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. **The Planned Development shall be consistent with the intent and purpose of this Zoning Ordinance, as stated in Chapter 1.** In general, the proposed planned development is consistent with the intent of the Zoning Ordinance to promote orderly, sensible and beneficial growth. Staff finds that this guideline is satisfied.

B. **The Planned Development shall be compatible with the character of the underlying zoning district and Neighborhood in which it is located.** The proposed planned development is located in the B-5 Village Center East District. Multi-family residential is a special use in the B-5 District and the Comprehensive Plan designates this site for mixed use (retail/office/residential). Therefore carefully regulated multi-family dwellings can be considered through the special use planned development process. Staff finds that this guideline is satisfied.

C. **The Planned Development should be consistent with the official planning policies and the Village Comprehensive Plan.** The 2010 Comprehensive Plan designates the land use for this site as mixed use (retail/office/residential). The proposed land use is consistent with the Comprehensive Plan. Staff finds that this guideline is satisfied.

D. **The Planned Development should preserve the value of the surrounding residential area.** The proposed special use is not adjacent to any residential areas. The closest residential area is located to the north on North Avenue/June Terrace behind the commercial buildings on Main Street. Staff finds that this guideline is not applicable.

E. **Significant physical, topographical, environmentally sensitive or historical features of the site of the Planned Development, which are of importance to the community, should be preserved.** According to Village regulations, there are no environmentally sensitive or historical elements present on the subject property.

F. **The entire property proposed for Planned Development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. All owners of the subject property shall be included as joint applicants on all applications and all approvals shall bind all owners, except that notwithstanding anything to the contrary, a unit of local government may petition for property which it does not own provided the unit of local government is a co-petitioner. Parties entitled to apply for a Special Use permit shall be limited to the property owner, agent of the property owner, or the contract purchaser of subject property, acting with the consent of the property owner, or the Village, or another unit of local government. The violation of any owner as to any lot shall be deemed a violation as to all owners and all lots.** Staff finds that this guideline is satisfied.

G. **In business districts, the Planned Development shall be consistent with the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village. Conversion of an existing use or uses which generate retail sales tax to a Planned Development use or uses which do not generate retail sales tax has an adverse effect on the retail sales tax base of the Village. Where a Planned Development which does not generate retail sales tax is proposed on a site currently or most recently occupied by a retail sales tax generating use or uses, substantial evidence shall be provided that the benefits to the community provided by the proposed use are greater than the benefits provided by a use or uses which generate retail sales tax on the site. A first floor Planned Development use or uses which do not generate retail sales tax proposed within the B-1 or B-4 zoning districts as part of larger retail developments shall constitute no more than 20% of the first floor area unless substantial evidence is provided that the use of more than 20% of the first floor area as a use or uses which do not generate retail sales tax is instrumental in allowing the larger retail development to go forward or otherwise enhances in some substantial manner the retail sales tax base of the Village.** The subject property is currently vacant and was most recently occupied by a chakra balancing business. Staff finds that this guideline is satisfied.

SPECIAL USE STANDARDS

1. **The proposed special use is, in fact, a special use listed and authorized in the zoning district regulations within which the property is located.** A Planned Development is listed as a Special Use in the B-5 Village Center East District. The Petitioner is proposing to construct a multi-family residential building which is also listed as a Special Use in the B-5 District. Staff finds that this standard is met.

2. **The proposed special use is consistent with the objectives of the Village's Comprehensive Plan and Zoning Ordinance.** The 2010 Comprehensive Plan designates the land use for this site as mixed use (retail/office/residential). The proposed land use is consistent with the Comprehensive Plan. Staff finds that this standard is met.

3. **The proposed special use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.** The revised proposal has been through two preliminary reviews with the Architectural Review

Commission. In general, the ARC has preliminarily found the building to be in general compliance with the B-5 Design Standards and the general Appearance Standards. The project will go back to the ARC for final consideration on October 22, 2020 pending a positive recommendation from the Plan Commission at the October 13, 2020 public hearing.

4. **The proposed special use will not significantly diminish the safety, use and enjoyment of surrounding property.** The proposed special use will not diminish the safety, use and enjoyment of the surrounding properties. The proposed multi-family residential building is a compatible use in the periphery of the downtown providing the residents of the building with walkable access to transportation, goods and services. The surrounding commercial properties will benefit from additional residents in this area which will enhance the vitality of the downtown. Staff finds that his standard is met.

5. **The proposed special use is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, and schools, or the persons or agencies responsible for the establishment of the proposed special use shall provide adequately any such service.** This site is adequately served by all essential public facilities. All costs associated with utility improvements and/or connections will be at the sole cost of the developer. Staff finds that this standard is met.

6. **The proposed special use does not create excessive additional requirements at public expense for public facilities and services and is not detrimental to economic welfare of the community.** The revised proposal does not create a public expense for public facilities. All costs associated with site improvements, right-of-way improvements and utility improvements will be at the sole expense of the Petitioner. The creation of new residential units in the downtown area will have a positive impact on the economic welfare of the community by providing additional residents that will patronize downtown businesses. The subject property is walkable to public transportation, entertainment, services, grocery stores, bars, restaurants and shops. Staff finds this standard is met.

7. **The proposed special use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.** The proposed 15 unit multi-family residential building will not create excessive traffic, noise, smoke, fumes, glare or odors. Staff finds that this standard is met.

8. **The proposed special use provides vehicular access to the property and does not create an interference with traffic on surrounding public thoroughfares.** The revised proposal utilizes the originally approved access point off of Station Street. Access for any redevelopment of this property at the rear of the property is strongly preferred over a Main Street access which would negatively impact the pedestrian experience and character of the streetscape. Staff finds that this standard is met.

9. **The proposed special use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.** The revised proposal does not result in the destruction or loss of any natural, scenic or historic features. The subject property is located in the downtown area and outside of the Historic Overlay District. No natural, scenic or historic features currently exist on or around the subject property. Staff finds that this standard is met.

10. **The proposed special use complies with all additional regulations in the Zoning Ordinance specific to**

the special use requested. The Petitioner is requesting several new exceptions and several modifications to previously approved exceptions, all of which are summarized above.

Additionally, the following standards shall be given consideration

11. **The existing uses and zoning of nearby property**. The subject property is surrounded by commercial office uses to the north, south, east and an institutional (church) use to the west. The surrounding uses will not be negatively impacted by a residential use on this site.

12. **The extent to which property values are diminished by the particular zoning restrictions.** The property values of the subject property and the surrounding properties are not diminished by current zoning regulations. The existing building was previously occupied by a permitted use. There is currently an approved special use planned development for the site.

13. **The extent to which limitation or destruction of property values of the petitioner promotes the general health, safety and welfare.** Denial of this request will not affect the current property value of the subject property. As previously stated, the existing building was currently occupied by a permitted use and there is an existing approved plan for redevelopment of this property.

14. **The relative gain to the public as compared to the hardship imposed upon the petitioner.** There is no relative gain to the public if the Petitioner is denied their request. The existing building is a single-family structure which is vacant and was previously occupied by an energy healing business. The current underutilization of the subject property does not provide a benefit to the general public or the business community. The proposed residential building will provide additional residents that will patronize businesses and enhance the vitality of the downtown area.

15. **The suitability of the particular property for the purpose for which it is now zoned.** No change to zoning of the subject property is proposed. The requested use of "Dwelling, Multiple Family" is a Special Use in the B-5 District and therefore is appropriate subject to satisfying all necessary standards outlined in this report and proposed conditions of any approval granted.

16. **The length of time that the property has been vacant, as zoned, considered in the context of land developed in the area in which the property is located.** The existing building is currently vacant; however was previously occupied. The original concept for the redevelopment of this property was proposed in 2006. The subject property is located in a crucial area on the periphery of the downtown and redevelopment of this property will make a positive impact on the Village by providing additional residents to patronize businesses and enhance the liveliness of the downtown.

17. **The care with which the community has undertaken to plan its land use development.** The Village has undertaken great care in developing its land use plan. The subject property was rezoned in 2015 in order to expand the permitted and special uses allowed on the periphery of the Village center in order to spur redevelopment and complement the existing businesses in the core of the downtown. The proposed special use is consistent with the land use planning for this area.

18. **The evidence or lack of evidence of community need for the use proposed by the property owner.** The downtown area of the Village has traditionally lacked high-end multi-family residential units. This was somewhat assuaged by the 2018 completion of the 64 unit apartment building at 101 W. Liberty Street on the north side of the downtown area. The success of the 101 W. Liberty project

indicates that there was a need for this type of housing product which is further confirmed by the market report provided by the Petitioner. The market report concludes that rental apartments will be marketable at this location and that lease up of the building is expected to take 3-4 months. The Village will benefit from having a variety of housing options to offer to new and existing residents of the Village.

RECOMMENDATION

If the Plan Commission concurs with the above findings of fact, Staff recommends that the Plan Commission adopt this finding of fact and make a motion to recommend approval of PC 20-01 to the Village Board of Trustees subject to consideration of the following items and/or any additional recommendations or conditions imposed by the Plan Commission:

1. **Final architectural approval of the proposed development is subject to review by the Architectural Review Commission and issuance of a Certificate of Approval by the Village Board of Trustees.**
2. **Staff recommends that the Plan Commission consider whether a construction access and future maintenance easement for the properties on the east side of the subject property is necessary. This was required for the property to the west as part of the 2015 approval. This was not required for the properties to the east in 2015 but Staff is concerned about how the building will be constructed and maintained without any access to the neighboring properties to the east. At a minimum, Staff recommends that the Petitioner is required to submit a detailed construction plan detailing how the building will be constructed, where construction equipment, materials, etc. will be staged/stored and how worker parking will be handled, etc.**
3. **The existing access and construction easement for the property to the west (401 E. Main St – St. Paul's) may need to be amended and re-recorded due to the fact that it references an exhibit from 2015 which will no longer be valid upon the approval of the proposed amendment.**
4. **A future building maintenance and utility maintenance plan shall be provided prior to the issuance of a site development permit or building construction permit. The maintenance plan shall include a detailed plan specifically for the maintenance of the storm sewer on the east side of the building including how an excavation will be addressed without any access to the neighboring properties to the east.**
5. **Final engineering plans, calculations and any applicable reports must be provided at the time of permitting and must be in full compliance with all Village codes, ordinances, standards, etc. including all required sections and details adequate to ensure compliance. These plans shall address any outstanding technical review comments as well as any additional comments at the time of permitting.**
6. **The proposed project must be fully compliant with all building and fire codes adopted by the Village as well as all local, state and federal ADA requirements relating to both the building, parking and site in general.**
7. **The Petitioner is requesting an exception to allow a 48″ front yard fence where a maximum of 42″ (36″ to the top horizontal rail and 6″ picket) is permitted. A request for a 48″ or 60″ fence was made in 2015 and neither request was approved. Staff recommends that the PC consider the elimination of the fence all together. At a minimum, Staff recommends that the requested exception for a 48″ fence is not approved.**

8. **Final photometric plan for all covered and interior parking areas must be provided at the time of permit. Fully compliant lighting levels must be met in all parking areas.**
9. **Two guest parking spaces shall be established in the Station Street right-of-way as shown on the approved plans. These spaces must be signed for private guest parking and proper towing notice signage must also be posted.**
10. **Additional landscaping shall be provided at the southwest side of the open parking area.**
11. **Gutters are not shown on the final architectural plans as requested. If a gutter is added to the building it appears as though a small section of the gutter at the southwest section of the building may extend over the property line. This will not be permitted and must be addressed through the ARC final details review process which will be a condition of any ARC approval granted for the project.**
12. **No signage is approved as a part of this project. Any proposed future temporary or permanent signage shall be fully compliant with the Zoning Ordinance.**
13. **All new and/or on-site utility connections shall be installed underground. Transformers or other such equipment shall be screened by landscaping.**

G Squared Properties is requesting modifying our Planned Unit Development to construct a multi-family luxury rental property at 407 E. Main Street which is currently approved as a multi-family condominium building. We extensively marketed the current condominium development with unsuccessful results. The market for condominium ownership has evolved and changed, and we are doing the same. Luxury apartments are what drives current demand in multi-family. The luxury apartment provides the resident with the comfort and amenities found in a condominium but offers greater affordability, protection from a decline in housing values, rising property taxes, and greater mobility. With this, we took a fresh look at the design of the building and have updated our design to respond to the market. Our building's use of traditional architectural language responds sensitively to the surrounding properties, and our styling was updated more in keeping with a traditional farmhouse styling with a more modern feel. The units have been redesigned to be more suited to the current market but also smartly designed to become condominiums in the future if that market opportunity emerges. The redesigned building has nine (9) one bedroom and six (6) two bedroom units. The 15 luxury apartments each enjoy a private balcony and the building now also includes a large common area patio area off the first floor for the residents. The patio will include a kitchenette, barbeque area, and seating for social gatherings. The enclosed private parking is accessed off of Station Street. The total parking for the building includes 21 spaces with two exterior spaces reserved exclusively for guests only. Access to the building is provided, not only at the front door, but through the rear vestibule adjacent to the exterior guest parking and where the elevator is located. This well thought out redesign allows us to narrow the footprint of the building by eliminating the side entry stairs, ramps and foundation. We are excited about the evolution of this project and feel it will be well received and better complements the development that has occurred around us. We are proud to present you with 407 E Main Street Luxury Apartments.

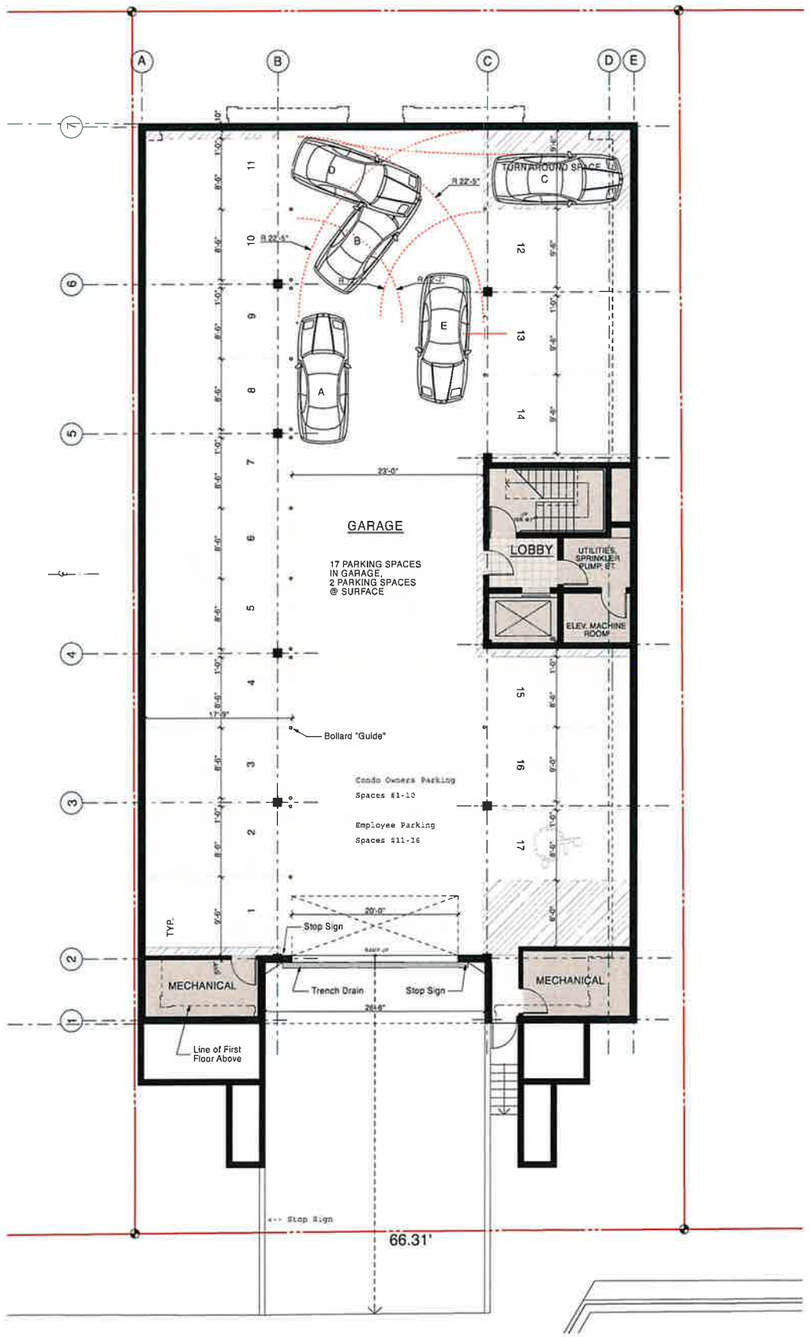
Sincerely,

Greg Crowther

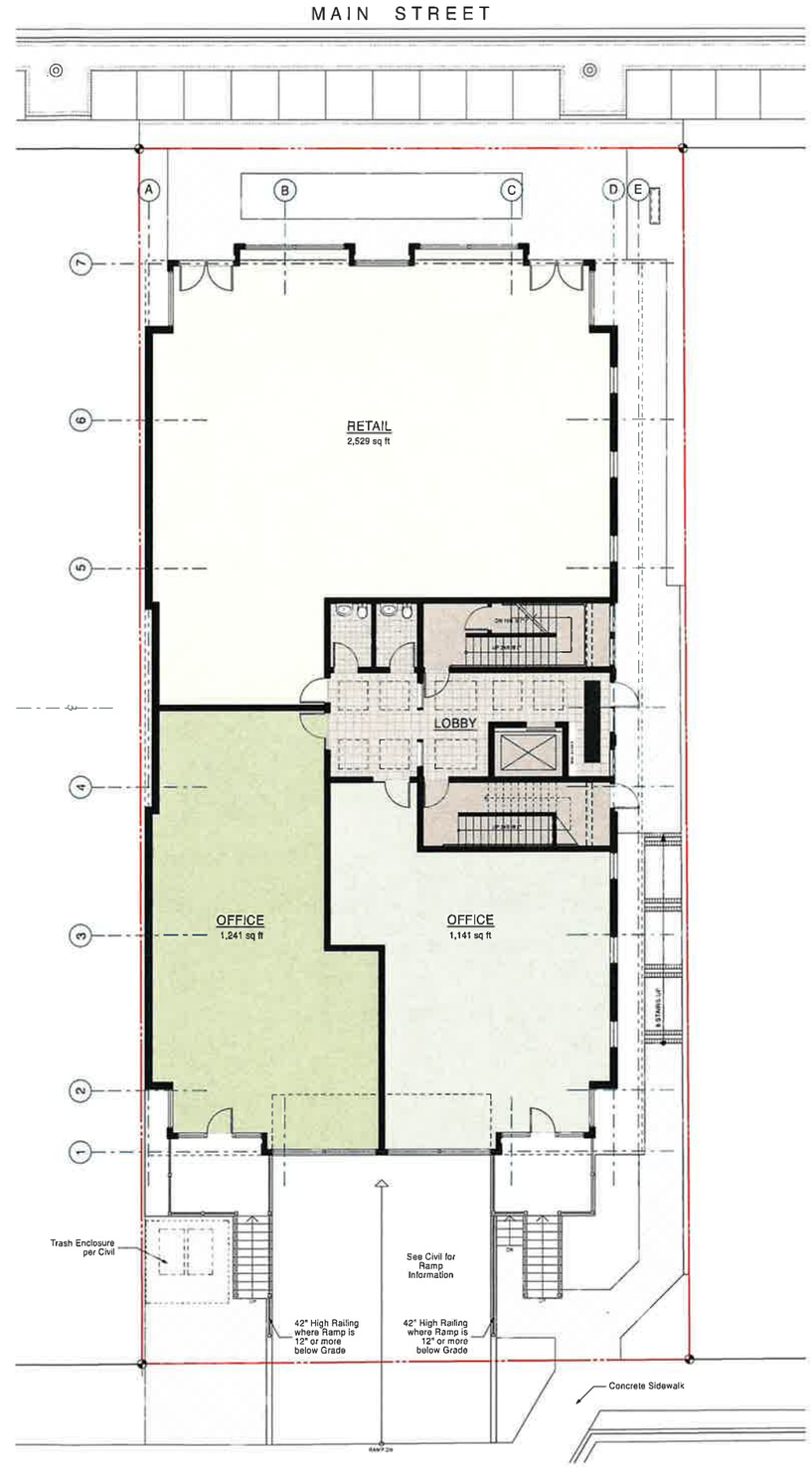
Exhibit B-2

2007 Approved Building

Exhibit B-9



Garage Plan



First Floor Plan

407 East Main Street

Barrington, Illinois

Floor Plans
Scale: 1/8" = 1'-0"

N

G SQUARED PROPERTIES
DEVELOPER

P/H

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
P/H # 041470

These plans are schematic and are subject to further refinement for compliance with code required zoning, life safety improvements and coordination with existing systems.

© 2007 PAPPAGEORGE/HAYMES Ltd. 2007

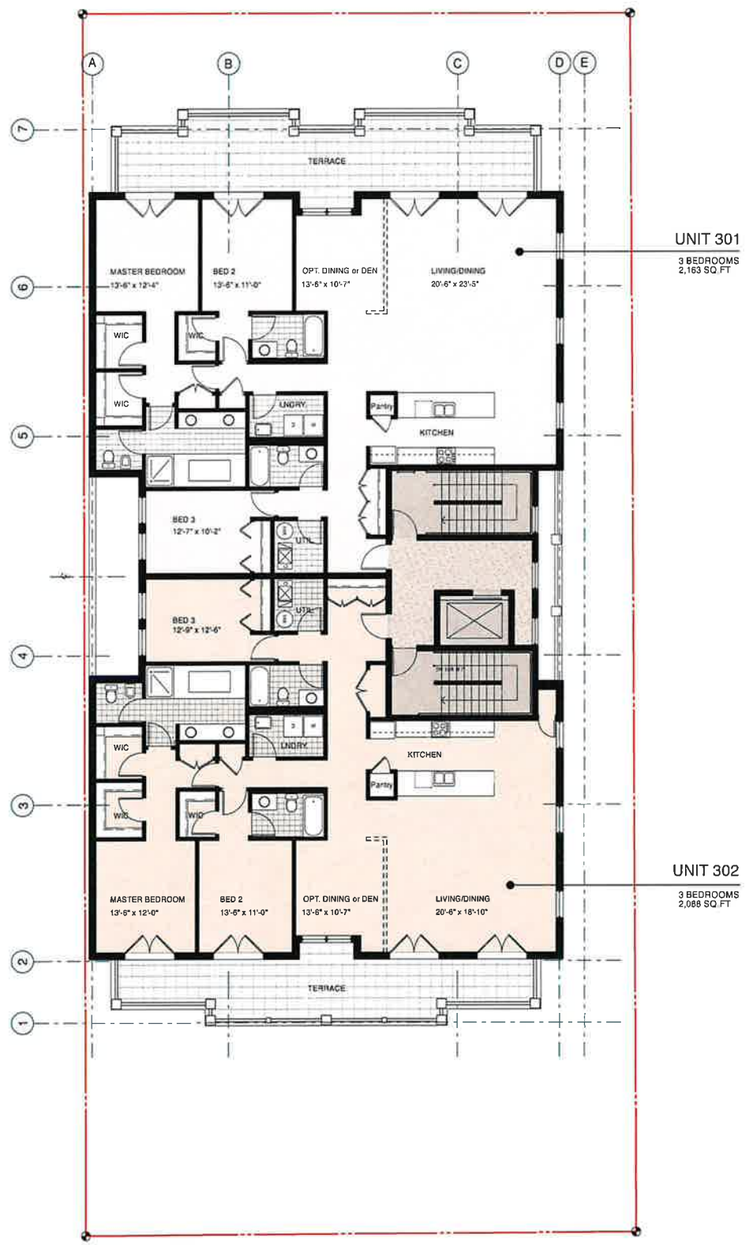
Exhibit B-10

407 East Main Street

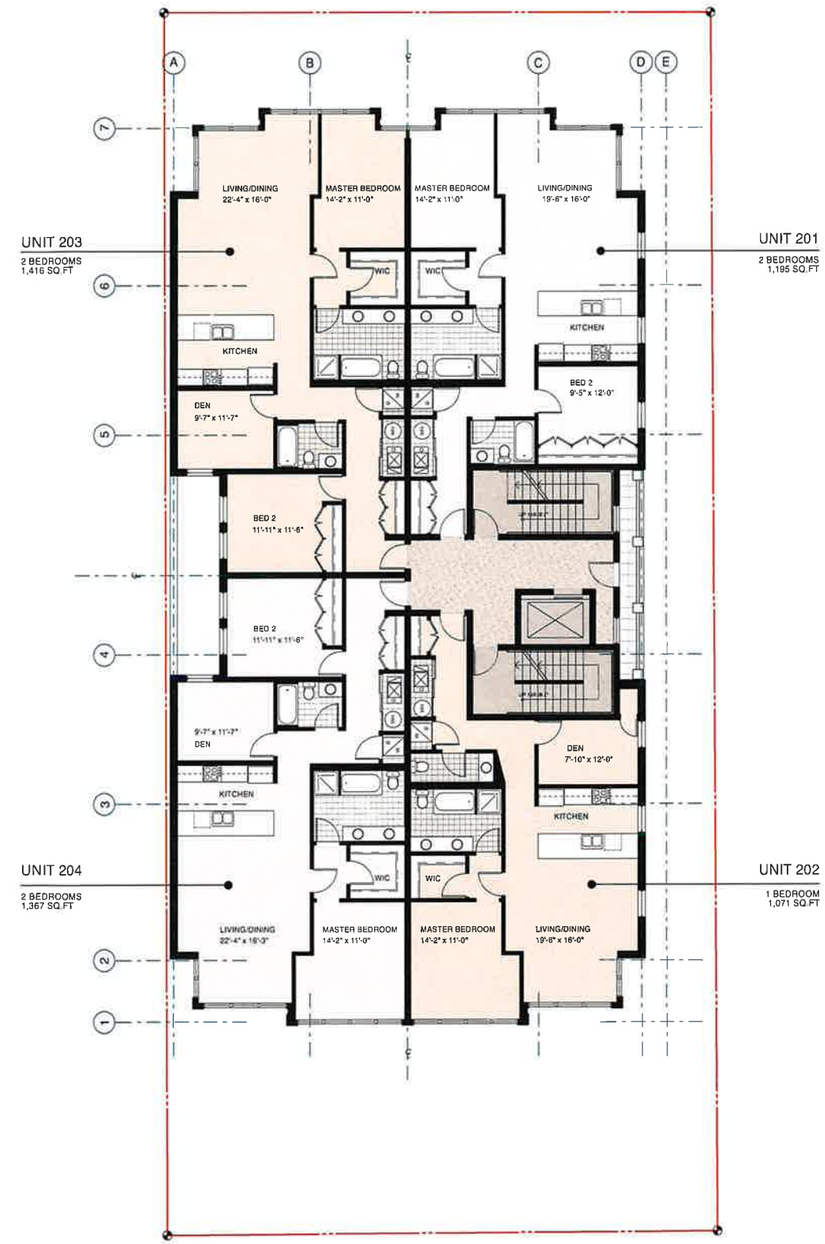
Barrington, Illinois

Floor Plans
Scale: 1/8" = 1'-0"

N



Third Floor Plan



Second Floor Plan

G SQUARED PROPERTIES
DEVELOPER

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
P/H # 041470

These plans are schematic and are subject to further refinements for compliance with code requirements, life safety requirements and coordination with working drawings.

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2015 Approval

NORTHEAST
PERSPECTIVE

G SQUARED PROPERTIES
OWNERS

OCTOBER 19, 2015

407 E. MAIN ST.
BARRINGTON, ILLINOIS

SULLIVAN
GOULETTE
& WILSON
ARCHITECTS

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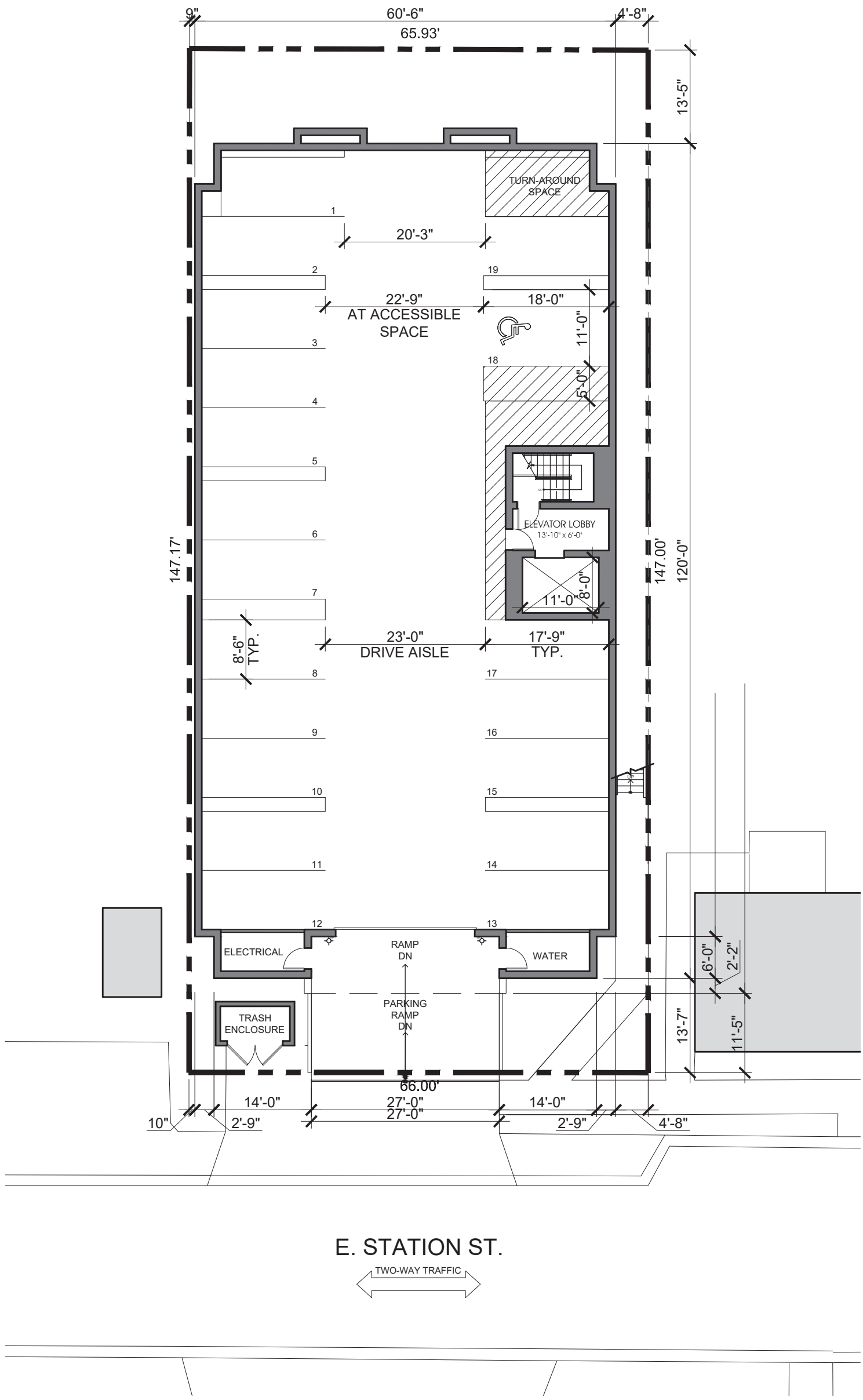


NORTH

BASEMENT PLAN
(7,065 SF)

0 4' 8' 16' 32'

G SQUARED PROPERTIES
OWNER

OCTOBER 19, 2015

407 E. MAIN ST.
BARRINGTON, ILLINOIS

SULLIVAN GOULETTE & WILSON
ARCHITECTS

COPYRIGHT 2015, SULLIVAN GOULETTE WILSON, LTD.

ALAN J. COULSON, P.C.

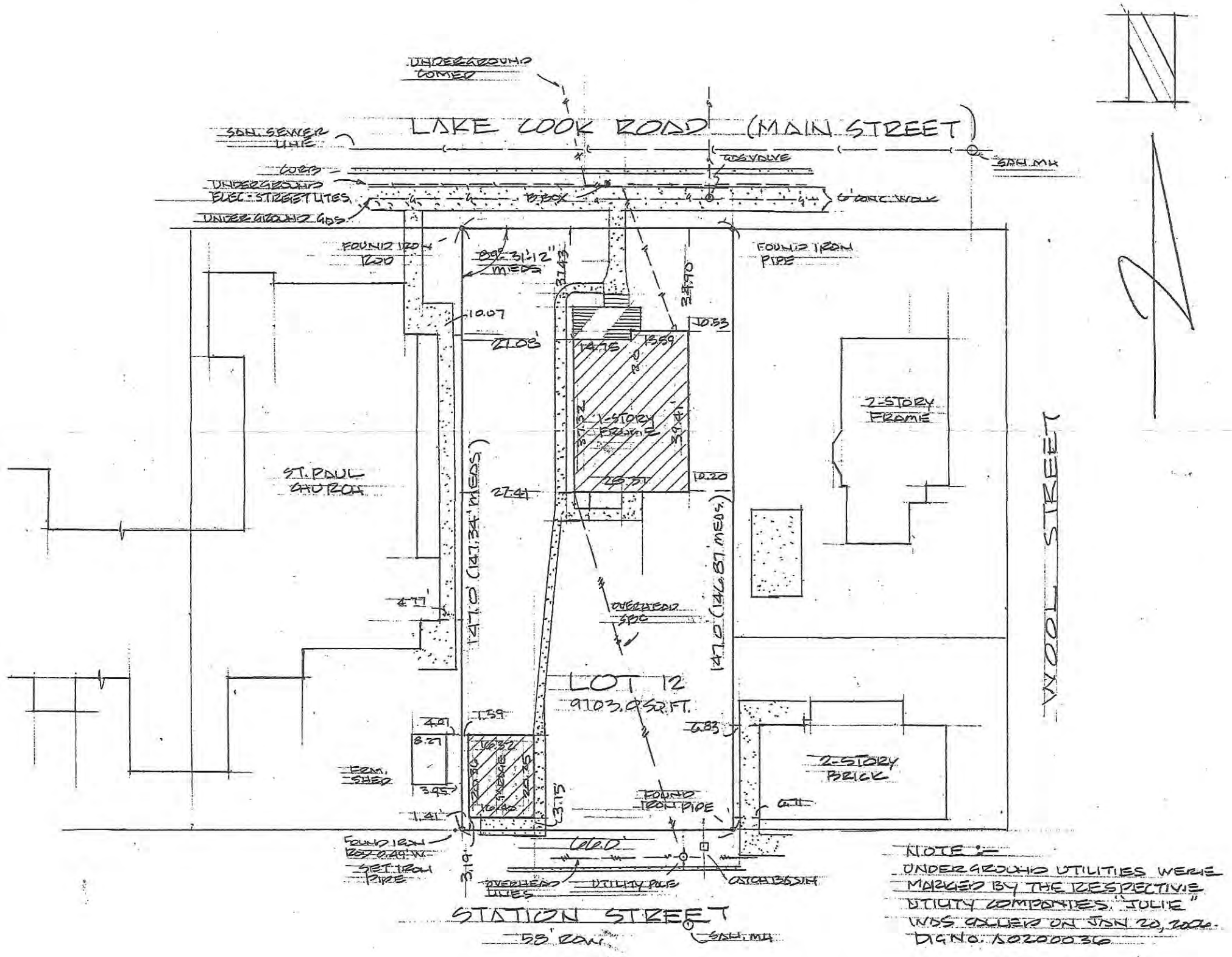
PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 12 in Lageschulte's Subdivision, being a subdivision of a part of the Northeast Quarter of Section 1, Township 42 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded July 22, 1914 as Document No. 5461938 in Cook County, Illinois.

01-01-200-004



NOTE:- UNDERGROUND UTILITIES WERE MARKED BY THE RESPECTIVE UTILITY COMPANIES. "JULIE" WAS CALLED ON JAN. 20, 2006. DIG NO. A502000036

FIELD WORK COMPLETED OCT. 10, 2005
JAN. 23, 2006

REVISED JAN. 31, 2006 (UTILITIES)

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm
Land Surveying Corporation
License No. 184-002863

Scale:	1" = 20'
Ordered:	Great Haven
Owner:	
Page:	42-9-1A
Drawn:	
Job:	B55,929SL
City:	Barrington

STATE OF ILLINOIS
COUNTY OF KANE ss. OCT. 11, 2005

This is to certify that the plat hereon drawn correctly indicates the above described property.

Charles J. Hill PLS 2700 My license expires 11/30/06

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS – WISCONSIN

205 W. MAIN ST.
W. DUNDEE, ILL. 60118

PHONE 847-426-2911 FAX 847-426-8074
E-mail: sirvayr@aol.com

Compare the description on this plat with deed. Refer to deed for easements and building lines.

