



HRGREEN.COM

Technical Memorandum

Northwest Community Services Parking Study

March 1, 2018

Revised April 19, 2018

Revised June 20, 2018

HR Green Project No: 171860

Prepared For:

Fidelity National Title Group



Michelle Zuzzio
Exp 11/30/19

A parking analysis was completed for the medical building located at the southwest corner of Arlington Heights Road and Maude Avenue; refer to Location Map, Exhibit 1. The medical building is separated into suites with services provided by the Northwest Community Healthcare Medical Group and the Northwest Eye Physicians. Currently, there are 77 parking stalls available, four of which are accessible stalls.

A field observation was done for seven days, including a Saturday, counting the existing parking supply. Counts were performed from 8:00 am to 4:00 pm, every 30 minutes. Table 1 lists the occupancy throughout the study period. Since the offices have varying hours of operation, the peak hours varied from day to day. As shown from the table below, there is no time where the parking lot is at 100% occupancy. The average occupancy rate throughout the weekday was typically within 64% to 79% occupied.

Table 1 – Occupied Parking Stalls within Parking Lot

	Date	Vehicles Parked in Spots						Highest Occupancy	
		1/9/2018	1/10/2018	1/16/2018	1/17/2018	4/14/2018	4/17/2018		4/18/2018
Time	8:00	36	27	28	24	36	29	24	47%
	8:30	43	40	33	31	34	36	34	56%
	9:00	56	51	39	57	38	43	49	74%
	9:30	59	60	40	57	40	48	45	78%
	10:00	59	55	38	53	45	57	64	77%
	10:30	53	65	46	56	41	59	62	77%
	11:00	60	68	47	59	40	54	59	88%
	11:30	57	61	45	52	34	51	59	79%
	12:00	50	51	31	39	27	46	43	65%
	12:30	46	39	37	29	6	44	34	60%
	1:00	64	51	48	44	4	56	50	83%
	1:30	71	54	50	46	6	56	56	92%
	2:00	67	59	58	47	6	66	58	87%
	2:30	68	64	52	53	2	68	61	88%
	3:00	70	60	57	53	2	62	63	91%
	3:30	64	53	53	43	2	56	59	83%
4:00	55	55	59	43	2	59	57	77%	

Parking along Maude Avenue and Evergreen Avenue was observed on two weekdays and a Saturday. Table 2 lists the number of spots occupied. There were no vehicles parked along Evergreen Avenue during the study period. There are nine on-street parking spots available along the north side of Maude Avenue. No matter the occupancy rate of the parking lot throughout the day, the on-street parking was utilized. The on-street parking appears to be used more out of convenience than lack of spots provided in the parking lots. A medical building is located at the northwest intersection of Maude Avenue at Arlington Heights Road with sidewalks and office access adjacent to the roadway.

Table 2 – Maude Avenue On-Street Parking

	Date	Vehicles Park on Maude Ave		
		4/14/2018	4/17/2018	4/18/2018
Time	8:00	3	4	1
	8:30	4	7	7
	9:00	4	7	9
	9:30	4	8	9
	10:00	5	8	9
	10:30	4	9	9
	11:00	4	9	9
	11:30	4	9	9
	12:00	4	9	9
	12:30	3	9	9
	1:00	3	8	9
	1:30	3	9	9
	2:00	3	9	9
	2:30	2	9	9
	3:00	1	9	9
	3:30	2	6	8
	4:00	1	7	8

In 1989 an amendment was granted giving approval for the property to be rezoned to O-T Office Transitional District and designated as a Planned Unit Development (refer to Appendix). Numerous variances were approved which included a reduction in the number of parking spaces required. The amendment stated a reduction in the number of parking spaces required by Section 11.4. The current zoning regulation for offices requires one space per each 300 square feet which would result in 59 spaces. The existing building plan included within the amendment included 75 parking stalls. There may have been a separate Office Transitional zoning requirement at that time which provided a greater rate of stalls.

The currently zoning regulation for medical offices is one space for each 200 square feet of floor area which results in 98 parking stalls (*Village of Arlington Heights Municipal Code, Chapter 28-11.4*, included in Appendix). The existing parking of 77 stalls does not meet current municipal code; however the parking lot was never at capacity during the study period.

Addendum to report-06/20/2018

The Village requested additional parking data for the Glueckert Funeral Home which is the adjacent parcel to the south of the medical building. Counts were also taken at Our Savior Lutheran Church which is located 0.4 miles south of the medial building, see Exhibit 2. Table 3 and Table 4 list the number of spots occupied at each location. A calendar of events at Our Savior Lutheran Church is located in the Appendix. During the time that counts were conducted numerous events were taking place, Vacation Bible Study (9:00 am to 12:00 pm) was scheduled everyday along with other various meetings.

Table 3 – Our Savior Lutheran Church Parking

Vehicles Parked in Spot – 182 Total Spots						Highest Occupancy
6/8/2018		6/11/2018		6/12/2018		
7:15	13	7:00	6	7:00	4	7%
7:14	13	7:30	7	7:30	9	7%
8:15	19	8:00	10	8:00	14	10%
8:45	21	8:30	15	8:30	18	12%
9:15	24	9:00	16	9:00	22	13%
9:45	25	9:30	19	9:30	27	14%
10:15	28	10:00	24	10:00	31	17%
10:45	27	10:30	26	10:30	32	18%
11:15	28	11:00	27	11:00	37	20%
11:45	30	11:30	29	11:30	40	22%
12:15	29	12:00	35	12:00	36	20%
12:45	28	12:30	39	12:30	34	21%
1:15	26	1:00	41	1:00	29	23%
1:45	24	1:30	43	1:30	29	24%
2:15	24	2:00	37	2:00	32	20%
2:45	25	2:30	32	2:30	33	18%
3:15	27	3:00	33	3:00	30	18%

Table 4 – Glueckert Funeral Home Parking

Vehicles Parked in Spot – Total 110						Highest Occupancy
6/8/2018		6/9/2018		6/11/2018		
7:30	8	7:00	5	7:10	5	7%
8:00	9	7:30	5	7:40	7	8%
8:30	9	8:00	6	8:10	9	8%
9:00	10	8:30	9	8:40	12	11%
9:30	11	9:00	9	9:10	13	12%
10:00	10	9:30	7	9:40	18	16%
10:30	10	10:00	7	10:10	19	17%
11:00	11	10:30	9	10:40	18	16%
11:30	12	11:00	9	11:10	17	15%
12:00	16	11:30	9	11:40	19	17%
12:30	17	12:00	10	12:10	18	16%
1:00	16	12:30	12	12:40	18	16%
1:30	16	13:00	12	1:10	17	15%
2:00	19	13:30	10	1:40	16	17%
2:30	20	14:00	11	2:10	25	23%
3:00	23	14:30	12	2:40	25	23%
3:30	24	15:00	10	3:10	31	28%

