

Village of  
**West Dundee**




TO: Village President and Board of Trustees

FROM: Joseph A. Cavallaro, Village Manager

DATE: January 15, 2015

SUBJECT: Bright Oaks: Ordinance Issuing Special Use for a B-3 Planned Development, for Senior Citizen Housing, Granting Variances and Approving Preliminary Plat of Subdivision



---

INTRODUCTION:

Please be advised that the staff has been working with the developer of the Bright Oaks facility to locate approximately 149 units of senior housing, including memory care, assisted living and independent living with retail/mixed use at the approximately 9-acre site located on the west side of Route 31 between Market Loop and Willow Lane.

BACKGROUND:

Attached is a copy of the staff memo from the Community Development Department, which explains the proposed development plan in much greater detail. The staff memo goes into detail regarding the proposal, and the submittal documents are attached, which include details for the development as well as the preliminary plat of subdivision.

The Planning & Zoning Commission held a Public Hearing on January 12 to review the proposed development and variance requests for the development proposal.

There was one adjacent property owner who addressed the commission regarding the project, who expressed concerns regarding storm water as it relates to their property, which is tied into the same detention area, and also concerns regarding building height.

After a review by the Planning & Zoning Commission members, the Commission expressed support of the overall proposed development plan, and believes that it would be an excellent addition to the Route 31 corridor and the Village of West Dundee.

There were no issues or concerns raised by the Commission in regards to the variances as requested, specifically building height and parking number. In fact, the Commission was supportive of both variance requests based on the benefits of the overall project.

The Commission voted on a 5-0 basis in favor of a finding of fact supporting this proposed plan development and rezoning for the special use along with the variance requests.

As mentioned previously under separate correspondence, Bright Oaks will be seeking an economic incentive as part of this development project, but not at this particular moment. We do expect that they will come back with an economic incentive request prior to final plan approval.

The economic incentive requests that are being discussed include a municipal property tax break, and/or a sales tax rebate for the commercial portion of the project.

The plan and elevations still need to be submitted and reviewed and a favorable recommendation made by the Appearance Review Commission for the Village based on new commercial development.

Please be advised that the representatives from Bright Oaks will be in attendance Monday evening to formally make a presentation to the Board regarding their development proposal.

RECOMMENDATION:

Upon completion of the presentation by Bright Oaks, and with the support of the Planning & Zoning Commission, if the Board is in agreement, approval of the attached ordinance, as follows, is recommended for adoption by the Village Board:

**MOTION:** Adopt an ordinance issuing a Special Use for B-3 Planned Development, Special Use for senior citizen housing, granting variances for building height regulations and number of parking spaces, and approval of a preliminary plat of subdivision for the property located at the northwest corner of Willow Lane and Route 31, subject to the five conditions listed.

If you have any questions, please feel free to contact me.

JAC:kat  
Attachment

CC: Gosia Pociecha, Village Planner  
Department Managers  
Dan Shapiro, Bright Oaks Development



**TO:** JOSEPH CAVALLARO, VILLAGE MANAGER  
**FROM:** GOSIA POCIECHA, COMMUNITY DEVELOPMENT DEPARTMENT GP  
**DATE:** 01/13/2015  
**SUBJECT:** REPORT OF PUBLIC HEARING – SPECIAL USE FOR B-3 PLANNED DEVELOPMENT; SPECIAL USE FOR SENIOR CITIZEN HOUSING; VARIATIONS FOR BUILDING HEIGHT REGULATIONS AND NUMBER OF PARKING SPACES; AND A PRELIMINARY PLAT OF SUBDIVISION: BRIGHT OAKS DEVELOPMENT

---

## **INTRODUCTION**

The Planning and Zoning Commission held a public hearing on January 12, 2015 to review a petition submitted by Platinum Real Estate and Property Investment, Inc. through its designee Bright Oaks of West Dundee requesting a Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; variations for building height regulations and number of parking spaces; and a Preliminary Plat of Subdivision to allow for the construction of senior citizen housing development. The subject property contains approximately 9 acres and is located at the northwest corner of Willow Lane & Route 31. The development will consist of 149 units of senior housing including memory care, assisted living, and independent living with retail mixed use.

The Commission voted to recommend approval of the request by a five to zero vote, one commissioner was absent.

## **BACKGROUND**

The subject property is a +/- 9.3 acre site. It is a vacant property zoned B-3 Business-Service District (commercial). The property is divided into two lots. The proposed preliminary plat of subdivision slightly changes the boundary lot lines, but the two separate lots remain.

The proposed development is comprised of two buildings. Building #1 is approximately 97,000 sq. ft. and will contain assisted memory care units including 83 assisted living units, 34 memory care units, and 8 “bridge” units for early stage of memory care. Front of Building #1 is two-stories high with one-story wing to the rear housing the memory care units. Building #2 is approximately 68,500 sq. ft. and is a mixed use building with 24 independent living units and 20,000 sq. ft. of commercial space on the ground floors. The north and east elevations of Building #2 facing Route 31 show a three-story high building with retail on the ground floor and two residential floors above. However, due to drop in the grade of the site, the elevation facing south is actually four-stories, allowing for a second commercial/retail level on the ground level.

During the public hearing, the petitioner's architect elaborated on the number of amenities that will be built into the design. The idea is to create a home-like environment for the residents, allowing them an easier transition from independent to assisted living. There will be a number of common areas throughout the building and significant amount of indoor planters providing vegetation year round. Emphasis will also be put on creating an environment that is multi-generational that works for the residents as well as their visitors. Per the developer, the buildings are to be developed over two phases with Building #1 (memory care) completed first, and Building #2 (mixed use-independent living) to be completed as phase two.

Access to the site will be provided via three access points. The main entrance will be off Route 31 providing right-in and right-out limited access with one-way stop. To help distribute traffic and reduce the demand at the Route 31 access, there will be an additional entrance on the north of the subject site from Market Loop Road, and a third entrance to the west, directly across from the Market Loop Roundabout. Buildings will be positioned closer to the Route 31 frontage, with majority of the parking hidden behind the buildings.

The landscape plan features a variety of plantings placed to screen and highlight the site. There will be a Memory Care Garden accessible from the one-story portion of Building #1 serving the memory care clients, and also an activity area overlooking the native vegetation and a detention pond to the south of the lot. There will be a sidewalk that would provide walking path throughout the site, leading from the buildings all the way to the southern portion of the lot. The plans show that in the southern portion of the subject property a significant amount of existing vegetation is to remain. There will also be a designated native pond area for surface detention and additional underground detention area under the parking lot behind Building #1.

A traffic impact analysis performed by a consultant hired by the developer found that with the proposed use there is minimal impact to the surrounding road system. Original traffic impact analysis was performed few years ago with assumptions that site would be developed for commercial uses with retail and dining. However, the proposed development anchored by assisted living center is a substantially lower use. In addition, per developer's experience, there are relatively few visitors with memory care facilities, and majority of traffic is generated by staff.

Attached please find the application along with proposed site engineering plans, landscape plans, floor plans and elevations, traffic memo, signage plans, and development schedule provided for your review and consideration. The project is yet to be reviewed by the Village Appearance Review Commission and the underground and surface infrastructure plans are being reviewed by the Village's consulting engineers.

## **COMPREHENSIVE PLAN AND CMAP**

One of the land-use goals of the West Dundee Comprehensive Plan is to encourage development of high-quality; master-planned mixed-use commercial centers along Route 31 incorporating residential uses, including housing above shops, where feasible. Residential land-use goals of the Comprehensive Plan also specifically encourage developments of senior housing.

CMAP Homes for a Changing Region study has recently been completed and is a report that focused on four neighboring communities of East Dundee, Elgin, Carpentersville and West Dundee. The report analyzed existing housing stock, available land, population trends and other demographic factors in order to forecast future housing needs. The report found that one

of the largest projected future demands for West Dundee will be for multi-unit developments including those serving seniors.

The Bright Oaks Development proposes a planned development for senior housing including mixed uses for retail on the ground floor and residential units above. The development aligns with the goals of the Village's Comprehensive Plan and future housing needs forecast by the CMAP regional housing study.

## **ECONOMIC INCENTIVES**

In past conversations with village staff, the developer has indicated an interest in seeking economic incentives from the Village in relation to development of this project. At this time, specific requests have not been finalized yet. Therefore, once this project moves closer to final approval, economic incentive requests will be presented to the Village Board for consideration.

## **SPECIAL USES FOR PLANNED DEVELOPMENT AND SENIOR HOUSING**

### **Planned Development**

The Planned Development regulations encourage more creative and imaginative design for land development than is possible under the B-3 zoning regulations. The unique and substantially different character of planned developments requires that they be classified as a special use. The planned development is intended to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit. The planned development also provides for more efficient use of the land, and thus results in more economical land development. Preservation of natural site qualities, better urban amenities, more open space and higher quality projects are expected results of the planned development process.

The plan as submitted adheres to the standards for planned development with the exception of building separation. Standards for planned development allow more than one building on a single lot, but state that buildings may not be closer to an adjacent building or an exterior lot line than the distance equaling the height of the taller of the two buildings. Per the submitted drawings, the maximum height of Building #2 is 63', however, the buildings appear to be approximately 55' apart.

Furthermore, the required front setback for B-3 Zoning District is 30'. Per the plans as submitted, Building #2 is set back 15' from the property line to the principal face of the structure, but with protrusions such as architectural features and upper level decks set back at approximately 10' from the property line.

The planned development concept is intended to afford both the developer and the municipality considerable flexibility in formulating major development proposals by permitting certain deviations from the standards. Required setbacks may deviate in proportion to the amount of common open space incorporated into the development plan and to the extent deemed reasonable under the circumstance by the village.

Current placement of the buildings works well with the topography of the site, positioning the structures to the north and keeping the natural vegetation and water detention to the south. Planning and Zoning Commissioners applauded the design of the proposed development, stating that it complements the site very well and is much better received than prior developments that have been proposed over the years. Special care has been put in placement

of the buildings towards the Route 31 frontage and locating the parking in the back, creating a more inviting entrance. Petitioners also added that their goal is to put large emphasis on landscaping around the site, providing sufficient screening of the parking in the rear, as well as overall visually pleasing design by using variety of plantings.

In addition, reducing the allowable setback for Building #2 would bring the commercial/retail use closer to the street and increase visibility for the commercial tenants. During the public hearing the petitioners noted that the proposed commercial uses would most likely include a larger sit-down restaurant, along with few smaller retail units meant to complement the development, but also serve the public. The plans as submitted show an outdoor patio right at the corner of the Building #2 that is the closest to Route 31 frontage. Allowing the building to be positioned closer to the street would create a more inviting statement for the entire site.

### **Senior Citizen Housing**

Senior housing facilities are a special use in all business districts within the Village, therefore the applicants are requesting a special use to allow for the establishment of the senior citizen housing including memory care, assisted living, and independent living with retail mixed use on the subject property.

### **Special Use Standards for Planned Development and Senior Housing**

- A. *That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The establishment, maintenance or operation of this development will not be detrimental to or endanger the public. The development plan is in conformance to long range community planning goals and objectives and addresses forecast housing needs.

- B. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes neither already permitted nor substantially diminish property values within the neighborhood.*

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The design of the project has been developed to have a positive impact on the surrounding neighborhood. The incorporation of natural vegetation and pond area to the south of the lot and landscape site design provide some separation from the adjacent uses.

- C. *The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The subject property is located within the B-3 commercial district, and complements the existing uses. The development of this property is in conformance with the Comprehensive Plan and the CMAP housing needs forecasts. The objective is to provide for planned, mixed-use developments with housing to create demand for area commercial activity and to provide more housing choices.

- D. *Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.*

The underground and surface infrastructure plans are being reviewed by the Village's consulting engineers.

- E. Adequate measures have been or will be taken to provide ingress and egress to design as to minimize traffic congestion in the public streets.*

A traffic impact analysis performed by a consultant hired by the developer found that with the proposed use there is minimal impact to the surrounding road system. The proposed development anchored by assisted living center proposes lower use. In addition, per developer's experience, there are relatively few visitors with memory care facilities, and majority of traffic is generated by staff. There will be three access points to the site, allowing for good distribution of traffic around the site as well as access for fire and safety vehicles.

- F. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village president and board of trustees.*

The development of this site will be controlled by the special use for Planned Development and Senior Housing ordinance and the underlying B-3 regulations. The development of the property will be subject to both the ordinance and the approved site plan. Any deviations from the approved documents will require a resubmission and a new public hearing.

## **VARIATIONS**

The planned development concept allows for flexibility and certain deviations from the Zoning Ordinance. However, any deviation, over and above, those permitted by the planned development section, require a separate zoning variance. The applicant is seeking variations of the building height regulation and the required number of parking spaces.

Building standards in the B-3 zoning district allow for maximum building height of 30' or three-stories high, whichever is less. Further, the planned development permitted deviations allow for up to 25% or 10' deviation, whichever is less. Therefore, the allowable maximum height within the permitted planned development deviation would be at 37.5' or three-stories high. As discussed earlier, Building #2 is positioned on sloping grade, therefore the height varies on all elevations, ranging from 52' on the north to almost 63' on the south. The applicant is seeking a variance of the maximum building height, to allow for the building height to be increased to 63'.

The petitioner's architect presented the floor plans and elevations during the public hearing. He noted that during the design phase they visited several of the buildings within the vicinity to ensure that the proposal would match the existing environment. The proposed elevations would consist of stone, brick and fiber cement siding materials to complement the surrounding area. The increased height of the building was not a concern for the Commissioners, as it was noted that the development is along Route 31, and it is possible that future proposals may tend to call for taller buildings along the commercial corridor.

The applicant is also seeking variation of the required number of parking spaces. The Zoning Ordinance requires a total of 256 parking spaces with 6 handicap spaces for the development as proposed. What staff is seeing with similar proposals, such as Union School Apartments, is that the Zoning Ordinance parking requirements often exceed typical development standards for senior housing use due to reduced traffic or auto usage by this age group.

The developer has hired a consultant to prepare a parking study to more efficiently address parking needs, while allowing maximization of land use. Due to the mixed use nature of the development, the consultant used an industry-standard Urban Land Institute Shared Parking Calculation to better predict the number of required parking spaces. The study used expected staffing levels and experience with several other similar facilities to create hour-by-hour expectations for parking need. Based on the assumptions in the study, the maximum requirement during peak hours would be 226 spaces (see Traffic Memo for more information).

The off-street parking as provided includes 198 spaces with 8 handicap spaces. In addition, the developer is proposing 34 on-street spaces along the south/east side of Market Loop, for a total of 232. Based upon the study, it is expected that the off-street parking would accommodate the expected parking need for all hours except lunch and dinner rush, with any overflow or potentially employee parking utilizing the on-street parking.

The petitioners emphasized that their calculations are assuming a large restaurant use among the retail and senior housing uses; therefore the calculations depict full development scenario. Since, the actual restaurant/retail uses are not identified at this time, it is possible that the parking need would actually be lesser. It was also noted that Market Loop Road could potentially accommodate on-street parking on both sides of the road, but the petitioner noted that their plan calls for parking on one side only. Market Loop Road falls under the Village's authority, allowing for placement of further restrictions as may be needed in the future.

#### **Variation standards for Building Height and Number of Parking Spaces**

- A. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.*

The property could potentially be developed to accommodate the required building height and number of parking spaces but the site would be less efficient and there would be more bituminous space than needed.

- B. *That the plight of the owner was not created by the owner and is due to unique circumstances.*

The plight of the owner was not created by the owner but is due to the unique circumstances of working to accommodate existing topography of the land, while allowing maximization of land use. Location of the existing floodplain/wetland on the site provides certain restrictions on development.

- C. *That the variation, if granted, will not alter the essential character of the locality.*

The variations, if granted, will not alter the essential character of the locality. The subject site is located along Route 31 corridor and is zoned commercial. The senior housing and mixed commercial/retail uses are appropriate for the subject site.

- D. *The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced.*

The particular physical shape and topographical conditions of the specific property enhance the hardship of the owner.

- E. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.*

The conditions upon which the petition for variation is based could potentially be applicable to other property owners. However, the proposed development anchored by assisted living center presents specific conditions, especially in terms of lesser impact on traffic and/or other public services.

- F. The alleged difficulty or hardship has not been created by any person presently having an interest in the property or any person through whom the applicant claims title.*

The alleged difficulty or hardship has not been created by any person presently having an interest in the property, but is mostly due to the unique topography and layout of the site. The reduction in the number of parking spaces is supported by the parking study and prior experience with similar facilities.

- G. The granting of the variation will not be substantially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The granting of the variation will not be substantially detrimental to the public welfare or other property. The subject site is currently vacant, and if approved will bring development along a commercial corridor.

- H. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The proposed variation will not impair an adequate supply of light and air to adjacent property, or otherwise endanger the public safety, or impair property values within the neighborhood.

## **PLANNING & ZONING RECOMMENDATION AND FINDINGS OF FACT**

The Planning and Zoning Commission held a public hearing on January 12, 2015. The petitioner was in attendance. Presentations were made by the developer's team of experts including the attorney, landscape architect, architect and civil engineer. No objectors were present in the audience. The Planning and Zoning Commissioners were in favor of the proposed development and it was noted that it complements the site and surrounding area very well and aligns with the goals of the Village. Upon discussion, the Planning and Zoning Commission recommended approval of the requested Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; variations for building height regulations and number of parking spaces; and a Preliminary Plat of Subdivision to allow for the construction of the Bright Oaks of West Dundee senior citizen housing development based on the following Findings of Fact:

## Findings of Fact

1. The Bright Oaks Development proposes a planned development for senior housing including mixed uses for retail on the ground floor and residential units above. Comprehensive Plan encourages development of master-planned mixed-use commercial and residential uses along Route 31 and encourages development of senior housing. The CMAP regional housing study report found that one of the largest projected future demands for West Dundee will be for multi-unit developments serving seniors. The development plan is in conformance to long range community planning goals and objectives and addresses forecast housing needs.
2. The Planned Development regulations encourage more creative and imaginative design for land development than is possible under the B-3 zoning regulations. The planned development is intended to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit. The planned development also provides for more efficient use of the land, and thus results in more economical land development. Preservation of natural site qualities, better urban amenities, more open space and higher quality projects are expected results of the planned development process. The plan as submitted adheres to the standards for planned development with the exception of building separation.
3. The design of the project has been developed to have a positive impact on the surrounding neighborhood. Current placement of the buildings works well with the topography of the site, positioning the structures to the north and keeping the natural vegetation and water detention to the south. Buildings are placed closer towards the Route 31 frontage with the parking in the back, creating a more inviting entrance. Landscape site design provides screening of the parking in the rear, as well as overall visually pleasing design by using variety of plantings.
4. The planned development encourages shared provisions for parking and increased open space. A traffic impact analysis performed by a consultant found that with the proposed use there is minimal impact to the surrounding road system. The proposed development anchored by assisted living center proposes lower use. In addition, per developer's experience, there are relatively few visitors with memory care facilities, and majority of traffic is generated by staff. What staff is seeing with similar proposals is that the Zoning Ordinance parking requirements often exceed typical development standards for senior housing use due to reduced traffic or auto usage by this age group.
5. The subject site is located along Route 31 corridor and is zoned commercial. The senior housing and mixed commercial/retail uses are appropriate for the subject site. The site is currently vacant, and if approved will bring development along a commercial corridor. The objective is to provide for planned, mixed-use developments with housing to create demand for area commercial activity and to provide more housing choices.
6. The development of this site will be controlled by the special use for Planned Development and Senior Citizen Housing ordinance and the underlying B-3 regulations. The development of the property will be subject to both the ordinance and the approved site plan. Any deviations from the approved documents will require a resubmission and a new public hearing.

At the close of the public hearing, a motion was made for approval of the petition subject to the following conditions:

1. Substantial compliance with site plan drawings dated December 16, 2014 as prepared by CEMCON, Ltd.
2. Substantial conformance with the typical elevations dated December 16, 2014 as created by Gleason Architects, P.C
3. Approval of preliminary and final engineering.
4. Compliance with all other applicable codes and ordinances.

The vote was five in favor and none opposed, one commissioner was absent. The motion was approved.

### **RECOMMENDATION**

The following motion is presented in accord with the findings of the Planning and Zoning Commission:

**MOTION:** Approve the requested Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; variations for building height regulations and number of required parking spaces; and a Preliminary Plat of Subdivision for construction of senior citizen housing development for property located at northwest corner of Willow Lane & Route 31.



**PUBLIC NOTICE**

The Village of West Dundee Planning and Zoning Commission will hold a public hearing in consideration of the following petition:

An application has been filed by Platinum Real Estate and Property Investment, Inc. through its designee Bright Oaks of West Dundee requesting a Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; and variances for building setback, height regulations, parking; and a Preliminary Plat of Subdivision to allow for the construction of senior citizen housing development consisting of memory care, assisted living, and independent living with retail mixed use for property described as follows: LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED BY CASE #00ED11 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS) IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (said property commonly known as NWC of Willow Lane & Route 31, West Dundee, IL 60118).

The applicant is requesting a Special Use for B-3 Business-Service District Planned Development pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses and Section 10-8: Planned Development; and Special Use for senior citizen housing pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses; and variances for building setback, height regulations pursuant to Title 10 of the West Dundee Municipal Code Section 10-8: Planned Development, and variance of the number of parking spaces pursuant to Title 10 of the West Dundee Municipal Code Section 10-9-1-8: Required Off Street Parking Spaces; and a Preliminary Plat of Subdivision Pursuant to Title 11 of the West Dundee Municipal Code Subdivision and Development Regulations for the purpose of constructing a 149 unit senior citizen housing development consisting of memory care, assisted living, and independent living with retail mixed use.

The West Dundee Planning and Zoning Commission will hold a public hearing on Monday January 12, 2015 at 7:30 pm, at Village Hall, 102 South 2nd Street, West Dundee. All interested parties are welcome to attend.

Submitted by  
Rogers Susanke  
Chairman, West Dundee  
Planning and Zoning  
Commission

Any questions can be directed to:  
Gosia Pocielcha, Planner  
Community Development  
Department  
Village of West Dundee  
847.551-3805

Email address:  
gpocielcha@wdundee.org  
Published in Daily Herald  
December 27, 2014 (4394328)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 27, 2014 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY Daula Baltz  
Authorized Agent

Control # 4394328

## **PUBLIC NOTICE**

The Village of West Dundee Planning and Zoning Commission will hold a public hearing in consideration of the following petition:

An application has been filed by Platinum Real Estate and Property Investment, Inc. through its designee Bright Oaks of West Dundee requesting a Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; and variances for building setback, height regulations, parking; and a Preliminary Plat of Subdivision to allow for the construction of senior citizen housing development consisting of memory care, assisted living, and independent living with retail mixed use for property described as follows:

LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED BY CASE #80ED11 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS) IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS. (said property commonly known as NWC of Willow Lane & Route 31, West Dundee, IL 60118).

