



Village of Arlington Heights
Conceptual Plan Review Committee
Virtual Meeting
June 24, 2020
6:00 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held via virtual Webinar, which permits the public to fully participate in the virtual meeting via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the meeting: <https://bit.ly/3dkC7N7>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at shubbard@vah.com no later than 3:00 p.m. on June 24, 2020, to be shared at the meeting. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - T1696
Planned Unit Development, Rezoning from O-T District to I District, Density Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

(Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Conceptual Plan Review Committee
6/24/2020**

Item: Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - T1696

Department: Planning and Community Development Department

Requested Action

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variation Required

A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet of land area is required.

Recommendation

The Staff Development Committee reviewed the proposed rezoning from the O-T District to the I District, and the PUD to allow a 175-unit senior living facility on the subject property, as well the following variation to Chapter 28 of the Municipal Code: 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square, and is generally supportive of the application, subject to the following:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
 - 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. Reciprocal access to the property to the south shall be provided. An alternative plan must be provided to show the impacts to the subject property upon construction of the required future connections. The petitioner shall grant and record a perpetual easement that provides two-way access to the property to the south, at the request of the Village.
3. The petitioner shall continue to work with the Village to explore the viability of a small portion of the site to be redeveloped with commercial uses.
4. The petitioner shall provide a market analysis to show market demand for this type of product at this location. Additionally, the petitioner should clarify if the State of Illinois will require a Certificate of Need for this facility.
5. The sidewalk along Arlington Heights Road must be pushed to the east to create a parkway between the sidewalk and street.
6. Overhead utility burial may be required along the eastern side of Arlington Heights Road. A utility easement may be required along the western side of the site to facilitate this utility burial.
7. IDOT approval for any work along Arlington Heights Road shall be required.
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, parking, and impacts to public streets shall be required.
9. A Design Commission application will be required.
10. A photometric plan shall be required.
11. Preliminary Engineering plans will be required.
12. A landscape and tree preservation plan will be required.
13. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.
14. Affordable Housing shall be provided as per the Village's Multi-Family Affordable Housing Policy, if applicable.
15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
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

Staff Report

Aerial

Conceptual Site Plan

Project Narrative

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



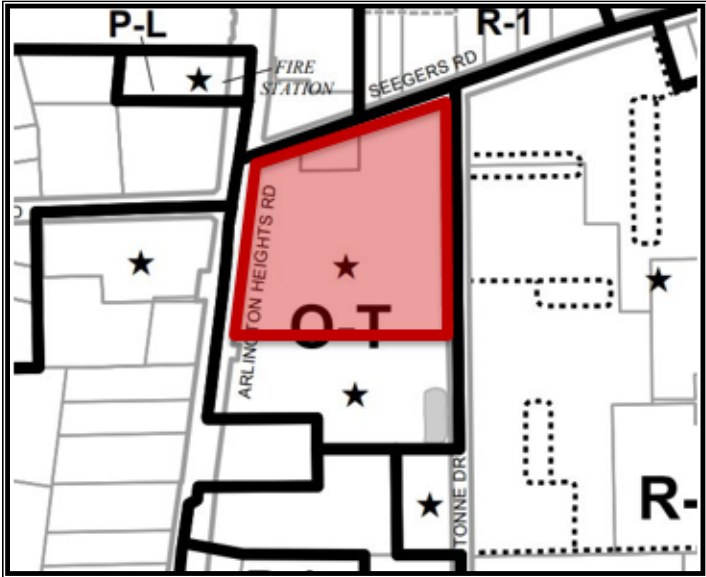
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1696
Project Title: Trammell Crow Senior Living Facility
Address: 2015-2045 S. Arlington Heights Rd.
PIN: 08-16-202-009, 08-16-202-010

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 24, 2020
Date Prepared: June 19, 2020

Petitioner: Mary Boehmler
Trammell Crow Company
Address: 700 Commerce Dr. - Suite 455
Oak Brook, IL 60523

Existing Zoning: O-T: Office Transitional District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2 and R-1	Restaurant, Church	Commercial, Offices Only
South	O-T	Office Building	Mixed-Use
East	R-6	Apartment Complex	Moderate Density Multi-Family
West	M-2 and B-2	Office Uses	Institutional, Offices Only

Requested Action:

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required:

1. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet of land area is required.