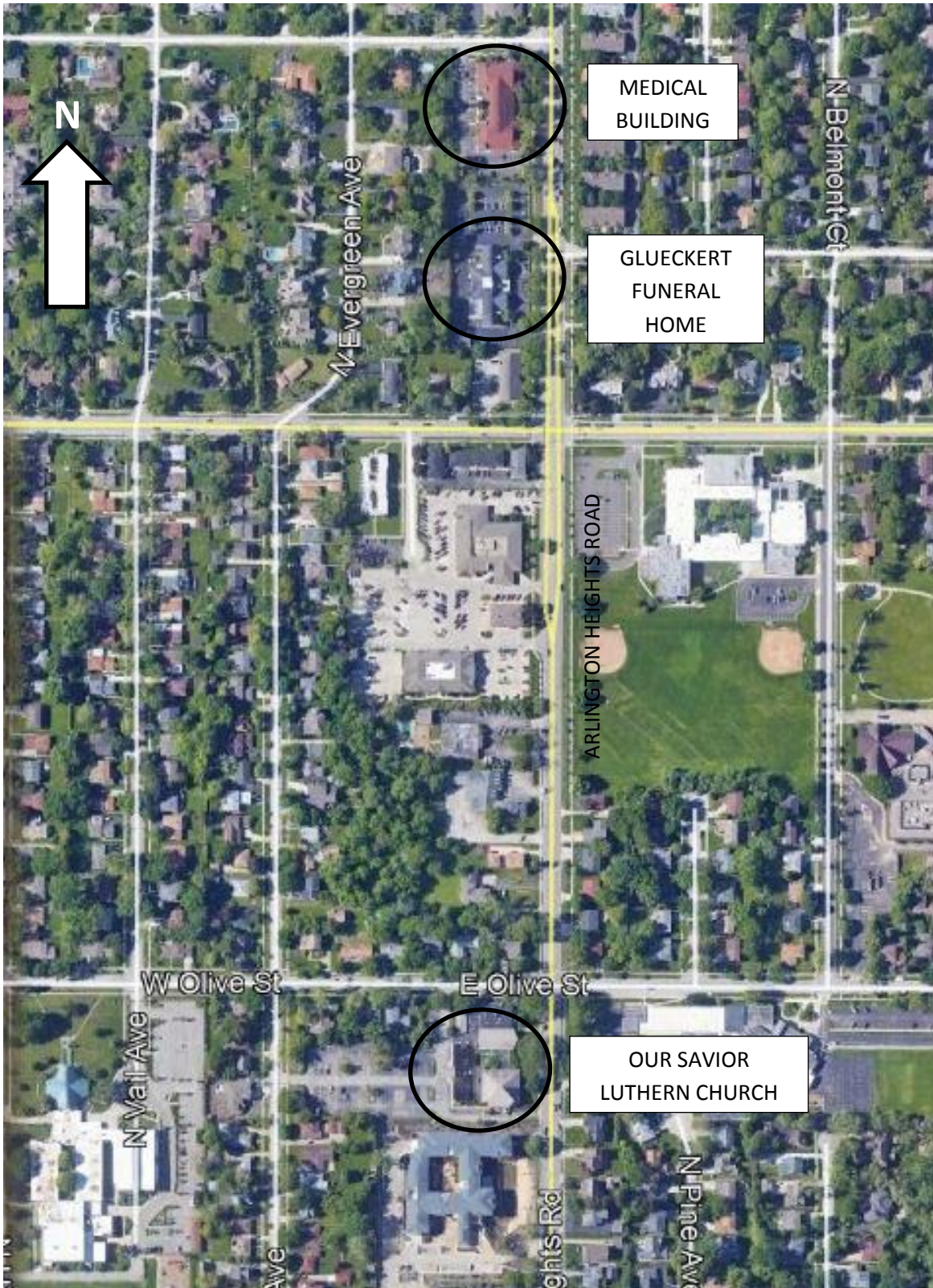
Medical Building

1590 Arlington Heights Road

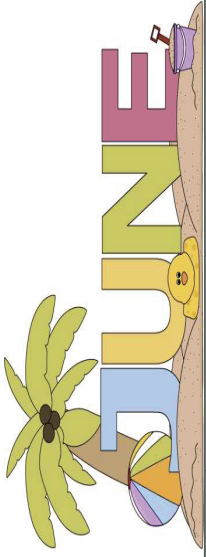
LOCATION MAP



PARKING SURVEY LOCATIONS



APPENDIX



2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>HOLY COMMUNION SUN-DAYS 8:15 am—1st & 3rd 11:00 a.m.—2nd & 4th</p> <p>*Calendars are subject to change.</p>					<p>1 Men's Bible Study 7:30 am Shenanigans 10 am</p>	<p>2 Aluminum Drive 9-11 am</p>
<p>3 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary Blood Pressure Screening</p>	<p>4 Ladies Exercise 8am</p>	<p>5 Boot-Scootin' Tuesday 6:30 pm</p>	<p>6 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Youth 7 pm Choir 7 pm</p>	<p>7 Ladies Bible Study 7:30 am Ladies Exercise 8 am</p>	<p>8 Men's Bible Study 7:30 am LWML 9 am</p>	<p>9 CREW LEADER AND VBS TRAINING</p>
<p>10 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary</p>	<p>11 Ladies Exercise 8am Trustees 3:30 pm Spiritual Life 7 pm</p>	<p>12</p>	<p>13 Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm</p>	<p>14 Ladies Bible Study 7:30 am Hot Dog Dinner, VBS Program, Ice Cream Social!</p>	<p>15 Men's Bible Study 7:30 am</p>	<p>16</p>
<p>17 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary Happy Fathers Day</p>	<p>18 Ladies Exercise 8am</p>	<p>19 Boot-Scootin' Tuesday 6:30 pm</p>	<p>20 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm</p>	<p>21 Ladies Bible Study 7:30 am Ladies Exercise 8 am</p>	<p>22 Men's Bible Study 7:30 am</p>	<p>23</p>
<p>24 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary</p>	<p>25 Ladies Exercise 8am</p>	<p>26</p>	<p>27 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm</p>	<p>28 Ladies Bible Study 7:30 am Ladies Exercise 8 am Boy Scouts 7 pm</p>	<p>29 Men's Bible Study 7:30 am</p>	<p>30</p>

ARLINGTON HEIGHTS MUNICIPAL CODE

Health Clubs	One space for each 200 and fifty square feet of floor area
Motor Vehicle Sales and Sales	One space for each 600 square Machinery of floor area
Offices - Business, Professional & Governmental	One space for each 300 square feet of floor area
Offices - Medical or Dental Clinics,	One space for every 200 square feet of floor area
Medical Center	(Refer to State of Illinois Accessibility Standards for additional requirements.)
(Ord. #11-024) Personal Trainer space	One space for each 250 square feet of floor space
Restaurant - Carry-Out	One space for each 300 square feet of floor space
Restaurant - Sit-Down	One space for each 45 square feet of seating area
Retail Stores - Not Otherwise Specified	One space for each 300 square feet of floor area
Theaters (Indoor)	One space for each four seats
Undertaking Establishments, Funeral Parlors	25 spaces for each chapel or parlor

11.4-3 WHOLESALE, STORAGE & PRODUCTION

USE

Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development
Warehouses and Storage

Wholesale Establishments

REQUIREMENTS

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise.

