Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
November 30, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. BBQ Restaurant - 2338 E. Rand Rd. - T1779
SUP for Restaurant and Drive-thru

B. Pennrose at Arlington Downs - 3031 W. Salt Creek Ln. - T1787
Amendment to PUD Ord #18-036, #18-019, #15-049, #14-025, #12-039, #12-037 and #12-006 to allow a 145-unit multi-family residential development, LUV to allow a residential use as a principal use within the B-2 District, Variations

C. Pet Suites - 1050 E. Rand Rd. - T1796
Amendment to LUV Ord 20-031 and 21-009, Fence Variation

VII. OTHER BUSINESS

A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Conceptual Plan Review Committee
11/30/2022

Item: BBQ Restaurant - 2338 E. Rand Rd. - T1779

Department: Planning & Community Development

Requested Action

1. A Special Use Permit for a restaurant with a drive-through on the subject property.

Variations Required

• None identified at this time. Upon submission of detailed plans, certain variations may be required.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioners conceptual request for a Special Use Permit to allow a restaurant with a drive-through and is generally supportive, however, as part of any Plan Commission application, the petitioner shall address the following:

1. The petitioner shall provide written responses demonstrating compliance to each of the three criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:

• That said special use is deemed necessary for the public convenience at this location.

• That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

• That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The petitioner must provide further details on the business operations, such as the number of employees during peak shift, the hours of operation for the restaurant and the drive-through (if different than the restaurant), and expected

delivery and trash pick-up times.

3. Prior to submitting a Plan Commission application, the petitioner shall provide details on any proposed exterior building modifications for staff review and determination on whether a Design Commission application shall be required.

4. Preliminary engineering plans shall be required as part of any Plan Commission application.

5. A landscape plan shall be provided as part of the Plan Commission review process, which must include details on the proposed dumpster enclosure (height, materials, gates, etc.).

6. As part of Plan Commission review, the petitioner shall work with the Village to address any concerns relative to onsite circulation and drive-through stacking.

7. The petitioner shall provide details on any cross-access agreements/easements and any shared parking agreements/easements that exist with the Brandenberry Park Shopping Center.

8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, and parking shall be required.

9. IDOT review and approval shall be required for all proposed work within the IDOT Right-of-Way.

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	**Type**
Staff Report	Report
Aerial	Exhibits
Conceptual Floor Plan	Exhibits
Conceptual Site Plan	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

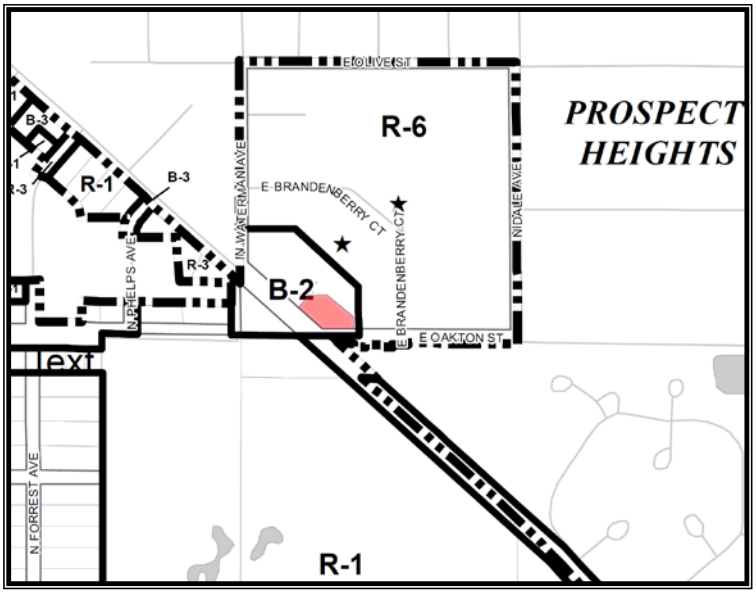
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1779*
***Project Title**: BBQ Restaurant w/Drive Thru*
***Address**: 2338 E. Rand Rd.*
***PIN**: 03-21-402-012*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 30, 2022*
***Date Prepared**: November 21, 2022*

***Petitioner**: Demetrios K. Staveris*
Interglobal Design Build Network
***Address**: 5106 N. Cicero Avenue*
Chicago, IL 60630

***Existing Zoning**: B-2: General Business District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District	Brandenberry Park Shopping Center	Commercial
South	***- Village of Prospect Heights -***		
East	B-2: General Business District	Brandenberry Park Shopping Center	Commercial
West	B-2: General Business District	Keyes Motel	Commercial

Requested Action:

1. A Special Use Permit for a restaurant with a drive-through on the subject property.

Variations Required:

- None identified at this time. Upon submission of detailed plans, certain variations may be required.

Project Background:

The subject property is located at the northeast corner of East Rand Road and Camp McDonald Road and is approximately 28,758 square feet (0.66 acres). The site is an outlot of the Brandenberry Park Shopping Center, which was approved as a PUD in 1965. The property contains an approximately 2,983 square foot single-story structure that was originally developed as a gas station but most recently home to Family Video, a movie rental business. Family Video vacated the site two years ago and the site has sat vacant since. Access to the site comes from two full access curb cuts along Rand Road (non-signalized) and one full access curb cut along Camp McDonald Road (non-signalized). Additionally, the site has two internal access points into the Brandenberry Park Shopping Center, which shopping center has additional access points to Rand Road, Camp McDonald Road, and Waterman Avenue. There are currently 43 parking stalls located on the subject property.

The petitioner is interested in leasing the site to establish a BBQ themed restaurant, which would include a newly constructed drive-through. The interior of the building would undergo a substantial remodel and would include a dining area with approximately 40 seats along with a bar area including approximately 13 seats. Food would be ordered at a front counter and patrons would then find a seat where they would wait until their food is either delivered to the table or ready for pick-up at the front counter.

The exterior of the site would undergo several alterations, including the creation of curbed landscape islands, modifications to the site access and circulation (including closure of two curb cuts), and construction of a refuse enclosure. The drive-through would be situated at the rear of the building and to create space for circulation around the back corner of the building, a small portion of the building would be removed. Upon completion of the site improvements, the property would include 45 parking stalls.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District, which only allows restaurants with drive-throughs via approval of a Special Use Permit. As such, the proposed BBQ restaurant with a drive-through will require an application to the Plan Commission for approval of a Special Use Permit. In order to justify said request, the petitioner must provide a written response demonstrating compliance with the three criteria for Special Use Permit approval, which has been summarized below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The petitioner must provide further details on the business operations, such as the number of employees during peak shift, the hours of operation for the restaurant and the drive-through (if different than the restaurant), and expected delivery and trash pick-up times. The drive-through would be situated approximately 200 feet to the west of the Brandenberry Park Condominiums and the petitioner will need to carefully design and use the drive-through to minimize impact on the neighboring multi-family residential development. The petitioner should be aware that the B-2 District requires preparation of all foods to be done within the building and exterior barbequing/smoking shall not be allowed. A liquor license shall be required for the alcohol service. As part of their Special Use Permit application, and to illustrate that the

proposed restaurant is necessary for the public convenience at this location, the petitioner shall submit a market analysis that analyzes the market demand for a restaurant with a drive-through at this location.

The Village's Comprehensive Plan designates the future use of the subject property as “Commercial” and the proposed use is compatible with this designation.

Building, Site, Landscaping:

The interior build-out must comply with all building and life safety code requirements. In consideration of the site as already developed, a preliminary review of the proposed modifications to the site access appear to comply with fire lane requirements; interior access/circulation through the site by fire truck does not appear to be required. The Village Fire Code Official will make a final determination on this upon the submittal of a formal Plan Commission application and detailed plans. The petitioner should be aware that any proposed modifications to the exterior façade may require a Design Commission application and review by the Design Commission. Prior to submitting a Plan Commission application, the petitioner shall provide details on any proposed modifications to the building exterior for staff review.

Preliminary engineering plans shall be required as part of any Plan Commission application, which shall show any exterior work to the sanitary and water lines (including the grease trap as applicable) as necessary for the proposed conversion of the building to a restaurant. The preliminary engineering plans must also show onsite circulation on a scaled geometric plan, along with turning templates for vehicle navigation around the rear of the building and details on the proposed curb cut closures and work within all Right-of-Ways. A landscape plan shall also be provided as part of the Plan Commission review process, which must include details on the proposed dumpster enclosure (height, materials, gates, etc.).

The Staff Development Committee has concern that circulation through the site will be problematic given the location of the drive-through and width of certain drive aisles. Details on the proposed site circulation will be necessary to evaluate the flow of traffic within the site and the petitioner must show the directionality of traffic flow and the site improvements necessary to manage traffic movements (pavement markings, Do Not Enter signage, etc.); the site plan must clearly indicate which areas of the site are meant for two-way traffic and which are meant for one-way traffic. The drive-through vehicle queue could stack to where it blocks circulation within the parking lot and the petitioner will need to demonstrate that site circulation is viable, or alternatively they must revise the site layout to provide for adequate onsite circulation. The four parking stalls located at the western side of the site may need to be removed in order to provide for traffic flow in this area. Upon review of detailed plans, certain variations may be required relative to drive aisle widths and parking stall access. Finally, the petitioner shall provide details on any cross-access agreements/easements and any shared parking agreements/easements that exist with the Brandenberry Park Shopping Center.

Parking and Traffic:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, and parking. The petitioner should be aware that Rand Road is under the jurisdiction of IDOT and the proposed closure of the curb cut along Rand Road will required IDOT review and approval. It is recommended that the petitioner reach out to IDOT early on in the zoning entitlement process to begin discussions regarding the proposed work within the Right-of-Way.

Based on a preliminary review of the conceptual site and floor plans, the subject property is compliant relative to parking requirements. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Address	Tenant	Use	Square Feet	Seating Area	Parking Ratio	Parking Required
2335 E. Rand Rd	BBQ Restaurant	Restaurant	2,983	585	1 per 45 SF of Seating Area	13
TOTAL SQUARE FOOTAGE			**2,112**		**PARKING REQUIRED**	**13**
					PARKING PROVIDED	**45**
					SURPLUS */ (DEFICIT)*	**32**

Per the Village's bicycle parking regulations, two bicycle parking spaces must be provided on the site.

RECOMMENDATION

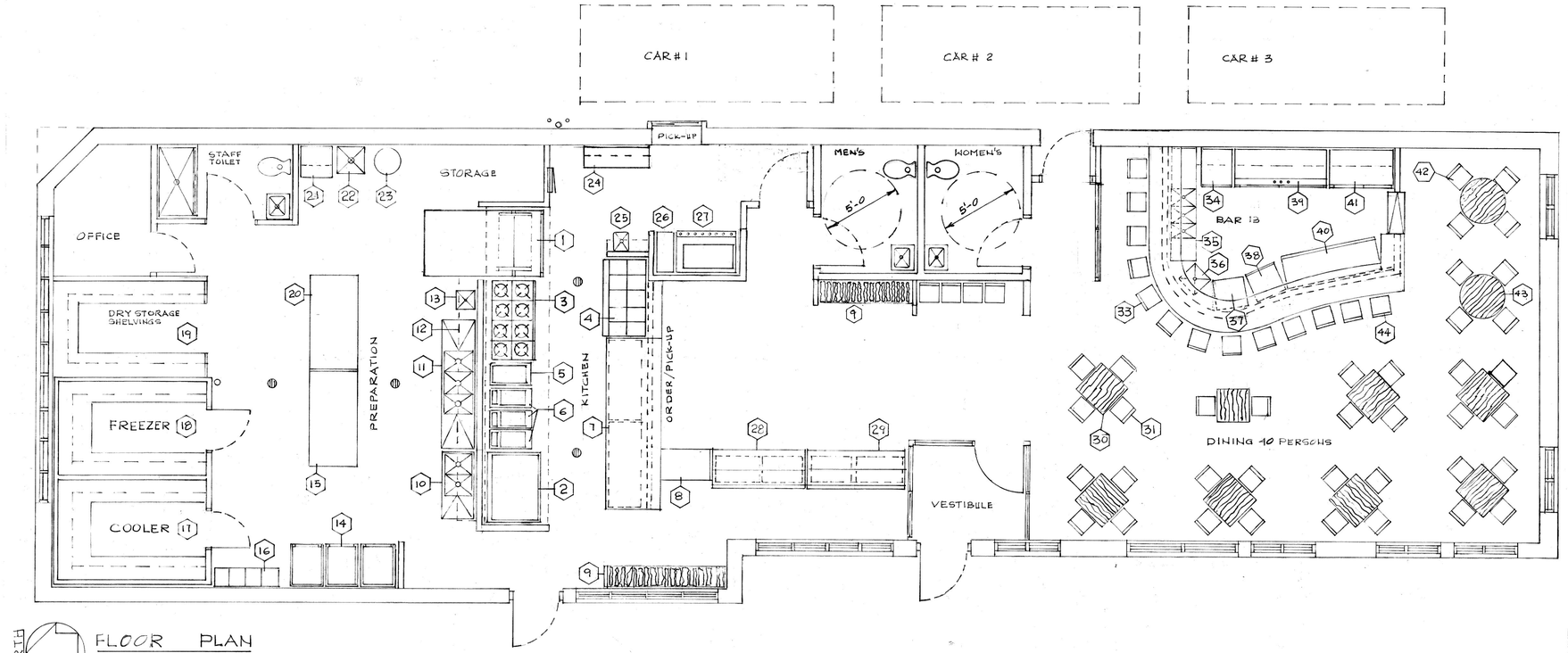
The Staff Development Committee (SDC) reviewed the petitioners conceptual request for a Special Use Permit to allow a restaurant with a drive-through and is **generally supportive**, however, as part of any Plan Commission application, the petitioner shall address the following:

1. The petitioner shall provide written responses demonstrating compliance to each of the three criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
   - ***That said special use is deemed necessary for the public convenience at this location.***
   - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
   - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
2. The petitioner must provide further details on the business operations, such as the number of employees during peak shift, the hours of operation for the restaurant and the drive-through (if different than the restaurant), and expected delivery and trash pick-up times.
3. Prior to submitting a Plan Commission application, the petitioner shall provide details on any proposed exterior building modifications for staff review and determination on whether a Design Commission application shall be required.
4. Preliminary engineering plans shall be required as part of any Plan Commission application.
5. A landscape plan shall be provided as part of the Plan Commission review process, which must include details on the proposed dumpster enclosure (height, materials, gates, etc.).
6. As part of Plan Commission review, the petitioner shall work with the Village to address any concerns relative to onsite circulation and drive-through stacking.
7. The petitioner shall provide details on any cross-access agreements/easements and any shared parking agreements/easements that exist with the Brandenberry Park Shopping Center
8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, and parking shall be required.
9. IDOT review and approval shall be required for all proposed work within the IDOT Right-of-Way.
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.

