



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 11, 2019
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2025 S. Goebbert Rd. Townhomes - 9/11/19
- B. Shirley Ryan Ability Lab - 10/23/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Central Eye Care Ltd. - 555 E. Golf Rd. - T1680
Planned Unit Development for Medical Office

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Conceptual Plan Review Committee
12/11/2019

Item: 2025 S. Goebbert Rd. Townhomes - 9/11/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2025 S. Goebbert Rd. Townhomes - 9/11/19	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 11, 2019

Project Title: Townhome Development (Crescent Developers)

Address: 2025 S. Goebbert Rd.

Petitioner: Bill Rotolo
TWM Consulting

Address: 3946 N. Lowell
Chicago, IL 60641

Requested Action:

1. Comprehensive Plan Amendment to change the designation of the property from “Institutional” and “Schools” to “Moderate Density Multi-Family”.
2. Amendment to PUD Ordinance 78-048 and 83-104 to remove the subject property from “The Mansions” PUD.
3. Plat of Subdivision to subdivide the property to allow each townhome unit on a separate lot of record.
4. Planned Unit Development to allow a 39-unit townhome development.
5. Rezoning from the R-1 District to the R-6 District.

Variations Required:

- Variation to Chapter 29, Section 29-307a.1, Residential Lot Standards, to allow a residential lot that does not have its full frontage abutting a street.
- Setback Variations (Front, Side, Rear) to allow the proposed townhome buildings.
- Individual setback, coverage, and FAR variations to each subdivided townhome lot.
- Additional variations may be identified upon submittal of detailed plans.

Attendees: Bill Rotolo, Petitioner
Ed Neri, Crescent Development
Martin Murray, Crescent Development
Larry Freedman, Ash, Anos, Freedman & Logan, LLC
Tom Jasek, Haeger Engineering
Len Kleinjan, Haeger Engineering
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 2.87 acres in size and located to the east of the Lutheran Church of the Cross at 2025 S. Goebbert Road. Ownership of the subject property is split between two parties; 1) the Lutheran Church of the Cross, and 2) School District #214. The eastern 125' of the Church property is for sale by the Lutheran Church of the Cross, which property is currently open space and accommodates for some of the detention on the Church property. In addition to that land, the subject property is also composed of the larger open space “triangle” that is bordered by “The Mansions” residential development to the northeast, School District #214 property (used by Roosevelt University) to the south, and the rear of the Lutheran Church of the Cross property to the west. This triangle portion of the subject property is owned by School District #214, which purchased it last year with the intention of using it for additional recreation fields. The School District is no longer contemplating recreational field's in this area and has put the property up for sale. A developer

is interested in both properties and is proposing a 39-unit townhome development on the sum of the two properties.

Access to the townhomes would come through the existing Lutheran Church parking lot, which would have its main access drive widened slightly to make it appear more like a road. This access drive would be owned by the Lutheran Church, and a permanent access easement would be granted to the townhomes to the rear, which townhomes would ultimately have the maintenance responsibility for this easement area. It should be noted that parking spaces serving the church property would be directly accessible from this access road. For emergency access, a secondary "emergency vehicles only" access point would be provided in the rear of the Church parking lot.

The proposed development would consist of a total of 39 units shared amongst nine townhome buildings. Each building would be up to three stories with two garage parking spaces for each unit on the first floor and two stories of living area on top. The site would provide a total of 78 garage parking spaces plus parking spaces for 12 additional cars in the driveways of Building 1 and Building 4. Finally, there would be 25 guest parking spaces distributed around the site. In sum, a total of 2.95 parking spaces per unit would be provided.

Meeting Discussion:

Mr. Rotolo explained that the developer had two properties under contract, one being the rear portion of the Lutheran Church property, and the second one, which was east of the Lutheran Church property, was owned by High School District #214. The district had planned to use the property for athletic fields, but have decided that they are no longer interested in that. They would be declaring it as surplus property and would be putting it up for auction. While they go through the public auction process, they have given the developers authority to negotiate with the Village relative to zoning approval.

The land owned by the church is excess land and the church was in need of additional revenue due to declining enrollment. Their membership is down to 75 people whereas is used to be 500 people. They are having difficulties supporting the physical improvements they have on the site and may eventually sell the entire property. For now, the revenue from the sale of the rear portion of their property will keep them afloat.

He stated that he's met with staff on multiple occasions to determine what the most appropriate land use could be for the property. Although the site is designated as "Open Space" on the Comprehensive Plan, there is some history on it. When the Mansions apartment development to the northeast was developed, certain rights were granted to the Park District. He wasn't sure the specifics.

Mr. Hubbard stated that the Park District was given a 20-year lease on the property back in the 1980's.

Mr. Rotolo said that the Park District was no longer interested in the property. The developer has come up with the idea for townhomes on the property, and they believe that it would be an appropriate transitional use between the apartments to the east, the single-family homes to the north, and the school district campus to the south. A variety of uses occurred on the school district site, such as Roosevelt University, a Montessori school, and high school special education classes. The development concept is for three-story townhomes. The product would be very similar to the three story townhomes proposed by Lexington Homes along the north side of the Village on Old Arlington Heights Road.

Mr. Jasek said access to the site would come from the existing southern drive to the church property, which would be improved to become a more formalized entrance. The road system around the townhomes would be a loop with an emergency access point coming between buildings two and three. The townhomes would mostly be rear loaded with two car attached garages and access coming directly from the looped drive. However, buildings four and one would have front loaded garages. In combination with the 25 proposed perpendicular guest parking stalls, the site would have a 2.95 parking space per unit ratio. The front doors to each unit would lead out to interconnected sidewalks that would provide connectivity throughout the site and offer a pedestrian connection through the church property and out to Goebbert Road.

Detention would be in underground vaults. They believe the site plan provides an effective solution to a challenging site. There would be no loss of parking on the church property. He stated that he's been working with staff to provide a comprehensive list of the variations that the project would need.