Project Background:

The subject property is located at the southeast corner of South Arlington Heights Road and Seegers Road. The property is currently occupied by a four-building single-story flex office/industrial campus consisting of just under 100,000 square feet of leasable floor area. The overall site is approximately 361,548 square feet (8.3 acres) in size and has access off Arlington Heights Road, which abuts to the west, Seegers Road, which abuts to the north, and Tonne Road, which abuts to the east. The buildings on the site were developed over 40 years ago.

Trammell Crow, a nationwide developer, has the property under contract and is proposing the purchase and demolition of the existing office campus on the site. In its place, the petitioner is proposing a 175-unit senior living facility, which would have independent living, assisted living, and memory care. The petitioner would own the site and lease to a senior living facilities operator, which may also have a small ownership stake in the property. The facility would be located in a three story building of approximately 200,000 square feet. Of the 175 units, 93 (53%) would be independent living units, 58 (33%) would be assisted living units, and 24 (14%) would be memory care units. The site would have a total of 195 surface parking spaces.

Access to the facility would come from three curb cuts, one from each street. Neither the Seegers Road/Arlington Heights Road, nor the Seegers Road/Tonne Drive intersections are signalized, however, southbound left turns from Arlington Heights Road have a dedicated turn lane onto Seegers.

Zoning and Comprehensive Plan

The subject property is currently zoned O-T, Office Transitional District, which is an appropriate classification given the sites current use. However, the proposed land use change to a senior living facility will require a rezoning from the O-T District into the I, Institutional Zoning District. All developments within the I District area required to develop as a PUD, therefore, PUD approval is required. The Staff Development Committee is generally supportive of the new use in this location as the area of land south of Seegers, east of Arlington Heights Road, west of Tonne, and north of Algonquin Road is transitioning from entirely commercial/office to a mix of uses including residential, office, and a commercial land uses.

The Comprehensive Plan designates this property as “Mixed-Use” and the proposed residential facility is compatible with this designation. In order to bring this site more in line with the Comprehensive Plan designation, the Staff Development Committee asked the petitioner to consider reserving a small portion of the site, potentially at the northwest corner, for commercial land uses. Staff will continue to pursue the potential for this with the petitioner to understand to what extent it may be viable.

Per the density regulations within the I District, only approximately 150 beds are allowed on the site. Since the petitioner has proposed a 175 bed facility, the following density variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet of land area is required.**

In order to demonstrate conformance with the standards of approval for this Variation, the petitioner must provide written justification to the following hardship criteria:

- **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.**

Given the limited impact of a senior-living density increase on traffic, schools, and parks, the Staff Development Committee is generally supportive of the requested variation. However, the petitioner must provide a market study to illustrate the market demand for this type of product at this location. Additionally, the petitioner should clarify if the State of Illinois will require a Certificate of Need for this facility.

South Arlington Heights Road Corridor Plan

In 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village's vision and strategies for improvement to the areas adjacent to the South Arlington Heights Road, which is an important gateway into the Village. The subject property was specifically mentioned in the plan, which outlined that the site was suitable for commercial and residential land uses. Although the property has access to three streets, left turns onto Arlington Heights Road are difficult and pose possible safety concerns. Redevelopment should take advantage of Seegers Road for access for southbound turning movements onto Arlington Heights Road. The petitioner should be aware that access along Arlington Heights Road is controlled by IDOT, and per the South Arlington Heights Road Corridor Plan, landscaped medians are proposed in the vicinity.