The applicant is requesting a Special Use for B-3 Business-Service District Planned Development pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses and Section 10-8: Planned Development; and Special Use for senior citizen housing pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses; and variances for building setback, height regulations pursuant to Title 10 of the West Dundee Municipal Code Section 10-8: Planned Development, and variance of the number of parking spaces pursuant to Title 10 of the West Dundee Municipal Code Section 10-9-1-8: Required Off Street Parking Spaces; and a Preliminary Plat of Subdivision Pursuant to Title 11 of the West Dundee Municipal Code Subdivision and Development Regulations for the purpose of constructing a 149 unit senior citizen housing development consisting of memory care, assisted living, and independent living with retail mixed use.

**The West Dundee Planning and Zoning Commission will hold a public hearing on Monday January 12, 2015 at 7:30 pm, at Village Hall, 102 South 2nd Street, West Dundee. All interested parties are welcome to attend.**

Submitted by Rogers Susanke  
Chairman, West Dundee Planning and Zoning Commission

**Any questions can be directed to:**

Gosia Pociecha, Planner  
Community Development Department  
Village of West Dundee  
847 551-3805

Email address: [gpociecha@wdundee.org](mailto:gpociecha@wdundee.org)

**ORDINANCE 15-\_\_**

**AN ORDINANCE ISSUING SPECIAL USE FOR B-3 PLANNED DEVELOPMENT; SPECIAL USE FOR SENIOR CITIZEN HOUSING; GRANTING VARIATIONS FOR BUILDING HEIGHT REGULATION AND NUMBER OF PARKING SPACES; AND APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT NORTHWEST CORNER OF WILLOW LANE & ROUTE 31 WEST DUNDEE, ILLINOIS**

WHEREAS, The Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, a petition signed by Platinum Real Estate and Property Investment, Inc. through its designee Bright Oaks of West Dundee has been filed with the Village of West Dundee requesting a Special Use for B-3 Business-Service District Planned Development pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses and Section 10-8: Planned Development; and Special Use for senior citizen housing pursuant to Title 10 of the West Dundee Municipal Code Section 10-5D-3: Special Uses; and variation for building height regulations pursuant to Title 10 of the West Dundee Municipal Code Section 10-8: Planned Development, and variation of the number of parking spaces pursuant to Title 10 of the West Dundee Municipal Code Section 10-9-1-8: Required Off Street Parking Spaces; and a Preliminary Plat of Subdivision Pursuant to Title 11 of the West Dundee Municipal Code Subdivision and Development Regulations for the purpose of constructing a 149 unit senior citizen housing development consisting of memory care, assisted living, and independent living with retail mixed use; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on January 12, 2015, after due notice in the manner provided by law; and

WHEREAS, the West Dundee Planning and Zoning Commission, after deliberation, has made a report and recommended the granting of petitioner's requests; and

WHEREAS, the Village Board has considered the findings of fact, based upon the evidence presented at the public hearing, presented to the West Dundee Planning and Zoning Commission by the petitioners.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That a Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; variations for building height regulation and number of parking spaces; and a Preliminary Plat of Subdivision to allow for the construction of senior citizen housing development are hereby granted on the following described parcel of property:

LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED BY CASE #80ED11 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS) IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS. (said property commonly known as NWC of Willow Lane & Route 31, West Dundee, IL 60118).

Section 2: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, as

would be required by any owner of property zoned in the same manner as the Subject Property shall be complied with, except as otherwise provided in this Ordinance.

Section 3: The findings and recommendations of the West Dundee Planning and Zoning Commission on the question of granting the requested approvals for the Subject Property are hereby accepted and the approval is granted subject to the following conditions for approval:

1. Substantial compliance with site plan drawings dated December 16, 2014 as prepared by CEMCON, Ltd.
2. Substantial conformance with the typical elevations dated December 16, 2014 as created by Gleason Architects, P.C
3. Approval of preliminary and final engineering.
4. Compliance with all other applicable codes and ordinances.
5. The Village of West Dundee will evaluate and consider financial incentives as it relates to this development proposal, prior to the approval of final development plans.

Section 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6 That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized as provided by law.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Christopher Nelson

\_\_\_\_\_  
Village President

ATTEST:

Barbara Traver

\_\_\_\_\_  
Village Clerk

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Published: \_\_\_\_\_

Prepared by:  
Village of West Dundee  
100 Carrington Drive  
West Dundee, IL 60118

# **BRIGHT OAKS OF WEST DUNDEE**

## **Table of Contents**

1. Application
2. Narrative
3. Legal Description of Property
4. Property Owner's Authorization Letter
5. Plat of Survey
6. Preliminary Plat of Subdivision and PUD Plat
7. Landscape Plans
8. Floor Plans and Elevations
9. Engineering Plan
10. Traffic Memo
11. Signage Plans
12. Development Schedule



**Planning and Zoning  
Development Application**

Date December 15, 2014

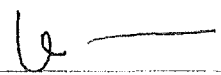
Subject Property Address <u>NWC of Willow Lane &amp; Route 31, West Dundee, Illinois 60118</u>			
Applicant Name	<u>Platinum Real Estate and Propety Investments, Inc.</u>	Address	<u>One Tower Lane, Suite 2200</u>
	<u>through its designee Bright Oaks of West Dundee</u>		<u>Oakbrook Terrace, Illinois 60181</u>
Phone	<u>(630) 280-2410</u>	Fax	
		Email	<u>nkameli@brightoaksgroup.com</u>
Owner Name	<u>Suburban Bank &amp; Trust Co.</u>	Address	<u>150 Butterfield Rd.</u>
			<u>Elmhurst, Illinois 60126</u>
Phone	<u>(630) 592-2054</u>	Fax	
		Email	

Requested Action:

- Variation – Specify section of Code \_\_\_\_\_
- Rezoning – Current zoning of property \_\_\_\_\_ Proposed zoning \_\_\_\_\_
- Special Use – Specify proposed use mixed use building, assisted and memory care facility
- Preliminary Plat of Subdivision  Final Plat of Subdivision
- Annexation with Annexation Agreement  Annexation without Annexation Agreement
- Master Concept Plan Review

Checklist of items to be submitted with application (see attached information sheet):

1. Legal description of property
2. Property owner's signature or letter authorizing filing of application
3. Survey of property showing improvements
4. Applicant's statement
5. Building plans including elevations
6. Proposed building materials
7. Copies of plats and plans – 15 copies reduced to 11 x 17 size
- a. Other documents as requested by staff

Applicant's Signature   
Daniel C. Shapiro, Esq.

Owner's Signature See Property Owner's Authorization Letter (Tab 4)

## Fee Schedule

		Total Fee
Variation	\$250.00	
	\$300.00 (two or more requested variations)	300.00
Special Use	\$250.00	250.00
	\$350.00 (two or more requested special uses)	
Rezoning	\$150.00	
Planned Development	\$200.00	200.00
Preliminary Plan	\$20.00 per acre (Total not less than \$250.00)	
Final Plat	\$50.00	
Annexation	\$2,400.00	
		\$750.00
TOTAL		

For office use only:	
Date Filed _____	Fees paid _____
Hearing date _____	Publication date _____
Notices mailed _____	Routed to staff _____
Staff Meeting _____	Report prepared _____

Daniel C. Shapiro | RSP CHICAGO

Email dshapiro@rsplaw.com  
Direct 312.456.0383

**ROBBINS, SALOMON & PATT, LTD.**  
*Attorneys at Law*

December 17, 2014

Village of West Dundee  
c/o Rogers Susanke, Chairman  
102 S. 2nd Street  
West Dundee, Illinois 60118

**RE: DEVELOPMENT AT RT 31 AND MARKET LOOP**

Dear Chairman Susanke:

On behalf of my client, Silver Memory Care, I am excited to bring before your Commission our application for a planned unit development (PUD) and special use for a mixed use development at the vacant property along the west side of Rt 31 between Village Quarter Road and Market Loop.

**Bright Oaks of West Dundee**

My client is the development arm of Chicagoland Foreign Investment Group (CFIG) a nationally recognized and regulated EB5 company. The EB5 program was established through the United States Government nearly 25 years ago and through it, promotes investment and immigration to the United States. CFGI has initiated and/or developed several EB5 projects in Florida and in the Chicagoland area. This project, if approved will be its fifth in the Chicago metro area.

**The Project**

The project itself is comprised of two buildings on 9 acres of vacant land. One building will be for assisted and memory care residents and the other will be a mixed use building with independent living and retail uses. The site itself is zoned B-3 and given its long standing vacancy, is an ideal location for the proposed development. Our requests for a special use and planned development are necessary because senior housing is a special use in the B-3. Additionally, since we plan on having both buildings on a single lot, a planned development is appropriate. We have had the fortune of working with staff over the last several months and they have provided us with great direction in this regard.

As stated, the project itself will consist of two buildings, an 68,511 square foot mixed use building and the assisted memory care building of about 96,874 sq. feet. The larger building



www.rsplaw.com

10C3841

RSP CHICAGO  
180 North LaSalle St. | Ste. 3300 | Chicago, Illinois 60601  
General 312.782.9000 | Fax 312.782.6690

RSP GLENVIEW  
2222 Chestnut Ave. | Ste. 101 | Glenview, Illinois 60026  
General 847.729.7300 | Fax 847.729.7390

**ROBBINS, SALOMON & PATT, LTD.**

*Attorneys at Law*

Village of West Dundee  
c/o Rogers Susanke, Chairman  
December 17, 2014  
Page 2

will have 83 assisted living units, 34 memory care units and 8 "bridge" units. The mixed use building will have about 24 independent units and 20,000 square feet of commercial space. At this time it is projected that we will have about 210 parking spaces. Based upon our prior projects, assisted/memory care residents typically only require about one half of a parking space for each unit.

**Zoning**

The Village's B-3 district is intended to provide business services to local customers. As stated above, senior living is a recognized special use in the B-3 as are PUDs. Here given the layout, unified development and location of the proposed uses, not only are the special use standards achieved but that the goals of a planned development are as well. Specifically, PUDs in the Village are intended to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit. Here our development does just that. Moreover, consistent with the PUD goals set forth in the Village's Zoning Ordinance, the proposed development provides amenities not otherwise required by law and establishes facilities that will be a standard for the community. Our PUD request will come with some departures from the strict bulk use requirements in the B-3 zone as permitted by the Village's Zoning Ordinance. We are specifically setting forth those departures in this application and believe that granting the departures as part of the PUD is not only consistent with the Village's Comprehensive Plan but also with the intent of the planned unit development provisions of the Village's Zoning Ordinance

In our application, we have included, among other things, our site plan, PUD plat, landscaping plan, engineering plans, floor plans, traffic memo and elevations. We believe that with these documents we can bring to the Village an exciting and successful new development which will meet the needs of the community. We look forward to presenting our project to you on January 12, 2015.

Very truly yours,



Daniel C. Shapiro

DCS:klk

## LEGAL DESCRIPTION

Lots 18 and 19 in Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, and 8 Outlot B of Old World subdivision (except that part condemned by Case #80ED11 to the Department of Transportation of the State of Illinois) in the Village of West Dundee, Kane County, Illinois.

Commonly known as the NWC of Willow Lane & Route 31, West Dundee, Illinois 60118  
PIN #03-27-131-004 & 03-27-131-003



Cathleen Tymoszenko

Community Director at the Village of West Dundee,

102 South Second Street, West Dundee, Ill 60118

Dear Ms. Tymoszenko,

Re: 9.25 acres of land at the NWC of Willow Lane and Ill. Rt 31(the Property)

As the owner of the Property, please allow this correspondence to serve as authorization to permit the Bright Oaks Group, Inc.; Bright Oaks Development, Inc.; Platinum Real Estate and Property Investments, Inc; and, its representatives, Nader Kameli, Lon Marchel and attorney Daniel Shapiro to seek and obtain the necessary zoning entitlements from the Village of West Dundee so as to permit the development of the above property. This authorization includes but is not limited to applications for a planned unit development, special use and related departures from the bulk regulations of the Villages Zoning ordinance.

A handwritten signature in black ink, appearing to read 'Robert M Siegel', written over a horizontal line.

Name Robert M Siegel

Vice President

Title

Suburban Bank & Trust

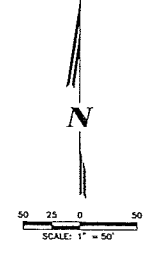
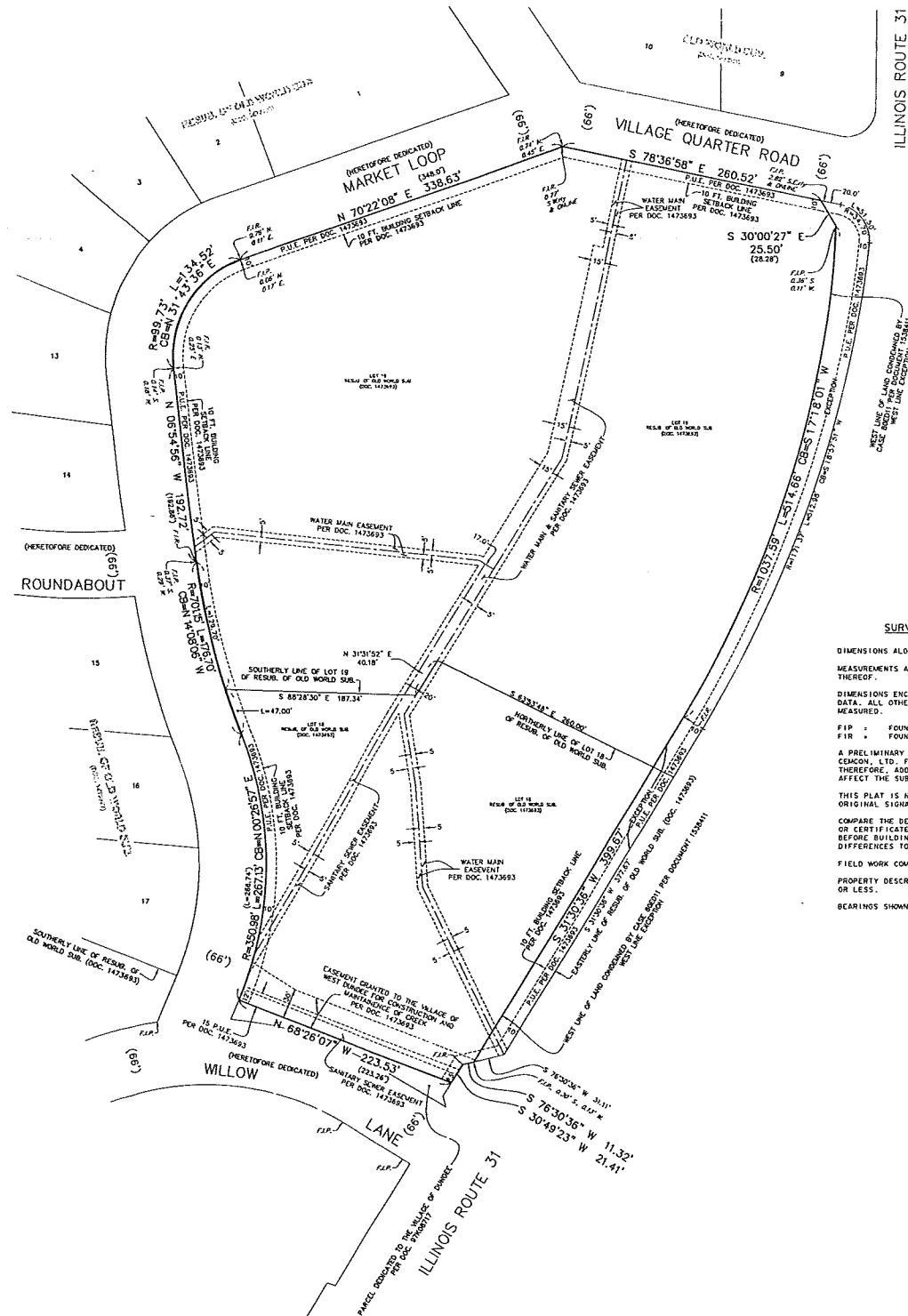
Owner of property

12/16/14

Date

# PLAT OF SURVEY

LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED BY CASE 80ED11 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS), IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS.



LEGEND	
—	BOUNDARY LINE
---	LOT LINE
- - -	ADJACENT LOT LINE
---	BUILDING LINE
---	EASEMENT LINE
---	CENTERLINE

**NOTES**

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE RECORD + MEASURED OR MEASURED.

BEARINGS SHOWN ARE ASSUMED.

F.I.P. - FOUND IRON PIPE

F.I.R. - FOUND IRON ROD

**SURVEYOR'S NOTES**

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE RECORD + MEASURED OR MEASURED.

F.I.P. = FOUND IRON PIPE (AS SHOWN)

F.I.R. = FOUND IRON ROD

A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT.

THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY THE SAME, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

FIELD WORK COMPLETE IN SEPTEMBER 2006.

PROPERTY DESCRIBED HEREON CONTAINS 9.297 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON BASED UPON ARE ASSUMED.


**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS) )  
 COUNTY OF DU PAGE) )  
 I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 25TH DAY OF NOVEMBER, A.D., 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 1184-002937  
 EXPIRATION DATE 15 APRIL 30, 2015

PREPARED FOR:  
 BRIGHT OAKS DEVELOPMENT  
 111 E. WACKER DR, SUITE 555  
 CHICAGO, IL, 60601

PREPARED BY:  
 **CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60507-9675  
 PH: 630.852.2100 FAX: 630.852.2199  
 E-MAIL: cemcon@cemcon.com WEB: www.cemcon.com

DSC NO.: R\904098 FILE NAME: PLAT  
 DRAWN BY: TL FLD. BK. / PG. NO.: BK./PG.  
 COMPLETION DATE: JOB NO.: 904098



**LOCATION MAP**

**PRELIMINARY PLAT OF SUBDIVISION AND PUD PLAT**

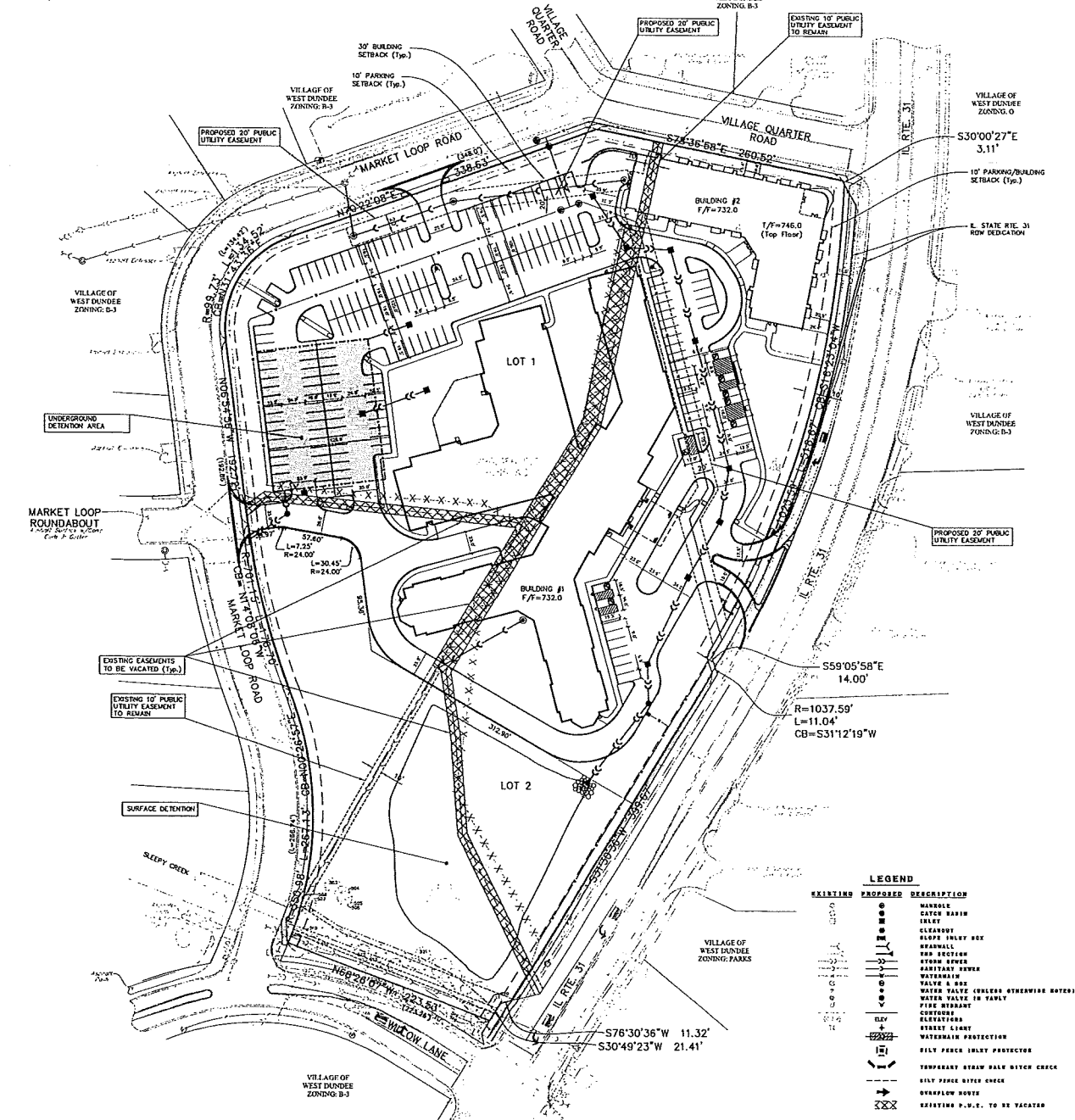
for  
**BRIGHT OAKS  
OF WEST DUNDEE**  
WEST DUNDEE, ILLINOIS

**LEGAL DESCRIPTION**

LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED BY CASE 800211 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS), IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS.

PROPOSED ZONING -- B3 P.U.D.

SCALE: 1" = 50'



**ZONING TABULATIONS**

**ZONE B-3**  
BUILDING SETBACKS:  
REQUIRED: 30'  
PROVIDED: 30'  
BUILDING #1: 30' MINIMUM SETBACK  
BUILDING #2: 15' TO FACE OF BUILDING  
10' TO ARCHITECTURAL FEATURES AND UPPER LEVEL DECKS

**PARKING SETBACK:**  
REQUIRED: 10'  
PROVIDED: 10'

**FAR:**  
REQUIRED: 1.3  
PROVIDED: 0.41

**HEIGHTS:**  
REQUIRED: MAXIMUM 30' OR 3 STORIES, WHICHEVER IS LESS  
PROVIDED:  
BUILDING #1: 28'-3"  
BUILDING #2: EAST ELEVATION=53'-10"  
NORTH ELEVATION=52'-0"  
WEST ELEVATION=47'-8"  
SOUTH ELEVATION=67'-8"

HEIGHT IS MEASURED ALONG AVERAGE GRADE ALONG BUILDING.