LOCATION MAP

407 EAST MAIN STREET
G-SQUARED PROPERTIES LLC
BARRINGTON, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1300 Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
www.haegerengineering.com

Project Manager: L A K Engineer: Sheet 1 / 1
Date: 05-22-2015 Project No. 06-058

© 2006 Haeger Engineering, LLC

Plot Date: May 22, 2015 - 11:57am Plotted By: jason-h Layout: LOCATION MAP
File Name: C:\Users\jason-h.HE\appdata\local\temp\AcPublish_4800\06058-PIN EXHIBIT.dwg

413 E. MAIN

410 E. MAIN STREET

111 NORTH AVE.

300 E. MAIN STREET

112 WOOL STREET

128 WOOL STREET

401 E MAIN STREET

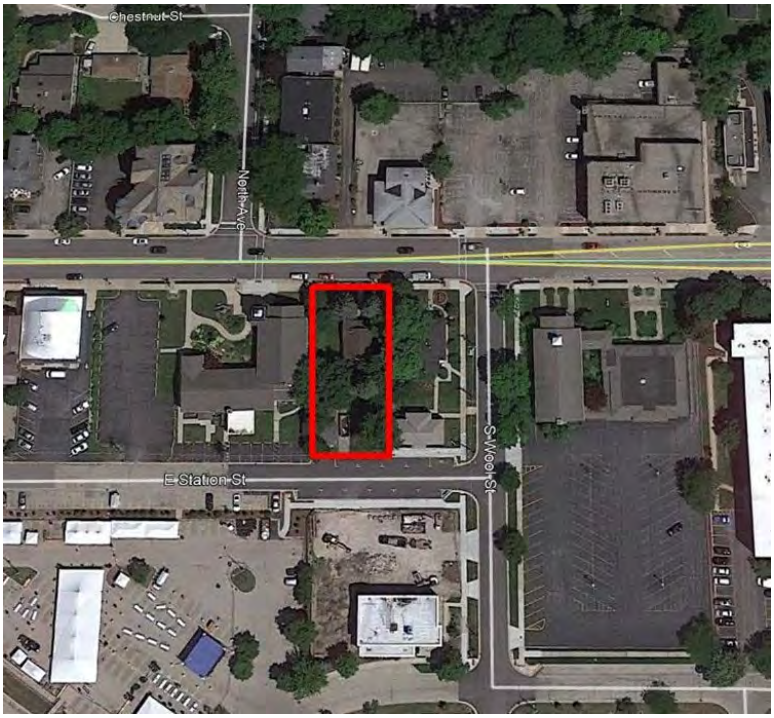
Integra Realty Resources
Chicago

Executive Summary Market Study
Proposed 15-Unit Multifamily Property
407 E. Main St.
Barrington, Cook County, Illinois 60010

Prepared For:
G-Squared Properties, LLC

Effective Date of the Appraisal:
September 2, 2020

IRR - Chicago
File Number: 194-2020-1302



Proposed 15-Unit Multifamily Property
407 E. Main St.
Barrington, Illinois

Integra Realty Resources
Chicago

400 E Randolph Street
Suite 715
Chicago, IL 60601-7388

T 312.565.0977
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September 18, 2020

G-Squared Properties, LLC
P.O. 3076
Barrington, IL 60011

SUBJECT: Market Study
Proposed 15-Unit Multifamily Property
407 E. Main St.
Barrington, Cook County, Illinois 60010
IRR - Chicago File No. 194-2020-1302

Integra Realty Resources – Chicago is pleased to submit the accompanying market study of the referenced property. The client for the assignment is G-Squared Properties, LLC, and the intended use is for internal planning purposes.

The subject is a proposed 3-story elevator multifamily property located in downtown Barrington. It will contain 15 dwelling units and underground parking for 19 cars. The units will have 1br/1ba, 2br/1ba, and 2br/2ba layouts with an overall average size of 868 SF. The site area is 9,702 square feet.

Information for this report was researched and gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the suburban Chicago apartment market.

As of the date of this report, the economy (globally, nationally, and locally) was in a state of rapid transition with a widespread expectation of the imminent onset of a significant recession. The outbreak of COVID-19 (coronavirus disease of 2019) in China was declared a global pandemic by the World Health Organization (WHO) on March 11, 2020. Some market deterioration had occurred shortly before this date, but the declaration by the WHO soon led to municipal and statewide orders to “shelter in place,” causing widespread closures of businesses and a massive disruption to general commerce. The status of economic conditions is changing rapidly, creating great uncertainty in the markets. Our analysis of these and related issues is presented in the attached report. The conclusions expressed herein represent our opinion based on the best available data reflective as of the date of

value. While values are always subject to change over time, we caution the reader that in the current economic climate, market volatility creates the potential for a more significant change in value over a relatively short period of time.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Chicago

Rebecca Franklin, MAI
Director
Certified General Real Estate Appraiser
Illinois Certificate # 553.001753
Expires 9/30/21
Telephone: 312-565-3418
Email: rfranklin@irr.com

Ron DeVries, MAI, SRA
Senior Managing Director
Certified General Real Estate Appraiser
Illinois Certificate # 553.000145
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Email: rdevries@irr.com

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General Information

Identification of Subject

The subject is a proposed 3-story elevator multifamily property located in downtown Barrington. It will contain 15 dwelling units and underground parking for 19 cars. The units will have 1br/1ba, 2br/1ba, and 2br/2ba layouts with an overall average size of 868 SF. The site area is 9,702 square feet.

Purpose of the Market Study

The purpose of the market study is to provide:

- An overview of the suburban Chicago rental apartment market.
- Analysis of the market demand for rental apartment units at the subject location.
- Survey and overview of the rental competition in the market in terms of current and proposed inventory, unit sizes and mix, amenities and finishes, parking, rent trends, utility bill-backs, occupancy levels, and absorption rates.
- Critique of the proposed unit mix, sizes, finishes, and building amenities.
- Conclusions regarding market rent levels and absorption projections for the proposed units. The rent levels will be projected in 2020 dollars and at the time of occupancy.
- Information regarding additional revenue sources, such as parking rates and additional resident fees, and operating expenses, including real estate taxes.

Effective Date

The effective date of the analysis and conclusions is September 2, 2020. The date of the report is September 18, 2020.

Intended Use and User

The intended use of the market study is for internal planning purposes. The client and intended user is G-Squared Properties, LLC. The market study is not intended for any other use or user. No party or parties other than G-Squared Properties, LLC may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP) and
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. The following data sources were researched:

- Inspection of the site and review of architectural floor plans
- Visual inspection of the immediate neighborhood
- Ongoing discussions with brokers, developers, lenders and investors active in the suburban Chicago rental market
- Inspection of the competing rental buildings in the market and discussions with management and leasing agents
- Previous assignments where information was not confidential

Inspection

Rebecca Franklin, MAI made an inspection of the subject on September 2, 2020. Ron DeVries, MAI, SRA did not inspect the subject.

Executive Summary and Conclusions

Aerial Map of Subject Site

Location

407 E. Main St.
Barrington, Cook County, Illinois 60010

Property Description

The subject is a proposed three-story elevator multifamily property with 15 units and 19 garage parking spaces. The site area is about 9,700 SF. The developer obtained a PD zoning designation for the site a few years ago for a planned 12-unit, for-sale condominium project. In order to redevelop the site with the luxury rental apartment project described, the PD must be modified. Our analysis assumes all governmental approvals are in place. Considering the time required to obtain governmental approvals and financing, we expect project delivery in roughly two years by Summer 2022.

The developer proposes the following unit mix and sizes for the project.

Developer's Proposed Mix & Sizes

Unit Mix	# Units	Layout	SF Range	Avg Size (SF)
60.0%	9	1br/1ba	734 - 740	737
26.7%	4	2br/1ba	976 - 1,102	1,008
13.3%	2	2br/2ba		1,181
	15		**Total SF**	**13,022**
			Average SF/Unit	**868**

Competitive Supply

We researched newer boutique-style luxury apartment projects in the northwest suburbs of Chicago with a focus on those in downtown settings and/or Cook County. We surveyed 1,250 units in 9 buildings, all of which were constructed after 2014 and command a similar "new construction" premium like the subject. We note that the majority of our survey is more institutional in nature, but this does provide a benchmark for new product in the market. We also note that three of the buildings, which represent 445 units of our survey, are currently in lease-up.

- The unit mix of the competitors includes 9.7% studios, 1.2% convertibles, 48.6% 1br's, 4.8% 1br+den, 30.8% 2br's, 0.7% 2br+den, and 4.2% 3br units.
- Average unit sizes range from 839 SF to 1,350 SF with an overall average size of 1,028 SF.
- Net effective rents range from $1.52 to $2.21 psf with an average of $1.86 psf.
- For the stabilized projects, occupancy rates range from 90.6% to 100.0% with an average of roughly 94.2%.

Future Competition

In addition to the existing competition, the Cook County Northwest and Lake County submarkets have an active pipeline of new projects. Three projects are currently under construction with a total of 617 units. About 4,000 units are in planning that have not yet broken ground.

Subject Project Conclusions

Based upon our analysis of the subject location, the proposed development plan, and a review of the market, we believe that rental apartments will be marketable at this location.

The COVID-19 crisis is having a widespread effect on the market across nearly all property types. Suburban apartment properties appear to be less impacted overall than Downtown Chicago luxury apartment properties, which have lowered asking rents and/or increased concessions to spur demand. The impact on suburban properties is less pronounced due to the broader mix of apartment developments in the suburban market and the lower density settings of these developments. Stabilized properties are better positioned to withstand the complexities of COVID-19 while new properties in lease-up are currently being rather aggressive in lease-up specials and concessions in order to drive demand to their property. The corporate market, which also provided some demand for suburban apartments, is also dormant at the present time as most of these types of workers continue to work remotely. However, with the revival in popularity of the suburbs, it is currently much easier for empty nesters to sell their existing residences if they wish to downsize to a rental apartment.

Fortunately for the subject, it is not in lease-up currently and is at the early stage of the entitlement process. We expect that COVID-19 issues will not be impacting the property when it is in lease up in 2022.

Our market conclusions are shown below.

Developer's Proposed Mix & Sizes & IRR Suggested Rents

Unit Mix	# Units	Layout	SF Range	Avg Size (SF)	IRR September 2020 Market Rent Conclusions Est. Rent	Rent PSF	Total
60.0%	9	1br/1ba	734 - 740	737	$1,600	$2.17	$14,400
26.7%	4	2br/1ba	976 - 1,102	1,008	$2,100	$2.08	$8,400
13.3%	2	2br/2ba		1,181	$2,400	$2.03	$4,800
	15		**Total SF**	**13,022**			**$27,600**
			Average SF/Unit	**868**			
						Avg PSF 2020	***$2.12***
						Avg Sept 2022	***$2.16***

We made rent projections based on the developer's proposed unit mix and sizes and conclude that net effective rents of approximately **$2.12 psf** should be achievable in 2020 dollars, along with garage parking at $100 per space per month. This projection implies a gross rent of approximately $2.30 psf with a one-month concession ($2.12 / (1-0.0833) = $2.31). Given the current COVID-19 crisis, market participants are generally projecting no rent growth for the next one or two years of their analysis period. For the subject, we project flat rents for the next year and then annual growth of 2% until occupancy for an estimated $2.16 psf net effective rent in 2022.

Lease-up of the project has been estimated at about four to five months, or an average of three to four units per month, which considers the seasonality of this market. This should be timed for the spring/summer leasing season.

Analysis and Conclusions

Suburban Chicago Rental Market Area

Our primary research of the "suburban" Chicago rental market is gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the Chicago apartment market. On a quarterly basis since 1997, we have tracked the rental and for-sale markets. The current rental survey includes just over 100,000 dwelling units in 300+ complexes. About 30% of the units are within Class A buildings with the balance of the units in Class B and Class C buildings.

The stay at home order issued by Governor Pritzker effective March 21, 2020 put a chill in the market as the Covid-19 pandemic took hold in the United States. Leasing activity came to a crawl as property managers began the transition to virtual tours. Move outs slowed as residents were reluctant, and limited in their ability, to seek out alternative housing. Overall, it appears the COVID-19 crisis has had minimal impact on the suburban market performance compared to the downtown Chicago market.

Concessions are a marketing tool used to react to current demand without the need for continually adjusting "market" rents. The percent of suburban complexes offering concessions is roughly 45 which is fairly steady to slightly rising over the last several quarters. The amount of the concession, currently offered at about one month per lease year, has been relatively flat. Concessions are expected to remain in the market over the next year.

In total, 32,080 units (through 2020 YTD) will have been brought to the suburban market since 1996 for an average of 1,273 units per year. Peak years of deliveries were back in the late 1990s and then climbing again through the early 2000s. From 2004-2012, incredibly little product had been added to the market. The Naperville-Aurora, DuPage County, and North Shore submarkets have had the most deliveries since 1996. The subject's Cook County Northwest submarket has only delivered 2,340 units and includes a high concentration of Class B and C buildings. There is pent-up demand for Class A product. With many communities welcoming rental development, combined with feasible rent levels supporting construction, development is once again occurring throughout the suburban region.

Median net rent per square foot is at $1.54 which is up 1.6 percent from a year ago and accompanied by sustained occupancy. Compared to two years ago, net rent growth has amounted to a positive 4.6 percent. One bedroom units have a median net rent of $1,241 per month while two bedrooms are at $1,464. We expect rent growth to be modest in the near term due to the COVID-19 pandemic – in the 1.0 to 2.0 percent range annually.

Physical occupancy is at 95.1 percent for the entire market – off 20 bps from a year ago. The suburban market overall is considered "full" indicating pricing has the potential to rise but is mitigated by the relatively weak suburban job market. We expect occupancy to remain steady in the near term.

Employment in the region dropped precipitously in April as it became clear the retail and hospitality sectors could not retain employees during the stay at home orders. While the expectation is that

employment will grow dramatically for the balance of the year, most economists are not projecting a return to pre-Covid-19 employment levels until late 2021 or 2022.

Property Location

The subject is located in northwest suburban Barrington. This is an affluent suburb that spans both Cook and Lake Counties. The subject is located within the Cook County boundary. It is about 40 miles northwest of the Chicago CBD and about 25 miles northwest of O'Hare International Airport. Route 53 is about six miles to the east, which connects with I-290 to the south and provides access to office corridors in the northwest suburbs. I-90 is roughly seven miles to the south via Barrington Road, which accesses O'Hare and the Chicago CBD.

The subject site is specifically located on the south side of Main Street, just west of Wool Street, in downtown Barrington. It is surrounded by low-rise commercial properties, many of which have been converted from former detached single-family houses, and places of worship. Detached single-family housing is to the north, beyond Main Street, which are within Lake County. Roughly one-quarter mile to the west at Main Street and Route 59 (Hough Street) are various local shops and restaurants. The Barrington stop for the Metra Union Pacific Northwest line is a block to the south. This provides access to the Chicago CBD in about an hour.

With the current trend towards multifamily residential development in or close to downtown suburban business districts, the subject offers a highly desirable location. The subject is also considered to have a good location in the specific downtown Barrington market.

Renter Profile

The subject property will attract a broad base of renters in a wide age range. The profile will include:

- Persons working in the area in Barrington and other nearby northwest suburbs.
- Persons with ties to Barrington and the surrounding areas.
- Persons who desire new construction Class A rental units that offer finishes not found in other older rental properties in the immediate area.
- Renters who are not yet ready to transition to home ownership but would want newer housing with the more luxurious finishes.
- "Snow birds" looking for a local home during the warmer months. This could include both persons who are downsizing from the immediate area along with persons relocating from outside the region to be closer to their children and grandchildren who live in Barrington or nearby suburbs.
- The subject property will also appeal to persons in transition – i.e. moving locally or transferees, persons in the process of obtaining a divorce or divorced parents relocating to be closer to their children and desiring a new construction rental apartment.

Thus, there is a diverse renter profile that is expected to be attracted to the subject property.

Competition Overview

When a building is engaged in its initial lease-up, its potential renters tend to shop all new buildings, but once stabilized, its core competition is more truly reflective of its specific location and unit mix and product type.

We focused our research on newer luxury apartment projects in suburban downtown settings that roughly track the Northwest Highway corridor. We surveyed 1,250 units in 9 buildings, all of which were constructed after 2014 and command a similar "new construction" premium like the subject. We note that the majority of our survey is more institutional in nature, but this does provide a benchmark for new product in the market. We also note that three of the buildings, which represent 445 units of our survey, are currently in lease-up. Average unit sizes range from 839 SF to 1,350 SF, and net effective rents range from $1.52 to $2.21 psf with an average of $1.86 psf.

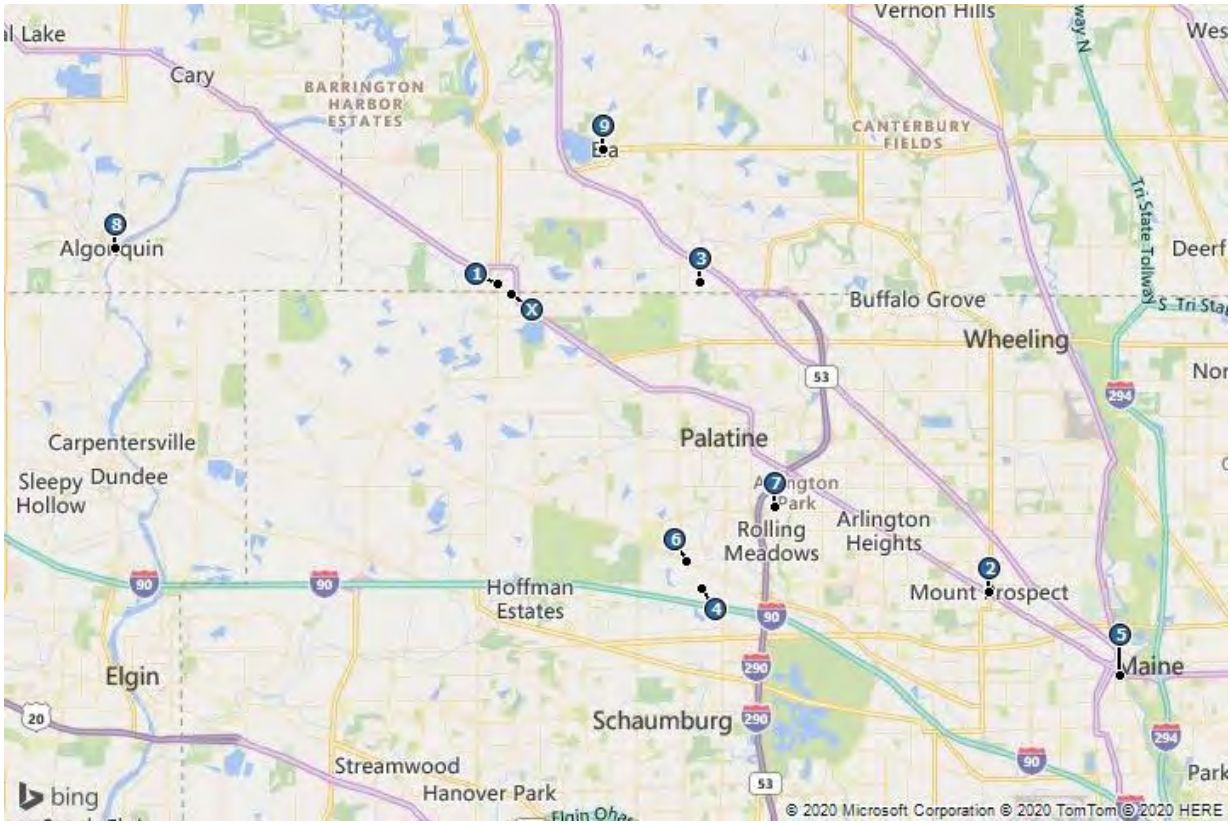
Concessions are occurring in the market and are especially prevalent now due to the COVID-19 crisis. They typically average about one month free with higher offerings in the projects currently in lease-up. In our specific survey, seven of the nine projects, including stabilized properties, are offering between one and two months free. Tenants have come to expect it at new projects. Our market rent estimates for the subject are projected on a net effective basis.

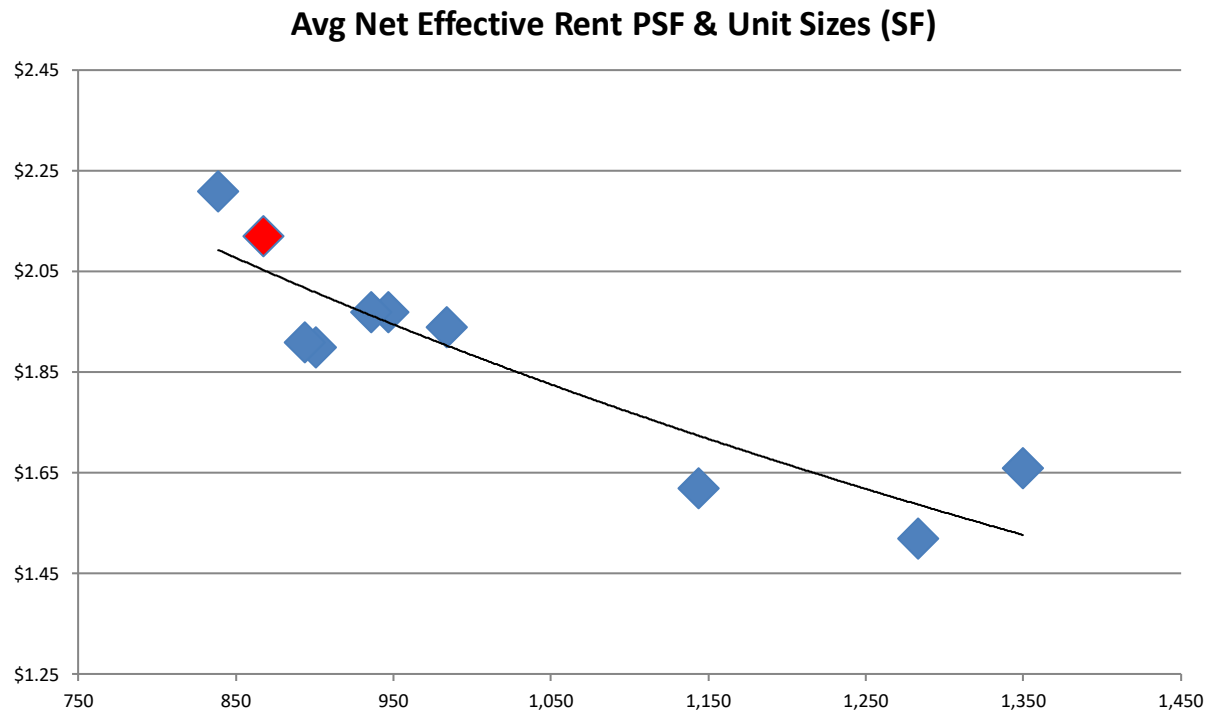
A summary of the comparable data is presented on the following pages. In the graphs, IRR's rent conclusions are in red.

Apartment Competition Summary

Comp	Property	Address	City	Submarket	Built	Units	Avg Size (SF)	Avg Quoted Rent PSF	Avg Net Effec Rent PSF	Occupancy	Garage Parking
Subject	**407 E. Main**	**407 E. Main**	**Barrington**	**Cook County - Northwest**	**Proposed**	**15**	**868**		**$2.12**		**$100**
1	101 West	101 W. Liberty St.	Barrington	Lake County	2018	64	984	$2.26	$1.94	90.60%	$100
2	20 West	20 W. Northwest Hwy.	Mount Prospect	Cook County - Northwest	2019	72	901	$2.17	$1.90	Lease-Up	
3	Deer Park Crossing	21599 W. Field Ct.	Deer Park	Lake County	2018	236	1,350	$1.92	$1.66	94.10%	$150
4	Element at Veridian	2200 Progress Pky.	Schaumburg	Cook County - Northwest	2020	260	947	$2.25	$1.97	Lease-Up	$75
5	Ellison Apartments	1555 Ellinwood Ave.	Des Plaines	Cook County - Northwest	2019	113	839	$2.41	$2.21	Lease-Up	$100
6	North 680	680 E. Algonquin Rd.	Schaumburg	Cook County - Northwest	2017	180	894	$1.91	$1.91	91.10%	$120
7	One Arlington	3400 W. Stonegate Blvd.	Arlington Heights	Cook County - Northwest	2014	214	936	$2.15	$1.97	93.90%	$75
8	ReNew on Main	1 N. Main St.	Algonquin	McHenry County	2014	63	1,283	$1.66	$1.52	95.20%	$75
9	Somerset by the Lake	40 & 60 W. Main St.	Lake Zurich	Lake County	2018	48	1,144	$1.62	$1.62	100.00%	
						1,250	**1,028**		**$1.86**		

Comparable Rentals Map

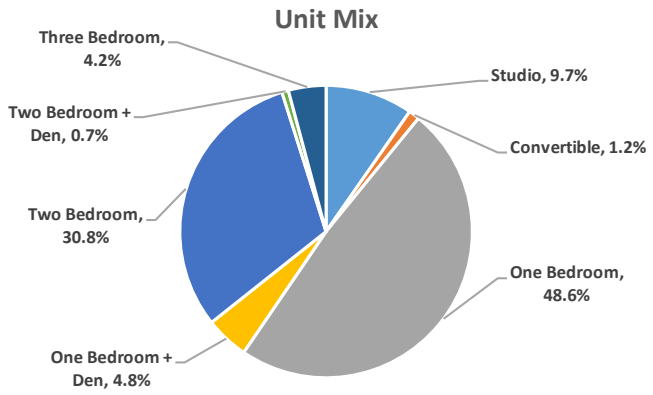


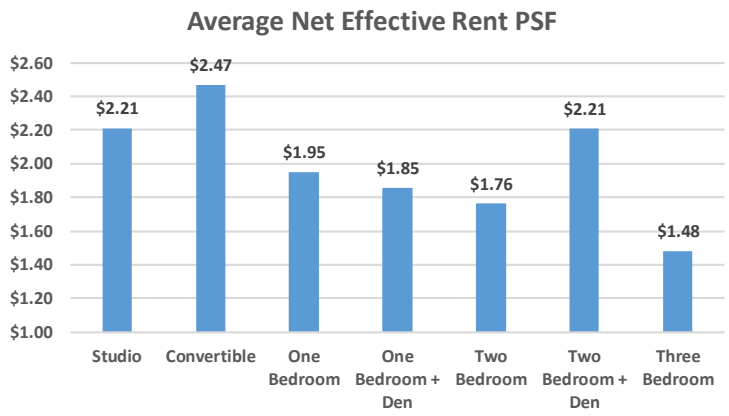


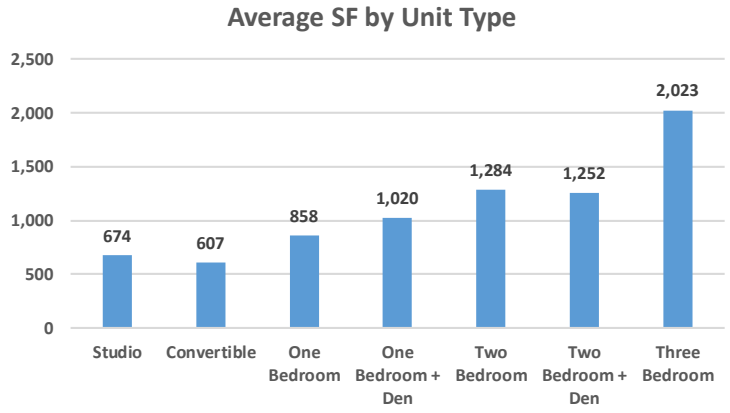
Apartment Competition Survey – By Unit Type

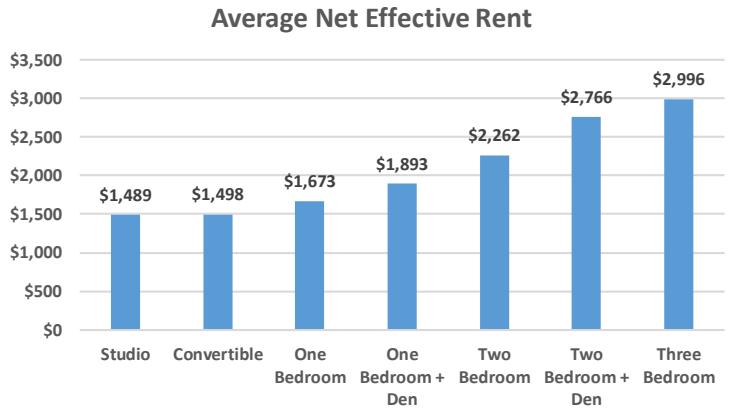
Unit Type	No. of Projects	No. of Units	Percent	Unit SF Range	Average SF	Gross Avg Rent	PSF	Effective Avg Rent	PSF
Studio	3	121	9.7%	549 - 820	674	$1,662	$2.47	$1,489	$2.21
Convertible	1	15	1.2%	575 - 638	607	$1,634	$2.69	$1,498	$2.47
One Bedroom	9	608	48.6%	665 - 1,095	858	$1,835	$2.14	$1,673	$1.95
One Bedroom + Den	4	60	4.8%	895 - 1,134	1,020	$2,010	$1.97	$1,893	$1.85
Two Bedroom	9	385	30.8%	921 - 1,820	1,284	$2,508	$1.95	$2,262	$1.76
Two Bedroom + Den	2	9	0.7%	1,187 - 1,294	1,252	$3,111	$2.48	$2,766	$2.21
Three Bedroom	2	52	4.2%	1,466 - 2,283	2,023	$3,524	$1.74	$2,996	$1.48
Total	**9**	**1,250**	**100.0%**		**1,028**			**$1,906**	**$1.86**

Market Survey Summary









The Subject Property - Unit Mix

The developer's unit mix and projected sizes in this project are as follows.

Developer's Proposed Mix & Sizes

Unit Mix	# Units	Layout	SF Range	Avg Size (SF)
60.0%	9	1br/1ba	734 - 740	737
26.7%	4	2br/1ba	976 - 1,102	1,008
13.3%	2	2br/2ba		1,181
	15		**Total SF**	**13,022**
			Average SF/Unit	**868**

To test the reasonableness of the developer's planned mix, we considered the existing inventory in the market, as well as comments from leasing representatives. The apartment competition survey includes 1,250 units located in 9 properties with an overall average unit size of 1,028 SF. The three newest properties completed in 2019 and 2020 have average sizes from 839 to 947 SF. In general, there is a trend towards smaller unit sizes.

One-Bedroom Units

The subject will offer nine 1br units with 734, 736, or 740 SF. The layout includes an entryway with coat closet, kitchen with breakfast bar, living room that leads to a balcony, bedroom, three-fixture hallway bath, and utility room with the HVAC equipment, hot water heater, and side-by-side washer and dryer. We note, there is a lack of walk-in closets, which is a desired feature in the market.

All of the competitors offer one-bedroom units with 25.0% to 57.8% of the inventories. They range from 665 to 1,095 SF with most around 800 to 900 SF and a weighted average of 858 SF. The majority of the subject units will have a 1br layout at 60.0% of the mix. This is just above the comparable range but considered reasonable. Suburban leasing agents are reporting very strong demand for smaller unit types as compared to 2br+ layouts. The subject's average size is 737 SF, which is within the comparable range. Developers are trending towards smaller, more compact 1br units. The developer's proposed average 1br size is reasonable and will be competitive in this area.

Two-Bedroom Units

The subject will have four 2br/1ba and two 2br/2ba units. The 2br comparable data ranges widely from 921 to 1,820 SF with most around 1,100 to 1,300 SF and a weighted average of 1,284 SF. The inventories range from 15.9% to 75.0%. The developer plans 40.0% 2br units in the subject project with an overall average of 1,065 SF. These are similar to the comparable data. Overall, 2br units are marketable and should appeal to couples and small families.

- The subject 2br/1ba units will have 976 or 1,102 SF. The layout includes an entryway with coat closet, kitchen with breakfast bar, living room that leads to a balcony, the master bedroom with walk-in closet, a secondary bedroom, a three-fixture hallway bath, and the utility room with HVAC equipment, hot water heater, and side-by-side washer and dryer.

It is atypical in the market to offer less than two full baths for 2br units. The 2br/1ba units could still appeal to empty nesters that have the occasional guest or couples with no children. We also point out that four projects in our survey offer 1br+den/1ba units. The "den" of these units is generally smaller than a bedroom and some do not have closets or doors. The subject 2br/1ba pricing should fall between the market rents for 1br+den and 2br/2ba units.

- The 2br/2ba units will have 1,181 SF. The layout includes an entryway with coat closet, kitchen with breakfast bar, living room that leads to a balcony, the master bedroom with walk-in closet and private three-fixture bath with shower stall, a secondary bedroom, a three-fixture hallway bath, and the utility room with HVAC equipment, hot water heater, and side-by-side washer and dryer.

Overall, the units appear well suited to the market, both in terms of unit sizes and unit mix. The lack of walk-in closets in the 1br units and secondary bedrooms of the 2br units is not entirely atypical for suburban apartment projects, but it will likely be noticed by prospective renters. It appears the developer is trying to mitigate the lack of in-unit storage by offering a 1:1 ratio of storage lockers as a common amenity, as discussed below.

The Subject Property - Unit Finishes and Amenities

The proposed unit finishes are not yet finalized. Finishes in newly developed rental buildings tend to be rather consistent in this market as each developer is striving to offer a unit which has great eye appeal and contains all of the features desired by today's renters who are willing to pay premium rents.

Typical projects delivering units since 2015 include a 9' minimum ceiling height, vinyl plank flooring in the living areas and kitchen, vinyl plank or ceramic tile in the baths, vinyl plank or carpeting in the bedrooms, wood cabinets, quartz countertops with undermount sink, tile backsplash, and stainless steel appliances in the kitchen, wood vanity, quartz counters with undermount sink, and ceramic tile or one-piece tub/shower surround in the baths, individual HVAC systems and hot water heaters, and stacked or side-by-side washer and dryer.

For the subject, we recommend vinyl plank flooring throughout the unit, ceramic tile tub/shower surround, and side-by-side washer and dryer, as well as all other typical features listed above. Kitchen appliances should include a refrigerator, gas range/oven, dishwasher, and microwave. Smart thermometers are popular, and all developers are providing some sort of shade or blind on the windows.

Balconies are also popular and most units in the suburban market have a private balcony or patio. Based on our review of the floor plans, the developer will include balconies in all of the units. As a result of COVID-19, private outdoor space via balconies is becoming more important to tenants. Similarly, built-in desk nooks could attract residents that have the option to work full or part-time from home, which have become a larger market segment during the COVID-19 crisis. While the floor plans provided do not have a defined work area, some of the layouts could accommodate this feature depending on the positioning of furniture. This should be considered when designing the model(s)

during lease-up. The prevalence of this feature will also depend on where we are in the COVID cycle at project delivery.

The Subject Property – Project Amenities

The subject's planned amenities will be minimal, which is reasonable considering the small project size. Each of the residential levels will include a storage locker room with a 1:1 ratio of lockers to dwelling units, and the 2nd and 3rd floors will also have a small lounge area. The 1st floor will have a common outdoor terrace with kitchenette, grilling stations, fire pit, and restroom.

Early reaction to the COVID-19 pandemic has suggested an importance in high-quality air filtration systems throughout the building, antimicrobial and antibacterial textiles and surfaces, and touchless technology for entering the building, common areas, and interacting with common elements. We assume the subject project will have, at a minimum, high-quality air filtration and antimicrobial décor in the common areas.

The Subject Property – Parking Amenity

The project will include a shared parking garage with 19 parking spaces on the lower level. This equates to a parking ratio of 1.27:1. The subject property has an extremely walkable location. Given the suburban setting, it is likely that each unit will have at least one car. In our opinion, the planned 19 spaces should accommodate market demand.

The Subject Property - Recommended Rents (average)

Based upon an analysis of the subject location, the developer's unit mix and average sizes, and a review of the market, we believe that the units will be marketable at this location at the rents shown below. These rents reflect the subject's location, unit mix, expected finishes, and planned amenities.

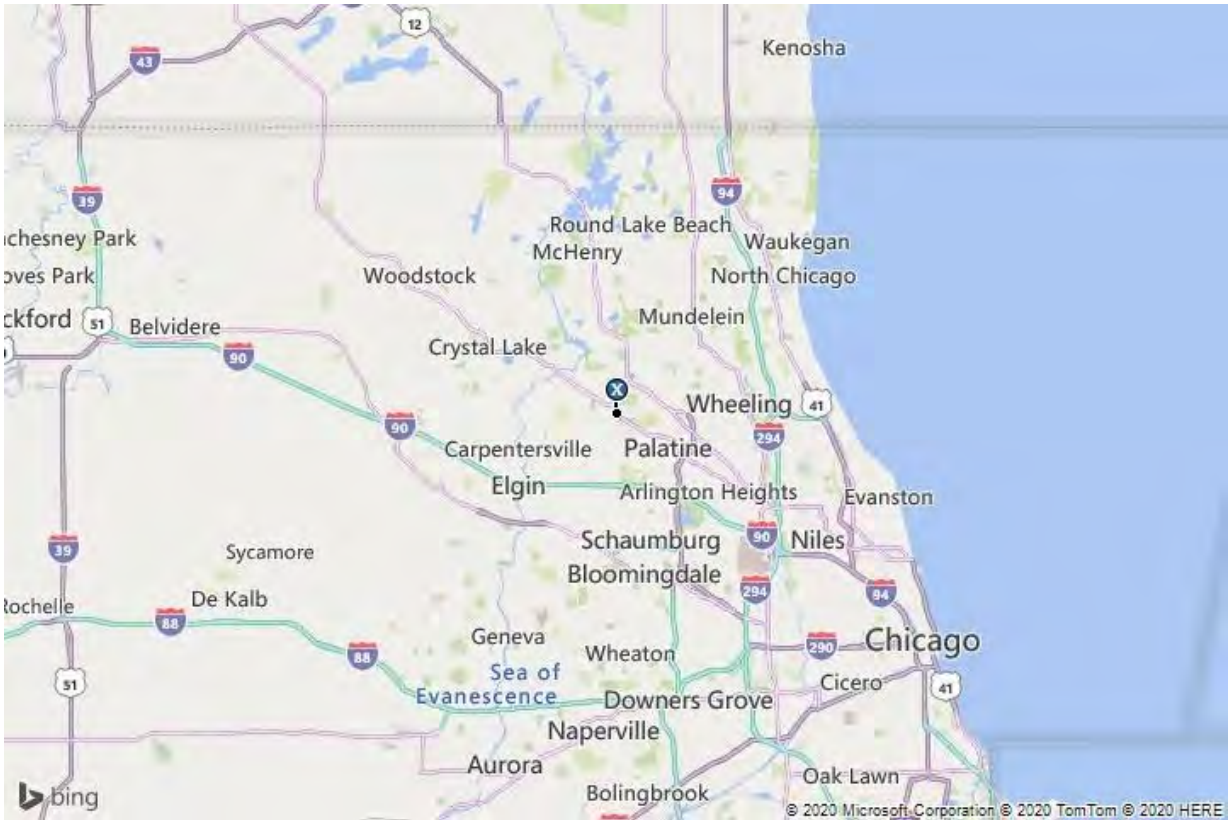
Developer's Proposed Mix & Sizes & IRR Suggested Rents

Unit Mix	# Units	Layout	SF Range	Avg Size (SF)	IRR September 2020 Market Rent Conclusions Est. Rent	Rent PSF	Total
60.0%	9	1br/1ba	734 - 740	737	$1,600	$2.17	$14,400
26.7%	4	2br/1ba	976 - 1,102	1,008	$2,100	$2.08	$8,400
13.3%	2	2br/2ba		1,181	$2,400	$2.03	$4,800
	15		**Total SF**	**13,022**			**$27,600**
			Average SF/Unit	**868**			
					Avg PSF 2020		***$2.12***
					Avg Sept 2022		***$2.16***

We made rent projections based on the developer's proposed unit mix and sizes and conclude that net effective rents of approximately **$2.12 psf** should be achievable in 2020 dollars, along with garage parking at $100 per space per month. This projection implies a gross rent of approximately $2.30 psf with a one-month concession ($2.12 / (1-0.0833) = $2.31). Given the current COVID-19 crisis, market participants are generally projecting no rent growth for the next one or two years of their analysis period. For the subject, we project flat rents for the next year and then annual growth of 2% until occupancy for an estimated $2.16 psf net effective rent in 2022.

