



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 13, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. - 5/24/23
- B. Patton School Gym Addition - 1616 N. Patton Ave. - 7/26/23
- C. Arlington Downs Plat Amendment - 3400 W. Euclid Ave. - 7/26/23
- D. Arlington Gateway Development/Phase 1 - 1, 15, 111 E Algonquin Rd, 2355 S Arlington Heights Rd - 7/26/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Golf VX - 644 E. Rand Rd. - T1821
Special Use Permit for Amusement Facility, Large
- B. Arlington Downs IV - Multi-Family Development - 3400 W. Stonegate Blvd. - T1737
PUD Amendment, Plat of Subdivision, Rezoning from B-3 to B-2, Extension of Overlay Zoning District, Comprehensive Plan Amendment, Parking Variation

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road,

Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
9/13/2023

Item: Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. - 5/24/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 5/24/23

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 24, 2023

Project Title: Arlington Towne Square PUD Amendment

Address: 15-89 E Golf Road

Petitioner: Jason Park
Direct Group Holdings

Address: 2118 Plum Grove Rd. Suite 265
Rolling Meadows, IL 60008

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 09-019 to allow a modified parking variation.
2. Special Use Permits for 3 Restaurants

Variations Required:

1. Amendment to the parking variation granted within Ordinance 09-044, to allow 308 spaces where 386 spaces are required (Deficit of 78).

Attendees: Jason Park, Direct Group Holdings
Onyung Kim, Onyung Kim Architect
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The Arlington Towne Square Shopping Center consists of three buildings that have a combined floor area of 88,665 square feet and is situated on 6.67 acres of land. The property was recently sold, and the new owner has signed leases for 3 new restaurant users - Marbling Korean Restaurant, Hello Boba, and Tous les Jours. However, provision of code-required parking was not verified prior to signing these leases, resulting in a deficit of 78 parking spaces per code.

In 2009, the PUD for the site was amended to allow for construction of a bank outlot building. This PUD included a parking variation granting a 59-space parking deficit per code. In 1990, the development lost a significant number of on-site parking spaces when IDOT widened Golf Road, resulting in a code-required parking deficit.

The details on the 3 restaurants are as follows:

- Hello Boba
 - o Open from 12:00PM - 10:00PM Monday through Sunday
 - o 3 Employees at peak shift
 - o 221 square-foot seating area
- Marbling Korean Restaurant
 - o Open from 4:30PM - 11:30PM Tuesday through Sunday, Closed on Monday
 - o 8 Employees at peak shift
 - o 1,717 square-foot seating area
- Tous les Jours Bakery
 - o Open from 8:00AM – 9:00PM Monday through Sunday
 - o 10 Employees at peak shift
 - o 439 square-foot seating area

ARLINGTON TOWNE SQUARE PUD AMENDMENT – TEMP FILE 1817

While no major changes to the site are proposed, due to the increase in code-required parking beyond what was previously approved for the site, an amendment to the PUD would be required to accommodate a new variation request.

Meeting Discussion:

Mr. Park – shared the plan for Arlington Towne Square is to open three restaurants: Korean, bakery and bubble tea shop at this location. The parking study that has been provided shows ample parking for these three businesses to operate due to the variable hours of operation.

Mr. Schmidt - Arlington Towne Square property was recently sold, after the sale the owner has signed leases with three restaurant users prior to verifying provision of code required parking. As a result, a significant parking deficit of 78 parking spaces per code is developed on the site. The site has a history with regards to parking in 1990 lost spaces due to the widening of Golf Road, and 2009 and a bank out lot was developed, and a PUD did receive a parking variation for 59 spaces. As such the petitioner is seeking an amendment to that PUD, as the current parking deficit exceeds what was granted by the 2009 PUD ordinance. Also, there is a request for a special use permit for the three restaurants they have signed leases for, and parking variation in and of itself. The three restaurants will operate from various hours, and are compatible with the comprehensive plan destination of commercial for the site. Due to the significant deficit code requirement for parking staff is unable to review the restaurants. The petitioner will be required to provide a written response to special use permit for each restaurant. Staff will verify the condition of existing site landscaping and parking lot condition as part of this process. The site requires 186 spaces, the petitioner will have to provide a written response to variation justification criteria for the requested variation. Additionally, a traffic survey prepared by a certified traffic engineer is required by code for this project. If the petitioner pursues relief from this requirement, the scope of the survey would be conducted over a two-week period, including Friday & Saturday counts, and during peak hours of the restaurants. During the 2009 PUD amendment process locations were identified for adding 12 parking spaces to the site, based upon the parking utilization data provided by the petitioner staff will determine whether or not installation of these spaces will be warranted. Bicycle parking will be required as part of this petition as vehicular parking is increasing, the site will require 47 bicycle spaces. The staff report was approved on a voice vote 3-0.