**PARKING:**  
REQUIRED: 226 SPACES (6 HANDICAP SPACES)  
PROVIDED:  
ON-SITE: 198 SPACES (6 HANDICAP SPACES)  
PARALLEL PARKING ALONG MARKET LOOP: 28 SPACES  
TOTAL SPACES: 226 SPACES (8 HANDICAP SPACES)

**BUILDING TABULATIONS**

**BUILDING #1:**  
TOTAL S.F.=96,874 S.F.  
ASSISTED LIVING: 83 UNITS, 66,458 S.F.  
MEMORY CARE: 34 UNITS, 22,803 S.F.  
BRIDGE: 8 UNITS, 7,613 S.F.  
(EARLY STAGE OF MEMORY CARE)

**BUILDING #2:**  
TOTAL S.F.=68,511 S.F.  
INDEPENDENT LIVING: 35 UNITS, 35,155 S.F.  
COMMERCIAL: 33,356 S.F.  
TOTAL SITE: 165,385 S.F.

**DEPARTURES**

1. REDUCE SETBACK FOR BUILDING #2 TO 15' FOR THE PRINCIPLE FACE OF THE BUILDING BUT ALLOW PROTRUSIONS SUCH AS ARCHITECTURAL FEATURES AND UPPER LEVEL DECKS SO LONG AS THEY DO NOT REDUCE THE SETBACK BY MORE THAN 10'.
2. INCREASE THE MAXIMUM HEIGHT OF BUILDING #2 TO 65'.
3. REDUCE THE PARKING BASED ON THE TRANSPORTATION MEMO.
4. ALLOW 2 BUILDINGS ON 1 LOT.

**AREA BREAKDOWN**

	SF.	ACRES	PERCENTAGE
TOTAL SITE	404,985	9.30	100.0%
LOT 1	205,541	4.70	50.5%
LOT 2	59,424	1.34	14.4%
STORM DRIVE ROW DEDICATION	109,279	2.51	27.0%
SOCIALS/PATIOS	27,942	0.64	6.9%
BUILDINGS	75,029	1.72	18.5%
OPEN SPACE	183,561	4.26	45.8%

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
○	○	MANHOLE
○	○	CATCH BASIN
○	○	ISOLET
○	○	CLEARCUT
○	○	SLOPE INLET BOX
○	○	HEADWALL
○	○	SWD PROTECTION
○	○	AT-RISK SPHER
○	○	HABITARY BEWER
○	○	WATERMETER
○	○	VALVE & BOX
○	○	WATER VALVE (COLORS OTHERWISE NOTED)
○	○	WATER VALVE IN TUNNEL
○	○	PIPE WYHOAST
○	○	CORNER
○	○	ELEVATIONS
○	○	STREET CURE
○	○	WATERMAIN PROTECTION
○	○	5/16" PERCH INLET PROTECTOR
○	○	TEMPERATURE SENSING BALL BEYOND CHECK
○	○	5/16" PERCH BEYOND CHECK
○	○	OVERFLOW ROUTE
○	○	EXISTING P.U.E. TO BE VACATED

**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

PREPARED FOR:  
Bright Oaks Development  
111 E. Wacker Drive, Suite 555  
Chicago, IL 60601  
(312) 262-7767

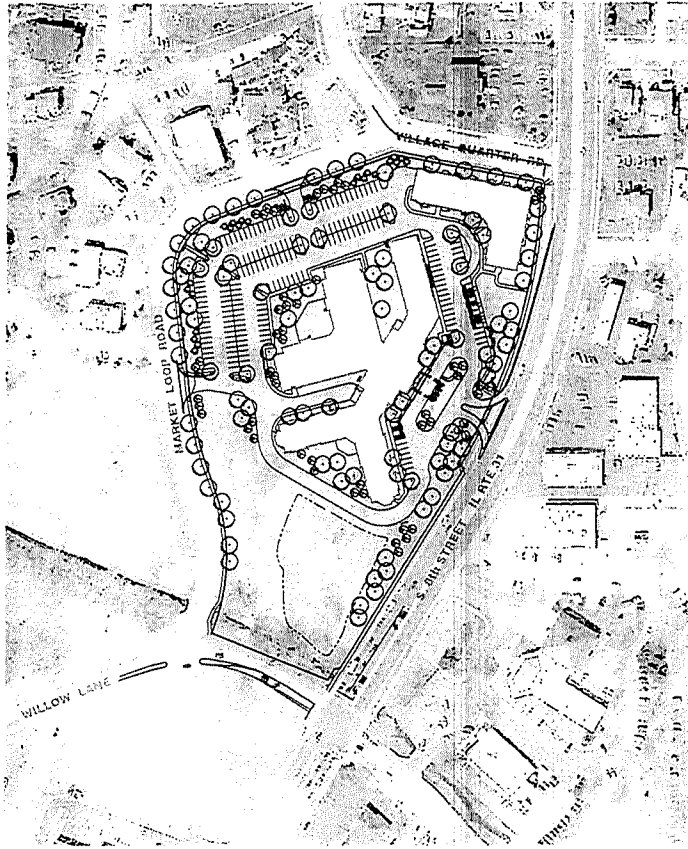
PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DSC NO.: R504098 FILE NAME: PREOVER  
DRAWN BY: BCD FLD. ENG. / PG. NO.: ---  
COMPLETION DATE: 12-16-2014 JOB NO.: 904.098  
XREF: TOPO PROJECT MANAGER: MKR

# BRIGHT OAKS OF WEST DUNDEE

WEST DUNDEE, KANE COUNTY, ILLINOIS

## LANDSCAPE PLANS



**OVERALL SITE PLAN**  
Scale: 1" = 100'

**PREPARED FOR:**  
Bright Oaks Group  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, Illinois 60181  
tel: 630.280.2400 fax: 630.270.2401  
www.brightoaksgroup.com

**PREPARED BY:**  
Allen L. Kracower & Associates, Inc.  
900 North Shore Drive, Suite 205  
Lake Bluff, Illinois 60044  
tel: 847.650.9900 fax: 847.604.8601  
www.kracower.com

REVISIONS	
DATE	DESCRIPTION

**GENERAL NOTES**

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.I.L.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF WEST DUNDEE, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
  2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEER.
  3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
  4. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL RELIEVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
  5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL REMOVE THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
  6. THE LOCATION OF THE UNDERGROUND UTILITIES AND OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, CENCON, LTD. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
  7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
  8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
  9. WHETHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
  10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
  11. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY CENCON, LTD. BE CENCON, LTD. DRAWINGS FOR UTILITY LOCATIONS. THE LOCATION OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
  12. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
  13. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY CENCON, LTD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.
  14. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
  15. LANDSCAPE CONTRACTOR SHALL REFER TO THE PROVIDED WRITTEN SPECIFICATIONS WHEN LOCATING AND PLANTING SPECIFIED PLANT MATERIAL.
  16. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PAVI D ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
  17. A NEW FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED FOR ALL AREAS WITH NEW LANDSCAPE PLANTINGS.
- EXISTING SITE INFORMATION**
- THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY CENCON, LTD. THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.
- THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING COMPLIANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF WEST DUNDEE LANDSCAPING ORDINANCE.

LANDSCAPE PLAN SHEET INDEX	
SHEET #	SHEET TITLE
LP-1	OVERALL SITE PLAN
LP-2	PRELIMINARY LAYOUT PLAN
LP-3	LANDSCAPE PLAN - PLANTING
LP-4	INSTALLMENT SPECIFICATIONS

**ISSUED FOR REVIEW**  
December 16, 2014

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ALLEN L. KRACOWER & ASSOCIATES, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ALLEN L. KRACOWER & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**COVER SHEET**  
BRIGHT OAKS OF WEST DUNDEE  
WEST DUNDEE, ILLINOIS

PROJECT NO.	001
DATE	12.16.14
SCALE	AS NOTED
DATE	11.25.2014
PROJECT NO.	LP-1

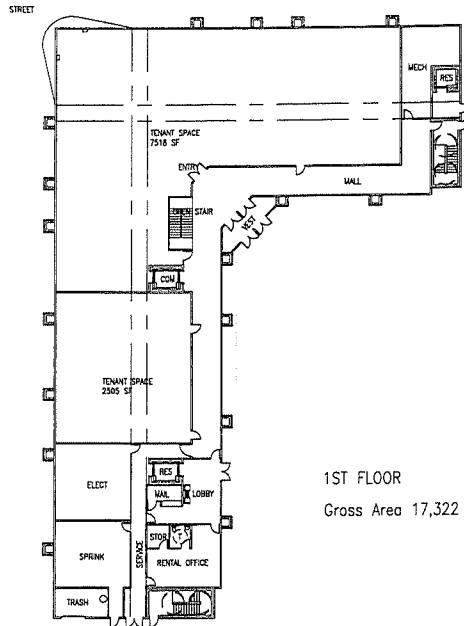




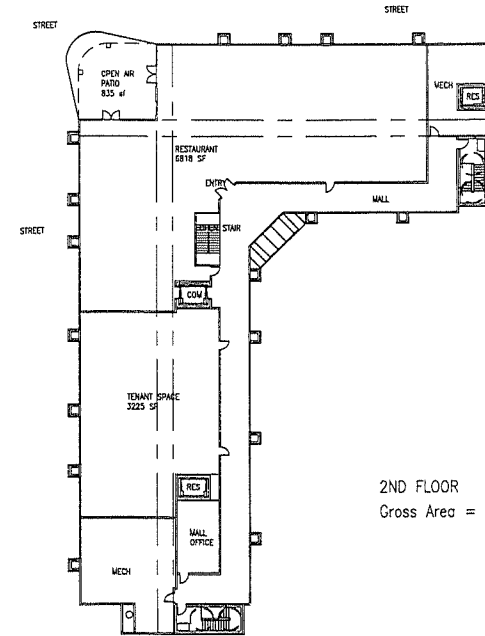
# Bright Oaks of West Dundee

IL Route 31 and Market Loop  
West Dundee, IL


MIXED USE BUILDING




1ST FLOOR  
Gross Area 17,322 sf



2ND FLOOR  
Gross Area = 17,309 sf

1st FL Commercial Plan 

SCALE: 1/16" = 1'-0"

2nd FL Commercial Plan 

SCALE: 1/16" = 1'-0"

PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

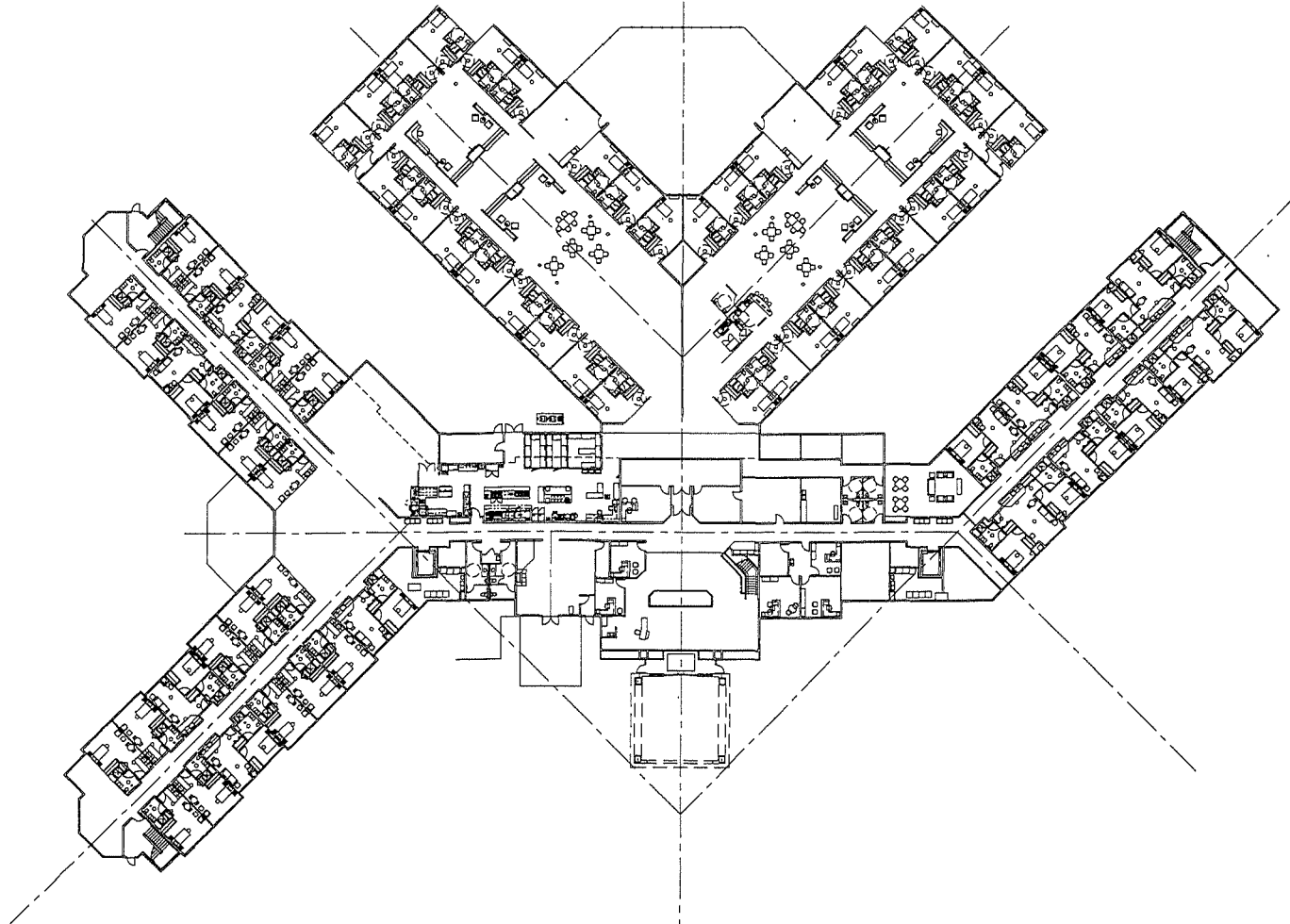
Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

# Bright Oaks of West Dundee

IL Route 31 and Market Loop

West Dundee, IL

ASSISTED LIVING / MEMORY CARE BUILDING



PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-02B



**GLEASON ARCHITECTS, P.C.**

709 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

1st Floor Plan

SCALE: 1" = 20'



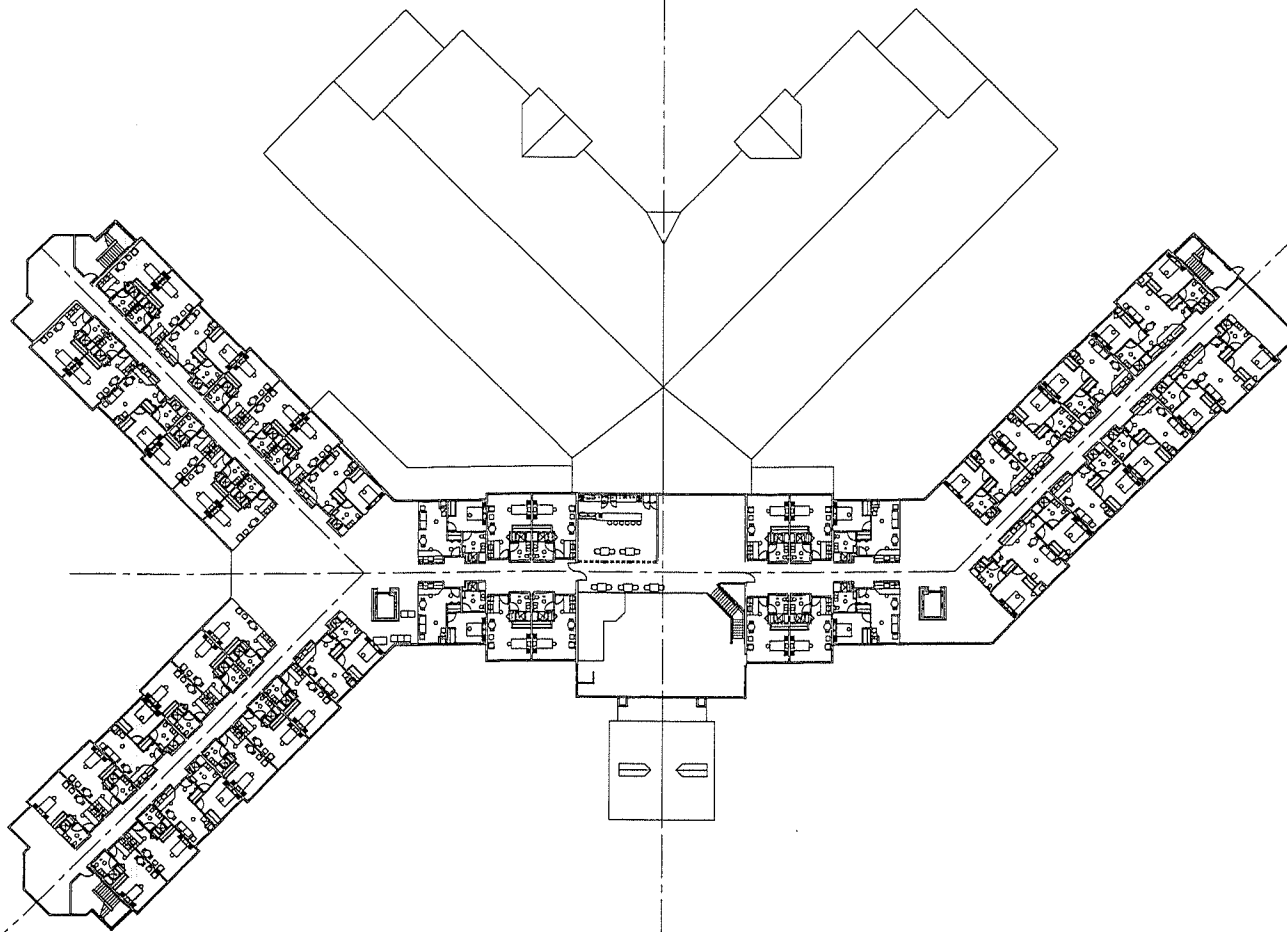
Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

# Bright Oaks of West Dundee

IL Route 31 and Market Loop

West Dundee, IL

ASSISTED LIVING / MEMORY CARE BUILDING



PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

**2nd Floor Plan**

SCALE: 1/16" = 1'-0"

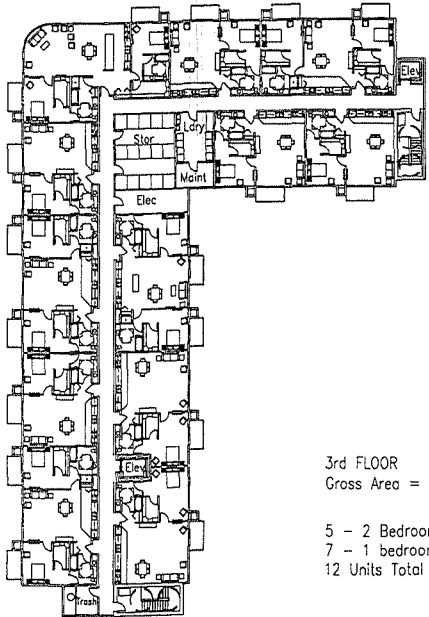


Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

# Bright Oaks of West Dundee

IL Route 31 and Market Loop  
West Dundee, IL

MIXED USE BUILDING

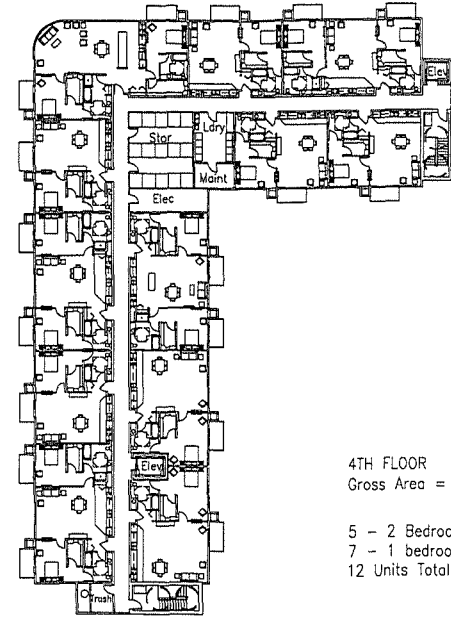


3rd FLOOR  
Gross Area = 16,940 sf

5 - 2 Bedroom Units  
7 - 1 bedroom units  
12 Units Total

3rd FL Residential Plan

SCALE: 1/16" = 1'-0"



4TH FLOOR  
Gross Area = 16,940 sf

5 - 2 Bedroom Units  
7 - 1 bedroom units  
12 Units Total

4th FL Residential Plan

SCALE: 1/16" = 1'-0"



PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

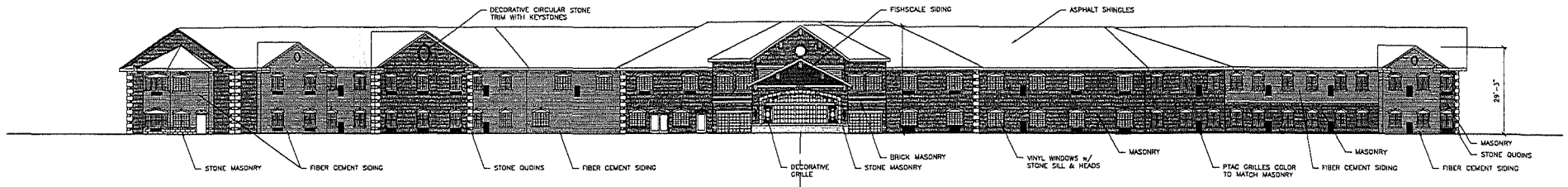
Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

# Bright Oaks of West Dundee

IL Route 31 and Market Loop

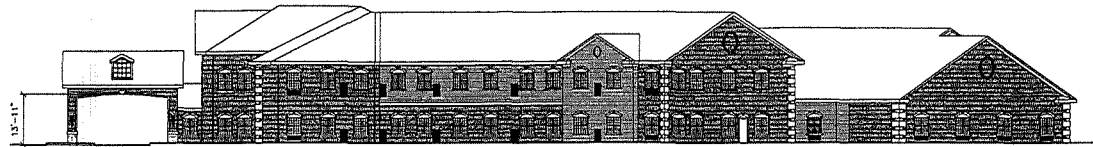
West Dundee, IL

ASSISTED LIVING / MEMORY CARE BUILDING



East Elevation

SCALE: 1" = 16'



North Elevation

SCALE: 1" = 16'

PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A, Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

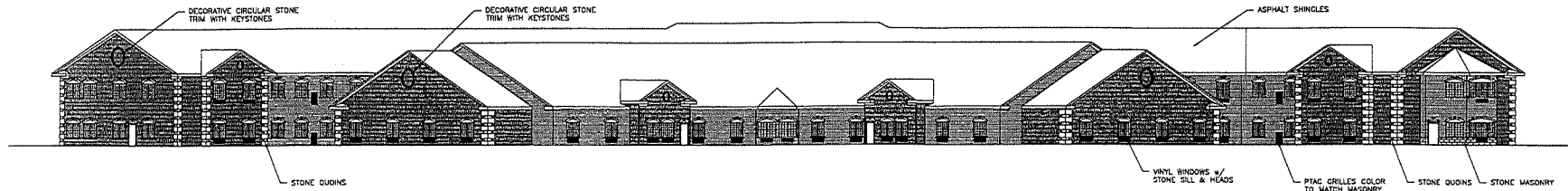
Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