Lease-up of the project has been estimated at about four to five months, or an average of three to four units per month, which considers the seasonality of this market. This should be timed for the spring/summer leasing season.

Area Map



Rendering of Proposed Subject Property

Aerial View of Subject Site

Southeast across Subject Site

Southwest across Subject Site

North across Subject Site

Commercial Properties to the North

View North along North Avenue

Barrington Metra Stop to the South

View East along Main Street

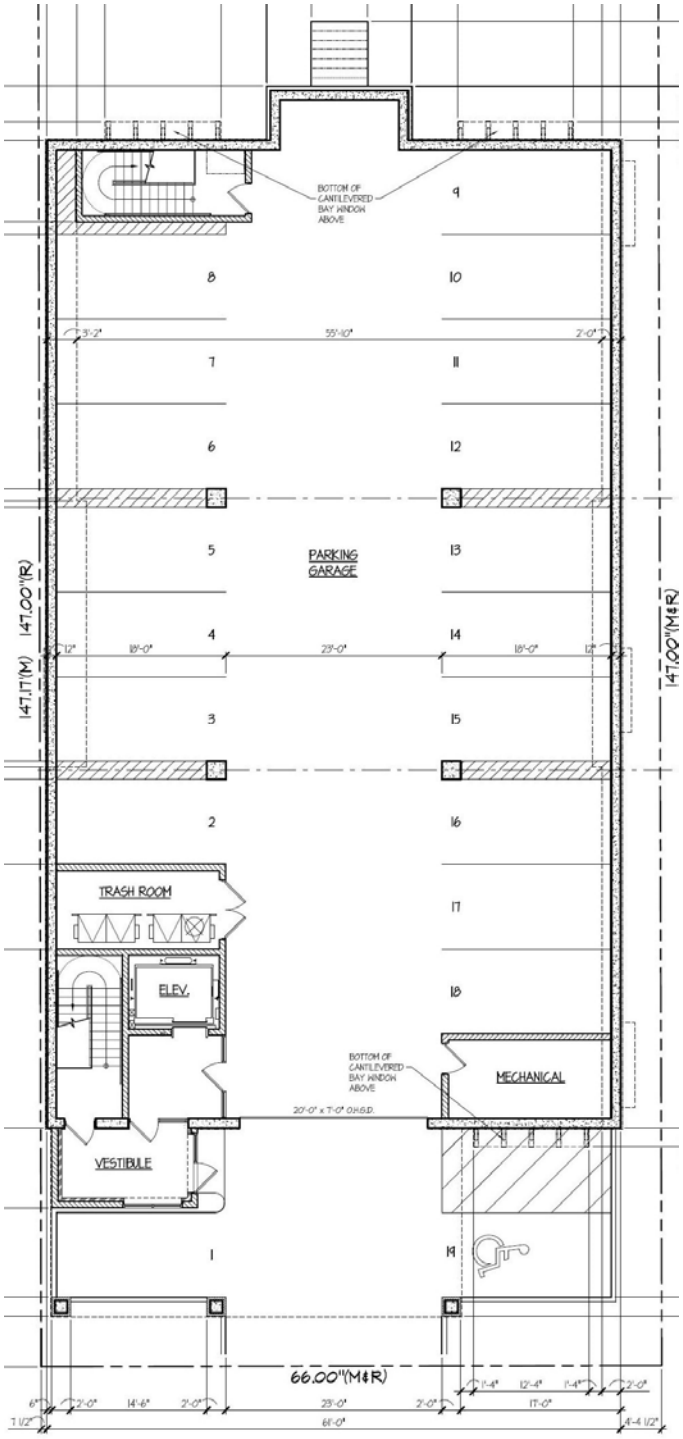
View East along Station Street

View West along Main Street

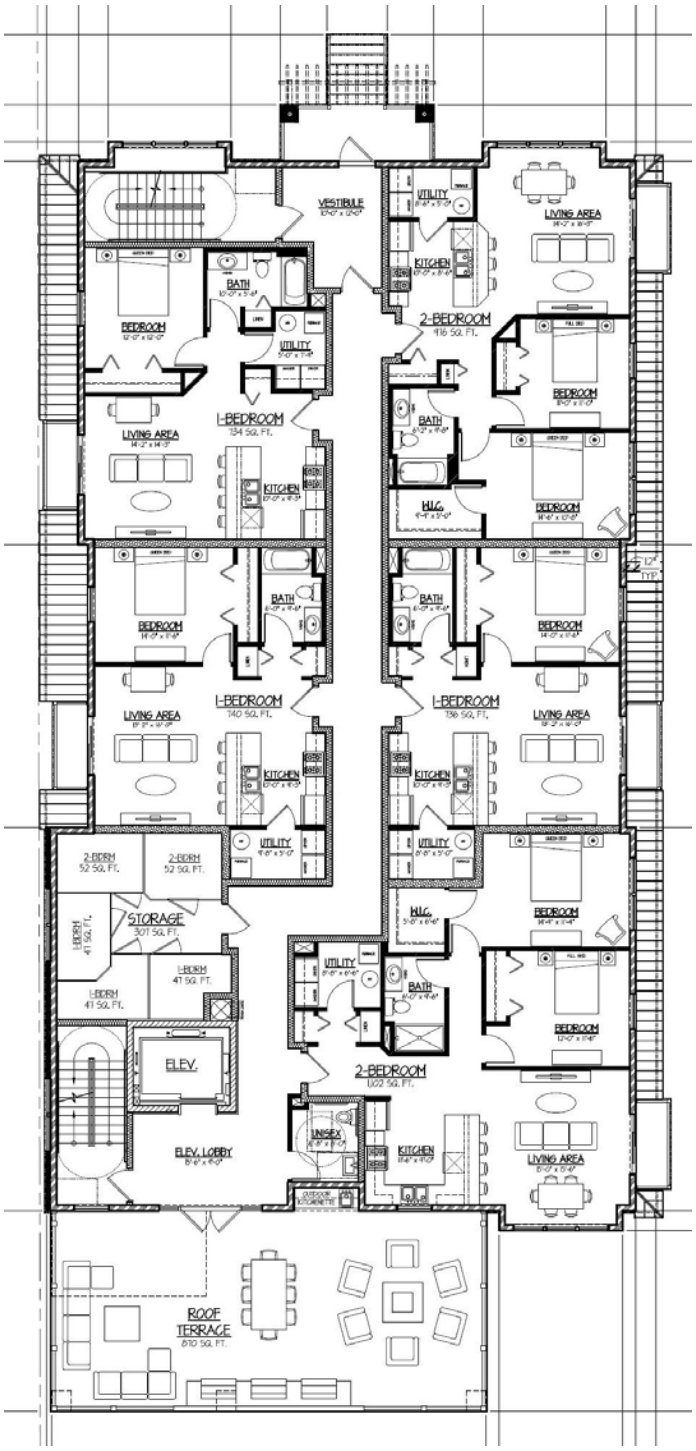
View West along Station Street

Floor Plans

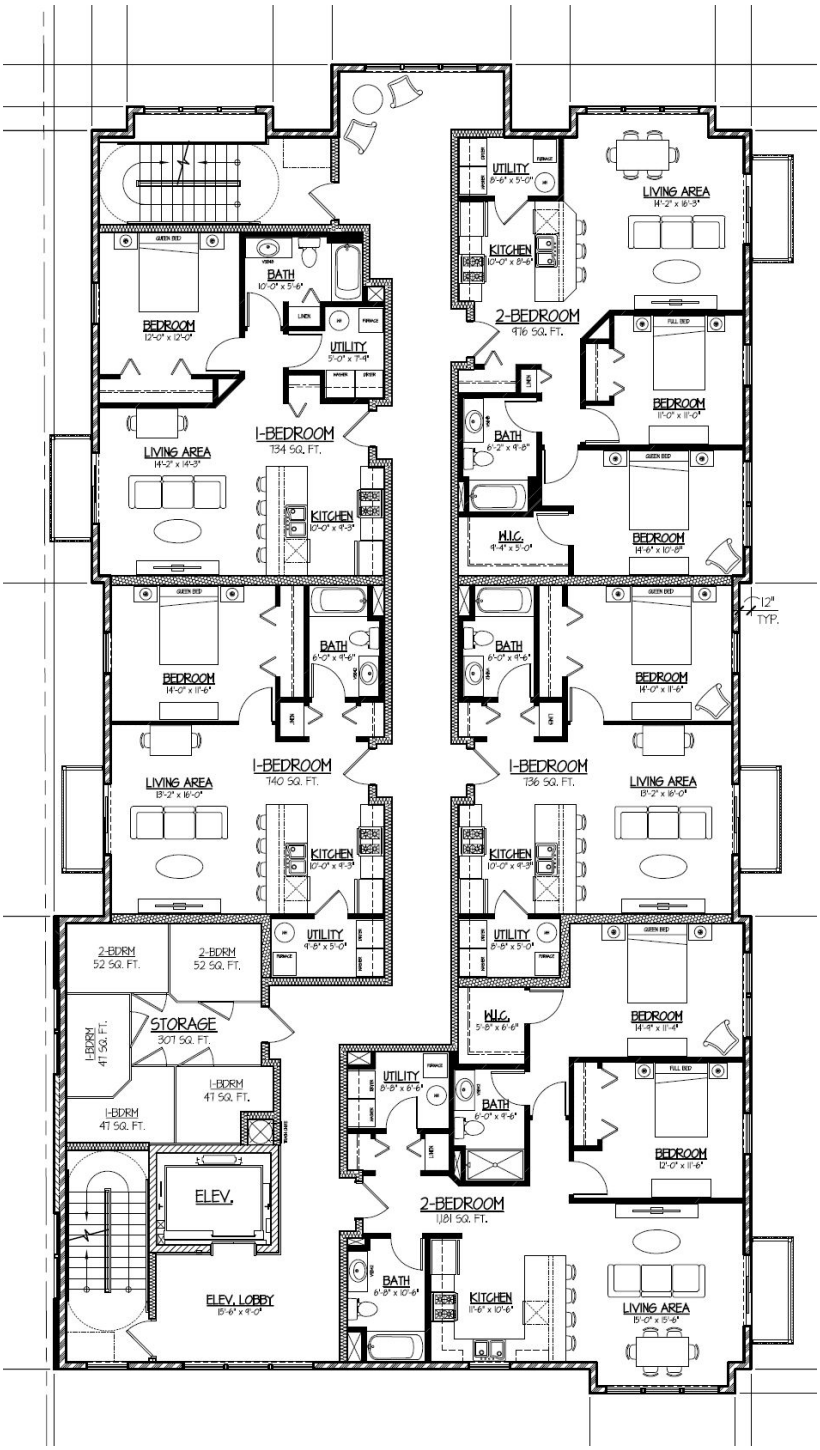
Lower Level



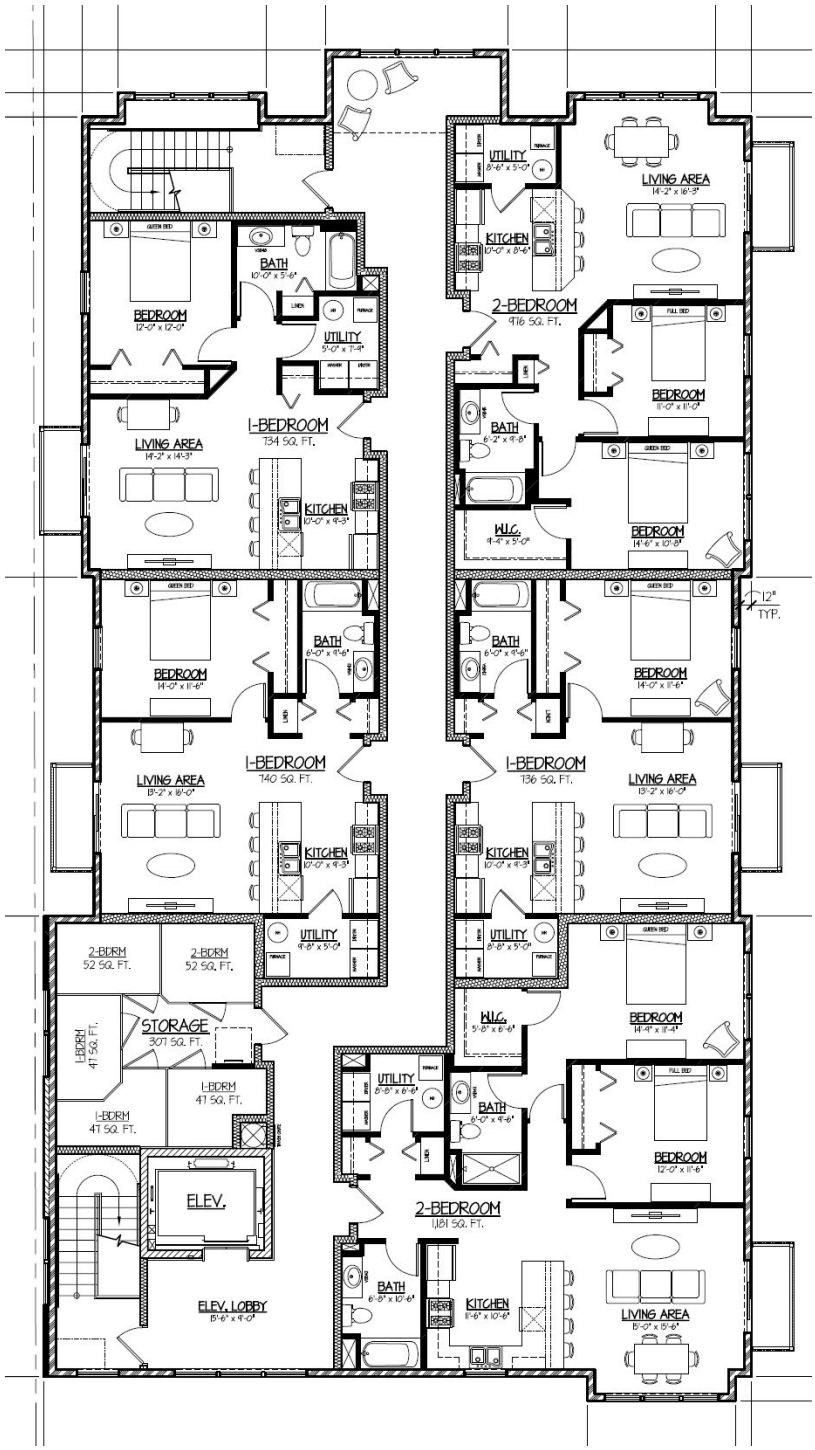
1st Floor


VESTIBULE
UTILITY
LIVING AREA
KITCHEN
BATH
BEDROOM
2-BEDROOM
416 SQ. FT.
1-BEDROOM
134 SQ. FT.
HLG.
1-BEDROOM
140 SQ. FT.
1-BEDROOM
138 SQ. FT.
2-BDRM
52 SQ. FT.
STORAGE
301 SQ. FT.
1-BDRM
41 SQ. FT.
ELEV.
ELEV. LOBBY
2-BEDROOM
1,022 SQ. FT.
UNISEX
ROOF
TERRACE
670 SQ. FT.

2nd Floor


BEDROOM
12'-0" x 12'-0"
BATH
10'-0" x 5'-6"
UTILITY
5'-0" x 7'-4"
LIVING AREA
14'-2" x 14'-3"
1-BEDROOM
134 SQ. FT.
KITCHEN
10'-0" x 9'-3"
UTILITY
8'-8" x 5'-0"
KITCHEN
10'-0" x 8'-6"
LIVING AREA
14'-2" x 16'-3"
2-BEDROOM
916 SQ. FT.
BEDROOM
11'-0" x 11'-0"
BATH
6'-2" x 9'-8"
W.I.C.
9'-4" x 5'-0"
BEDROOM
14'-6" x 10'-8"
BEDROOM
14'-0" x 11'-6"
BATH
6'-0" x 9'-6"
1-BEDROOM
140 SQ. FT.
LIVING AREA
13'-2" x 16'-0"
KITCHEN
10'-0" x 9'-3"
1-BEDROOM
136 SQ. FT.
12" TYP.
2-BDRM
52 SQ. FT.
2-BDRM
52 SQ. FT.
STORAGE
307 SQ. FT.
1-BDRM
47 SQ. FT.
1-BDRM
47 SQ. FT.
1-BDRM
47 SQ. FT.
ELEV.
ELEV. LOBBY
15'-6" x 9'-0"
UTILITY
9'-8" x 5'-0"
W.I.C.
5'-8" x 6'-6"
BEDROOM
14'-9" x 11'-4"
UTILITY
8'-8" x 8'-6"
BATH
6'-0" x 9'-6"
BEDROOM
12'-0" x 11'-6"
2-BEDROOM
1,181 SQ. FT.
BATH
6'-8" x 10'-6"
KITCHEN
11'-6" x 10'-6"
LIVING AREA
15'-0" x 15'-6"

3rd Floor


BEDROOM
12'-0" x 12'-0"
BATH
10'-0" x 5'-6"
UTILITY
5'-0" x 7'-4"
1-BEDROOM
734 SQ. FT.
LIVING AREA
14'-2" x 14'-3"
KITCHEN
10'-0" x 9'-3"
BEDROOM
14'-0" x 11'-6"
BATH
6'-0" x 9'-6"
1-BEDROOM
740 SQ. FT.
LIVING AREA
13'-2" x 16'-0"
KITCHEN
10'-0" x 9'-3"
UTILITY
9'-8" x 5'-0"
2-BDRM
52 SQ. FT.
2-BDRM
52 SQ. FT.
STORAGE
307 SQ. FT.
1-BDRM
41 SQ. FT.
1-BDRM
41 SQ. FT.
1-BDRM
41 SQ. FT.
ELEV.
ELEV. LOBBY
UTILITY
8'-6" x 5'-0"
KITCHEN
10'-0" x 8'-6"
LIVING AREA
14'-2" x 16'-3"
2-BEDROOM
916 SQ. FT.
BEDROOM
11'-0" x 17'-0"
BATH
6'-2" x 9'-8"
W.I.C.
9'-4" x 5'-0"
BEDROOM
14'-6" x 10'-8"
12" TYP.
BATH
6'-0" x 9'-6"
BEDROOM
14'-0" x 11'-6"
1-BEDROOM
736 SQ. FT.
LIVING AREA
13'-2" x 16'-0"
KITCHEN
10'-0" x 9'-3"
UTILITY
8'-8" x 5'-0"
W.I.C.
5'-8" x 6'-6"
BEDROOM
14'-4" x 11'-4"
UTILITY
8'-8" x 6'-6"
BATH
6'-0" x 9'-6"
BEDROOM
12'-0" x 11'-6"
2-BEDROOM
1,181 SQ. FT.
BATH
6'-8" x 10'-6"
KITCHEN
11'-6" x 10'-6"
LIVING AREA
15'-0" x 15'-6"

Renderings

PROPOSED FRONT (NORTH) ELEVATION

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

PROPOSED REAR (SOUTH) ELEVATION

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

PROPOSED LEFT SIDE (EAST) ELEVATION

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

PROPOSED RIGHT SIDE (WEST) ELEVATION

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

Rental Competition Survey

When a building is engaged in its initial lease-up, its potential renters tend to shop all new buildings, but once stabilized, its core competition is more truly reflective of its specific location and unit mix and product type.

We focused our research on newer boutique-style luxury apartment projects in the northwest suburbs of Chicago with a focus on those in downtown settings and/or Cook County. We surveyed 1,250 units in 9 buildings, all of which were constructed after 2014 and command a similar "new construction" premium like the subject. We note that the majority of our survey is more institutional in nature, but this does provide a benchmark for new product in the market. We also note that three of the buildings, which represent 445 units of our survey, are currently in lease-up.

Apartment Competition Survey - By Unit Type

Unit Type	No. of Projects	No. of Units	Percent	Unit SF Range	Average SF	Gross Avg Rent	PSF	Effective Avg Rent	PSF
Studio	3	121	9.7%	549 - 820	674	$1,662	$2.47	$1,489	$2.21
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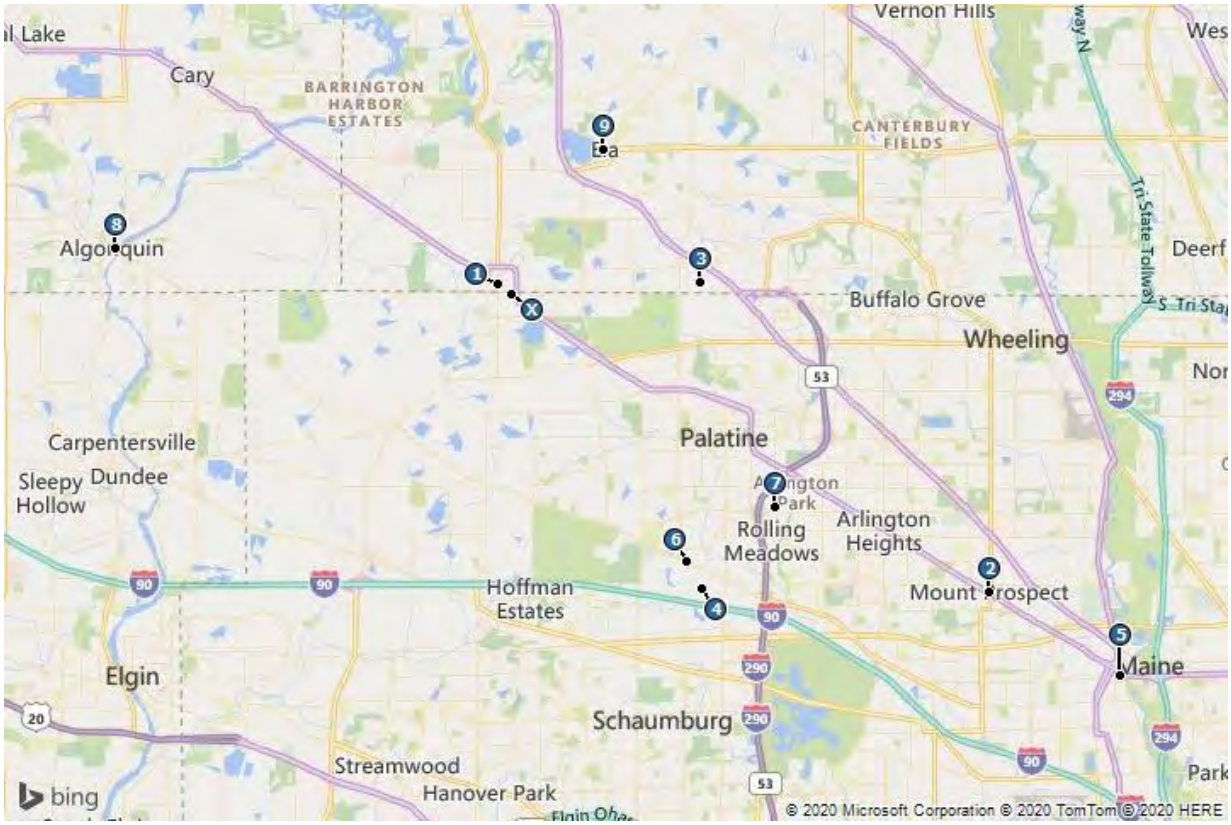
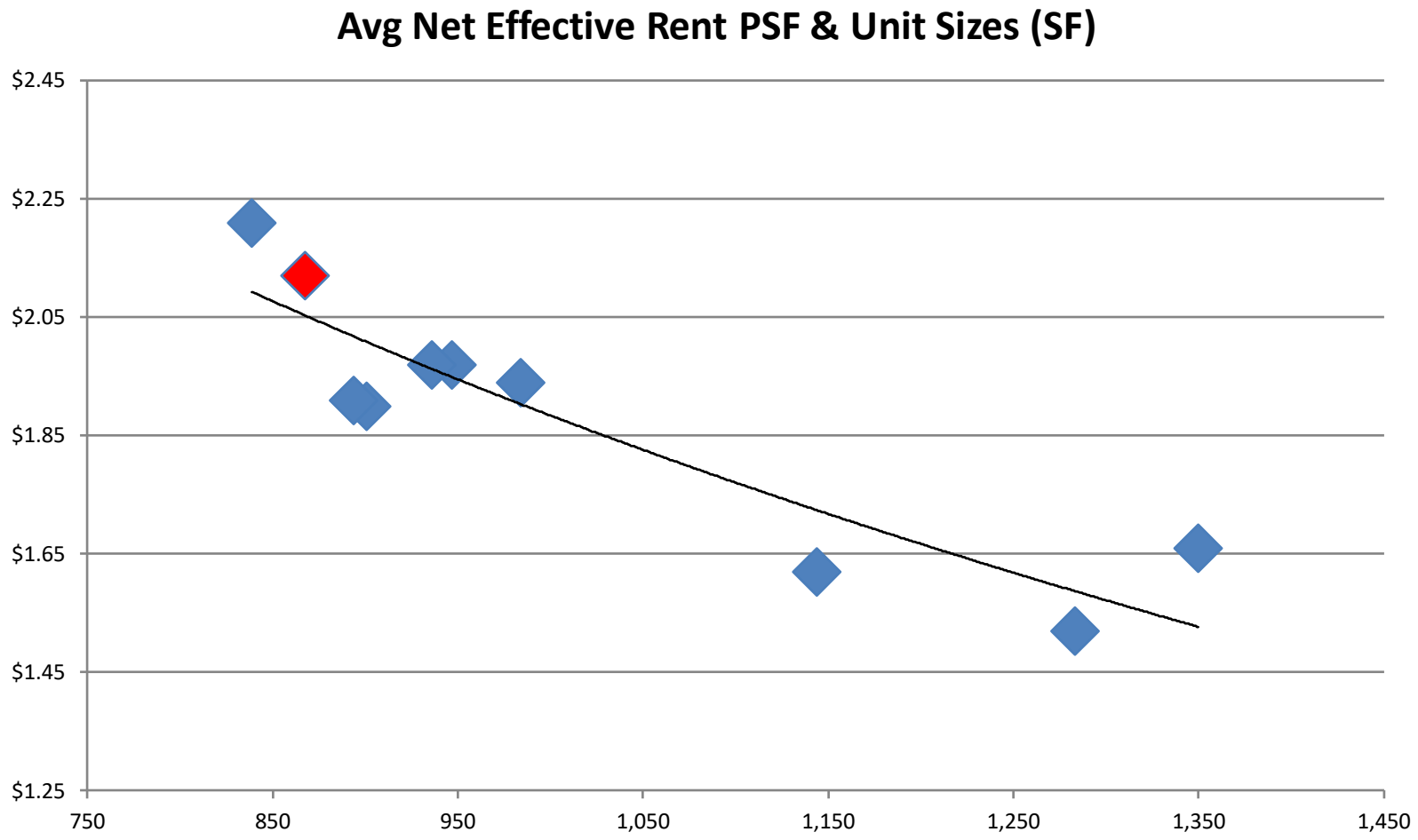
Two Bedroom + Den	2	9	0.7%	1,187 - 1,294	1,252	$3,111	$2.48	$2,766	$2.21
Three Bedroom	2	52	4.2%	1,466 - 2,283	2,023	$3,524	$1.74	$2,996	$1.48
Total	**9**	**1,250**	**100.0%**		**1,028**			**$1,906**	**$1.86**

Comparable Rentals Map



Apartment Rental Competition Overview

Comp	Property	Address	City	Submarket	Built	Units	Avg Size (SF)	Avg Quoted Rent PSF	Avg Net Effec Rent PSF	Occupancy	Garage Parking
Subject	**407 E. Main**	**407 E. Main**	**Barrington**	**Cook County - Northwest**	**Proposed**	**15**	**868**		**$2.12**		**$100**
1	101 West	101 W. Liberty St.	Barrington	Lake County	2018	64	984	$2.26	$1.94	90.60%	$100
2	20 West	20 W. Northwest Hwy.	Mount Prospect	Cook County - Northwest	2019	72	901	$2.17	$1.90	Lease-Up	
3	Deer Park Crossing	21599 W. Field Ct.	Deer Park	Lake County	2018	236	1,350	$1.92	$1.66	94.10%	$150
4	Element at Veridian	2200 Progress Pky.	Schaumburg	Cook County - Northwest	2020	260	947	$2.25	$1.97	Lease-Up	$75
5	Ellison Apartments	1555 Ellinwood Ave.	Des Plaines	Cook County - Northwest	2019	113	839	$2.41	$2.21	Lease-Up	$100
6	North 680	680 E. Algonquin Rd.	Schaumburg	Cook County - Northwest	2017	180	894	$1.91	$1.91	91.10%	$120
7	One Arlington	3400 W. Stonegate Blvd.	Arlington Heights	Cook County - Northwest	2014	214	936	$2.15	$1.97	93.90%	$75
8	ReNew on Main	1 N. Main St.	Algonquin	McHenry County	2014	63	1,283	$1.66	$1.52	95.20%	$75
9	Somerset by the Lake	40 & 60 W. Main St.	Lake Zurich	Lake County	2018	48	1,144	$1.62	$1.62	100.00%	
						1,250	**1,028**		**$1.86**		


Avg Net Effective Rent PSF & Unit Sizes (SF)
$2.45
$2.25
$2.05
$1.85
$1.65
$1.45
$1.25
750
850
950
1,050
1,150
1,250
1,350
1,450

Apartment Rental Competition Unit Mix

Comp	Property	Address	City	Submarket	Built	Units	Avg Size (SF)	Unit Mix Studio	Conv	1BR	1BR+Den	2BR	2BR+Den	3BR
Subject	**407 E. Main**	**407 E. Main**	**Barrington**	**Cook County - Northwest**	**Proposed**	**15**	**868**			**60.00%**		**40.00%**		
1	101 West	101 W. Liberty St.	Barrington	Lake County	2018	64	984			40.63%	10.94%	42.19%	6.25%	
2	20 West	20 W. Northwest Hwy.	Mount Prospect	Cook County - Northwest	2019	72	901	16.67%		52.78%		30.56%		
3	Deer Park Crossing	21599 W. Field Ct.	Deer Park	Lake County	2018	236	1,350			40.68%		40.68%		18.64%
4	Element at Veridian	2200 Progress Pky.	Schaumburg	Cook County - Northwest	2020	260	947	22.31%		55.00%		19.62%		3.08%
5	Ellison Apartments	1555 Ellinwood Ave.	Des Plaines	Cook County - Northwest	2019	113	839		13.27%	53.10%	13.27%	15.93%	4.42%	
6	North 680	680 E. Algonquin Rd.	Schaumburg	Cook County - Northwest	2017	180	894			57.78%	13.33%	28.89%		
7	One Arlington	3400 W. Stonegate Blvd.	Arlington Heights	Cook County - Northwest	2014	214	936	23.83%		52.80%		23.36%		
8	ReNew on Main	1 N. Main St.	Algonquin	McHenry County	2014	63	1,283			25.40%	22.22%	52.38%		
9	Somerset by the Lake	40 & 60 W. Main St.	Lake Zurich	Lake County	2018	48	1,144			25.00%		75.00%		
						1,250	**1,028**							

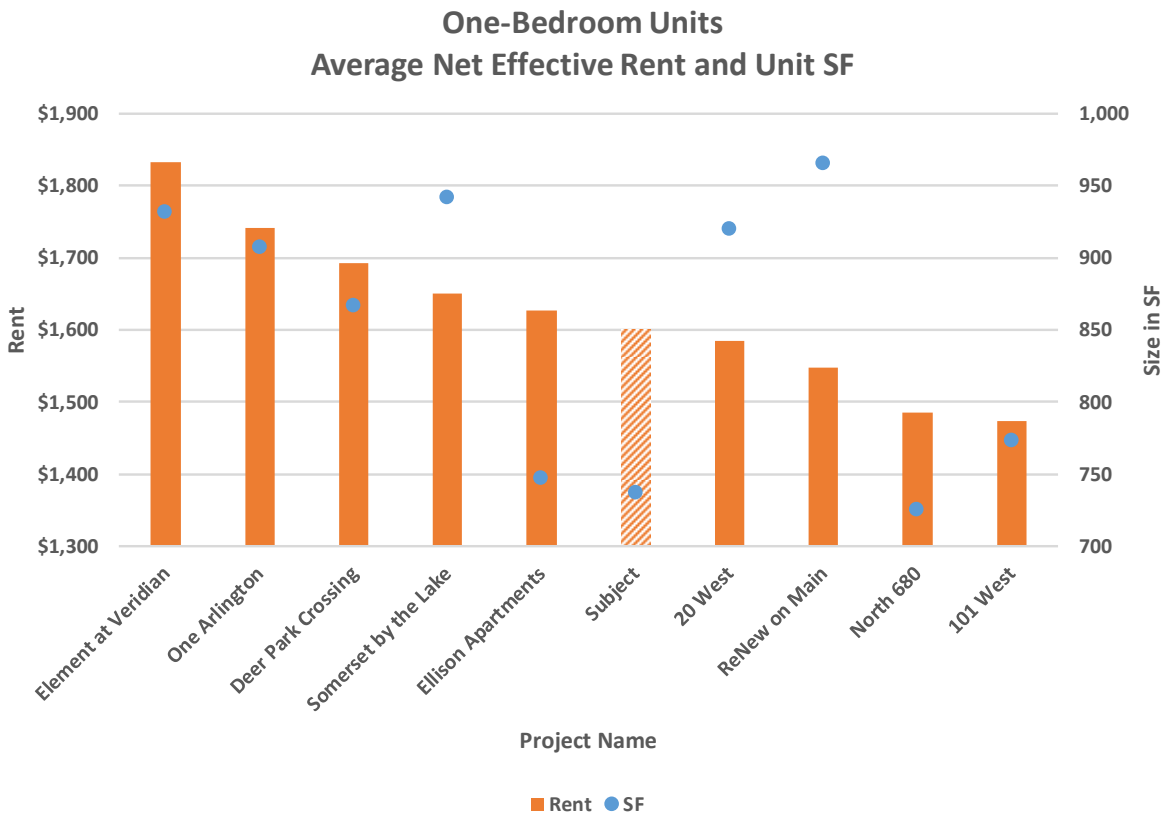
Apartment Rental Competition Unit Sizes

Comp	Property	Address	City	Submarket	Built	Units	Avg Size (SF)	Average Unit Square Footage Studio	Conv	1BR	1BR+Den	2BR	2BR+Den	3BR
Subject	**407 E. Main**	**407 E. Main**	**Barrington**	**Cook County - Northwest**	**Proposed**	**15**	**868**			**734-740**		**976-1,181**		
1	101 West	101 W. Liberty St.	Barrington	Lake County	2018	64	984			726-821	959-982	1,048-1,256	1,187-1,294	
2	20 West	20 W. Northwest Hwy.	Mount Prospect	Cook County - Northwest	2019	72	901	582-647		744-1,095		921-1,147		
3	Deer Park Crossing	21599 W. Field Ct.	Deer Park	Lake County	2018	236	1,350			806-927		1,312-1,647		1,965-2,283
4	Element at Veridian	2200 Progress Pky.	Schaumburg	Cook County - Northwest	2020	260	947	577-820		825-1,039		1,183-1,199		1,466
5	Ellison Apartments	1555 Ellinwood Ave.	Des Plaines	Cook County - Northwest	2019	113	839		575-638	730-764	895-921	1,128-1,199	1,262	
6	North 680	680 E. Algonquin Rd.	Schaumburg	Cook County - Northwest	2017	180	894			665-785	1,039	1,130-1,588		
7	One Arlington	3400 W. Stonegate Blvd.	Arlington Heights	Cook County - Northwest	2014	214	936	549-769		803-1,012		1,193-1,521		
8	ReNew on Main	1 N. Main St.	Algonquin	McHenry County	2014	63	1,283			920-1,087	1,134	1,135-1,820		
9	Somerset by the Lake	40 & 60 W. Main St.	Lake Zurich	Lake County	2018	48	1,144			939-945		1,177-1,245		
						1,250	**1,028**							

On the following pages are the summaries of the current rents for 1br and 2br units at the competition.