The plan contemplated up to five floors in height on the subject property, with primary access to the site coming from Seegers Road. The proposed height is compatible with the plan, however, the petitioner should clarify where the primary access is intended to be, as the main entrance appears to be along Arlington Heights Road.

Finally, given the future redevelopment in this area, the petitioner will be required to provide reciprocal access to the south, if and when the property to the south provides reciprocal access back to the subject property. The Village is currently contemplating future redevelopment of the former Wellington site and former District 59 administrative office building, and a signalized intersection with Arlington Heights Road is contemplated in this area. Preserving the potential for future access to this signal will be beneficial for the subject property and overall redevelopment in the vicinity.

Impact Fees & Affordable Housing

Impact fees are required for all Independent Living units. Assisted Living beds and Memory Care beds have not been historically required to pay impact fees. To reduce the school impact fee for the Independent units, the petitioner may demonstrate to the Village Board that there are no impacts on the schools given the age restrictions within the proposed development.

The Village Board is currently considering modifications to the Village of Arlington Heights Multi-Family Affordable Housing Policy, which could have an impact on whether affordable housing contributions are required within this development. Current policy might require affordable housing based on only the independent units, but it would depend on the details and specifics of how they are used. As part of the Plan Commission process, the petitioner and Village will need to collaborate on affordable housing and the application of any code requirements.

Building, Site, Landscaping:

Based on a preliminary analysis, the site appears to conform to all setback, bulk, and height restrictions as outlined within the I district. A comprehensive analysis will be completed during the Plan Commission process

once detailed plans are prepared and submitted for review. The petitioner will need to clarify certain details on the site plan, including details on the proposed above ground utilities and infrastructure (transformers, generators, trash corral, etc.), and photometrics if parking lot lighting is proposed. A Design Commission application for the new building will be required.

Preliminary engineering plans must be provided as part of the Plan Commission application, and a code complaint landscape and tree preservation plan shall also be required. Preliminary plans show stormwater to be located at the northeast corner of the site. Details on this detention area must be provided and reviewed as part of the Plan Commission process, and the development must conform to all Village and MWRD standards for stormwater management. Along the western side of the site, the existing sidewalk along Arlington Heights Road must be pushed to the east to create a parkway between the sidewalk and street. Overhead utility burial may also occur in this area, which may require a utility easement along the western side of the site. Finally, the petitioner must provide updated fire-truck auto turn exhibits as part of the redevelopment plans.

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, parking, and impacts to public streets. However, a reduced scope study is necessary due to the uncharacteristically low traffic volumes due to the COVID-19 pandemic. Therefore, the traffic consultant should obtain the latest Arlington Heights Road traffic data from the State and make professional estimates for peak hour and directional distribution. The traffic study should use ITE standards to estimate “existing” traffic and parking assuming the existing buildings are fully occupied by office uses, then analyze estimated traffic and parking based on data from similar senior facilities to illustrate the differences and impact of each type of use. It is assumed that the traffic and parking impact from a fully occupied senior living facility will be less than the impact of the existing uses on the property if fully occupied.

The petitioner should provide an alternative layout showing a future connection to the property to the south to understand what impact it would have on the total parking counts on the site. As mentioned above, the proposed access on Arlington Heights Road must be reviewed and approved by IDOT.

Based on a preliminary analysis of the proposed redevelopment, parking appears to be compliant. However, final parking requirements can only be completed when a detailed floorplan is provided. **Table I** below shows the preliminary parking calculations:

Table I: Parking Calculations

Use	CODE USE	UNITS/BEDS	PARKING RATIO (1:X)	PARKING REQUIRED
Independent Living	Housing for Elderly	93 units	1:Unit	93
Assisted Living	Housing for Elderly	58 units	1:Unit	58
Memory Care	Nursing Home	24 beds	1/two beds	12
Total Required				163
<i>Total Provided</i>				195
Surplus / (Deficit)				32