# Bright Oaks of West Dundee

IL Route 31 and Market Loop

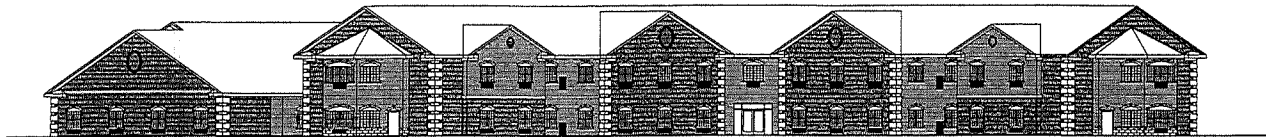
West Dundee, IL

ASSISTED LIVING / MEMORY CARE BUILDING



West Elevation

SCALE: 1" = 16'



South Elevation

SCALE: 1" = 16'

PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

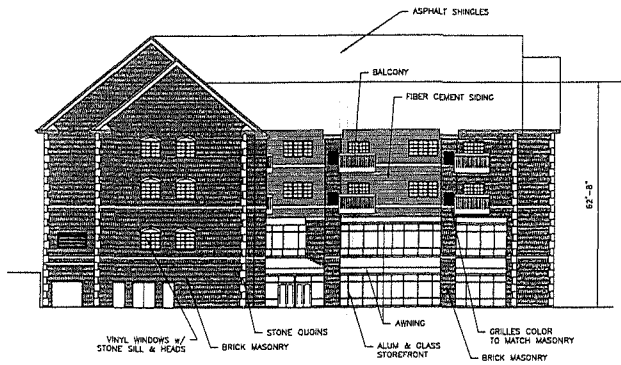
769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

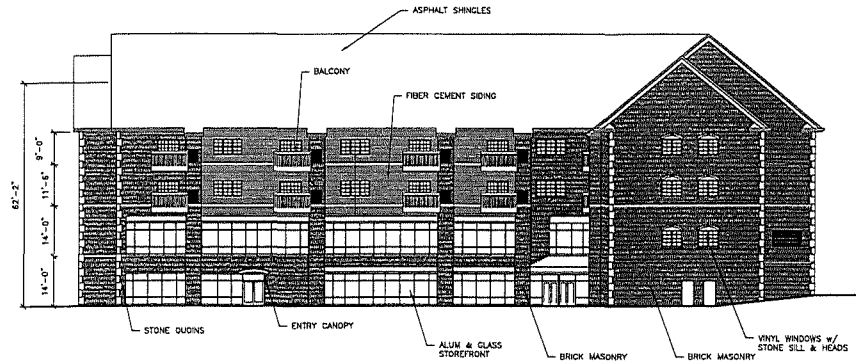
# Bright Oaks of West Dundee

IL Route 31 and Market Loop  
West Dundee, IL

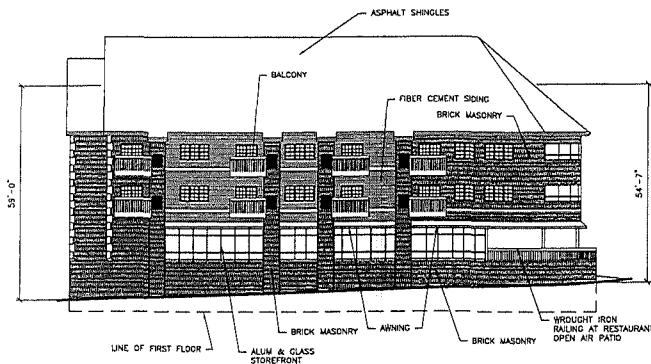
MIXED USE BUILDING



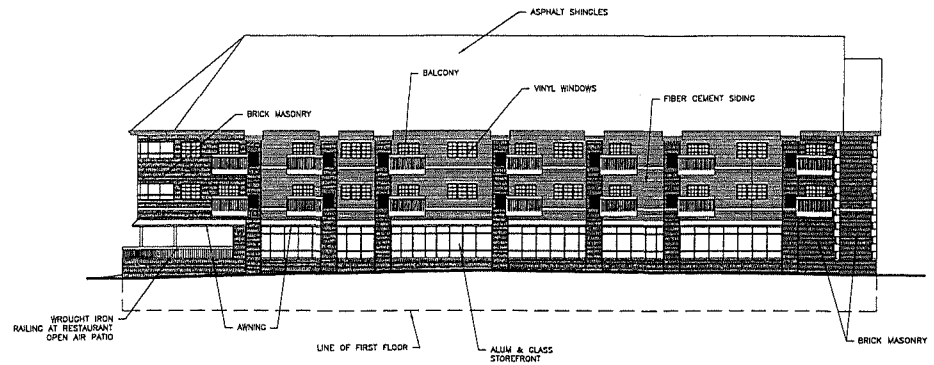
**West Elevation**  
SCALE: 1" = 16'



**South Elevation**  
SCALE: 1" = 16'



**East Elevation**  
SCALE: 1" = 16'



**North Elevation**  
SCALE: 1" = 16'

PRELIMINARY SCHEMATIC DESIGN.  
COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.  
DATE: 12/16/2014  
JOB NUMBER: 14-028



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8240 Fax: 630-466-8760

Developer  
Bright Oaks Development  
1 Tower Lane, Suite 2200  
Oak Brook Terrace, IL 60181

PRELIMINARY ENGINEERING PLAN

for

**BRIGHT OAKS  
OF WEST DUNDEE**

WEST DUNDEE, ILLINOIS

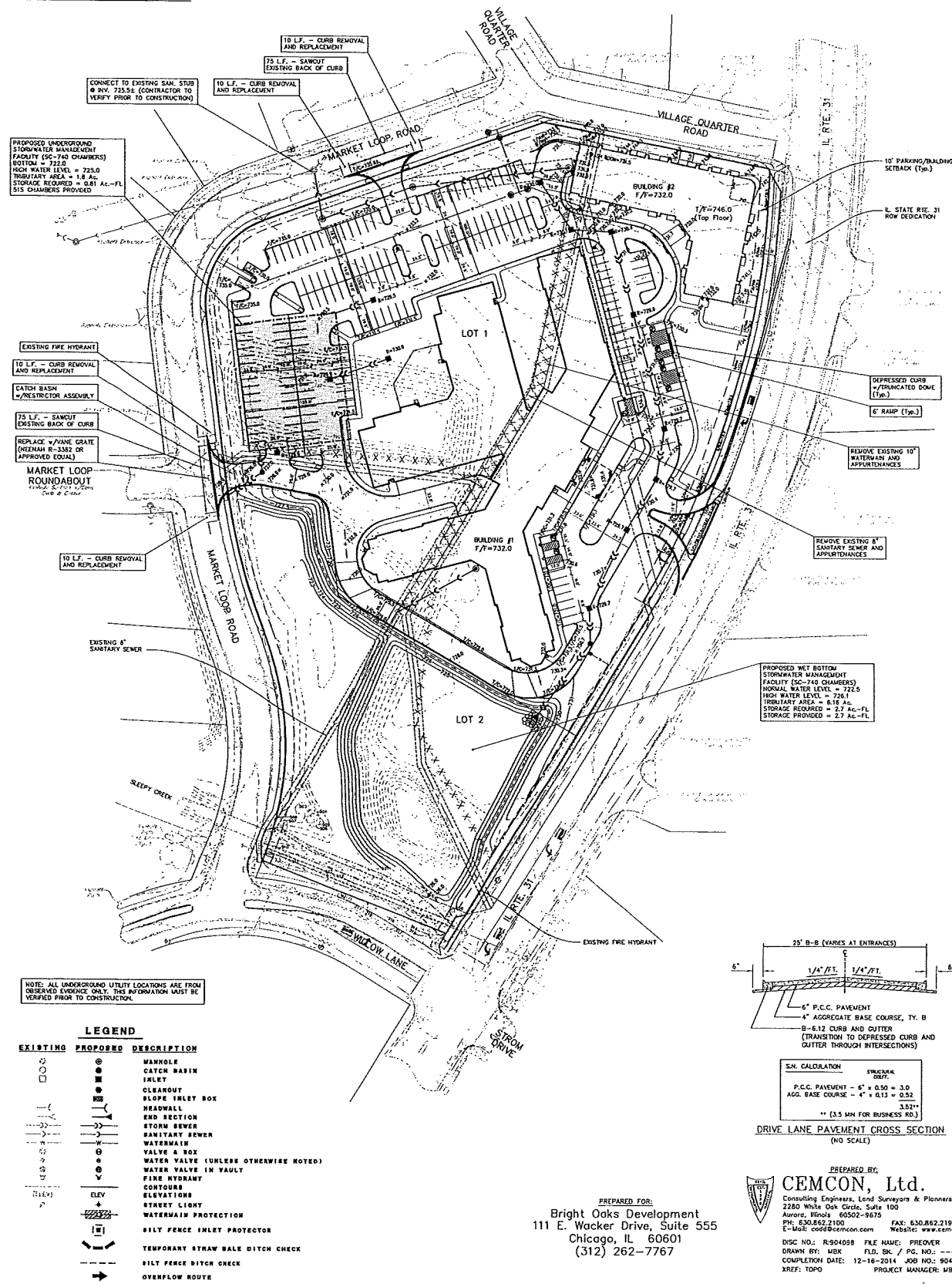
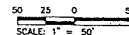
LEGAL DESCRIPTION

LOTS 18 AND 19 IN RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND  
OUTLOT B OF OLD WORLD SUBDIVISION (EXCEPT THAT PART CONDEMNED  
BY CASE 806D11 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE  
OF ILLINOIS), IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS.

PROPOSED ZONING - B3 P.U.D.



LOCATION MAP



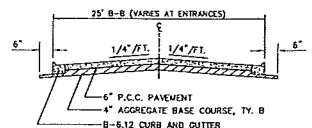
PROPOSED UNDERGROUND  
STORMWATER MANAGEMENT  
FACILITY (50-740 CHAMBERS)  
BOTTOM = 725.0  
HIGH WATER LEVEL = 725.0  
TRIBUTARY AREA = 1.8 AC.  
STORAGE REQUIRED = 0.81 AC-FT.  
515 CHAMBERS PROVIDED

PROPOSED WET BOTTOM  
STORMWATER MANAGEMENT  
FACILITY (50-740 CHAMBERS)  
NORMAL WATER LEVEL = 722.5  
HIGH WATER LEVEL = 726.4  
TRIBUTARY AREA = 6.16 AC.  
STORAGE REQUIRED = 2.7 AC-FT.  
STORAGE PROVIDED = 2.7 AC-FT.

NOTE: ALL UNDERGROUND UTILITY LOCATIONS ARE FROM  
OBSERVED EVIDENCE ONLY. THIS INFORMATION MUST BE  
VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
○	○	CLEAROUT
○	○	SLOPE INLET BOX
—	—	HEADWALL
—	—	END SECTION
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	VALVE & BOX
—	—	WATER VALVE (UNLESS OTHERWISE NOTED)
—	—	WATER VALVE IN VAULT
—	—	FIRE HYDRANT
—	—	CONTOUR
—	—	ELEVATION
—	—	STREET LIGHT
—	—	WATERMAIN PROTECTION
—	—	SILT FENCE INLET PROTECTOR
—	—	TEMPORARY STRAW BALE DITCH CHECK
—	—	SILT FENCE DITCH CHECK
—	—	OVERFLOW ROUTE



S.N. CALCULATION

P.C.C. PAVEMENT - 6" x 0.50 = 3.0	STRUCTURAL
AGG. BASE COURSE - 4" x 0.11 = 0.52	DEPT.
	3.52"
	** (3.5 MIN FOR BUSINESS RD.)

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.852.2100 FAX: 630.852.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: R504038 FILE NAME: PREOVER  
DRAWN BY: MBK PLO, INC. / PG. NO.: ---  
COMPLETION DATE: 12-16-2014 JOB NO.: 904.038  
XREF: TOPO PROJECT MANAGER: MBK

TAB: PREENG  
Copyright © 2012 Cemcon, Ltd. All rights reserved.

PREPARED FOR:  
Bright Oaks Development  
111 E. Wacker Drive, Suite 555  
Chicago, IL 60601  
(312) 262-7767

**TRAFFIC NARRATIVE:**

The Petitioner, Bright Oaks Development is proposing a development at the corner of Illinois route 31 and Village Quarter Drive on a 9.3 Ac. Parcel. The development will consist of 2 buildings; the first will be a 128-Bed Assisted Living (73-units) , transitional Care (12 units) and Memory Care (36 units) Center, while the second building will be a mixed-use 4 story commercial/residential building consisting of 13,248 Square feet of Commercial space, 6,318 S.F. of restaurant Space and 24 units of Age-Targeted independent Living apartments.

There was a previous development proposal for the site (and subsequent Traffic Impact Study prepared by CEMCON, dated August 31, 2007). This development has substantially less impact as compared with the previous development; therefore, an abbreviated executive summary of traffic impacts has been provided identifying site parking parameters and a brief overview of peak traffic levels and turning movements

**1. PARKING**

Based upon Current Village Codes, the Parking required for the various uses are:

Use	Amount	Unit	Parking Ratio	Total Spaces Required for Use
Retail	13.248	1000 S.F.	5	66
Restaurant (Seats)	272.72	Seats	1/3	91
Residential Units	24	Units	2	51
Senior Living Center	128	beds	1/3	43
Total				251

The chart above reflects the parking requirement for the various uses (with assumptions for the restaurant of 60% of the floor space for dining area, and the number of spaces required for the residential include 3 requisite guest spaces), however due to the mixed-use character of the development, all uses are 100% occupied at the same time. To accommodate for the overlap, the industry-standard ULI Shared Parking Calculation (See exhibit A) was utilized to better predict the required parking at a given time. The ULI Method of calculating shared-parking provides a more comprehensive view to more efficiently address parking issues, while allowing maximization of land use.

There is no classification for Senior Living Center or Nursing Home in the ULI methodology for calculating the shared requirement, however based upon expected staffing levels, and experience with several other similar facilities, hour-by-hour percentages of expected parking have been included. For these purposes, 14 full time professional care staff has been anticipated (3 shifts), 5 administrative staff (hours

8-5 with some overtime on nights/weekends), with the remaining 23 spaces available for guests. From experience, most of the guests come in the evenings, beginning with the dinner hour, or on the weekends, with strong preference around the meal times.

Based upon the assumptions and hour-by-hour calculations, **The peak requirement occurs around 7:00 P.M. during the week, with a peak requirement of 226 spaces.** Parking for the subject site includes 198 off-street spaces and 34 on-street spaces along the south/east side of market loop during overflow situations. Based upon the calculations, it is expected that the off-street parking can accommodate the expected parking need for all hours except 12 P.M. to 2 P.M. (lunch rush) during the week, 5 P.M. to 8 P.M. (dinner rush) during the week, with similar expectations on the weekends, with any overflow (or potentially employee parking) utilizing the on-street parking during these hours.

## **2. TRAFFIC GENERATION**

As described above, a previous report Traffic Impact Analysis was compiled by CEMCON, Ltd. showing little impact to the existing road network of West Dundee. With that project the projected traffic generated from the site at that time was as follows:

<b>Estimation of Retail Square Footage by Land Use Categories</b>					
Category	% of Total	Sub-Category	% of Category	% of Total	1000 Sq. Ft.
Retail	75%	Retail Shopping Center	40%	30.0%	22.29
		Specialty Retail	60%	45.0%	33.44
Dining	25%	Hi-turnover Restaurant	60%	15.0%	11.15
		Fast-food Restaurant	40%	10.0%	7.43
			<b>TOTAL</b>	<b>100.0%</b>	<b>74.30</b>

Land Use	ITE			Peak Hour Trip Generation (Vehicles per Hour)				Daily
	Code	Quantity	Unit (SF)	AM In	AM Out	PM In	PM Out	
Office	710	11.5	1000	30	4	16	77	253
Retail Shop. Ctr.	820	22.29	1000	39	25	112	121	2560
Specialty Retail	820/814	33.44	1000	49	32	45	57	1430
Hi-turnover Restaurant	932	11.15	1000	67	62	74	47	1417
Fast-food Restaurant	933	7.43	1000	39	26	99	95	945
<b>TOTAL</b>			<b>85.8</b>	<b>224</b>	<b>149</b>	<b>346</b>	<b>398</b>	<b>6605</b>

Note: 1. 20% factor applied to AM peak hour volumes for fast-food restaurant based on assumption that 80% of expected tenants will not be open for breakfast. ( ITE Rates are based on data from facilities known to be open for breakfast.)

2. Peak Hour refers to peak hour of adjacent arterial and may not coincide with peak hour of generator.

The proposed development is a substantially lower use, with the expectation of little specialty retail, and the restaurant to be a "family-style" restaurant, and the development anchored by an Assisted Living Center.

With the revised chart below, you can see total traffic generated from the subject site is less between a third and half of that generated under the previous proposal, thus the previous assessment that there is minimal impact to the surrounding road system remains valid. This assessment is logical as the previous development was primarily retail-based while the proposed project is anchored primarily by a large-footprint assisted living center. It is the petitioner's experience, particularly with the memory care facilities, that the majority of traffic generated is from staff, as there are relatively few visitors, and as described above, most visitors are on off-peak hours.

Land Use	ITE Code	Quantity	Unit (SF)	Peak Hour Trip Generation (Vehicles per Hour)				Daily
				AM In	AM Out	PM In	PM Out	
Apartments	221	24	1	4	14	13	7	158
Retail Shop. Ctr.	820	13.25	1000	29	19	80	86	1826
Assisted Living Center	254	128	bed	30	16	32	40	327
Hi-turnover Restaurant	932	4.09	1000	25	23	26	18	520
<b>TOTAL</b>		<b>85.8</b>		<b>87</b>	<b>72</b>	<b>151</b>	<b>152</b>	<b>2831</b>

Note: 1. Peak Hour refers to peak hour of adjacent arterial and may not coincide with peak hour of generator.

Bright Oaks Senior Living anticipates approximately 50 new Staff Associates and Service Employees for the Senior Living Center, and the restaurant/retail portions of the site are also expected to generate nearly 50 workers each shift during the peak times of operations. Bright Oaks' preference is to hire local residents from the West Dundee area for these jobs. Based upon the nature of the Retail/Restaurant jobs, many of these employees utilize ridesharing, bicycling, or public transit for their commute.

### **3. DIRECTIONAL DISTRIBUTION FOR SITE GENERATED TRAFFIC**

Estimated trip directional distribution for The Bright Oaks Development was based on a review of existing traffic patterns, land use and highway network orientation as it relates to nearby population and employment centers, as shown in Table 2A and 2B.

**TABLE 2A**

**Direction of Approach to Site**

To Site From:	Percentage of Total Site Traffic	Percentage Split of Traffic Using Entrance :		
		Route 31 Access	North -West Access	West Access
North via IL Rte 31	30	60	40	-
East via Willow Lane	20	-	10	90
South via IL Rte 31	20	-	10	90
Northwest via Village Quarter Road	10	-	100	-
West via Willow lane	20	-	-	100
<b>Total</b>	<b>100</b>			

**TABLE 2B**

**Direction of Departure from Site**

From Site to:	Percentage of Total Site Traffic	Percentage Split of Traffic Using Exit :		
		Route 31 Access	North -West Access	West Access
North via IL Rte 31	30	*	90	10
East via Willow Lane	20	67	-	33
South via Rte 31	20	80	-	20
Northwest via Village Quarter Road	10	-	100	-
West via Willow lane	20	-	-	100
<b>Total</b>	<b>100</b>			

\*Limited access - Left turn out is prohibited.

#### **4. CONCLUSIONS AND RECOMMENDED IMPROVEMENTS**

The foregoing supplemental analysis indicates that the proposed development can be constructed with minimal impact to the existing arterial roadway network, and without significant adverse effects on level of service.

The recommended improvements to accommodate the project are as follows:

1. Construct the Route 31 Site Entrance as a two-lane, right-in-right-out limited access with one-way stop control. A southbound right turn lane with a taper length of 175 feet and a storage length of 120 feet is recommended on Route 31. Although the amount of traffic is substantially less than the previous development, the taper and storage length requirements will remain the same as they are a function of deceleration length of 295 feet.
2. Construct two additional access points along Market Loop Road, as shown on the Preliminary Plan. These will help to distribute traffic and reduce the demand at the Route 31 entrance. The volumes added to Market Loop and Village Quarter Roads are relatively low. No further improvements are recommended.

Based upon the information provided above, the proposed use will not adversely affect the traffic patterns in the area, and exceeds the City's parking requirements.