_____ November 21, 2022
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1779


Rand Road
Camp McDonald Road



NORTH

FLOOR PLAN

SCALE 1/4" = 1'-0"

EQUIPMENT SCHEDULE

1. B.B.Q.OVEN BY J. & R. OYLER E. MODEL # 700 E 4'-6" W x 6'-6" H
2. B.B.Q. OVEN # 2 BY J. R. 3'-6" W X 3'-0" D X 6'-0" H
3. 10- BURNER STOVE WITH OVENS ELOW BY MOTAK GAS PERATED 350,000 BTU
4. 6'-0" STEAM TABLE 5-OPENINGS ELECTRIC WITH S/S SHELVINGS BELOW
5. 1'-6" S/S PTABLE WITH FRENCH FRY WORMERM ON TOP & S/S SELVINGS BELOW
6. 1'-2" FRENCH FRYERS BY PITCO MODEL # SSLV14T GAS OPERATED
7. SERVICE COUNTER TOP WITH A REFRIGERATED TALBE BELOW 6'-8" LONG
8. SERVISE COUNTER 4'-0" LONG X 2'-0" WIDE
9. WOOD STORAGE BIN 2-REQUIRED
10. 2-COMPARTMENT S/S SINK WITH S/S SELVINGS BELOW AND ONE SIDE DRAIN PAN
11. 3-COMPARTMENT S/S SINK WITH S/S SELVINGS BELOW AND 2-SIDES S/S DRAIN PANS
12. CONTINUES S/S SHELVINGS ABOVE THE SINKS
13. S/S HAND SINK WITH SOAP & TOWEL DISPENCER
14. WORMER HOLDING CABINETS BY WINSTON MODEL # HOV 7 SERIES 14-PANS COPACITY EACH
15. 3'-0"X6'-0" S/S PREPARATION TABLE WITH S/S SHELVINGS BELOW
16. STACABLE EMPLOEE LOCKERS 12"W X24"H X14"D 12-REQUIRED
17. 6'-0" X 10'-0" WALK IN PREFABRECATED COOLER AND WITH S/S SHELVINGS INSIDE
18. 6'-0" X 1'-0" WALK IN PREFABRICATED FREEZER AND S/S SHELVINGS INSIDE
19. DRU STORAGE AREA WITH SHELVINGS ALL AROUND
20. 3'-0" X 6'-0" S/S PREPARATION TABLE WITH S/S SELVINGS BELOW
21. STACKABLE CLOTH WASHER AND DRYER 2'-6" X 2'-4" BY GE OR EQUAL
22. 2'-0" X 2'-0" FLOOR MOUNTED MOP SINK
23. 100 GALLONS HOT WATER HEATER BY AOSMITH OR EQUAL
24. 5'-0" S/S TABLE WITH SHELVINGS ABOVE
25. 14" S/S HAND SINK WITH SOAP AND TOWELS & S/S SHELVING ABOVE
26. S/S SOFT DRINKS CUP DISPENCER
27. SOFT DRINGS DISPENCER WITH ICE MAKER ABOVE
28. DISPLAY REFRIGERATED COOLER 6'-10" L X 3'-0" W X 3'-0" H
29. DISPLAY REFRIGERATED COOLE (same as above)
30. 36"x36" TABLE IRON BASE AND LAMINATED TOP 7-REQUIRED
31. CHAIR AS SELECTED 30- REQUIRED
32. 24"x 24" DUCE TABLE
33. BAR CHAIRS AS SELECTED 13-REQUIRED
34. BAR GLASS WASHER 2'-0" X 2'-4" BY GE OR EQUAL
35. 3-COMPARTMENT S/S BAR SINK WITH SIDE BOARDS
36. BAR HAND SINK
37. 2'-0" S/S TABLE WITH S/S SHELVINGS BELOW
38. 2'-0" X 2'-4" GLASS COOLER UNDER-COUNTER
39. 6'-0" X 2'-6" DRAFT BEER COOLER
40. 7'-0" X 2'-6" UNDER-COUNTER COOLER
41. 4'-0" X 2'-6" BAR COOLER
42. BAR CHAIR FOR 30" HIGHT BAR TABLE
43. 36" ROUND TABLE 42" HIGH

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	VOTANICAL NAME	SIZE	QUANTITY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

International design build network inc.
DESIGNERS / DEVELOPERS / BUILDERS
5106 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/936-9314
e-mail dstaveris@yahoo.com

NO.	DATE	BY	DESCRIPTION
1	6/27/22	D.K.S	ISSUED FOR CITY APPROVAL

REVISIONS

CERTIFICATION

I HEARBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS SIGNIFIED BY MY HAND AND SEAL.

SEAL

PROJECT NAME
2338 E. RAND R.D.
ARLINGTON HEIGTS IL
(STANLEY & SON BBQ)

DRAWING TITLE
FLOOR PLAN, EQUIPMENT SCHEDULE, LANDSCAPE SCHEDULE

DATE: 6/18/22
DRAWN BY: D.K.S.
CHECKED BY:
JOB NO. DRAWING NO. A-1
OF ... DWGS

Interglobal design build network inc.
DESIGNERS / DEVELOPERS / BUILDERS
5106 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/936-9314
e-mail dstaveris@yahoo.com

EXISTING HYRANT

IN

EXIT STREET FROM SHOPPING CENTER

OUT

20'-0"

170'-2"

24'-6"

27'-0"

94'-0"

85'-0"

81.10"

15'-0"

EXISTING WATER B-BOX

EXISTING SEWER LINE

EXISTING LANDSCAPE TO REMAIN AS IS

EMPLOEE PARKING ONLY

6

19'-0"

OUT ONLY

24'-0"

TRASH AREA

10'-0"

14'-0"

5

18'-0"

9'-0"

EXISTING LANDSCAPE TO REMAIN AS IS

17'-0"

CAR # 1

CAR # 2

CAR # 3

CAR # 4

CAR # 5

EXISTING BUILDING

DEPRES CURB

26

13

12

9

18'-0" TYP.

9'-0" TYP.

EXISTING RETAINING WALL

4

18'-0" TYP.

9'-0" TYP.

22'-0"

OUT

IN

25'-0"

80'-0"

30'-0"

LIGHT POLE

PROVIDE NEW LANDSCAPE AS THIS AREA

EXISTING LANDSCAPE

12'-0"

30'-0"

9'-0" TYP.

18'-0" TYP.

EXISTING SIGN

8

7

EXISTING LANDSCAPE

LANDSCAPE TO MATCH EXISTING

5'-0"

LIGHT POLE

14'-6"

SIDEWALK TO BE REPLACED THIS AREA TO MATCH EXISTING

EXISTING DRIVE WAY TO BE REMOVED

SODS

SODS

SODS

OUT

IN

DRIVE WAY EXISTING

125'-0"

RAND ROAD

152'-0"

10

11

EXISTING TREE

EXISTING LANDSCAPE AREA

29'-0"

18'-0"

9'-0" TYP.

EXISTING TREE

SODS

149'-3"

CAMP MCDONALD ROAD

SEWER LINE

LIGHT POLE

HYDRANT

30.05'

NEW SIDEWALK TO MATCH EXISTING

EXISTING DRIVEWAY TO BE REMOVED AND PROVIDE NEW SODS TO MATCH EXISTING

5'-0"

17'-9"

EXISTING TREE

2338 E. RAND Rd. BUILDING DATA	
LOT AREA	28,758 SQ. FT.
BUILDING SIZE	2,602 SQ. FT.
EXISTING DRIVE WAYS FOR THE LOT	3
DEDICATED EMPLOYEE PARKING	6 CARS
GUEST PARKING PROVIDE	31 CARS
DRIVE-UP CARS PROVIDE	5 CARS
SEATING CAPACITY DINING AREA	38 PERSONS
BAR AREA	13 PERSONS

NO.	DATE	BY	DESCRIPTION
1	6/27/22	D.K.S.	ISSUED FOR CITY APPROVAL.

REVISIONS

CERTIFICATION

I HEARBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS SIGNIFIED BY MY HAND AND SEAL.

SEAL

PROJECT NAME
2338 E. RAND ROAD
ARLINGTON HEIGTS IL.
(STANLEY & SON BBQ)

DRAWING TITLE
SITE PLAN/LANDSCAPE PLAN

DATE: 6/18/22
DRAWN BY: D.K.S.
CHECKED BY:
JOB NO. DRAWING NO.

C-1

OF ... DWGS

Conceptual Plan Review Committee
11/30/2022

Item: Pennrose at Arlington Downs - 3031 W. Salt Creek Ln. - T1787

Department: Planning & Community Development

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinances #18-036, #18-019, #15-049, #14-025, #12-039, #12-037, and #12-006 to allow a 145-unit multi-family residential development.

2. Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD.

Variations Required

- Variation to Chapter 28, Section 5.1-11.4a, to allow dwelling units below the second floor.

- Variation to Chapter 28, Section 5.1-19.1, to allow a 25’ setback along Salt Creek Lane where code requires a 70’ setback.

- Variation to Chapter 28, Section 10.4, to allow 186 parking stalls (1.28 per unit) where 290 parking stalls are required (2 per unit).

- Additional Variations may be identified upon submittal of detailed plans.

Recommendation

The Staff Development Committee (SDC) reviewed the Amendment to Planned Unit Development (PUD) Ordinances #18-036, #18-019, #15-049, #14-025, #12-039, #12-037, and #12-006 to allow a 145-unit multi-family residential development, the Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD, and the following variations:

- Variation to Chapter 28, Section 5.1-11.4a, to allow dwelling units below the second floor.

• Variation to Chapter 28, Section 5.1-19.1, to allow a 25’ setback along Salt Creek Lane where code requires a 70’ setback.

• Variation to Chapter 28, Section 10.4, to allow 186 parking stalls (1.28 per unit) where 290 parking stalls are required (2 per unit).

The Staff Development Committee is generally supportive of additional development at this property but requires further analysis of the site planning and design issues as identified above. As part of any Plan Commission application, the petitioner shall address the following:

1. The petitioners written response for compliance with the approval criteria for all requested variations shall be reviewed in detail as part of their formal Plan Commission application. All requested variations must be compliant with the criteria as outlined within the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The petitioner shall explore alternative layouts that would incorporate all fire lanes within the interior of the site and shall work with the Village to come up with a viable plan for compliance with all emergency vehicle access and fire lane requirements. Prior to finalizing their site plan, the petitioner is encouraged to coordinate with the Building Department to determine what additional information is necessary to allow for a comprehensive review for compliance of applicable fire lane and life safety requirements. Fire truck turning exhibits will be required as part of any Plan Commission application.

3. The proposed 25’ setback along Salt Creek Lane needs further analysis.

4. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must include data on the existing parking usage for both the One Arlington tower and the ADR-II development. The proposed 1.28 parking stalls per-unit ratio will need further analysis.

5. Should the public sidewalk along Salt Creek encroach within the subject property boundaries, an easement shall be required. Adequate space for parkway trees must be provided along both Salt Creek Lane and Payton Place.

6. Onsite stormwater detention shall be required meeting all MWRD and Village

requirements, including volume control.

7. A Design Commission application and appearance before the Design Commission shall be required.

8. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.

9. An Inclusionary Housing Plan shall be provided as per the Village's Inclusionary Housing regulations. Compliance with the Inclusionary Housing Ordinance shall be required and an appearance before the Housing Commission must occur prior to consideration by the Plan Commission.

10. The petitioner must verify whether the necessary easements are in place to allow access from the drive aisle located on the neighboring property.

11. As part of any Plan Commission application, an overall PUD plan showing the proposed development, existing developments, and future developments within the PUD shall be required.

12. A landscape plan and photometric plan shall be required.

13. As part of the Plan Commission review process, further details on the proposed site improvements will be required, including details on any above ground utilities/infrastructure (transformers, generators, trash corral, AC units, utility pedestals, etc.).

14. A market analysis shall be required which shall analyze the demand for a 145 unit mixed-income multi-family development at this location.

15. The petitioner shall submit a construction staging plan and development schedule as part of the PUD amendment process.

16. 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	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative - Oct 2022	Correspondence
Conceptual Plans - Oct 2022	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

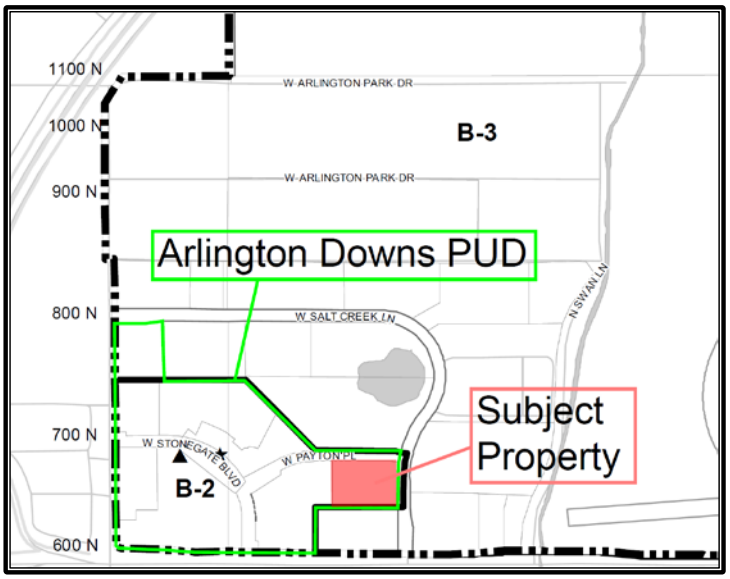
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1787*
***Project Title**: Pennrose Multi-Family at Arlington Downs*
***Address**: 3031 W. Salt Creek Lane*
***PIN**: 02-25-100-045*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 30, 2022*
***Date Prepared**: November 21, 2022*

***Petitioner**: Kirk Albinson – Senior Developer*
Pennrose
***Address**: 980 North Michigan Avenue*
Suite 1150
Chicago, IL 60611

***Existing Zoning**: B-2: General Business District, Euclid Avenue/Rohlwing Road Overlay District*
***Comprehensive Plan**: Mixed Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale, and Motor Vehicles District	Vacant land	Mixed-Use
South	B-3, General Service, Wholesale, and Motor Vehicles District	3-story office building	Mixed-Use
East	B-3, General Service, Wholesale, and Motor Vehicles District	3-story office building, Multi-tenant shopping plaza	Mixed-Use, Offices Only
West	B-2, General Business District	5-story multi-family residential (ADR-II)	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances #18-036, #18-019, #15-049, #14-025, #12-039, #12-037, and #12-006 to allow a 145-unit multi-family residential development.
2. Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD.

Variations Required:

- Variation to Chapter 28, Section 5.1-11.4a, to allow dwelling units below the second floor.
- Variation to Chapter 28, Section 5.1-19.1, to allow a 25’ setback along Salt Creek Lane where code requires a 70’ setback.
- Variation to Chapter 28, Section 10.4, to allow 186 parking stalls (1.28 per unit) where 290 parking stalls are required (2 per unit).
- Additional Variations may be identified upon submittal of detailed plans.

Project Background:

The subject property is located within the Arlington Downs PUD and is situated at the southwest corner of Salt Creek Lane and Payton Place. The site is approximately 87,063 square feet (2 acres) in size and is currently vacant with exception to an existing east-west drive aisle that runs along the southern side of the site. This drive aisle was constructed as part of the ADR-II multi-family residential development located to the west and the aisle connects Salt Creek Lane at the east to the ADR-II parking garage at the west. The subject property has access to Salt Creek Lane via aforementioned drive aisle, and also has access to Payton Place via the north-south drive aisle located on the ADR-II property to the west.

As part of the most recent Arlington Downs PUD amendment from 2018, the subject property was conceptually approved for a 180-unit senior living facility. Pennrose, a national developer and manager of mixed-income multi-family properties, is proposing a 145-unit multi-family building on the subject property which would have no age restrictions. The development would be 5 stories tall and would include 49 studio units (35%), 76 one-bedroom units (50%), and 20 two-bedroom units (15%). Approximately 70% of the units would be available for rent at market rates, up to 20% would be set aside for individuals earning 60% of Area Median Income (AMI), and up to 10% of the units devoted to individuals earning 30% of AMI. At the west of the building an at-grade 186-space parking lot has been proposed and the western wing of the building would be constructed above a portion of this surface parking lot. Pennrose would like to begin construction of the building in the fall of 2023 with estimated completion in the spring of 2025.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District, and is also part of the Euclid/Rohlwing Overlay Zoning District, which overlay district was established in 2012 as part of the original Arlington Downs PUD that involved a comprehensive redevelopment of the former Sheraton Hotel tower and Coco Key water park as a mixed-use community. The PUD has been amended several times since the original 2012 approval, most recently in 2018 to allow for several modifications to the development plan, including the development of the 263-unit ADR-II multi-family residential building located to the west of the subject property. As previously mentioned, the site was conceptually approved for development as a 180-unit senior living facility as part of the 2018 PUD amendment, however, the proposed 145-unit multi-family building triggers the need for an amendment to the underlying PUD. As part of the PUD amendment process, the petitioner will be required to submit a construction staging plan and development schedule.