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

11.4-4 COMMUNITY SERVICE USES

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS**

33 S. Arlington Heights Road 5 2
Arlington Heights, IL 60005

1590 Building-New Horizons,
Inc., southwest corner of
Maude & Arlington Hts. Road
office building

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS,
GRANTING PRELIMINARY AND FINAL APPROVAL
OF A PLANNED UNIT DEVELOPMENT AND
GRANTING CERTAIN VARIATIONS**

90065285

OFFICIAL BUSINESS

90065285

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 89-078, has on October 25, 1989, conducted a public hearing on requests for rezoning to O-T Office Transitional District, approval of a preliminary and final planned unit development, and variations from certain provisions of Chapter 28 of the Municipal Code for property located at the southwest corner of Maude Avenue and Arlington Heights Road; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from R-1 One Family Dwelling District to the O-T Office Transitional District, the following described property:

Lots 1, 2 and 3 in Block 8 in Arlington Knolls, being a subdivision of that part of the East 1/2 of the North East 1/4 of Section 19 and part of the west 1/2 of the Northwest West 1/4 of Section 20, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

and commonly described as the southwest corner of Maude Avenue and Arlington Heights Road, Arlington Heights, Illinois.

SECTION TWO: That the property rezoned in SECTION ONE of this ordinance (the Subject Property) be and it is hereby designated as a Planned Unit Development, and the Zoning Map and Comprehensive Map of the Village of Arlington Heights are hereby amended accordingly. Approval is hereby given for development of the Subject Property with an office building in substantial compliance with the plans submitted by the petitioner prepared by Applied Engineering Company, dated September 23, 1989, consisting of 3 pages, and by New Horizons, Inc., consisting of 5 pages, copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That variations from the requirements of certain provisions of Chapter 28 of the Municipal Code are hereby granted so as to permit development of the Subject Property in

accordance with the Site Plan approved in SECTION TWO of this ordinance, which variations are as follows:

1. Variation from the landscape requirement between Zoning Districts set forth in Section 6.16-2 on the south side only.

2. Variation from the requirement in Section 6.16-1, landscaping of parking lots, pursuant to the approval of Village staff. If it is determined to be necessary, additional landscaping shall be provided on the transitional lot line to the west.

3. Release of the requirement of Section 11.7 for a loading zone.

4. Variation from Section 5.3-4 of the required minimum yard to allow signs in the required minimum yard.

5. Release of the requirement in Section 5.1-7.2, O-T "Conditions of Use" to permit two freestanding signs on the premises. Both signs must meet the requirements of Chapter 30 of the Arlington Heights Municipal Code pertaining to sign regulations.

6. Reduction in the number of parking spaces required by Section 11.4, upon the condition that the two parking spaces nearest to Arlington Heights Road be eliminated and that two landscaped islands be provided on the west side of the building.

SECTION FOUR: That the rezoning, preliminary and final approval of the planned unit development and variations granted by this ordinance are subject to the following conditions:

1. The developer shall execute an estoppel agreement waiving objection, for itself and all successors and assigns, to any future special assessment for street lighting on Arlington Heights Road.

2. The developer shall complete the curb and gutter and street improvements on Maude Avenue.

3. The developer shall install a public sidewalk. Said sidewalk shall be located on Village right-of-way if necessary, or provide for necessary deviations, including easements, in order to avoid removal of any trees.

4. The developer shall eliminate the driveway on Arlington Heights Road.

5. The plans for the development shall be modified in compliance with the required changes.

6. The development of the property shall comply with all applicable ordinances of the Village of Arlington Heights.

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SECTION FIVE: That the approval of the Planned Unit Development granted in SECTION TWO of this ordinance shall be effective for a period no longer than twelve months, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: DADAY, SILES, DAY, SCHROEDER, WALTON, AGRAN, JOLLY, WALSH, MAKI

NAYS: NONE

PASSED AND APPROVED this 4th day of December, 1989.


Village President

ATTEST:

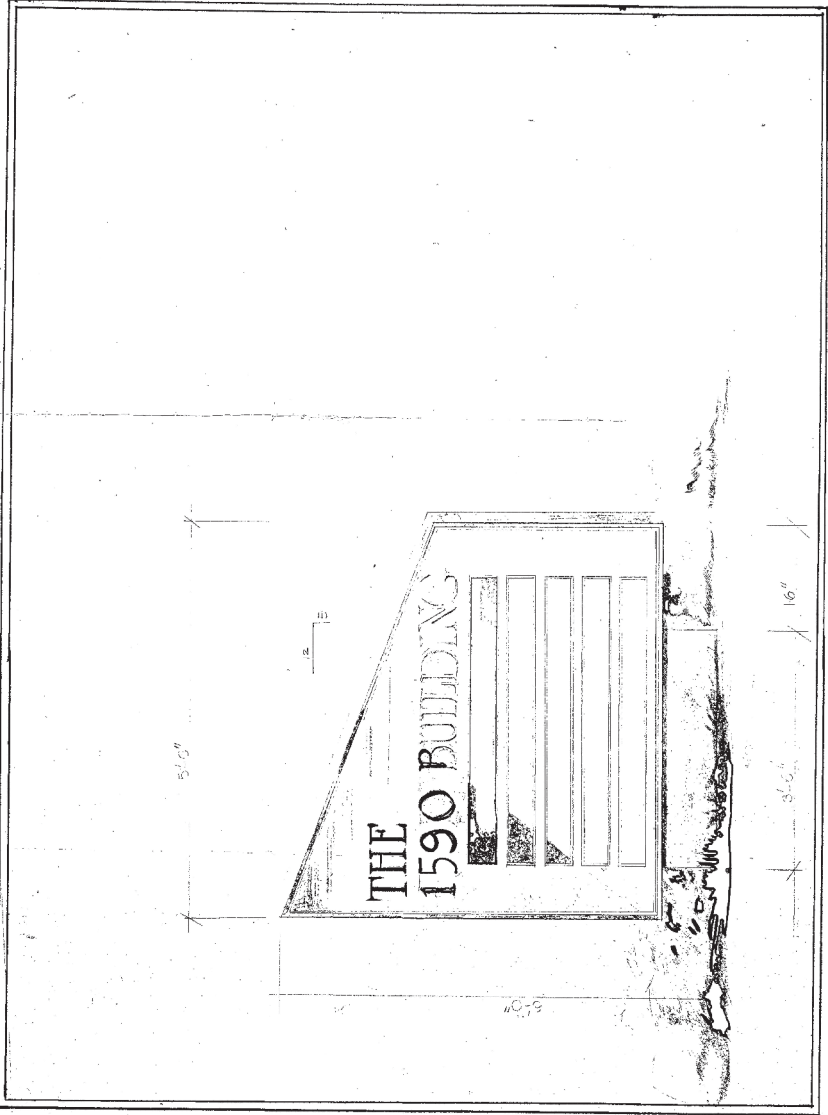

Village Clerk

ORD#14:NEWHORIZ

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T41111 TRAN 7996 02/08/90 10:21:00
43129 * A *-90-065285
COOK COUNTY RECORDER

1400

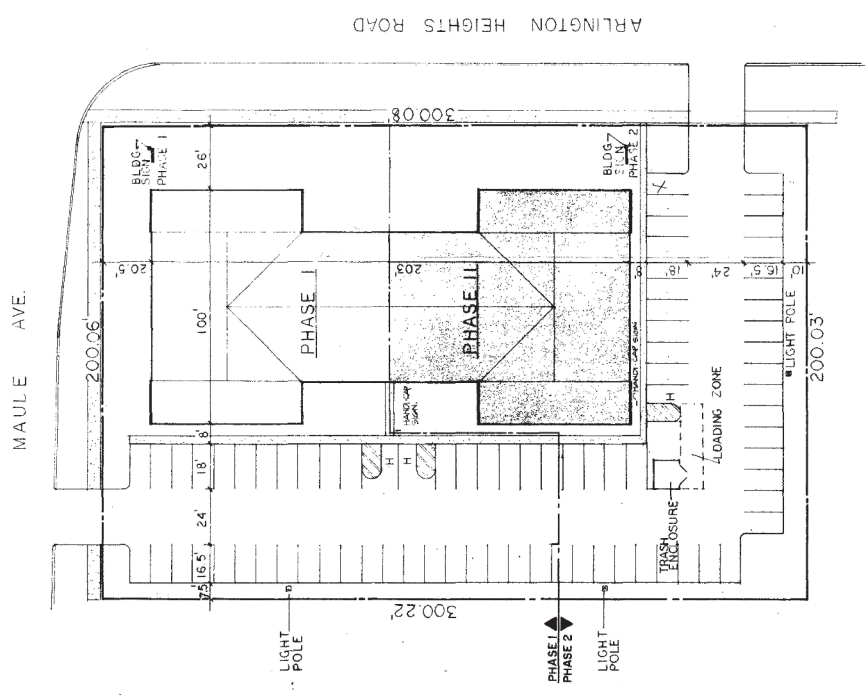
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CONSTRUCTION TYPE 3B
 USE GROUP B BUSINESS

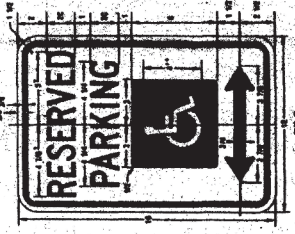
SITE PLAN
 SCALE: 1/8"=1'-0"



APPENDIX 'C'

HANDICAPPED PARKING SIGN

Effective January 1, 1984, Public Act 13-1176 amended Sec. 1-1-203 of The Illinois Vehicle Code to require Handicapped Parking Signs at the parking lot subject to The Illinois Vehicle Code to comply with the R-7 sign shown below (U.S. Department of Transportation standard). Existing signs may remain, but their width height shall not be exceeded by other means than normal maintenance.



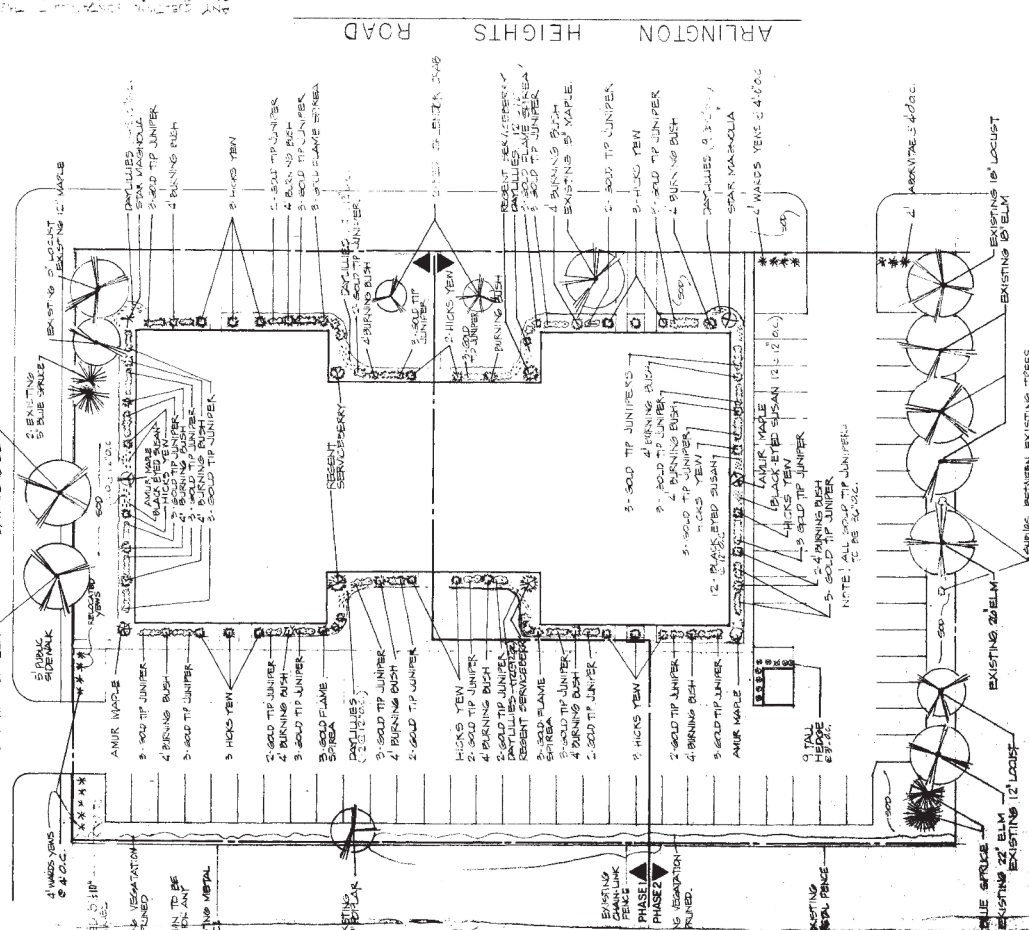
- COLOR
 - LETTERING AND SYMBOLS
 - SIGN MATERIAL
 - SIGN FINISH
 - SIGN MOUNTING
 - SIGN ILLUMINATION
 - SIGN BACKGROUNDS
 - SIGN PROPORTIONS
- SEE APPENDIX 'B' FOR SYMBOL PROPORTIONS
- APPENDIX 'C'