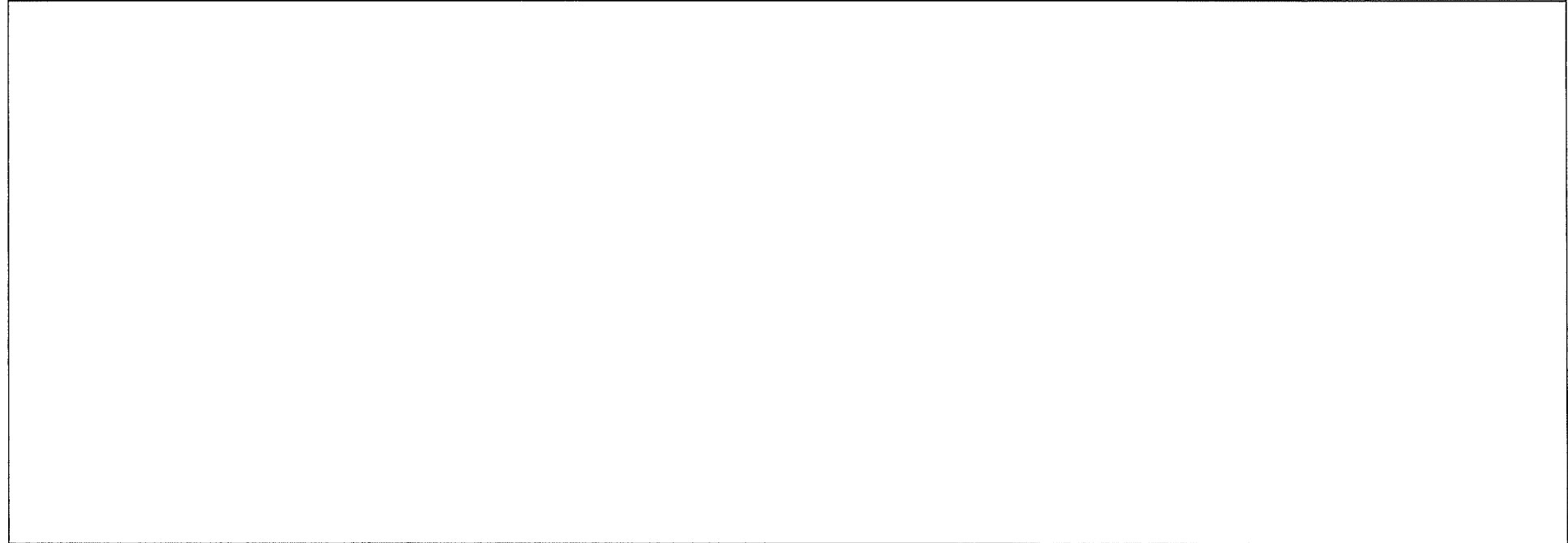
EXHIBIT A

ULI SHARED PARKING CALCULATIONS

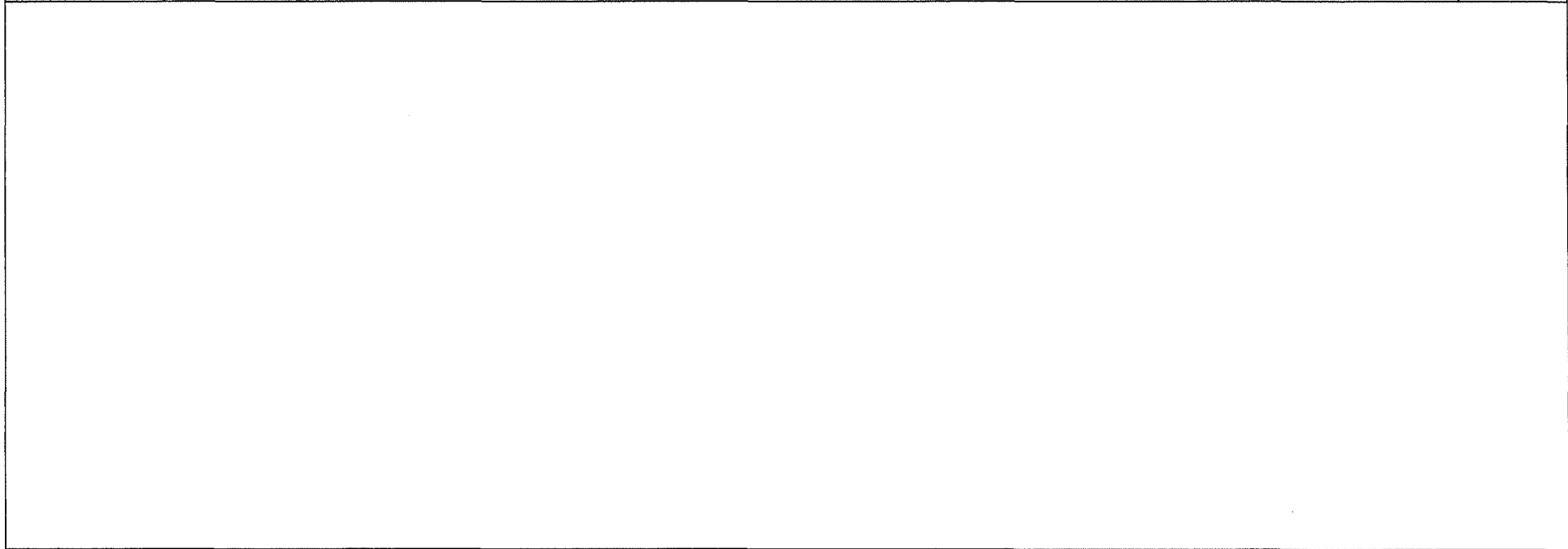
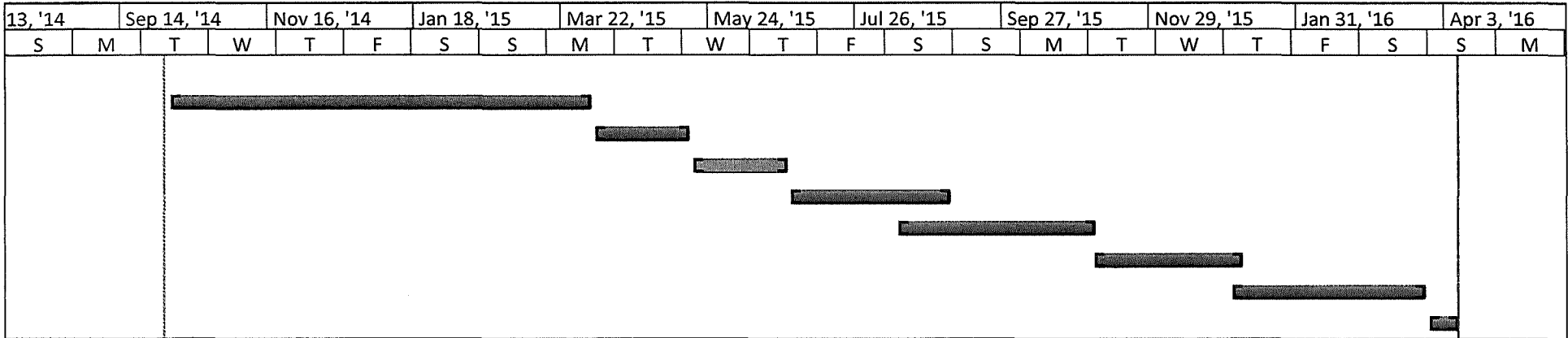




ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

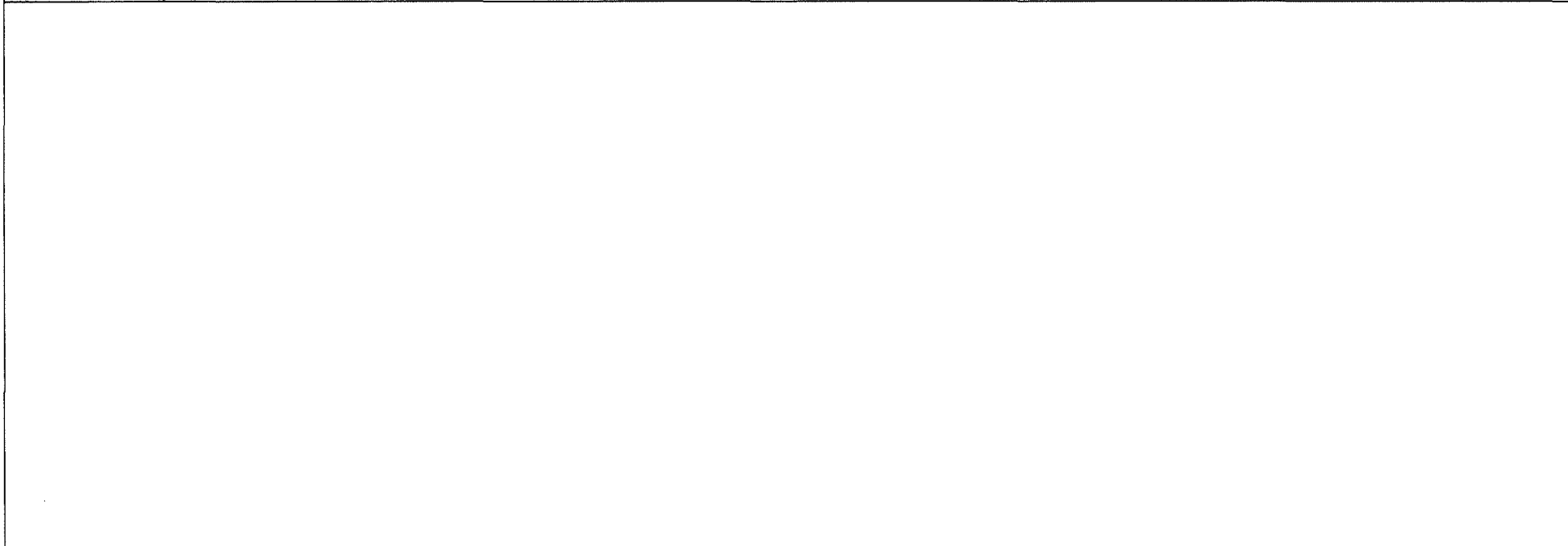
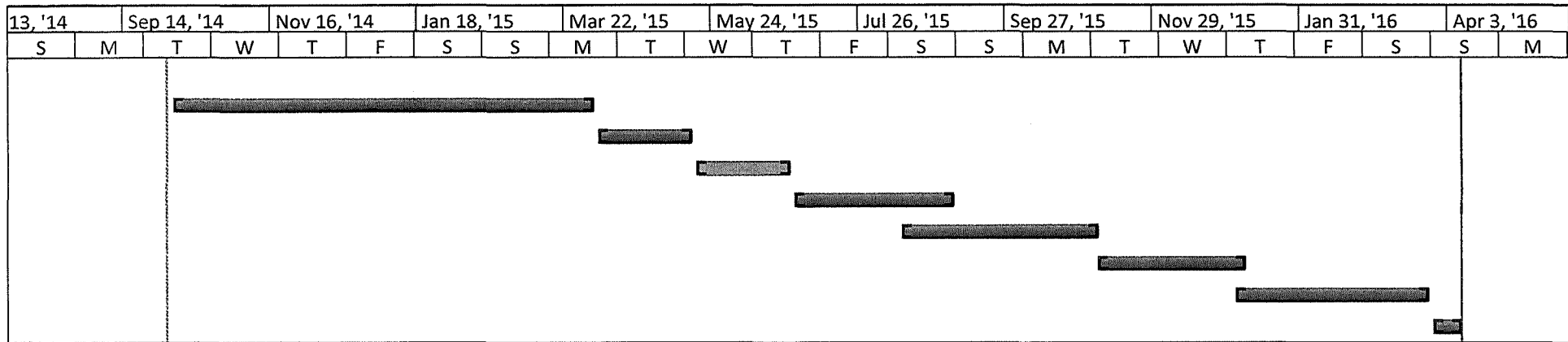


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

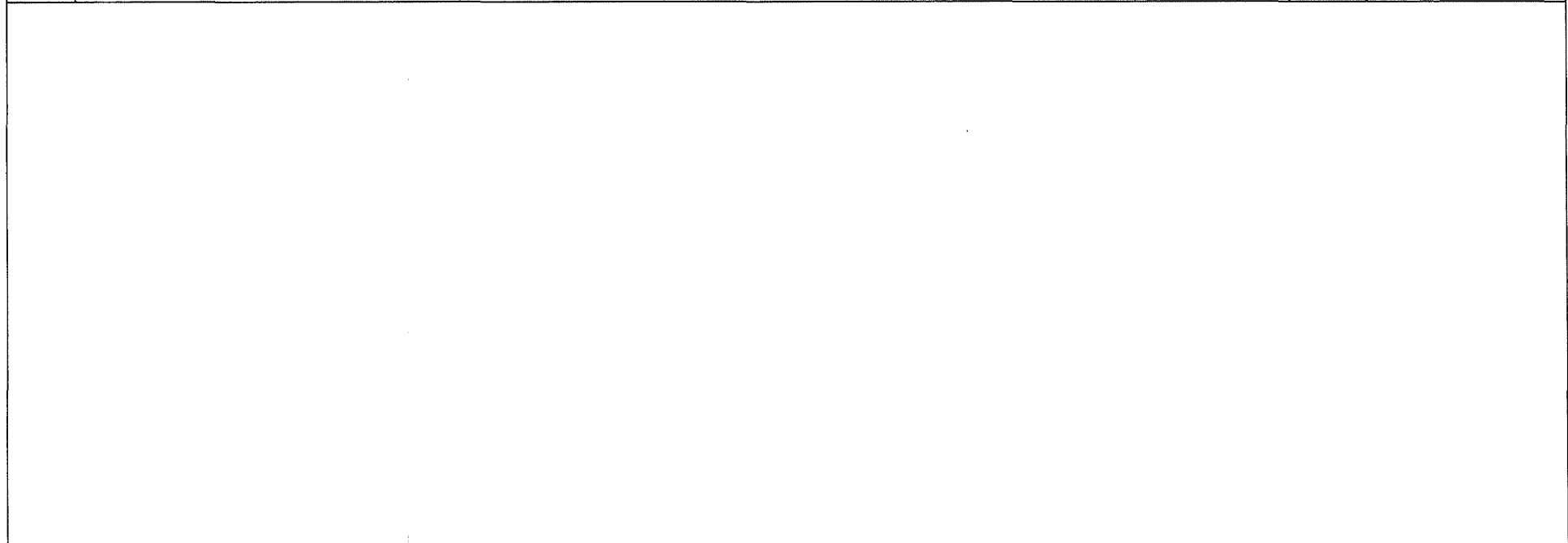
Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

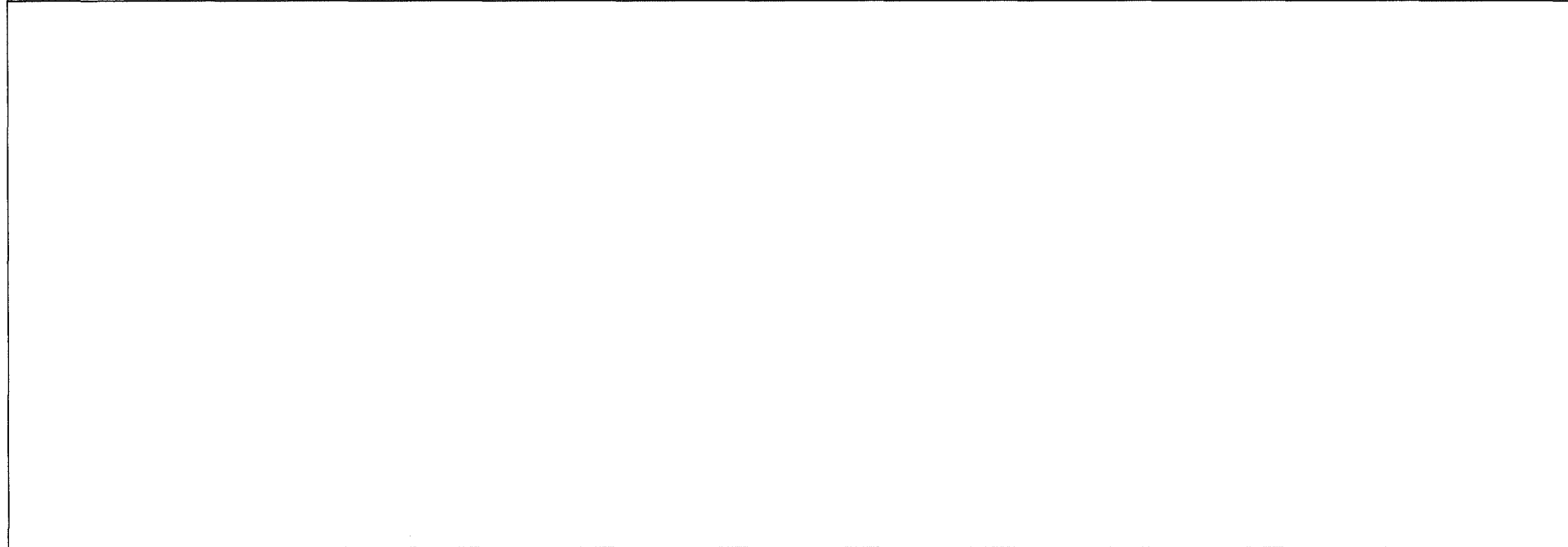
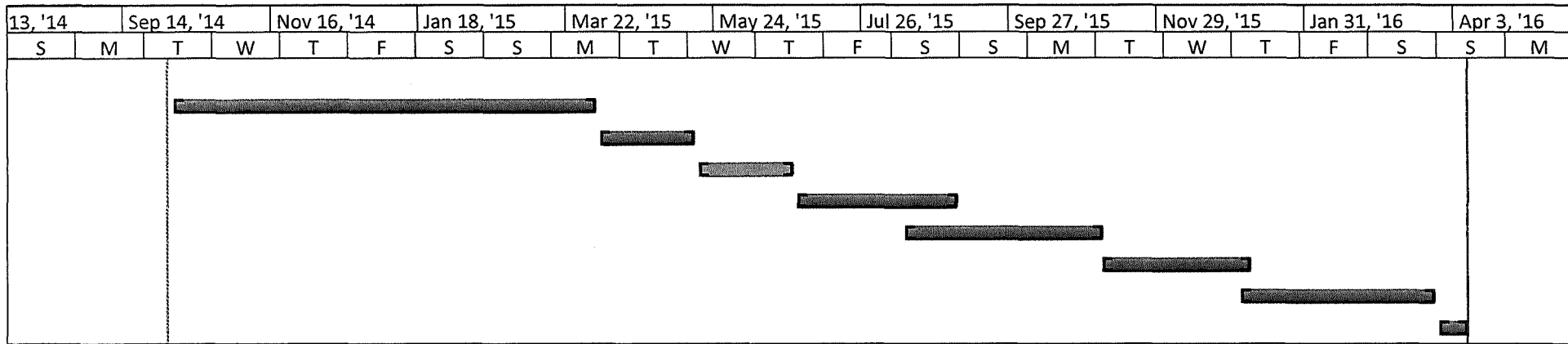


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



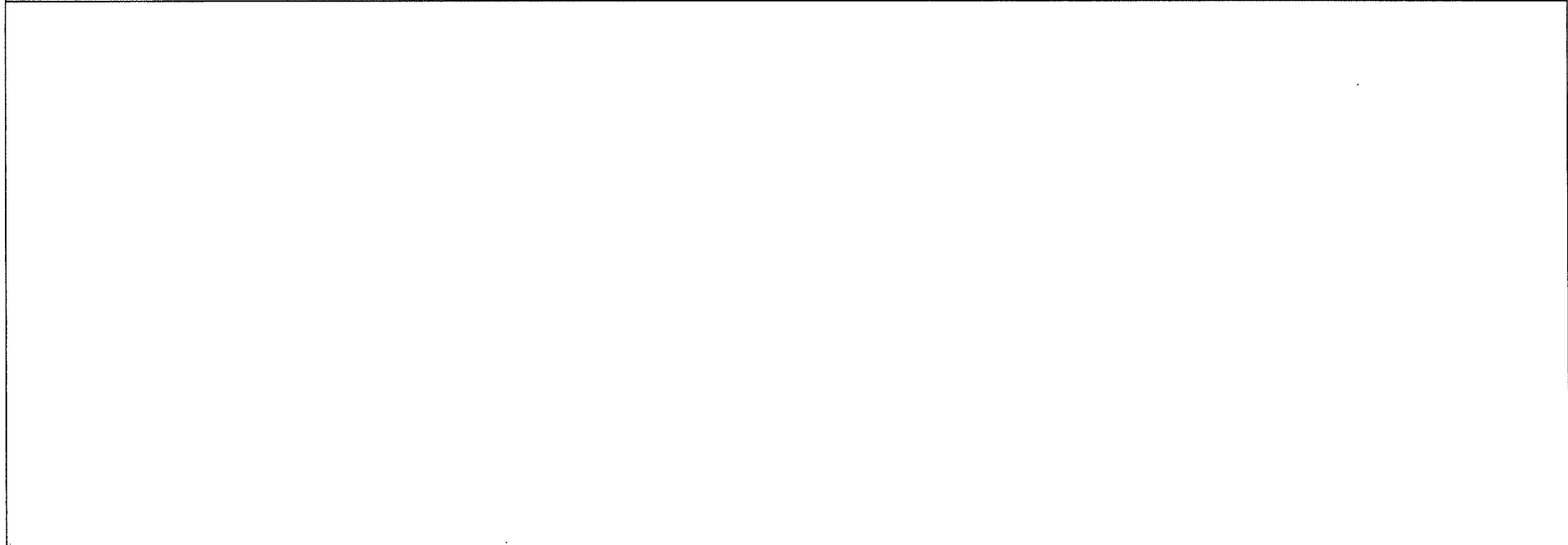
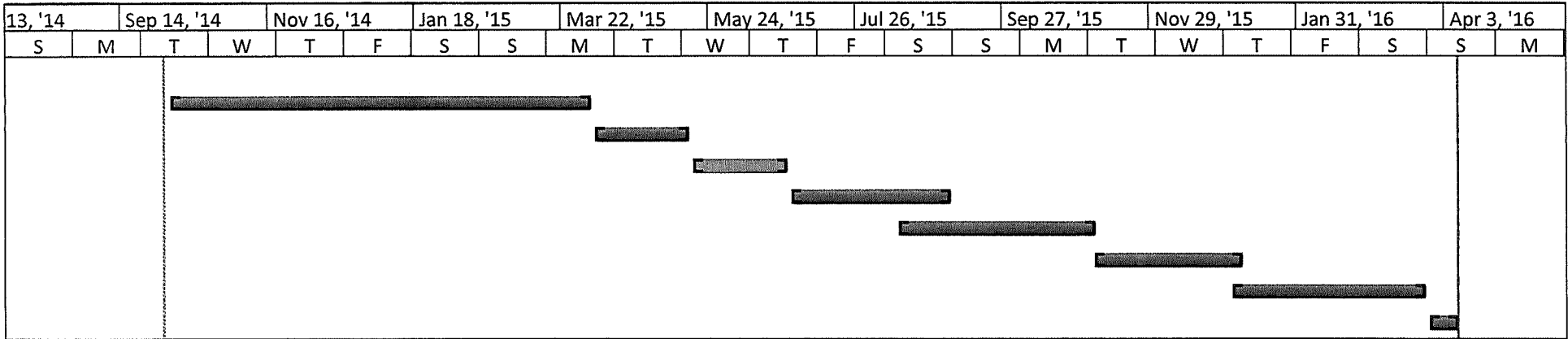
Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

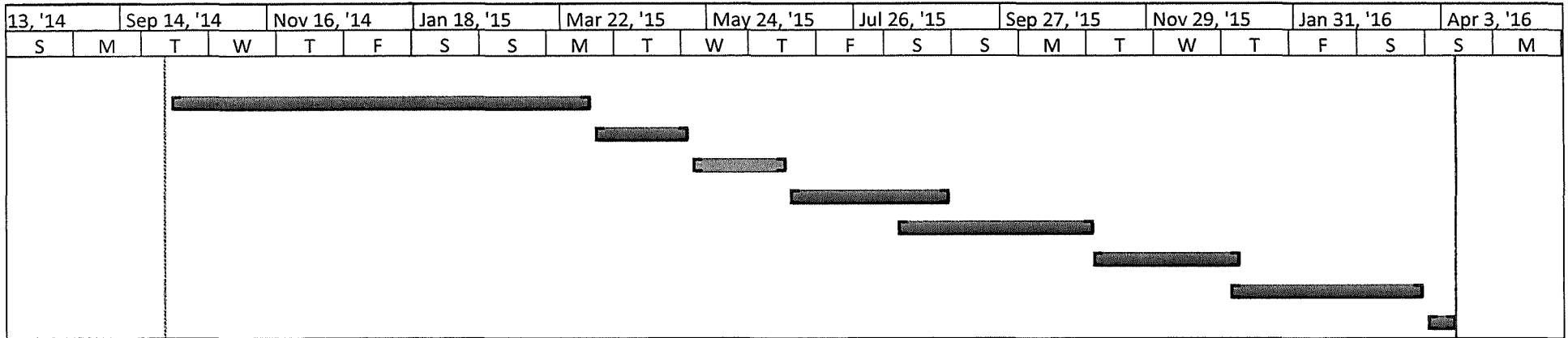
Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14		May 11, '14		Jul
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