Mr. Jensen – acknowledged that the issue is parking. Site total is 78, so need is 20 parking spaces. The 12 spaces that are banked are not included in total count, Mr. Schmidt stated that they are not in the count because they are not currently striped, after the parking study is completed and there is a need staff may require, they be striped and added. Mr. Jensen felt that the numbers of spots are adequate and instead of empty store fronts, he feels this is positive on moving forward.

Mr. Cherwin – asked Mr. Park if the timing of the usage of the parking was an issue. Mr. Park felt that the different demographic of individuals using the stores would not follow the same schedule. Mr. Cherwin opinion of 47 bicycle parking spaces seems very high.

Mr. Green – shops in this area and has never seen parking be an issue. If it becomes an issue, he believes Mr. Park will do what it takes to make it work. Mr. Cherwin is in favor of moving forward.

Mr. Park was encouraged by the commissioners to apply for a variance to reduce the number of bicycle parking spaces.

Mr. Jensen – a study was done a while back by the Brookings Institute that discusses the over parking of our communities, and encouraged staff to look at the excessive amount of parking spaces required in the Village. Commissioners were in agreement to move forward with the project.

Public Comment: Mr. Keith Moens, suggested not driving, use bike racks, and ride your bicycle.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

John Sigalos, Acting Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



Conceptual Plan Review Committee
9/13/2023

Item: Patton School Gym Addition - 1616 N. Patton Ave. - 7/26/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

CPRC Minutes 7-26-23

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

July 26, 2023

Project Title: Patton School Gymnasium Addition

Address: 1616 N. Patton Avenue

Petitioner: Don Hansen
STR Partners

Address: 1200 South Dunton Avenue
Arlington Heights, IL 60005

Requested Action:

1. Amendment to SUP Ordinance #23-013 to allow a building addition.

Variations Required:

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Attendees: Ryan Schulz, AH School District 25
Don Hanson, STR Partners – Architect
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Jake Schmidt, Planning Dept

Project Summary:

In 1990, Arlington Heights School District 25 received Special Use Permit approval for Patton School, to allow a two-story building addition that included two classrooms and a gymnasium. In March of 2023, the School District received Special use Permit and Land Use Variation approval for a three-classroom addition on the western side of the school, in order to accommodate a transition to all day kindergarten services. The school district is currently proposing a 4,350 square-foot gymnasium addition to Patton School, which allows for additional indoor gym court area, a gym office, and storage space. The petitioner has not identified any increase in students or staff that would result from this proposal. This shall be confirmed as part of the Plan Commission Review Process.

The site has two parking lots; one located to the north of the school building which includes 41 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 39 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. The Engineering Division has noted that the two lots were previously connected by a fire lane, which was removed during playground improvements. At the time of permit, it will be determined if this fire lane will need to be restored. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 80 parking stalls. No modifications to the parking lots have been proposed at this time.

Meeting Discussion:

Mr. Schulz – explained that Patton School is in need of a gym expansion to meet the needs of the increased physical education (P.E.) hours of the curriculum. The size of the existing Patton gym is not big enough to support two sections of P.E. being taught at once. The design is to expand the existing gymnasium to the southwest, adding windows to add natural

PATTON SCHOOL GYMNASIUM ADDITION – TEMP FILE 1822

light, and a P.E. office/storage. The expanded gym would be able to have two separate P.E. classes occurring at the same time. The stormwater provisions for this project were already taken into account when the three additional classrooms were added. The expanded gym is not going to increase anticipated enrollment at the school, the need for the expansion is due to a programmatic change that has required additional P.E. hours for the students. The expanded gym is not expected to have any impact on traffic at the school as enrollment is expected to remain as currently projected.