SITE DATA

BUILDING AREA - 17,745 S.F.
 POTENTIAL LOFT - 4,750 S.F.
 LAND AREA - 6,0051 S.F.
 F.A.R. - .29
 LAND COVERAGE - 41,209 S.F.
 % GREEN SPACE - 31.4 %
 PARKING REQ'D - 75
 ACTUAL PARKING - 75

MAUDE AVE.

SCALE: 1"=20' NORTH



QUANTITY	SPECIES DESCRIPTION	SPECIES
2 (20)	2" GOLD TIP JUNIPER	JUNIPER CHINENSIS
20 (2)	1" HICKS YEW	TAXUS MEDIA NORTON
20 (2)	4" BURNING BUSH	EUONYMUS ALATIS
4 (5)	AMUR MAPLE	AKER GINNALA
6 (24)	3" GOLD FLAME SPirea	SPirea SINGALA
17 (4)	1" WARD'S YEW	TAXUS MEDIA NORTON
2 (5)	RED SPLENDOR CRAP	MAUIS
4 (5)	1" REGENT SENNEGHERY	AMELANCHIER ALABICA
2 (5)	1" SPARK MANHOLLA	MANHOLLA STELLATA
20 (20)	1" PRINCE OF WALES SPirea	SPirea PRINCE OF WALES
		AMORPHACEA NANA

NOTE: ALL VEGETATION TO BE REMOVED AND REPLACED WITH NEW PLANTINGS AS SHOWN ON THIS PLAN.

EXISTING VEGETATION TO BE REMOVED.

EXISTING 12' LOCUST

EXISTING 27' ELM

EXISTING 12' LOCUST

EXISTING 15' LOCUST

EXISTING 15' BELL

EXISTING 15' BELL

EXISTING 15' BELL

5'-6"

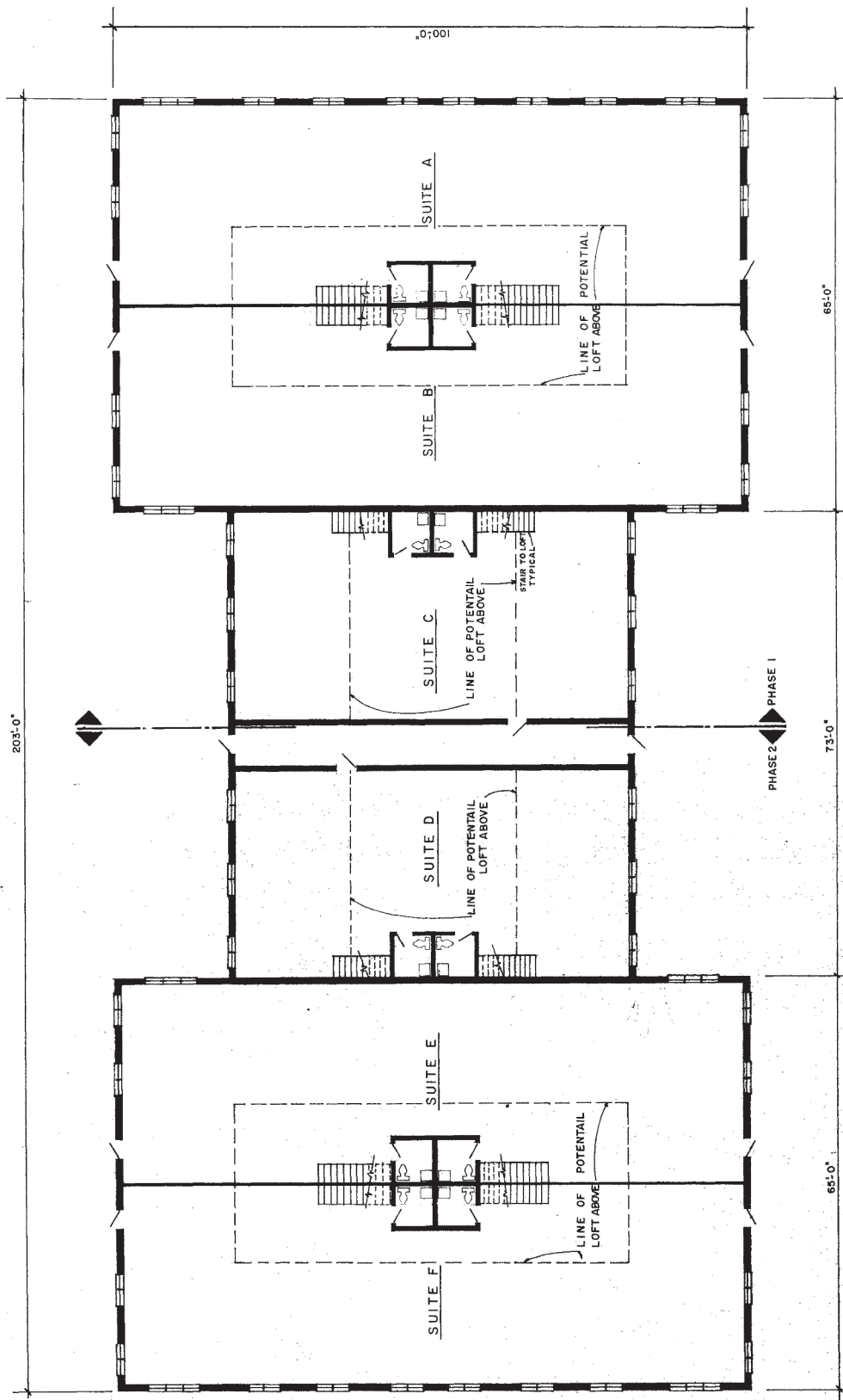
12 5



16"