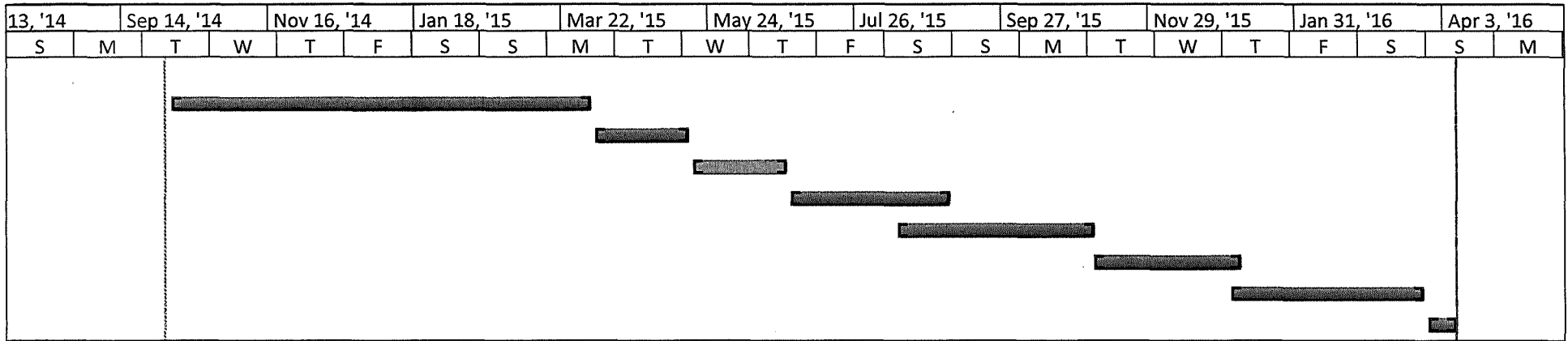


Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14					
								W	T	F	S		
1		<b>Bright Oaks of West Dundee</b>											
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15								
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15								
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15								
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15								
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15								
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16								
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16								
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16								

Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	



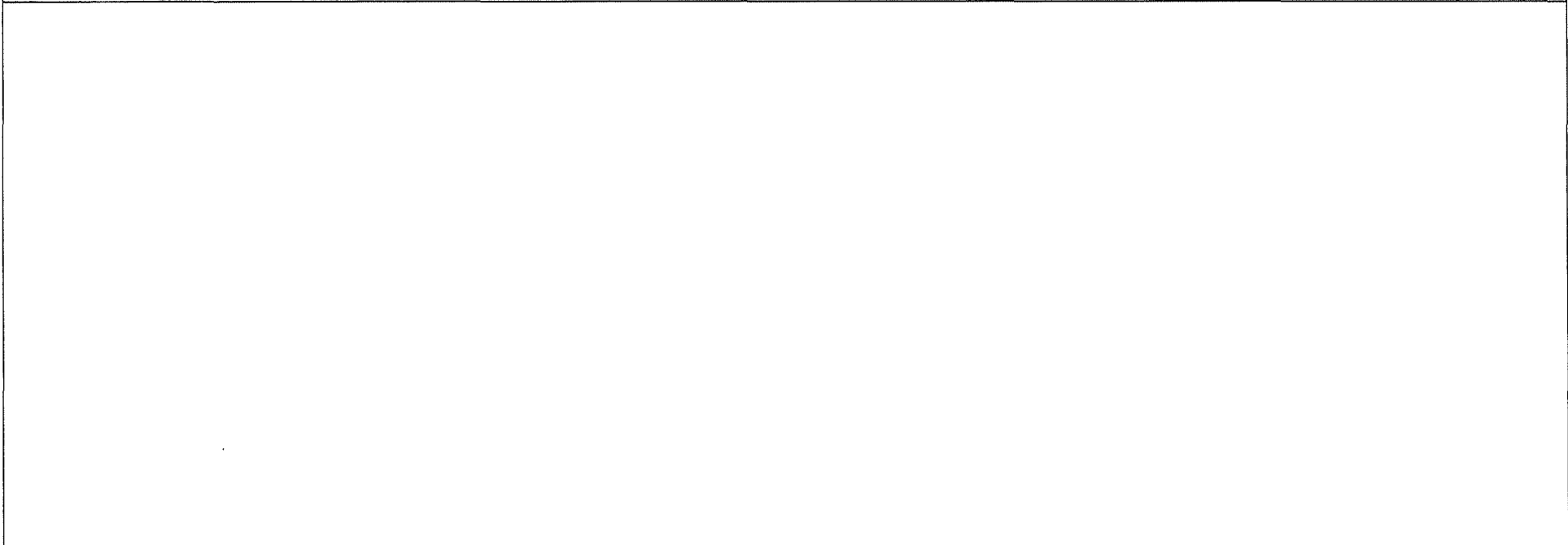
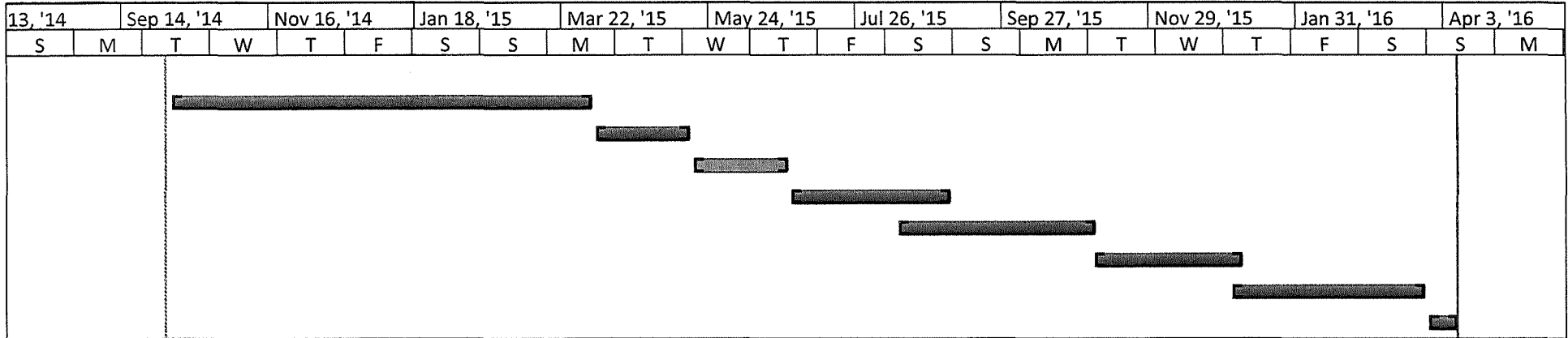
Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

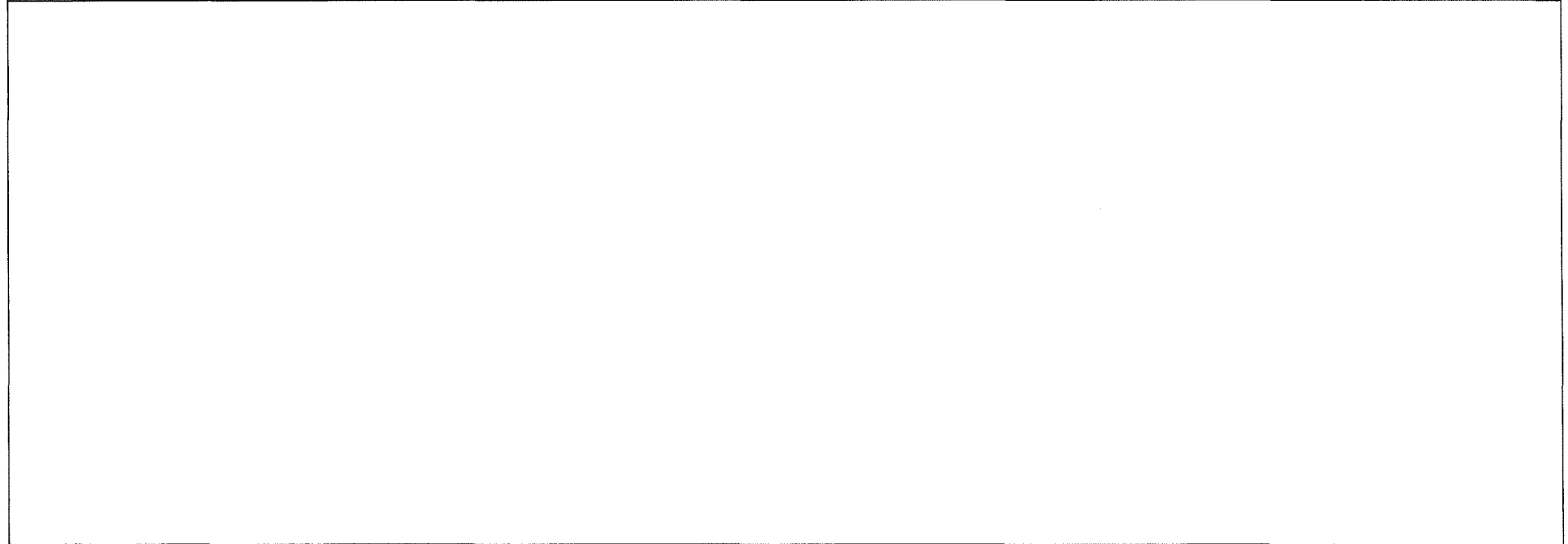
Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

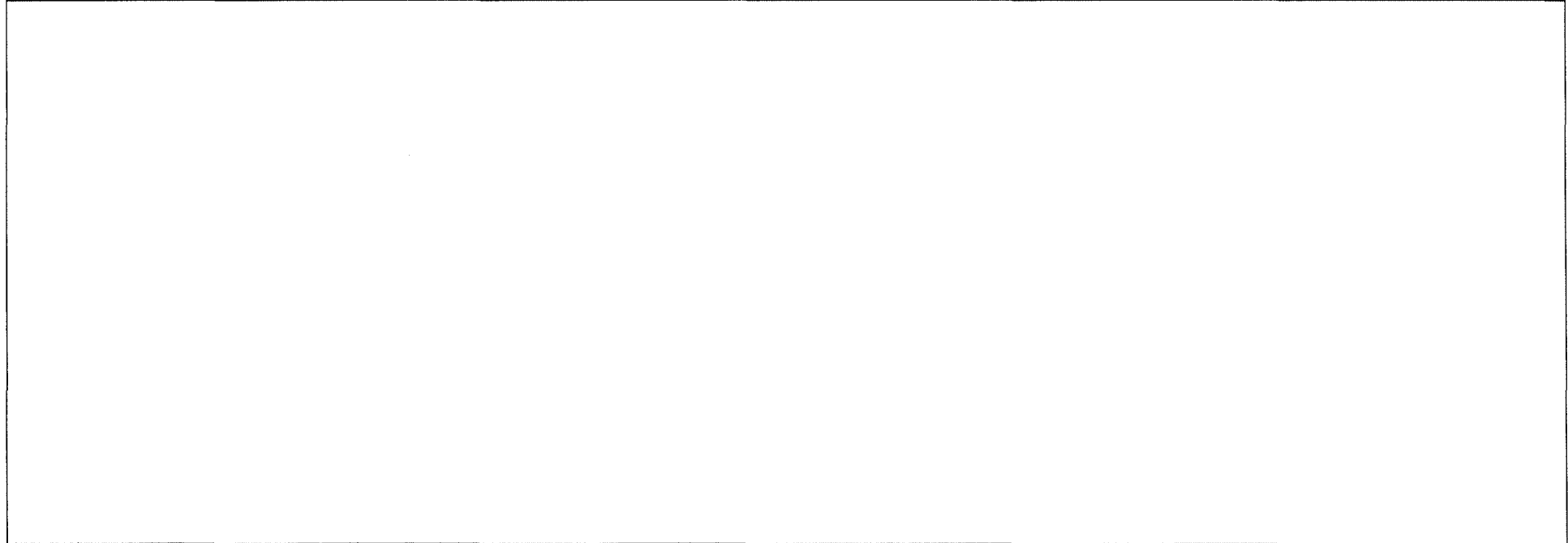
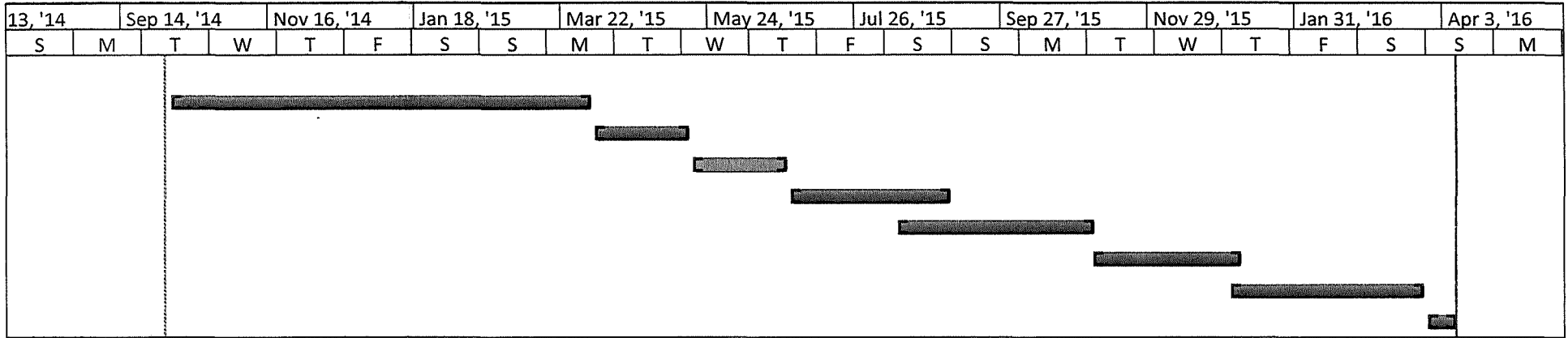


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

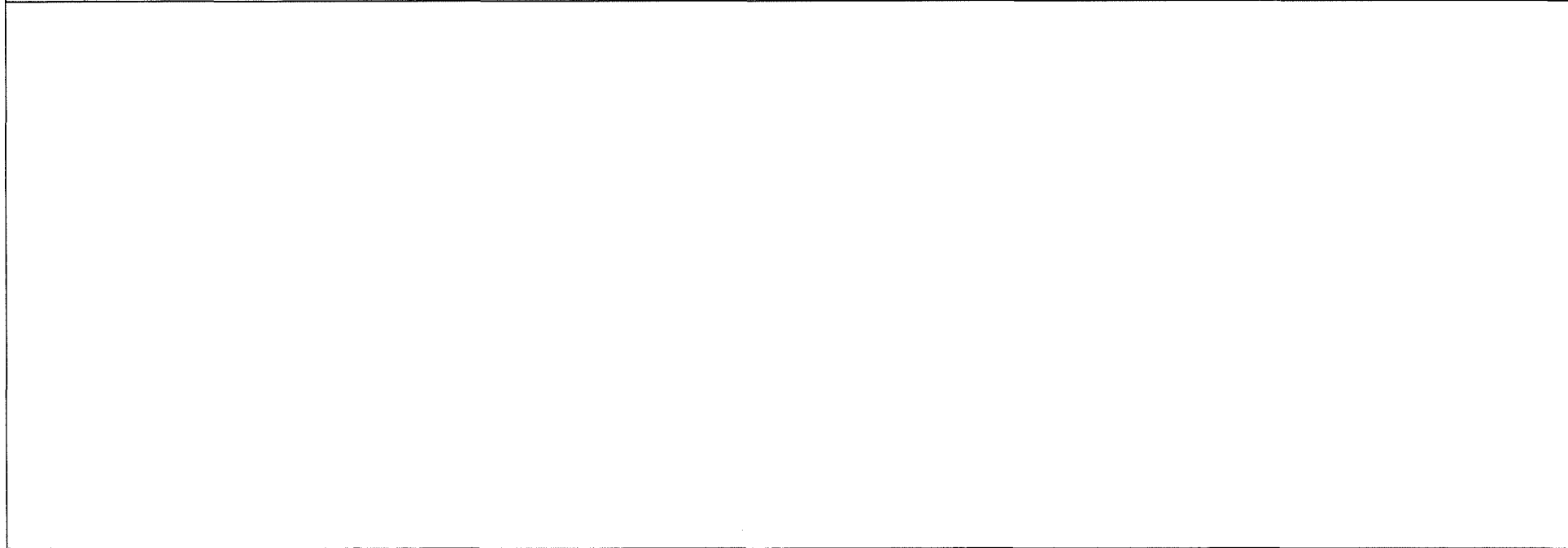
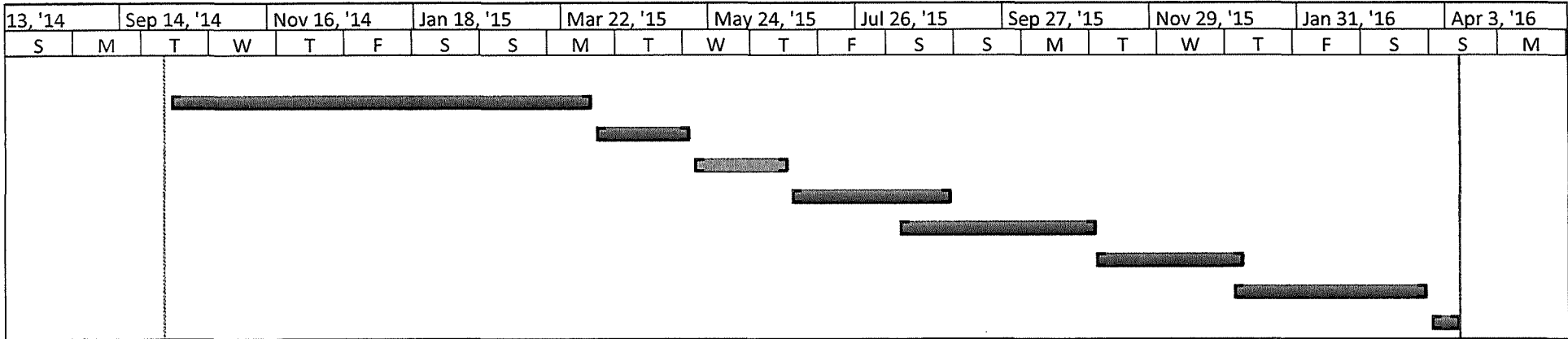


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

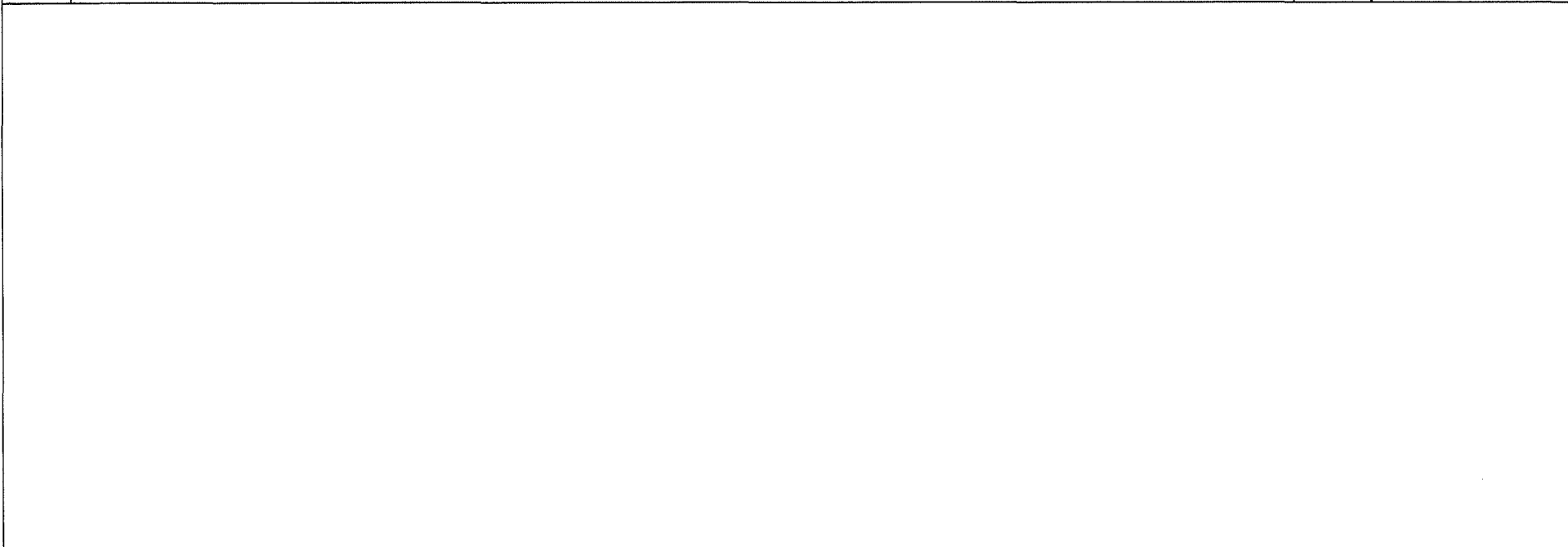
Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