Bicycle parking spaces, as required by Section 10.8 of the Zoning Code, shall be required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from the O-T District to the I District, and the PUD to allow a 175-unit senior living facility on the subject property, as well the following variation to Chapter 28 of the Municipal Code: 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square, and is generally supportive of the application, subject to the following:

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June 19, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1696

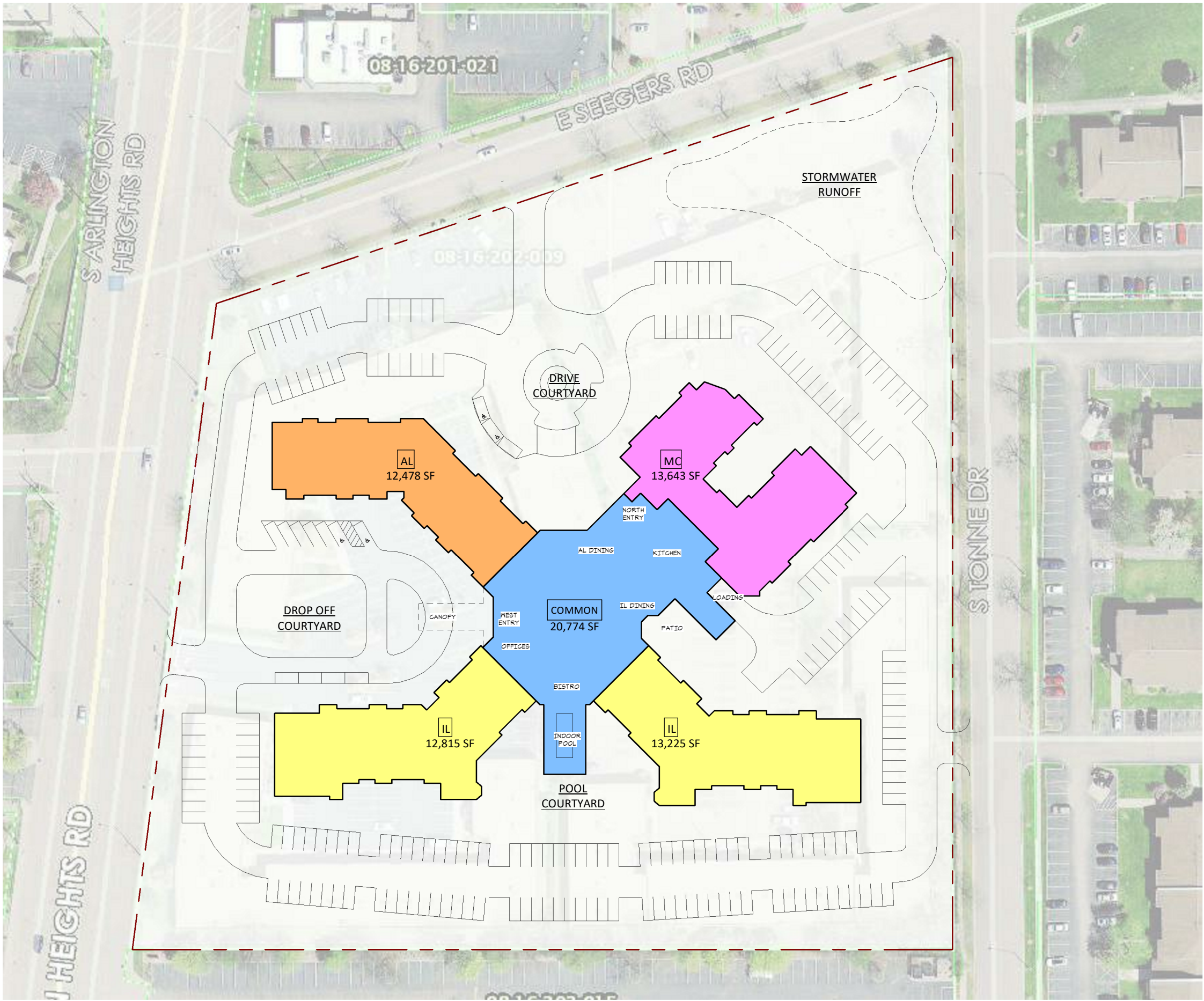


Map created on June 19, 2020.