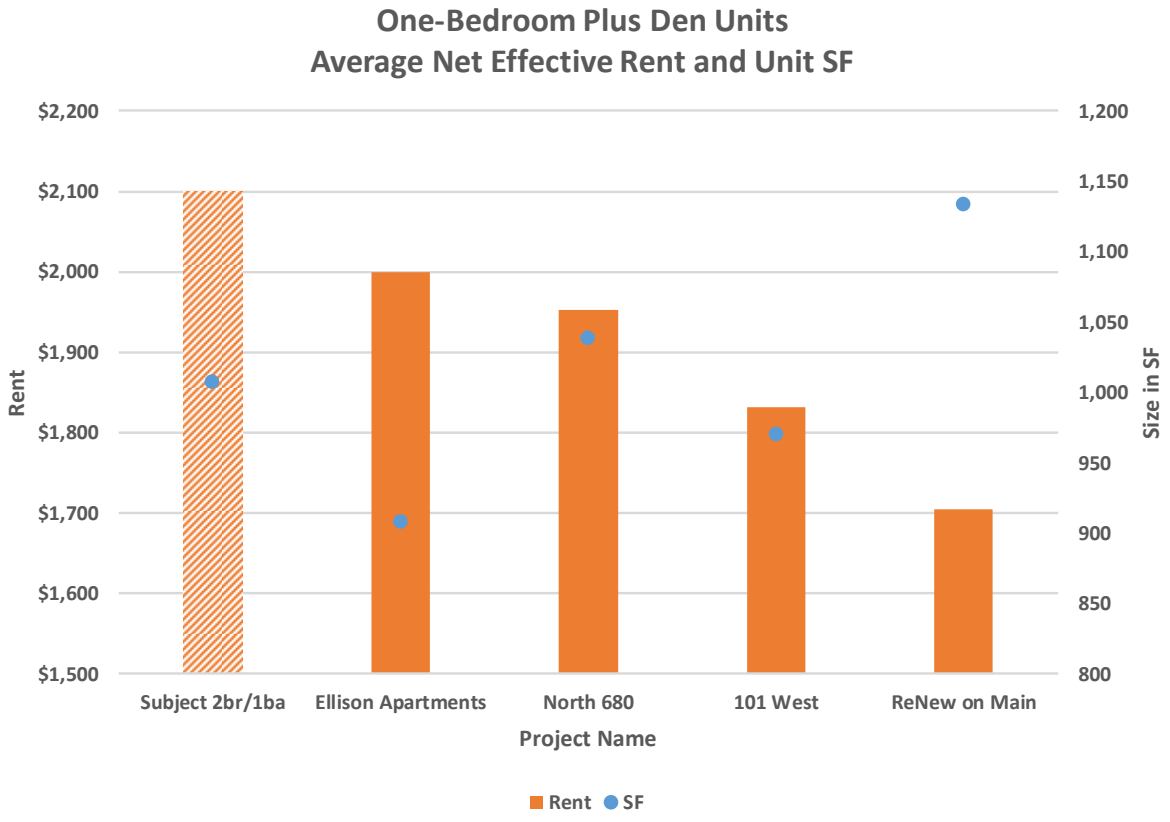
One-Bedroom Apartment Comparables

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	Avg	Concession	Rent	PSF	Avg
101 West										
One Bedroom	26	40.6%	726	$1,630	$2.25	$2.22	14.3%	$1,397	$1.92	$1.91
1.0 Bath			821	$1,810	$2.20			$1,551	$1.89	
20 West										
One Bedroom	38	52.8%	744	$1,830	$2.46	$2.13	16.7%	$1,525	$2.05	$1.78
1.0 Bath			1,095	$1,975	$1.80			$1,646	$1.50	
Deer Park Crossing										
One Bedroom	96	40.7%	806	$1,724	$2.14	$2.12	7.7%	$1,591	$1.97	$1.96
1.0 Bath			927	$1,945	$2.10			$1,795	$1.94	
Element at Veridian										
One Bedroom	143	55.0%	825	$1,940	$2.35	$2.26	12.5%	$1,698	$2.06	$1.98
1.0 Bath			1,039	$2,250	$2.17			$1,969	$1.89	
Ellison Apartments										
One Bedroom	60	53.1%	730	$1,699	$2.33	$2.37	8.3%	$1,557	$2.13	$2.18
1.0 Bath			764	$1,850	$2.42			$1,696	$2.22	
North 680										
One Bedroom	104	57.8%	665	$1,382	$2.08	$2.05	0.0%	$1,382	$2.08	$2.05
1.0 Bath			785	$1,588	$2.02			$1,588	$2.02	
One Arlington										
One Bedroom	113	52.8%	803	$1,599	$1.99	$2.08	8.3%	$1,466	$1.83	$1.91
1.0 Bath			1,012	$2,199	$2.17			$2,016	$1.99	
ReNew on Main										
One Bedroom	10	15.9%	920	$1,645	$1.79	$1.75	8.3%	$1,508	$1.64	$1.60
1.0 Bath			1,010	$1,730	$1.71			$1,586	$1.57	
ReNew on Main										
One Bedroom	6	9.5%	1,087	$1,810	$1.67	$1.67	8.3%	$1,659	$1.53	$1.53
1.5 Bath			1,087	$1,810	$1.67			$1,659	$1.53	
Somerset by the Lake										
One Bedroom	12	25.0%	939	$1,650	$1.76	$1.75	0.0%	$1,650	$1.76	$1.75
1.0 Bath			945	$1,650	$1.75			$1,650	$1.75	
Total 1br's	*608*									
Weighted Averages			*858*	*$1,835*		*$2.14*		*$1,673*		*$1.95*


One-Bedroom Units
Average Net Effective Rent and Unit SF
$1,900
$1,800
$1,700
$1,600
$1,500
$1,400
$1,300
Rent
1,000
950
900
850
800
750
700
Size in SF
Element at Veridian
One Arlington
Deer Park Crossing
Somerset by the Lake
Ellison Apartments
Subject
20 West
ReNew on Main
North 680
101 West
Project Name
Rent
SF

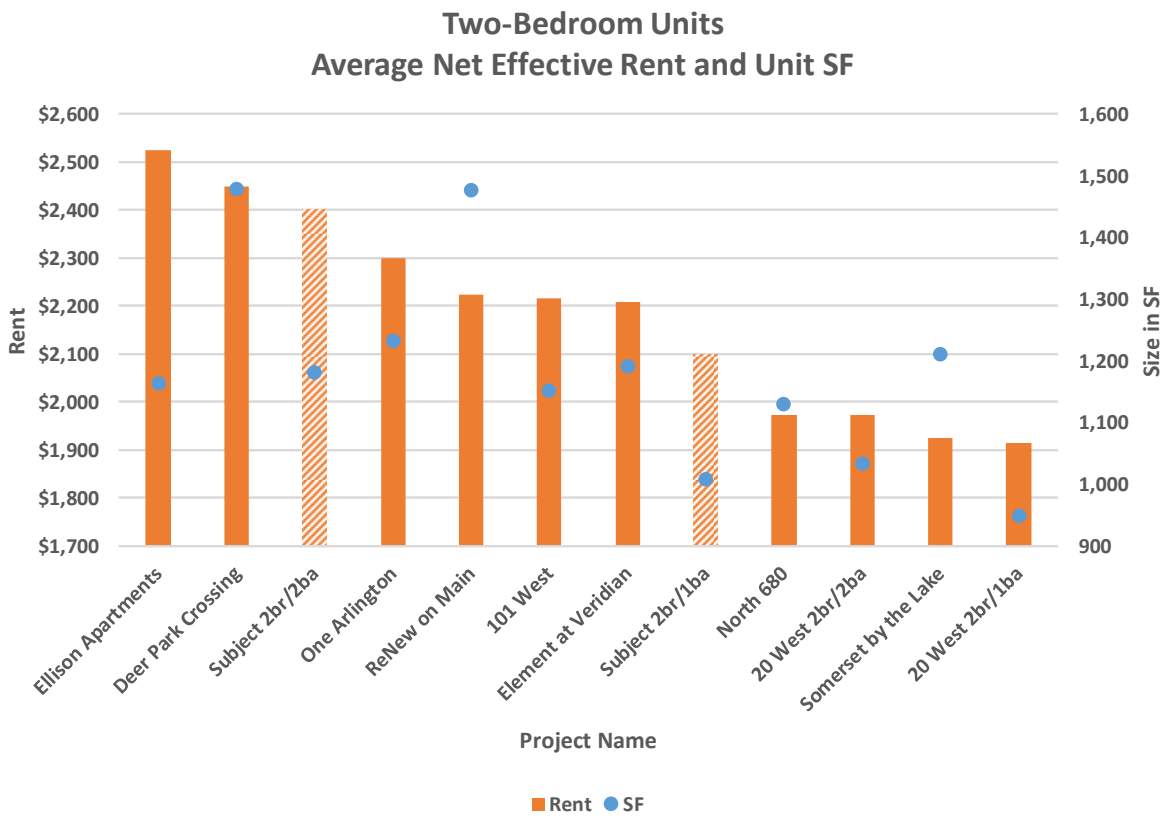
One-Bedroom Plus Den Apartment Comparables

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	Avg	Concession	Rent	PSF	Avg
101 West										
One Bedroom + Den	7	10.9%	959	$2,100	$2.19	$2.20	14.3%	$1,800	$1.88	$1.89
1.0 Bath			982	$2,175	$2.21			$1,864	$1.90	
Ellison Apartments										
One Bedroom + Den	15	13.3%	895	$2,075	$2.32	$2.40	8.3%	$1,902	$2.13	$2.20
1.0 Bath			921	$2,287	$2.48			$2,096	$2.28	
North 680										
One Bedroom + Den	24	13.3%	1,039	$1,946	$1.87	$1.88	0.0%	$1,946	$1.87	$1.88
1.0 Bath			1,039	$1,960	$1.89			$1,960	$1.89	
ReNew on Main										
One Bedroom + Den	14	22.2%	1,134	$1,860	$1.64	$1.64	8.3%	$1,705	$1.50	$1.50
1.0 Bath			1,134	$1,860	$1.64			$1,705	$1.50	
Total 1br+den	*60*									
Weighted Averages			*1,020*	*$2,010*		*$1.97*		*$1,893*		*$1.85*



Two-Bedroom Apartment Comparables

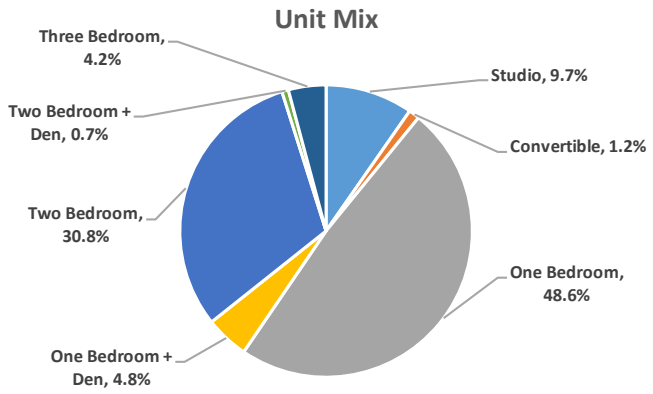
				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	Avg	Concession	Rent	PSF	Avg
101 West										
Two Bedroom	27	42.2%	1,048	$2,350	$2.24	$2.24	14.3%	$2,014	$1.92	$1.92
2.0 Bath			1,256	$2,820	$2.25			$2,417	$1.92	
20 West										
Two Bedroom	20	27.8%	921	$1,985	$2.16	$2.09	8.3%	$1,820	$1.98	$1.91
2.0 Bath			1,147	$2,320	$2.02			$2,127	$1.85	
20 West										
Two Bedroom	2	2.8%	950	$2,075	$2.18	$2.20	8.3%	$1,902	$2.00	$2.02
1.0 Bath			950	$2,105	$2.22			$1,930	$2.03	
Deer Park Crossing										
Two Bedroom	96	40.7%	1,312	$2,582	$1.97	$1.96	15.4%	$2,185	$1.67	$1.66
2.0 Bath			1,647	$3,207	$1.95			$2,714	$1.65	
Element at Veridian										
Two Bedroom	51	19.6%	1,183	$2,500	$2.11	$2.12	12.5%	$2,188	$1.85	$1.86
2.0 Bath			1,199	$2,550	$2.13			$2,231	$1.86	
Ellison Apartments										
Two Bedroom	18	15.9%	1,128	$2,479	$2.20	$2.36	8.3%	$2,272	$2.01	$2.17
2.0 Bath			1,199	$3,031	$2.53			$2,778	$2.32	
North 680										
Two Bedroom	48	26.7%	1,130	$1,890	$1.67	$1.75	0.0%	$1,890	$1.67	$1.75
2.0 Bath			1,130	$2,058	$1.82			$2,058	$1.82	
North 680										
Two Bedroom TH	4	2.2%	1,588	$2,975	$1.87	$1.87	0.0%	$2,975	$1.87	$1.87
2.0 Bath			1,588	$2,975	$1.87			$2,975	$1.87	
One Arlington										
Two Bedroom	36	16.8%	1,193	$2,339	$1.96	$2.03	8.3%	$2,144	$1.80	$1.86
2.0 Bath			1,273	$2,679	$2.10			$2,456	$1.93	
One Arlington										
Two Bedroom PH	14	6.5%	1,303	$2,999	$2.30	$2.33	8.3%	$2,749	$2.11	$2.14
2.0 Bath			1,521	$3,599	$2.37			$3,299	$2.17	
ReNew on Main										
Two Bedroom	33	52.4%	1,135	$1,950	$1.72	$1.66	8.3%	$1,788	$1.57	$1.52
2.0 Bath			1,820	$2,900	$1.59			$2,658	$1.46	
Somerset by the Lake										
Two Bedroom	36	75.0%	1,177	$1,895	$1.61	$1.59	0.0%	$1,895	$1.61	$1.59
2.0 Bath			1,245	$1,955	$1.57			$1,955	$1.57	
Total 2br's	*385*									
Weighted Averages			*1,284*	*$2,508*		*$1.95*		*$2,262*		*$1.76*

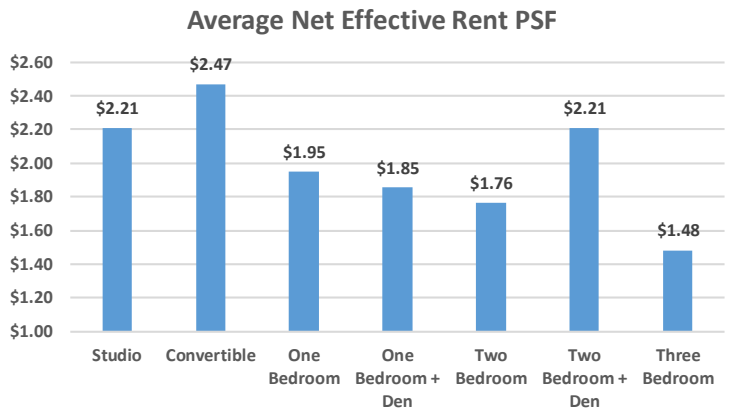

Two-Bedroom Units
Average Net Effective Rent and Unit SF
Rent
$2,600
$2,500
$2,400
$2,300
$2,200
$2,100
$2,000
$1,900
$1,800
$1,700
Size in SF
1,600
1,500
1,400
1,300
1,200
1,100
1,000
900
Ellison Apartments
Deer Park Crossing
Subject 2br/2ba
One Arlington
ReNew on Main
101 West
Element at Veridian
Subject 2br/1ba
North 680
20 West 2br/2ba
Somerset by the Lake
20 West 2br/1ba
Project Name
Rent
SF

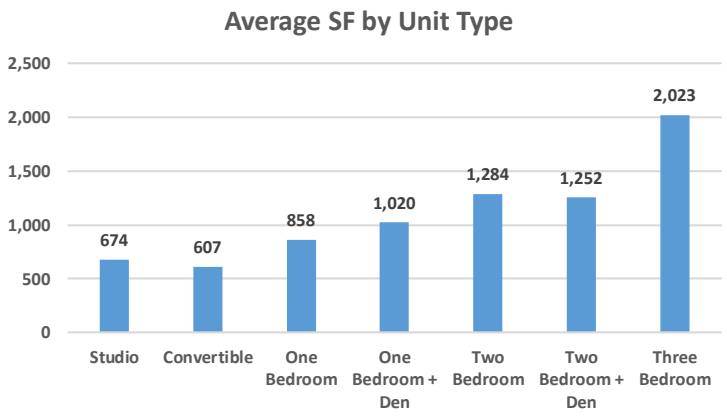
Apartment Competition Survey - By Unit Type

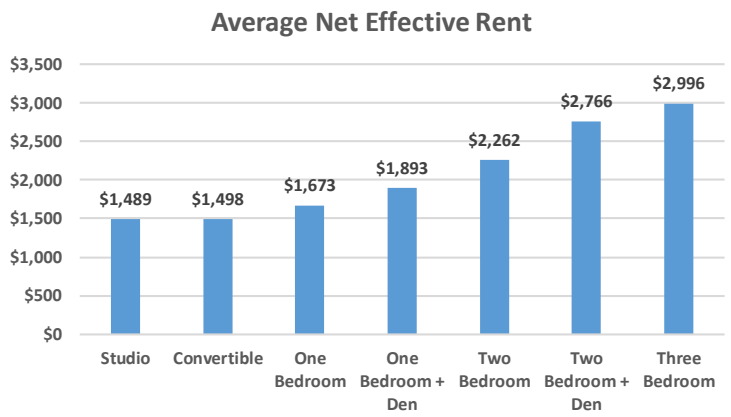
Unit Type	No. of Projects	No. of Units	Percent	Unit SF Range	Average SF	Gross Avg Rent	PSF	Effective Avg Rent	PSF	No. of Units	Percent	Average SF	Effective Avg Rent	PSF	Total
Studio	3	121	9.7%	549 - 820	674	$1,662	$2.47	$1,489	$2.21						
Convertible	1	15	1.2%	575 - 638	607	$1,634	$2.69	$1,498	$2.47						
One Bedroom	9	608	48.6%	665 - 1,095	858	$1,835	$2.14	$1,673	$1.95	9	60%	737	$1,600	$2.17	$14,400
One Bedroom + Den	4	60	4.8%	895 - 1,134	1,020	$2,010	$1.97	$1,893	$1.85						
Two Bedroom	9	385	30.8%	921 - 1,820	1,284	$2,508	$1.95	$2,262	$1.76	6	40%	1,065	$2,200	$2.07	$13,200
Two Bedroom + Den	2	9	0.7%	1,187 - 1,294	1,252	$3,111	$2.48	$2,766	$2.21	**Above includes both 2br/1ba and 2br/2ba units**					
Three Bedroom	2	52	4.2%	1,466 - 2,283	2,023	$3,524	$1.74	$2,996	$1.48						
Total	**9**	**1,250**	**100.0%**		**1,028**			**$1,906**	**$1.86**	**15**	**100%**	**868**	**$1,840**	**$2.12**	**$27,600**

Note: The 2br conclusion for the subject is a blend of the 2br/1ba and 2br/2ba units.


Unit Mix
Three Bedroom, 4.2%
Studio, 9.7%
Two Bedroom + Den, 0.7%
Convertible, 1.2%
Two Bedroom, 30.8%
One Bedroom, 48.6%
One Bedroom + Den, 4.8%


Average Net Effective Rent PSF
$2.60
$2.40
$2.20
$2.00
$1.80
$1.60
$1.40
$1.20
$1.00
$2.21
$2.47
$1.95
$1.85
$1.76
$2.21
$1.48
Studio
Convertible
One Bedroom
One Bedroom + Den
Two Bedroom
Two Bedroom + Den
Three Bedroom


Average SF by Unit Type
2,500
2,000
1,500
1,000
500
0
674
607
858
1,020
1,284
1,252
2,023
Studio
Convertible
One Bedroom
One Bedroom + Den
Two Bedroom
Two Bedroom + Den
Three Bedroom

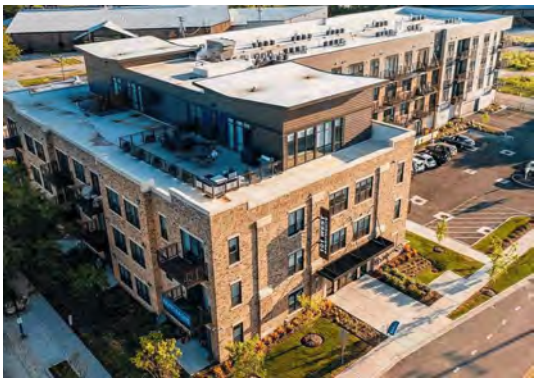

Average Net Effective Rent
$3,500
$3,000
$2,500
$2,000
$1,500
$1,000
$500
$0
$1,489
$1,498
$1,673
$1,893
$2,262
$2,766
$2,996
Studio
Convertible
One Bedroom
One Bedroom + Den
Two Bedroom
Two Bedroom + Den
Three Bedroom

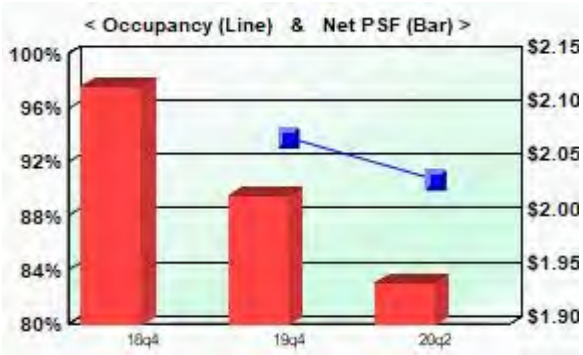
Comparable 1
101 West

101 W Liberty St
Barrington, Lake County, IL 60010

Lake County

Class: A, Market Rate
ID: 1831; YrQtr: 20202





Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	64
Avg Unit SF:	984
Built:	2018
Renovated:	na

Economic Profile	
Occupancy:	90.6%
Quoted Rent:	$2.26
Concessions:	14.3%
Effective Rent:	$1.94

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
One Bedroom	26	40.6%	726	$1,630	$2.25	$2.22	14.3%	$1,397	$1.92	$1.91
1.0 Bath			821	$1,810	$2.20			$1,551	$1.89	
One Bedroom + Den	7	10.9%	959	$2,100	$2.19	$2.20	14.3%	$1,800	$1.88	$1.89
1.0 Bath			982	$2,175	$2.21			$1,864	$1.90	
Two Bedroom	27	42.2%	1,048	$2,350	$2.24	$2.24	14.3%	$2,014	$1.92	$1.92
2.0 Bath			1,256	$2,820	$2.25			$2,417	$1.92	
Two Bedroom + Den	4	6.3%	1,187	$2,675	$2.25	$2.58	14.3%	$2,293	$1.93	$2.21
2.0 Bath			1,294	$3,750	$2.90			$3,214	$2.48	

Paid Parking: $50 (Surface Parking) to $100 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Vinyl Plank Floors	Disposal	Party/Social Room
9' Ceiling	Dishwasher	Extra Storage
Smooth Ceiling	Microwave	Pets Allowed
Window Roller Shades	Range - Electric	Grilling Area
Quartz Counters	Refrigerator	Car Charging Station
Tile Backsplash	WasherDryer Incl	Pet Wash Station
Undermount Sinks	***Fitness***	Valet Dry Cleaning
Patio/Balcony/Deck	Fitness Center	***Parking***
Intercom	Bike Storage	Surface Parking
	Rooftop Sundeck	Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$2.26	14.3%	90.6%	$1.94
20194	$2.27	11.1%	93.8%	$2.02
20184	$2.27	6.7%	23.4%	$2.12

Notes: Leasing began 10/2018. Utility Fees 1BD-$95, 1BD+Den-$105, 2BD-$115, 2BD+Den-$125. All parking is reserved. The range is outside vs inside. Electric car spaces are $150/mo.

Monroe Residential

Comparable 2
20 West

20 W Northwest Hwy
Mount Prospect, Cook County, IL 60056

Cook County-Northwest

Class: A, Market Rate
ID: 1916; YrQtr: 20202

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Electric Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**72**
Avg Unit SF:	**901**
Built:	**2019**
Renovated:	**na**

Economic Profile	
Occupancy:	**56.9%**
Quoted Rent:	**$2.17**
Concessions:	**12.6%**
Effective Rent:	**$1.90**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
Studio	12	16.7%	582	$1,750	$3.01	$2.88	8.3%	$1,604	$2.76	$2.64
1.0 Bath			647	$1,785	$2.76			$1,636	$2.53	
One Bedroom	38	52.8%	744	$1,830	$2.46	$2.13	16.7%	$1,525	$2.05	$1.78
1.0 Bath			1,095	$1,975	$1.80			$1,646	$1.50	
Two Bedroom	20	27.8%	921	$1,985	$2.16	$2.09	8.3%	$1,820	$1.98	$1.91
2.0 Bath			1,147	$2,320	$2.02			$2,127	$1.85	
Two Bedroom	2	2.8%	950	$2,075	$2.18	$2.20	8.3%	$1,902	$2.00	$2.02
1.0 Bath			950	$2,105	$2.22			$1,930	$2.03	

Amenities

Unit	Appliance	Common
Carpeting	Dishwasher	Extra Storage
Vinyl Plank Floors	Microwave	Pets Allowed
Smooth Ceiling	Range - Electric	
Window Blinds	Refrigerator	
Quartz Counters	WasherDryer Incl	
Tile Backsplash	**Fitness**	
Undermount Sinks	Fitness Center	
Patio/Balcony/Deck		

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$2.17	12.6%	56.9%	$1.90
20201	$2.17	16.7%	34.7%	$1.81
20194	$2.14	16.7%	11.1%	$1.78
20193	$2.14	16.7%	8.3%	$1.79

Notes: Leasing began 9/2019

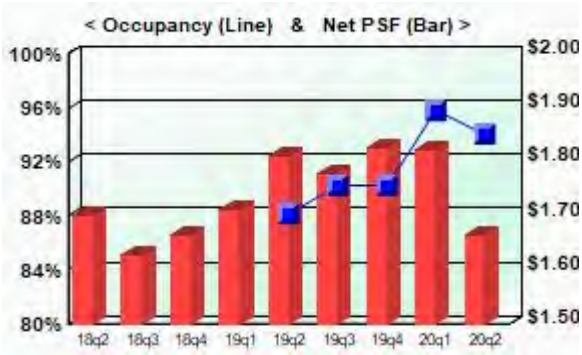
Lincoln Property

Comparable 3
Deer Park Crossing

21599 W Field Ct
Deer Park, Lake County, IL 60010

Lake County

Class: A, Market Rate
ID: 1751; YrQtr: 20202



Utility Description	*L*	*T*	*Service*	*L*	*T*
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile		*Economic Profile*	
Units:	**236**	*Occupancy:*	**94.1%**
Avg Unit SF:	**1,350**	*Quoted Rent:*	**$1.92**
Built:	**2018**	*Concessions:*	**13.2%**
Renovated:	**na**	*Effective Rent:*	**$1.66**

				Quoted Rent				Net Effective Rent		
Unit Description	**Units**	**Pct**	**Sq Ft**	**Rent**	**PSF**	**PSF Avg**	**Concession**	**Rent**	**PSF**	**PSF Avg**
One Bedroom	96	40.7%	806	$1,724	$2.14	$2.12	7.7%	$1,591	$1.97	$1.96
1.0 Bath			927	$1,945	$2.10			$1,795	$1.94	
Two Bedroom	96	40.7%	1,312	$2,582	$1.97	$1.96	15.4%	$2,185	$1.67	$1.66
2.0 Bath			1,647	$3,207	$1.95			$2,714	$1.65	
Three Bedroom	44	18.6%	1,965	$3,434	$1.75	$1.68	15.4%	$2,906	$1.48	$1.42
2.5 Bath			2,283	$3,695	$1.62			$3,127	$1.37	

● TH, includes 2 car att garage

Paid Parking: $150 (Reserved Gar/Encl) per month.

Amenities

Unit	***Appliance***	***Common***
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Clubhouse
9' Ceiling	Microwave	Movie Theater Rm
Smooth Ceiling	Range - Gas	Pets Allowed
Window Blinds	Refrigerator	Fire Pit
Quartz Counters	WasherDryer Incl	Grilling Area
Tile Backsplash	***Fitness***	Dog Run
Undermount Sinks	Fitness Center	***Parking***
Patio/Balcony/Deck	Outdoor Pool	Attached Garage
		Self-Park Gar/Encl
		Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$1.92	13.2%	94.1%	$1.66
20201	$1.97	7.7%	95.8%	$1.82
20194	$1.98	7.7%	90.3%	$1.83
20193	$1.92	7.7%	90.3%	$1.78
20192	$1.96	7.7%	88.1%	$1.81
20191	$2.00	14.3%	75.8%	$1.71
20184	$1.94	14.3%	52.1%	$1.66
20183	$1.90	14.3%	45.8%	$1.63
20182	$1.98	14.3%		$1.70

Notes: First move-ins THs - 01/2018. First move-ins Apts - Late 03/2018. Construction is ongoing. Reserved garage parking in elevator bldg. THs have attached garage.

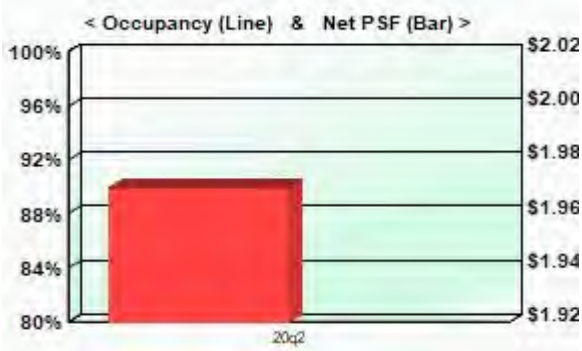
Redwood Residential

Comparable 4
Element at Veridian

2200 Progress Pky
Schaumburg, Cook County, IL 60173

Cook County-Northwest

Class: A, Market Rate
ID: 1959; YrQtr: 20202



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**260**
Avg Unit SF:	**947**
Built:	**2020**
Renovated:	**na**

Economic Profile	
Occupancy:	**13.5%**
Quoted Rent:	**$2.25**
Concessions:	**12.5%**
Effective Rent:	**$1.97**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
Studio	58	22.3%	577	$1,575	$2.73	$2.50	12.5%	$1,378	$2.39	$2.19
1.0 Bath			820	$1,860	$2.27			$1,628	$1.98	
One Bedroom	143	55.0%	825	$1,940	$2.35	$2.26	12.5%	$1,698	$2.06	$1.98
1.0 Bath			1,039	$2,250	$2.17			$1,969	$1.89	
Two Bedroom	51	19.6%	1,183	$2,500	$2.11	$2.12	12.5%	$2,188	$1.85	$1.86
2.0 Bath			1,199	$2,550	$2.13			$2,231	$1.86	
Three Bedroom	8	3.1%	1,466	$3,300	$2.25	$2.25	12.5%	$2,888	$1.97	$1.97
2.0 Bath			1,466	$3,300	$2.25			$2,888	$1.97	

Paid Parking: $50 (Reserved Gar/Encl) to $100 (Reserved Gar/Encl) per month. Free parking available.

Amenities

Unit
- Carpeting
- Vinyl Plank Floors
- Quartz Counters
- Tile Backsplash
- Undermount Sinks
- Patio/Balcony/Deck

Appliance
- Dishwasher
- Microwave
- Range - Gas
- Refrigerator
- WasherDryer Incl

Fitness
- Fitness Center
- Outdoor Pool
- Bike Storage

Common
- Business Center
- Clubhouse
- Extra Storage
- Pets Allowed
- Fire Pit
- Grilling Area
- Car Charging Station
- Dog Run
- Pet Wash Station

Parking
- Surface Parking
- Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$2.25	12.5%	13.5%	$1.97

Notes: Property began leasing in March, 2020. Occupancies began in June, 2020. Phase 3 construction finished August, 2020. Parking is all reserved (uncovered $50, covered $75 and VIP $100). There is also free surface parking.

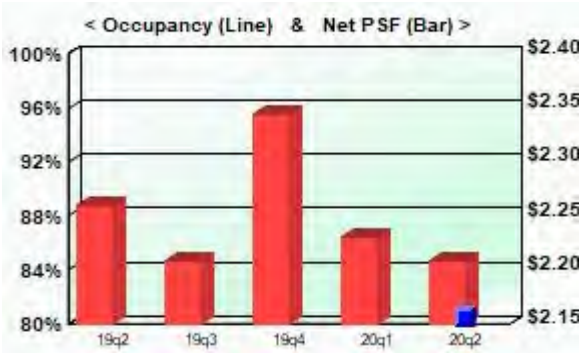
CF Real Estate

Comparable 5
Ellison Apartments

1555 Ellinwood Avenue
Des Plaines, Cook County, IL 60016

Cook County-Northwest

Class: A, Market Rate
ID: 1885; YrQtr: 20202



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Electric Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**113**
Avg Unit SF:	**839**
Built:	**2019**
Renovated:	**na**

Economic Profile	
Occupancy:	**80.5%**
Quoted Rent:	**$2.41**
Concessions:	**8.3%**
Effective Rent:	**$2.21**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
Convertible	15	13.3%	575	$1,599	$2.78	$2.70	8.3%	$1,466	$2.55	$2.47
1.0 Bath			638	$1,669	$2.62			$1,530	$2.40	
One Bedroom	60	53.1%	730	$1,699	$2.33	$2.37	8.3%	$1,557	$2.13	$2.18
1.0 Bath			764	$1,850	$2.42			$1,696	$2.22	
One Bedroom + Den	15	13.3%	895	$2,075	$2.32	$2.40	8.3%	$1,902	$2.13	$2.20
1.0 Bath			921	$2,287	$2.48			$2,096	$2.28	
Two Bedroom	18	15.9%	1,128	$2,479	$2.20	$2.36	8.3%	$2,272	$2.01	$2.17
2.0 Bath			1,199	$3,031	$2.53			$2,778	$2.32	
Two Bedroom + Den	5	4.4%	1,262	$2,899	$2.30	$2.40	8.3%	$2,657	$2.11	$2.20
2.0 Bath			1,262	$3,159	$2.50			$2,896	$2.29	

Paid Parking: $35 (Surface Parking) to $100 (Self-Park Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Clubhouse
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Pets Allowed
Exp Concrete Ceil	Range - Gas	**Parking**
Window Roller Shades	Refrigerator	Surface Parking
Tile Backsplash	WasherDryer Incl	Self-Park Gar/Encl
	Fitness	
	Fitness Center	
	Outdoor Pool	
	Rooftop Sundeck	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$2.41	8.3%	80.5%	$2.21
20201	$2.43	8.3%	77.0%	$2.23
20194	$2.43	3.6%	69.0%	$2.34
20193	$2.39	7.7%	53.1%	$2.21
20192	$2.43	7.1%	34.5%	$2.26

Notes: Leasing started 5/19. First move-in 7/20/19. 1,39 SF retail space. Two-level parking, covered and uncovered.

Berkshire (Devel. By Opus)

Comparable 6
North 680

680 E Algonquin Rd
Schaumburg, Cook County, IL 60173

Cook County-Northwest

Class: A, Market Rate
ID: 1645; YrQtr: 20202

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**180**
Avg Unit SF:	**894**
Built:	**2017**
Renovated:	**na**

Economic Profile	
Occupancy:	**91.1%**
Quoted Rent:	**$1.91**
Concessions:	**0.0%**
Effective Rent:	**$1.91**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
One Bedroom	104	57.8%	665	$1,382	$2.08	$2.05	0.0%	$1,382	$2.08	$2.05
1.0 Bath			785	$1,588	$2.02			$1,588	$2.02	
● Reduced Move in Fees										
One Bedroom + Den	24	13.3%	1,039	$1,946	$1.87	$1.88	0.0%	$1,946	$1.87	$1.88
1.0 Bath			1,039	$1,960	$1.89			$1,960	$1.89	
● Reduced Move in Fees										
Two Bedroom	48	26.7%	1,130	$1,890	$1.67	$1.75	0.0%	$1,890	$1.67	$1.75
2.0 Bath			1,130	$2,058	$1.82			$2,058	$1.82	
● Reduced Move in Fees										
Two Bedroom	4	2.2%	1,588	$2,975	$1.87	$1.87	0.0%	$2,975	$1.87	$1.87
2.0 Bath			1,588	$2,975	$1.87			$2,975	$1.87	
● Townhomes Reduced Move in Fees										

Paid Parking: $75 (Detached Garage) to $120 (Attached Garage) per month. Free parking available.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Clubhouse
9' Ceiling	Microwave	Party/Social Room
Smooth Ceiling	Range - Electric	Extra Storage
Window Blinds	Refrigerator	Pets Allowed
Granite Counters	WasherDryer Incl	Fire Pit
Tile Backsplash	***Fitness***	Grilling Area
Undermount Sinks	Fitness Center	Dog Run
Patio/Balcony/Deck	Outdoor Pool	***Parking***
	Bike Storage	Surface Parking
		Attached Garage
		Detached Garage

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$1.91	0.0%	91.1%	$1.91
20201	$2.11	0.0%	94.4%	$2.11
20194	$2.17	0.0%	95.6%	$2.17
20193	$2.07	0.0%	93.3%	$2.07
20192	$2.18	0.0%	96.1%	$2.18
20191	$2.15	0.0%	95.6%	$2.15
20184	$2.16	0.0%	92.8%	$2.16
20183	$2.31	0.0%	95.0%	$2.31
20182	$2.21	0.0%	87.8%	$2.21

Notes: Occupancy started April 17, 2017. Tenants to be billed for water and trash, estimated at about $20 per month.

Draper & Kramer

Comparable 7
One Arlington

3400 W Stonegate Blvd
Arlington Heights, Cook County, IL 60005

Cook County-Northwest

Class: A, Market Rate
ID: 1342; YrQtr: 20202

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**214**
Avg Unit SF:	**936**
Built:	**2014**
Renovated:	**na**

Economic Profile	
Occupancy:	**93.9%**
Quoted Rent:	**$2.15**
Concessions:	**8.3%**
Effective Rent:	**$1.97**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
Studio	51	23.8%	549	$1,449	$2.64	$2.42	8.3%	$1,328	$2.42	$2.22
1.0 Bath			769	$1,699	$2.21			$1,557	$2.03	
One Bedroom	113	52.8%	803	$1,599	$1.99	$2.08	8.3%	$1,466	$1.83	$1.91
1.0 Bath			1,012	$2,199	$2.17			$2,016	$1.99	
Two Bedroom	36	16.8%	1,193	$2,339	$1.96	$2.03	8.3%	$2,144	$1.80	$1.86
2.0 Bath			1,273	$2,679	$2.10			$2,456	$1.93	
Two Bedroom	14	6.5%	1,303	$2,999	$2.30	$2.33	8.3%	$2,749	$2.11	$2.14
2.0 Bath			1,521	$3,599	$2.37			$3,299	$2.17	
● PH										

Paid Parking: $75 (Reserved Gar/Encl) to $150 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Clubhouse
8.5' Ceiling	Microwave	Craft/DIY Room
Window Roller Shades	Range - Electric	Movie Theater Rm
Granite Counters	Refrigerator	Party/Social Room
Undermount Sinks	WasherDryer Incl	Extra Storage
Patio/Balcony/Deck	***Fitness***	Pets Allowed
	Fitness Center	Car Charging Station
	Bike Storage	Pet Wash Station
	Rooftop Sundeck	Golf Simulator
		Parking
		Surface Parking
		Attached Garage

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$2.15	8.3%	93.9%	$1.97
20201	$2.18	4.1%	94.9%	$2.09
20194	$2.18	4.2%	95.8%	$2.09
20193	$2.19	8.3%	94.4%	$2.01
20192	$2.19	8.3%	92.1%	$2.01
20191	$2.22	0.0%	94.9%	$2.22
20184	$2.13	0.0%	94.9%	$2.13
20183	$2.10	0.0%	95.3%	$2.10
20182	$2.08	0.0%	93.9%	$2.08

Notes: Occupancy began 10/2/14. Upper floors have 9-10' ceilings. Parking range is for regular space vs car charging space.