Mr. Hubbard explained that the church owned portion of the site was designed as “Institutional” on the Comprehensive Plan and the school owned portion was designated as “Schools”. An amendment to the Comprehensive Plan to reclassify the site as “Moderate Density Multi-Family” would be required. The subject property would also need to be rezoned from R-1 to R-6. In order to comply with the density standards of the R-6 District, the number of three-bedroom units would need to be capped at 27. The school district portion of the site is part of the Mansions PUD, which was approved in 1978 and amended in 1983. One of the conditions of approval of that PUD was that the Park District was given the option to lease the site for \$1 per year for a period of 20 years with options to renew the lease after that. Staff has verified with the Park District that they have no interest in leasing the property. However, the Mansions PUD would need to be amended to remove that portion from the PUD.

Each of the townhome units would be on their own subdivided lot and so a Plat of Subdivision would be required. PUD approval would also be required to allow multiple buildings on one zoning lot. Due to the unique site access, the property does not front on a public street, which requires a variation from the subdivision code. Staff is generally supportive of the unconventional access to the site, however, staff would like to hear the opinion of the Conceptual Plan Review Committee. Staff had discussed whether the main entrance to the townhome site could come from the church’s northern drive aisle rather than the southern one. The northern drive aisle had less parking spaces located along the sides, which would be better for potential vehicular conflicts.

Several setback variations would be required; along the front, side, and rear. Staff did not take issue with the front yard variation but is recommending compliance with the northern side yard setback variation. Variations would also be required for each individual townhome lot, but those were more “paper” variations and staff was not concerned with those. A variation would be required for separation between some of the townhome buildings where 25’ separation was required and 20’ was proposed.

Stormwater would be accommodated in three underground vaults. Design Commission approval would be required. A traffic and parking study would be required. Although there would be no reduction in parking on the church property, the parking study would need to analyze current demand for parking on the church site, taking into consideration the peak demand of each activity that occurs there. It’s likely that the church is currently non-compliant relative to parking requirements, and any change to the parking on the site may kick in the need for a parking variation. The petitioner would need to provide details on the interior of the church building so staff can verify what the parking requirement is for the church. In sum, staff is generally supportive of the land use, although staff believes the present plan can be improved and have outlined several areas where the petitioner can make improvements, as identified in the staff report. Staff will need to verify if the removal of the School District owned portion of the site from the Mansions PUD will kick in the need for any variations to that PUD.

The amount of onsite parking is lower than what the Village traditionally sees in townhome developments. Typically, there will be two garage spaces plus two driveway spaces plus, a limited amount of guest parking spaces. The most recent townhome development approved outside of Downtown Arlington Heights had a little over 4 spaces per unit.

Commissioner Sigalos said he supported the concept of townhomes in this location. He had concerns about the spacing in front of the garages where there was no room for driveway parking. He thought moving the main entrance drive aisle on the northern side of the church site might work, although it could also be problematic. Overall he was in favor of a townhome use here but thought that driveway parking spaces would be important. People frequently use garages for extra storage, and therefore driveway spaces were important.

Commissioner Cherwin asked about drainage.

Mr. Kleinjan explained that the site was mostly flat with a slight depression in the middle. Presently, the church lot has some of their detention volume on the grassy open space on the site, which would need to be accommodated in the new development. There was some berming on the edge of the site to the east.

Commissioner Cherwin inquired as to whether the Village knows about any drainage issues in this area.

Mr. Hubbard replied that the Engineering Department had not made him aware of any significant issues in the area.

Commissioner Cherwin asked about the location of the underground vaults.

Mr. Kleinjan pointed out the location of the vaults on a site plan. He said stormwater would be discharged at the southeast corner of the site.

Commissioner Cherwin said he was not as concerned about the parking since he thought that some sort of shared parking with the church site could be arranged. Many churches were experiencing decreasing attendance and their properties contain a large amount of parking that is only full during one day out of the week. There is the potential to accommodate overflow parking, if it occurred, on the church site. He encouraged the developer to explore a perpetual agreement for overflow parking while they were negotiating with both the church and the school district on purchase of the site. He would prefer to take advantage of existing asphalt that may be underutilized as opposed to adding more asphalt to the development proposal. If peak demand for parking on the church site didn't coincide with peak parking demand on the townhome site, it could be a great arrangement. He wasn't opposed to using the drive aisle through the church as the primary means of ingress and egress to the site, but wanted to make sure that traffic conflicts wouldn't be a problem. He didn't think that the townhomes would generate a significant amount of traffic, but wanted the developers to take that into consideration and find a way to mitigate traffic conflicts to the best extent possible. Any access easement would need to be permanent and he did not take issue with the variation due to no frontage on a public street as long as the proper easement was established.

Mr. Rotolo pointed out that they would design the access drive through the church site to look like a street. They would be adding curb and gutter on both sides of the access drive so that it appears more like a street. The development team had looked at putting the access drive along the north side of the site, but they felt that it would have brought more traffic adjacent to the single-family homes to the north, which would not have been desirable. The church site was very underutilized and so he did not anticipate traffic conflicts along the southern access drive would become a problem. Usage of the church occurs between 9:00am and 11:00am on Sundays, which is the worship times for the Lutheran Church, and it is sparsely attended. At 11:00am they lease the building to a Korean congregation for worship services, which is more heavily attended. However, during both service times, he had not seen the parking lot more than half full. During the week there is almost nobody parking on the site. There is a food pantry that occurs on Tuesday afternoons that gets a little bit of traffic.

Commissioner Cherwin stated that any future use on the church site, if the church were ever to sell, would have to approach the future condo association to negotiate around the perpetual access easement. He agreed that the parking lot was likely underutilized and this is why parking on the townhome site was not a huge concern for him.

Mr. Rotolo said that he believed the church would be amenable to an agreement to allow overflow parking on their property.

Commissioner Cherwin said that it would be a good idea for the developer to work out these details so they can be prepared to respond to concerns over parking if they arise at any Plan Commission hearing.