Because the B-2 District only allows residential uses when they are part of a mixed-use development with ground floor commercial spaces, a land use variation is required to allow a residential-only development within the B-2 District. Furthermore, a variation is required to allow residential units on the ground floor of the building. The petitioner has submitted a preliminary response to the four criteria for variation approval, which criteria has been summarized below:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

Upon submission of a formal Plan Commission application, staff will verify that the petitioner's written response complies with the four approval criteria as identified above. Additional variations are required,

which will be identified below. Similar to the land use variation, for each requested variation the petitioner has submitted a preliminary written response to the hardship criteria, which will be reviewed in detail as part of any Plan Commission application for this project. Finally, a market analysis shall be required, which must illustrate the market demand for a 145-unit rental development in this location.

Impact Fees & Inclusionary Housing

Impact fees shall be required for all units within the proposed development. Additionally, compliance with the Inclusionary Housing Ordinance (IHO) shall be required. Based on a preliminary analysis, the number of affordable units and rent levels appear to comply with the Inclusionary Housing Ordinance. However, the petitioner should note that all affordable units as required by the IHO must remain rented at affordable levels in perpetuity. As part of any Plan Commission application, the petitioner will need to provide an Inclusionary Housing Plan outlining how they intend to meet the requirements of the ordinance and an appearance before the Housing Commission shall be required.

Site Plan and Fire/Life Safety Requirements

While the Staff Development Committee is supportive of the proposed multi-family development, there are several issues with the site plan that must be addressed as this project moves forward. In order to comply with fire lane requirements, the petitioner is proposing a fire lane within the public right-of-way along the west side of Salt Creek Lane, which would reduce the size of the parkway in this location. The Building Department needs additional information to verify if the proposed fire lanes comply with all code requirements, and prior to finalizing their site plan, the petitioner is encouraged to reach out to the Building Department to determine what additional information is necessary to allow for a comprehensive review.

The petitioner will need to provide fire truck turning exhibits showing how the Village's tower truck will be able to maneuver both within and around the site. With the potential for future redevelopment in the area, an extended southbound right turn lane on Salt Creek may be necessary, which would interfere with the proposed fire lane. Should the fire lane along Salt Creek remain as proposed, additional space for a parkway would be needed, which would push the sidewalk further into the subject property and require an easement to the Village. The Village will need to need to ensure that there is adequate space for landscaping/street trees along Salt Creek Lane. The Staff Development Committee is not supportive of the on-street fire lane and requests that the developer explore alternative layouts that would incorporate all fire lanes within the site.

Based on a preliminary analysis of the concept, the development appears to comply with all height and bulk requirements as outlined within the B-2 District regulations. However, the proposed 25' foot setback along Salt Creek Lane triggers the following variation:

- ***Variation to Chapter 28, Section 5.1-19.1, to allow a 25' setback along Salt Creek Lane where code requires a 70' setback.***

The 70-foot setback requirement is part of the Overlay District regulations established in 2012. The original redevelopment plans for this site allowed for a two tower multi-family development of up to 19 stories in height, and the 70-foot setback was necessary due to the height of the proposed buildings. Since the Pennrose building is proposed at 5 stories, a 70-foot setback is not necessary, however, the proposed 25-foot setback will need further analysis. In order to visualize how the proposed development fits in with the overall PUD, the petitioner must provide an overall PUD plan showing the proposed development in context with the remaining buildings within the Arlington Downs development (both existing and proposed).

As part of the Plan Commission review process, further details on the proposed site improvements will be required, including details on any above ground utilities/infrastructure (transformers, generators, trash corral, AC units, utility pedestals, etc.) and light fixtures (photometric plan). A code compliant landscape plan shall be required, and the petitioner will also be required to submit a Design Commission application and appear before the Design Commission for review of the proposed building architecture and finishes. The Staff Development Committee has concerns over the design of the building given the proposed construction of the structure over the surface parking lot and the petitioner may wish to request a Preliminary Review with the Design Commission prior to finalizing their application.

Stormwater

The proposed development will need to comply with all Village and MWRD requirements relative to stormwater and volume control, and should any underground vaults be proposed, they would need to be designed to accommodate the weight of a fire truck should they be located beneath any of the code required fire lanes. The petitioner has proposed 13 parking stalls along Payton Place where there is currently an underground stormwater vault. The vault must be analyzed to ensure that it can support the weight of automobile parking and has the necessary overhead coverage for a parking lane.

Traffic & Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. This study must evaluate traffic for the overall PUD, taking into account the proposed development, existing developments in the PUD, and expected future developments within the PUD.

Access to the site is proposed from the existing east-west drive aisle located along the south of the site, as well as from the north-south drive aisle located on the ADR-II site to the west. The petitioner must verify whether the necessary easements are in place to allow access from the drive aisle located on the neighboring property. Futhermore, if the existing east-west drive aisle located on the subject property does not have the appropriate easements established to allow access to the remainder of the PUD, they must be established as part of this PUD amendment. Finally, a row of parking is proposed to the south of the east-west drive aisle on the subject property and the petitioner must clarify if there is sufficient space on the site to accommodate for this parking or whether the drive aisle will need to be shifted. Should there be any shift proposed, staff will need to verify how this impacts emergency vehicle ingress and egress to the ADR-II site.

Since parking for the Pennrose development will not be shared with the other users within Arlington Downs, the parking study does not need to analyze parking within the entire PUD. However, the study must provide data on the existing parking usage for both the One Arlington tower and ADR-II development to understand baseline per-unit and per-bedroom parking demand for residential uses in this location. It should be noted that this evaluation was also a condition of approval from the 2018 PUD amendment and was required to occur if/when development was proposed on the subject property. With regards to code requirements, the following variation is necessary:

- ***Variation to Chapter 28 of the Municipal Code, Section 10.4, to allow 186 parking stalls (1.28 per unit) where code requires 290 stalls (2 per unit).***

The large percentage of studio and one-bedroom units within the Pennrose development will be taken into consideration in evaluation of the parking supply. Additionally, in some cases the parking demand for affordable housing units is lower in comparison to market rate units, however, this would need further analysis. It should be noted that previous residential developments within Arlington Downs have been

approved at a parking ratio of 1.4-1.5 parking stalls per unit and the adequacy of the proposed parking supply at 1.28 stalls per unit must be further evaluated.

During the most recent 2018 PUD amendment, the original 2012 parking variation granted to the overall PUD was adjusted to reflect the uses proposed at that time. Subsequent to the 2018 parking variation there have been certain modifications to the uses within the PUD, such as the 25N co-working office expansion within the One Arlington tower as well as the elimination of Funtopia (which had been proposed within the former water park) and the expansion of First Ascent to occupy the entire water park. Due to the decrease in code required parking resulting from the elimination of Funtopia, the parking for the former water park (Zone B) was reduced. These changes were considered substantially compliant with the existing zoning entitlements as they generally reduced the overall parking demand within the PUD and were within the scope of the 2018 parking variation. The proposed Pennrose development entails modifications to the code required parking and onsite parking supply relative to the 2018 PUD amendment and associated parking variation. However, since the extent of the parking variation is reduced, no formal amendment to the overall Arlington Downs parking variation is required (see **Table I** below).

Table I: Overall PUD Parking Calculations

	Parking Required	Parking Provided	Percentage of Required Parking Provided
2018 PUD Amendment	2,768	2,333	84.20%
Proposed PUD Amendment	2,533	2,161	85.30%

The Pennrose development must conform to the Village's bike parking regulations, which require a total of 15 bike parking stalls be included on the site or within the building.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the Amendment to Planned Unit Development (PUD) Ordinances #18-036, #18-019, #15-049, #14-025, #12-039, #12-037, and #12-006 to allow a 145-unit multi-family residential development, the Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD, and the following variations:

- Variation to Chapter 28, Section 5.1-11.4a, to allow dwelling units below the second floor.
- Variation to Chapter 28, Section 5.1-19.1, to allow a 25' setback along Salt Creek Lane where code requires a 70' setback.
- Variation to Chapter 28, Section 10.4, to allow 186 parking stalls (1.28 per unit) where 290 parking stalls are required (2 per unit).

The Staff Development Committee is generally supportive of additional development at this property but requires further analysis of the site planning and design issues as identified above. As part of any Plan Commission application, the petitioner shall address the following:

1. The petitioners written response for compliance with the approval criteria for all requested variations shall be reviewed in detail as part of their formal Plan Commission application. All requested variations must be compliant with the criteria as outlined within the Zoning Ordinance:
   - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

2. The petitioner shall explore alternative layouts that would incorporate all fire lanes within the interior of the site and shall work with the Village to come up with a viable plan for compliance with all emergency vehicle access and fire lane requirements. Prior to finalizing their site plan, the petitioner is encouraged to coordinate with the Building Department to determine what additional information is necessary to allow for a comprehensive review for compliance of applicable fire lane and life safety requirements. Fire truck turning exhibits will be required as part of any Plan Commission application.
3. The proposed 25' setback along Salt Creek Lane needs further analysis.
4. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must include data on the existing parking usage for both the One Arlington tower and the ADR-II development. The proposed 1.28 parking stalls per-unit ratio will need further analysis.
5. Should the public sidewalk along Salt Creek encroach within the subject property boundaries, an easement shall be required. Adequate space for parkway trees must be provided along both Salt Creek Lane and Payton Place.
6. Onsite stormwater detention shall be required meeting all MWRD and Village requirements, including volume control.
7. A Design Commission application and appearance before the Design Commission shall be required.
8. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.
9. An Inclusionary Housing Plan shall be provided as per the Village's Inclusionary Housing regulations. Compliance with the Inclusionary Housing Ordinance shall be required and an appearance before the Housing Commission must occur prior to consideration by the Plan Commission.
10. The petitioner must verify whether the necessary easements are in place to allow access from the drive aisle located on the neighboring property.
11. As part of any Plan Commission application, an overall PUD plan showing the proposed development, existing developments, and future developments within the PUD shall be required.
12. A landscape plan and photometric plan shall be required.
13. As part of the Plan Commission review process, further details on the proposed site improvements will be required, including details on any above ground utilities/infrastructure (transformers, generators, trash corral, AC units, utility pedestals, etc.).
14. A market analysis shall be required which shall analyze the demand for a 145 unit mixed-income multi-family development at this location.
15. The petitioner shall submit a construction staging plan and development schedule as part of the PUD amendment process.
16. 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.

_____ November 21, 2022

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1787

Salt Creek Lane

ARLINGTON DOWNS PUD

Stonegate Blvd.

Payton Place

Subject Property

Euclid Ave.

Preliminary Planned Unit Development Summary

Address: 3031 West Salt Creek Lane, Arlington Heights, IL

Developer: Pennrose, LLC
Kirk Albinson, Senior Developer
980 North Michigan Avenue, Suite 1150
Chicago, IL 60611
Phone: 312.799.3910
Email: kalbinson@pennrose.com

Existing Zoning: Mixed-Use Planned Unit Development

Surrounding Land Uses: Office, Retail, Multifamily Residential, Mixed-Use

Project Narrative

3031 West Salt Creek Lane, located within the Arlington Downs Planned Unit Development (PUD), is a proposed multifamily development that represents a $40 Million investment by Pennrose and development partner, the Housing Authority of Cook County (HACC), in a growing mixed-use district. The proposed development transforms the 86,000 SF vacant lot into a 5-story (approximately 65-70' tall) 145-unit apartment building. This boutique-style residential development will increase the housing supply in Arlington Heights, support the Village's economic development goals, and bring community-centric amenities to working families and individuals of all income levels.

The proposed unit mix consists of approximately 35% studios, 50% one-bed/one-bath apartments, and 15% two-bed/two-bath apartments. To support the Village's Inclusionary Housing Ordinance (IHO) and increase opportunities for low-income working individuals and families, up to 20% of units are set aside for those earning 60% Area Median Income (AMI), including up to 10% of units set aside for those earning less than 30% AMI. Amenity spaces include the public-facing lobby and "flex" spaces that are catered to residents who are working from home with individualized quiet spaces for focused work and comfortable seating for remote work. Other amenities include a fitness room, bike storage facilities, and a pet washing station. On the top floor, a spacious lounge is accompanied by a rooftop amenity space equipped with seating and landscaping for residents to gather with friends and family, enjoy the views, and engage with the outdoors and the greater community.

With this proposed development, Pennrose sets out to embody its mission to improve the lives of working families by creating safe, secure housing communities where residents can build fulfilling lives. Pennrose is a premier multifamily development company, with experience delivering over 350 developments with more than 27,000 rental housing units. Pennrose has been a designated redeveloper in over 100 municipalities, helping cities transform underutilized sites into thriving mixed-use and mixed-income economic development engines.

Project Goals

1. **Strengthen the growing Arlington Downs Planned Unit Development (PUD) Mixed-Use District and its master development plan.** Complete approximately 145 additional quality apartment residences to support the growing retail, residential, office, and other mixed uses of the district.

2. **Diversify the housing options in Arlington Heights**. The proposed development responds to the growing demand for smaller apartments and supports the Village's stated need of providing a wide variety of housing for populations including young and single households.

3. **Increase economic opportunities for all households including low-income working families and individuals.** As housing supply becomes scarcer and macroeconomic trends place increased pressure on households' pocketbooks, the proposed development provides quality residences for a growing community at various income levels.

4. **Support the goals of the Village's Inclusionary Housing Ordinance (IHO) and Affordable Housing Trust Fund.** Pennrose's mission to provide safe, secure housing communities is complimentary to the Village's priority to support the construction of multi-family rental units that are attainable for individuals and families earning 60% of AMI or below. The total number of proposed affordable units are in excess of the Village's IHO requirements.

5. **Embrace and promote the use of nearby community amenities including transportation.** The proposed development's proximity to the Arlington Park Metra station and Pace bus lines promotes alternative means of transportation utilizing the existing robust public transportation infrastructure in the area and allows the site to be developed efficiently without the provision of parking that would exceed demand. Amenities like a bike room and pet-related spaces will encourage residents to use surrounding trails and will take advantage of the walkability of the Arlington Downs PUD.

6. **Focus on quality and timeless design to reinforce the Village of Arlington Heights' status as a desirable place to live**. The boutique nature of the proposed development will bring visual interest to the area, create an attractive product, and be a beacon for increased investment in the Arlington Downs Mixed-Use PUD.

Anticipated Project Timeline

- Winter 2023: PUD Application & Village Approval Process
- Fall 2023: Construction Start
- Spring 2025: Construction Complete

Site Plan and Building Design

The building design by Lamar Johnson Collaborative (LJC) brings contemporary, Scandinavian-inspired design elements to a mid-rise apartment building. The combination of the pitched and flat roof lines creates visual interest and harmonizes with the character of the modern high-rise residential properties to the West and the typical single-family home in Arlington Heights. Further, the gabled roof is revealed

on the North side of the building to provide an open-air shelter for the roof deck amenity space. Most floorplans feature balconies, some recessed within the building to provide increased privacy.

The development team is exploring a variety of façade materials including metal paneling, exposed wood, and concrete. Landscaping elements dispersed throughout the parking lot and perimeter of the property will include trees, shrubs, and evergreens to provide year-round greenery. Lighting elements will be positioned around the exterior of the building, throughout the parking lot, and along walkways to promote safety.