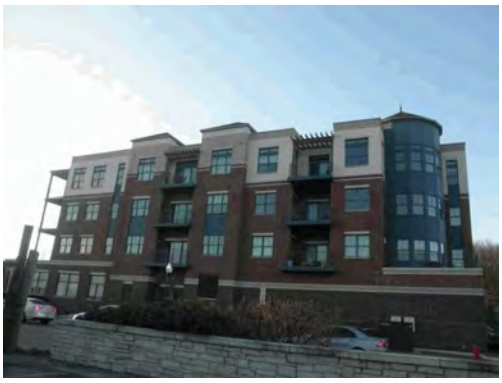
Waterford Residential

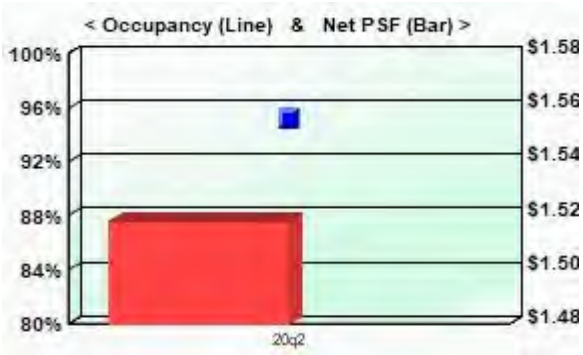
Comparable 8
ReNew on Main

1 N Main
Algonquin, McHenry County, IL 60102

McHenry County

Class: A, Market Rate
ID: 1487; YrQtr: 20202





Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**63**
Avg Unit SF:	**1,283**
Built:	**2014**
Renovated:	**na**

Economic Profile	
Occupancy:	**95.2%**
Quoted Rent:	**$1.66**
Concessions:	**8.3%**
Effective Rent:	**$1.52**

Unit Description	Units	Pct	Sq Ft	Quoted Rent Rent	Quoted Rent PSF	Quoted Rent PSF Avg	Concession	Net Effective Rent Rent	Net Effective Rent PSF	Net Effective Rent PSF Avg
One Bedroom	10	15.9%	920	$1,645	$1.79	$1.75	8.3%	$1,508	$1.64	$1.60
1.0 Bath			1,010	$1,730	$1.71			$1,586	$1.57	
One Bedroom	6	9.5%	1,087	$1,810	$1.67	$1.67	8.3%	$1,659	$1.53	$1.53
1.5 Bath			1,087	$1,810	$1.67			$1,659	$1.53	
One Bedroom + Den	14	22.2%	1,134	$1,860	$1.64	$1.64	8.3%	$1,705	$1.50	$1.50
1.0 Bath			1,134	$1,860	$1.64			$1,705	$1.50	
Two Bedroom	33	52.4%	1,135	$1,950	$1.72	$1.66	8.3%	$1,788	$1.57	$1.52
2.0 Bath			1,820	$2,900	$1.59			$2,658	$1.46	

Paid Parking: $75 (Self-Park Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Dishwasher	Party/Social Room
Wood Floors	Microwave	Pets Allowed
10' Ceiling	Range - Gas	Fire Pit
Window Roller Shades	Refrigerator	Grilling Area
Patio/Balcony/Deck	WasherDryer Incl	**Parking**
	Fitness	Reserved Gar/Encl
	Fitness Center	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$1.66	8.3%	95.2%	$1.52

Notes: Occupancy began Dec. 2014.

Trinity Property Consultants

Comparable 9
Somerset by the Lake

40 and 60 W Main St
Lake Zurich, Lake County, IL 60047

Lake County

Class: A, Market Rate
ID: 1830; YrQtr: 20202

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat	✓		Water		✓
Unit Central AC	✓		Cable TV		✓
			Internet		✓

L=Landlord pays, T=Tenant pays

Physical Profile	
Units:	**48**
Avg Unit SF:	**1,144**
Built:	**2018**
Renovated:	**na**

Economic Profile	
Occupancy:	**100.0%**
Quoted Rent:	**$1.62**
Concessions:	**0.0%**
Effective Rent:	**$1.62**

				Quoted Rent				Net Effective Rent		
Unit Description	**Units**	**Pct**	**Sq Ft**	**Rent**	**PSF**	**PSF Avg**	**Concession**	**Rent**	**PSF**	**PSF Avg**
One Bedroom	12	25.0%	939	$1,650	$1.76	$1.75	0.0%	$1,650	$1.76	$1.75
1.0 Bath			945	$1,650	$1.75			$1,650	$1.75	
Two Bedroom	36	75.0%	1,177	$1,895	$1.61	$1.59	0.0%	$1,895	$1.61	$1.59
2.0 Bath			1,245	$1,955	$1.57			$1,955	$1.57	

Free parking available.

Amenities

Unit	*Appliance*	*Parking*
Carpeting	Dishwasher	Surface Parking
Vinyl Plank Floors	Microwave	
9' Ceiling	Range - Gas	
Smooth Ceiling	Refrigerator	
Window Blinds	WasherDryer Incl	
Quartz Counters		
Patio/Balcony/Deck		

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20202	$1.62	0.0%	100.0%	$1.62
20194	$1.40	0.0%	91.7%	$1.40
20184	$1.51	10.0%		$1.36

Notes: Property was developed by Foxford Communities and began occupancy in June 2018. Utility fees are 1br $45, 2br $55 for water/sewer and trash.

Premier Realty Group

Future Competition – Proposed for Development or Under Construction

In addition to the existing competition, there is has an active pipeline of new projects in subject's Cook County Northwest submarket and the neighboring Lake County submarket totaling more than 4,500 units. These include the following:

Lake County & Northwest Cook County
Under Construction / Planning

Property	Submarket	City	Developer	Status	Units
Lake County					
Hawthorn Mall/Sears site	Lake	Vernon Hills	Centennial RE	Planning	250
Deercrest Townhomes	Lake	Antioch	Mertz	Planning	80
Lake Tower Crossing/SWC Deep Lake and Grass Lake	Lake	Lake Villa	Khayat	Planning	82
Morris Station/Rt 176 near Maple & Morris	Lake	Mundelein	AlphaTerra/Landmark	Planning	108
US Music Corp/444 E Courtland St	Lake	Mundelein	CA/Springbank	Planning	333
Northwest Cook County					
Ellinwood Apts/SEC Ellinwood & Graceland	Cook NW	Des Plaines	Bayview-Compasspoint	Planning	212
Maple St Lofts/215-225 E Prospect	Cook NW	Mt Prospect	Wingspan/Nicholas & Assoc	Construction	257
10 N Main/Central & Main	Cook NW	Mt Prospect	First Equity/Harlem Irving	Construction	97
Block 56/Emerson/Busse/Maple/NW Hwy	Cook NW	Mt Prospect	Greystar	Planning	250
AT&T Campus/Hoffman Estates - Apts	Cook NW	Hoffman Estates	Zucker/Somerset	Planning	380
AT&T Campus/Hoffman Estates - THs	Cook NW	Hoffman Estates	Zucker/Somerset	Planning	170
NWC Lake & Church	Cook NW	Hanover Park	Monroe Residential	Planning	131
Hickory Apartments, NWC Hickory & Kensington	Cook NW	Arlington Heights	Neri	Planning	76
Arlington 425/Campbell/Highland/Chestnut	Cook NW	Arlington Heights	Norwood	Planning	361
Arlington Downs - NEC Euclid and Rohlwing	Cook NW	Arlington Heights	CA Ventues/Springbank	Construction	263
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	360
NWC Euclid & Summit	Cook NW	Park Ridge	Debb/GSP	Planning	91
Algonquin at Old Plum Grove/1014 E Algonquin	Cook NW	Schaumburg	Finger	Planning	373
Crossings Ph 2/Franklin & 25th	Cook NW	Forest Park	A&E	Planning	110
Confidential	Cook NW	Confidential	Confidential	Planning	600+/-
Total					**±4,600**

Lease-Up Absorption Survey

We have surveyed the market in order to determine the lease-up rates that have been achieved in newly constructed rental buildings in the suburban Chicago market over the past three years. These projects are summarized on the following page.

The survey is showing average monthly absorption rates generally ranging from about 6 to 16 units per month. Some of the slower leasing properties had issues particularly pertaining to that property, such as challenging locations and seasonal issues that can affect lease-up. For example, properties opening in the 3rd or 4th quarters start out more slowly and generally will not see a pickup in activity until the spring leasing season begins.

Considering the current and potential future competition at the time of subject delivery, we have projected a lease-up of about four to five months, or an average of three to four units per month, which considers the seasonality of this market. This should be timed for the spring/summer leasing season.

Absorption of New Rental Units: 1Q 2017-1Q 2020

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Name	Suburb	Submarket	Began	Delivered	Units	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	Avg Leased/ Month
Stabilized Projects																			
Reserve at Glenview	Glenview	North Shore	1Q 2015	May-15	239	-19	10	21	18										7
Amli Deerfield	Deerfield	North Shore	2Q 2015	Aug-15	240	15	38	8											8
Northgate Crossing	Wheeling	Cook NW	4Q 2015	Jan-16	288	36	42												13
Courthouse Square	Wheaton	DuPage	1Q 2016	May-16	149	17	48												10
Orland Park Crossing	Orland Park	South Cook	1Q 2016	May-16	231	17	11	5	8										10
Springs at Weber Road	Romeoville	Will	2Q 2016	Aug-16	292	14	87	40											18
The Main	Evanston	North Shore	2Q 2016	Oct-16	112	2	48	10	4	0	16								5
Springs at Orchard Rd.	North Aurora	Kane/Kendall	4Q 2016	Dec-16	300	72	18	72	27	50	9								13
Brook on Janes	Bolingbrook	Will	1Q 2017	Mar-17	288	60	98	23	11	25	43								14
North680	Schaumburg	Cook NW	1Q 2017	Apr-17	180	23	52	14	21	52									11
Centrum Evanston	Evanston	North Shore	2Q 2017	Jul-17	101		33		20	46									8
The Emerson	Oak Park	Cook South	2Q 2017	Aug-17	270		27	35	24	93	46	13	13						12
Residences of Wilmette	Wilmette	North Shore	3Q 2017	Oct-17	75				17	12	14	25							6
Metro 59	Aurora	Naperville/Aurora	2Q 2016	Feb-17	232	16	65	22	2	18	19	55	7	12					8
Uptown La Grange	La Grange	Cook South	1Q 2017	Mar-17	254	32	54	46	30	7	37		17	18					9
Prairie Winds of St. Charles	St. Charles	Kane	4Q 2017	Dec-17	250					172	5	21	25	7					15
TGM Northshore	Northbrook	North Shore	1Q 2016	Jan-16	347	39		53	0	2		2	26	-11	14				7
Apex 41	Lombard	DuPage	2Q 2016	Oct-16	181	15	71	22	11	5	6	-21	4	13	10				5
Deer Park Crossing	Deer Park	Lake	1Q 2018	Mar-18	236					100	-5	12	16	56	29	5			10
Kelmscott Park	Lake Forest	North Shore	1Q 2018	Jan-18	99					12	24	34	3	1	14	3			4
Maple & Main	Downers Grove	DuPage	2Q 2018	Oct-18	115						17	2	23	33	26	6			6
Springs at South Elgin	South Elgin	Kane	1Q 2018	Feb-18	300					102	15	48	39	45	19	13			13
Springs Oswego	Oswego	Kane/Kendall	1Q2019	Jan-19	280														22
500 Station Boulevard	Aurora	Naperville/Aurora	3Q 2015	Dec-16	425	53	62	60	40	51	19	8	13	9	41	25			11
Atworth at Mellody Farm	Vernon Hills	Lake	2Q 2018	Jul-18	260						75	50	33	44	25	22			14
Hamilton Lakes	Itasca	Cook NW	2Q 2017	Jun-17	297		65		10	32	59	15	21	3	33	13	2	19	8
Marq on Main	Lisle	DuPage	2Q 2018	Aug-18	202						48	16	29	30	2	16	118	15	8
Springs at Canterfield	West Dundee	Kane	2Q 2018	May-18	260						47	70	39	17	25	19	14	10	11
Average Absorption Per Month - Stabilized Projects																			**11**
Projects In lease-up																			
444 Social	Lincolnshire	Lake	3Q 2018	Dec-18	302							27	31	60	54	39	73	31	12
Buckingham Place	Des Plaines	Cook NW	3Q 2018	Aug-18	267							43	17	17	83	20	40	-51	7
Elan Yorktown	Lombard	DuPage	4Q 2018	Nov-18	295								9	47	106	49	31	15	14
Lakeside Village	Oakbrook Terrace	DuPage	4Q2018	Jan-19	315								24			89	13	0	7
The Link Evanston	Evanston	North Shore	4Q2018	Sep-19	241											168	13	-12	9
The Marke of Elmhurst	Elmhurst	DuPage	1Q2019	1Q 2019	164									30	51	40	10	5	9
Eleven33	Oak Park	Cook South	1Q 2019	Feb-19	263									18	66	62	20	20	12
Watermark at the Grove	Elgin	Kane	1Q 2019	May-19	282									30	35	44	30	44	12
Wheeling Town Center	Wheeling	Cook NW	1Q2019	Jan-19	324										56	87	68	45	17
Albion Oak Park	Oak Park	Cook South	2Q2019	Aug-19	265										25	29	9	64	11
Ellison Apartments	Des Plaines	Cook NW	2Q2019	Sep-19	113										39	21	18	9	7
20 West	Mt. Prospect	Cook NW	3Q2019	Sep-19	72											6	2	17	3
Highland Ridge	Lockport	Will	3Q2019	Dec-19	240											8	16	29	6
The Monarch	Des Plaines	Cook NW	3Q2019	Oct-19	236											12	12	10	4
Panton Mill Station	South Elgin	Kane	1Q2020	Mar-20	100													30	10
Seasons at Randall Road	West Dundee	Kane	1Q2020	May-20	300													27	9
Average Absorption Per Month - Projects in lease-up																			**9**
Total Number Leased - All projects in lease-up						***392***	***829***	***431***	***243***	***779***	***494***	***420***	***389***	***479***	***753***	***796***	***489***	***327***	
Avg Quarterly Absorption Per Development						**26.1**	**48.8**	**30.8**	**16.2**	**45.8**	**27.4**	**24.7**	**20.5**	**24.0**	**37.7**	**34.6**	**28.8**	**17.2**	
Avg Monthly Absorption Per Development						***8.7***	***16.3***	***10.3***	***5.4***	***15.3***	***9.1***	***8.2***	***6.8***	***8.0***	***12.6***	***11.5***	***9.6***	***5.7***	

For absorption purposes, buildings are considered stabilized at 90% leased

Stabilized Operating Proforma

As requested, we also provide a stabilized operating statement for the subject. The following summarizes our analysis.

Gross Income Estimate

Potential Gross Rent

The following table summarizes the potential gross rent of the subject based on our market rent estimates.

Potential Gross Rent

Unit Type	Total Units	Market Rent/Unit	Potential Rent at Market
1br/1ba	9	$1,600	$172,800
2br/1ba	4	$2,100	$100,800
2br/2ba	2	$2,400	$57,600
Grand Total	15	$1,840	$331,200

Parking Income

The subject will have 19 garage parking spaces. We project a monthly fee of $100 for the garage spaces. Applying an approximate 95% occupancy rate, the total stabilized parking income is $21,660.

19 spaces x $100/month x 12 months x 95% = $21,660

Other Income

The other income category includes any other income from the property including revenues from typical tenant fees (application, pet, late, NSF, etc.), vending machines, and miscellaneous sources. Other income is projected at a market rate of $100 per unit, net of vacancy and rent loss, or a total of $1,500.

Vacancy & Collection Loss Allowance

Based on our primary research, the Cook County Northwest submarket has an average occupancy of 94.6%, which is off 80 basis points from a year ago. This market is essentially “full”. The following is a summary of occupancy rates for stabilized projects in our specific survey:

Project	Occupancy	Occ'd Units	Total Units
101 West	90.6%	58	64
Deer Park Crossing	94.1%	222	236
North 680	91.1%	164	180
One Arlington	93.9%	201	214
ReNew on Main	95.2%	60	63
Somerset by the Lake	100.0%	48	48
		753	805
Simple Average	**94.2%**		
Weighted Average	**93.5%**		

Based on this information and considering the likely credit risk, we conclude a stabilized vacancy and collection loss allowance for the subject of 6.0% of potential gross income. This is allocated as 5% vacancy and 1% collection loss.

Concessions

Rent concessions are customary in the market and are even more prevalent now because of the COVID-19 crisis. In our specific survey, seven of the nine projects are offering concessions between one and two months free. No deductions are made in our analysis. Market rents are projected on a net effective basis.

Effective Gross Income

Based on the preceding estimates of gross income less allowances if any for vacancy, collection loss, and concessions, effective gross income is calculated at $334,488, or $22,299 per unit.

Operating Expenses

To develop projections of stabilized operating expenses, we analyze comparable data and industry benchmarks. Total operating expenses are projected at $129,334 overall, or $8,622 per unit.

Net Operating Income

Based on the preceding income and expense projections, stabilized net operating income is estimated at $205,154, or $13,677 per unit.

The following table summarizes our analysis.

Projection of Net Operating Income		Annual	$/Unit	$/SF
INCOME				
Rental Income		$331,200	$22,080	$25.43
Potential Gross Income		$331,200	$22,080	$25.43
Vacancy & Collection Loss	6.00%	-$19,872	-$1,325	-$1.53
Net Parking Income		$21,660	$1,444	$1.66
Other Income		$1,500	$100	$0.12
Effective Gross Income		$334,488	$22,299	$25.69
EXPENSES				
Real Estate Taxes		$57,000	$3,800	$4.38
Insurance		$6,000	$400	$0.46
Utilities		$13,022	$868	$1.00
Repairs/Maintenance		$16,278	$1,085	$1.25
Painting & Decorating		$4,500	$300	$0.35
Payroll/Benefits		$12,000	$800	$0.92
Advertising & Marketing		$2,250	$150	$0.17
General/Administrative		$3,750	$250	$0.29
Management	3.00%	$10,035	$669	$0.77
Replacement Reserves		$4,500	$300	$0.35
Total Expenses		$129,334	$8,622	$9.93
NET OPERATING INCOME		$205,154	$13,677	$15.75

Real Estate Taxes Analysis

Cook County is on a triennial assessment cycle (properties are reassessed on a mass basis every three years) with the following schedule:

District	Last Assessment	Next Scheduled Assessment
North Suburbs	2019	2022
West & South Suburbs	2020	2023
City of Chicago	2018	2021

Historically, there has been a lack of correlation between the assessor's opinion of market value and market value. Most properties were significantly under assessed and uniformity was lacking. Assessor Kaegi was elected in 2018 on a reform platform, pledging to bring assessments in line with market value.

The 2019 northern district assessments were released by township starting in March 2019. Significant increases occurred across all property classes but with single family residential being impacted to a lesser extent, setting up for a burden shift to commercial. Many owners appealed their cases to the Cook County Board of Review where substantial relief was frequently granted, often in spite of recent transaction evidence for the property in support of the Assessor's estimate.

The 2019 tax rates were released June 29, 2020 with the following results for non-single family:

Region	Avg Change in AV	Avg Change in Tax Rate	Avg Change in Tax Bill
City Chicago	0.00%	1.53%	1.53%
North & NW Suburbs	22.53%	-9.26%	11.39%
South & West Suburbs	0.00%	2.44%	2.44%

With the notable increase in assessed values, tax rates fell sharply with a net increase of 11.39% for non-residential tax bills in the north region while residential properties (representing a majority of the base) saw an increase of only 1.82%.

The North Cook market provides insight for the remaining portions of the county. To the extent assessed value change notably, this may be offset by changes in rates.

With the onset of the COVID-19 pandemic, Assessor Kaegi has indicated adjustments in assessed values are first being made in the South and West suburbs with the remainder of the county following later this year. Preliminary indications suggest 10-15 percent value adjustments (based on capitalization rate adjustments of 0-200 basis points), that will be short term in nature (analogous to vacancy reductions). As such, this may have little impact on taxes because across the board downward value adjustments will result in a higher tax rate.

To forecast taxes for the subject, we analyze the assessments of the following competitive properties located in suburban Cook County.

Tax Comparables

No.	Property Name	PIN	Year Built	Number of Units	Total Assessed Value	Assessed Value/Unit	Total Taxes	Taxes/Unit
1	Glenridge Place 1202 Waukegan Rd Glenview	04-35-205-032	2017	36	$618,906	$17,192	$129,092	$3,586
2	The Parker 500 N Northwest Hwy Park Ridge	09-26-302-081	2016	46	$770,000	$16,739	$200,687	$4,363
3	Renew 595 595 S River Rd Des Plaines	09-16-300-029, 030	2010	60	$1,059,026	$17,650	$285,003	$4,750
4	3900 Wehrman Ave Schiller Park	12-21-101-028	2010	20	$301,423	$15,071	$94,944	$4,747
5	Residences of Wilmette 617 Green Bay Rd Wilmette	05-34-109-020	2017	75	$1,610,357	$21,471	$367,353	$4,898
6	1620 Central St Evanston	10-12-203-028	2017	47	$1,183,310	$25,177	$277,250	$5,899
7	Central Station 1720 Central St Evanston	10-12-201-018	2013	85	$2,250,684	$26,479	$550,307	$6,474

Assessed values for the Tax Comparables range from about $15,000 to $26,500 per unit with an average of $19,970 per unit. The two Evanston projects are at the upper end of the range and notably skewing the average. Corresponding taxes range from $3,586 to $6,474 per unit.

Considering this data and the planned luxury finishes, we project an assessment of about $16,000 to $20,000 per unit for the subject. Taking into account the 2019 (pay 2020) equalization factor and tax rate, the following is indicated.

$16,000 per unit x 2.9160 equalization factor x 7.216% tax rate = $3,367 per unit

$20,000 per unit x 2.9160 equalization factor x 7.216% tax rate = $4,208 per unit

Thus, we stabilize real estate taxes at a rounded $3,800 per unit, or a total of $57,000. This equates to 17.0% of the stabilized EGI.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Rebecca Franklin, MAI made an inspection of the subject on September 2, 2020. Ron DeVries, MAI, SRA did not inspect the subject.
12. No one provided significant real property appraisal assistance to the persons(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Rebecca Franklin, MAI and Ron DeVries, MAI, SRA have completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, we certify that no signing appraisers are currently Candidates or Practicing Affiliates of the Appraisal Institute.

Rebecca Franklin, MAI
Certified General Real Estate Appraiser
Illinois Certificate # 553.001753

Ron DeVries, MAI, SRA
Certified General Real Estate Appraiser
Illinois Certificate # 553.000145

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This market study and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. The conclusions stated in our market study apply only as of the effective date of the market study, and no representation is made as to the effect of subsequent events.
2. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
3. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
4. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
5. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

6. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
7. The market study report shall be considered only in its entirety. No part of the market study shall be utilized separately or out of context.
8. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
9. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
10. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.
11. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
12. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
14. The market study is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
15. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated

upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the market study report cannot be considered as an environmental assessment of the subject property.

16. The persons signing the report may have reviewed available flood maps and may have noted in the market study report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

17. Integra Realty Resources – Chicago is not a building or environmental inspector. Integra Chicago does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

18. The market study and value conclusions for the report assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

19. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the market study, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the market study was fraudulent or prepared with intentional misconduct.

20. Integra Realty Resources – Chicago, an independently owned and operated company, has prepared the market study for the specific intended use stated elsewhere in the report. The use of the market study by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the market study is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the market study or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the market study (even if their reliance was foreseeable).

21. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future

occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

22. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

Addendum A

Qualifications

Rebecca Franklin, MAI

Experience

Director for Integra Realty Resources
Former Senior Appraiser for Appraisal Research Counselors
Former Associate Appraiser for Holcer & Company, Inc

Rebecca Franklin began her career in valuation in 2002. She has a wide range of experience including retail, industrial and office plus extensive experience in the residential field including the valuation of some of the largest multi-family assets in the Chicago MSA. Assignments have included a wide range from valuation for financial reporting purposes as well as proposed construction valuation for construction loans.

Ms. Franklin has also completed numerous market feasibility studies for developers and equity investors in multi-family rental projects. She has completed numerous subdivision assignments where she worked with a number of national builders. Ms. Franklin received her Bachelor of Science Degree in Finance from the University of Illinois.

Professional Activities & Affiliations

Appraisal Institute: Member (MAI)
Member: Chicago Real Estate Council (CREC)
Member: University of Illinois Alumni Association
Member: University of Illinois Real Estate Alumni Forum

Licenses

Illinois, Certified General Real Estate Appraiser, 553.001753, Expires September 2021
Wisconsin, Certified General Real Estate Appraiser, 1679-10, Expires December 2021
Indiana, Certified General Real Estate Appraiser, CG40901187, Expires June 2022

Education

Bachelor of Science Degree, Finance, University of Illinois at Urbana-Champaign

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Experience

Senior Managing Director for Integra Realty Resources
Former Vice President for Appraisal Research Counselors
Former Assistant Manager, Norwest Financial Inc.

Mr. DeVries' valuation experience includes industrial, retail, office, hotel, multi-family (including FNMA/Freddie, HUD as well as LIHTC deals), and residential subdivisions for uses ranging from due diligence and financing to review appraisal. He oversees the multi-family rental market/feasibility studies for the firm along with the quarterly research of over 150,000 units in the Chicago MSA. Mr. DeVries is a frequent speaker at the Chicago Real Estate Council, the Chicagoland Apartment Association as well as private events for clients. He has testified as an expert witness in a variety of matters. Mr. DeVries is past national Chair of Education for the Appraisal Institute and previously served on the Appraisal Institute's Board of Directors, and numerous committees. Mr. DeVries is a past President of the Chicago Chapter of the Appraisal Institute and served for many years as the Chapter's Chair of Education. Ron has served on several course development teams including Principles, Procedures, Market Analysis & Highest & Best Use, Income Capitalization and a number of seminars. Mr. DeVries was also a content contributor for The Appraisal of Real Estate, published by The Appraisal Institute. He is a frequent instructor for the Appraisal Institute.

Professional Activities & Affiliations

Appraisal Institute: Member (MAI)
Appraisal Institute: Senior Residential Appraiser (SRA)
Associated Board Member: Chicagoland Apartment Association
Member: Real Estate Investment Association (REIA)
Member: Chicago Real Estate Council
Secretary: Illinois Coalition of Real Estate Professionals (ICAP)
Member: Appraisal Institute National Level Education Committee (2015-present)
Chairman: Appraisal Institute Chicago Chapter - Education (2013-present)
Member: Appraisal Institute National Level Region III Nominating Committee (2016)
Member: Appraisal Institute National Level Strategic Planning Committee (2011-2012)
Chairman: Appraisal Institute National Level education Committee (2011-2012)
Member: Appraisal Institute National Level Body of Knowledge Committee (2010)
Vice Chairman: Appraisal Institute National Level AI Education Trust (2010)
Chairman: Appraisal Institute National Level Publication Review Panel (2010)
Member: Appraisal Institute National Level Audit Committee (2008)
Board of Directors: Appraisal Institute National Level Region III Chair (2007)
Board of Directors: Appraisal Institute National Level Region III Vice Chair (2006)
President: Appraisal Institute Chicago Chapter (2006)
President Elect: Appraisal Institute Chicago Chapter (2005)
Chairman: Appraisal Institute Chicago Chapter - Education (2001-2005)
Vice President: Appraisal Institute Chicago Chapter (2004)
Treasurer: Appraisal Institute Chicago Chapter (2003)
Vice Chairman: Appraisal Institute National Level Instruction Subcommittee (2003)
Secretary: Appraisal Institute Chicago Chapter (2002)
Member: Appraisal Institute National Level Young Advisory Council (1995-1996)

rdevries@irr.com - 312-565-3432

Ron DeVries, MAI, SRA

Integra Realty Resources
Chicago

400 E Randolph
Suite 715
Chicago, IL 60601

T 312-565-0977
F 312-565-3436

irr.com

Licenses

Illinois, Certified General Real Estate Appraiser, 553.000145, Expires September 2021
Wisconsin, Certified General Real Estate Appraiser, 2120-10, Expires December 2021
Michigan, Certified General Real Estate Appraiser, N303666, Expires July 2022
Indiana, Certified General Real Estate Appraiser, CG40300510, Expires June 2022
New York, Certified General Real Estate Appraiser, 46000052402, Expires July 2022
Iowa, Certified General Real Estate Appraiser, CG03646, Expires June 2022
Massachusetts, Certified General Real Estate Appraiser, 1000096, Expires March 2021
Pennsylvania, Certified General Real Estate Appraiser, GA004416, Expires June 2021
Texas, Certified General Real Estate Appraiser, TX 1380899 G, Expires May 2021
District of Columbia, Certified General Real Estate Appraiser, GA2002124, Expires February 2022

Washington, Certified General Real Estate Appraiser, 110298, Expires March 2021

Education

Bachelor of Science Degree in Economics, May 1985. Western Illinois University

University: A guest lecturer at De Paul, IIT and Roosevelt universities. Authored and taught Commercial Real Estate Valuation course for De Paul University as part of the Real Estate Certificate program.

Regulatory agency and financial institutions: Authored and taught Commercial Real Estate Valuation – A Guide for Reviewers. Program presented to each of the Western Division offices of the Office of the Comptroller of the Currency (OCC). Authored and teach Appraising the Appraisal to lenders and credit analysts of various lending institutions.

Frequent speaker (CAA, CREC, REIA) on Chicago's residential markets and quoted regularly in Chicago and national media. Quarterly contributor to Aptitudes magazine published by the Chicagoland Apartment Association.

Qualified Before Courts & Administrative Bodies

Qualified as an Expert Witness in United State Bankruptcy Court, Northern District of Illinois; State of Illinois Circuit Court of Cook County, Chancery Division; Court of Appeals Wisconsin, District IV
Qualified as an Expert Witness on Zoning matters for various municipalities in the greater Chicago area

Miscellaneous

Course Review Team: Basic Appraisal Principals
Course Review Team: Basic Appraisal Procedure
Course Review Team: Residential Market Analysis and Highest and Best Use
Course Review Team: General Appraiser Market Analysis and Highest and Best Use
Course Review Team: General Appraiser Income Approach Part 1
Course Review Team: General Appraiser Income Approach Part 2
Course Review Team: Advanced Income Capitalization
Course Review Team: Advanced Market Analysis and Highest and Best Use
Seminar Review Team: Contract Rent or Effective Rent: Finding the Real Rent

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Ron DeVries, MAI, SRA

Miscellaneous (Cont'd)

Seminar Review Team: Marketability Studies: Advanced Considerations and Applications
Seminar Review Team: Marketability Studies: Six-Step Process and Basic Applications
Seminar Review Team: Solving Land Valuation Puzzles
Seminar Review Team: Advanced Land Valuation: Sound Solutions to Perplexing Problems
Seminar Review Team: Two Day Advanced Income Capitalization Part A
Seminar Review Team: Two Day Advanced Income Capitalization Part B
Recipient: William N Kinnard, Jr., PhD Award 2013
Inductee: Appraisal Institute Chicago Chapter Instructor Hall of Fame 2010
Recipient: Appraisal Institute Chicago Chapter Exceptional Leadership and Dedicated Service Award 2007
Recipient: Appraisal Institute Chicago Chapter Exceptional Leadership and Dedicated Service Award 2005
Recipient: William N Kinnard, Jr., PhD Award 2005
Recipient: Appraisal Institute Chicago Chapter Scipio “Skip” Del Campo Award 2004
Recipient: Appraisal Institute Chicago Chapter Herman O. Walther Award 2003
Recipient: Appraisal Institute Chicago Chapter Distinguished Service Award 1999

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About IRR

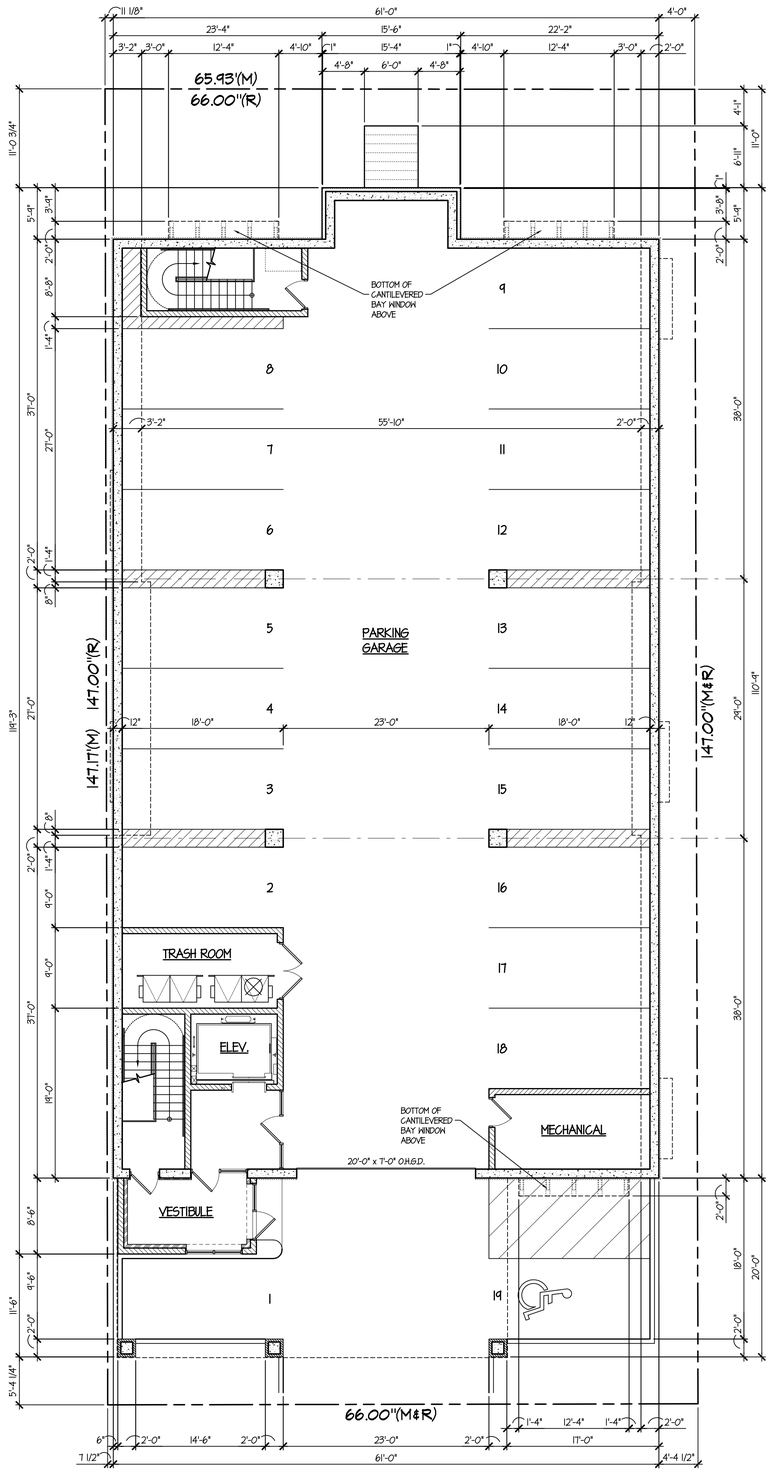
Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

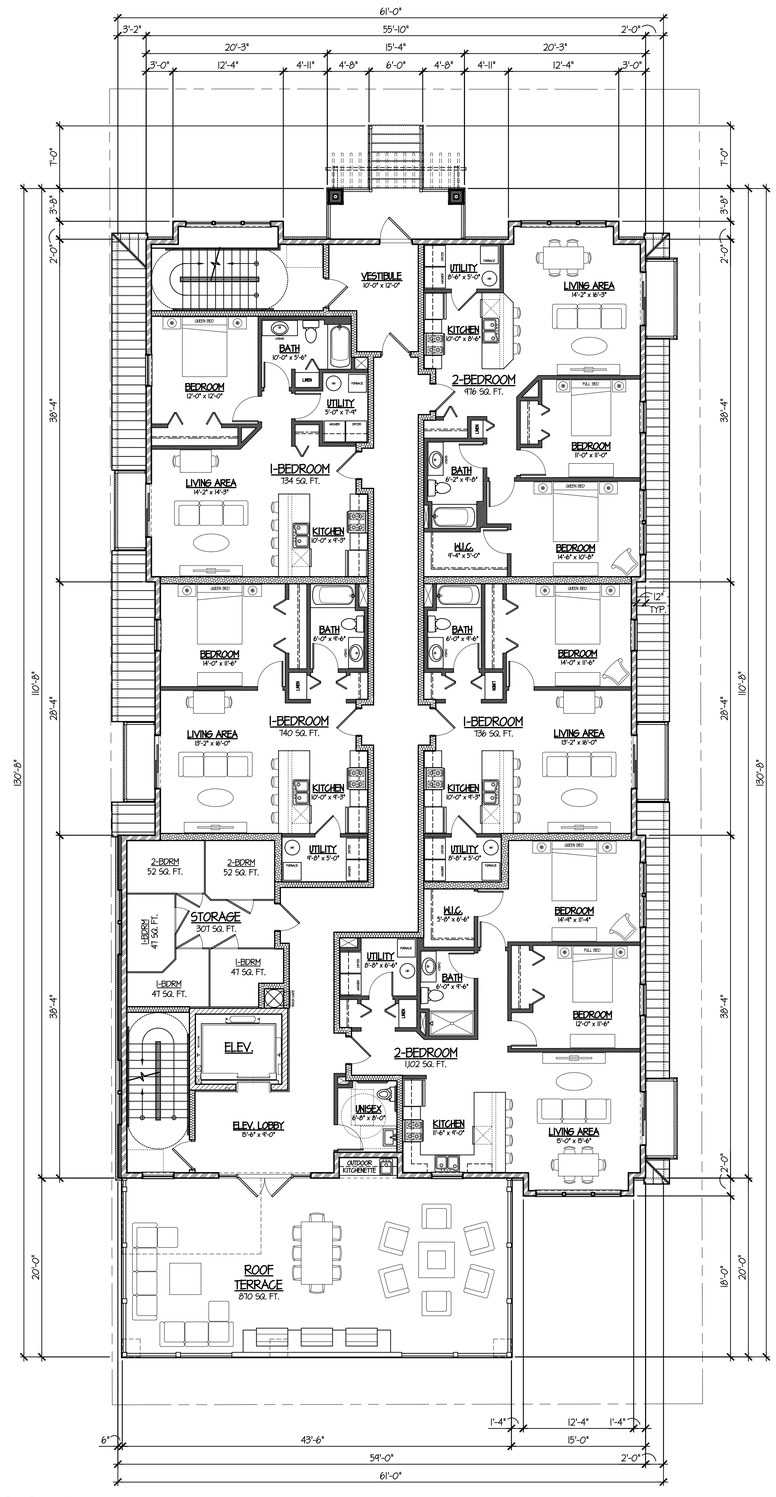
irr.com



LOWER LEVEL GARAGE / SITE PLAN

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

FOOTPRINT = 6,626 SQ. FT.