Mr. Schmidt – School District 25 recently received approval for an expansion to the school in March, 2023. A special use permit amendment and a land use variation was granted at that time to allow additional classrooms on the west side of the school to accommodate the expansion of kindergarten services. The petitioner is now here for approval of an amendment to the special use permit and land use variation to allow a 4,350 square foot gymnasium addition, which will create additional indoor court area, and office and storage spaces. No increase in staff/students are expected as a part of this expansion, and Staff would support a variation to waive the Traffic and Parking Study requirement. District 25 has already submitted a Plan Commission application for this project and staff is currently reviewing their submittal. No modifications are proposed to the parking lot, and no changes to the previously approved building layout. The site is compliant relative to the code-required parking and has a 14-space surplus above the minimum number of required parking spaces. Staff is in support of this project.

Commissioner Cherwin – his only concern was relative to any increase in enrollment and the provision of a traffic study. With no anticipated increase in enrollment, he supported a variation to waive the traffic and parking study requirement.

Commissioner Sigalos – inquired if the classroom addition project had started at Patton and whether the gym would be an independent project.

Mr. Schulz – responded that construction had not yet started but they were expecting erection of the construction fence next week. The gym was on a separate approvals timeline but at some point would begin construction while the classroom additions were still under construction so the two projects would eventually morph together as one.

Commissioner Sigalos – commented that he understood the need for the project and encouraged the petitioner to move forward.

Commissioner Green – believed that Patton maybe the only school with a parking surplus, which is great. He thought it was a great project.

Public Comment – Melissa Cayer inquired about any coordination with the MWRD and Northwest Mosquito Abatement District with regards to water retention and mosquito abatement.

Commissioner Green – encouraged Ms. Cayer to inquire with Village staff.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



Conceptual Plan Review Committee
9/13/2023

Item: Arlington Downs Plat Amendment - 3400 W. Euclid Ave. - 7/26/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 7/26/23

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

July 26, 2023

Project Title: Arlington Downs Plat Amendment

Address: 3400 W. Stonegate Blvd.

Petitioner: Michael D. Firsel
Firsel, Ross & Weis

Address: 10 Parkway North Blvd., Suite 110
Deerfield, IL 60015

Requested Action:

1. Preliminary and Final Plat of Subdivision to subdivide the property into four lots.

Variations Required:

1. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

Attendees: Mike Firsel, Firsel, Ross & Weis
Rick Cavanaugh, Stoneleigh Companies (petitioner)
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Jake Schmidt, Planning Dept

Project Summary:

The Arlington Downs PUD is located at the northeast corner of Euclid Avenue and Rohlwing Road, and is a master-planned unit development that was originally approved in 2012 and has been amended several times over the last ten years. The overall site consists of a combined area of 27 acres. The most recent amendment to the PUD granted zoning entitlements for the following areas of development, which has occurred in phases over the years since the original PUD approval:

- One Arlington Residential Tower conversion to include 214 luxury rental units and ground floor commercial space. This phase has been completed.
- Arlington Downs Residential II (ADR-II), a five-story 263-unit multi-family luxury rental building on Lot 5A. This phase has been completed.
- Conversion of the former Coco Keys Water Park into a First Ascent climbing facility (Lot 2A). This phase has been completed.
- Arlington Downs Residential III (ADR-III), future development of a 180-unit senior living facility on Lot 3A.
- Hotel/Commercial (Zone D), future development of a 116-key hotel on Lot 4B, and 30,300 square feet of commercial space dispersed within four separate buildings on Lot 4C.
- Arlington Downs Residential IV (ADR-IV), future development of up to 360 multi-family residential units on Lots 2A and Lot 16.

Currently, the One Arlington Residential Tower sits on one platted lot that includes not only the tower and the 29-space parking lot to the east, but also the Stonegate Boulevard and Payton Place private roadways, which serve the entire Arlington Downs PUD as a common element. The petitioner, Stoneleigh Companies, is the owner of this lot and wishes to subdivide out the residential tower from the roadway so that the roadway will be located on a separate lot and can be transferred to the Master Association that governs the PUD. As part of this process, the underground parking structure which serves the One Arlington tower will also be subdivided into subterranean lots. Additionally, the overall Declarations of Easements and

Covenants that govern the PUD will be amended and restated to clarify maintenance responsibilities and establish updated regulations for governing the PUD.