Mr. Freedman remarked that if the use of the church were to change, any future user on that property may not allow the overflow parking.

Commissioner Cherwin suggested the overflow parking be established through a permanent easement, which would protect the parking arrangement even if the owner of the church site were to change. If it were for only 20 parking spaces, for example, that may be enough to accommodate any overflow needs from the townhomes. Or if not from the church site, maybe the overflow parking could be provided on the School District site.

Commissioner Green said that he shared the concerns that Commissioner Sigalos had relative to no driveway parking spaces for most of the townhome units. If someone without a driveway parking space wanted to come to their townhome for a quick trip to, for example, grab something from their kitchen, then they would be forced to park in a drive aisle since their driveway would not include enough space to park. He also shared the belief that people will frequently use their garage as

TOWNHOME DEVELOPMENT (CRESCENT DEVELOPERS) – TEMP FILE 1655

extra storage space, and without a driveway space, owners would need to park in guest spaces that are not convenient. This was a big concern for him. Overflow parking on the church site would not be effective for owners that use their garage as extra storage space. He did not take issues with the proposed land use in this location and he was also OK with the unconventional means of access through the church site.

Commissioner Sigalos asked for further clarification on the underground detention vaults.

Mr. Kleinjan replied that they would be concrete vaults with open bottoms for infiltration. A lift station would be needed to pump the water out of the vaults during large rain events. They would not be located underneath any of the buildings but would be in open space areas and underneath drive aisles.

Commissioner Cherwin asked about notification requirements for the Mansions PUD amendment and whether all owners within the Mansions PUD would be required to sign a zoning application for amendment to that PUD.

Mr. Hubbard said it was his understanding that in instances where only a portion of a PUD would be amended, only the owners of that portion needed to sign the application. However, the public notification would be based on the entire boundaries of the PUD.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



**Conceptual Plan Review Committee
12/11/2019**

Item: Shirley Ryan Ability Lab - 10/23/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Shirley Ryan Ability Lab - 10/23/19	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

October 23, 2019

Project Title: Shirley Ryan Ability Lab LUV
Project Address: 3201-3231 N. Wilke Rd.
Petitioner: Kathleen Duncan
Ackerman LLP
Address: 71 South Wacker Drive, 46th Floor
Chicago, IL 60606

Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

Variations Required:

- Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
- Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.
- Additional variations may be identified upon submittal of detailed plans.

Attendees: Kate Duncan, Petitioner
Jean Vander Sanden, Shirley Ryan Ability Lab
Laurie Tenzer, Shirley Ryan Ability Lab
Todd Eicken, Cannon Design
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is a five building multi-tenant office complex at 3201-3231 North Wilke Road, which is located on approximately 7.96 acres of land and consists of approximately 104,684 square feet of floor area. The petitioner, Shirley Ryan Ability Lab, has signed a lease for 14,131 square feet of space within a vacant unit at the southeast corner of the development (3215 North Wilke Road). The Ability Lab provides day rehabilitation services for individuals who no longer need hospitalization but still require intensive, coordinated rehabilitation care (i.e. victims of a stroke, brain/spinal injury, car accident, etc.) in order to get back to normal independent living. Their hours of operation are 7:30am to 5:00pm Monday through Friday and their offices are closed over the weekend. Approximately 10,786 square feet of the tenant space would be built-out and occupied upon zoning approval, with the remaining 2,661 square feet to be leased but unoccupied until an expansion is warranted. At peak occupancy of the entire space, the petitioner anticipates a total of 20 employees.

Access to the site comes from two full access, non-signalized ingress/egress points along Wilke Road. To shelter individuals with accessibility limitations from inclement weather, the petitioner has proposed a canopy over the main

entrance to their unit, which would involve the removal of 13 parking spaces on the site and create a dedicated drop-off/pick-up zone for the medivans.

Meeting Discussion:

Ms. Duncan provided further detail on the responsibilities of each person on the development team. She explained that the petitioner was seeking to operate the space at 3215 N. Wilke Road as a physical rehabilitation center, which required certain zoning approvals. Although medical offices were a permitted use within the M-1 Zoning District, physical rehabilitation centers were not, and a therefore a land use variation was required. A reduction in the code required parking was also being sought, as well as a variation to waive the formal traffic study and variations to allow for a proposed canopy at the front entrance to the subject unit. The canopy was considered an accessory structure, and due to the size and height of the canopy, it needs relief from the accessory structure regulations.

Commissioner Green said that from his architectural perspective, it made sense not to connect the canopy to the building and to construct the structure as an independent accessory structure.

Ms. Duncan stated that they believed they would be able to meet all of the approval criteria for each variation requested.

Ms. Vander Sanden outlined how operations at Shirley Ryan Ability Lab (SRALab) would occur on a standard day, which operations were unique in comparison to a standard rehabilitation facility. The Arlington Heights location would allow SRALab to relocate day rehabilitation service into the community, which services currently occur in their Wheeling facility. SRALab provides physical therapy, occupational therapy, speech therapy, and physician and nursing support to individuals who have had some type of catastrophic neurological injury, such as a stroke, spinal injury, or had been in a bad car accident. As such, they treat a very specific subset of the population that need a very in depth and comprehensive therapy program. Many of their patients have just left the hospital, and due to the nature of their injuries, many are not able to drive themselves to therapy. As part of their program they provide transportation to and from the homes of their patients. A typical physical therapy session is three hours, although some patients stay for up to six hours. Their facility is only open Monday through Friday.

SRALab does not provide a typical ambulatory physical therapy session of 45 minutes, and given the longer therapy times needed by their patients, they don't see a continuous flow of cars through the site. There are usually only two waves of patients arriving and leaving the site; the first wave arrives at 8:30am and departs around 11:30am, and the second wave arrives at noon and then leaves around 3:00pm. There are four other SRALabs around the Chicagoland area and they all function with the same structure as would occur in Arlington Heights. Each wave will include about three to five vans transporting two to four patients each, and approximately 22 patients are seen during the morning and 22 during the afternoon. There would be approximately 20 employees.