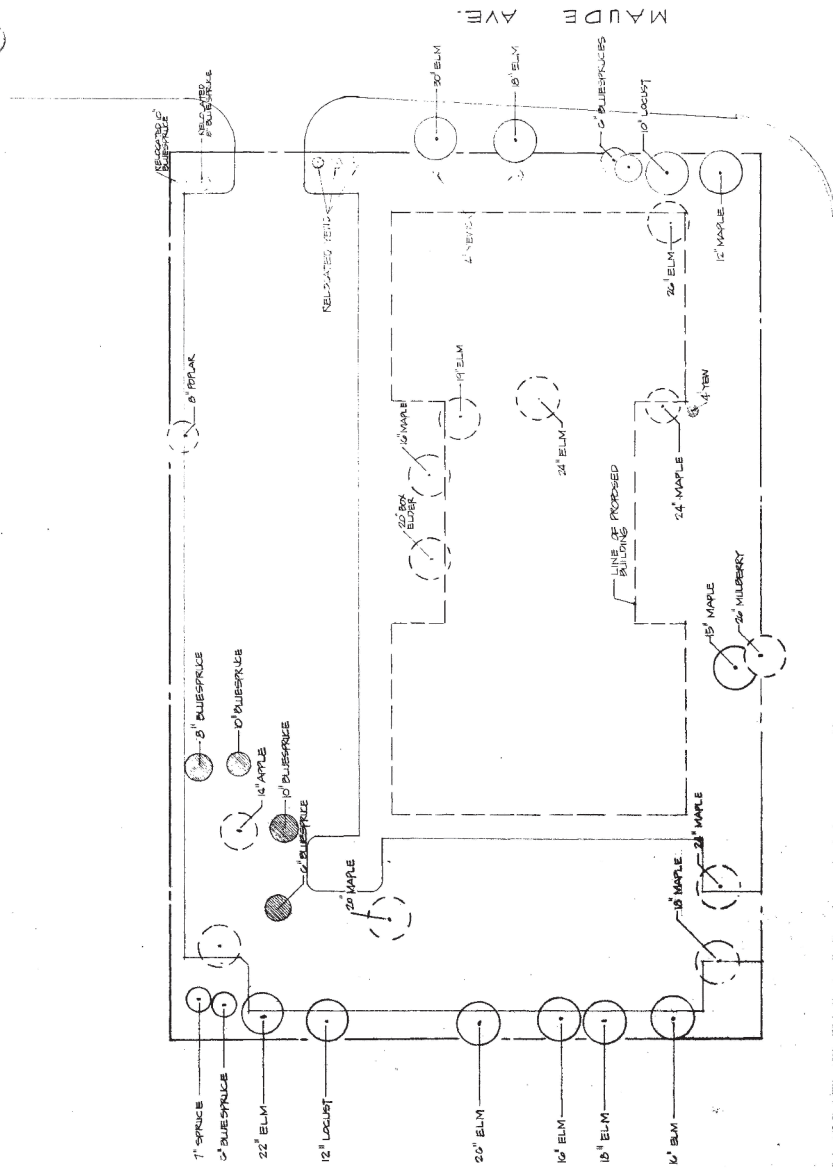
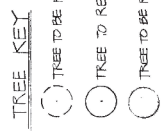
3'-5"

#0-9

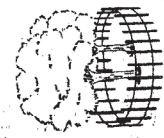


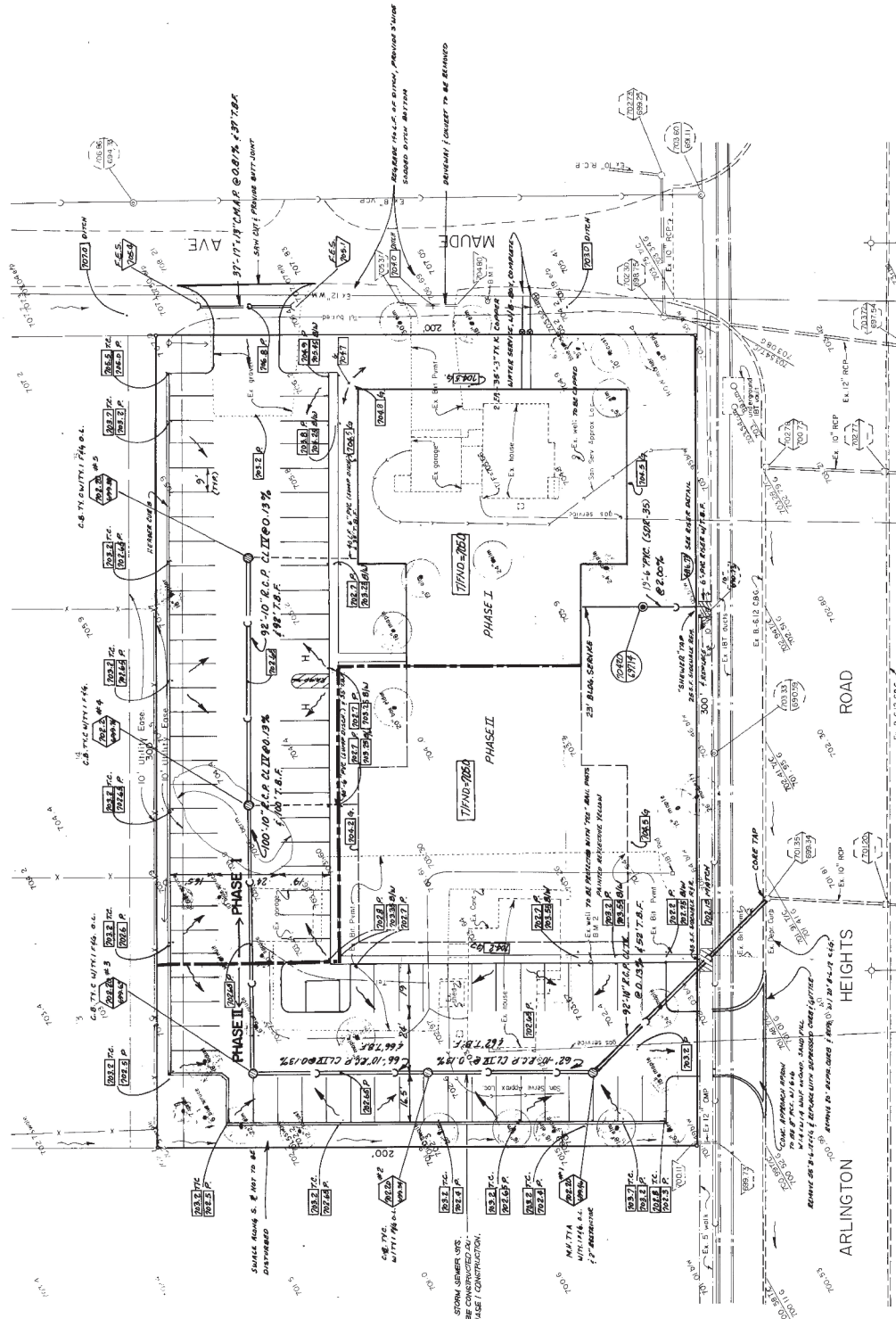
FLOOR PLAN
SCALE: 1/8"=1'-0"