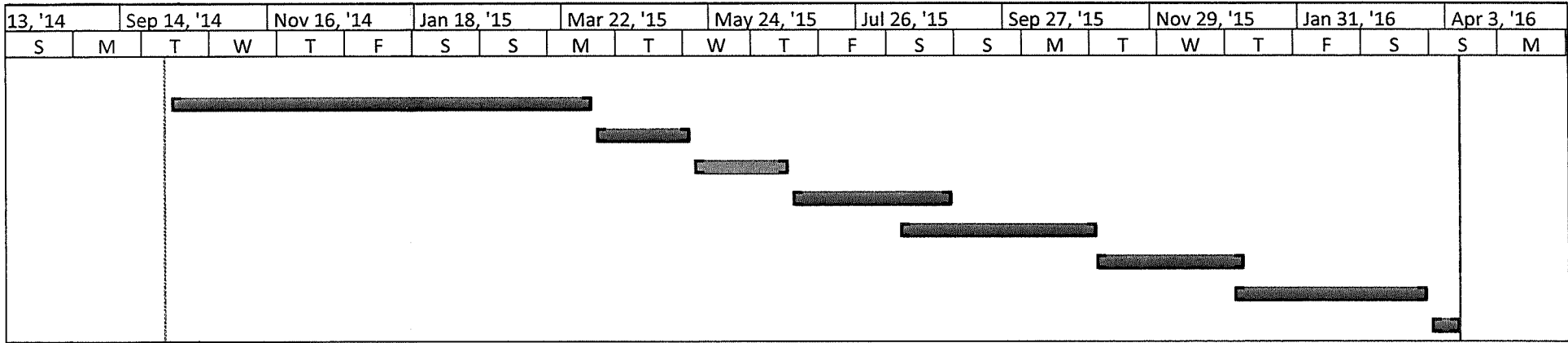


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

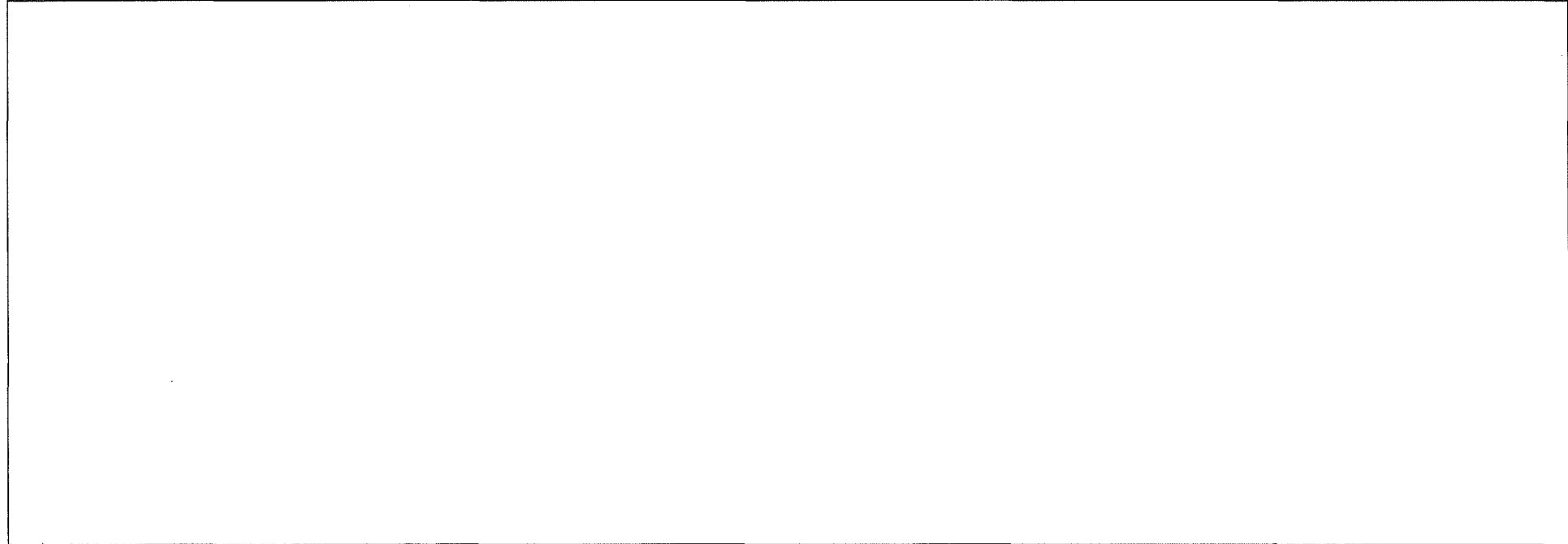
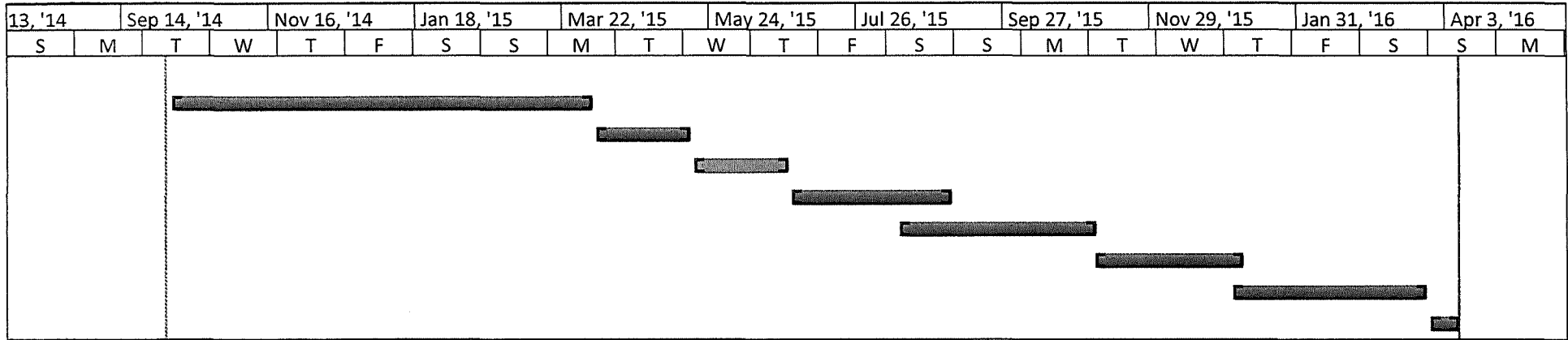


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

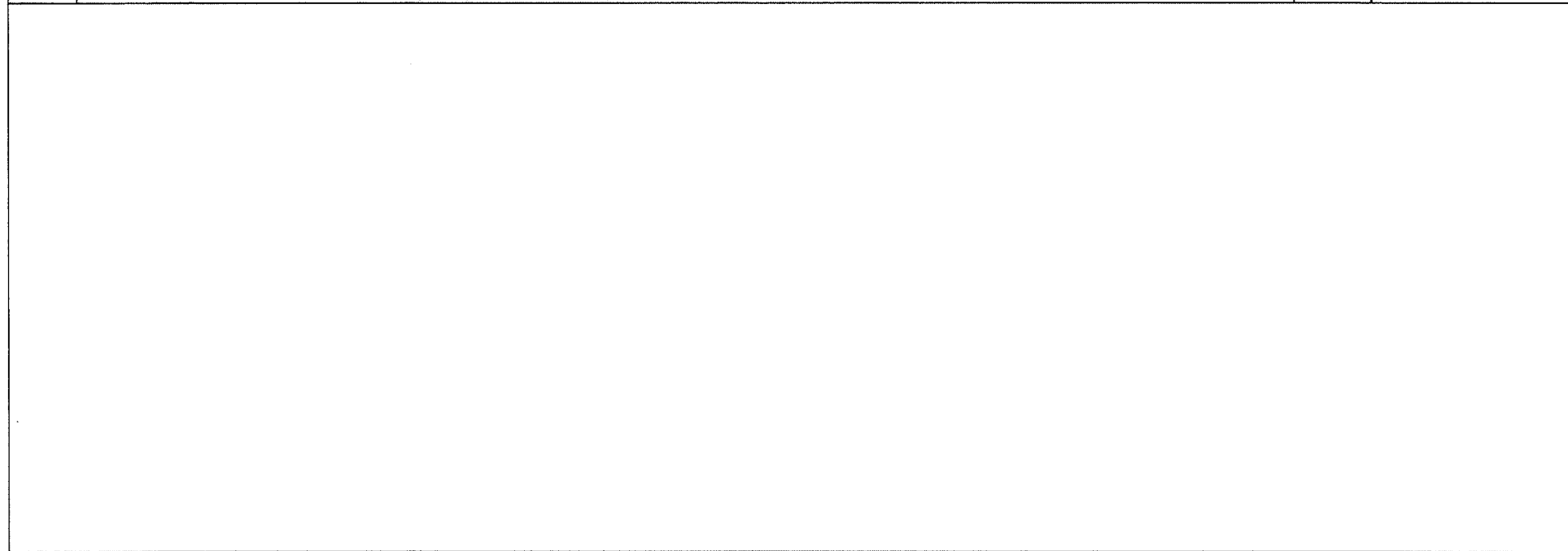


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

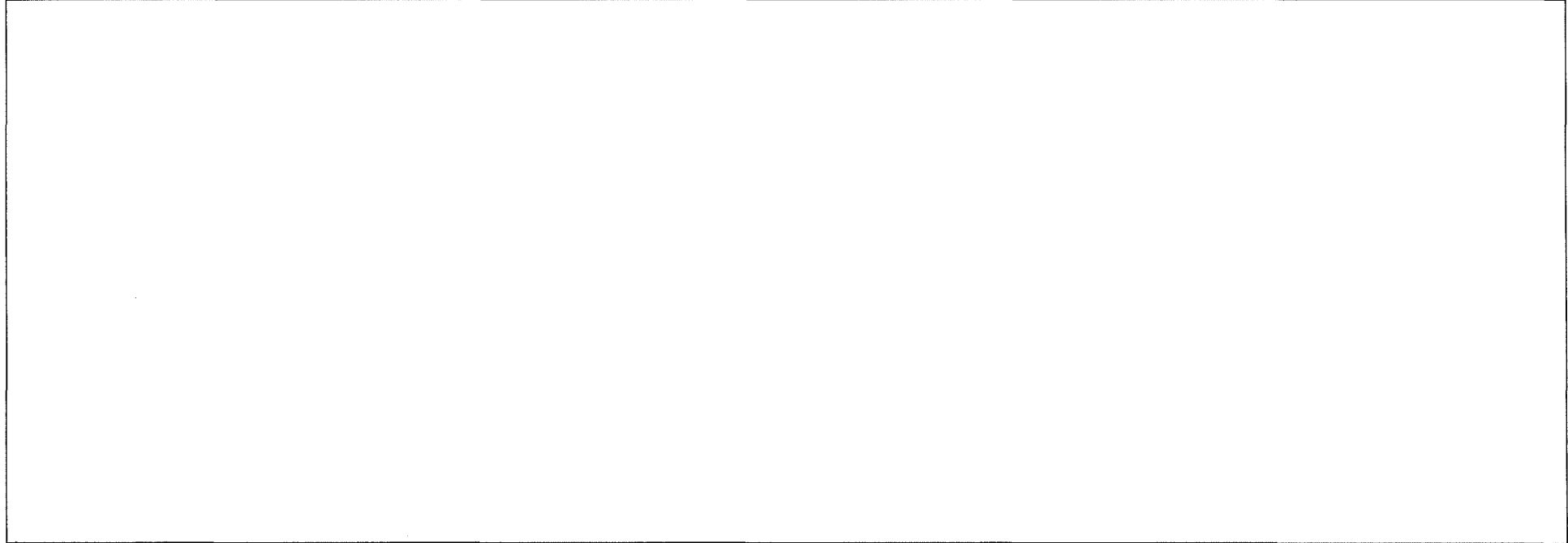
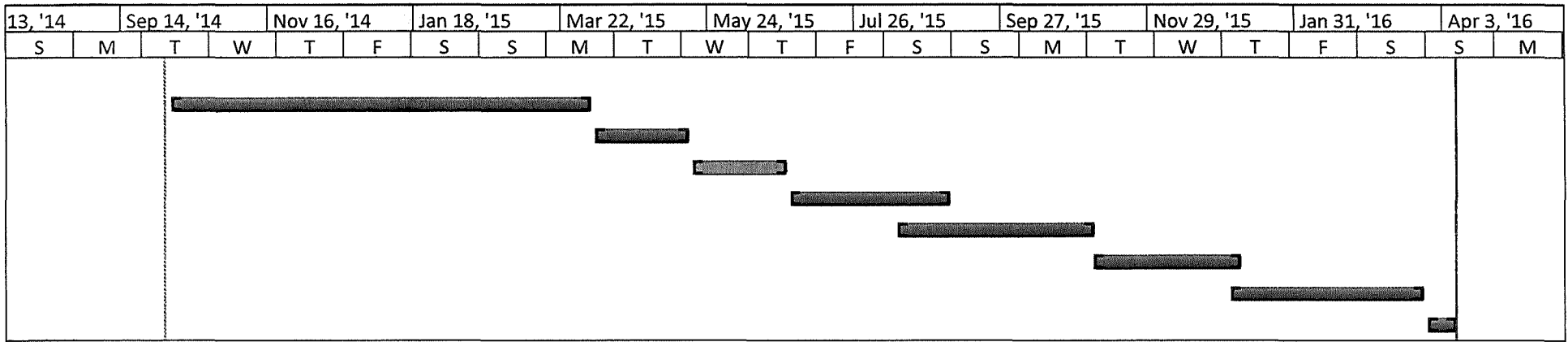


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

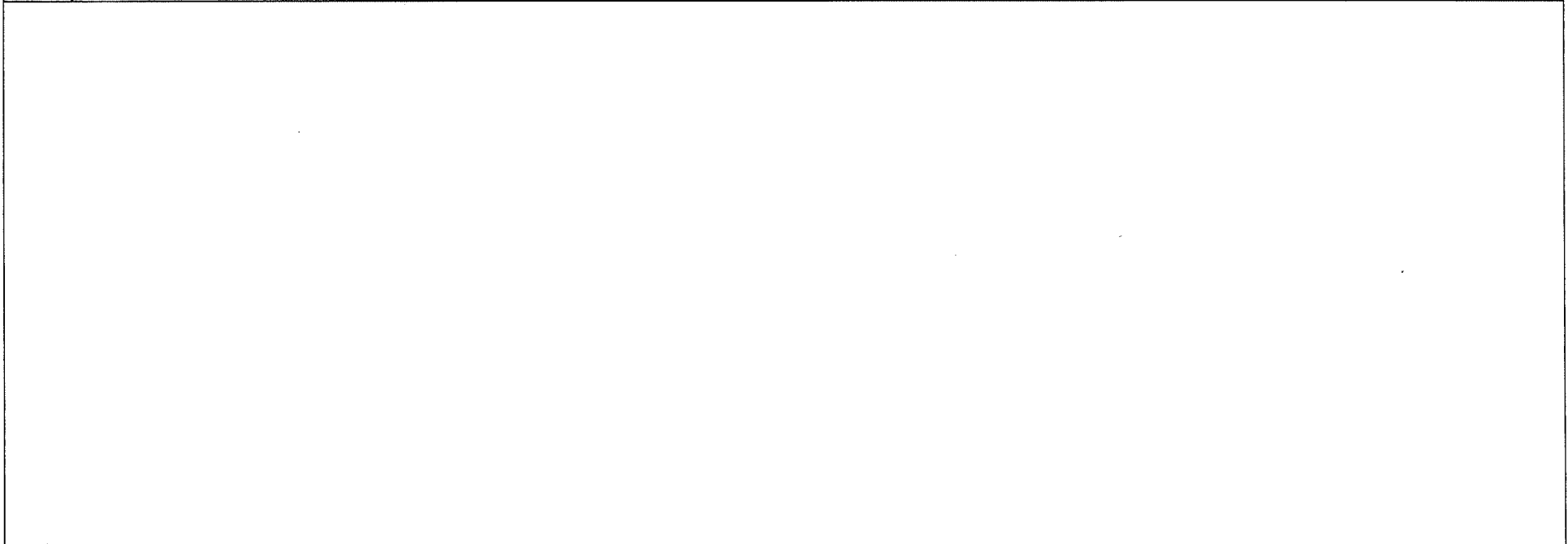


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

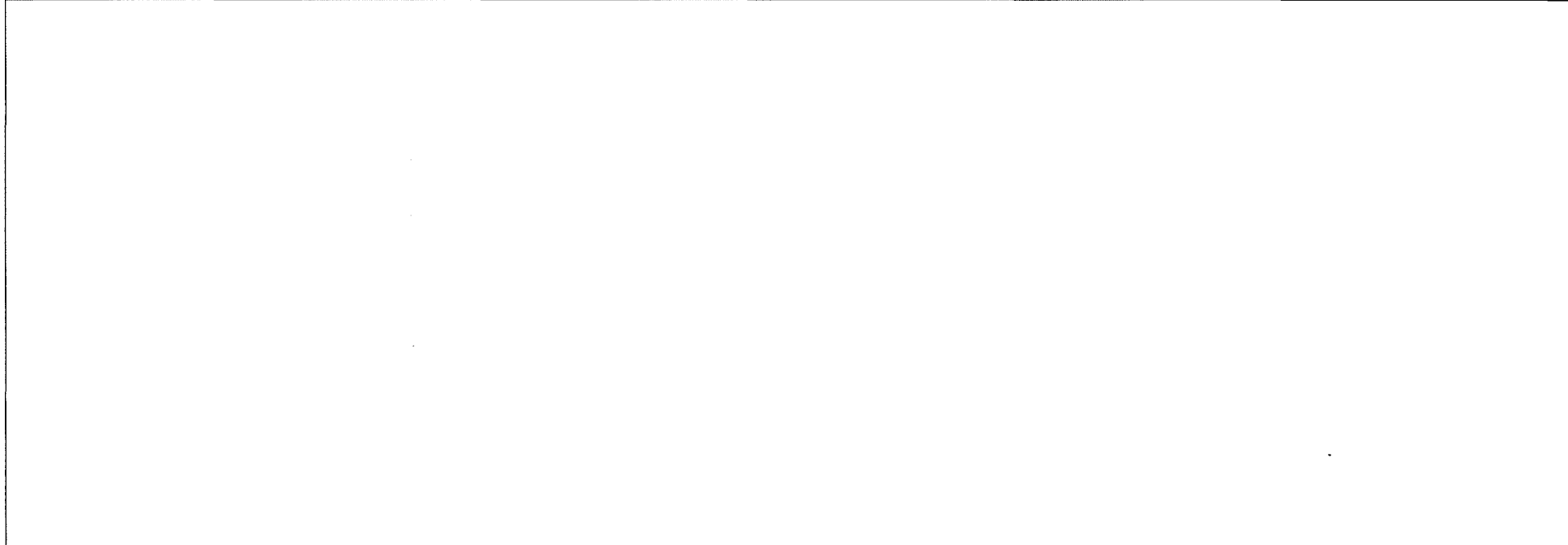
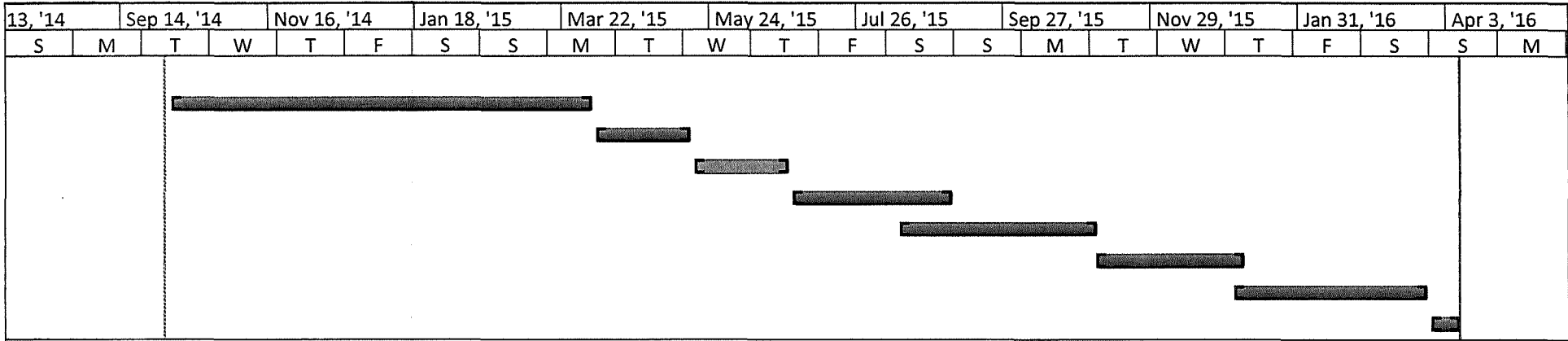


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

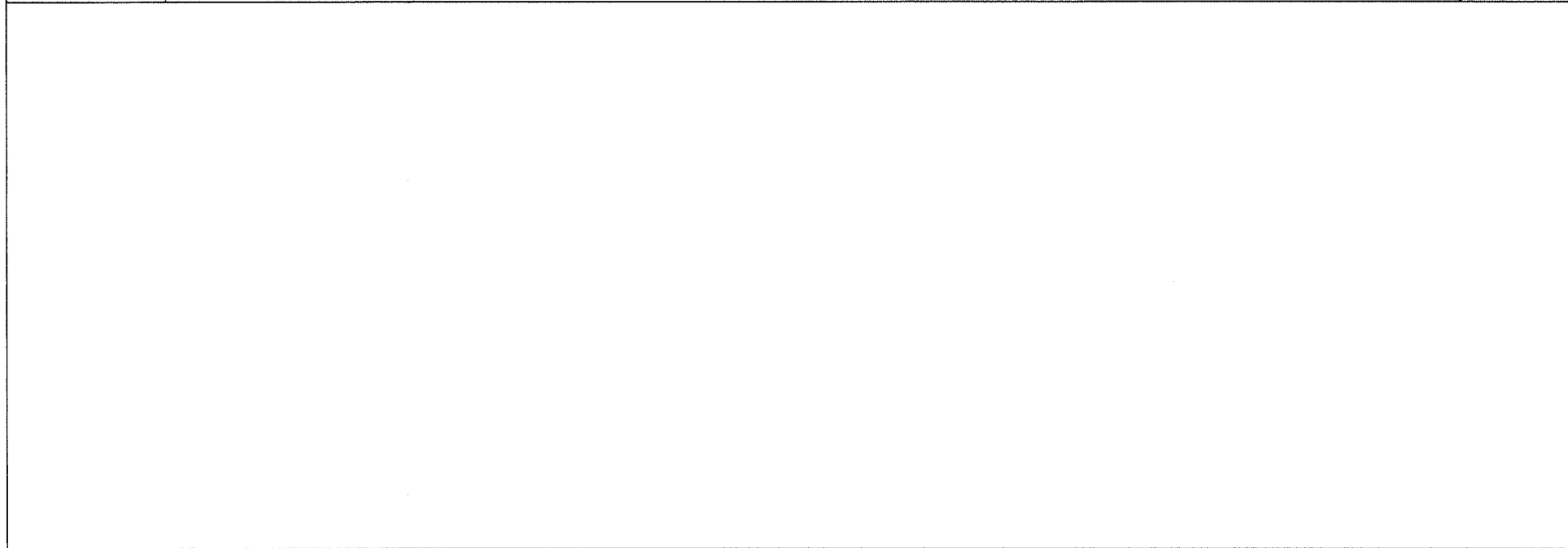
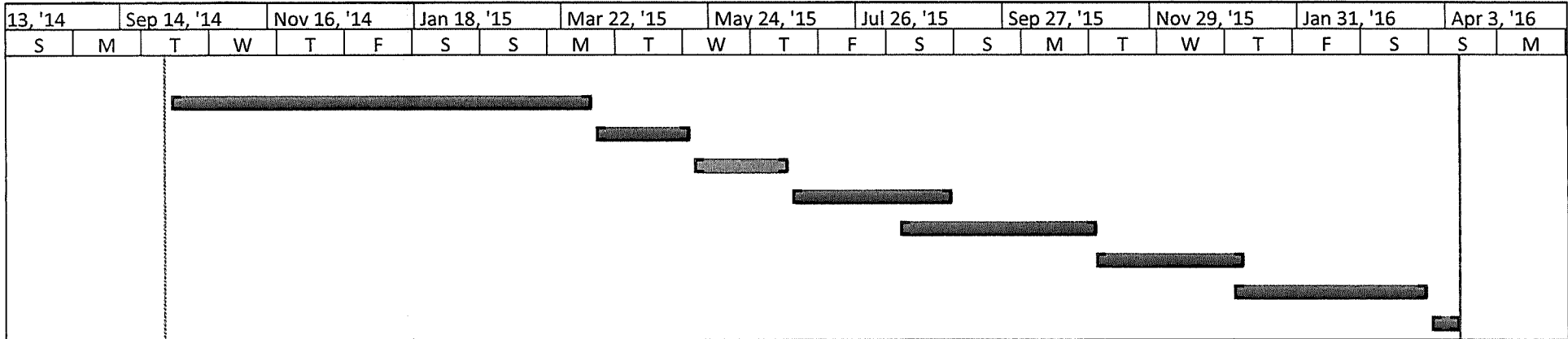