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BUILDING METRICS:

UNITS	175
PARKING	195

April 20, 2020

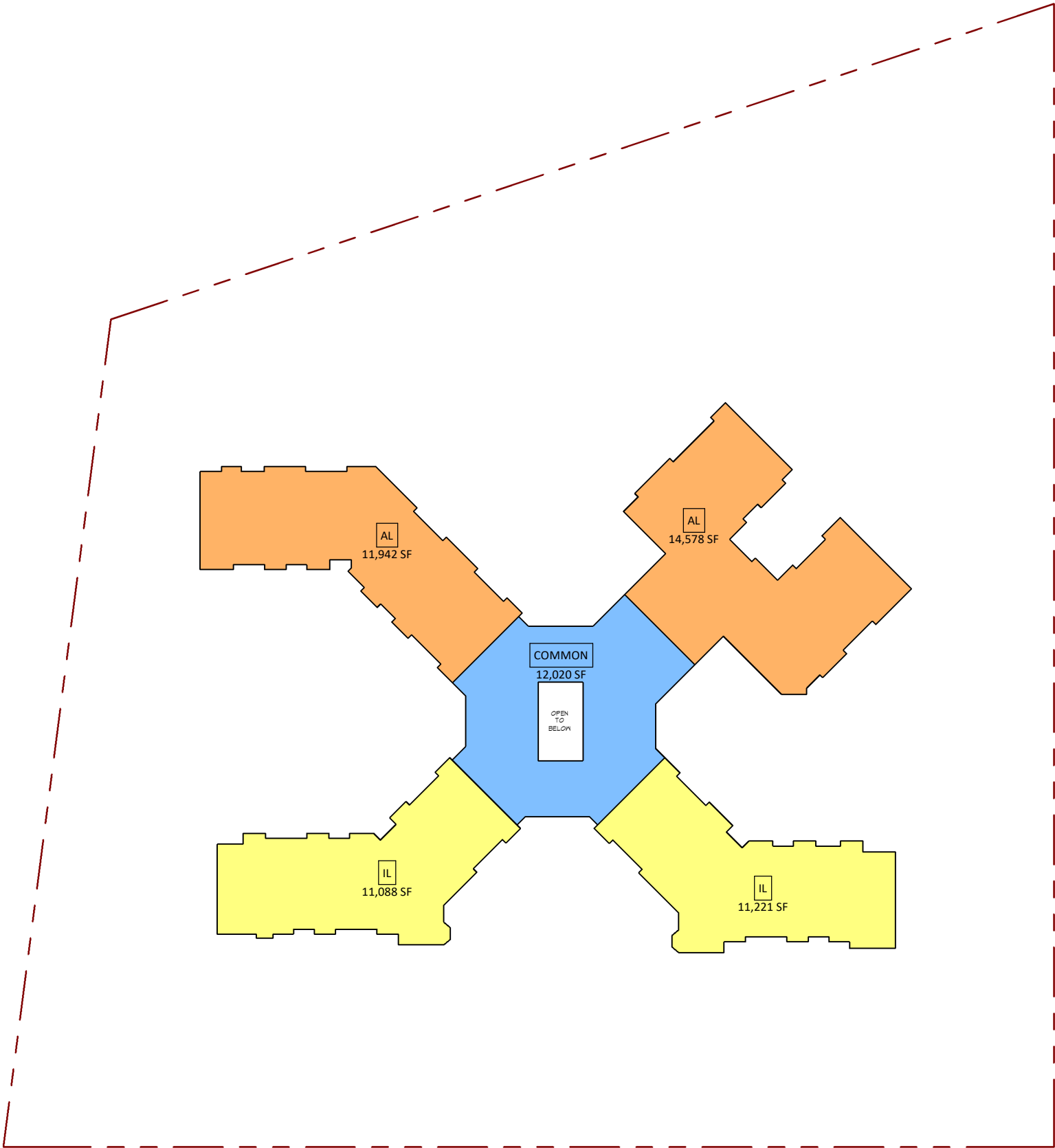


Arlington Heights Residential
2045 S Arlington Heights Rd

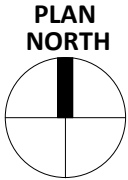
Scale: 1" = 80'-0"



SITE PLAN



	TOTAL GSF	COMMON GSF	INDEPENDENT LIVING GSF	ASSISTED LIVING GSF	MEMORY CARE GSF
LEVEL 1	70,589	19,818	22,309	11,942	16,520
LEVEL 2	60,849	12,020	22,309	26,520	0
LEVEL 3	60,849	12,020	22,309	26,520	0
	192,287	43,858	66,927	64,982	16,520
TOTAL UNITS	175		74	75	26
PARKING STALLS	195				



Project Narrative

2045 S. Arlington Heights Road

Trammell Crow Company is proposing a 3-story, 175-unit luxury senior living development at 2045 S. Arlington Heights Road, Arlington Heights, IL. The proposed development seeks to provide high-quality residences and community for those seeking rental continuum of care living (independent living, assisted living, and memory care living) and to revitalize the proposed site in a sensitive and innovative manner. The Property will include 93 Independent Living units, 58 Assisted Living units and 24 Memory Care units with ample amenity space. The development will be approximately 200,000 gross square feet and will include 195 parking spaces.

The building will be constructed utilizing a wood-framed structure over a concrete podium, and the exterior materials will consist of stone, brick, stucco, composite siding and glass. Windows will be expansive, allowing plenty of daylight into and views from the dwelling units. Drawing on the existing surroundings, the exterior facades will feature contextual details and a simple system of recessed and hung balconies that allow residents to take advantage of the outdoors.

The aesthetic of the building is composed of smaller, single family home scaled gestures, with pitched roofs to give the resident a sense of familiarity, since many may be moving into a multi-family community for the first time. This more traditional move is paired with modern moves including simple archetypal forms and a limited, yet beautiful material palette. Primary materials are brick, a warm wood look horizontal siding, cementitious panel, and dark bronze infill metal panel to match windows and doors.