FIRST FLOOR PLAN

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

FLOOR AREA = 6,039 SQ. FT.

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ARLINGTON HEIGHTS•IL 60004
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

PROJECT

3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

GARAGE & 1st FLOOR PLANS

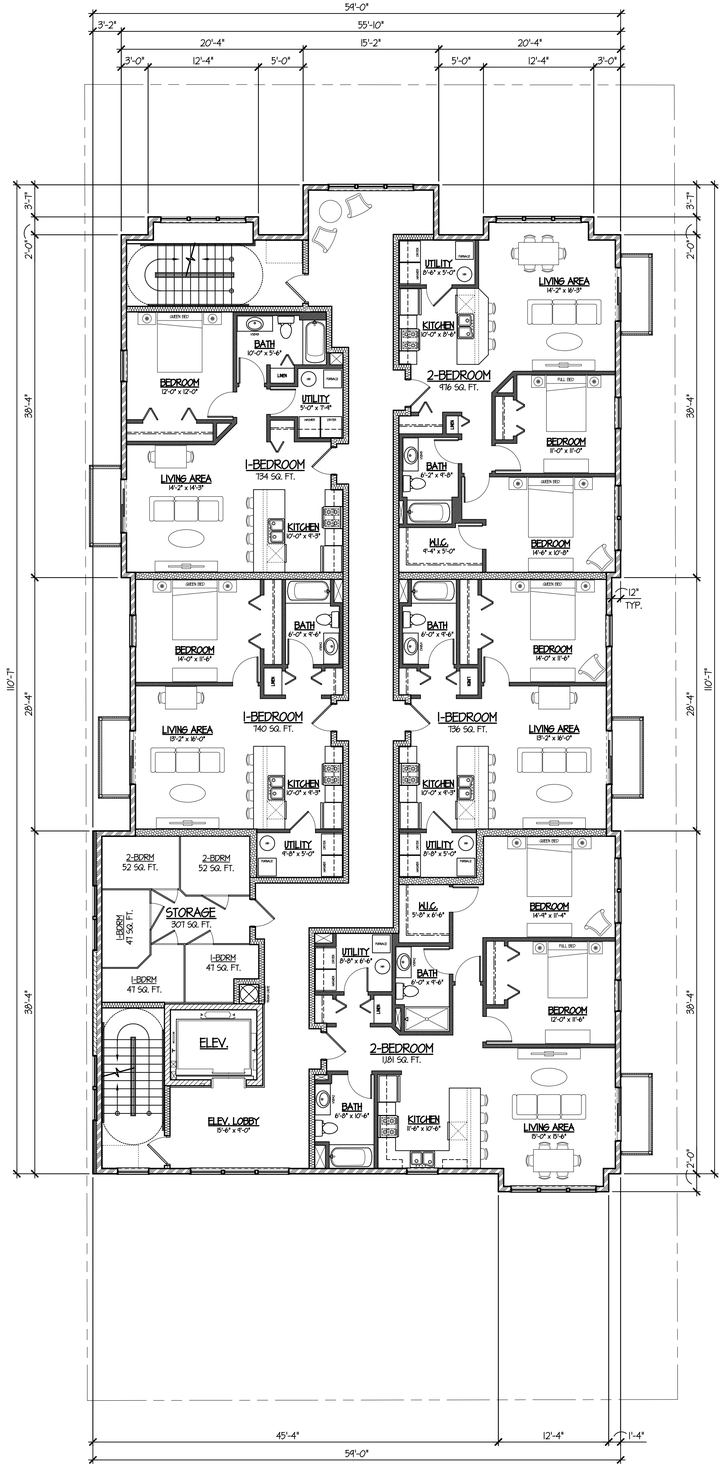
FILE NAME 4036-7P
DRAWN BY RDL DATE 7.3.19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.16.19	RDL
2	DESIGN DEVELOPMENT	8.21.19	RDL
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL
7	VILLAGE ARC SUBMITTAL	8.10.20	KQB

JOB NO. 403619

SHEET NO. A.1
OF 7

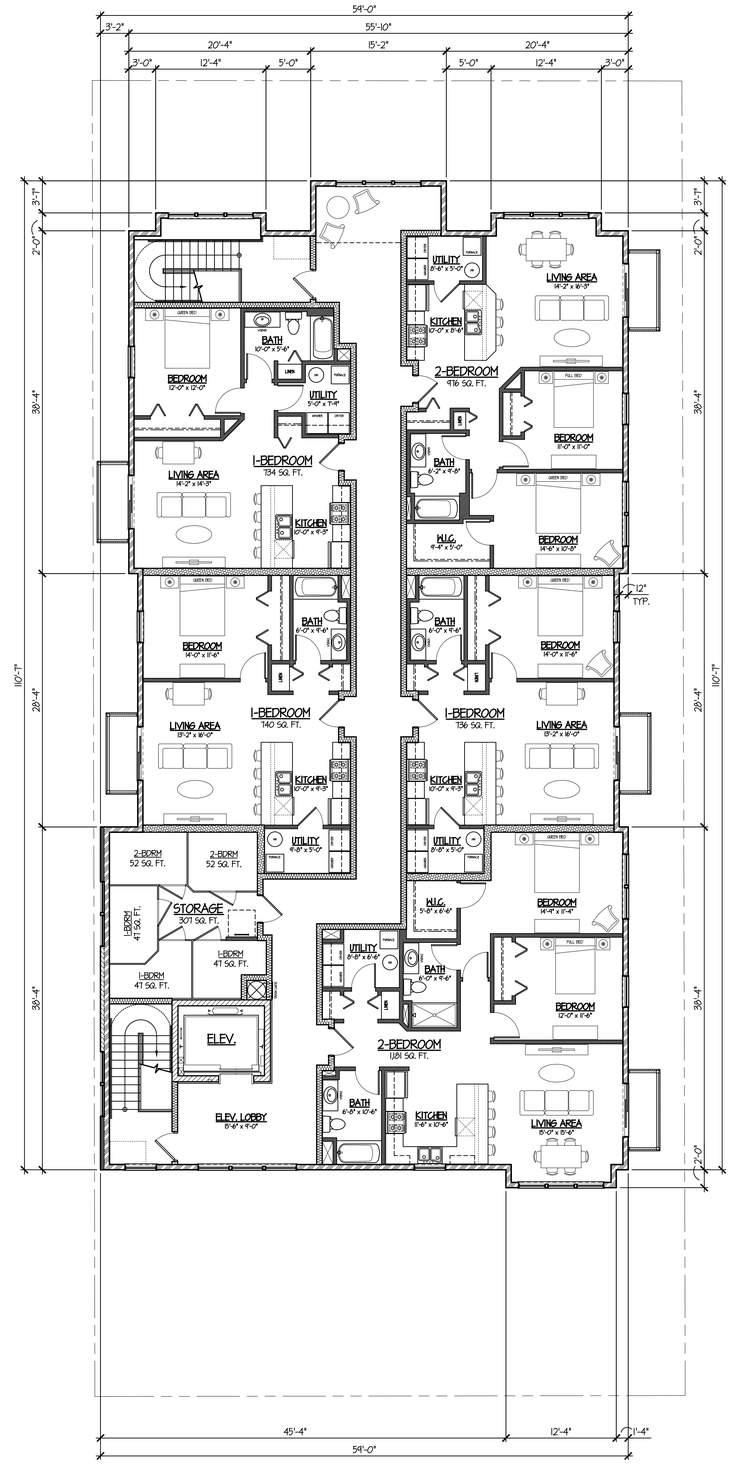
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN

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

FLOOR AREA = 6,124 SQ. FT.



THIRD FLOOR PLAN

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

FLOOR AREA = 6,124 SQ. FT.

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PROJECT

3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

2nd & 3rd FLOOR PLANS

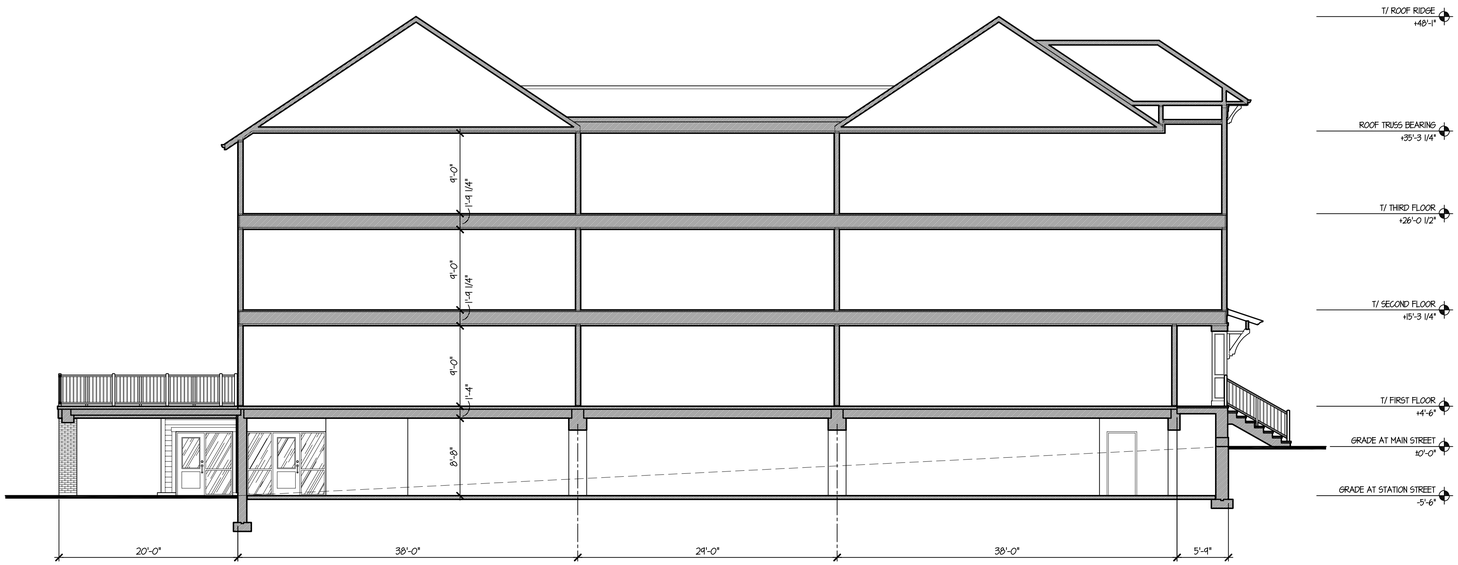
FILE NAME 4036-7P
DRAWN BY RDL DATE 7.3.19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.16.19	RDL
2	DESIGN DEVELOPMENT	8.21.19	RDL
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL
7	VILLAGE ARC SUBMITTAL	8.10.20	KQB

JOB NO. 403619

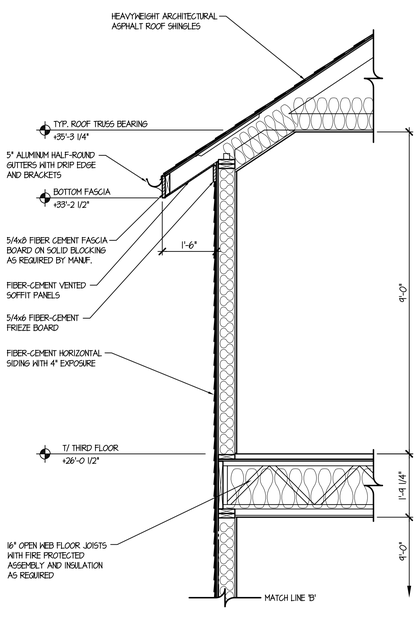
SHEET NO. A.2
OF 7

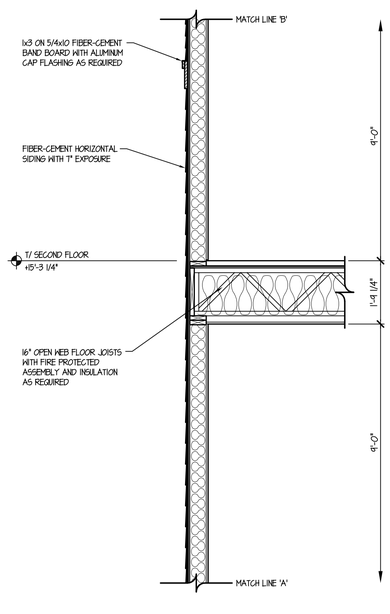
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

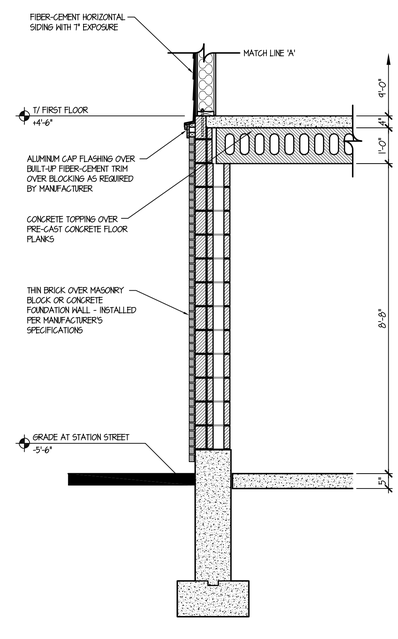


NORTH-SOUTH BUILDING SECTION

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

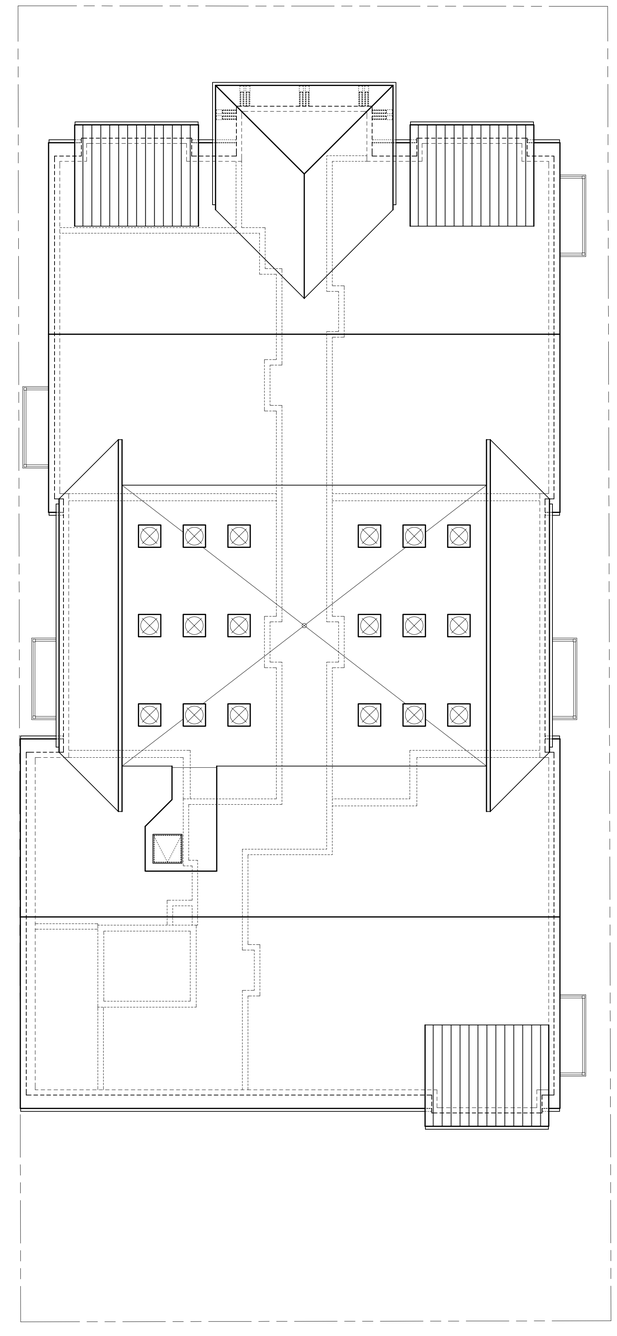






TYPICAL WALL SECTION DETAILS

SCALE: 1/2" = 1'-0"



ROOF PLAN

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

N

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PROJECT

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407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

ROOF PLAN & BUILDING SECTION

FILE NAME 4036-7P
DRAWN BY RDL DATE 8.27.19

NO.	REVISED PER	DATE	BY
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL
7	VILLAGE ARC SUBMITTAL	8.10.20	KQB

JOB NO. 403619

SHEET NO. A.3
OF 7

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

PROPOSED LEFT SIDE (EAST) ELEVATION

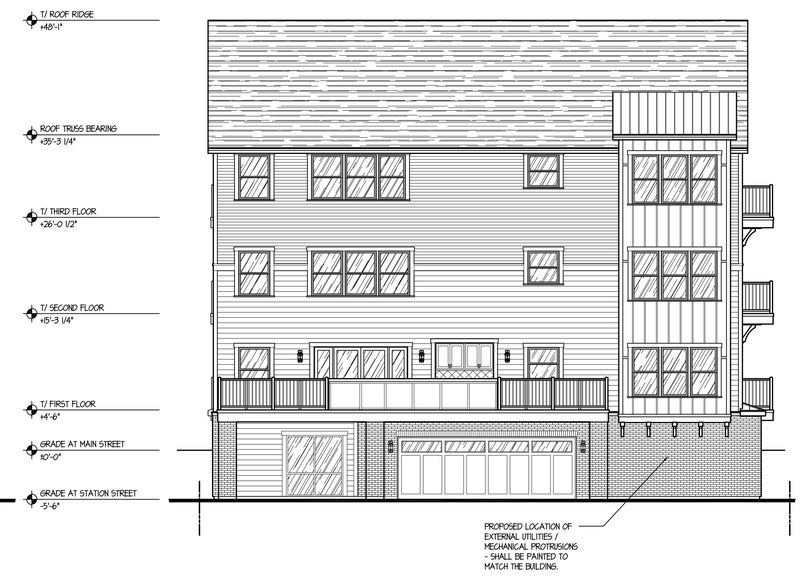
SCALE: 1/8" = 1'-0"

PROPOSED FRONT (NORTH) ELEVATION

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

PROPOSED RIGHT SIDE (WEST) ELEVATION

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



PROPOSED REAR (SOUTH) ELEVATION

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

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407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4036-7P
DRAWN BY RDL DATE 7.3.19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.16.19	RDL
2	DESIGN DEVELOPMENT	8.21.19	RDL
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
5	CLIENT REVISIONS	1.10.20	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL
7	VILLAGE ARC SUBMITTAL	8.10.20	KQB

JOB NO. 403619

SHEET NO. A.4
OF 7

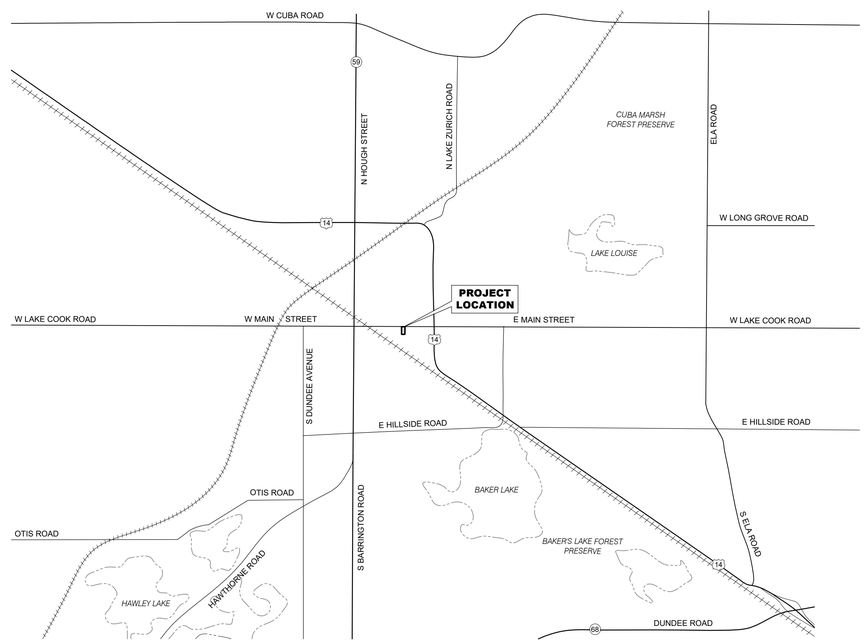
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

407 E. MAIN STREET
SITE IMPROVEMENT PLANS
G-SQUARED LLC

SECTION 1 TOWNSHIP 42 NORTH RANGE 9 EAST
BARRINGTON, ILLINOIS
COOK COUNTY

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
	Water Main	W
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	
	Fence	
	Sign	
G	Gas Valve	
G	Gas Line	
E	Electric Line	
OHW	Overhead Utility Line	
FO	Fiber Optic Line	
E	Electrical Pedestal	
E	Electric Manhole	
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
T	Telephone Line	
CATV	Cable TV Line	
CATV	Cable TV Pedestal	
	Flagpole	
M	Mailbox	
	Handicapped Parking Stall	
X	Number of Parking Stalls	
	Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
	Open Lid Frame & Grate	Gr XXX.XX
	Closed Lid Frame & Lid	Rim XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
100	Contour Line	XXX
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Over Land Flow Route	



PROJECT LOCATION MAP
(NOT TO SCALE)

INDEX TO SHEETS

NO.	DESCRIPTION
C0-0	TITLE SHEET & SHEET INDEX
C1-0	GENERAL NOTES
C1-1	GENERAL NOTES (CONTINUED)
C2-0	EXISTING CONDITIONS / DEMOLITION PLAN
C3-0	GEOMETRY & PAVING PLAN
C4-0	GRADING & EROSION CONTROL PLAN
C5-0	UTILITY PLAN
C6-0	SANITARY SEWER PROFILE
C7-0	TYPICAL DETAILS
C7-1	TYPICAL DETAILS (CONTINUED)
C7-2	TYPICAL DETAILS (CONTINUED)

BENCHMARK:

Flange bolt on fire hydrant located at the NW corner of North Street & Main Street.

Elevation = 834.77 (USGS Datum)

CONTACTS:

VILLAGE OF BARRINGTON

200 S. Hough Street
Barrington, IL 60010
Tel: 847-304-3400

OWNER / DEVELOPER / SUBDIVIDER:

G-Squared LLC
P.O. Box 3076
Barrington, IL 60011
Tel: 847-382-8360
Fax: 847-304-1404

CIVIL ENGINEER / LAND SURVEYOR:

Haeger Engineering LLC
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608

ARCHITECT

Tinaglia Architects, Inc.
814 West Northwest Highway
Arlington Heights, IL 60004
Tel: 847-253-0002
Fax: 847-253-3063

LANDSCAPE ARCHITECT

Doering Landscape Company
22345 Kelsey Road
Barrington, IL 60010
Tel: 847-381-5115
Fax: 847-381-2501

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

No.	Date	Revision
2	09-03-2020	Village Comments
1	06-09-2020	Bike Rack

HAEGER ENGINEERING
consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 • Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

TITLE SHEET

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	L A K
Engineer:	L A K
Date:	4-20-2020
Project No.	06-058
Sheet	C0-0/C7-2

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GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
4. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
5. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by **Haeger Engineering, LLC**.
6. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village of Barrington
   b. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
   c. Illinois Department of Transportation (IDOT)
7. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
8. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
9. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
10. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
11. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
12. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
13. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
14. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
15. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
16. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
17. The Contactor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
18. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
19. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
20. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
21. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
22. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
23. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
24. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
25. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
26. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
27. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
28. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
29. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
30. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
31. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
32. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
33. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
34. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
35. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
36. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
37. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction..
38. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
39. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
11. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
12. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
4. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
5. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
6. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
7. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
8. Topsoil respread shall consist of placing a minimum of a six (6) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
9. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
10. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
11. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
12. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
13. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
   b. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using non-shear couplings to hold it firmly in place.
   c. Other method approved by Jurisdictional Agency.
9. Non-shear type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
11. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
12. The Contractor shall coordinate any required testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
13. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
14. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
15. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings having not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic inside of structure and tool joints with mortar.
4. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
5. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel rung reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
8. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
9. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
10. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
11. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
12. All floor drains shall discharge into the sanitary sewer.
13. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on the Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
14. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision	Village Comments
2	09-03-2020		

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GENERAL NOTES

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	L A K
Engineer:	L A K
Date:	4-20-2020
Project No.	06-058
Sheet	C1-0 / C7-2

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STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
6. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans. All open lids shall be imprinted with "Dump No Waste" cast into the lid.
7. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
8. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
9. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
10. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
11. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
12. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
13. Elevations of structures located in curb and gutter are flow line elevations.
14. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specially valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of forty-eight (48) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans (only applies on private property, not in pubic right-of-way).
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans (only applies on private property, not in public right-of-way).
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
22. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
23. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
24. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
3. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
4. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
5. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
6. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
7. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
8. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
9. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
10. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
12. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency.

No.	Date	Revision
2	09-03-2020	Village Comments

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GENERAL NOTES

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	L A K
Engineer:	L A K
Date:	4-20-2020
Project No.	06-058
Sheet	C1-1/C7-2

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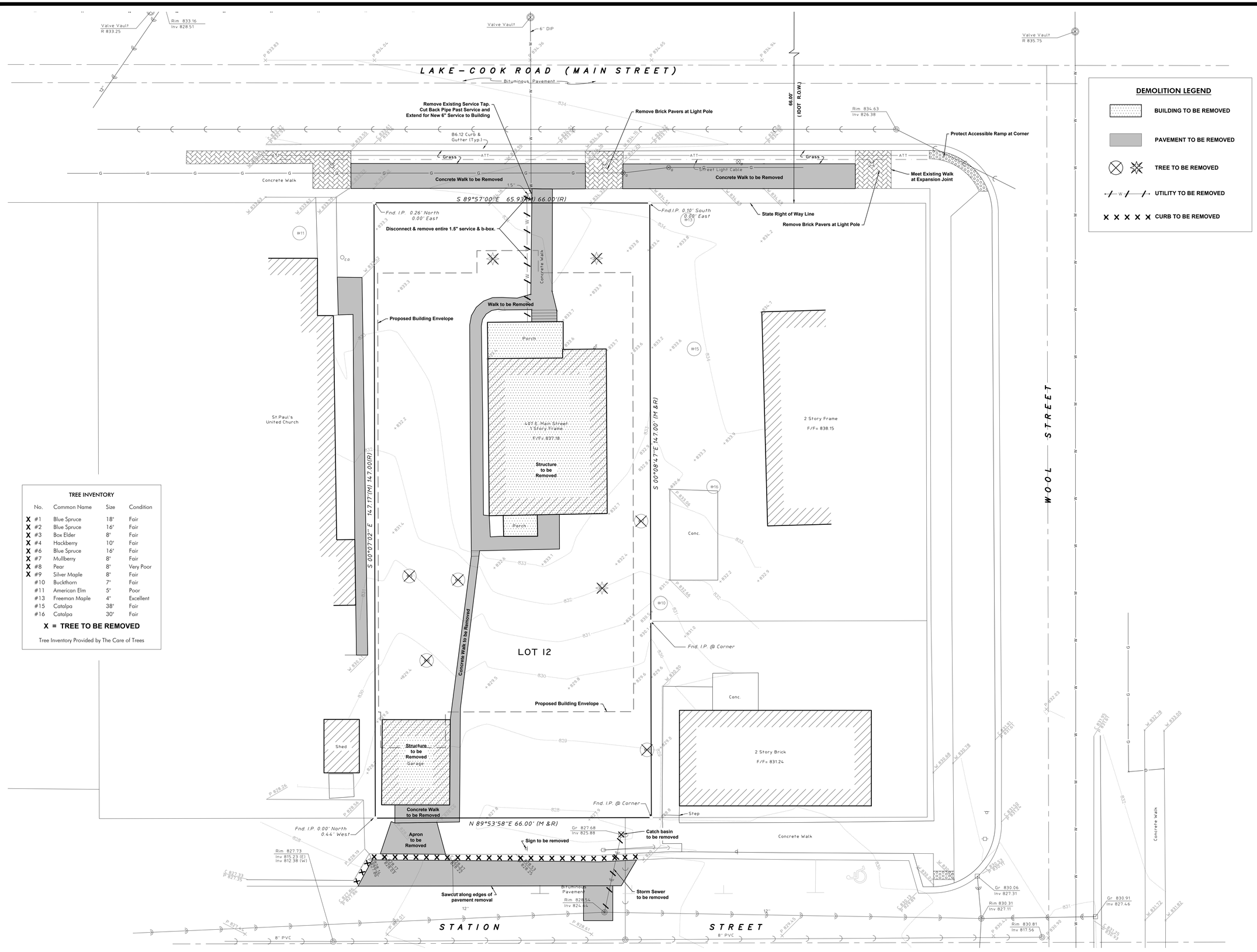

TREE INVENTORY

	No.	Common Name	Size	Condition
X	#1	Blue Spruce	18"	Fair
X	#2	Blue Spruce	16"	Fair
X	#3	Box Elder	8"	Fair
X	#4	Hackberry	10"	Fair
X	#6	Blue Spruce	16"	Fair
X	#7	Mullberry	8"	Fair
X	#8	Pear	8"	Very Poor
X	#9	Silver Maple	8"	Fair
	#10	Buckthorn	7"	Fair
	#11	American Elm	5"	Poor
	#13	Freeman Maple	4"	Excellent
	#15	Catalpa	38"	Fair
	#16	Catalpa	30"	Fair

X = TREE TO BE REMOVED

Tree Inventory Provided by The Care of Trees

DEMOLITION LEGEND

- BUILDING TO BE REMOVED
- PAVEMENT TO BE REMOVED
- TREE TO BE REMOVED
- UTILITY TO BE REMOVED
- CURB TO BE REMOVED

NORTH

Scale: 1" = 10'

No.	Date	Revision
2	09-03-2020	Village Comments

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EXISTING CONDITIONS/ DEMOLITION PLAN

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	LAK
Engineer:	LAK
Date:	4-20-2020
Project No.	06-058
Sheet	C2-0 / C7-2

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Plot Date: Sep 02, 2020 - 3:31pm Plotted By: mike-m
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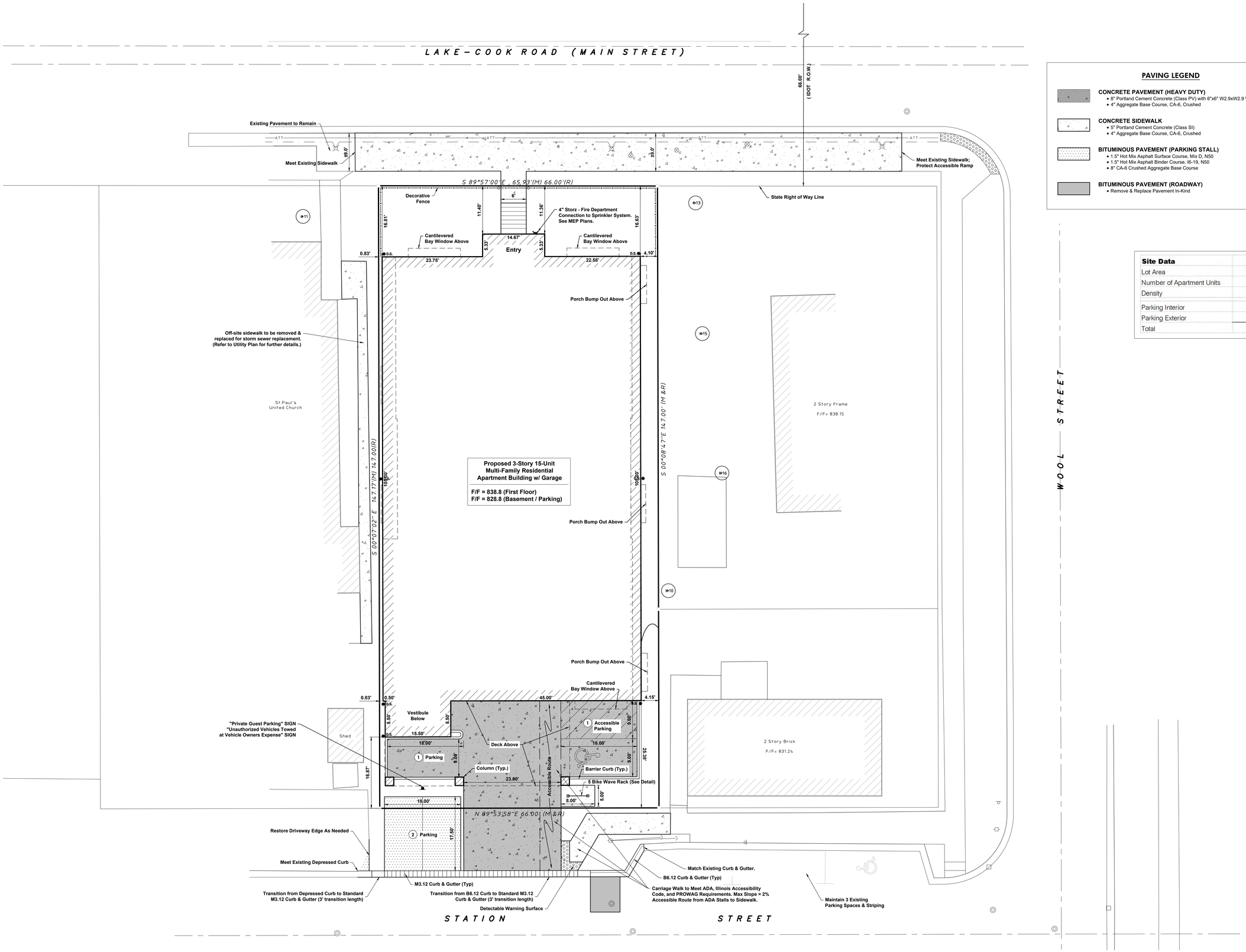

PAVING LEGEND

CONCRETE PAVEMENT (HEAVY DUTY)
- 8" Portland Cement Concrete (Class PV) with 6"x6" W2.9xW2.9 Welded Wire Fabric
- 4" Aggregate Base Course, CA-6, Crushed

CONCRETE SIDEWALK
- 5" Portland Cement Concrete (Class SI)
- 4" Aggregate Base Course, CA-6, Crushed

BITUMINOUS PAVEMENT (PARKING STALL)
- 1.5" Hot Mix Asphalt Surface Course, Mix D, N50
- 1.5" Hot Mix Asphalt Binder Course, I6-19, N50
- 8" CA-6 Crushed Aggregate Base Course

BITUMINOUS PAVEMENT (ROADWAY)
- Remove & Replace Pavement In-Kind

Site Data		
Lot Area	0.22	Ac.
Number of Apartment Units	15	
Density	67	DU/Ac.
Parking Interior	17	
Parking Exterior	4	
Total	21	@1.4:1

NORTH

Scale: 1" = 10'

No.	Date	Revision
2	09-03-2020	Village Comments
1	06-09-2020	Bike Rack

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GEOMETRY AND PAVING PLAN

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	LAK
Engineer:	LAK
Date:	4-20-2020
Project No.	06-058
Sheet	C3-0/C7-2

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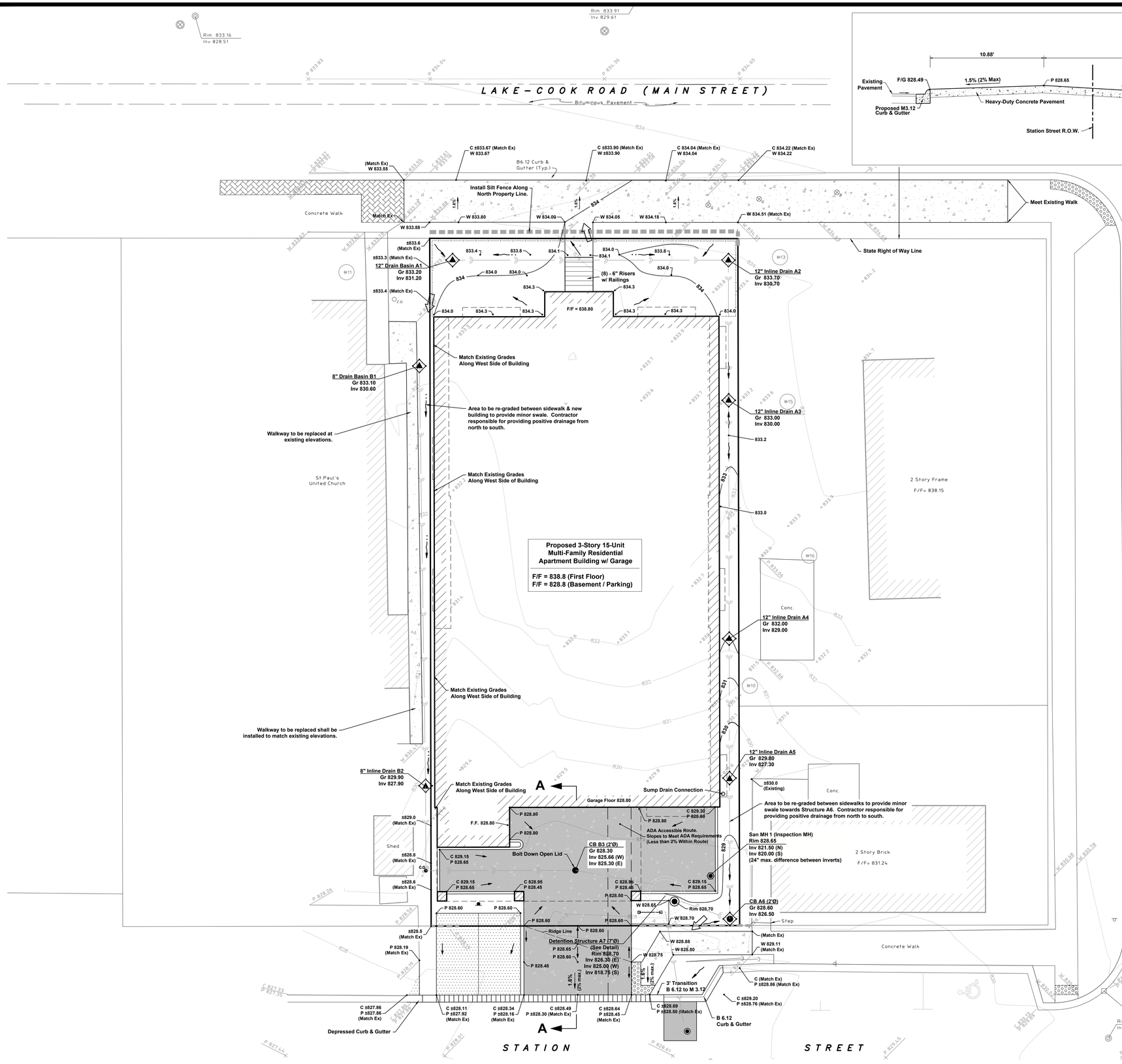