Mr. Eicken provided background on the building, explaining that the particular unit under lease by SRALab was located at the rear of the subject property and was in the southeast corner of the complex. The subject property circulation was oriented so that medivans could arrive at the site, loop around to the rear to drop-off/pick-up patients, then continue around the building to circle back to the front where they would exit the site.

In order to facilitate the construction of the canopy, which would involve the removal of certain parking spaces, they would be adding two parking lot landscape islands that would define the drop-off area. The drop-off canopy would be about 50 feet by 25 feet, which would provide enough space for two vans underneath. The canopy structure would be independent of the building and would be designed to drain water back to the roof of the building. Clearance underneath would be 13.5 feet and it would be large enough for any emergency vehicle to pass below. The materials of the canopy would be designed to match the existing building. The interior of the building would be an open "gym" style space with treadmills, mat space, and associated equipment for rehabilitation services. The entrance is designed to be wider than a typical office building entrance since several patients arrive and leave at the same time.

Mr. Hubbard stated that the subject property was zoned M-1, which is a research, development, and light manufacturing district. Physical rehabilitation facilities are not classified as a permitted or special use within the M-1 district, therefore they

are prohibited from locating within the district and a land use variations is required for SRALab. As part of this approval process, the petitioner will need to demonstrate conformance to the four criteria necessary for variation approval. The Comprehensive Plan designates the property as appropriate for research and development, warehousing, and manufacturing, which is consistent with the current M-1 zoning on the property. Since the proposed use is most similar to a medical office, and because medical offices are a permitted use in the M-1 District, the proposed use was compatible with the Comprehensive Plan.

The proposed entrance canopy would require certain variations relative to size and height, and staff was generally supportive of these variations as they recognized a need for the canopy based on the clientele of SRALabs. The primary item to evaluate on this application relates to parking, and the petitioner is requesting a variation to waive the formal traffic and parking study requirement. Based on the proposed use and reduction in parking, a parking variation is required. Specifically, 374 parking spaces are required and 350 will be provided, which results in a deficit of 24 parking spaces. Given the business model where patients carpool in medivans and then the medivans drop off the patients, leave, and will not park on the site, staff does not believe that the proposed use will generate a high parking demand. However, being that there will be a deficit relative to code requirements, staff would like the petitioner to survey the existing parking lot usage to provide a baseline for existing parking demand. Staff will then evaluate if the proposed reduction in parking will become problematic by adding the anticipated peak parking demand to the existing peak parking demand occurring on the subject property.

As part of the Plan Commission review process, staff will inspect the site to ensure that all site landscaping is up to code and that there is no dead or missing landscaping on the site. If there are deficiencies, the onsite landscaping will need to be brought up to code requirements as part of the land use variation approval process. Bike parking will be required, and the entire site must be brought up to current code requirements for bike parking since the proposed use results in an increase in code required parking, which is what triggers the need to comply with the bike parking regulations. The petitioner will need to provide staff with details on any existing bike parking spaces within the complex, and if it is determined that there is a deficit of bike parking relative to code requirements, the petitioner would be responsible for installing the required bike racks or they can negotiate that with the landlord. Staff is generally supportive of this application subject to resolution of the items as outlined in the staff report.

Commissioner Jensen said he wanted to disclose that his wife was a client at the SRALab in Elk Grove Village, and he thought that they operated an excellent program. He asked for clarification as to whether the Wheeling facility would close upon completion of the facility in Arlington Heights should it be approved.

Ms. Vander Sanden confirmed that the Wheeling facility would close if they were able to open a facility in Arlington Heights.

Commissioner Jensen said that he dropped his wife off and picked her up when she was done, so he recognized that the patients would not generate a high parking demand. However, the parking study would still be helpful to have, although he thought that parking would not be an issue. He stated that he did not think the bike parking should be required in this instance since the clients, given the nature of their injuries, would not be biking to the facility, and it was unlikely that the employees would either. He encouraged the petitioner to request a variation to the bicycle parking requirements if they thought that the bike parking spaces would not be utilized by the business. He was supportive of the use in this location and had yet to determine if he needed to recuse himself from the Plan Commission public hearing given that his wife was a SRALab client.

Commissioner Cherwin stated that he would also be supportive of a waiver of the bike parking requirement for this application. He stated that this was a great project and he was totally supportive of it and he did not think that parking would be an issue given the aforementioned reasons expressed by others. He asked about emergency exiting and whether, given the clientele of SRALab, they would need something beyond the standard emergency egress that was currently provided within the office building.

Ms. Vander Sanden explained that the existing building had more egress points than was required by code

Mr. Eicken speculated that the particular unit that SRALab would be leasing was set up for use by three separate tenants and so it had three times the emergency egress points. Based on his analysis, they were well within the code requirements

for egress and exiting distances.

Commissioner Cherwin reiterated that he believed this was a good project and could not foresee a reason that he would be against it.

Commissioner Green stated that he would also be supportive of a bicycle parking variation. He thought it was a great project and would like to see this business come to Arlington Heights. He agreed with staff and thought that parking should not be an issue and he encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Conceptual Plan Review Committee 12/11/2019

Item: Central Eye Care Ltd. - 555 E. Golf Rd. - T1680

Department: Planning & Community Development

Requested Action

1. Planned Unit Development (PUD) allow a 5,400 square foot medical office building.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Planned Unit Development (PUD) for a 5,400 square foot medical office building, and is supportive of the application subject to resolution of the following:

1. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting to introduce the proposed development to the surrounding community and to understand what concerns they may have.
2. Petitioner shall provide a detailed traffic and parking study prepared by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and potential ingress/egress conflicts with the Goebbert Road turn lane.
3. Petitioner shall explore the closure of the Seegers Road curb cut and reciprocal access to the property to the west.
4. Petitioner shall increase the southern parking lot landscape buffer where feasible to allow sufficient space for a heavy planting screen, including evergreen trees for year-round screening.
5. A code compliant landscape plan shall be required. Petitioner shall incorporate landscape plantings to the west of the building to provide a buffer for the western façade, and a landscape island shall be provided at the west of the southern parking row abutting the building or the petitioner shall request a

variation.