Meeting Discussion:

Mr. Firsel – shared that over the past eleven years, the former hotel has been remodeled into the One Arlington residential tower, the waterpark has become First Accent gym, and the Payton Place multi-family building was built. When the development was first approved, there was only one owner/developer, and the roadway that served the development was part of the lot that included the One Arlington tower. The current request is to separate the roadway from the residential tower, and they would also be amending the Declarations that govern the overall development. A Master Association will be created and ownership of the road would be transferred to the association. All lot owners would be a part of the association. Currently, all owners pay their share of the road maintenance and upkeep costs to the owners of One Arlington. Now that there are multiple owners of the different lots within the Arlington Downs development, it was time for the road to go to the Master Association.

Mr. Hubbard – explained that the petitioner will be requesting approval of a plat of subdivision. The actual subdivision and replatting of lot lines was fairly straightforward to review, however, Arlington Downs is a PUD developed with shared parking and shared access across the different lots and owners. So as part of the subdivision process and amendment to the Declarations, proper shared access and parking will need to be provided that is compliant with the overall PUD. Additionally, when the PUD was first entitled there were several future infrastructure obligations, and when the development had only one owner/investor group, it was easy to identify who was responsible for these improvements. With the introduction of additional owners in the development, the Village wants to make sure the Declarations clearly spell out what is left to be done and who is responsible to do it, and how the common elements of the PUD are appropriately maintained and accessible to all. Staff supports dividing the tower out from the road and creating a parcel of land for Master Association ownership and maintenance of the road. The Village will need to ensure that shared access, infrastructure and maintenance obligations, and shared parking is provided to be compatible with the existing PUD approvals that govern the site.

Commissioner Cherwin – stated that he understood the reasons why the petitioner was seeking the subdivision and he did not have any issues with it.

Commissioner Sigalos – said that he had no questions, the project appeared to make sense to him.

Commissioner Green – said that the project also made sense to him.

Mr. Firsel – thanked the commissioners for their review. Stated that they would be requesting a variation to allow some of the subdivided lots to exist without fronting on a public street.

There was no public comment relevant to the project.

RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



Conceptual Plan Review Committee
9/13/2023

Item: Arlington Gateway Development/Phase 1 - 1, 15, 111 E Algonquin Rd,
2355 S Arlington Heights Rd - 7/26/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Arlington Gateway Dev. - Phase 1 / 7-26-23	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

July 26, 2023

Project Title: Arlington Gateway Dev. – Phase 1
Address: 1, 15, 111 E. Algonquin Road, 2355 S. Arlington Heights Road
Petitioner: Michael Mocer, Thomas Roszak
Mocer+Roszak
Address: 145 S. Wells Street, Suite 700
Chicago, IL 60606

Requested Action:

1. PUD approval to allow a mixed-use development with 300 multi-family residential units and ground floor commercial floor area.
2. Rezoning from the B-3 to the B-2 District may be requested
3. Plat of Subdivision approval will likely be necessary.

Variations Required:

1. None identified at this time.

Attendees: Thomas Roszak, Architect with Bradford Allen
Michael Mocer, Architect with Bradford Allen
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Department
Sam Hubbard, Planning Department
Jake Schmidt, Planning Department

Project Summary:

The overall redevelopment area consists of several parcels of land located in the southeast corner of Arlington Heights Road and Algonquin Road, which totals approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this conceptual review, is situated at the hard corner of Arlington Heights Road and Algonquin Road and is located on a parcel of land approximately 3.65 acres in size. This site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant. Existing access to the Phase I site comes from four curb cuts along Algonquin Road, three curb cuts along Arlington Heights Road, and an internal connection to Tonne Road which provides signalized full access to Algonquin Road.

The development team is proposing a mixed-use building on the Phase I site, including 300 multi-family luxury rental units and 24,668 square feet of ground floor commercial space intended for a mix of restaurant and retail/commercial tenants. The overall master redevelopment plan is conceptual at this stage and subject to change as this project moves forward. The developer owns all of the parcels shown within Phase I. Future phases of redevelopment (requiring additional property assemblage) could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

The Phase I multi-family apartments would be located in an eight-story building with the first floor including the commercial units and building amenities, floors 2-3 including the parking garage with limited residential units on the western elevation, and floors 4-8 consisting of the remaining residential units. The unit mix is projected at 48 studio units (16%), 150 one-bedroom units (50%), 90 two-bedroom units (30%), and 12 three-bedroom units (4%). There would be a total of 480 parking stalls provided for the residential tenants within the structured podium-style parking garage, which translates to 1.6 parking

stalls per unit and 1.16 parking stalls per bedroom. Additionally, there would be 81 surface parking stalls for the ground floor commercial units. Access to the site would come from a singular curb cut on Arlington Heights Road which would serve both the subject property and the Guitar Center to the south, as well as a curb cut along Algonquin Road and interior access to Tonne Road.