THE 1800 BUILDING, NORTH ARLINGTON HEIGHTS, RD., ARLINGTON HTS., ILL. 60004 (708) 870-7080

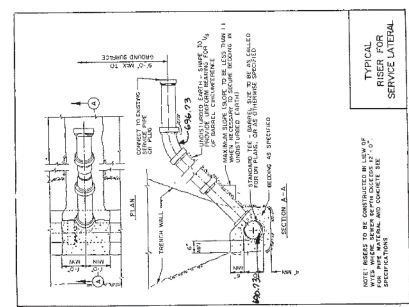


- NOTES:**
1. EXISTING TREES TO REMAIN SHALL HAVE PROTECTIVE CAGES OR BRACING AND SHALL BE PROTECTED DURING EXCAVATION & CONSTRUCTION.
 2. ANY TREES DESIGNATED TO BE REMOVED SHALL BE REMOVED TO 5" BELOW FINISHED GRADE.
 3. ANY MINOR DAMAGE TO A TREE SHALL BE CORRECTED IMMEDIATELY.





- NOTES**
1. Contractor to contact "MILF" forty-eight (48) hours prior to construction.
 2. All underground and overhead utilities to be located and marked prior to demolition of existing building.
 3. Pile and remove existing building, backfill foundation with acceptable material to soils Engineers Specifications to proposed upgrade. Present trees as per Architects Landscaping Plan.



- LEGEND**
- EXISTING CATCH BASIN
 - ⊙ PROPOSED CATCH BASIN
 - ⊙ EXISTING MANHOLE
 - ⊙ PROPOSED MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ EXISTING VALVE
 - ⊙ PROPOSED VALVE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN