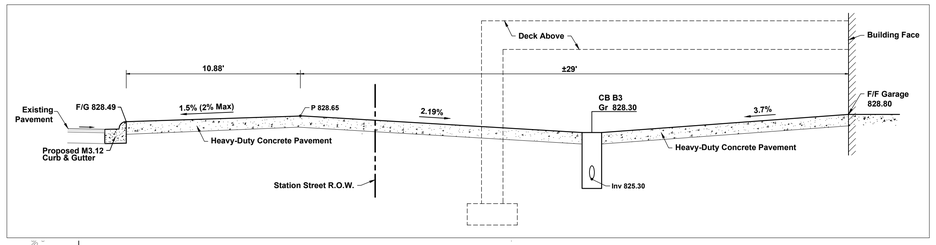

SECTION A-A

N. T. S.

EROSION CONTROL LEGEND

- SILT FENCE
- ABOVE GROUND INLET PROTECTION

NORTH

Scale: 1" = 10'

No.	Date	Revision
2	09-03-2020	Village Comments
1	06-09-2020	Bike Rack

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consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

GRADING AND EROSION CONTROL PLAN

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	L A K
Engineer:	L A K
Date:	4-20-2020
Project No.	06-058
Sheet	C4-0 / C7-2

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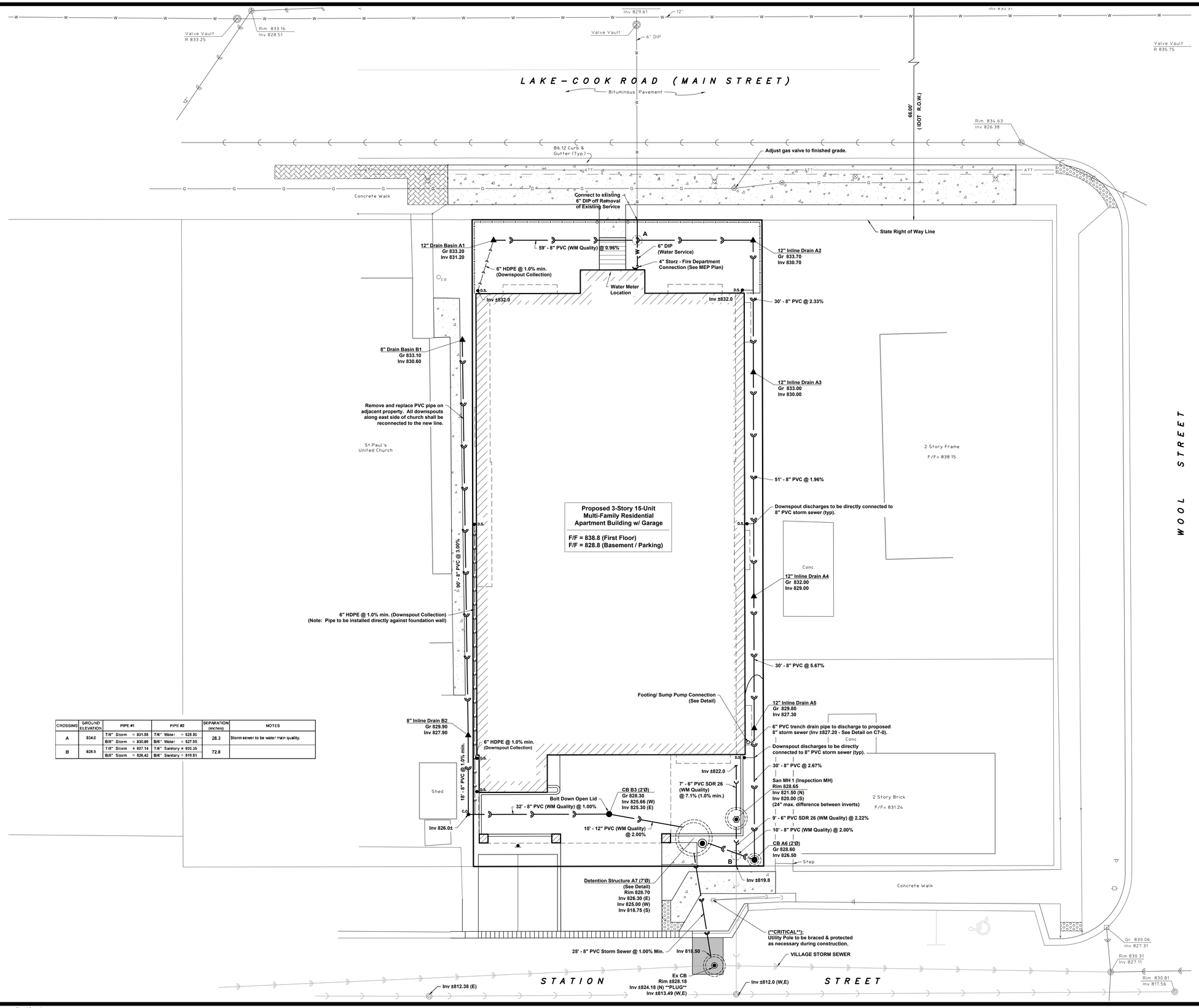
Plot Date: Sep 02, 2020 - 3:42pm Plotted By: mike-m
File Name: P:\2006\06058\Drawings\Final Engineering\06058_Eng_2020.dwg



CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
A	834.0	T/8" Storm = 831.56	T/6" Water = 828.50	28.3	Storm sewer to be water main quality.
		B/8" Storm = 830.86	B/6" Water = 827.95		
B	828.9	T/8" Storm = 827.14	T/6" Sanitary = 820.35	72.8	
		B/8" Storm = 826.42	B/6" Sanitary = 819.81		

Notes:
1) Electrical, Gas, Telephone, and Cable Services Shall all be Buried Services. No Overhead Services Permitted.

NORTH

Scale: 1" = 10'

No.	Date	Revision
2	09-03-2020	Village Comments
1	06-09-2020	Bike Rack

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UTILITY PLAN

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager: L A K
Engineer: L A K
Date: 4-20-2020
Project No. 06-058
Sheet C5-0 / C7-2

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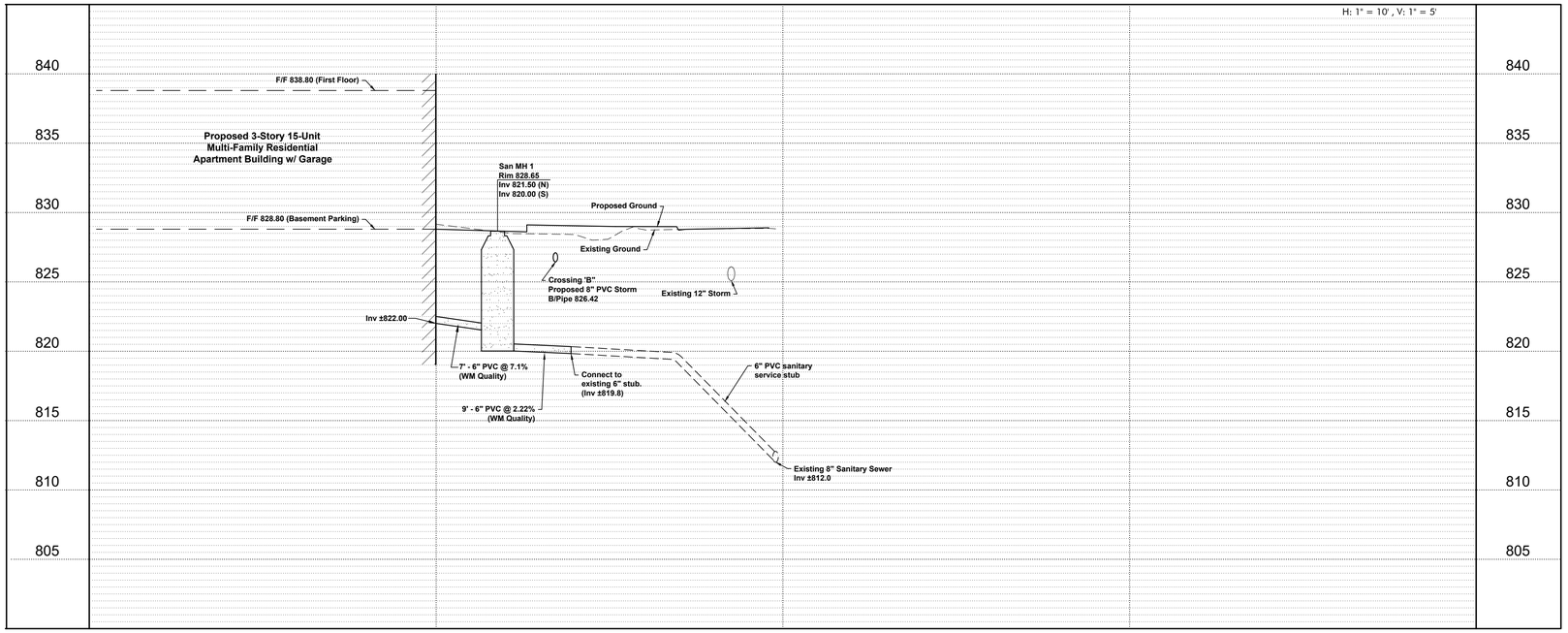
Plot Date: Sep 02, 2020 - 3:42pm Plotted By: mike-m
File Name: P:\2006\06058\Drawings\Final Engineering\06058_Eng_2020.dwg



SANITARY SEWER

No.	Date	Revision
2	09-03-2020	Village Comments

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SANITARY SEWER PROFILE

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager: L A K
Engineer: L A K
Date: 4-20-2020
Project No. 06-058
Sheet C6-0 / C7-2

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Plot Date: Sep 02, 2020 - 3:19pm Plotted By: mike-m
File Name: P:\2006\06058\Drawings\Final Engineering\06058_Profiles_2020.dwg

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for sizes 8", 10", 12", 15", 18", 24" and 30" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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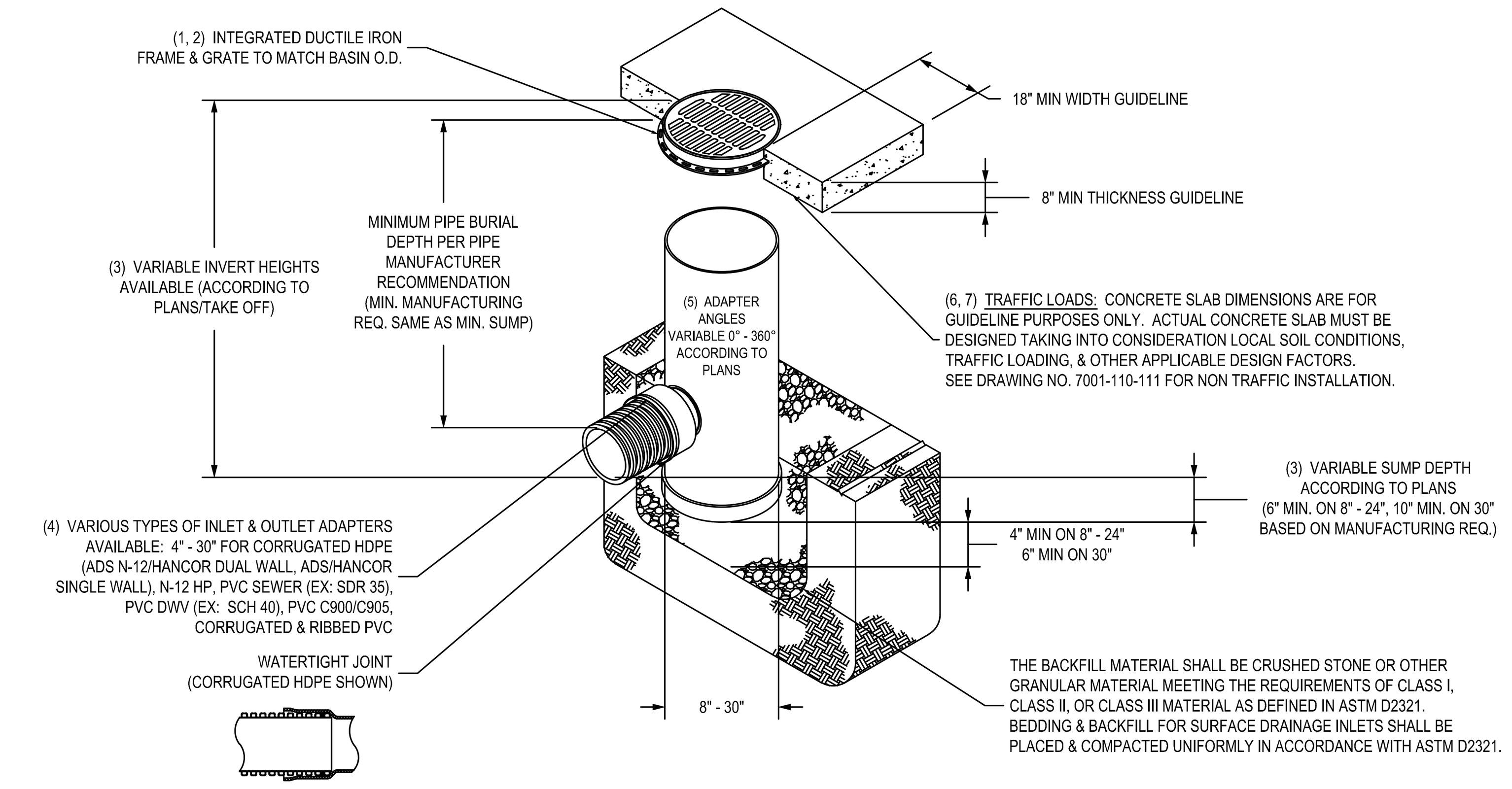
DRAWN BY CJA | DATE 3-10-00 | REVISED BY NMH | DATE 03-11-16 | MATERIAL | PROJECT NO./NAME | Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE 8 IN - 30 IN DRAIN BASIN SPECIFICATIONS | DWG SIZE A | SCALE 1:1 | SHEET 1 OF 1 | DWG NO. 7001-110-011 | REV H

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY EBC | DATE 1-23-06 | REVISED BY NMH | DATE 03-11-16 | MATERIAL | PROJECT NO./NAME | Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL | DWG SIZE A | SCALE 1:40 | SHEET 1 OF 1 | DWG NO. 7001-110-144 | REV H

Section 2722

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the inline drain body by use of a **swage mechanical joint**. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 15" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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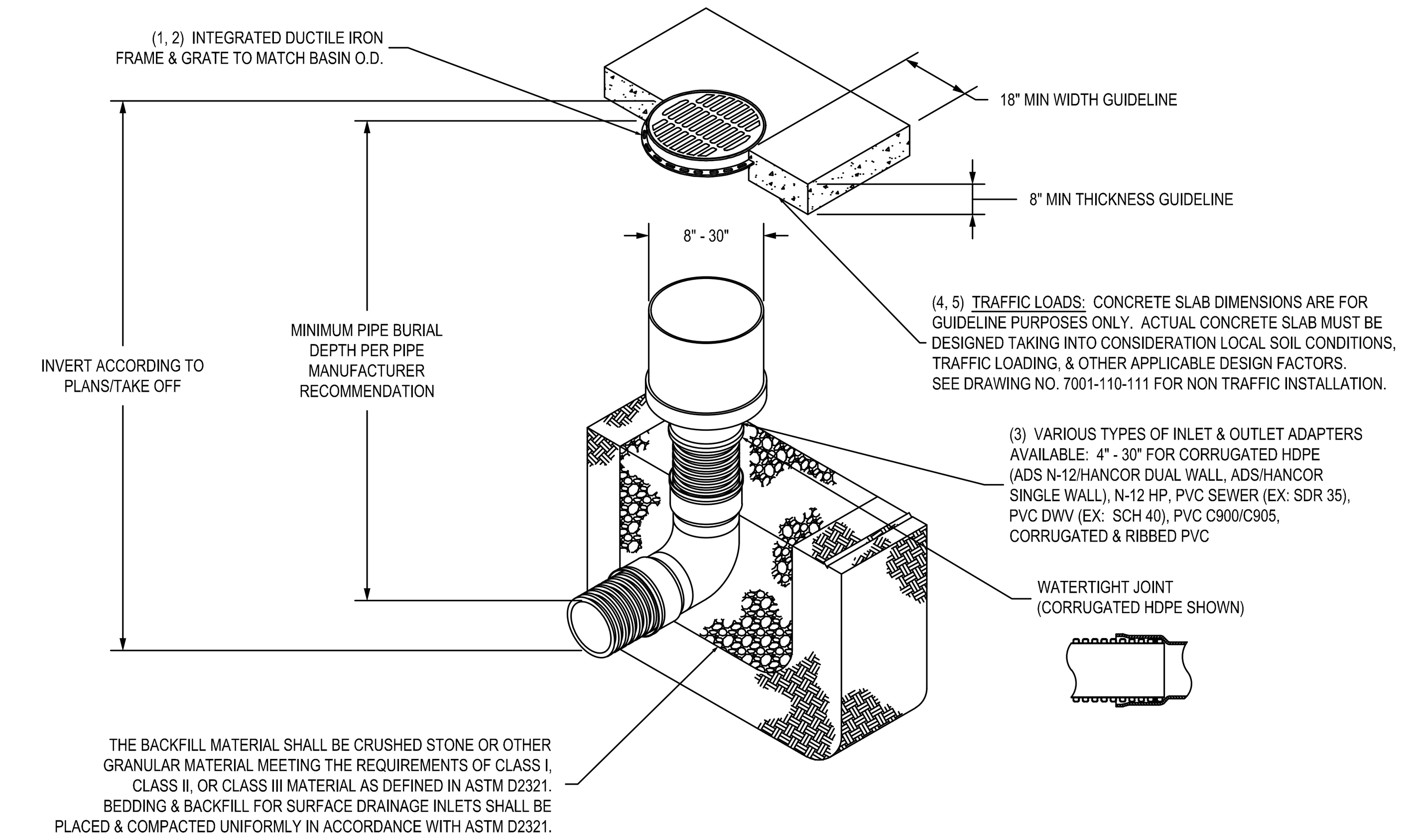
DRAWN BY CJA | DATE 3-10-00 | REVISED BY NMH | DATE 03-15-16 | MATERIAL | PROJECT NO./NAME | Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE 8 IN - 30 IN INLINE DRAIN SPECIFICATIONS | DWG SIZE A | SCALE 1:1 | SHEET 1 OF 1 | DWG NO. 7003-110-009 | REV H

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE

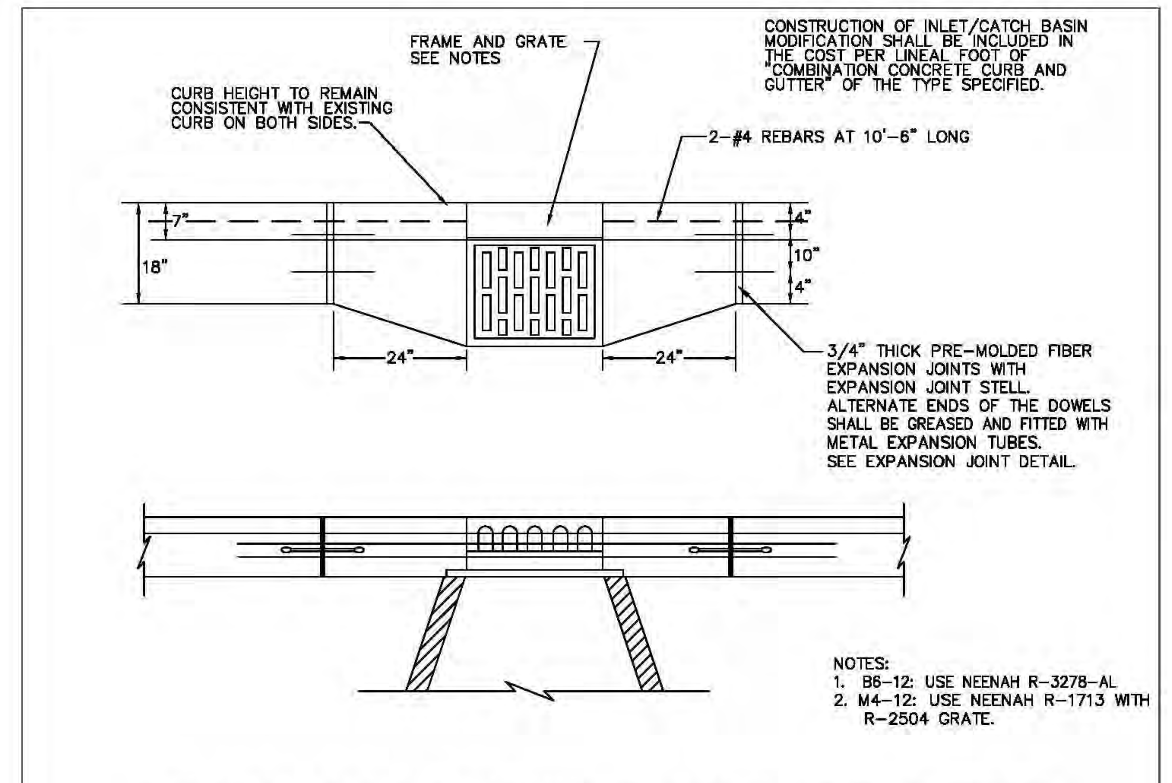


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

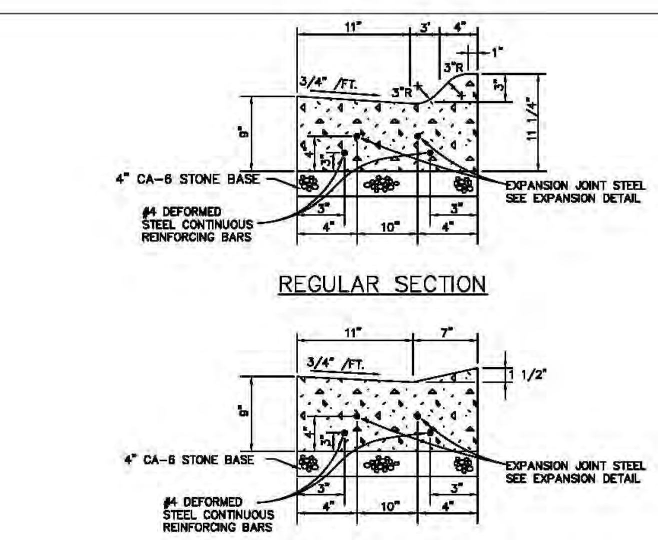
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2010 NYLOPLAST

DRAWN BY EBC | DATE 1-23-06 | REVISED BY NMH | DATE 03-15-16 | MATERIAL | PROJECT NO./NAME | Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL | DWG SIZE A | SCALE 1:40 | SHEET 1 OF 1 | DWG NO. 7003-110-022 | REV J



COMBINATION CONCRETE CURB AND GUTTER

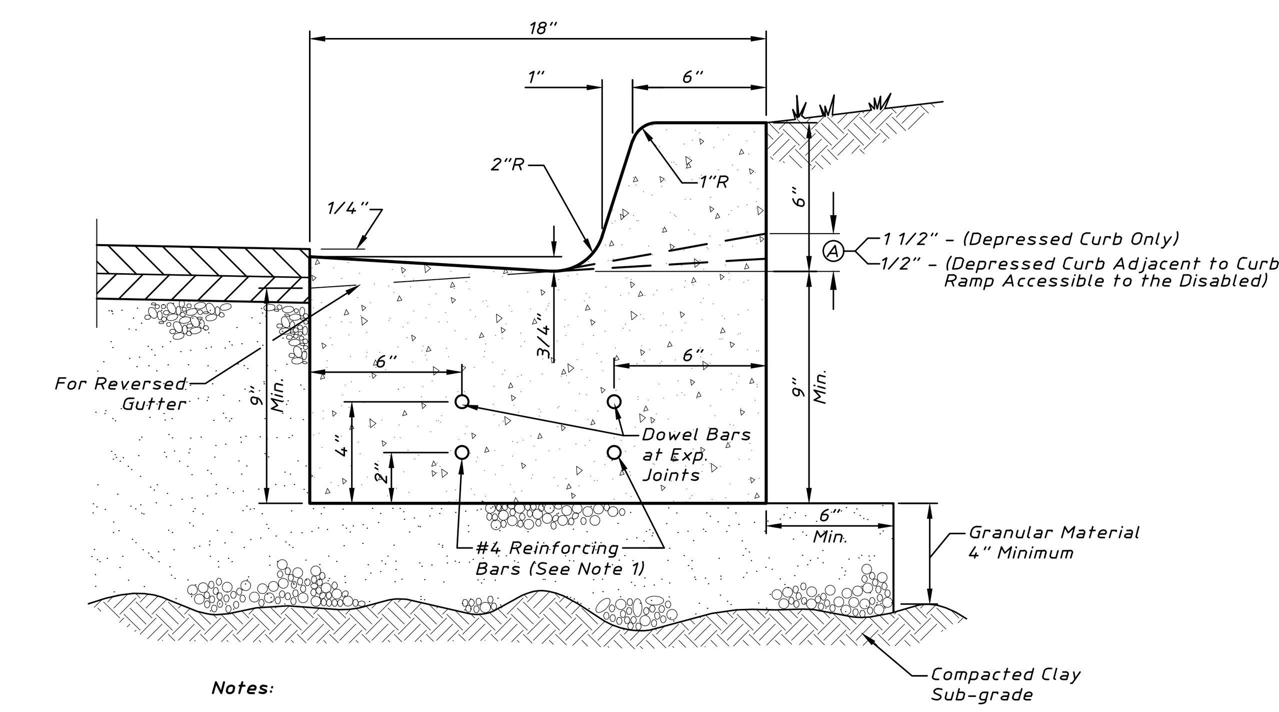
VILLAGE OF BARRINGTON | STANDARD DETAILS



NOTE:
SET EXPANSION JOINTS AT ALL PC'S, PT'S, FIVE FEET ON EITHER SIDE OF ANY FRAMES, AND AT 60' MAX. INTERVALS.
SAW CUT CONTRACTION JOINTS FULL FACE AND TOP, AT LEAST 2 INCHES IN DEPTH AND AT 20' MAXIMUM INTERVALS WITHIN 24 HOURS OF POURING.
CURING COMPOUND REQUIRED.

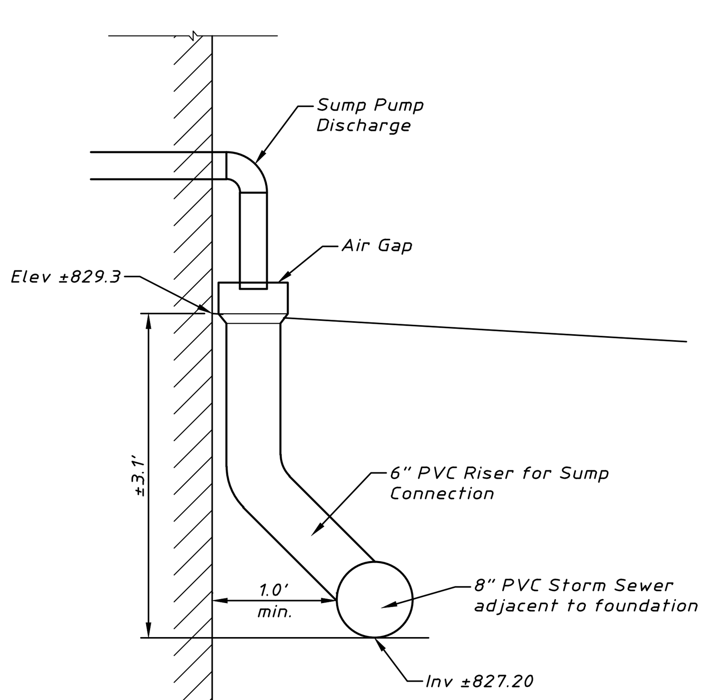
CURB AND GUTTER DETAIL, M3.12

VILLAGE OF BARRINGTON | STANDARD DETAILS

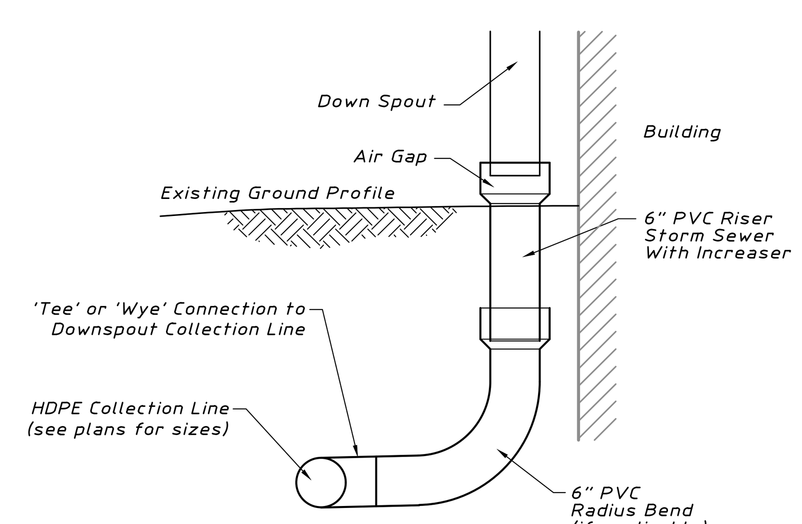


Notes:
1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.
4. Flag thickness shall match proposed roadway, or 9" minimum.
5. See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

B-6.12 CONCRETE CURB & GUTTER

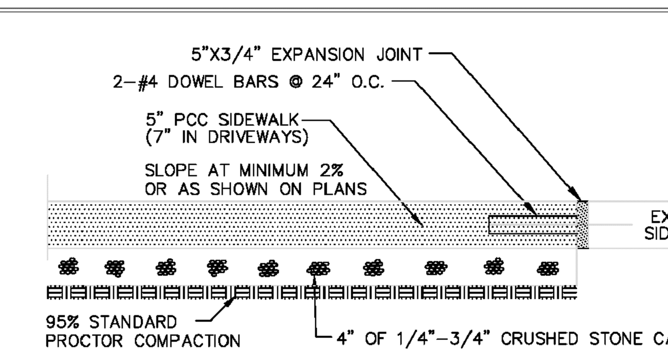


SUMP PUMP DISCHARGE CONNECTION



TYPICAL DOWNSPOUT CONNECTION

Note:
Contractor shall verify the sizes of proposed downspouts on the building prior to construction. Should the downspouts exceed 6" in diameter, the riser pipes for downspout connections shall be increased in diameter accordingly.



NOTE:
1. SET 3/4" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 45' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVEN A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK ADJACENT TO CURB SHALL BE PINNED TO CURB WITH #5 EPOXY COATED DOWEL BARS @ 30" O.C.
5. SIDEWALK TO BE CLASS X CONCRETE, 6.1 BAG MIX

PCC SIDEWALK DETAIL

VILLAGE OF BARRINGTON | STANDARD DETAILS

No.	Date	Revision
2	09/03/2020	Village Comments

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TYPICAL DETAILS
407 EAST MAIN STREET
VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager: LAK
Engineer: LAK
Date: 4-20-2020
Project No. 06-058
Sheet C7-0 / C7-2

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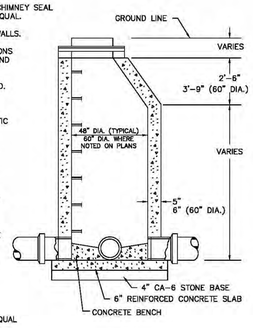
NOTES:

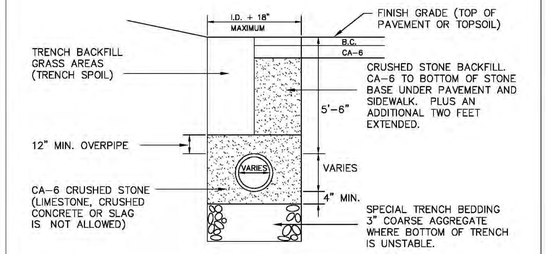
1. MANHOLES SHALL HAVE AN EXTERIOR CHIMNEY SEAL BY CRETEX PRODUCTS OR APPROVED EQUAL.
2. PIPE OPENINGS TO BE PRECAST INTO WALLS.
3. PRECAST REINFORCED CONCRETE SECTIONS WITH PREFORMED BITUMINOUS JOINTS AND INTEGRAL PRECAST BOTTOMS.
4. FRAME TO BE LAID IN 3/4" MASTIC BED.
5. ADJUSTING RINGS NOT TO EXCEED 8".
6. STEPS TO BE STEEL REINFORCED PLASTIC OR APPROVED EQUAL.
7. STEPS TO BE IMBEDDED INTO WALL A MINIMUM OF 3".
8. STEPS TO BE AT 16" CENTERS. FIRST STEP TO BE 8" BELOW FRAME.
9. CAST IN RESILIENT WATERTIGHT SLEEVE CLAMPED WITH A STAINLESS BAND FOR ALL SANITARY MANHOLES.
10. INVERT TO BE FORMED WITH HALF-PIPE POUR PCC BENCH TO TROUGH.
11. PCC BENCH SHALL EXTEND TO CROWN AND SLOPE 3" TO OUTSIDE WALL-- SMOOTH FINISH.
12. FRAME AND LID AS SPECIFIED.
13. ASPHALT EMULSION AND MAC WRAP EXTERIOR JOINT WRAP OR APPROVED EQUAL REQUIRED FOR ALL MANHOLES.



SANITARY MANHOLE

VILLAGE OF BARRINGTON
200 SOUTH HOUGH ST.
BARRINGTON IL, 60010
PHONE: 847-381-6400
FAX: 847-381-1308

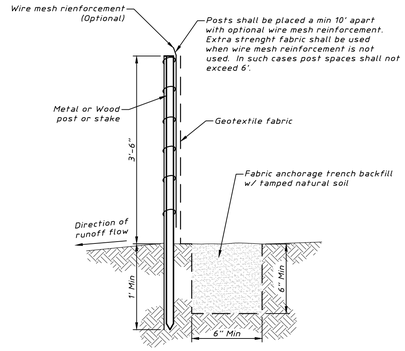
STANDARD DETAILS
SANITARY MANHOLE



WATERMAIN TRENCH DETAIL

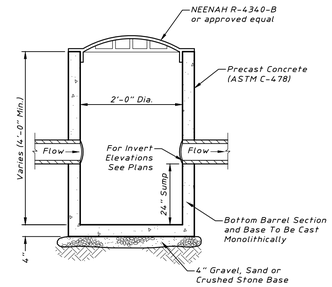
VILLAGE OF BARRINGTON
200 SOUTH HOUGH ST.
BARRINGTON IL, 60010
PHONE: 847-381-6400
FAX: 847-381-1308

STANDARD DETAILS
WATERMAIN TRENCH DETAIL

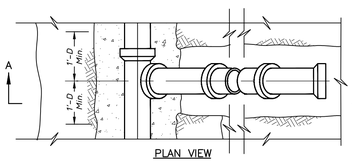


NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

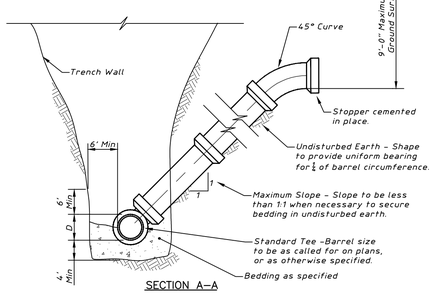
SILT FENCE



CATCH BASIN - TYPE C



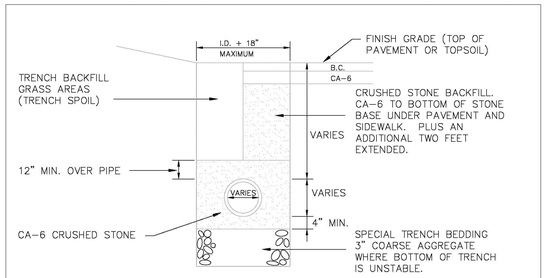
PLAN VIEW



SECTION A-A

Note:
Riser to be constructed in lieu of wyes where sewer depth exceeds 12'-0". For pipe material and concrete see specifications.

SANITARY SERVICE TYPICAL RISER DETAIL

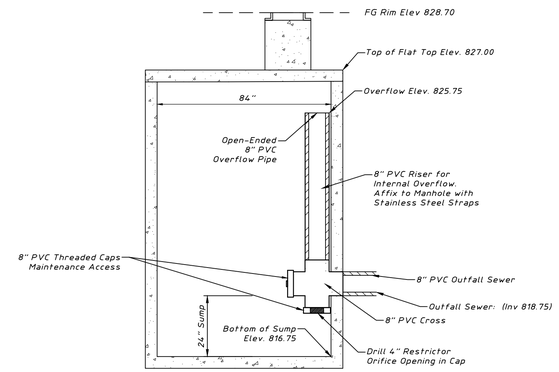


SANITARY TRENCH DETAIL

COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
CRUSHED CONCRETE MAY NOT BE USED AS PIPE BEDDING OR STONE ENVELOPE WITHIN 12 INCHES OF SEWER.