6. A Design Commission application shall be required.

7. Preliminary engineering plans and detention calculations shall be required.

8. A Photometric Plan shall be required.

9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Project Narrative

Floor Plan & Elevations

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence

Exhibits



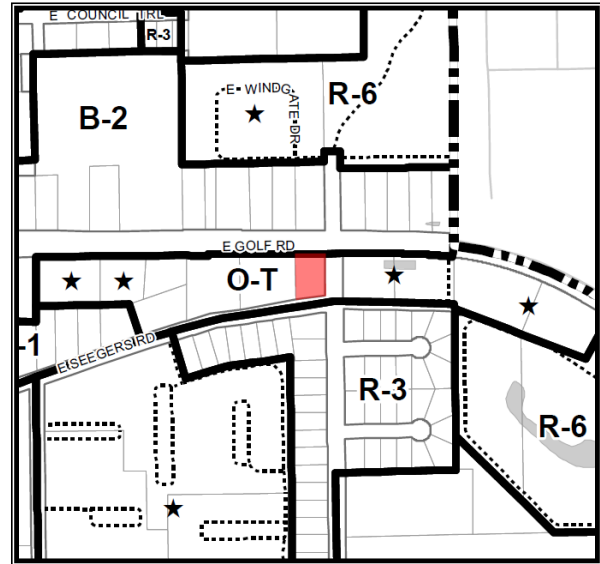
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1680
Project Title: Central Eye PUD
Location: 555 E Golf Rd.
PIN: 08-15-100-007

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 11, 2019
Date Prepared: December 6, 2019

Petitioner: Dr. David Badawi
 Central Eye Ltd.
Address: 1614 W. Central Rd. – Suite 107
 Arlington Heights, IL 60005

Existing Zoning: O-T: Office Transitional District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District	Aldi Grocery Store	Commercial
South	R-3: One Family Dwelling District	Single-Family Home	Single Family Detached
East	O-T: Office Transitional District	Multi-tenant office building	Offices Only
West	O-T: Office Transitional District	Multi-tenant office building	Offices Only

Requested Action:

1. Planned Unit Development (PUD) allow a 5,400 square foot medical office building.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is occupied by an approximately 1,250 square foot single-family structure that was most recently used as a law office but has sat vacant for several years. The site is approximately 26,115 square feet (0.60 acres) in size and has existing access to both Goebbert Road and Seegers Road. The petitioner has purchased the site and is proposing to demolish the building and construct an approximately 5,400 square foot single-tenant medical office building for his business, Central Eye Care, which would move from its current location at 1614 W. Central Road to the new building upon its completion.

Central Eye Care provides a range of services from routine eye care to the management of complex eye diseases. They also provide eye surgery at an offsite location (Northwest Community Hospital). There would be no retail optical services provided within the business (i.e. no sales of glasses and/or contacts). Hours of operation would be 8:00am – 5:30pm on Monday through Friday and 8:00am – 12:00pm on Saturday. They are closed on Sunday. During peak shift, approximately nine employees would be onsite, including two doctors, three receptionists, and four medical assistants. During the course of a standard day approximately 60 patients would be seen at the practice. Access to the site would remain in the locations as currently existing, however, the access drive on Seegers would be expanded to 24' in width to comply with code, and the access point on Goebbert would be expanded to 30' in width to allow for sufficient ingress/egress of emergency vehicles. No access is proposed along Golf Road.

Zoning and Comprehensive Plan

The subject property is zoned O-T, Office Transitional District. The proposed medical office use is a permitted use within the O-T, however, all developments within the O-T District are required to receive PUD approval. As such, the petitioner is requesting PUD approval to construct the 5,400 square foot medical office building.

Based upon a preliminary zoning analysis, the proposed building conforms to all bulk, setback, and height restrictions, and therefore no variations are necessary for the proposed structure. However, the petitioner will need to make minor alterations to the site plan to avoid a landscape related variation, or alternatively, they can request a variation, the merits of which would be evaluated by staff. Further details are provided within the Landscaping section below.

The Comprehensive Plan classifies the subject property as appropriate for "Offices Only", and the proposed use is compatible with this designation. The Village has entertained multiple development concepts for this property over the years, (multi-tenant commercial development, Family Video store, fast food restaurant, and an O'Reilly's Auto Parts store). The Village has expressed concerns with many of these developments as they did not conform to the existing zoning or Comprehensive Plan. The proposed use, which is a permitted use in the O-T District and is compatible with the Comprehensive Plan, is an excellent land use for this property. Given the close proximity of the subject property to the single-family residential areas to the south, staff is recommending that the petitioner hold a neighborhood meeting with surrounding property owners to introduce the proposal to the community and to be aware of any concerns that the adjacent property owners may have.

Building, Site and Landscaping:

The proposed building is well designed and provides a nice transition from the single-family homes at the south to office and commercial buildings to the north, west, and east. A Design Commission application will be required for this project. In addition, onsite detention must be provided and the petitioner will need to

submit preliminary engineering plans and detention calculations as part of their Plan Commission submittal.

Relative to landscaping, the petitioner has worked with staff to provide additional space for foundation plantings on the north of the building, and has setback the parking area at the south to provide space for the code required parking lot landscape screening. However, staff would like the petitioner to explore revisions to the site layout to create additional depth to the 3-foot southern parking lot landscape buffer. This would provide sufficient space for a larger landscape planting in this area, such as arborvitae, which need more than 3 feet to thrive and would provide a better buffer for the residential homeowners to the south. Furthermore, the parking row at the south of the building does not include the code required landscape island at its western terminus, and the petitioner must rework the site plan to include this landscape island or request a variation. In order to screen the western side of the building, which is a flat 100-foot long brick wall with one window, the landscape plan should propose a dense layer of evergreen plantings to provide for year round screening. Finally, a photometric plan shall be required as part of the Plan Commission application.