Streetscape and Public Realm

The redevelopment will improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous setback along the S. Arlington Heights Road street edge and support a pedestrian-friendly perimeter. The project will incorporate attractive, high-quality native landscaping, lighting and exterior signage.

The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. One of the property entrances and exits off S. Tonne Drive has been aligned with the adjacent road to the east to create connectivity and access to adjacent properties.

The site surrounding the building has a network of paths, plazas, gazebos, a pond and green open space to provide residents and passersby a pleasant landscape experience. These experiential qualities work alongside the more functional aspects of the site, including a need for circulation of automobiles and delivery and emergency vehicles, the need for proximate parking to primary and secondary building entrances, as well as a stormwater management functions of the pond.

The design of the open space will be tailored to the varying tastes and mobility levels of the residents. A mix of open grass areas, edges with shrubbery, areas of denser trees, and a picturesque pond provide a variety of outdoor spaces. A network of paths around the building allows for residents, guests, and staff to conveniently park near to an entrance. Additional paths between the two north wings and a looping

path around the pond provide a beautiful natural setting for residents to enjoy. A node near the pond will have furniture and a potential pavilion for residents to congregate. Residents are also able to congregate outside immediately adjacent to the building where outdoor dining areas spill out of the building in two areas: at the south for the independent living community and at the north for the assisted living community. A secured memory care garden and terrace adjacent to the indoor common space gives residents a safe and beautiful outdoor experience.