VILLAGE OF BARRINGTON
200 SOUTH HOUGH ST.
BARRINGTON IL, 60010
PHONE: 847-381-6400
FAX: 847-381-1308

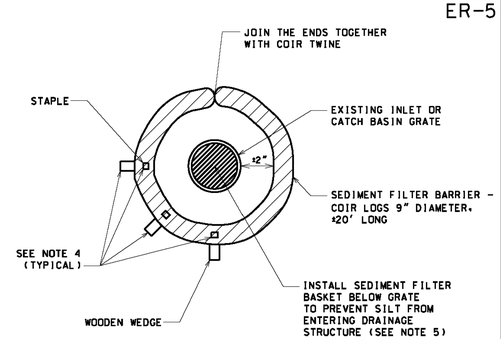
STANDARD DETAILS
SANITARY TRENCH DETAIL



NOTE: Provide steps for access at 16" on center. (Neenah R-1980-I or approved equal)

DETENTION MANHOLE DETAIL

ER-5



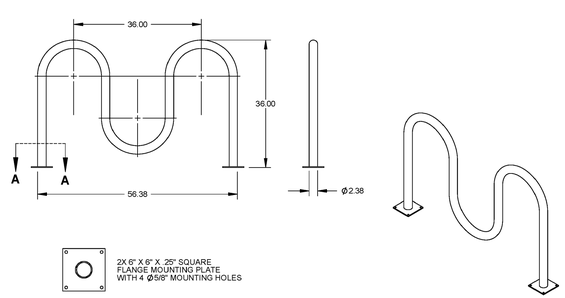
NOTES:

1. SEDIMENT FILTER BARRIERS (COIR LOGS OR APPROVED EQUAL) AND FILTER BASKETS SHALL BE INSTALLED AND MAINTAINED FOR ALL STORM SEWER INLETS, CATCH BASINS AND MANHOLES WITH OPEN GRATES, AS DIRECTED BY VILLAGE ENGINEERING.
2. SEDIMENT FILTER BARRIERS SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT SEDIMENT BARRIERS TO CREATE A CONTINUOUS BARRIER.
3. EACH SEDIMENT BARRIER SHALL BE STAPLED (3.0' O.C.). STAPLES TO PENETRATE 6" TO 12" BELOW GRADE.
4. WOODEN WEDGES AND/OR STAPLES AS PER MANUFACTURER'S PRODUCT INSTALLATION SPECIFICATIONS.
5. REINFORCED FILTER BASKETS SHALL BE USED FOR SEDIMENT CONTROL. SEE STANDARD DETAILS ER-8, ER-9.
6. INSPECTION OF SEDIMENT BARRIERS AND FILTER BASKETS SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SEDIMENT FILTER SHALL BE MADE PROMPTLY AS NEEDED.
7. REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH AT THE FILTER BARRIER IS APPROXIMATELY EQUAL TO ONE-HALF OF BARRIER'S HEIGHT.
8. SEDIMENT BARRIERS AND FILTER BASKETS SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

ABOVE GRADE INLET FILTERS

REVISED:01-01-14



NOTE:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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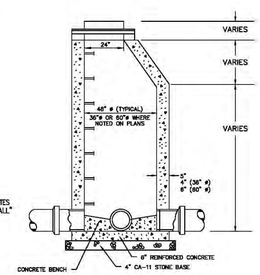
TITLE: **2103 - 5 BIKE FM WAVE RACK**

NOTES:

1. PIPE OPENINGS TO BE PRECAST INTO WALLS.
2. PRECAST REINFORCED CONCRETE SECTIONS WITH PREFORMED BITUMINOUS JOINTS AND INTEGRAL PRECAST BOTTOMS.
3. FRAME TO BE LAID IN 3/4" MASTIC BED.
4. ADJUSTING RINGS NOT TO EXCEED 8".
5. STEPS TO BE STEEL REINFORCED PLASTIC OR APPROVED EQUAL.
6. STEPS TO BE IMBEDDED INTO WALL A MINIMUM OF 3".
7. STEPS TO BE AT 16" CENTERS. FIRST STEP TO BE 8" BELOW FRAME.
8. FRAME AND LID AS SPECIFIED.
9. ALL STORM SEWER STRUCTURES WITH OPEN GRATES SHALL BE FITTED WITH "MAR MAC CATCH-ALL" FILTER BASKET AS MANUFACTURED BY MAR MAC MANUFACTURING. 1-800-845-8962



STORM MANHOLE

VILLAGE OF BARRINGTON
200 SOUTH HOUGH ST.
BARRINGTON IL, 60010
PHONE: 847-381-6400
FAX: 847-381-1308

STANDARD DETAILS
STORM MANHOLE

No.	Date	Revision
1	09-03-2020	Village Comments
1	06-09-2020	Bike Rack

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consulting engineers • • land surveyors
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Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

TYPICAL DETAILS

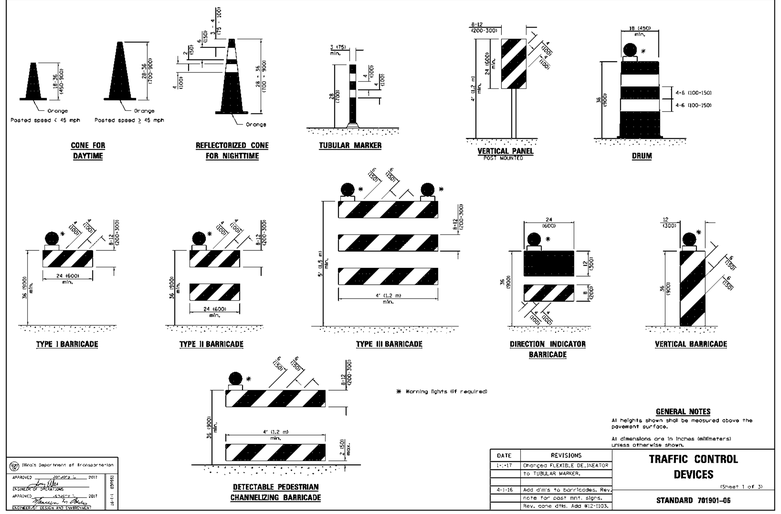
407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	LAK
Engineer:	LAK
Date:	4-20-2020
Project No.	06-058
Sheet	C7-1 / C7-2

© 2020 Haeger Engineering, LLC

Plot Date: Sep 08, 2020 - 12:40pm Plotted By: mike-m
File Name: P:\2006\06058\Drawings\Final Engineering\06058_Eng_2020.dwg



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

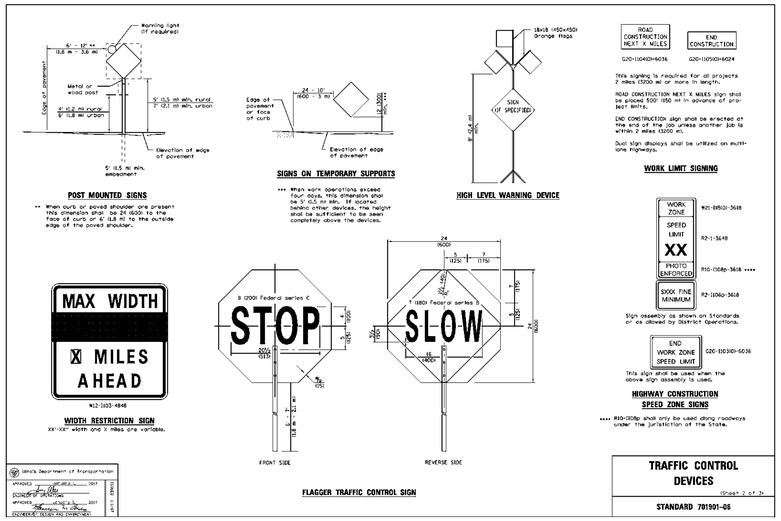
DATE	REVISIONS
1-1-17	Changed FLEXIBLE DELINEATOR TO TUBULAR MARKER.
4-1-16	Add dims to barricades. Rev. note for post mnt. signs. Rev. some dtms. Add W21-1025.

Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-05



This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 100' (30 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

Sign assembly as shown on Standards or as allowed by District Operations.

This sign shall be used when the above sign assembly is used.

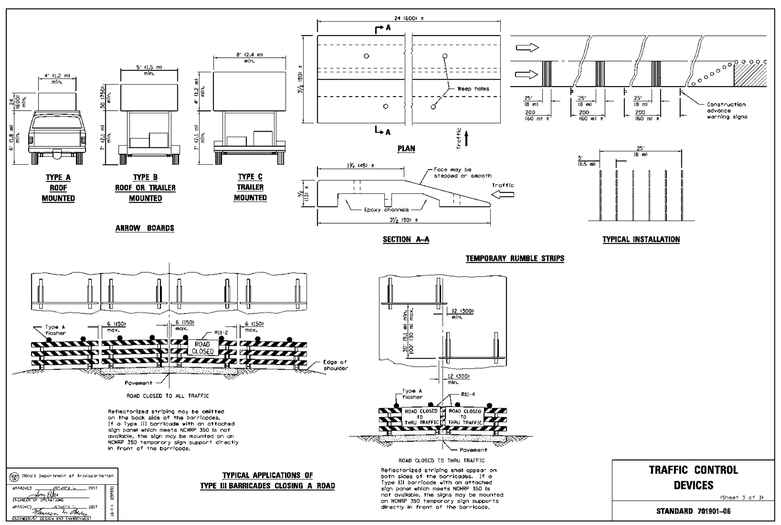
•••• R10-1108p shall only be used along roadways under the jurisdiction of the State.

Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-05

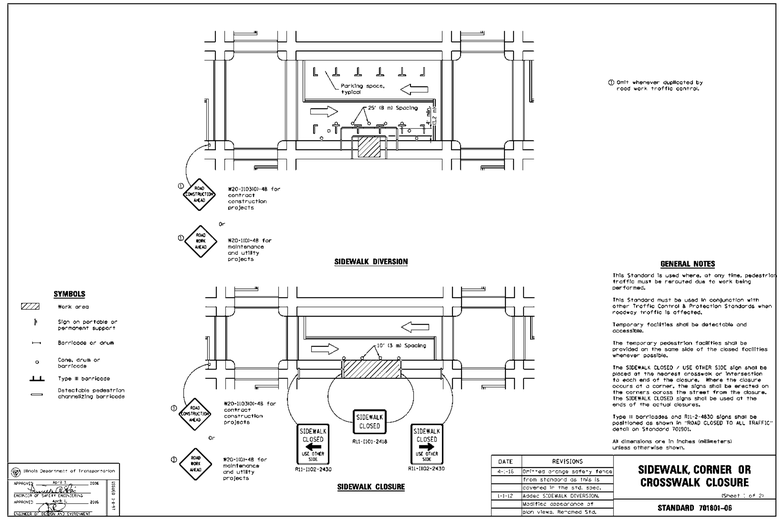


Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-05



① Omit whenever duplicated by road work traffic control.

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricades or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. Signs shall not be used at the ends of the actual closures.

Type III barricades and R11-2-4630 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

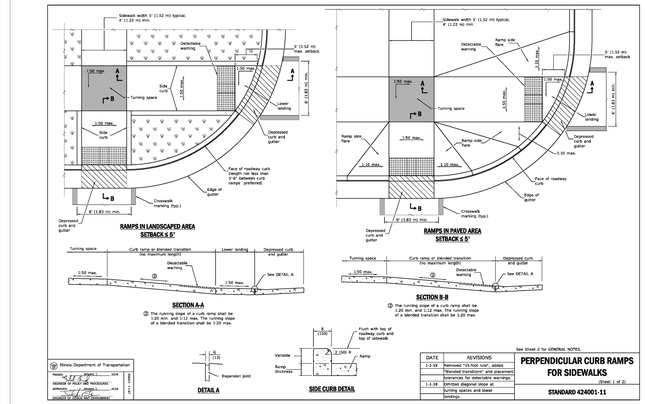
DATE	REVISIONS
4-1-16	Omitted orange safety fence from standard as this is covered in the std. 6X6C.
1-1-12	Added SIDEWALK DIVERSION. Modified abbreviations. Add views. Refined std.

Illinois Department of Transportation

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-08



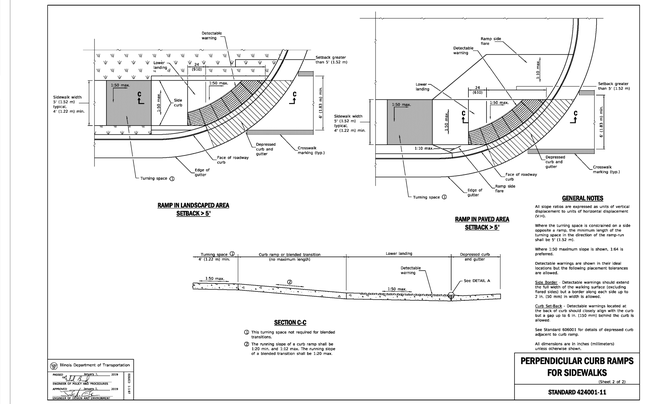
DATE	REVISIONS
1-1-19	Removed "(30 foot run)" added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

Illinois Department of Transportation

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (run).

Where the turning space is considered on a side approach a ramp, the minimum length of the turning space in the direction of the ramp run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Setback - Detectable warnings should extend the full width of the walking surface (including the flares) but a minimum setback of each side of 2 in. (50 mm) is width is allowed.

Curb Set Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11

Note: Detectable Warning Plates shall be Neenah 4984 - __Q, or approved similar

No.	Date	Revision

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TYPICAL DETAILS

407 EAST MAIN STREET

VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Project Manager:	L A K
Engineer:	L A K
Date:	4-20-2020
Project No.	06-058
Sheet	C7-2 / C7-2

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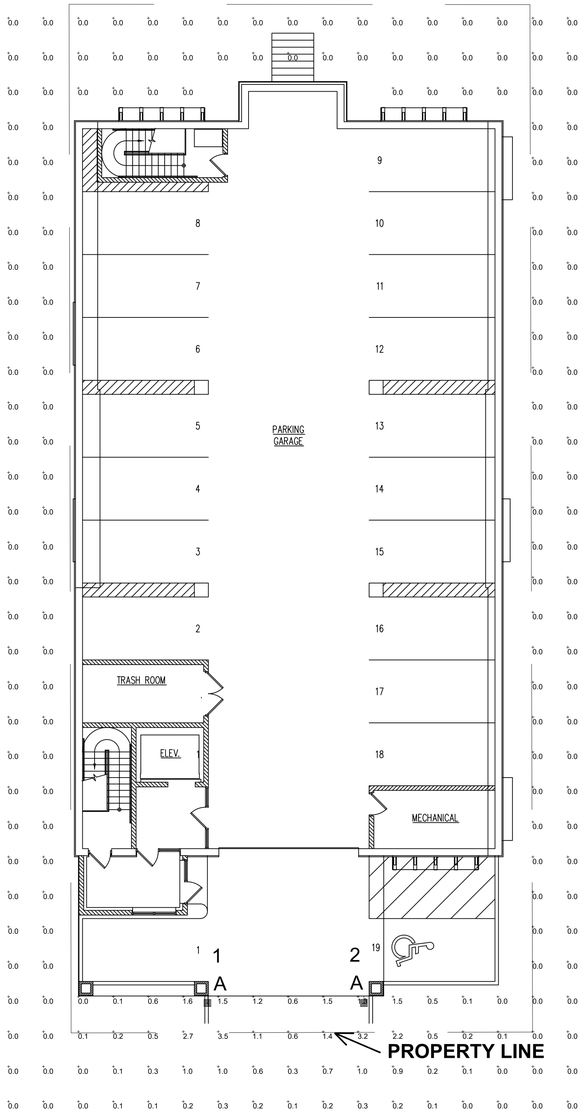
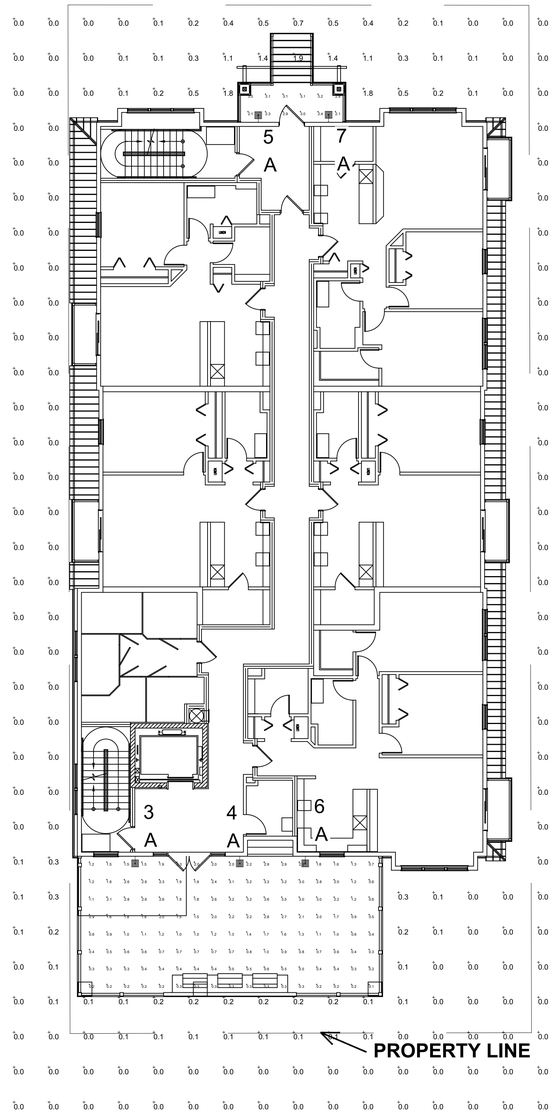
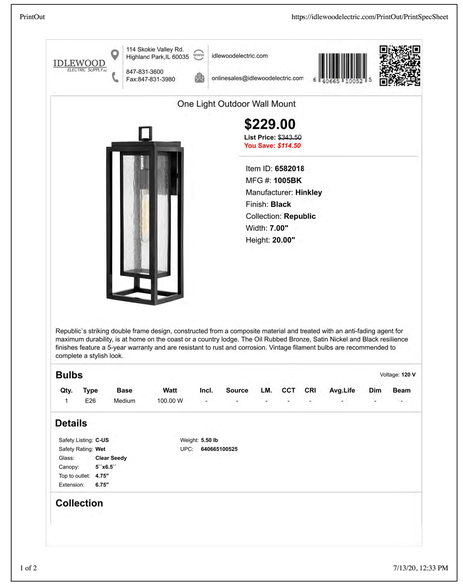


1 LOWER LEVEL SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 10'



2 FIRST LEVEL SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 10'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onlinesales@idlewoodelectric.com

One Light Outdoor Wall Mount

$229.00
List Price: $343.50
You Save: $114.50

Item ID: **6582018**
MFG #: **1005BK**
Manufacturer: **Hinkley**
Finish: **Black**
Collection: **Republic**
Width: **7.00"**
Height: **20.00"**

Republic's striking double frame design, constructed from a composite material and treated with an anti-fading agent for maximum durability, is at home on the coast or a country lodge. The Oil Rubbed Bronze, Satin Nickel and Black resilience finishes feature a 5-year warranty and are resistant to rust and corrosion. Vintage filament bulbs are recommended to complete a stylish look.

Bulbs Voltage: **120 V**

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	E26	Medium	100.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: **C-US**
Safety Rating: **Wet**
Glass: **Clear Seedy**
Canopy: **5" x6.5"**
Top to outlet: **4.75"**
Extension: **6.75"**
Weight: **5.50 lb**
UPC: **640665100525**

Collection

1 of 2 7/13/20, 12:33 PM

3 FIXTURE TYPE A

SATCO | NUVO

Project Name
Location
Prepared By

SATCO S11380
8T9/LED/927/CL/120V

Notes

General	
Status	Active
Watts	8
Incandescent Equivalent	60
Volts	120V
Shape	T9
Base	Medium
ANSI Base	E26
Finish	Clear
CCT (Kelvin)	2700
Temperature	Warm White
CRI	90
Lumens	800
Beam Spread	360
Dimmable	Yes Dimmable
Hours Rated	15000
Lamp Type	Tubular
Technology	LED

Electrical	
Operating Frequency	60 Hz
Dimming Type	Forward
Power Factor	0.9
Operating Temperature	-20C (-4F) to a maximum of +45C (+113F)

Physical	
MOL	5.0
MOD	1.14
Weight (lb.)	0.08

Additional Information	
Enclosure Rating	Enclosed Rated Lamp
Rated For Enclosed Fixture	Yes
Warranty	3 Year Limited

Compliance	
Safety Listing	cULus
Location Rating	Damp
Energy Star	No
CEC Status	California T24 Compliant
RoHS Compliant	Yes
SDS Sheet	LED_Lamp

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For More Information Visit:
https://www.satco.com/

4 BULB TYPE A

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BACK DECK	1.34	3.6	0.1	13.40	36.00
FRONT PORCH	2.77	3.2	2.1	1.32	1.52

LUMINAIRE SCHEDULE

Symbol	QTY	LABEL	ARRANGED	TLL	LLF	DESCRIPTION	BUG RATING
	7	A	SINGLE	800	0.90	NEW FIXT 8W LED 7'-0 MTG HT HINKLEY 6582018 WITH SATCO BULB S11380	B0-U1-G0

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

For Additional Lighting Information:
On-Site Lighting & Survey, LLC
PH: 763-684-1548

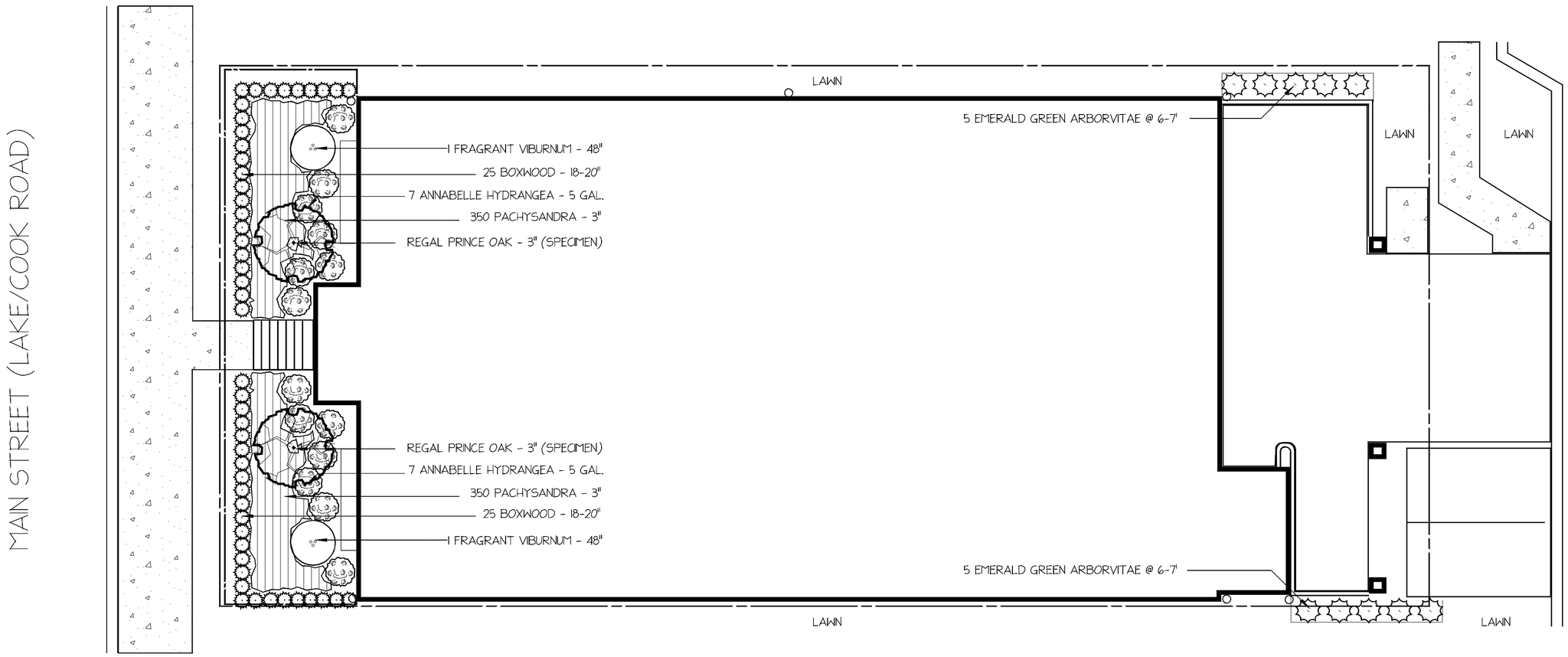
On-Site Lighting & Survey, LLC
1111 Hwy 25 North, Suite # 201
Buffalo, MN, 55313
Ph 763-684-1548 Fax 763-682-9048

Revision:	Date:	Description:
01	09/24/15	Property Line Spill
02	07/14/20	UPDATE SITE PLAN AND FIXTURE

Title
PHOTOMETRIC PLAN
WALL MOUNTED FIXTURE PLAN

Project
G-SQUARED DEVELOPMENT
407 EAST MAIN STREET
BARRINGTON, IL

Project #: 7090115
Contract #:
Issue Date: 09/01/15
Scale: AS NOTED
Drawn/Checked: SAS/WRT
Sheet #: SL1.0
Rev. # 2



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DOERING LANDSCAPE COMPANY
22345 Kelsey Road
Barrington, Illinois
40 YEARS

407 EAST MAIN STREET
G-SQAURED LLC
BARRINGTON, ILLINOIS

DATE	REVISION DESCRIPTION
1-30-17	RECOMMEDED SIZES FOR PLANTS
3-30-17	REVISED STREETSCAPE PAVER PATTERN
6-23-20	
9-8-20	

SCALE: 1"=10'-0"
DATE: 9-23-15
DRAWN BY: DD
DESIGN BY: TK/DD

N

0 5 10 20
SCALE IN FEET

April 15, 2020

Greg Crowther
Great Haven Builders
PO Box 3076
Barrington, IL 60011

The following represents the tree protection plan for the catalpas adjacent to 407 Main St. Barrington, IL 60010.

1. With permission from the owner next door at (413 E. Main Street), we will inject liquid humates and beneficial microorganisms into the soil between the two lots.
2. We will need to remove to the trunk approximately 3 lower branches on #15 and # 16 growing into the construction zone.
3. We will use a specialized tractor, called a root pruner, to cleanly sever the roots on 407 E. Main Streets lot at the edge of the excavation.
4. We will install tree protection fence along the root pruning line to keep all construction equipment, material, debris and spoils off of the root system's preservation area.

I will be sending a quote for this work shortly. Please call if you have any questions.

Thank you,

Charlie Keppel
Certified Arborist IL0047
ckeppel@thecareoftrees.com
The Care of Trees
20895 N Deerpath Rd.
Deer Park, IL 60010
847-382-4120
Fax 847-382-4154
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Our Business is People and Their Love For Trees®

DAVEY
Proven Solutions for a Growing World

Arborist: Charlie Keppel

April 15, 2020

Project Name & Address: Great Haven Builders

407 E Main Street, Barrington

Tag Number	Common Name	Size	Condition	Form	Comments
1	Blue Spruce	18	4	3	
2	Blue Spruce	16	4	4	
3	Box Elder	8	4	4	Lean
4	Hackberry	10	4	3	
6	Douglas Fir	16	4	4	Lean
7	Mulberry	8	4	4	
8	Pear	8	5	5	Split hollow
9	Silver Maple	11, 12	3	3	

413 E Main Street, Barrington

10	Buckthorn	4, 3, 3	2	3	
13	Freeman Maple	4	1	1	
14					Removed
15	Catalpa	40	3	3	
16	Catalpa	38	3	4	
17					Removed

The condition of the trees shall be based on a (6) point scale with (1) being the best and (6) being the worst.

Condition Code: 1 = Specimen. 2 = Good. 3 = Average. 4 = Fair. 5 = Poor. 6 = Dead.

Village of Barrington
Plan Commission Meeting
Minutes Summary

Date: September 22, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice-Chairperson
Joann Lee, Commissioner
Robert Windon, Commissioner
David Holtermann, Commissioner
Anna Kesler, Commissioner

Staff: Jennifer Tennant
Andrew Binder

Call to Order
Chairperson Bush called the meeting to order at 7:04 p.m.

Roll call noted the following: Anna Kesler, present; David Holtermann, present; Robert Windon, present; Susan Ferry, absent; Joann Lee, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

Ms. Tennant stated directions on how the public can patriciate in the virtual meeting.

New Business
PC 20-03: 1201-1203 S. Northwest Highway Special Use Planned Development – Public Hearing

PETITIONER(s): Midwest Triumph Corporation of Mundelein

PROPERTY OWNER(s): Land Trust No. 1148 (Dobe Agency, LLC)

The Petitioner is seeking approval of a new Special Use Planned Development for the redevelopment of the existing building and site into an Automobile Dealership for the sales and service of motorcycles, scooters, all-terrain vehicles, utility task vehicles and the like as well as related site improvements including but not limited to parking, landscaping and signage.

Thomas Eckhardt from CD Group LLC, project architect, presented the proposed plan. He indicated that they are reusing the existing building and are making improvements to the front elevation. He stated that

all of the proposed exterior materials and colors are the Honda Corporate standard. Mr. Eckhardt gave an overview of the proposed exterior modifications.

Chairperson Bush asked if the proposed project went in front of the Architectural Review Commission (ARC) and if the Petitioner provided the certified mailing notices.

Mr. Eckhardt responded that they went to a preliminary ARC and the final ARC will be on Thursday (9/24/20).

Ms. Tennant indicated that the applicant did send out the correct notices and provided the confirmations.

Mr. Eckhardt continued that the existing footprint of the building will not change. Most of the parking lot footprint will stay the same and that they are keeping the same circulation. He continued that the rear parking lot will be modified to accommodate several new parking spaces. The handicap spaces will be modified to be in front of the new building entrance. He described the proposed interior building layout and how the business will operate in the space. Mr. Eckhardt also gave an overview on how customers will access the building for vehicle sales and service.

Jeff McLennan, applicant, presented an overview on the interior of the building and general business operations.

Commissioner Kesler asked if there is a break room for employees.

Mr. McLennan indicated that the conference room will also be utilized as the lunch/break area.

Chairperson Bush asked where new products will be received on the site.

Mr. McLennan indicated that they utilize a setup company who stores all of their crates and provide vehicles that are already assembled. He indicated the setup company's truck will back up on the lot and into the service center entrance bay at the front of the building in the morning before opening.

Commissioner Kesler asked what time the delivery occurs.

Mr. McLennan responded that deliveries will occur in the morning, around 9:00 am. The maximum number of bikes delivered per day is 12.

Commissioner Lee asked if there would be a carwash area.

Mr. McLennan responded that the vehicles come clean from the setup company. He indicated that the repair area inside the back of the building would be used to wash bikes down if needed. The bikes are not washed in the same way a car is washed, they are wiped down.

Vice-Chairperson Hogan asked if they allow test drives.

Mr. McLennan responded that they do have a test drive policy. He stated that they do not allow test drives on every product. For example, off-road vehicles, scooters and sport bikes are not test driven. The test drive policy requires that you must be riding a motorcycle for 12 months with a license and must have owned a motorcycle for at least 12 months. Test drivers are required to wear a helmet and the proper clothing.

Chairperson Bush asked if there will be test drives in the surrounding neighborhoods.

Mr. McLennan indicated that they ask customers to stay on main streets. He gave an overview of the current test route at their current location in Des Plaines and stated that a similar type route on main roads will be proposed in Barrington.

Mr. Eckhardt presented the proposed sign package. He indicated that the existing wall sign panels from the current building in Des Plains will be used for the monument sign. There will be two wall signs on the building. The existing Honda service sign will be used and is an illuminated box sign but meets the requirements for only the words and logo to illuminate.

Chairperson Bush asked if the monument sign will be internally illuminated.

Mr. McLennan indicated that the monument sign will not be internally illuminated.

Commissioner Kesler asked with the west side having an expanded drive aisle, will there be any drainage issues.

The project engineer, Dan Strahan, gave an overview of the drainage. The proposed reconstructed retaining wall will be approximately two feet from the property line.

Commissioner Kesler asked if there will be any drainage affects to the neighboring properties or changes to the existing flow of the water to the neighboring property.

Mr. Strahan confirmed that there will not be any negative impacts.

Vice-Chairperson Hogan asked the applicant if they are acquiring the two parcels to the west.

Mr. McLennan indicated that the parcels to the west are under contract and he will take control of those properties.

Chairperson Bush asked that would be the ultimate plan for the property to the west.

Mr. McLennan responded that the current plan is for the property to be vacant and more appealing and acceptable than it is right now.

Commissioner Holtermann asked if the parking lot area on the backside of the building will be for parking only and that no work will be done in the rear parking area.

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Mr. McLennan responded that no work or repairs will be conducted in the rear parking lot.

Ms. Tennant presented the Staff Report, the exceptions requested and a brief overview of the special use and planned development standards. The proposed development is an adaptive reuse of the existing building and site and therefore the proposed modification trigger a good amount of exceptions from the Zoning Ordinance to accommodate the existing nonconformities. The 45 parking spaces that are proposed is sufficient for the proposed use. Ms. Tennant stated that existing billboard will be removed at the end of the lease in 2024. The applicant is taking control of the two parcels to the west and will not be permitted to use the vacant lot for any parking, storage, test driving, etc. Ms. Tennant indicated that the traffic report shows that traffic impact on Northwest Highway will be minimal.

Ms. Tennant concluded with Staff's recommendation and proposed conditions. Staff is no longer recommending condition #2 regarding the plat of resubdivision. The consolidation of the lots will be required in the future if the Petitioner moves forward with redevelopment of the marvels to the west.

Staff recommends approval of the request subject to the conditions listed in the Staff Report.

Vice-Chairperson Hogan confirmed that Staff is withdrawing condition #2 in the Staff Report.

Ms. Tennant confirmed.

Commissioner Lee asked what material is proposed for the retaining wall.

Mr. McLennan indicated that the retaining wall will be a landscape brick.

Commissioner Kesler asked if there is any concern about fire access along the east side of the building.

Ms. Tennant indicated that the Fire Department did review the plan and the access will remain the same as it is now and will likely be accessed from the front.

Commissioner Kesler asked how the oil and other similar products will be handed on the site.

Ms. Tennant indicated that she believes that the applicant is required by code to have a triple basin in the service center but will confirm with the building inspector.

Chairperson Bush asked if the applicant would like to rebuttal.

Mr. McLennan indicated that there are no drains within the building and the building does not have a triple basin currently. He asked if the triple basin will be required.

Ms. Tennant indicated that whatever the building code requires for the interior of the space will be required at the time of permit.

Ms. Tennant read several public comments received in advance of the public hearing.

Kevin & Susan Duffy
155 S. Ela Road

We have two (2) concerns we would like addressed.

1) *Our home is located on S. Ela Road, three houses off Northwest Highway. We get a lot of road and train noise all year long coming from Northwest Highway. It is especially loud during the winter when the leaves are off the trees. Motorcycle owners are notorious for constantly revving the engines which we feel would be detrimental to the quality of life for the immediate neighbors. Just the initial acceleration of a motorcycle engine produces elevated decibel levels which may reverberate through the neighborhood.*
2) *We assume the Dealer will set-up a test drive route for prospective clients. Can they specify exactly the route they intend to use? We would think they would take a right onto Northwest Highway towards downtown. Take a right on either Hillside or Main Street. Another right onto Ela Road back to Northwest Highway. If this is the case, two thirds of the route will be through a residential area. Use of this route would be a serious safety concern as we would expect many of their prospective clients will be inexperience motorcycle drivers. We would also be interested in the amount of training a first time motorcycle driver gets before he or she pulls out onto Northwest Highway.*

   Thank you for the opportunity to address this issue.

Mr. McLennan addressed the public comment. He indicated that pipes on Honda motorcycles are not changed regularly. He gave an overview of the Honda motorcycle standards and stated that many Honda motorcycles are quieter than lawn mowers and power tools. Mr. McLennan stated that most of the service work is done inside and the work does not include revving the motorcycle engines. He stated that he encourages customers to test drive on main roads and not through residential areas.

Commissioner Lee asked where the other motorcycle business is located in the Village and has there been any noise concerns.

Ms. Tennant indicated that the other motorcycle business is located downtown on North Cook Street behind Barrington Commons next to the residential area. She is not aware of any complaints about the existing motorcycle business.

Ms. Tennant read the next public comment.

Margaret Mickey
175 Hillcrest Drive

I just learned of the proposed development of a Honda dealership on Northwest Highway just west of Ela Road. I am opposed to this development. I live in the Thunderbird Estates neighborhood up at Ela Road and Hillcrest Drive within the village limits. If this dealership is allowed to go in on Northwest Highway it will bring more traffic to our streets with people who may not be experienced drivers of the different types of vehicles they are proposing to sell test driving the equipment. This could create very dangerous

situations and also an increase in noise to our neighborhood that is unwanted. Please do not allow this proposed development to take place.

Ms. Tennant asked for any other comments from the public in the Zoom meeting.

Commissioner Windon put on the record that he knows Thomas Eckhardt socially.

Vice-Chairperson Hogan stated that he is happy with the Petitioners explanation of the test driving policy and noise.

Vice-Chairperson Hogan motioned to approve PC 20-03 for a Special Use Planned Development for the redevelopment of the existing building and site into an Automobile Dealership for the sales and service of motorcycles, scooters, all-terrain vehicles, utility task vehicles and the like as well as related site improvements subject to and including the recommended conditions #1 and #3 – 14 contained within the Staff Report. Commissioner Windon seconded the motion

Roll call Vote: Ms. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, yes; Ms. Lee, yes; Ms. Ferry, absent; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.

Approval of Minutes

August 25, 2020

Vice-Chairperson Hogan made a motion to approve the August 25, 2020 meeting minutes. Commissioner Lee seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planner's Report

Ms. Tennant gave an overview of several upcoming project including: Langendorf Park planned development amendment and the proposed rezoning of 560 Carl Avenue, multi-family building at 407 E. Main Street, referendum projects at both middle schools and review of the Comprehensive Plan draft.

Adjournment

There being no additional business to come before the Commission, a motion was duly made by Vice-Chairperson Hogan and Commissioner Lee seconded to adjourn the meeting at 8:10 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

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