Request to the Village of Arlington Heights

1. **Amendment to Planned Unit Development (PUD) Ordinances #18-036 (Final Plat of Subdivision Approval for Arlington Downs), #18-019, #15-049, #14-025 (PUD Amendment), #12-039 (Final PUD), #12-037, and #12-006 (Preliminary PUD) to allow for a 145-unit multi-family residential development.** The approved PUD allowed for up to a 180-unit apartment complex, considered Phase III of the Arlington Downs development, at this site, referred to as Lot 3 (File # PC 18-010). This property falls within Zone C (mixed-use residential).
2. **A Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD.**
3. **Variation to Chapter 28, Section 5.1-11.4a to allow dwelling units below the second floor.**
4. **Variation to Chapter 28, Section 5.1-19.1 to allow a 25' setback along Salt Creek Lane where code requires a 70' setback.**
5. **Variation to Chapter 28 of the Municipal Code, Section 10.4, to allow 186 parking stalls (1.33 per unit).**

Conformance to Approval Criteria for Variations Sought:

A. A Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD.

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

The proposed development aligns with and builds upon the framework outlined in the Arlington Downs PUD master development plan. In that master development plan, an age-restricted residential tower was initially proposed. The character of the use is consistent with the area, neighboring one high-rise residential property and one mid-rise residential property. Approaching Salt Creek Lane from Euclid Ave, the apartment building at 3031 W Salt Creek Lane will serve as a visual transition between the 13-story and 5-story building to the West and the single-story retail shops that stretch along Euclid Avenue to the East. Surrounding uses are consistent with the proposed use. The property is neighboring an all-residential property to the West, Payton Place, and is located within Zone C of the PUD which was originally prioritized for residential and mixed-use. The overall mixed-use PUD accommodates commercial space in Zone D. Residential as a principal use is compliant with the overall PUD.

2. **The plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned.**

The site has been vacant since at least 2012 when the property owner obtained the original PUD approval, which at that time, did not contemplate the market conditions today which drive demand for

multi-family residential uses as proposed here. It is Pennrose's goal to contribute to the vision of the original PUD plans set forth and deliver residential units to diversify Arlington Heights housing options and respond to rising demand for apartments.

3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**

The Zoning Ordinance includes the intents and purposes "to protect the character and the stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." The proposed development will contribute to the stated residential goals of the Arlington Downs PUD and contribute positively to the surrounding community, protecting the strong character of Arlington Heights.

4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The request to allow residential in a portion of a mixed-use PUD that otherwise allows residential uses is a minimal variance in order to allow reasonable use of the property.

B. **Variation to Chapter 28, Section 5.1-11.4a to allow dwelling units below the second floor.**

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

The proposed development aligns with and builds upon the framework outlined in the Arlington Downs PUD master development plan. In that master development plan, a residential tower was initially proposed. The character of the use is consistent with the area, neighboring one high-rise residential property and one mid-rise residential property. Approaching Salt Creek Lane from Euclid Ave, the apartment building at 3031 W Salt Creek Lane will serve as a visual transition between the 13-story and 5-story building to the West and the single-story retail shops that stretch along Euclid Avenue to the East. Surrounding uses are consistent with the proposed use. The property is neighboring an all-residential property to the West, Payton Place, and is located within Zone C of the PUD which was originally prioritized for residential and mixed-use. The overall mixed-use PUD accommodates commercial space in Zone D. Residential as a principal use is compliant with the overall PUD. Allowing dwelling units on the ground floor allows for an increased number of accessible units and achieves increased residential density, which the PUD allows for.

2. **The plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned.**

The site has been vacant since at least 2012 when the property owner obtained the original PUD approval, which at that time, did not contemplate the market conditions today which drive demand for multi-family residential uses as proposed here. It is Pennrose's goal to contribute to the vision of the original PUD plans set forth and deliver residential units to diversify Arlington Heights housing options and respond to rising demand for apartments.

3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**

The Zoning Ordinance includes the intents and purposes "to protect the character and the stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." The proposed development will contribute to the stated residential goals of the Arlington Downs PUD and contribute positively to the surrounding community, protecting the strong character of Arlington Heights.

4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The request to allow ground-floor residential dwelling units in a portion of a mixed-use PUD that otherwise allows residential uses is a minimal variance to allow reasonable use of the property.

C. Variation to Chapter 28, Section 5.1-19.1 to allow a 25' setback along Salt Creek Lane where code requires a 70' setback.

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

The requested setback variance allows increased residential density on the site, consistent with the density permitted by the underlying PUD. Setbacks along Euclid Avenue are 15', which allows the 25' setback to present a distinct difference between the two streets and provide a more residential character.

2. **The plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned.**

The site has been vacant since at least 2012 when the property owner obtained the original PUD approval, which at that time, did not contemplate the market conditions today which drive demand for multi-family residential uses as proposed here. It is Pennrose's goal to contribute to the vision of the original PUD plans set forth and deliver residential units to diversify Arlington Heights housing options and respond to rising demand for apartments.

3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**

The Zoning Ordinance includes the intents and purposes "to protect the character and the stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." The setback variation would allow the subject site to be developed in a more residential character with setbacks similar to nearby multifamily buildings.

4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The setback variation creates a setback greater than the 15-foot setback permitted along Euclid, creating an appropriate transition between the different setback requirements and is necessary to allow the reasonable use of the property.

D. Variation to Chapter 28 of the Municipal Code, Section 10.4, to allow 184 parking stalls (1.27 per unit)

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

The proposed development aligns with and builds upon the framework outlined in the Arlington Downs PUD master development plan. In that master development plan, a residential tower was initially proposed. The character of the use is consistent with the area, neighboring one high-rise residential property and one mid-rise residential property. Because the parking proposed will meet demand, allowing the variation will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property.

2. **The plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned.**

The site has been vacant since at least 2012 when the property owner obtained the original PUD approval, which at that time, did not contemplate the market conditions today which drive demand for multi-family residential uses as proposed here. It is Pennrose's goal to contribute to the vision of the original PUD plans set forth and deliver residential units to diversify Arlington Heights housing options and respond to rising demand for apartments.

3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**

The Zoning Ordinance includes the intents and purposes "to protect the character and the stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." The parking variation would allow the subject site to be developed efficiently such that unused and unnecessary parking is not constructed.

4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The proposed unit mix includes predominately smaller unit types (i.e., studios and one-bedroom units) and will result in parking demand lower than the required parking ratio. A traffic and parking study from a Certified Traffic Engineer is in process and is expected to conclude that, the proposed development will not increase traffic congestion and that the proposed parking count will be sufficient to meet demand for the development in light of the unit mix, proximity to public transit and current automobile ownership and utilization trends. Furthermore, due to the unit mix of primarily studios and 1-bedroom units., the project still achieves parking in excess of 1 parking space for every bedroom.



PENNROSE - SALT CREEK
ARLINGTON HEIGHTS

CONCEPT PACKAGE
October 28, 2022

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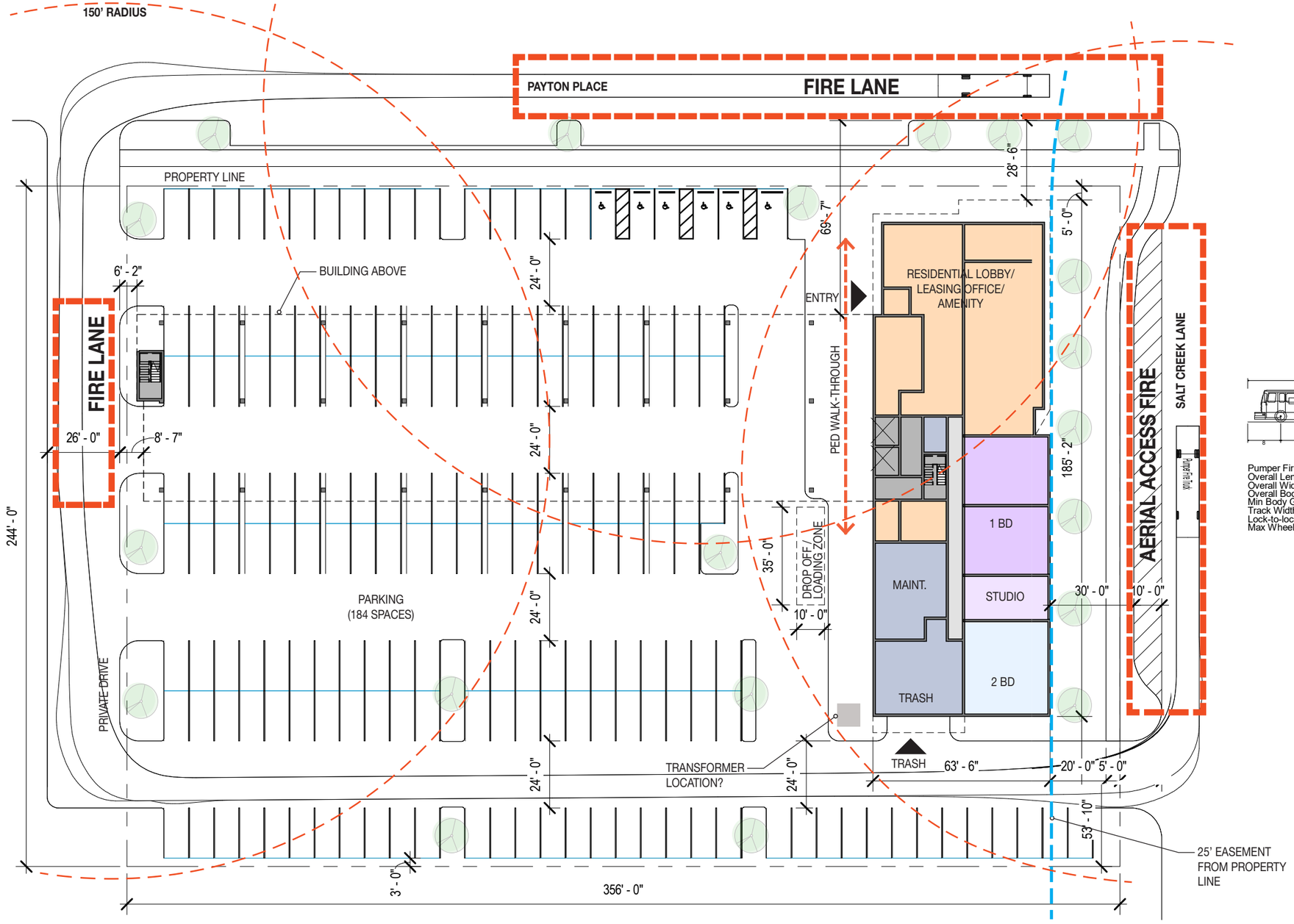
CONCEPT PARTI

CONCEPT

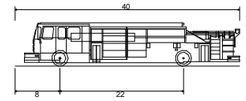
- PRECEDENTS
- VIEWS
- AERIAL

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RES LOBBY/AMENITY
STUDIO UNIT
1 BED UNIT
2 BED UNIT
CIRCULATION
CORE
BACK OF HOUSE



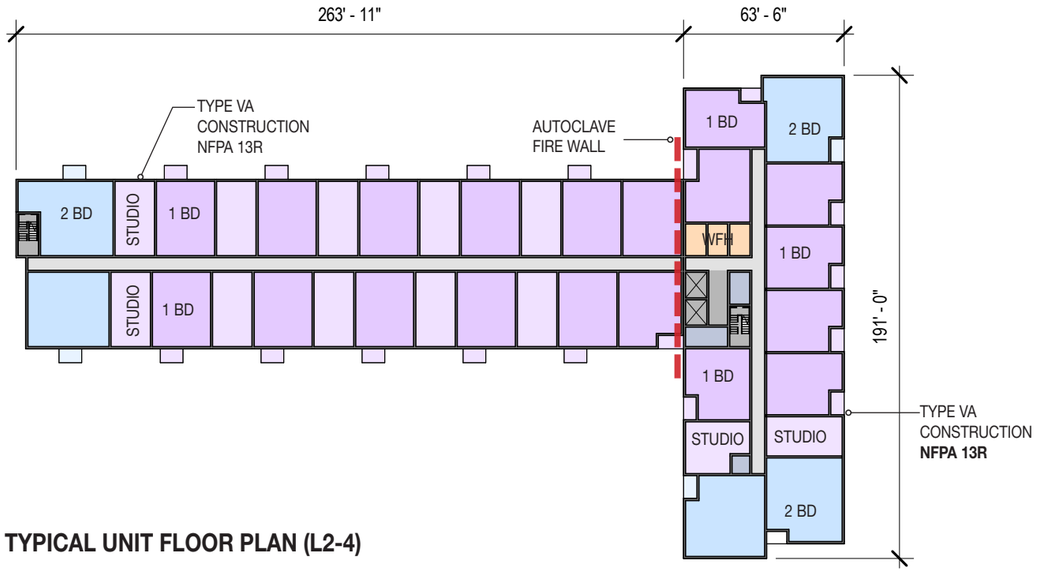
Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

CONCEPT | **SITE PLAN DIAGRAM**

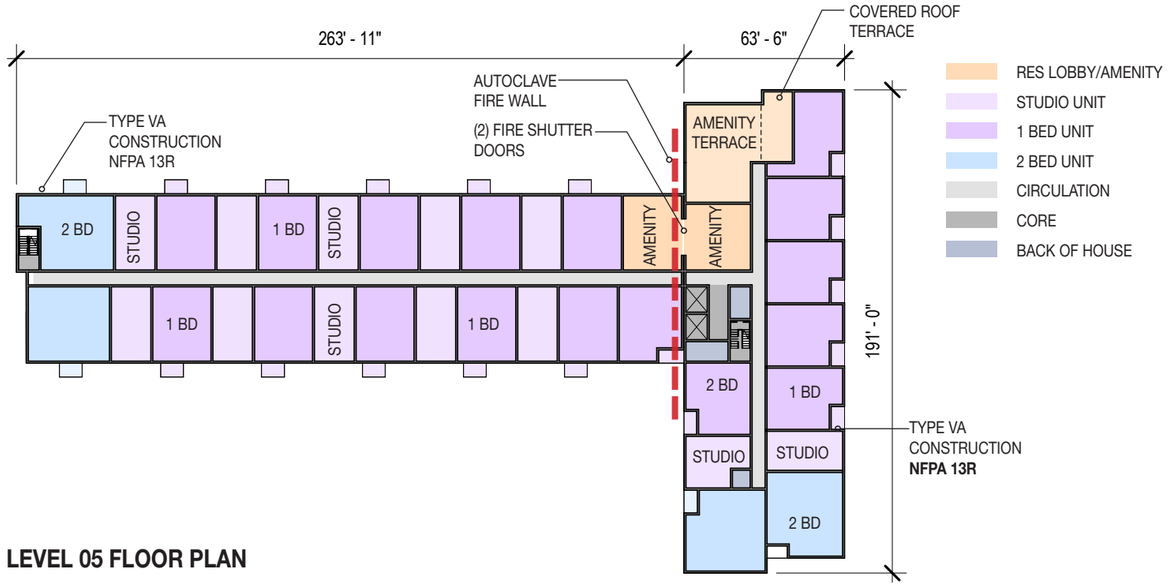
10.28.2022

0 20' 40'