Parking, Traffic, and Circulation:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a detailed traffic and parking study prepared by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and potential ingress/egress conflicts with the Goebbert Road turn lane. Goebbert Road abutting the development is a three-lane street with one southbound lane and two northbound lanes (one as a dedicated left turn lane and one as a dual through/right turn lane). The traffic study must provide analysis on this access point to determine if there is adequate stacking capacity in the existing lanes on Goebbert to ensure that ingress/egress to the site is not blocked during peak times.

The SDC would like the petitioner to evaluate the elimination of the curb cut on Seegers Road, which would allow more space for a continuous landscape screen along the southern property line. In order to accomplish this, the petitioner should coordinate with the property owner to the west to determine if a cross access agreement is viable that would allow utilization of the western property's existing curb cut along Seegers.

The proposed use conforms to parking code requirements, and the detailed parking calculations are shown below. The parking study should compare the proposed parking supply to the projected peak parking demand based on the *Institute of Traffic Engineers (ITE), 10th Edition* volume.

Address	Tenant	Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
555 E Golf Rd	Central Eye Care Ltd.	Medical Office	5,400	1 per 200 Sq. Ft.	27	29
TOTAL SQUARE FOOTAGE			5,400			
OVERALL SURPLUS / (DEFICIT)					2	

Per code, two bicycle parking spaces are required and the petitioner has provided these spaces at the northeast corner of the building.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Planned Unit Development (PUD) for a 5,400 square foot medical office building, and is supportive of the application subject to resolution of the following:

1. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting to introduce the proposed development to the surrounding community and to understand what concerns they may have.
2. Petitioner shall provide a detailed traffic and parking study prepared by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and potential ingress/egress conflicts with the Goebbert Road turn lane.
3. Petitioner shall explore the closure of the Seegers Road curb cut and reciprocal access to the property to the west.
4. Petitioner shall increase the southern parking lot landscape buffer where feasible to allow sufficient space for a heavy planting screen, including evergreen trees for year-round screening.
5. A code compliant landscape plan shall be required. Petitioner shall incorporate landscape plantings to the west of the building to provide a buffer for the western façade, and a landscape island shall be provided at the west of the southern parking row abutting the building or the petitioner shall request a variation.
6. A Design Commission application shall be required.
7. Preliminary engineering plans and detention calculations shall be required.
8. A Photometric Plan shall be required.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 6, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1680

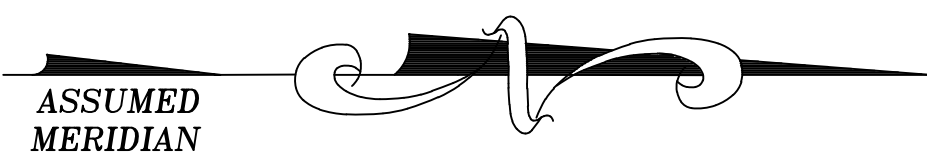


Map created on December 5, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



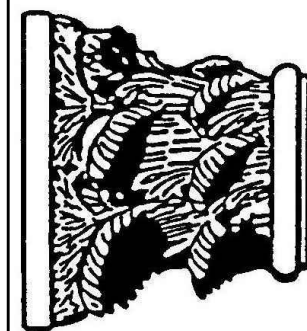
01 SITE PLAN
SCALE: 1" = 10'-0"

E. GOEBBERT ROAD

E. SEEGERS ROAD



GOLF ROAD



TOWN STUDIOS, INC.

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PHONE: 847-498-0900
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CENTRAL EYECARE, LTD.
555 GOLF ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

DATE:
10-03-19
10-29-19

SHEET NO.

A-1
OF 4 SHEETS

Narrative

555 East Golf Road, Arlington Heights, Illinois 60005

Overview

Central Eye Care, LTD (“We” or “we”) is an ophthalmology practice that has served the Arlington Heights and neighboring suburbs since 2012. Central Eye Care, LTD has been fortunate to become one of the leading and thriving eye care practices in the Northwest Chicago suburbs. At this point, we need to move into a larger location.

We are planning on having built for us a single-level, single tenant office space at 555 East Golf Road (the “Property”) approximately 5400 square feet in size. The Property will be developed, built up, and owned by AEJ Holdings, LLC, an Illinois Limited Liability Corporation (“LLC”). AEJ Holdings, LLC will, in turn, lease the Property to a single tenant, Central Eye Care, LTD.

In previous communications with the Village of Arlington Heights, the LLC has come to learn that the property is currently zoned for medical office space use, and thus, given the appropriate land use, the LLC is not asking for any changes in zoning. The Property is approximately 0.6 acres in size, and it will house the office building and sufficient parking for patients and staff for Central Eye Care, LTD. The property apparently has been vacant for many years prior to the recent purchase by the LLC in 2019. The structure currently on the property is an uninhabitable ranch home apparently previously used as a legal office.

Proposed Land Use

LLC proposes to build on the Property a new single-level, single-tenant medical office building to ultimately provide state of the art ophthalmology care and services to the residents of Arlington Heights and neighboring suburbs. It will be leased to Central Eye Care, LTD.

The care that Central Eye Care, LTD provides ranges from routine eye care to the management of complex eye disease. We provide support to Northwest Community Hospital, Alexian Brothers Hospitals, and their respective emergency rooms. In addition to medical care that we provide at this location, we also perform eye surgery at Northwest Community Hospital, and see pre-operative and post-operative patients in our office. Additionally, we provide consultative eye services to the patients of most of the physicians in the Arlington Heights area. We take care of all types of eye problems, including glasses, contacts, diabetes, cataracts, glaucoma, macular degeneration, and

trauma. We take care of all age groups ranging from babies to senior citizens. Approximately 75% of our patients are Arlington Heights residents.

Hours of Operation

Central Eye Care hours of operation will be as follows:

Monday-Friday: 8AM-5:30PM

Saturdays: 8AM-Noon

Sundays: Closed

We are closed on major holidays.

Staffing and Patients:

Staff typically arrive at the office around 7:45AM. There will be 9 employees on site during peak times (2 doctors, 3 receptionist staff, 4 medical assistants). Staff will typically leave by 5:30PM. The office does not see patients between noon and 1PM (lunch break) on weekdays. A doctor will typically see 30 patients in a day. Half of these patients will be seen in the morning between 8:00AM and 11:30AM, and the other half will be seen between 1:00PM and 4:30PM. Given that 2 doctors may be working at any one time, the maximum number of patients seen in a morning or afternoon session would be 30 patients over a 3.5 hour period. In other words, the number of patients would be 8-9 per hour. At any moment in time, there may be approximately 18-20 people, including staff and patients, on the property. The very latest appointments should be leaving the property by around 5:15PM.

Parking

Given that Arlington Heights requires one parking spot for each 200SF of medical office space, we are required to have 27 parking spots. However, we plan to exceed this requirement and have 29 parking spots-which we expect to be abundant. Most patients drive their cars to our practice. Less than 5% arrive by medical transport. There will be TWO handicapped parking spots on the Property.

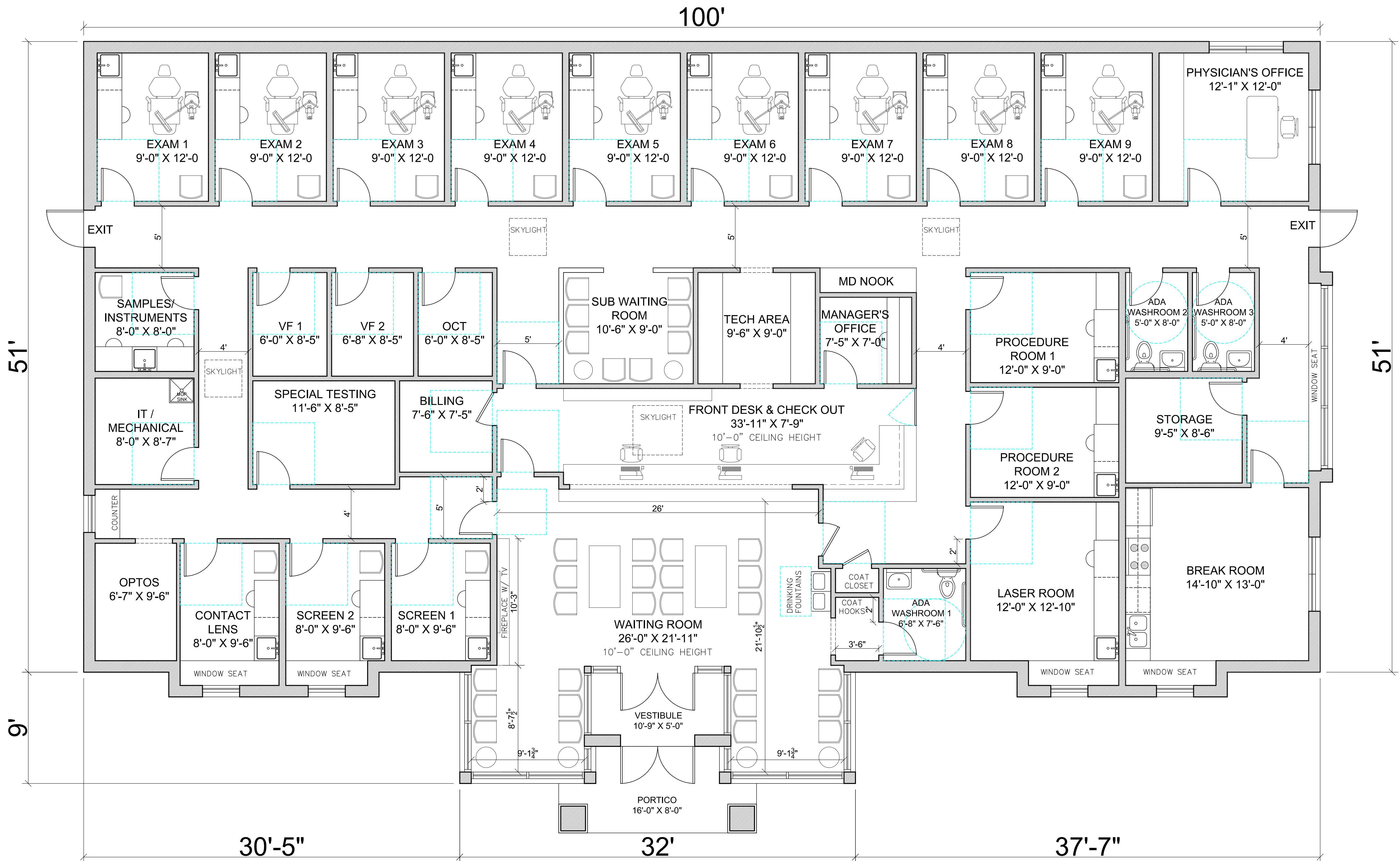
Again, we are the only tenant on this property, and we will have all of the available parking for our practice.