Meeting Discussion:

Mr. Roszak – shared a model of the development proposed, which was the first of three phases of residential construction and would consist of an 8-story mixed-use building. The development would include 300 apartments/residential for rent. With 25,000 sq. ft. of retail, with surface parking and indoor parking. Parking would comply with code and the structure would comply with setback requirements. The apartments range from 500 square feet for studio units to 1,300 square feet for three bedroom units. More than half the units would have balconies and the building would have extensive amenities including a workout facility, pool/sundeck, golf simulator, and co-working spaces. They have experience in these types of developments in various communities such as Evanston, Chicago, and Mesa, Arizona. The exterior is a combination of fiber cement siding and brick, plus aluminum on the railings and window framing. This is a 4-acre site, and we have broken down the building architecture into chevron facades at strategic places, with smaller chevrons nested with the balconies. This project would fulfill the need for housing.

Mr. Hubbard – explained that this project will need PUD approval, which is required due to the zoning district and the overlay district that is present here. Additionally, the Village will likely ask the petitioner to re-zone the property from B-3 district (currently) to the B-2 district. A request for subdivision approval to consolidate the site and update the easements will likely be a component of this application. This property is part of the South Arlington Heights Road Corridor Plan from 2018, and is subject to the recommendations within that plan. This proposal is accomplishing a lot of the goals from that plan: consolidation of curb cuts on Arlington Heights Road and Algonquin Road, the incorporation of green features, and relocation of sidewalks to create a parkway. In 2019, the Village established the overlay zoning district regulations for this area, which allow higher density development. On a preliminary basis, it appears that this development would comply with the overlay district regulations, and it also conforms to density requirements in the overlay district. The property is also located within the South Arlington Heights Road Corridor TIF plan and the Village expects that the petitioner will be requesting some TIF assistance in order to accomplish the redevelopment. The petitioner should re-evaluate the parking for the commercial spaces as parking has been provided assuming all tenants will be standard retail establishments. Because certain tenants will likely be restaurants, which have a higher parking requirement, additional parking spaces are likely required to conform to code. Staff is recommending a preliminary meeting with the Design Commission before the petitioner finalizes their design and moves forward with an application. A full parking and traffic study will be required for this project, which must take into account the future phases of development in this area. An Early Review of this concept by the Village Board has already occurred, and staff is recommending a neighborhood meeting be held by the developer prior to appearing before the Plan Commission. Very excited for this project to be developed.

Mr. Sigalos – inquired about affordable housing being a part of this project.

Mr. Roszak – answered that 10% will be affordable housing.

Mr. Sigalos – asked about greenspace around the perimeter of the site, property ownership, sustainable design features, and the ground floor commercial spaces. He said that this was an exciting project.

Mr. Roszak – responded that they had a lot of open greenspace areas. He confirmed that the site was owned by Bradford Allen, who were their partners in the development. The project would include rooftop solar panels and green roofs. The commercial areas were untenanted but they were discussing with the Guitar Center a potential lease for some of the space. Other tenants could include service related uses such as a dry cleaner, florist, or café, and a restaurant would be targeted for the corner space.

Mr. Cherwin – this location needs a good project like this, likes the plans/model, and the incorporation of all that is here would meet a lot of the needs. He did not see anything in the concept that gave him significant concerns.

Mr. Roszak - stated that they were seeking to create a destination with this development; it will change the area, and the future phases would be more apartments, possibly a hotel, followed by converting the Daily Herald building into medical offices and rebuilding the parking garage. Overall it would be a multi-use redevelopment.

Mr. Green – loved the 3-D rendering that Mocer+Roszak brought. The building massing was really well done. He summed up the Conceptual Plan Review Committee feedback as three thumbs up and encouraged the petitioner to move forward.

Public Comment: - No comments.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from staff and the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



Conceptual Plan Review Committee
9/13/2023

Item: Golf VX - 644 E. Rand Rd. - T1821

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Type

No Attachments Available



Conceptual Plan Review Committee
9/13/2023

Item: Arlington Downs IV - Multi-Family Development - 3400 W. Stonegate Blvd. - T1737

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Type

No Attachments Available