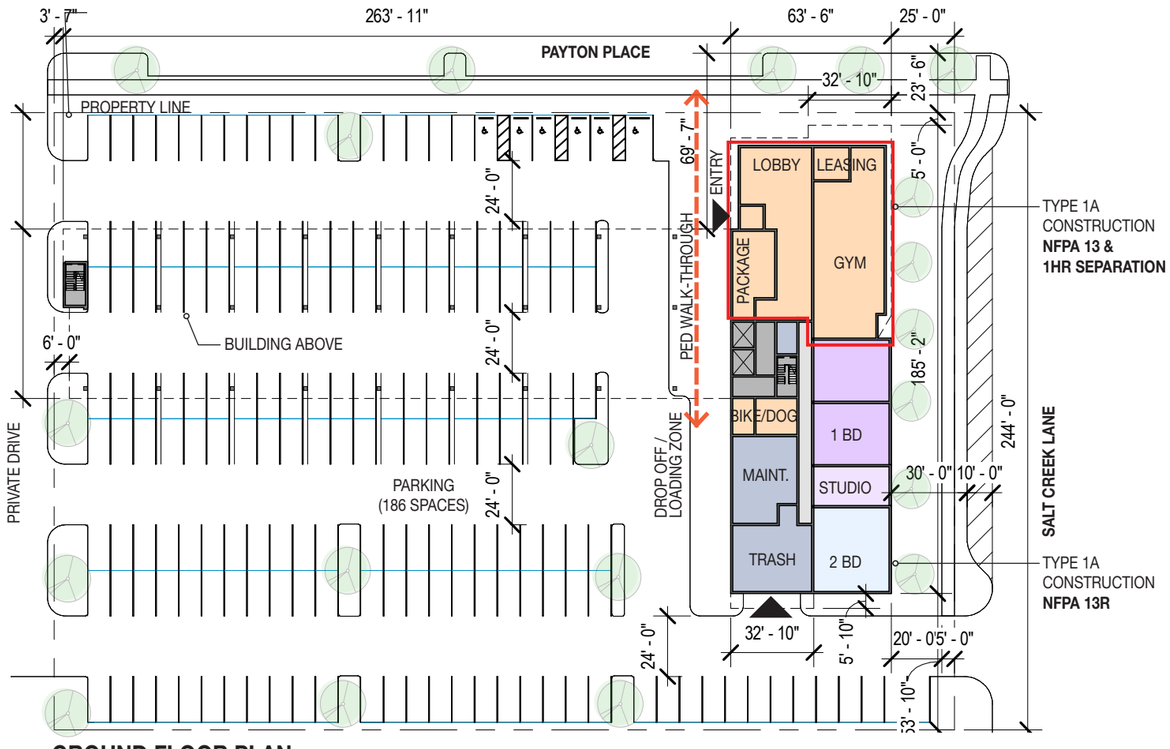
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TYPICAL UNIT FLOOR PLAN (L2-4)



LEVEL 05 FLOOR PLAN



GROUND FLOOR PLAN

RESIDENTIAL UNIT COUNT

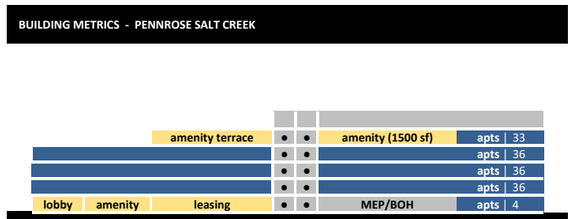
UNITS PER TYP. FLOOR	36
TOTAL FLOORS	5
TOTAL UNITS	145

2 BEDROOM (1,025 SF)	20
1 BEDROOM (735 SF)	76
STUDIO (510 SF)	49

PARKING COUNT
(1.26 SPACES/UNIT)

SURFACE PARKING	184

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BUILDING METRICS - PENNROSE SALT CREEK

Level	Fl. Ht.	Residentlal RSF: Studio A	1 BD A	2 BD A	Unit Totals/Floor: Studios (ct/fl)	Studios (RSF/fl)	1 BD (count)	1 BD (RSF)	2 BD (count)	2 BD (RSF)	Total units/flr	Total RSF/flr	Efficiency (RSF/GSF) (%)	Lobby/ Amenity/ Leasing (GSF)	Circulation (Core/Circ) Area* (GSF)	MEP/BOH Area (GSF)	Outdoor Areas: Balcony (in)	Balcony (out)	Amenity Terrace	Parking / Loading: Loading	Parking spaces	Parking area	Gross Enclosed Area	Gross Construction Area
		510 RSF	735 RSF	1,025 RSF																				
Roof	50.00'																						-	-
5	10.00'	12	17	4	12	6,120	17	12,495	4	4,100	33	22,715	83.0%	1,490	2,808	340	420	595	1,506				**27,353**	29,874
4	10.00'	12	19	5	12	6,120	19	13,965	5	5,125	36	25,210	87.8%	370	2,808	340	525	595					**28,728**	29,848
3	10.00'	12	19	5	12	6,120	19	13,965	5	5,125	36	25,210	87.8%	370	2,808	340	525	595					**28,728**	29,848
2	10.00'	12	19	5	12	6,120	19	13,965	5	5,125	36	25,210	87.8%	370	2,808	340	525	595					**28,728**	29,848
1	10.00'	1	2	1	1	510	2	1,470	1	1,025	4	3,005	27.4%	4,748	1,263	1,957					184	60,088	**10,973**	10,973
SUBTOTALS		**49** units	**76** units	**20** units	**49** units	**24,990** RSF	**76** units	**55,860** RSF	**20** units	**19,475** RSF	**145** units	**101,350** RSF	**81.4%**	**7,348** SF	**12,495** SF	**3,317** SF	**1,995** SF	**2,380** SF	**1,506** SF	**-** SF	**184** cars	**60,088** SF	**124,510** GSF	**130,391** GSF
RSF SUBTOTALS		24,990 rsf	55,860 rsf	20,500 rsf							699	average unit RSF		*Includes Core, Stairs, Corridors							327	sf/car		
MIX % SUBTOTALS		**33.8%**	**52.4%**	**13.8%**	**33.8%**		**52.4%**		**13.8%**		**100%**													

CONCEPT | **AREA AND UNIT MATRIX**

10.28.2022

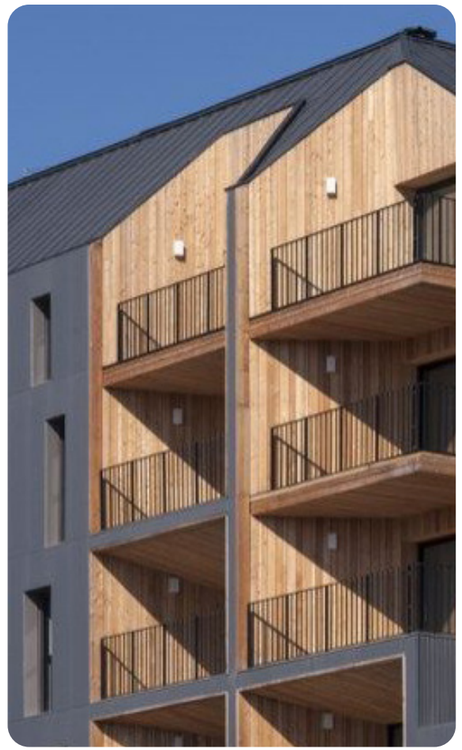
NTS

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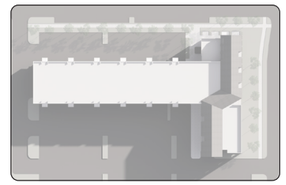


CONCEPT | **SHEAR A I PRECEDENT IMAGES**

10.28.2022

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LJC





SOUTH EAST VIEWS



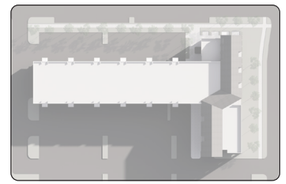
EAST ELEVATION

CONCEPT | **SHEAR A I VIEWS**

10.28.2022

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LJC





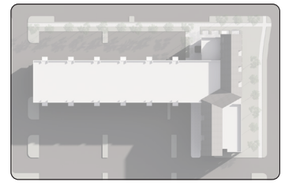
NORTH EAST VIEWS

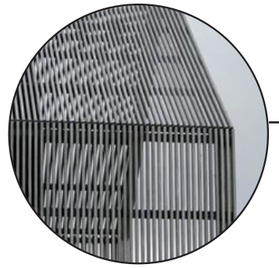


NORTH ELEVATION

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LJC















CONCEPT | **SHEAR A I NW AERIAL PERSPECTIVE**

10.28.2022

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PENNROSE

Bricks & Mortar | Heart & Soul

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Conceptual Plan Review Committee
11/30/2022

Item: Pet Suites - 1050 E. Rand Rd. - T1796

Department: Planning & Community Development

Requested Action

1. Amendment to LUV Ordinance 20-031 and 21-009 to allow construction of a 15' tall fence.

Variations Required

• Variation to Chapter 28, Section 6.13-3b, to allow construction of a 15' tall fence where code restricts maximum fence heights to 6'.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioners conceptual request for an amendment to Land Use Variation Ordinance numbers 20-031 and 21-009 to allow construction of a 15' tall fence, along with a Variation to Chapter 28, Section 6.13-3b, to allow construction of a 15' tall fence where code restricts maximum fence heights to 6' and is supportive of the fence, however, the petitioner will still need to work with the Village details relative to the design and structural integrity of the fence. As part of any Plan Commission application, the petitioner shall address the following:

1. The petitioner shall provide structural drawings for the fence to ensure that the brick columns can support the weight of the fence panels and sound attenuation panels.

2. The petitioner shall provide a revised project narrative that outlines the maximum capacity of dogs within the facility and the maximum number of dogs that are let out at any one time within the outdoor play area. Additionally, firm details on the materials and color for the fence must be provided, along with details on the color and style of the acoustical panels.

3. Usage of the outdoor play area shall be prohibited prior to 7:00am in the morning.

4. When any dog is outside within the outdoor play area, an employee must also

be outdoors for supervision of the dog(s). Dog(s) that become agitated and are barking excessively must be immediately brought indoors.

5. Onsite landscaping will be evaluated as part of the Plan Commission review process. Additional landscaping may be required for enhanced buffering of the 15-foot tall fence.

6. A site plan shall be provided that shows the entire site and not just the outdoor enclosure area.

7. 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	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Noise Study	Exhibits
Revised Plans - Nov 2022	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

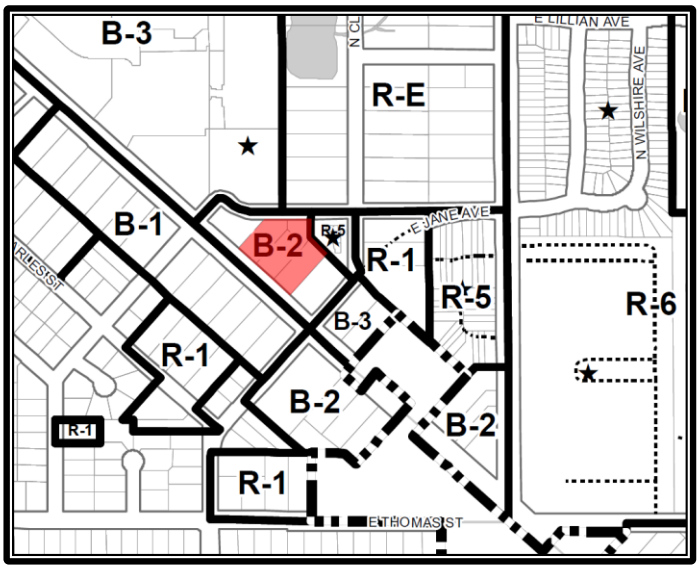
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1796*
***Project Title**: Pet Suites LUV Amendment*
***Address**: 1050 E. Rand Rd.*
***PIN**: 03-20-205-002, -004, -007, and -008*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 30, 2022*
***Date Prepared**: November 21, 2022*

***Petitioner**: Pet Suites of America, LLC*
***Address**: 29229 Canwood Street – Suite 100*
Agoura Hills, CA 91301

***Existing Zoning**: B-2: General Business District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District R-E: Public Lands District	Southpoint multi-tenant shopping center, Single-family home	Mixed Use, Single Family Detached Estate
South	B-2: General Business District, B-1: Limited Retail Business District	Minor auto repair business (Midas), multiple commercial buildings	Commercial
East	R-5: Multi-Family Dwelling District	Multi-family development	Moderate Density Multi-Family
West	B-2: General Business District	Dunkin Donuts/Baskin Robbins store	Mixed Use

Requested Action:

1. Amendment to LUV Ordinance 20-031 and 21-009 to allow construction of a 15' tall fence.

Variations Required:

- Variation to Chapter 28, Section 6.13-3b, to allow construction of a 15' tall fence where code restricts maximum fence heights to 6'.

Project Background:

In 2020, the subject property was approved for a Land Use Variation to allow a commercial kennel within the B-3 District, along with several variations. These zoning entitlements were granted to allow Pet Suites to establish a facility on the subject property, which opened in May of 2022. Pet Suites provides day and overnight boarding for cats and dogs, along with grooming and pet training services. Hours of operation for Pet Suites are 6:30am – 8:00pm Monday through Sunday. As part of the zoning approvals from 2020, the following condition of approval was established:

- Should excessive noise from the Subject Property become a problem, at the discretion of the Village, the Business Operator shall work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, the replacement of a portion of the vinyl fence with a solid masonry fence for enhanced sound attenuation, and or sound attenuation improvements to the building.

Since opening for business, the Village has received several complaints from neighboring residential property owners with regards to excessive dog barking that occurs within the outdoor play area located on the southeast side of the building. In order to address these issues, Pet Suites has recently agreed to adjust their outdoor usage to begin at 7:00am (as opposed to 6:30am) and have an employee outside at all times while dogs are outdoors to supervise for noise and who will bring dogs indoors if they become agitated/continuously bark. Additionally, they have commissioned an acoustic study, which has recommended installation of a 15' tall fence around the outdoor play area, including sound dampening panels along the inside of the fence and wall of the building.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District, which does not allow commercial kennels. As mentioned above, the petitioner received Land Use Variation approval in 2020 to allow the commercial kennel use. The proposed 15' tall fence requires an amendment to the previously granted Land Use Variation, which must be justified via the four criteria for Land Use Variation approval, which are summarized below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Additionally, the following height variation is required for the 15-foot tall fence:

- **Variation to Chapter 28, Section 6.13-3b, to allow construction of a 15' tall fence where code restricts maximum fence heights to 6'.**

The petitioner has submitted a preliminary response to the four criteria for variation approval, which will be reviewed in detail as part of the Plan Commission application for this project. Additionally, the petitioner shall provide a revised project narrative that outlines the maximum capacity of dogs within the facility and how many dogs are let out at a time within the outdoor play area.

The Village's Comprehensive Plan designates the future use of the subject property as "Commercial" and the proposed 15-foot tall fence and amendment to the Land Use Variation is compatible with this designation.

Building, Site, Landscaping:

The proposed 15-foot tall fence would have brick columns and either wood or hardie-board (a masonry based product that looks like wood) wall panels between the columns. There is an existing 7' tall vinyl fence that encloses the outdoor play area and the proposed 15' tall fence would be constructed on the outside of this fence to provide a double enclosure of the outdoor play area. Sound attenuation panels would be installed on the inside of the fence and also on the wall of the building. As part of the Plan Commission review process, the petitioner will need to provide structural drawings for the fence to ensure that the brick columns can support the weight of the fence panels and sound attenuation panels. The petitioner must provide firm details on the materials and color of the fence as part of the Plan Commission review process, as well as the color for the acoustical panels. A Design Commission application will not be required.

The petitioner must provide a site plan that shows the entire site and not just the outdoor enclosure area. To the southeast of the fence there is a row of arborvitae that would provide a buffer for the 15-foot tall fence. There is also additional greenspace in this area where additional plantings could be provided; as part of the Plan Commission review process, staff will evaluate if additional landscape plantings will be necessary to buffer for the 15' tall fence height. Additionally, staff will verify if the existing plantings as proposed during the original Land Use Variation approval process have been installed and are in good condition. Construction of the 15' tall fence may disturb some of the existing arborvitae and they may need to revise some of the landscape locations as part of this process.