Access

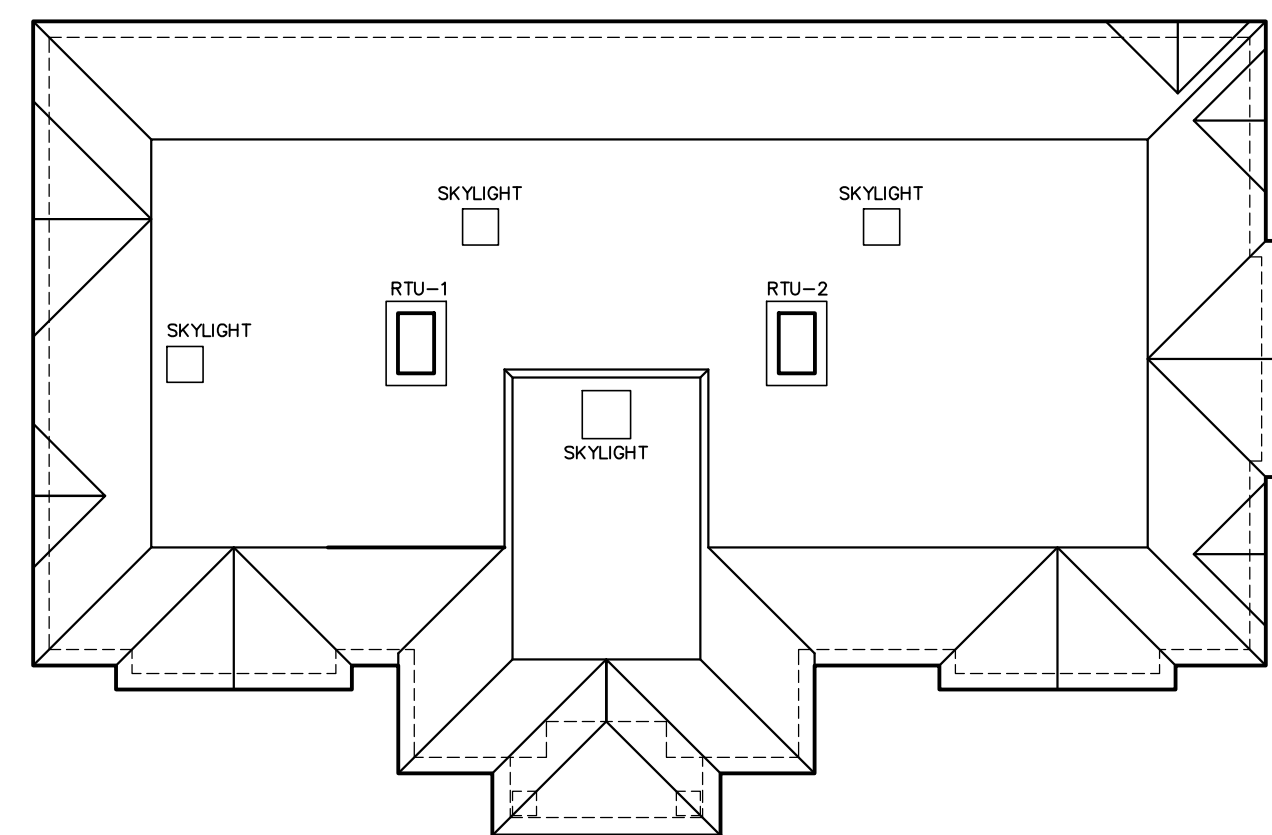
LLC would like to utilize the existing curb cut-outs to allow for Central Eye Care patients, many who are older, to enter/exit the property from Goebbard and Seegers. Entry into

the parking lot via Goebbard is straightforward. However, for patients leaving the Property, returning to Golf Road is easiest and safest via Seegers.

Unlike the nearby Walgreens, Chase Bank, and McDonalds, Central Eye Care creates a low population and traffic footprint.



01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 ROOF PLAN
SCALE: 1/16" = 1'-0"



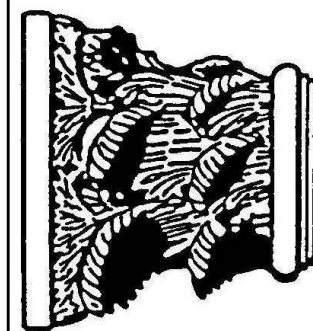
01 EAST ELEVATION (FRONT - E. GOEBBERT ROAD)

SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION (RIGHT SIDE - GOLF ROAD)

SCALE: 1/4" = 1'-0"



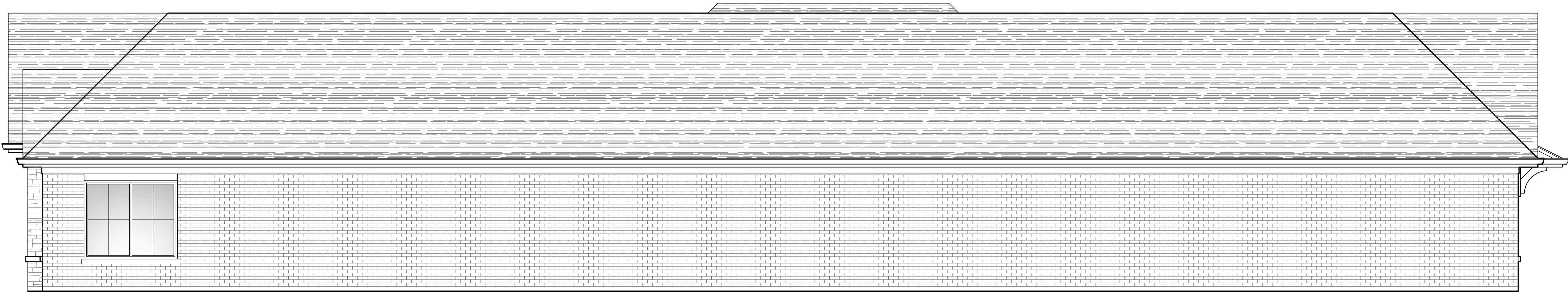
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ARLINGTON HEIGHTS, ILLINOIS 60005

DATE:
10-03-19

SHEET NO.

A-3
OF 4 SHEETS



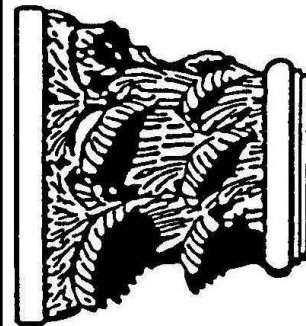
01 WEST ELEVATION (REAR)

SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION (LEFT SIDE - E. SEEGER'S ROAD)

SCALE: 1/4" = 1'-0"



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SHEET NO.

A-4

OF 4 SHEETS