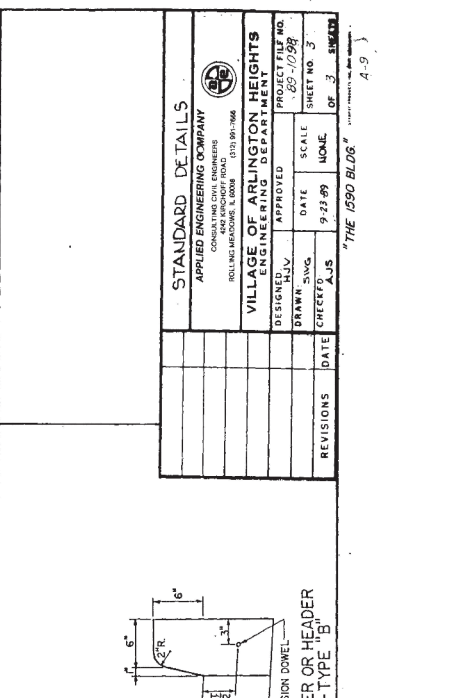
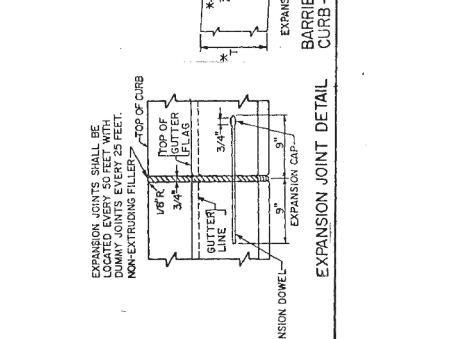
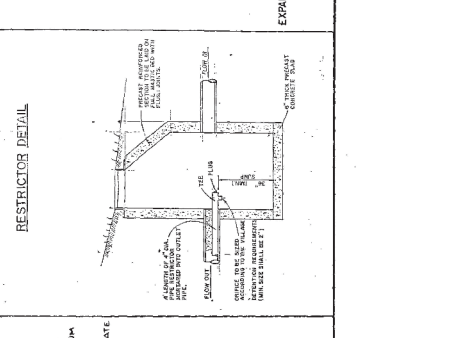
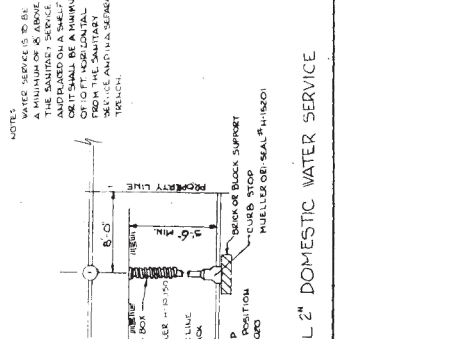
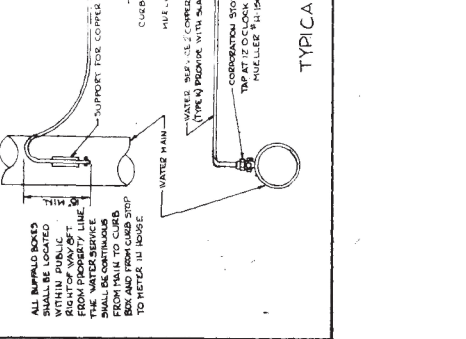
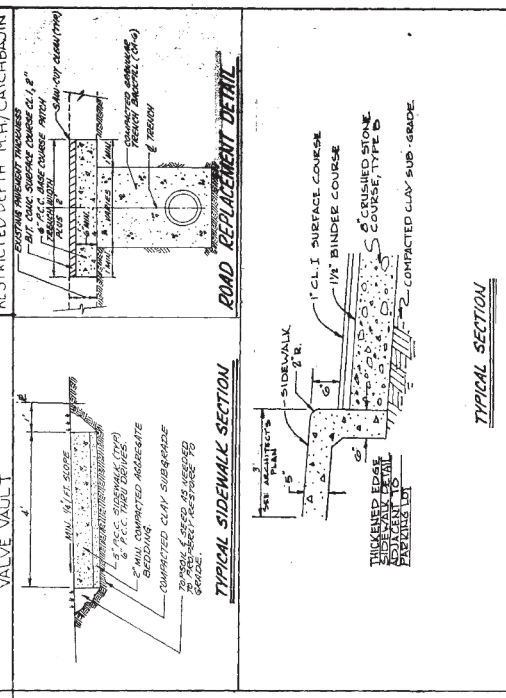
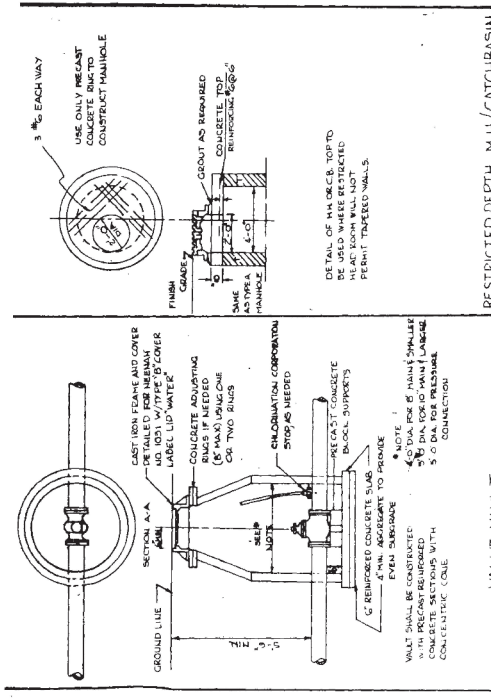
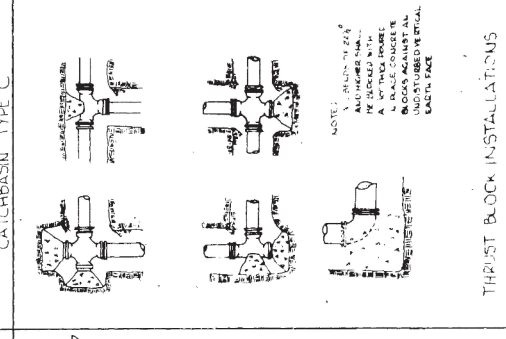
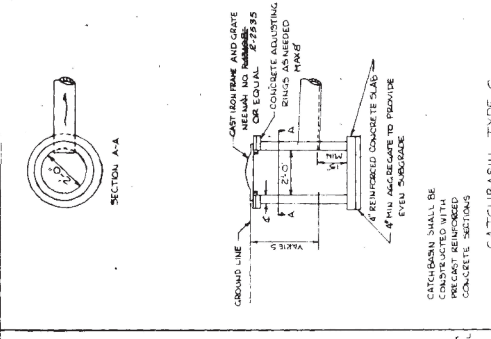
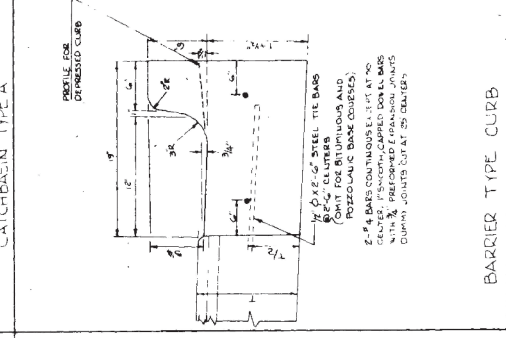
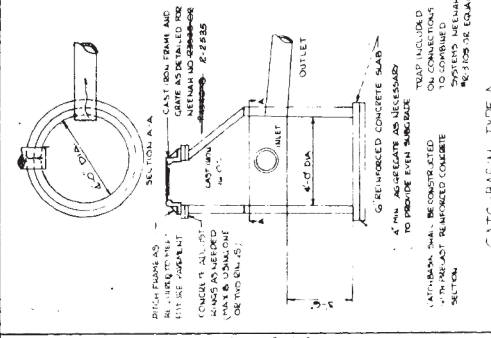
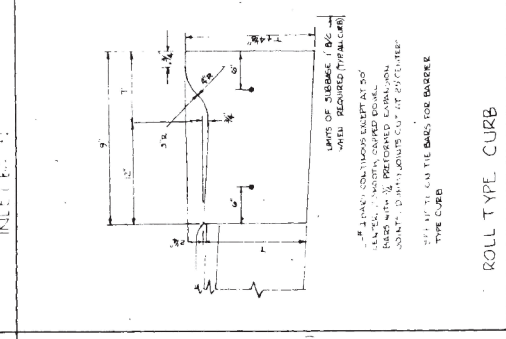
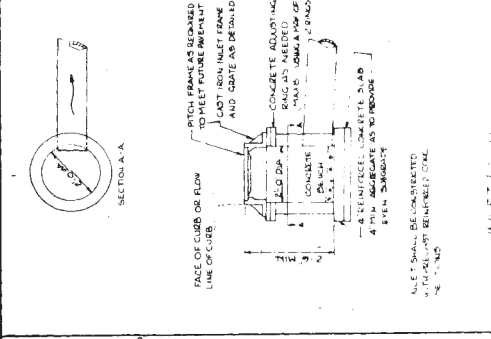
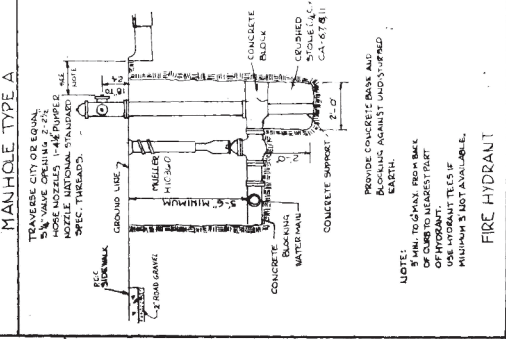
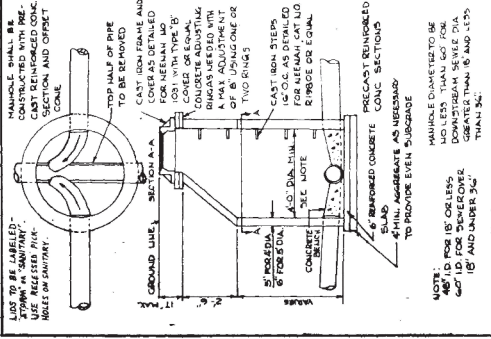
1590 BUILDING
ARLINGTON HEIGHTS, ILLINOIS

APPLIED ENGINEERING COMPANY
CONSULTING CIVIL ENGINEERS
6424 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008 (312) 991-7666

PROJECT NO. 09-0098 SCALE: 1" = 20'

NO.	DATE	REVISION

DRAWN BY: JLD
DESIGNED BY: JLD
CHECKED BY: JLD
DATE: 8-23-09
SHEET 2 OF 3



STANDARD DETAILS		APPLIED ENGINEERING COMPANY		CONSULTING CIVIL ENGINEER		ROLLING MACHINERY WORKS (INC.)	
				VILLAGE OF ARLINGTON HEIGHTS		ENGINEERING DEPARTMENT	
DESIGNED	HJV	APPROVED		PROJECT FILE NO.	80-1098	SHEET NO.	3
DRAWN	SJG	DATE	9-23-89	SCALE	NONE	OF	3 SHEETS
CHECKED	AJS	REVISIONS					

"THE 650 BLOOM"

4-9-89