Parking and Traffic:

The proposed fence will have no impact on the traffic and parking demand at the Pet Suites facility.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petitioners conceptual request for an amendment to Land Use Variation Ordinance numbers 20-031 and 21-009 to allow construction of a 15' tall fence, along with a Variation to Chapter 28, Section 6.13-3b, to allow construction of a 15' tall fence where code restricts maximum fence heights to 6' and is **supportive** of the fence, however, the petitioner will still need to work with the Village details relative to the design and structural integrity of the fence. As part of any Plan Commission application, the petitioner shall address the following:

1. The petitioner shall provide structural drawings for the fence to ensure that the brick columns can support the weight of the fence panels and sound attenuation panels.
2. The petitioner shall provide a revised project narrative that outlines the maximum capacity of dogs within the facility and the maximum number of dogs that are let out at any one time within the outdoor play area. Additionally, firm details on the materials and color for the fence must be provided, along with details on the color and style of the acoustical panels.
3. Usage of the outdoor play area shall be prohibited prior to 7:00am in the morning.
4. When any dog is outside within the outdoor play area, an employee must also be outdoors for supervision of the dog(s). Dog(s) that become agitated and are barking excessively must be immediately brought indoors.
5. Onsite landscaping will be evaluated as part of the Plan Commission review process. Additional landscaping may be required for enhanced buffering of the 15-foot tall fence.
6. A site plan shall be provided that shows the entire site and not just the outdoor enclosure area.

7. 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.

_____ November 21, 2022
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1796


JANE AVENUE
RAND ROAD
NORTH

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Christine S. Bolger
Jessica T. Cooper
Karen Jerwood
Michael R. Burney
Samuel L. Pappas
Jean Mladonicky

November 15, 2022

Ms. Susan Dawson, Chairperson, and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

Re: Request of PetSuites of America, LLC ("Petitioner"), for a Plan Commission Hearing and Recommendation – PetSuites at 1050 East Rand Road (the "Property")

Dear Ms. Dawson and Members of the Plan Commission,

Please consider this the formal request of PetSuites of America, LLC, a division of National Veterinarian Association, to modify the current land use variations approved by the Village Board on September 21, 2020 pursuant to Ordinance 2020-031 (the "**Ordinance**") for a PetSuites dog and cat "Resort" at the Property (the "**Project**"), for review before the Plan Commission of the Village of Arlington Heights (the "**Village**"), and recommendation to the Arlington Heights Village Board.

SECTION THREE of the Ordinance included the following Variation (the "**Existing Variance**"):

1. A variation from Section 6.13-3b, Location of Fences, to allow an increase to the maximum permitted fence height in the side and rear yards from six feet to seven feet.

SECTION FOUR of the Ordinance also included the following condition to which the Petitioner agreed:

> "3. Should excessive noise from the Subject Property become a problem, at the discretion of the Village, the Business Operator shall work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, the replacement of a portion of the vinyl fence with a solid masonry fence for enhanced sound attenuation, and/or sound attenuation improvements to the building."

PetSuites is a dog and cat "Resort" that opened for business on May 11, 2022 and most of their facilities nationwide includes an outside area for dogs to relieve themselves, and well as play outdoors rather than sit in a cage for hours on end. Dogs are boarded on both a daily ("day care") basis, as well as overnight. For dogs staying overnight, starting at 7:00 a.m., they are let out to relieve themselves. They remain out for 10-20 minutes and are then brought back in. The same procedure takes place in the evening before the business closes for the day. Starting at about 8:30 am, dogs are allowed in the outdoor area for

play time. The outdoor area is supervised with personnel at all times while dogs are present. There can be many dogs outdoors at one time. Over the course of the summer of 2022, the Village received complaints by nearby residents of the noise that barking dogs were making. Upon bringing the matter to the attention of the Petitioner, the Petitioner has been attempting to resolve the noise issue and comply with the noise condition of the Ordinance by modifying the outdoor pet area sound attenuation, as well as making operational changes to help alleviate the noise issue and nuisance to the neighbors. To date those operational changes include: 1) no dogs are allowed outside before 7:00 a.m. (the previous allowed time was 6:30 a.m.), 2) an attendant is always outside whenever there are any dogs in the outdoor area, and 3) any continually barking dog(s) will be brought inside.

However, the Village staff has advised the Petitioner that the aforesaid operational changes will not accomplish the amount of sound attenuation necessary to mitigate the noise issue, and has recommended that Petitioner propose a way to accomplish sound attenuation by such physical modifications to the outdoor area as are necessary to provide the nearby residents with a more permanent and significant solution to the noise issue. Since the modifications suggested are on the exterior of the building and require modifications to the Existing Variance, Petitioner has filed a Petition to modify the Ordinance, and specifically the Existing Variance to allow an increase to the maximum permitted fence height in the side and rear yards from seven feet to fifteen feet.

In order to make certain that whatever solution Petitioner put forward, Petitioner felt it necessary to engage the services of a professional sound consultant to recommend various solutions that would accomplish the amount of noise reduction necessary to eliminate the nuisance of the barking dogs. Petitioner enlisted the services of ABD Engineering & Design who prepared and submitted a sound study with recommendations dated September 8, 2022 (the "**Initial Sound Study**"). The Initial Sound Study recommended the construction of a fifteen foot tall chain link fence that would be covered with sound attenuation materials. This proposed fence would be angled at the top in order to try and keep the noise within the outdoor area. Upon review, the Village Staff felt that a chain link fence as proposed may not provide the amount of permanent sound attenuation necessary, and was aesthetically inappropriate for this Property and the entire surrounding area. The Village Staff suggested that the Petitioner consider a masonry or CMU type of structure, since those materials were mentioned as alternatives in the Initial Sound Study. Petitioner researched these alternatives and found them inacceptable both aesthetically, operational, non-functional and cost prohibitive.

After working with the sound consultant and doing several weeks of research, Petitioner has determined that the best and most attractive, functional and cost sensitive solution is a solid wood fence that is fifteen feet in height, has 18" brick pillars (to match the brick on the building) which fence will be lined on the interior with a sound attenuation material. In addition, in order to avoid the noise from the barking dogs from bouncing off the brick walls of the building, the Petitioner is proposing to place sound absorbing panels along the building (that will match the color of the exterior of the building), and which will be lower in height than the wood fence (and therefore not viewable from outside of the premises). In order to verify that the current proposed solution would work, Petitioner enlisted the sound consultant to submit a revised sound study, based on this proposed solution (the "**Revised Sound Study**"). The sound

consultant did prepare the Revised Sound Study, dated November 9, 2022, which does provide the required sound attenuation, and has submitted the Revised Sound Study to the Village staff for review.

In conclusion, it is the desire of the Petitioner to be a good neighbor and citizen of the Village. If approved, Petitioner will promptly order materials and construct the new exterior fence which will include the sound attenuation materials on the inside of the fence and on the building as shown on the Petitioner's plans.

Petitioner looks forward to presenting the modifications discussed in this letter before the Village Plan Commission for a positive recommendation, and ultimately to the Village Board for review and approval.

Thank you very much for your time and attention to this matter.

Sincerely,

Michael D. Firsel

Michael D. Firsel

MDF/djm

ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

September 8, 2022

Michael LaVigne
National Veterinarian Association (NVA)
29229 Canwood Street
Agoura Hills, California 91301
mike.lavigne@nva.com | (847) 951-4836

Re: P-3985 - NVA - PetSuites Arlington Heights - Noise Study

Introduction

The National Veterinary Association (NVA) hired ABD Engineering & Design, Inc. (ABD) to perform a noise study at the Petsuites Arlington Heights facility located at 1050 E Rand Rd in Arlington Heights, IL, to quantify the existing noise levels from the facility, compare the noise levels to the requirements of the local ordinance, and provide recommendations for decreasing the amount of noise transmitted to the adjacent apartment complex. This report documents the results of the sound measurements conducted at the facility and provides recommendations for reducing noise transferred to the adjacent apartment complex.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as "loud" have a much higher decibel level than high-frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be "A-weighted" and the decibel level is abbreviated dBA.

While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One commonly known index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. The Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time-varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy. Table 1 lists some commonly encountered noises, their A-weighted level, and associated subjective evaluations.

Table 1: Noise Source Comparisons

Pain Threshold	**140 dBA**			**Jet Engine (at 60 ft)**
	130 dBA			**"Hard Rock" Band (near stage)**
	120 dBA			**Thunder (nearby)**
Long-term Hearing Loss	**100 dBA**			**Auto Horn (at 9 ft)**
	90 dBA			**OSHA 8 Hour Noise Exposure Limit**
	80 dBA			**Street Corner in Busy City**
Typical Daily Exposure	**70 dBA**			**Busy Freeway (25 ft to 100 ft)**
	60 dBA			
	50 dBA			**Typical Office Environment**
	40 dBA			
	30 dBA			**Inside Average Residence**
Very Quiet	**20 dBA**			**Whisper**
	10 dBA			**Human Breathing**
Threshold of Hearing	**0 dBA**			

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

When the sound energy doubles, the decibel value increases by 3 dB. However, a doubling of sound energy does not correspond to a subjective doubling of loudness. Table 2 gives an idea of the qualitative experience of different changes in sound level. The table can be used as a guide when evaluating the effect of using different partitions or partition elements, such as windows.

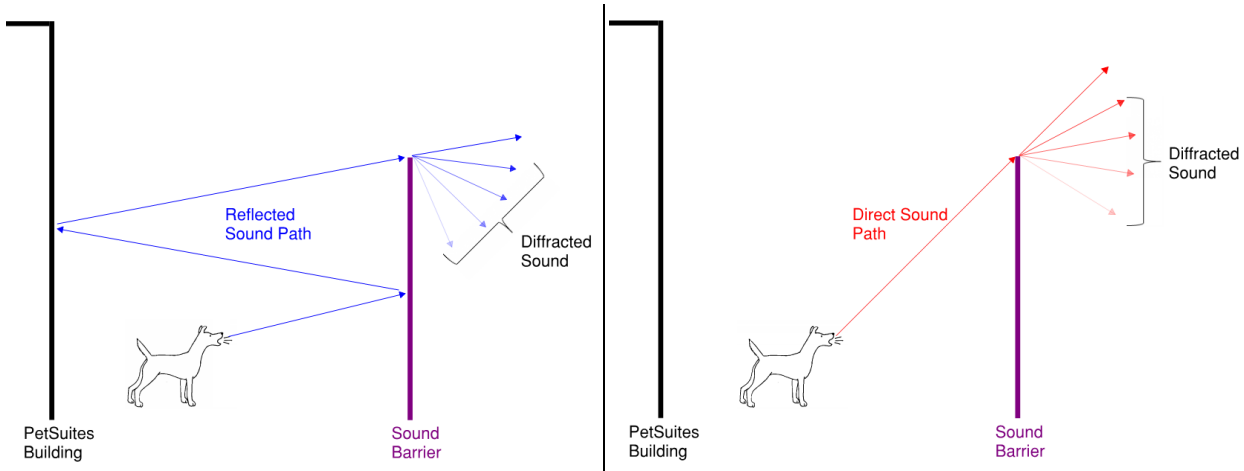
Table 2: Subjective Effects of Changes in Sound Levels

Change in Sound Level	Change in Apparent Loudness
3 dB	Just perceptible
5 dB	Clearly perceptible
10 dB	Twice or half as loud
20 dB	Much louder or quieter

Table 12.2 in *Engineering Principles of Acoustics* by Douglas D. Reynolds (1981).

For a sound barrier to be effective, it must break the direct line-of-sight between the sound source and the receiving location. If the sound barrier is just tall enough to break the line-of-sight, it will provide approximately 5 dB of sound reduction (assuming it is a non-porous surface with sufficient density). As the height of the sound barrier gets taller, it provides more noise reduction between the sound source and the receiving location, with a maximum possible sound reduction in the range of 15-20 dB.

There are a few factors that limit the maximum noise reduction provided by a sound barrier, including sound reflections and sound diffraction (bending of sound) around the barrier. Sound reflections can significantly reduce the effectiveness of a sound barrier, especially at higher receiver heights (such as a 2nd story apartment our house); however, sound reflections can be mitigated by adding acoustical absorption at the reflecting surfaces. The diffraction, or bending, of sound around the top of the barrier (visualized in Figure 1 below) also limits the maximum sound reduction provided by a barrier, but it is much more difficult to mitigate, as it is a property of the physics of sound propagation. Sound diffracts more at low frequencies of sound than at high frequencies.



Reflected Sound **Direct Sound**

Figure 1: Visualization of Sound Diffraction Around a Sound Barrier with Reflected and Direct Sound Paths

Local Noise Ordinance

The Municipal Code of Arlington Heights has adopted by reference the State of Illinois Noise Pollution Control Regulations. Title 35: Environmental Protection, Subtitle H: Noise is a section of the State of Illinois Noise Pollution Control Regulations that includes maximum permissible octave band sound levels based on the class of property where a sound originates and the class of property where the sound is received. The property classes are defined based on the Land-Based Classification Standards(LBCS) document, prepared by the American Planning Association. According to the LBCS, apartments and single-family homes are designated as Class A properties and pet service facilities are classified as Class B properties.

The State of Illinois Noise Regulation states that "a person must not cause or allow the emission of sound…from any property-line noise source located on any Class A, B, or C land to any receiving Class A land that exceeds any allowable octave band sound pressure levels specified in [Table 3], when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source." A property-line noise source is defined as follows:

> *"Property-line noise source": any equipment or facility, or a combination of equipment and facility, that operates within any land used as specified by 35 Ill. Adm. Code 901.101. The equipment or facility, or combination of equipment and facility, must be capable of emitting sound beyond the property line of the land on which it is operated."*

The octave band noise limits from the State of Illinois Noise Regulation are provided in Table 3 below. Note that the overall dBA levels are provided for reference only. The requirements apply to the octave band sound levels rather than the overall dBA sound levels. There is no sound duration associated with these requirements, so they are interpreted as instantaneous sound levels. The maximum 1-second equivalent sound level (Leq) has been used to determine compliance with the noise ordinance.

Table 3: State of Illinois Octave Band Noise Criteria (Class B to Class A)

Frequency (Hz)	Daytime Limit (dB)	Nighttime Limit (dB)
31.5	72	63
63	71	61
125	65	55
250	57	47
500	51	40
1000	45	35
2000	39	30
4000	34	25
8000	32	25
dBA	*55*	*44*

The State of Illinois Noise Regulation also includes requirements for “highly impulsive sound”, which is defined as follows:

> *"Highly impulsive sound": either a single pressure peak or a single burst (multiple pressure peaks) for a duration usually less than one second. Examples of highly impulsive sound sources are drop forge hammer and explosive blasting.*

While dogs barking can create short-duration sounds, the sound characteristics of dogs barking is very different from a drop forge hammer or explosive blasting. Therefore, we believe that the requirements for highly impulsive sound would not apply to the PetSuites facility. If the highly impulsive sound requirements did apply to dog noise, the verbiage of the regulation indicates that the requirements would also apply to dogs located within any residential backyard. Given the restrictive levels of the highly impulsive noise standards, a dog barking in the backyard of a typical residence would significantly exceed the allowable limits applied to highly impulsive sound, which further suggests that dogs barking would probably not be considered highly impulsive noises with respect to the regulation.

Facility Information

The PetSuites Arlington Heights facility is located along E Rand Road in a commercial strip that includes a Midas auto repair facility and a Dunkin’ Donuts. Other commercial facilities are located to the north, east, and south of the facility, with a two-story apartment building to the northeast and a residential neighborhood farther to the east. A satellite image showing the PetSuites facility in relation to the surrounding properties is provided in Figure 2 below.