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

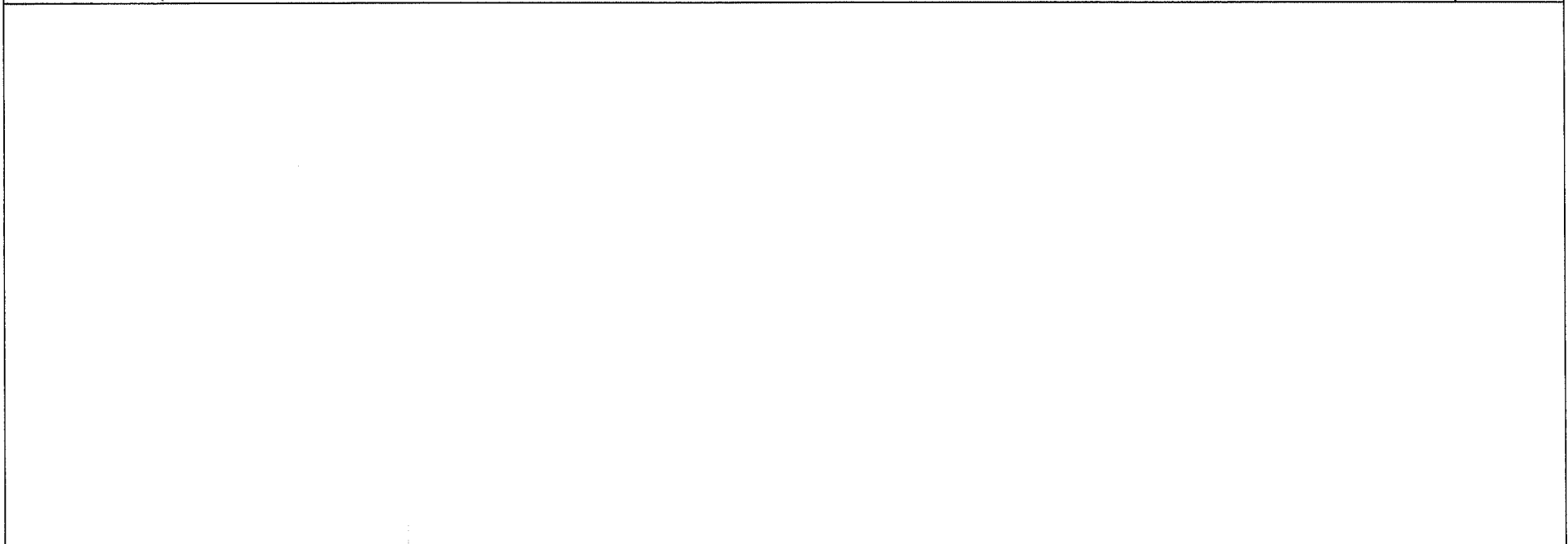
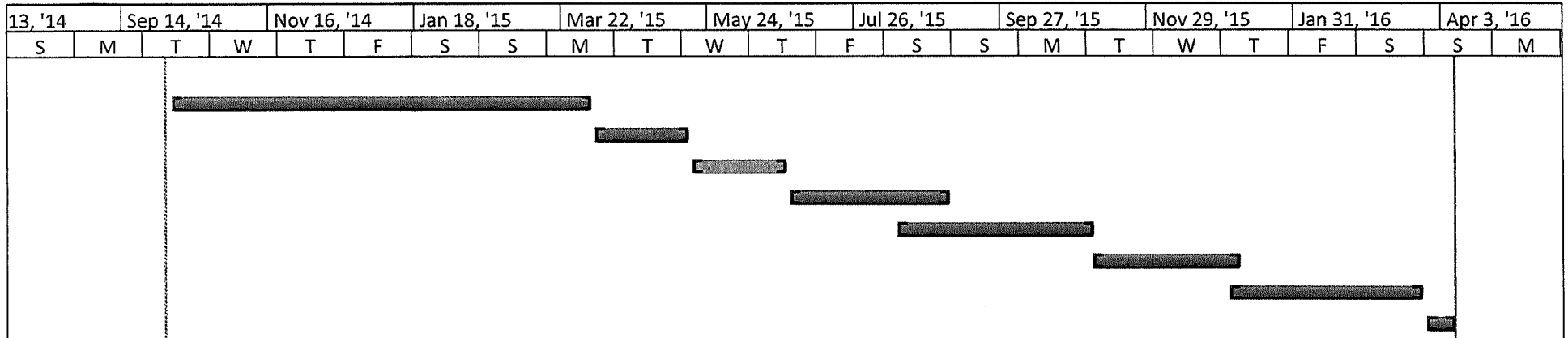


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

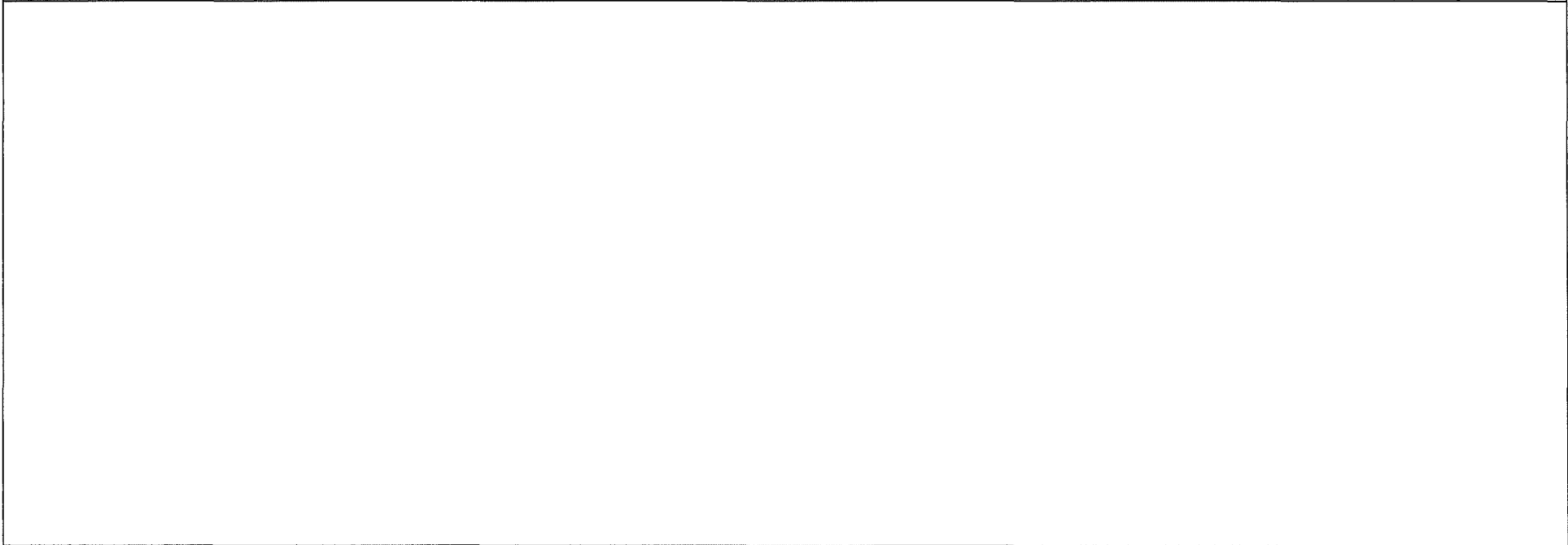
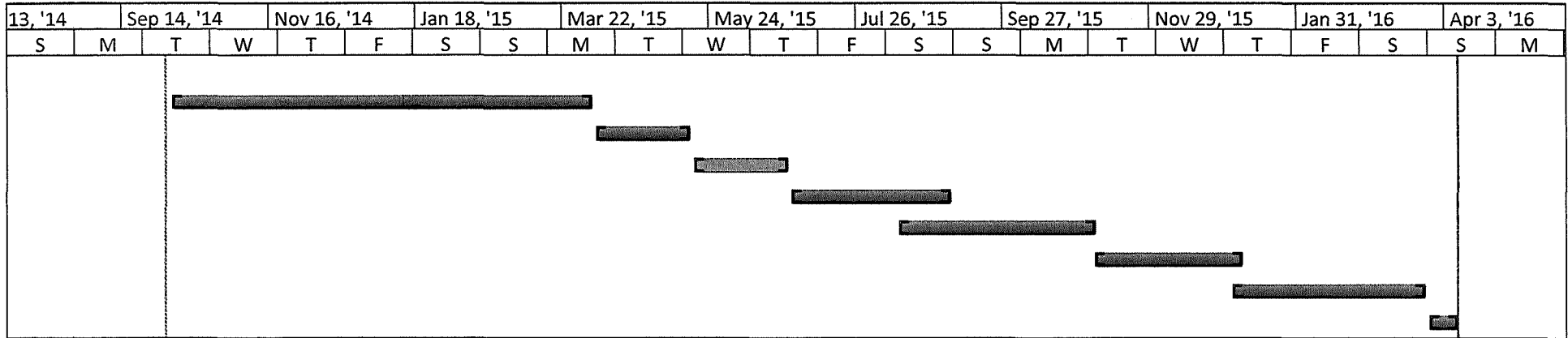


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

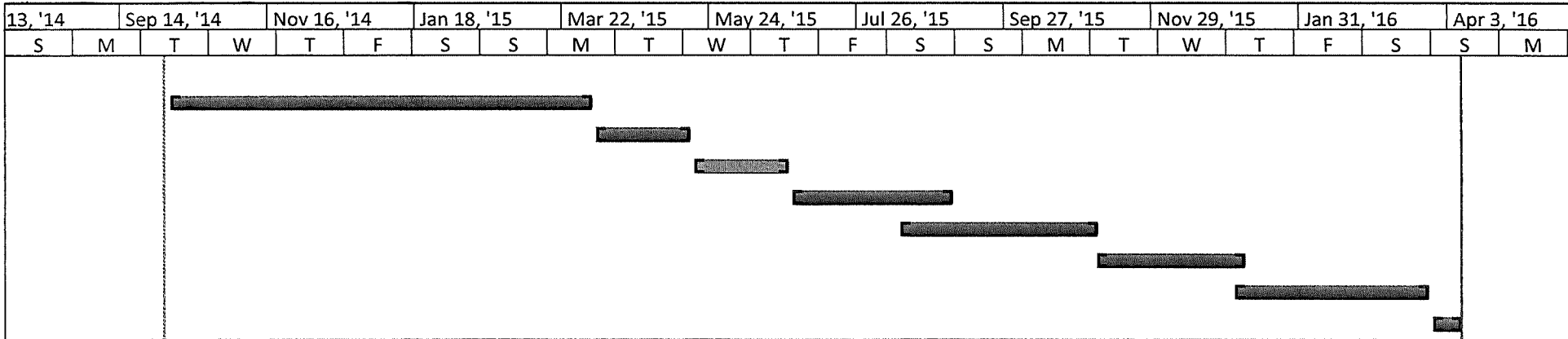


Project: Bright Oaks Of Fox Lake 9  
 Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	

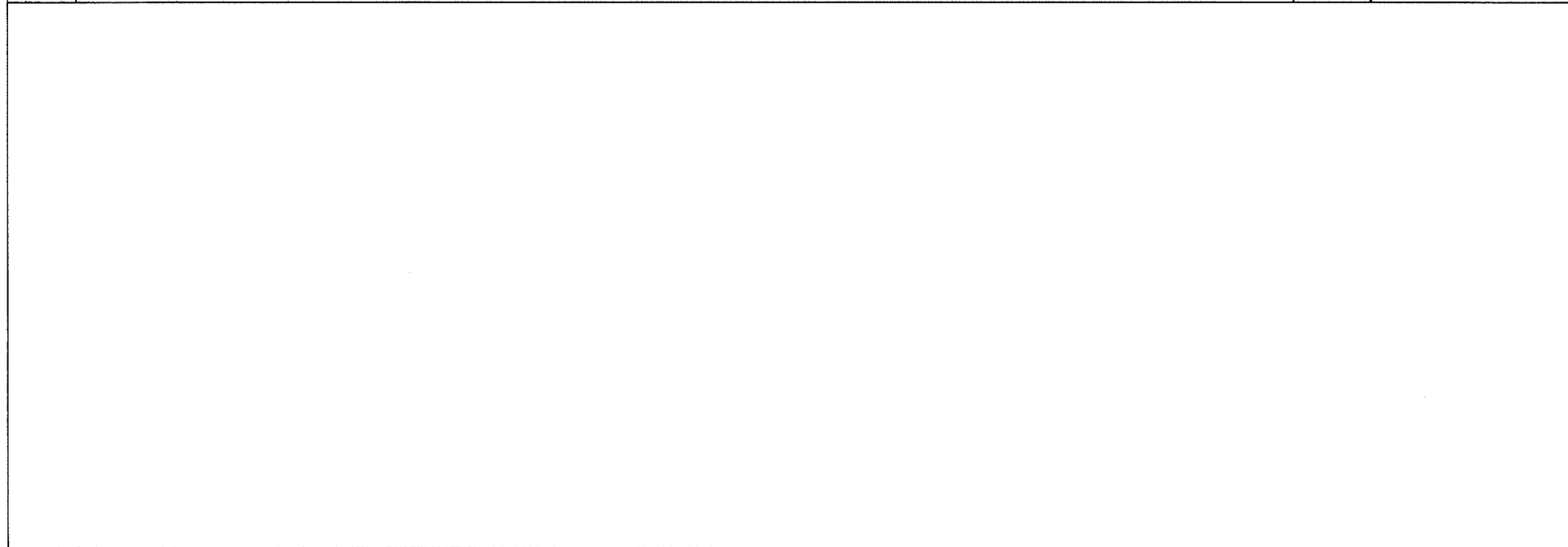
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

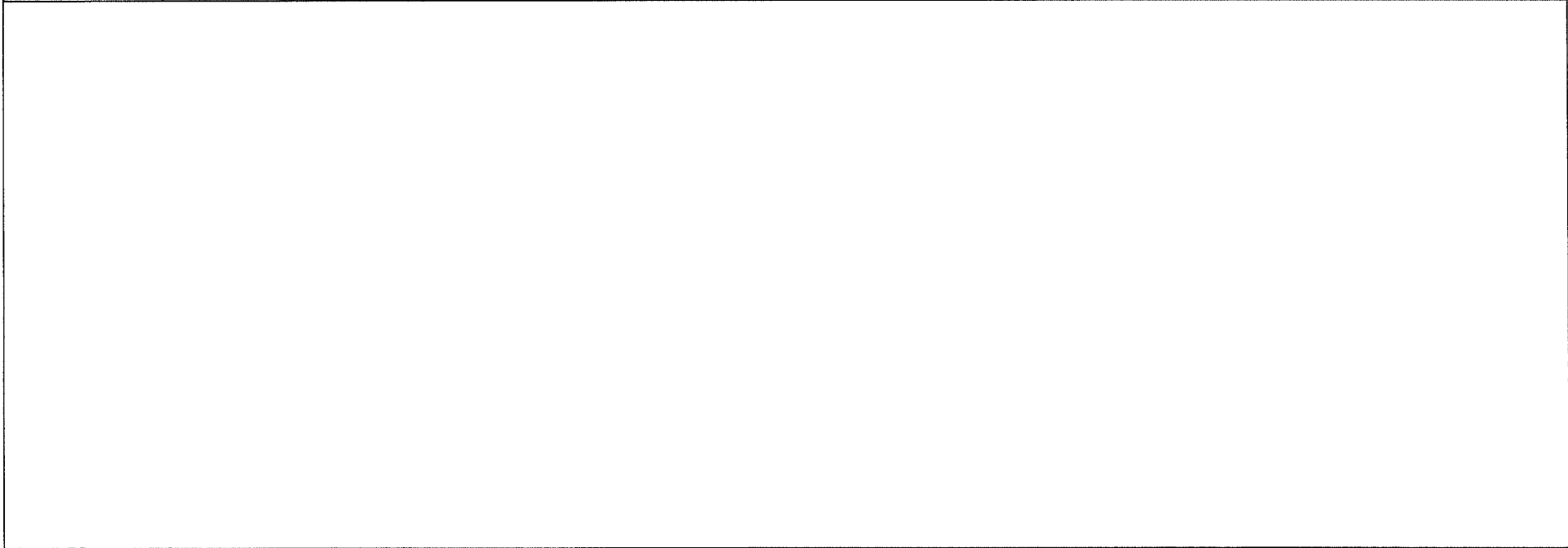
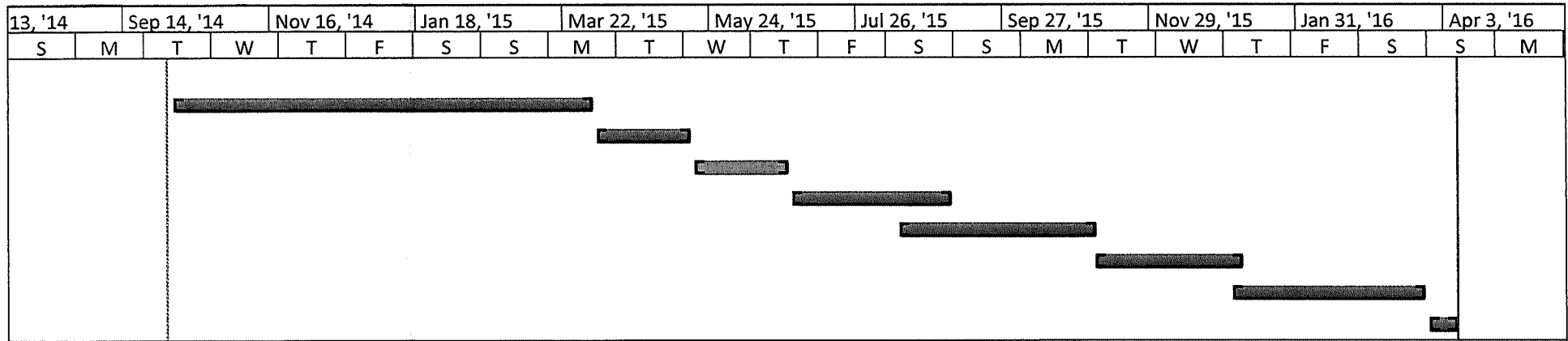


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							



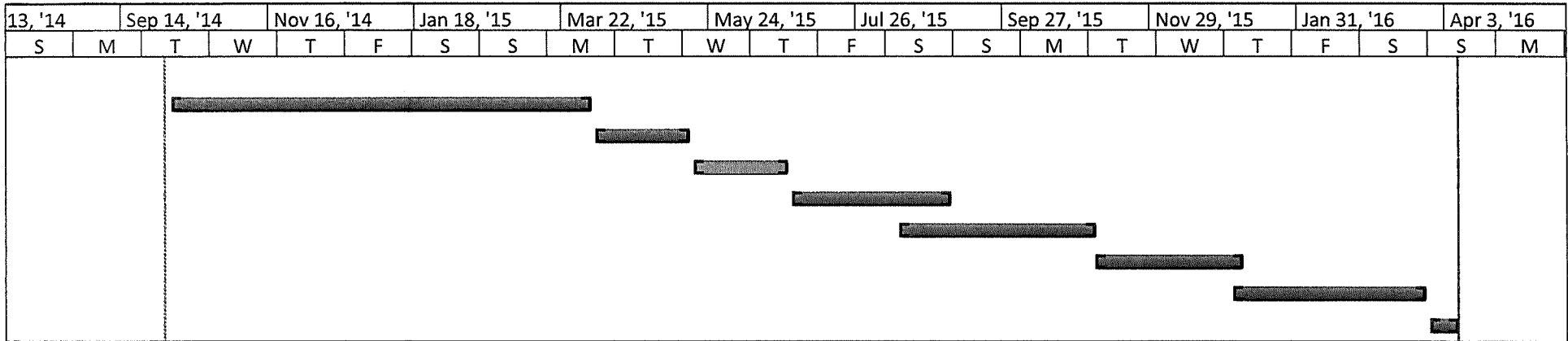
Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	



Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

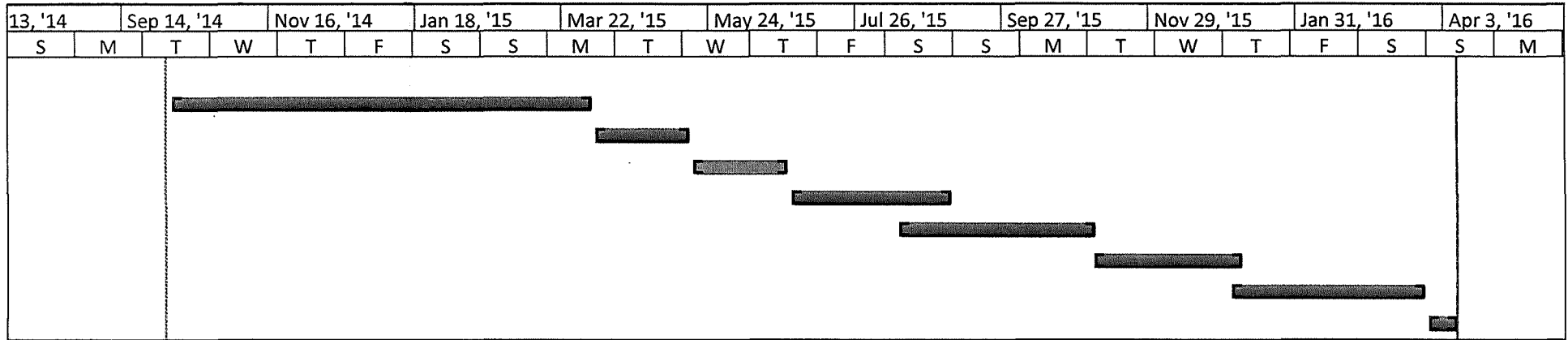


Project: Bright Oaks Of Fox Lake 9 Date: Fri 10/3/14	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'14				
								W	T	F	S	
1		<b>Bright Oaks of West Dundee</b>										
2		Entitlement	130 days	Mon 10/6/14	Fri 4/3/15							
3		Site Work	30 days	Mon 4/6/15	Fri 5/15/15							
4		Foundation and Slab	30 days	Mon 5/18/15	Fri 6/26/15							
5		Framing and Roofing	50 days	Mon 6/29/15	Fri 9/4/15							
6		M.E.P.	60 days	Fri 8/14/15	Thu 11/5/15							
7		Insulate and Drywall	45 days	Fri 11/6/15	Thu 1/7/16							
8		Interior Finishes	60 days	Mon 1/4/16	Fri 3/25/16							
9		Certificate of Occupancy	10 days	Mon 3/28/16	Fri 4/8/16							

Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	



Project: Bright Oaks Of Fox Lake 9  
Date: Fri 10/3/14

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only		Progress	