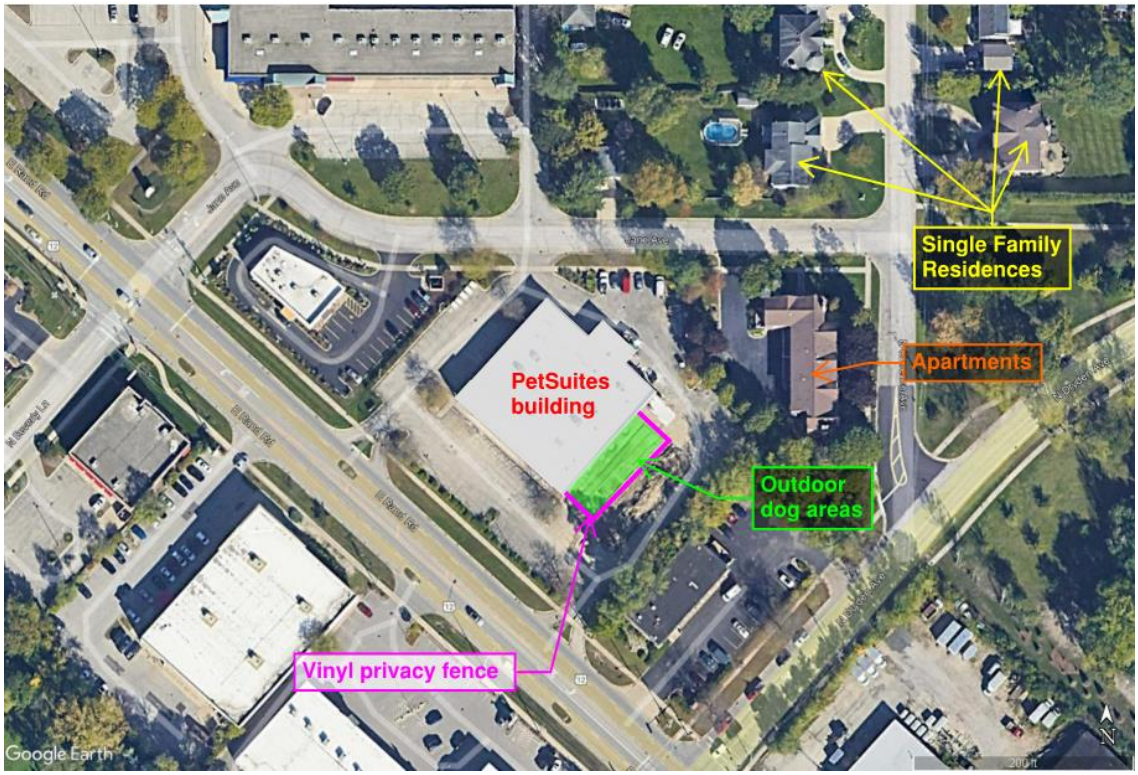


Figure 2: Satellite Image Showing PetSuites Facility and Adjacent Properties

As indicated in the satellite image, the outdoor dog areas are located within a fenced area on the east side of the PetSuites building. The outdoor dog area is separated into three separate group areas on the south side and nine individual pens on the north side. The outdoor dog areas are indicated in Figure 2. Dogs only have access to the outdoor area while staff members are at the facility (6:30 am to 8:00 pm).

Sound Measurements Results and Discussion

Sound measurements were conducted over a 24-hour period at four locations near the outdoor dog area of the PetSuites facility, as indicated in Figure 3 below. The measurements were conducted to quantify the sound levels from the PetSuites facility and determine whether the facility complies with the noise ordinance with the current layout. Measurements were conducted from noon on Thursday, August 18th through noon on Friday, August 19th, 2022.

SoftdB Piccolo II sound level meters (which meet the Type 2 requirements of ANSI/ASA S1.4-2014) were used to record the overall sound level every one second. The sound level meters were programmed to use a "fast" time weighting (0.125-second time constant).

In addition to the four sound level meters that were placed at the property lines, a fifth sound level meter was used to measure short-term sound levels at additional locations near the facility to quantify the relative sound levels at different locations.

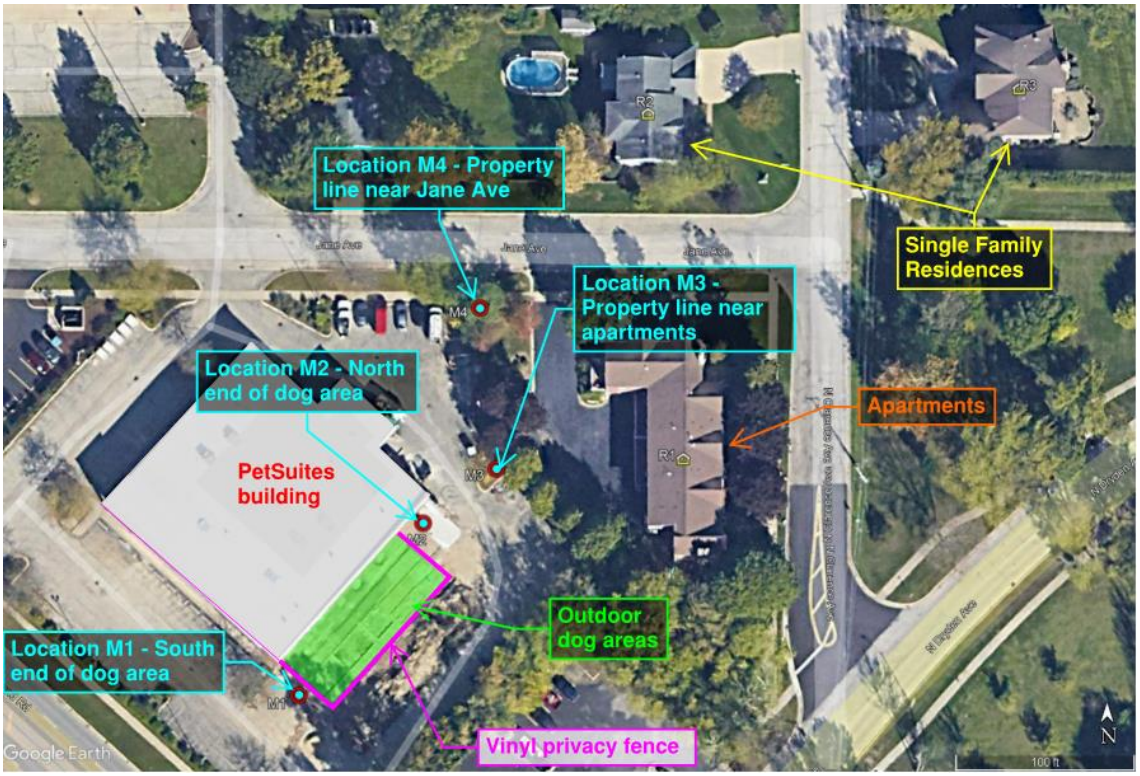


Figure 3: Measurement Locations along the Property Line

The 1-second equivalent sound levels captured during the 24-hour measurement period are shown in Figure 4 below. The figure includes a red line indicating the maximum allowable

sound levels, as described in the State of Illinois Noise Regulation. As previously noted, the noise regulation includes individual octave band sound requirements rather than overall sound level requirements, so the limits shown on the plot are an estimate of the allowable levels.

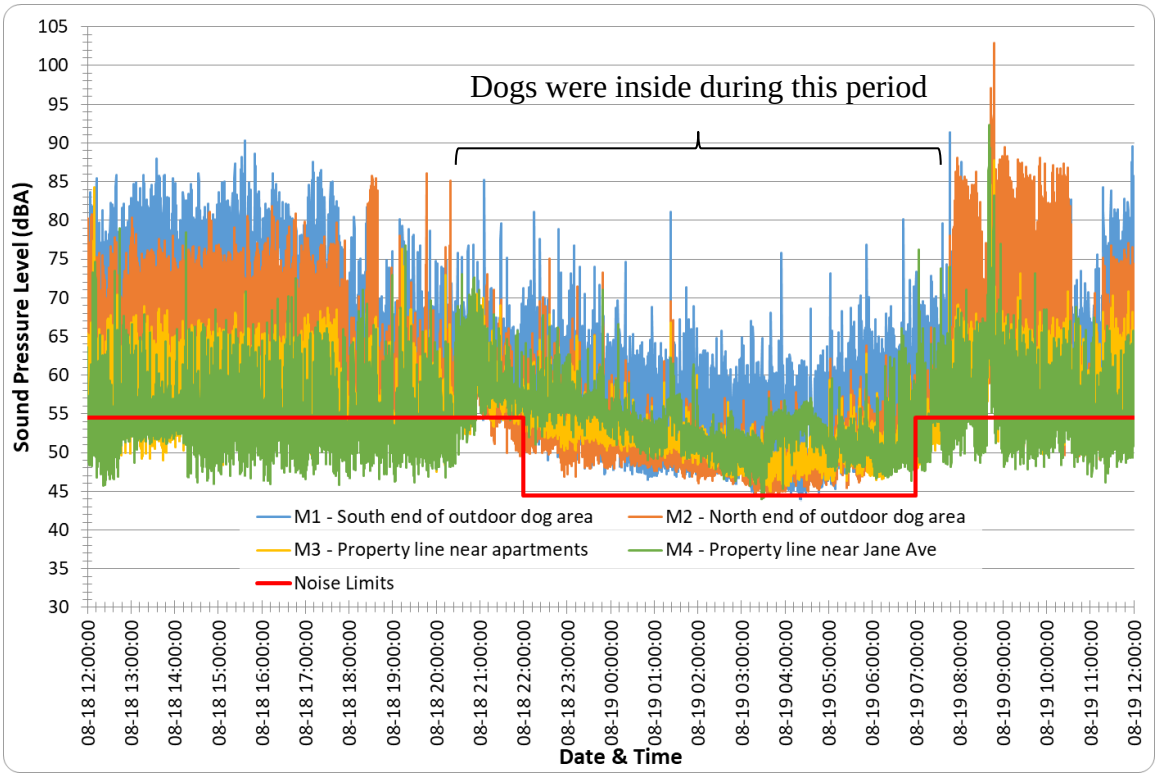


Figure 4: Sound Levels Measured along Property Lines

As can be seen in the data plot, dog noise was the loudest during the period of 7:45 am to 10:30 am and 6:30 pm to 7:00 pm. These times correspond to the morning and evening potty times on the days of the measurements, when the largest number of dogs was outside at the same time. Our understanding is that these times may vary on different days.

The spikes in the data are due to a combination of vehicles passing by the site and dog sounds. Based on the measurements, sounds from dogs barking exceeded the overall allowable limits at the property line of the adjacent apartments during daytime hours by approximately 10 to 15 dB. During nighttime hours, the allowable sound limits are approximately 10 dB lower than the daytime limits; therefore, barking sounds would be 20 to 25 dB louder than the overall allowable limits of the ordinance if the dogs were allowed to be outside the building during nighttime hours.

The ambient sound levels at all locations are louder than the allowable sound limits in the noise ordinance much of the time during daytime hours and almost all the time during the nighttime hours. This includes the period of 8:00 pm to 7:45 am, when the dogs were inside the building. When the dogs were inside, noise levels near the facility were driven by sounds of passing vehicles and other noise sources unrelated to dogs. A summary of the average sound levels measured at the apartment complex property line when the dogs were inside the building is summarized in Table 4 below.

Table 4: Average Leq Sound Levels During Hours When Dogs Were Inside the Building (measured levels are from period of 8p-10p for daytime hours, 10p-7a for nighttime hours)

Measurement Location	Allowable Limits (day/night)	Measured Sound Levels (day/night)
M1 – South end of outdoor dog area	55 dBA / 44 dBA	62 dBA / 56 dBA
M2 – North end of outdoor dog area		61 dBA / 52 dBA
M3 – Property line near apartments		60 dBA / 52 dBA
M4 – Property line near Jane Ave		60 dBA / 52 dBA

Mitigation

To reduce the amount of barking noise received at the residential properties to the east and northeast, we recommend taking the following three steps:

1) Add a 15' tall noise barrier fence that runs along the north and east sides of the outdoor dog area.
2) Add acoustically absorptive material to the east exterior face of the building.
3) If possible, adjust the operating procedures so that dogs are not allowed in the outdoor area before 7:00 am.

Each of these mitigation measures is described in more detail below.

Adding a Sound Barrier Fence

- Construct an L-shaped sound barrier fence that encloses the east and north sides of the outdoor dog area, as indicated in Figure 5 below. The fence should be ~15'-tall and should ideally extend vertically for the first 12' and turn at a 45-degree angle toward the Petsuites building for the last 3'. The angled top helps to minimize the effect of sound diffraction over the top of the fence. However, this angled layout is only practical for a chain link fence; if another fencing material is chosen, a straight vertical section is also acceptable. Having absorptive material on the inside of the barrier fence would be helpful at heights above 6'. Below 6', the existing vinyl fence will significantly reduce the benefit provided by absorption on the inner surface of the barrier wall.
- Construct the fence out of one of the following materials:
    - Chain link – install a minimum 1-psf mass-loaded vinyl, such as Acoustifence by Acoustiblok, on the outside face of the chain link fence. The fence will need to have a gate to provide access to the dumpster. Apply the mass-loaded vinyl to the gate and minimize gaps to the extent possible.
    - CMU – if CMU is chosen, we recommend including absorptive material on the inside face from a height of 6' to 10', using one of the materials described in the "Adding Absorptive Panels to Building" section of this report.

- Manufactured Noise Barrier System – a third option is to use a pre-manufactured noise barrier system, such as Kinetics NOISEBLOCK, IAC Noishield Sound Barrier System, or Noise Barriers V-Stack, SL, or H/P. For any of these options, the barrier system should be specified with an absorptive layer on the inside surface (facing the dog area) of the barrier for the panels between 6' and 10' above the ground. Access doors are available from each manufacturer.

- If a chain link fence with acoustical barrier material is chosen, the fence layout would be very similar to the fence that was installed at the PetSuites facility at The Woodlands in Tomball, TX (shown on the right side of Figure 5).

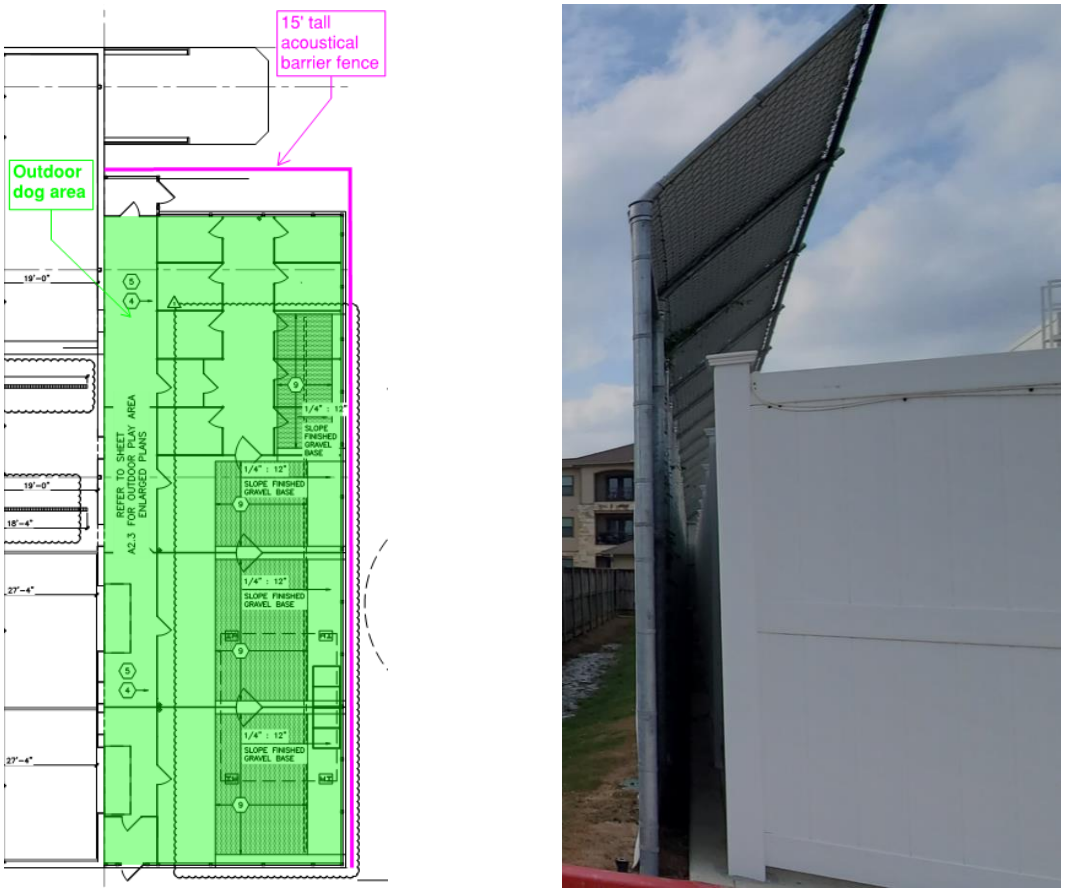


Figure 5: Acoustical Barrier Fence Location and Example of Chain Link with MLV

Adding Absorptive Panels to Building

- Install acoustical panels on the east side of the building that cover as much of the building façade as possible from a height of approximately 3' above the ground to a height of approximately 10' above the ground, as indicated in red in Figure 6 below.
- The material should be 2"-thick perforated metal panels with an acoustical fiberglass backer in a heat-sealed poly vinyl bag, such as Kinetics KNP or Eckel Acoustic Panels. The panels should have a minimum NRC rating of 0.9.

- The panels are available in either a flat profile or a "V"-ridge design. Either style is acceptable for this project.

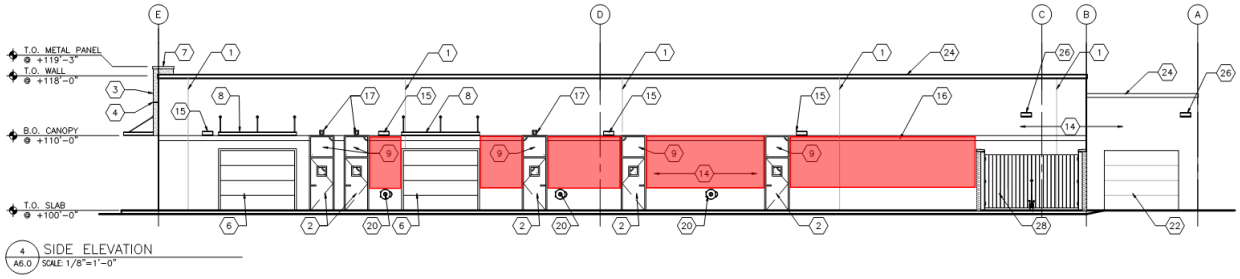


Figure 6: Recommended Location for Acoustical Panels on East Face of Building

Restrict Outdoor Dog Access before 7:00 am

- The allowable noise limits in the State of Illinois Noise Regulation are approximately 10 dB lower during nighttime hours (10:00 pm – 7:00 am) than during daytime hours (7:00 am to 10:00 pm).
- It is not practical to meet the nighttime limits at the property line of the apartment complex if dogs are allowed to be outside during nighttime hours (i.e. before 7:00 am).
- Therefore, we recommend restricting dog access to the outdoor areas until after 7:00 am, if possible.

With the mitigation measures described above, the overall sound levels at the closest property lines of the adjacent residences are predicted to be at the levels shown in Table 5 below. While the predicted levels represent a significant reduction compared to the existing condition, the predicted level at the property line of the apartment complex does not quite meet the daytime limit. However, given the fact that the average ambient sound level at each measurement location also exceeded the allowable limits even when dogs were not outside, the amount of reduction provided may be acceptable.

Table 5: Predicted Overall Sound Levels at Residential Property Lines

Location	Allowable Daytime Limit (dBA)	Existing Dog Sound Level (dBA)	Mitigated Dog Sound Level Predicted (dBA)
R1 – apartment building	55	76	59
R2 – 1622 N Clarence Ave	55	67	50
R3 – 1621 N Clarence Ave	55	51	45

The overall sound levels listed above are helpful to provide an indication of the general noise impact from the PetSuites facility, but the noise ordinance requirements are based on octave band sound levels rather than overall sound levels. The predicted octave band sound levels for the closest residential property line (the apartment complex) are provided in Table 6 below. The predicted levels exceed the allowable limits in the 1,000 Hz through 4,000 Hz octave bands. However, the existing ambient levels measured at the property line between the apartment complex and the PetSuites facility also exceeded the allowable limits in the same frequency

bands, even during hours when the dogs were inside the building (during the 8:00 pm to 10:00 pm hours). Because the dogs were inside the building during this time period, barking noise did not contribute significantly to the measured sound levels. The predicted levels are similar to the existing ambient sound levels (and below the level of normal speech at a distance of 3'). Octave band sound levels are predicted to be below the ambient sound levels at the single family residences to the northeast of the facility. Note that the frequency spectrum of individual dogs can vary significantly, so the octave band predictions may change based on the breed and size of the dogs barking.

Table 6: Predicted Overall Sound Levels at Apartment Property Line

Frequency (Hz)	Daytime Limit (dB)	Measured Ambient with No Dogs (dB)[1,2]	Predicted Dog Sound - unmitigated (dB)[1]	Predicted Dog Sound - mitigated (dB)[1]
31.5	72	61	--	--
63	71	63	33	24
125	65	60	48	37
250	57	55	53	40
500	51	50	70	54
1000	45	50	74	56
2000	39	49	70	52
4000	34	57	55	37
8000	32	49	45	27
dBA	*55*	*54*	*76*	*59*

[1] Values indicated in red exceed the allowable daytime octave band sound limits.

[2] Daytime ambient levels represent the equivalent sound level measured at the property line separating the apartments and the PetSuites facility between 8:00 pm and 10:00 pm. Dogs were inside the building during this period, so dog noise represents an insignificant contribution to the measured sound levels.

If you have any questions, please contact us.

Sincerely,

ABD Engineering & Design, Inc.
Per:



Peter Allen, P.E., INCE Bd. Cert.
Sr. Acoustical Engineer

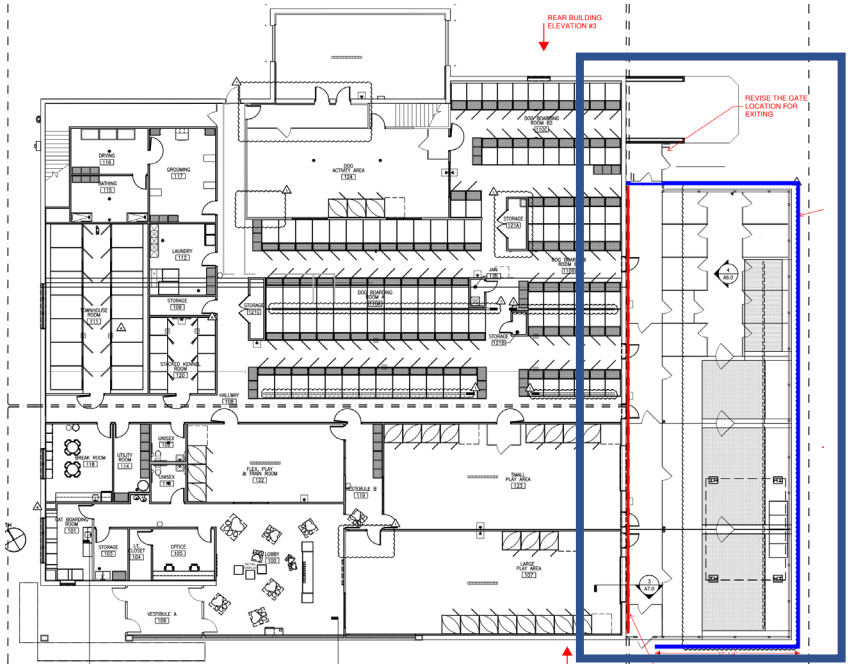


cc: Melinda Miller, Marci Boks – ABD Engineering & Design

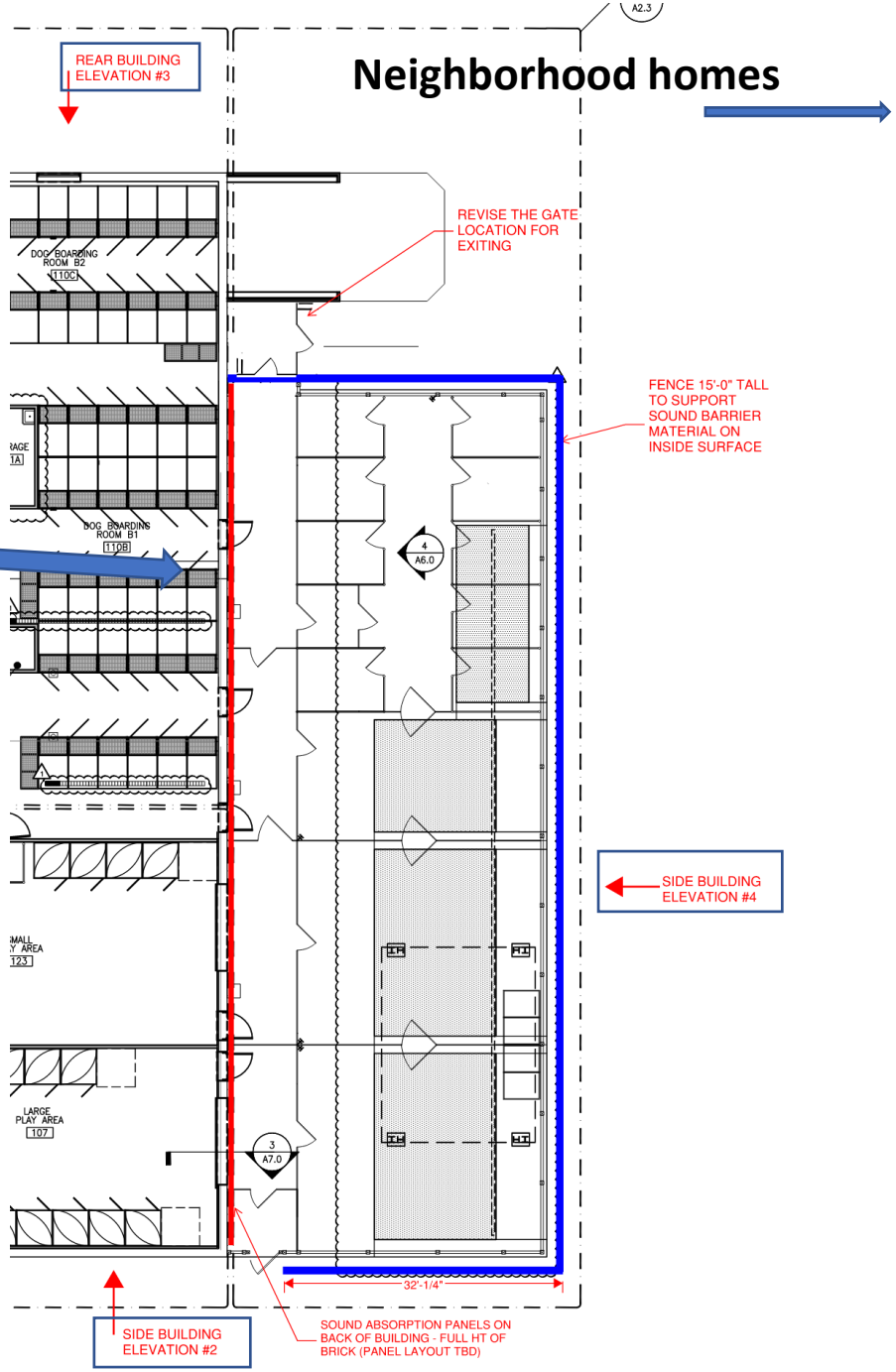
Arlington Heights, IL – Sound Mitigation

PetSuites Resort

ARLINGTON HTS, IL – SOUND MITIGATION / PLAN



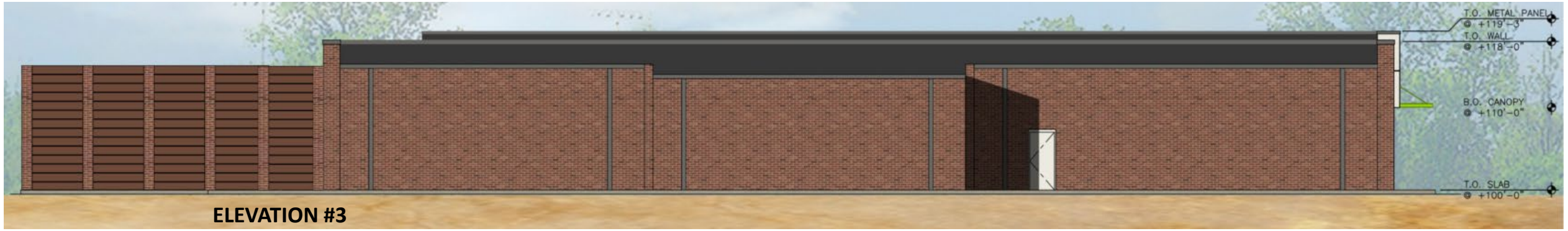




ARLINGTON HTS, IL – SOUND MITIGATION / ELEVATIONS



ELEVATION #2



ELEVATION #3



ELEVATION #4

****Sound panel general layout on back of building – looking to match panel color to building brick.**

ARLINGTON HTS, IL – SOUND MITIGATION / MATERIALS - VENDORS

Fence Material – Wood / Hardy Board plank material with brick or CMU columns to support sound absorption materials on inside facing of fence. Ideas of design are shown in images

Fence Material – Wood/Hardy Board to be painted to match building (brown/red)





ARLINGTON HTS, IL – SOUND MITIGATION / REAR ELEVATIONS / MATERIALS - VENDORS







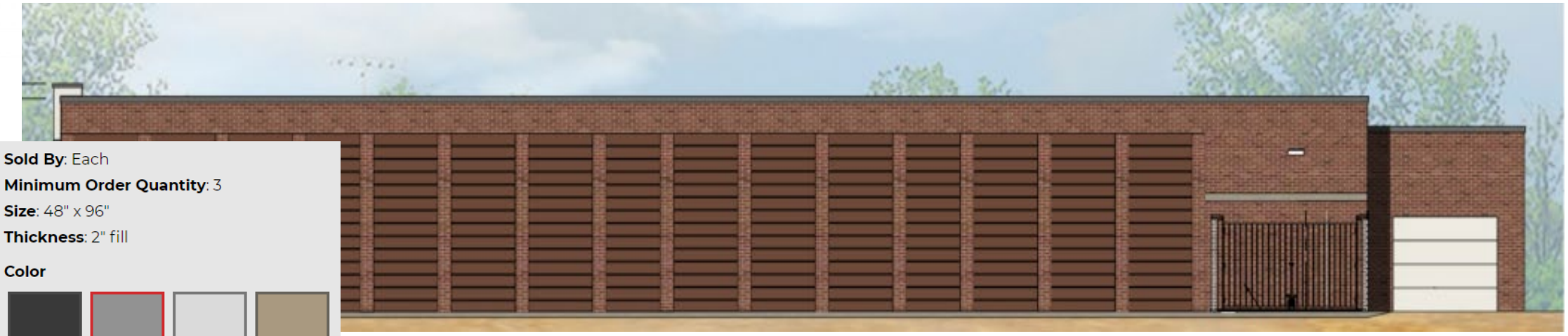
Quiet Cloud – Sound panels. Perforated metal with sound absorption material on interior. Rated for inside or outside. Painted custom color to match building. These will not be seen from outside of 15’ fence line.

ELEVATION #4



Sold By: Each
Minimum Order Quantity: 3
Size: 48" x 96"
Thickness: 2" fill

Color



AlphaSorb – Outdoor Absorptive Sound Blanket. To be placed on inside of new fence, unable to be seen from outside of fence line.

ELEVATION #4

ARLINGTON HTS, IL – SOUND MITIGATION / REAR ELEVATION – SITE PHOTOS

Rear Elevation with sound wall and landscaping complete

Wall surrounding outdoor area to block sound panels from the view:

