



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
June 23, 2021
6:45 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Crescent Place - 1/27/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Northwest Highway Day Care - 1000 W. Northwest Hwy. - T1740
Special Use Permit for a Day Care, Land Use Variation to allow a
Private School within the B-2 District
- B. New Hope Academy - 3250 N. Arlington Heights Rd. - T1741
Amendment to Land Use Variation Ord. 17-016

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
6/23/2021**

Item: Crescent Place - 1/27/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Crescent Place - 1/27/21

Type

Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

January 27, 2021

Project Title: Housing Trust Group Multi-Family Housing

Address: 310 W. Rand Rd.

Petitioner: Jake Zunamon

Address: 3225 Aviation Avenue - 6th Floor
Coconut Grove, FL 33133

Requested Action:

1. Amendment to Comprehensive Plan to reclassify the subject property from “Commercial” to “Moderate Density Multi-Family”.
2. Rezoning from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required:

- None identified at this time

Attendees: Jake Zunamon, Petitioner
John P. Green, Groundwork Ltd.
Bill Schneider, Turnstone Development
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 2.32 acres in size and located at the southeast corner of the intersection of Chestnut Avenue/Techny Road and Rand Road. The site was formerly used as a restaurant, however, the restaurant building has been demolished and the site has sat vacant for close to 20 years, although it has occasionally been used for the seasonal sale of Christmas trees. Access to the site comes from one existing curb cut along Rand Road and one existing curb cut along Chestnut. The intersection of Chestnut/Techny and Rand Road is non-signalized and under the jurisdiction of IDOT.

Housing Trust Group, a national developer of affordable housing located in Florida, would like to construct a 40-unit apartment building on the subject property, comprised of 20 one-bedroom units and 20 two-bedroom units dispersed throughout a four-story building. The project would be developed in conjunction with a local partner (Turnstone Development), which has done similar projects in Northlake, Crystal Lake, and Riverdale. Approximately 88% of the units (35 units) would be made affordable for families earning no more than 60% of the Area Median Income (AMI), and the remaining 12% (5 units) would be made affordable for families earning no more than 35% of the AMI. Access to the site would come from two curb cuts along Chestnut Avenue; the existing curb cut along Rand Road would be eliminated. The site and building would include various amenities, such as a computer café, private storage lockers, library, fitness center, community room, and outdoor amenity areas. A total of 80 parking spaces would be provided onsite.

Meeting Discussion:

Mr. Zunamon introduced himself and his team and provided background on the Housing Trust Group (HTG), which is a

HOUSING TRUST GROUP MULTI-FAMILY HOUSING – TEMP FILE 1715

national developer of multi-family housing which is based out of South Florida. HTG has partnered with Turnstone Development, a local developer, for this project. They were very excited for the opportunity to bring a new affordable “workforce housing” development to Arlington Heights. He encouraged the Conceptual Plan Review Committee to visit the HTG website for examples of similar projects they’ve done across the nation. HTG owns and manages over 30 properties.

Mr. Schneider introduced himself as a member of Turnstone Development, which has been in business since 1998. Turnstone Development is a non-profit corporation that operates approximately 1,800 units of affordable housing. Turnstone has partnered with HTG on a few projects in Florida in the past and was excited to partner together on the proposed project in Arlington Heights.

Mr. Green explained that he was with Groundwork, which is the project architect for this development. Groundwork has been involved in Illinois Housing Development Authority (IHDA) housing developments for the last 15-18 years, and two of the most recent projects they’ve worked on were developed by Turnstone. He outlined the development characteristics, site attributes, and the zoning approvals that were required. The project has been designed to conform to all requirements of the R-6 District. The building was designed to foster social interactions and would include a number of common and community areas both within the building and on the exterior. The developer believed that they will be able to address all of the preliminary staff review comments as this project moves forward.

Mr. Hubbard stated that the proposed development was for a 40-unit residential building. Staff has asked for additional details on the programming within the building and any supportive services that may be offered to residents in order to verify that the project can be classified as a multi-family residence, as opposed to care facility as defined by the Zoning Code. Should the development be classified as a multi-family residence, staff concurs with the petitioner that the correct zoning action would be to rezone the B-2 portion of the site into the R-6 Multiple-family Dwelling District. The entire development would be affordable, with 35 of the 40 units rented at levels affordable for families earning 60% of Area Median income (AMI) or less, and 5 units rented at levels affordable for families earning 30% of AMI or less.

An amendment to the Comprehensive Plan would be needed as the majority of the site is designated as “Commercial” and should be reclassified as “Moderate Density Multi-Family”. Housing Commission review would be required and the development will need to provide an affordable housing plan illustrating how the project would conform to the Inclusionary Housing Ordinance. A neighborhood meeting was recommended and a Design Commission application would be required. The property would need Plat of Subdivision approval to consolidate the site from two lots into one lot. Landscaping has been well designed to provide buffers from the commercial uses to the south and ComEd substation to the east. The project conformed to density requirements. Compliance to both Village and MWRD stormwater regulations would be required. Detention areas would need perimeter screens and retaining walls were discouraged. Sidewalk improvements would be required.

A traffic and parking study will be required, and analysis of the traffic movements through and around the Rand Rd./Chestnut Avenue intersection will be important as this intersection was not signalized and only under stop sign control. The proposed parking supply complies with code. Staff was generally supportive of this project subject to the petitioner’s ability to address the items as raised within the staff report.

Commissioner Sigalos stated that he believed the proposed use was suitable for the site and asked about the affordability component.

Mr. Zunamon replied that that all 40 units would be designated as affordable.

Commissioner Sigalos asked about the developers affordability requirements in comparison to the Villages’ affordability requirements.

Mr. Hubbard stated that the Inclusionary Housing Ordinance only required that 4 out of the 40 units be designated as affordable in perpetuity, for families earning at or below 60% AMI. There was no threshold on the maximum number of affordable units and the developer could provide all units as affordable, but per the Village regulations, they could not provide

any less than 4 affordable units, which four units had to remain affordable in perpetuity.

Commissioner Sigalos asked about the timeline for affordability of the remaining 35 units.

Mr. Schneider explained that they would be putting a covenant on the land that would require the units to remain affordable for no less than 30 years. Their lenders would require the establishment of the 30-year covenant.

Commissioner Sigalos asked about rental rates.

Mr. Zunamon responded that rates would range from \$384-\$870 for a one-bedroom apartment and two-bedroom apartments would range from \$463-\$1,047. He confirmed that the 30-year covenant would be established and would run with the land, so if the development was ever sold in the future, the future owner would be required to abide by that covenant.

Commissioner Sigalos reiterated his support for the project and encouraged the petitioners to move forward.

Commissioner Cherwin asked about the previous use on the site.

Commissioner Jensen said that it had previously been a polish restaurant; he believed the restaurant name may have been Sonya's.

Commissioner Cherwin asked about onsite support services and how they affected zoning.

Mr. Hubbard explained that the Hearts Place development on Boeger Drive had provided an onsite space for supportive services for the residents that lived there, such as an office space for meetings between a case manager and a resident, and/or dedicated spaces to provide services like counselling and therapy for residents. It was an integrated part of the development model for that facility, and due to the supportive services provided onsite, the facility was classified as an Intermediate Care Facility.

Commissioner Cherwin stated that if the developer was proposing to have all 40 units as affordable, then it seemed somewhat redundant to have them appear before the Housing Commission. He asked if the development would be utilizing Low Income Housing Tax Credit (LIHTC) funding.

Mr. Schneider replied that they would be using LIHTC funding for a portion of the project, but also be applying for a permanent loan and a construction loan.

Commissioner Cherwin asked about what percentage of the development would be funded through the LIHTC program.

Mr. Schneider responded that a typical project would be 80% debt, 20% equity. He believed that the total development cost for the project was around \$16,000,000.

Mr. Zunamon confirmed total development cost would be around \$16,000,000. The developers would be requesting about \$13,000,000 from the LIHTC program and the remaining portion would come from various loans.

Commissioner Cherwin stated that the lenders requirement for 30 years of affordability seemed like a solid timeframe. He stated that the Village's requirement for perpetual affordability did not seem like a great idea as he was not supportive of anything being done in perpetuity. He thought the project was a pretty good fit for this area and was inclined to provide support. He acknowledged that the site had some challenges towards redevelopment but felt that the proposal did a good job addressing those challenges. He asked about the State of Illinois requirement for all communities to include at least 10% of their housing stock as "affordable".

Mr. Hubbard replied that Arlington Heights was in compliance with this requirement but did not know the exact threshold.

HOUSING TRUST GROUP MULTI-FAMILY HOUSING – TEMP FILE 1715

Commissioner Cherwin stated that he did not see any major red flags at this point but would be interested to hear what the public had to say as this project moved forward.

Commissioner Jensen stated that he was very much in favor of the project and was supportive of the redevelopment on this long vacant site. He asked if there would be any difference between the units rented to families earning at or less than 30% AMI versus the units rented to families earning at or less than 60% AMI.

Mr. Zunamon explained that there would be no difference.

Commissioner Jensen reiterated his support for the project.

Commissioner Green stated that he thought this was a good use for the site. The site was a difficult one to develop and he commended the petitioner on putting together a good development concept. He encouraged the petitioner to move forward and recommended that they begin working on the neighborhood meeting.

Commissioner Green opened up the floor for public comments.

Mr. Moens commented that on behalf of residents and families that earned less than the AMI, he encouraged the Plan Commission to approve the Housing Trust Group project.

Commissioner Green closed the public comment portion of the meeting.

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
Sam Hubbard, Recorder



Conceptual Plan Review Committee 6/23/2021

Item: Northwest Highway Day Care - 1000 W Northwest Hwy - T1740

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow a Day Care Center on the subject property.
2. Land Use Variation to allow a Private School in the B-2 District.

Variations

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Day Care Center on the subject property, as well as a Land Use Variation to allow a Private School within the B-2 District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification for the requested Special Use Permit as per the standards of approval 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 shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in 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.
3. The petitioner shall formally grant cross access to the abutting property to the west. Should the property to the west redevelop in the future, the Village shall require similar cross access be formally granted back to the subject property.
 4. The petitioner shall hold a neighborhood meeting.
 5. The petitioner shall 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, drop-off/pick-up operations, and impacts to public streets.
 6. The petitioner shall continue to work with staff on an acceptable buffer and screening of the outdoor play area.
 7. The petitioner shall provide a market study which must identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.
 8. A code compliant landscape and photometric plan shall be required.
 9. Details must be provided on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).
 10. Additional details are needed on any proposed exterior changes to the building (materials and colors) in order to determine if a Design Commission application is required.
 11. 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
Project Narrative	Correspondence
Plat of Survey	Exhibits
Conceptual Site Plan	Exhibits



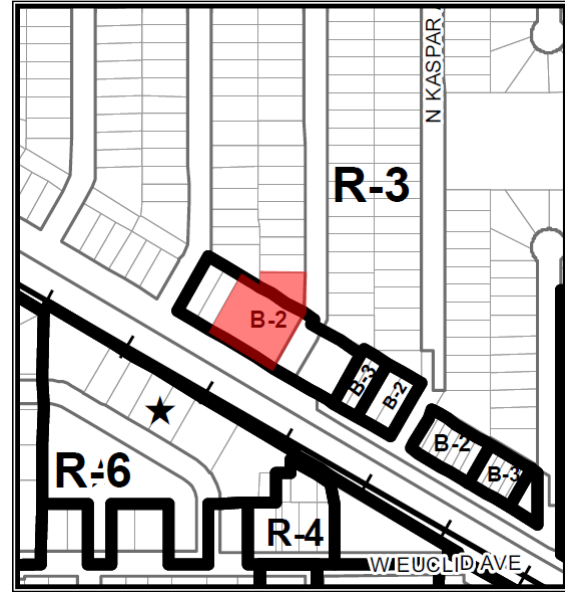
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1740
Project Title: Northwest Highway Daycare
Address: 1000 W. Northwest Highway
PIN: 03-30-116-041, 03-30-116-038

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 23, 2021
Date Prepared: June 18, 2021

Petitioner: Grant Manny
 Location Finders International, Inc.
Address: 9440 Enterprise Drive
 Mokena, IL 60448

Existing Zoning: B-2: General Business District,
 R-3: One-Family Dwelling District
Comprehensive Plan: Commercial, Single-Family
 Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-6: Multiple Family Dwelling District	Multi-Family Residential Development	Moderate Density Multi-Family
East	B-2: General Business District	Multi-tenant commercial shopping plaza	Commercial
West	B-2: General Business District	Motorcycle Dealership	Commercial

Requested Action:

1. Special Use Permit to allow a Day Care Center on the subject property.
2. Land Use Variation to allow a Private School in the B-2 District.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is approximately 46,706 square feet in size (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The site contains a 12,232 square foot single-story building situated in the southeast corner of the property. Access to the site comes from two full access curb cuts along Northwest Highway which lead to the primary parking field at the west of the building. The parking lot wraps around the building to the rear of the site, providing an auxiliary parking area in the northeast portion of the site with a curb cut onto Kennicott Avenue.

On behalf of Higher Ground Education, the petitioner has proposed reuse of the site as a daycare facility that would offer care for children aged six weeks old through age size, as well as a private kindergarten option. The daycare operator, Guidepost Montessori, is a division of Higher Ground Education and operates several day care facilities through-out the Chicagoland area.

The proposed facility anticipates a maximum of 175 children with 26 full time staff members. Hours of operation would be between 7:00am and 6:00pm Monday through Friday. An outdoor play area would be constructed at the rear of the building in the area of the existing auxiliary parking lot.

Zoning and Comprehensive Plan

The subject property is currently within two different zoning districts; the front portion of the site containing the building and main parking lot is zoned B-2, General Business District, and the rear of the site where the auxiliary parking lot is located is within the R-3, One-Family Dwelling District. Day Care Centers are required to obtain a special use permit within the B-2 District, and the petitioner shall be required to provide written justification to the three hardship criteria necessary for Special Use Permit approval as outlined below:

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

Additionally, the proposed kindergarten classes are not encompassed within the definition of a “Day Care Center”, and this portion of the use is classified as a “Private School”, which is neither a permitted nor special use within the B-2 District. Therefore, a Land Use Variation shall be required and the petitioner must provide written justification to the four standards necessary for Land Use Variation approval as included below:

- o The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- o 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.
- o The proposed variation is in harmony with the spirit and intent of this Chapter.
- o The variance requested is the minimum variance necessary to allow reasonable use of the property.

The Comprehensive Plan designates the B-2 portion of the site as “Commercial” and the R-3 portion as “Single-Family Detached”. The proposed Guidepost Montessori school is compatible with the “Commercial” designation within the Comprehensive Plan.

A market analysis will be required as part of any Plan Commission application. This study should identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.

Should this project move forward, the Staff Development Committee recommends that prior to appearing before the Plan Commission, the petitioner organize a neighborhood meeting where they can introduce the project to the surrounding community.

Building, Site and Landscaping

A fully dimensioned and scalable floor plan shall be required. This plan must include a reference chart that lists the square footage of each room, the ages of the children proposed in each room, and the proposed occupant load. The Building Department has informed the petitioner that the existing sprinkler system within the building is inoperable and must be upgraded to current adopted code requirements. Additionally, due to the extended vacancy of the site, the building must be evaluated by an Illinois licensed structural engineer and a detailed structural report must be provided.

The petitioner has provided a scope of proposed exterior building upgrades, which would include a new roof and different roofing materials, modifications to the storefront glazing and door systems, and a fresh paint job for the building. Based on a preliminary analysis, these modifications do not in and of themselves trigger a Design Commission application, however, this will need to be reevaluated once additional details are provided. Depending on the proposed materials and colors, Design Commission review could be required.

The petitioner has proposed the outdoor children's play area on the north side of the site, which would replace the existing auxiliary parking lot in this area and remove the curb cut onto Kennicott Avenue. A fire truck turning exhibit has been provided, which will need to be reviewed to ensure adequate fire truck circulation into, within, and out of the site. Per preliminary comments from staff, the petitioner has made some modifications to the outdoor play area to create additional separation between this area and the abutting single-family homes. Staff will continue to evaluate the outdoor play area to ensure adequate separation and buffering from the neighboring single-family residential homes, and the petitioner shall continue to work with staff on an appropriate buffer and screen from these adjacent residential uses. Additional details on the proposed play equipment must be provided. A code compliant landscape plan and photometric plan shall be required as part of any Plan Commission application.

Parking and Loading:

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, drop-off/pick-up operations, and impacts to public streets. Staff notes that in 2012 the Village Board granted zoning approval for a day care facility on this property, however, the facility was never constructed. That day care had proposed capacity for 71 students. Given that the proposed Guidepost Montessori school would include more than double the number of students, and given that Northwest Highway is a major arterial with two lanes of travel in each direction (and no shared/dedicated left turn lane), special care should be paid to safe ingress/egress to and from the site during peak travel times. The petitioner will be required to provide additional details on the procedures for drop-off and pick-up operations for this day care.

Along the west side of the site, the facility shares cross access with the neighboring motorcycle dealership. However, this cross access has never been formally established. Where feasible, the Village encourages

reciprocal cross access between neighboring commercial properties that abut a major arterial street, which helps to keep traffic movements off heavily travelled public streets. This cross access provides the dealership with access to Northwest Highway, which gives vehicles entering/exiting the dealership an alternative means of access that is not from a primarily residential street (Patton Avenue). As part of the proposed special use permit application, the Village requests that cross access be formally granted to the dealership at the west. Should the property to the west redevelop in the future, the Village shall require similar cross access be formally granted back to the subject property.

Based on a preliminary analysis, the site conforms to parking code requirements. **Table I** below illustrates these requirements. Staff will analyze the parking supply in relation to similar day care facilities within the community, and the petitioner must provide details on similar facilities that it operates in the Chicago suburbs for comparison purposes.

Table I: Parking Calculations

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Parking Required
Guidepost Montessori	Day Care Center	12,232	3 spaces per 2 employees	26	39
Total Parking Required					39
Total Parking Provided					39
Surplus/(deficit)					0

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

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Day Care Center on the subject property, as well as a Land Use Variation to allow a Private School within the B-2 District, and is generally supportive of the application subject to resolution of the following:

- The petitioner shall provide written justification for the requested Special Use Permit as per the standards of approval 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.**
- The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in 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.**
- 3. The petitioner shall formally grant cross access to the abutting property to the west. Should the property to the west redevelop in the future, the Village shall require similar cross access be formally granted back to the subject property.
- 4. The petitioner shall hold a neighborhood meeting.
- 5. The petitioner shall 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, drop-off/pick-up operations, and impacts to public streets.
- 6. The petitioner shall continue to work with staff on an acceptable buffer and screening of the outdoor play area.
- 7. The petitioner shall provide a market study which must identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.
- 8. A code compliant landscape and photometric plan shall be required.
- 9. Details must be provided on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).
- 10. Additional details are needed on any proposed exterior changes to the building (materials and colors) in order to determine if a Design Commission application is required.
- 11. 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.

June 18, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1740



Sisters of the Living Word

Arlington Motorsports
Motorcycle dealer

The Knobby
Home improvement store

TOTAL Collision
& PDR Hail Repair

Nick Jones - State
Farm Insurance Agent

Performance Auto Body

The Point at Euclid

Exxon

Google

14

14

317

628

822

818

814

816

1109

1107

1101

1104

1102

1010

1016

1006

1004

W Hawthorne St

W Hawthorne St

N Kennicot Ave

N Kennicot Blvd

N Kaspar Ave

N Kaspar Ave

W Northwest Hwy



June 9, 2021

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 1000 W. Northwest Highway – Guidepost Montessori School

Dear Mr. Hubbard:

On behalf of Guidepost Montessori, a division of Higher Ground Education, and LFI, we are excited to propose the redevelopment of the approximately 12,232 square foot vacant masonry building located at 1000 W. Northwest Highway and offer the community's children a world class Montessori experience.

Enclosed please find the following items in connection with our Special Use application for a Day Care Center and a Land Use Variation to allow a "Private School" facility at the property located in a R-3 One-Family Dwelling District, and a B-2 General Business District:

1. Guidepost Montessori Overview
2. ALTA Survey
3. Site Plan

The property and existing building will be redeveloped with 9 classrooms dedicated to the day care use and two classrooms dedicated to elementary students for a total of 11 classrooms, as a single tenant occupying the entire building and property, with an exterior ~10,000 square foot playground at the rear of the building and parking field on the west side of the building with 43 parking spaces. Guidepost estimates the total capacity of the day care to be 135 children from the age of 6 weeks to 6 years, and total capacity of the elementary to be 40 children, with an anticipated full-time staff of 26, comprising of 23 teachers and 3 admin staff. The building will contain the following classrooms:

Class	# of classrooms	Max students per classroom	Staff per classroom	Total students	Total Staff
Infant (0-14 months)	1	9	3	9	3
Young Toddler (15-23 months)	1	10	2	10	2
Older Toddler (24-35 months)	3	12	2	36	6
Children's House (3-6 years)	4	20	2	80	8
Elementary (6+ years)	2	20	2	40	4
Total	11			175	23

Based on Guidepost's experience at approximately 80 schools across the United States, approximately 30% of students are siblings, and consequently, travel to and from school in a single vehicle rather than each child in a separate car. For the day care, Guidepost does not have set start or dismissal times. School hours are from 7AM to 6PM, Monday through Friday. Students generally arrive between 7:00 AM – 9:00 AM and leave approximately 3:00 PM – 6:00 PM. However, a portion of the students depart at the half day between noon and 1:30 PM. Arrivals and departures vary based on parent and other schedules. The varied arrival and departure times minimize traffic congestion during high activity periods. On average a parent is at the property for a duration of approximately five minutes during pick up and drop off periods. For the elementary students school begins at 9:00 and ends at 3:00, however, elementary parents have the option to drop off their kids during the same times as the day care students. Guidepost offers before and after school options for parents.

We plan to develop an approximately 10,000 SF playground at the rear of the property. Staff and Children will be able to securely and directly access the playground from the rear of the building. The playground will be secured via a fence around the entirety of the playground. It is our intention to maintain the existing wood privacy fence that sits approximately 4'-0" south of the property line and zigzags with the north & west property lines. The fence is in good repair and there is ample space to upgrade the landscaping between the fence and the property line and provide an adequate landscape buffer. Furthermore, maintaining the existing fence will cause the least amount disruption within this area. However, it appears the neighbor located at 712 Kennicott Ave maintains the +/-4'-0" strip of turf north of the existing fence. Any modification of the landscaping in that area would require coordination and approval by that owner. It is our suggestion to limit any landscaping buffer north of the existing fence to landscaping approved by the owner of 712 N Kennicott Ave.

We will undertake extensive interior maintenance and remodeling similar to the sample classroom photos on the Guidepost Montessori Overview to create a dynamic learning environment. The renovation will include resurfacing of the parking lot with new landscaping, curbs and sidewalks throughout the property.

The exterior of the existing building will undergo minor cosmetic upgrades that will accommodate the new Daycare operation as well as enhance the overall property within the context of the adjoining residential neighborhood, but not change the overall structure or look of the property. Exterior upgrades include a new roof membrane and new prefinished aluminum storefront glazing & door systems within the existing glazed openings. The existing Mansard Roof Structure that wraps portions of the south & west building elevations will receive architectural asphalt shingles. The existing painted CMU masonry walls along the east, north & portion of the west elevations will receive a fresh coat of paint, a complimentary color in relationship to the existing brick will be selected.

We look forward to working with you and the staff at the Village of Arlington Heights on this project.

Sincerely,

Grant Manny

Enclosures



Higher Ground

Higher Ground Education

Company Overview

March 2021



Investor Overview

Higher Ground is supported by a world-class shareholder base

- Investors include family offices, high net worth and ultra high net worth individuals and top-tier institutions
- Overview of select institutional investors below:

Overview



- Learn Capital focuses on investments in scalable companies that operate within the education sector
- Currently investing their 4th fund, with \$500MM AUM
- Founded in 2009 by Rob Hutter and Greg Mauro



- venn growth partners is a growth equity fund investing in consumer, health care and education companies in North America
- venn targets investments between \$10-\$50MM per opportunity
- Founding team is comprised of leading investment and industry professionals, with deep experience in multi-unit growth



- HEAL Partners invests in growing healthcare, education and lifestyle companies with potential for global scale and industry disruption
- HEAL Partners has created over \$3 billion in shareholder value over last 10 years
- Team is comprised of founders, investors, portfolio managers and operators with proven track record

Select Investments



Varsity Tutors



CALIBER COLLISION

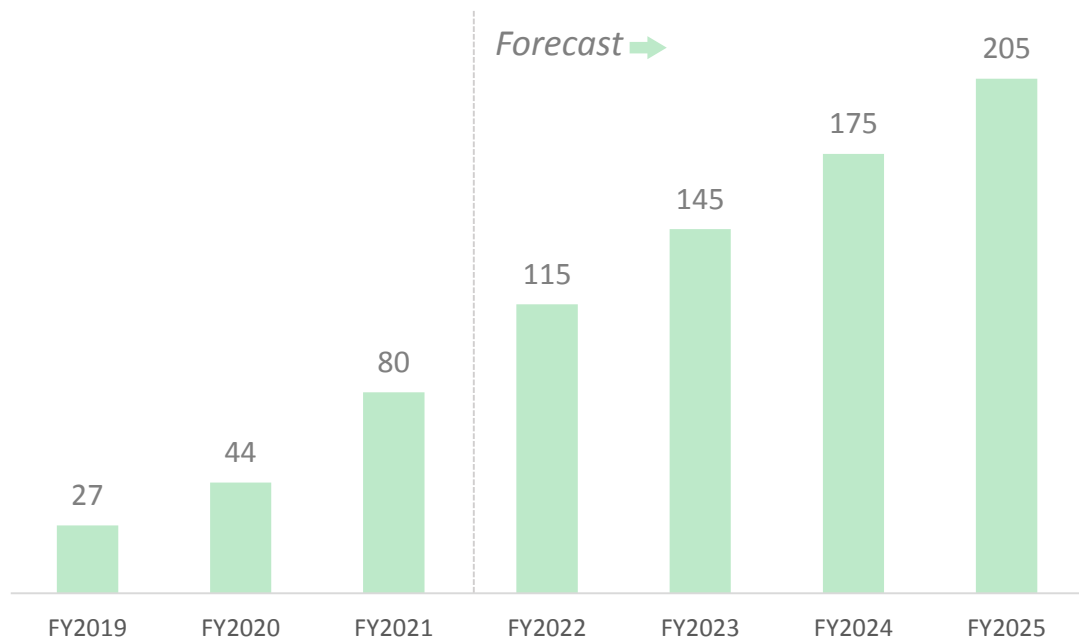


Brick & Mortar Growth

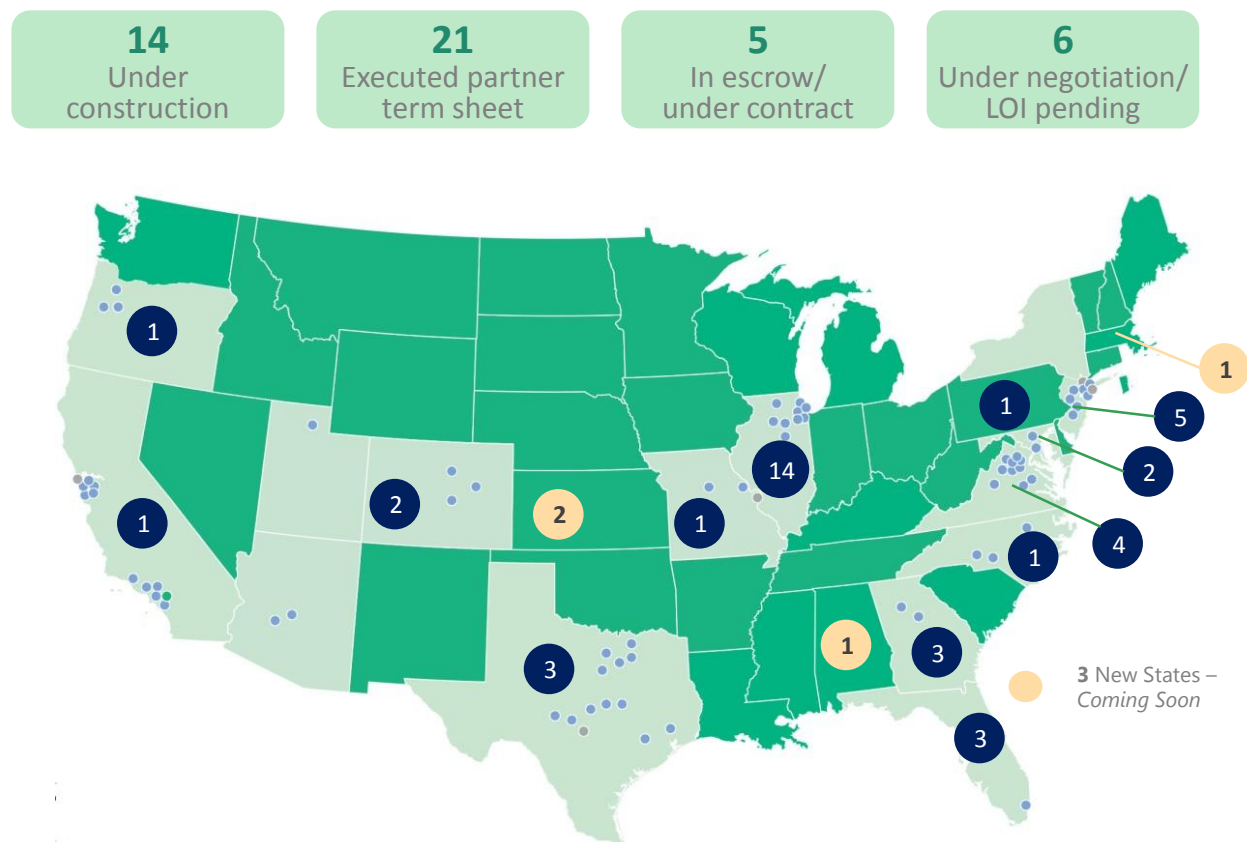
In 2021, HGE will enter three (3) new states and counting

Forecasted Growth in Brick-and-Mortar Locations

Location count, fiscal year (excludes school acquisitions)



2021 Growth Pipeline (45+ locations)



* In addition to the Pipeline projects, there are four (4) existing school expansion and relocation projects: GM Columbus Square, ATI Austin, GM Hollywood + ATI Hollywood, and GM Foothill Ranch elementary

What is Guidepost Montessori?

Guidepost Montessori is a private preschool and elementary school serving children from toddler through elementary. We are currently the largest provider of private Montessori education in the country.

What we've done is really quite interesting!

We've taken a 100-year-old, proven educational approach founded by Dr. Maria Montessori, and we've modernized it and made it much more relatable and accessible to communities like yours. We focus on the whole child....conceptualize it we are like the “Whole Foods” of preschools.

What you'll notice that is different about our schools

- ▶ We invest in high-quality furniture and materials for your children - you won't see a lot of plastic - we use natural materials that are natural to the environment so that children can learn to enjoy and respect the natural elements early on.
- ▶ We have some of the most beautiful classrooms you'll ever see.
- ▶ Big windows, lots of natural light, plants and fresh flowers.
- ▶ Our classrooms are often twice as big as traditional rooms - lots of room for your child to explore.
- ▶ We blend the best of an academic preschool but with the convenience that you'd find at the best day cares - we offer extended day care at no additional charge. It's part of your tuition.
- ▶ Materials are set so they go from easy to difficult and helps your child stay challenged - materials are actually fun (but they are learning).
- ▶ We hire the best talent we can find, and we train them to ensure they are carrying forward the high standards - we want caring individuals with your children.
- ▶ We have a network of 70 locations and on target to be at around 120 by next year - we are opening in thriving communities in the US, Vienna, Spain, UK and China - this means that we now have the best of teachers, vendors, communities, and partners eager to work with us and in turn allows us to do more for our teachers, schools and your children.

What a beautiful school it's going to be!



A sampling of Guidepost classrooms



ALTA / ACSM LAND TITLE SURVEY

PARCEL 1:
LOTS 9, 10, 11, AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

CHICAGO TITLE INSURANCE TITLE COMMITMENT NO. 1410 008881740
DATED FEBRUARY 27, 2012

- 50 FOOT BUILDING LINE PER R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION APPLIES AND IS SHOWN HEREON.
- 25 FOOT BUILDING LINE PER R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND THE RESUBDIVISION FILED AS DOC. 1100677 APPLIES AND IS SHOWN HEREON.
- EASEMENT IN FAVOR OF PUBLIC UTILITIES PER R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION OVER THE REAR 5 FEET OF LOTS 9-12 IN BLOCK 12 APPLIES AND IS SHOWN HEREON.
- EASEMENT IN FAVOR OF PUBLIC UTILITIES PER R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND THE RESUBDIVISION FILED AS DOC. 1100677 OVER THE REAR 2.5 FEET APPLIES AND IS SHOWN HEREON. (PLEASE SEE GENERAL NOTE 3 CONCERNING THESE EASEMENTS. THE SURVEYOR BELIEVES THEM TO BE 5 FEET AND THERE IS AN EASEMENT ALONG THE SOUTHWESTERLY LINE AS WELL).

GENERAL NOTES:

- THERE IS NO EVIDENCE OF RECENT CONSTRUCTION OR EARTH MOVING ON THE SITE.
- THERE IS NO THAT THE SITE IS OR HAS BEEN USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- WHILE THE TITLE COMMITMENT NOTES ON EXCEPTION 22 THAT THERE IS A 2.5 FOOT EASEMENT IN THE REAR OF LOT 10 IN BLOCK F, THE SURVEYOR'S READING OF THE PLAT BELIEVES THE EASEMENTS TO BE 5 FEET EITHER SIDE OF THE REAR LINE OF THE LOTS IN BLOCK F. ALSO, THERE IS A 5 FOOT EASEMENT ALONG THE SOUTHWESTERLY LINE OF LOT 10.

LIST OF ENCROACHMENTS

- THE CURB AND FENCE AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK F 2.15 FEET AND 2.65 FEET RESPECTIVELY ONTO LOT 9 IN BLOCK F.
- THE BUILDING ON LOTS 9 AND 10 IN BLOCK 12 IS OVER THE 50 FOOT BUILDING LINE ESTABLISHED BY DOC. 270771.

LEGEND	
⊙	SANITARY MANHOLE
⊙	SANITARY CLEAOUT
⊙	STORM MANHOLE
⊙	STORM CATCH BASIN
⊙	STORM INLET
⊙	STORM CLEAOUT
⊙	FLARED END SECTION
⊙	TRANSFORMER
⊙	ELECTRICAL BOX
⊙	CABLE T.V. BOX
⊙	TELEPHONE BOX
⊙	TRAFFIC CONTROL BOX
⊙	ELECTRIC HANDHOLE
⊙	COMMUNICATION MANHOLE
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	GAS VALVE
⊙	B-BOX
⊙	WATER VALVE
⊙	WATER VALVE VALVE
⊙	FIRE HYDRANT
⊙	POST INDICATOR VALVE
⊙	WATER METER
⊙	PARKING METER
⊙	SGN
⊙	FLAG POLE
⊙	PIPELINE MARKER
⊙	MALBOX
⊙	DOWNSPOUT
⊙	LIGHT POLE
⊙	OVERHEAD LIGHT POLE
⊙	ELECTRIC MANHOLE
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC CONTROL BOX
⊙	TRAFFIC SIGNAL VALVE
⊙	RAILROAD SIGNAL POLE
⊙	RAILROAD SIGNAL VALVE
⊙	UTILITY POLE
⊙	OVERHEAD WIRES
⊙	UNDERGROUND ELECTRIC
⊙	UNDERGROUND GAS
⊙	UNDERGROUND TELEPHONE
⊙	UNDERGROUND CABLE T.V.
⊙	WATER MAIN
⊙	SANITARY SEWER
⊙	STORM SEWER
⊙	FENCE LINE
⊙	GUARD RAIL
⊙	DECIDUOUS TREE
⊙	PINE TREE
⊙	DRIVE IRON PIPE
⊙	FOUND IRON PIPE
⊙	CROSS CUT IN CONCRETE
⊙	M - MEASURED DIMENSION
⊙	R - RECORD DIMENSION



TO: CHICAGO TITLE INSURANCE COMPANY;
WEST SUBURBAN BANK, AS TRUSTEE OF TRUST NO. 110501

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 8, 9, 10a, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2012.

DATED THIS 25TH DAY OF April, 2012
BY: Gary A. Ahlberg

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2689
LICENSE EXPIRES: NOVEMBER 30, 2012
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603



ALTA/ACSM LAND TITLE SURVEY	
LOCATION:	1000 W. NORTHWEST HIGHWAY ARLINGTON HEIGHTS, IL
PREPARED FOR:	RATHJIE & WOODWARD ATTN: KEVEN CARRARA 300 E. ROOSEVELT ROAD SUITE 300 WHEATON, IL
JOB #:	43078
DATE:	04/25/12
SCALE:	1"=20'
SURV:	GLA
DRAWN:	DS
DESIGN:	
FILE #:	D - COOK 30-42-11
SHEET #:	

AREA CALCULATIONS	
PARCEL 1	36,582 S.F. • 0.8398 ACRES
PARCEL 2	10,127 S.F. • 0.2325 ACRES
TOTAL	46,709 S.F. • 1.0723 ACRES

PARKING SPACE COUNT	
REGULAR STRIPED SPACES	• 80
MARKED HANDICAP SPACES	• 1
TOTAL PARKING SPACES	• 81



NEW SIDEWALK

No.	Issue	Date
-----	-------	------

A1

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09
No.	Issue	Date

SCHEMATIC DESIGN

Title

Sheet

N

1 SITE PLAN SP12

$$1'' = 20'-0''$$

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

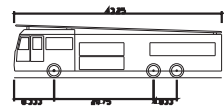
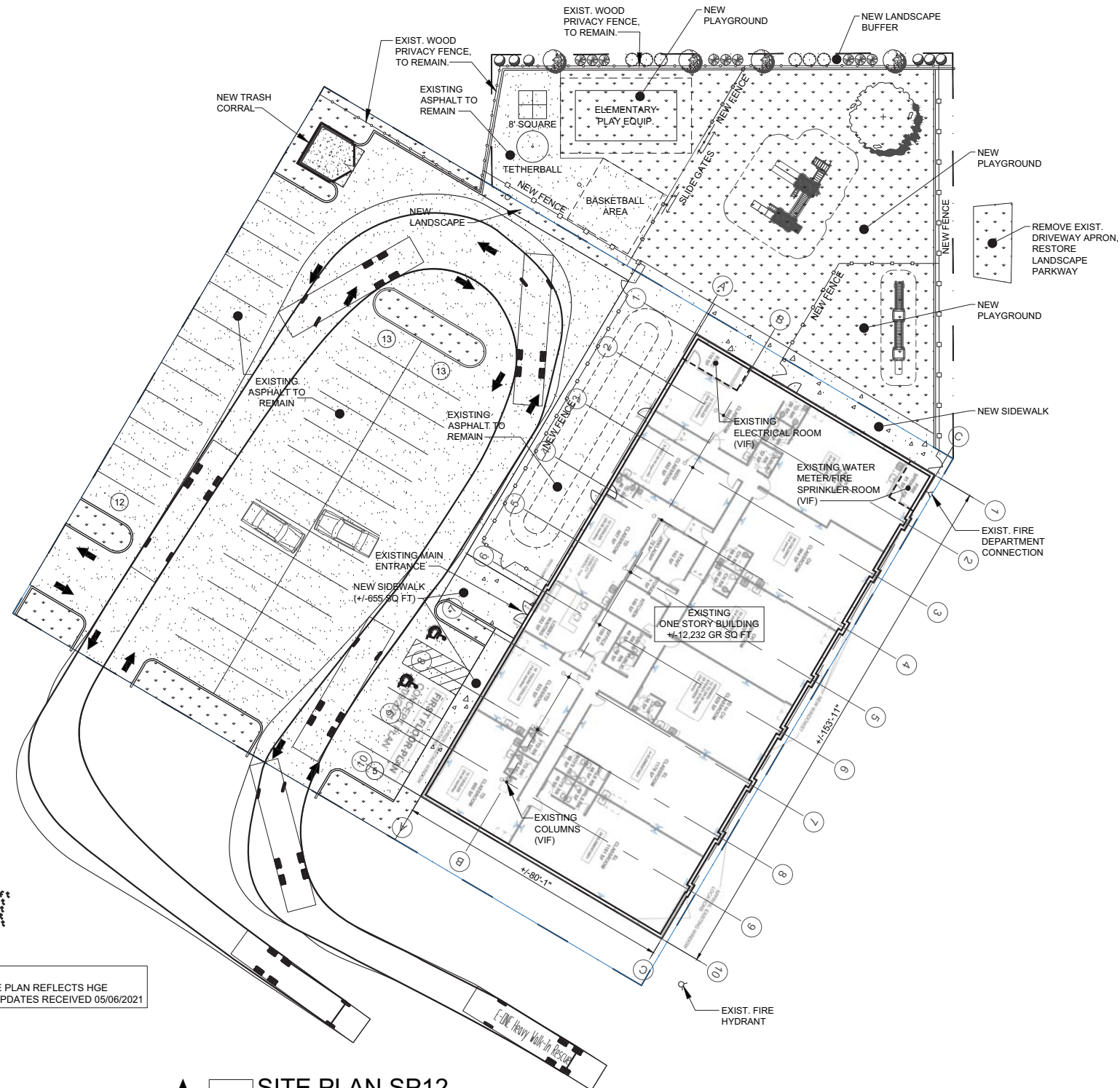
[illegible]

SCHEMATIC DESIGN

Title

A1

NEW SIDEWALK



F-ONE Heavy Walk-In Rescue
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

43.250ft
8.333ft
1.000ft
1.393ft
8.333ft
6.00s
45.00°

NOTE:
CURRENT SITE PLAN REFLECTS HGE
REQUESTED UPDATES RECEIVED 05/06/2021

AN

1

SITE PLAN SP12

 $1'' = 20'-0''$



**Conceptual Plan Review Committee
6/23/2021**

Item: New Hope Academy - 3250 N. Arlington Heights Rd - T1741

Department: Planning & Community Development

Requested Action

Amendment to Land Use Variation Ordinance #17-016 to allow an expansion of the existing Private School.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request for an amendment to Land Use Variation Ordinance #17-016 to allow an expansion of the existing Private School, and needs additional information on parking prior to making a recommendation on the project. As part of any Plan Commission application, the petitioner shall address the following:

1. The applicant shall provide a written justification to the following Land Use Variation criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

2. The applicant shall provide a Traffic Study and Parking Analysis that analyzes access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations.

3. The petitioner shall provide an updated tenant list for the entire building, including details on the size and use of each tenant space within the office complex.

4. Site landscaping shall be reviewed as part of the Plan Commission process. Missing or dead landscaping must be replaced.

5. 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
Plat of Survey	Exhibits
Conceptual Floor Plan	Exhibits



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

Temp File Number: T1741

Project Title: New Hope Academy LUV
Amendment

Address: 3250 N. Arlington Heights Rd., 200 Wing

PIN: 03-08-102-035, 03-08-102-029

To: Conceptual Plan Review Committee

Prepared By: Sam Hubbard, Development Planner

Meeting Date: June 23, 2021

Date Prepared: June 18, 2021

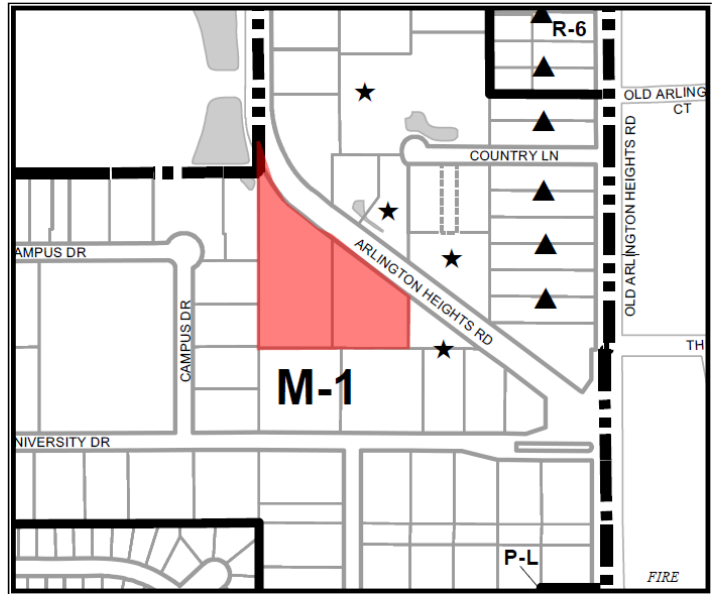
Petitioner: Brandy Larrance

New Hope Academy.

Address: 3250 N. Arlington Heights Rd. 200
Wing
Mokena, IL 60448

Existing Zoning: M-1: Research, Development, and
Light Manufacturing District

Comprehensive Plan: R&D, Manufacturing,
Warehousing



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Light Manufacturing District	Multi-tenant Office/Industrial Buildings	R&D, Manufacturing, Warehousing
South	M-1, Research, Development and Light Manufacturing District	Industrial/Office Buildings	R&D, Manufacturing, Warehousing
East	M-1, Research, Development and Light Manufacturing District	Self-Storage Facility	R&D, Manufacturing, Warehousing
West	M-1, Research, Development and Light Manufacturing District	Industrial/Office Buildings	R&D, Manufacturing, Warehousing

Requested Action:

1. Amendment to Land Use Variation Ordinance #17-016 to allow an expansion of the existing Private School.

Variations Required:

1. None identified at this time.

Project Background:

New Hope Academy is a private therapeutic day school that provides education for students with special needs in grades six through twelve. The Arlington Heights Zoning Ordinance classifies this facility as a “Private School”, which is not permitted within the current M-1, Research, Development, and Light Manufacturing District zoning classification of the subject. However, in 2018 the school received a Land Use Variation to allow them to open their school within the multi-tenant office building at 3250 North Arlington Heights Road. New Hope is proposing an expansion into a neighboring unit within that building, which requires an amendment to their existing Land Use Variation.

The existing facility is approximately 18,000 square feet and has capacity for up to 95 students with 35 employees. The proposed expansion would increase the size of the school to approximately 26,500 square feet and enrollment capacity to approximately 135 students. The total number of employees is estimated to increase from a maximum of 35 to a maximum of 50 employees. Hours of operation are between 8:00am and 2:30pm on Monday through Thursday, and between 9:00am and 2:30pm on Friday. New Hope Academy would like to have the building ready for occupancy for the 2021 fall semester

The subject property is 5.42 acres in size and the single-story building on the site contains approximately 73,000 square feet. Primary access to the site comes from two driveways onto North Arlington Heights Road; the northern access point provides right-in/right-out access only, and the southern access point provides full access to North Arlington Heights Road. A third entrance/exit access drive leads from the southwestern corner of the site down to University Drive with eventual access to the signalized intersection of University Drive and Arlington Heights Road. The site contains a total of 272 parking spaces for the approximately 73,000 square foot building

Zoning and Comprehensive Plan

As mentioned above, the subject property is within the M-1, Research, Development and Light Manufacturing District, and private schools are not classified as either a permitted or special use within the M-1 District. Therefore, an amendment to the existing Land Use Variation is required. As part of the application process, the petitioner will be required to provide written justification outlining how the expansion conforms to the following criteria necessary for Land Use Variation approval:

- 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.

The Village's Comprehensive Plan designates the future use of the subject property as “Research & Development, Manufacturing, and Warehousing”. Given that the existing use has successfully integrated into the multi-tenant office building on the subject property (office uses are classified as permitted uses within the M-1 District), no amendment to the Comprehensive Plan is recommended for the proposed expansion.

Site Plan, Building and Landscaping

The petitioner has not proposed any exterior modifications to the existing site or building. However, as part of the Land Use Variation approval process, staff will verify if the current landscaping onsite conforms to code requirements. All proposed work within the interior of the building will require a building permit.

Traffic & Parking

Per Section 6.12-1(3), all Land Use Variation amendment applications for projects greater than 5,000 square feet in size and located along a major arterial street are required to include a formal parking and traffic study that analyzes access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. The applicant will need to provide this study as part of their Plan Commission application. One of the key issues will be an analysis of how drop-off/pick-up operations will function and whether there is sufficient onsite parking to accommodate for the proposed expansion. As part of the study, surveys of existing parking lot usage on the site shall be required. Staff notes that since the original Land Use Variation was approved, several new tenants have occupied previously vacant spaces within the building, including a medical clinic that has a high parking demand.

Additional information on the sizes and uses of the existing tenants within the building must be provided, and the proposed expansion of New Hope Academy may trigger the need for a parking variation. Once all information on the occupancy, tenants, and tenant spaces within the building has been provided, staff will analyze if the current site, including the expansion of New Hope Academy, conforms to all parking requirements. In order to conform to the bike parking regulations, which were established after New Hope occupied their existing space, the provision of onsite bike racks may be required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request for an amendment to Land Use Variation Ordinance #17-016 to allow an expansion of the existing Private School, and needs additional information on parking prior to making a recommendation on the project. As part of any Plan Commission application, the petitioner shall address the following:

1. The applicant shall provide a written justification to the following Land Use Variation criteria:
 - **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
 - **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
2. The applicant shall provide a Traffic Study and Parking Analysis that analyzes access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations.
3. The petitioner shall provide an updated tenant list for the entire building, including details on the size and use of each tenant space within the office complex.
4. Site landscaping shall be reviewed as part of the Plan Commission process. Missing or dead landscaping must be replaced.
5. 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.

June 18, 2021

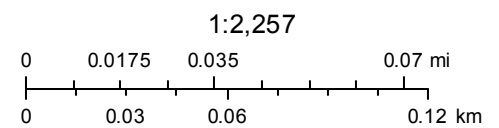
Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1741

3250 N AH Rd - Aerial



January 6, 2017



5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM NO.184-003233

" ALTA/ACSM LAND TITLE SURVEY "
OF

PHONE:773/282-5900
FAX: 773/282-9424

PARCEL 1:
ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF FREEDOM SMALL FARMS, A SUBDIVISION OF PARTS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, AND LYING SOUTH OF THE CENTER LINE OF FAIRVIEW LANE, AS SHOWN UPON PLAT OF SAID SUBDIVISION RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING PORTIONS THEREOF:
EXCEPTION PORTION A: THE EAST 597.14 FEET THEREOF;
EXCEPTION PORTION B: THAT PART TAKEN AND CONDEMNED IN CASE NO. 70 L 9667 BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS FOR RELOCATED ARLINGTON HEIGHTS ROAD;
EXCEPTION PORTION C: THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF RELOCATED ARLINGTON HEIGHTS ROAD.

PARCEL 2:
THE WEST 287.14 FEET OF THE EAST 597.14 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF FREEDOM SMALL FARMS, A SUBDIVISION OF PARTS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, AND LYING SOUTH OF THE CENTER LINE OF FAIRVIEW LANE (EXTENDED TO THE WEST) AS SHOWN UPON PLAT OF SAID SUBDIVISION RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING PORTIONS THEREOF:
EXCEPTION PORTION A: THAT PART CONVEYED BY REINHOLD AND RUTH E. RUEVE TO THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDING BY DEED DATED JULY 16, 1970 AND RECORDED AUGUST 14, 1970 AS DOCUMENT NO. 21227390;
EXCEPTION PORTION B: THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF RELOCATED ARLINGTON HEIGHTS ROAD, BEING A LINE DRAWN BETWEEN A POINT IN THE EAST LINE OF THE AFORESAID WEST 287.14 FEET THAT IS 404.89 FEET SOUTH OF THE AFORESAID EXTENSION OF THE CENTER LINE OF FAIRVIEW LANE, AS MEASURED ALONG THE EAST LINE OF THE AFORESAID WEST 287.14 FEET, AND A POINT IN THE WEST LINE OF THE AFORESAID EAST 597.14 FEET THAT IS 192.276 FEET SOUTH OF THE AFORESAID EXTENSION OF THE CENTER LINE OF FAIRVIEW LANE.

TOTAL LAND AREA: 236,473 SQ. FT. (5.4287 AC.)

COMMON ADDRESS: 3250 NORTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004-1563

PIN # 03-08-102-035

PIN # 03-08-102-029

ZONING INFORMATION (SOURCE: ARLINGTON HEIGHTS WEBSITE: WWW.AH.IL.GOV)

THE PROPERTY DESCRIBED ABOVE IS LOCATED IN ZONE M-2 RECREATION, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT (ACCORDING TO ARLINGTON HEIGHTS MUNICIPAL CODE - SEE CHAPTER 28 SECTION 5.1-17 FOR DETAILS)

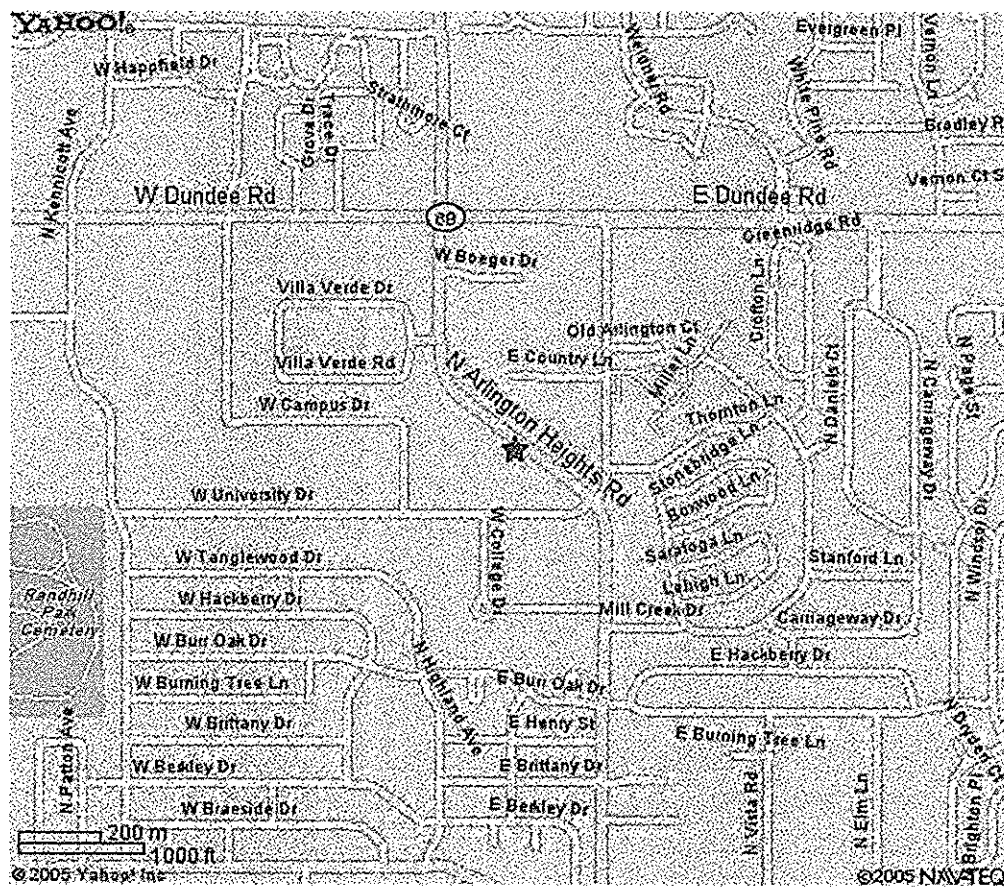
MINIMUM YARD REQUIREMENTS (5.1-17.7)
- FRONT YARD: 50 FEET
- SIDE YARD: 10% OF LOT WIDTH OR 25 FEET WHICHEVER IS GREATER
- REAR YARD: 30 FEET (50 FEET IF PROPERTY IS ADJACENT TO RESIDENTIAL DISTRICTS)

MAXIMUM FLOOR AREA RATIO: 250% (5.1-17.9)

MAXIMUM BUILDING COVERAGE: 200% (5.1-17.10)

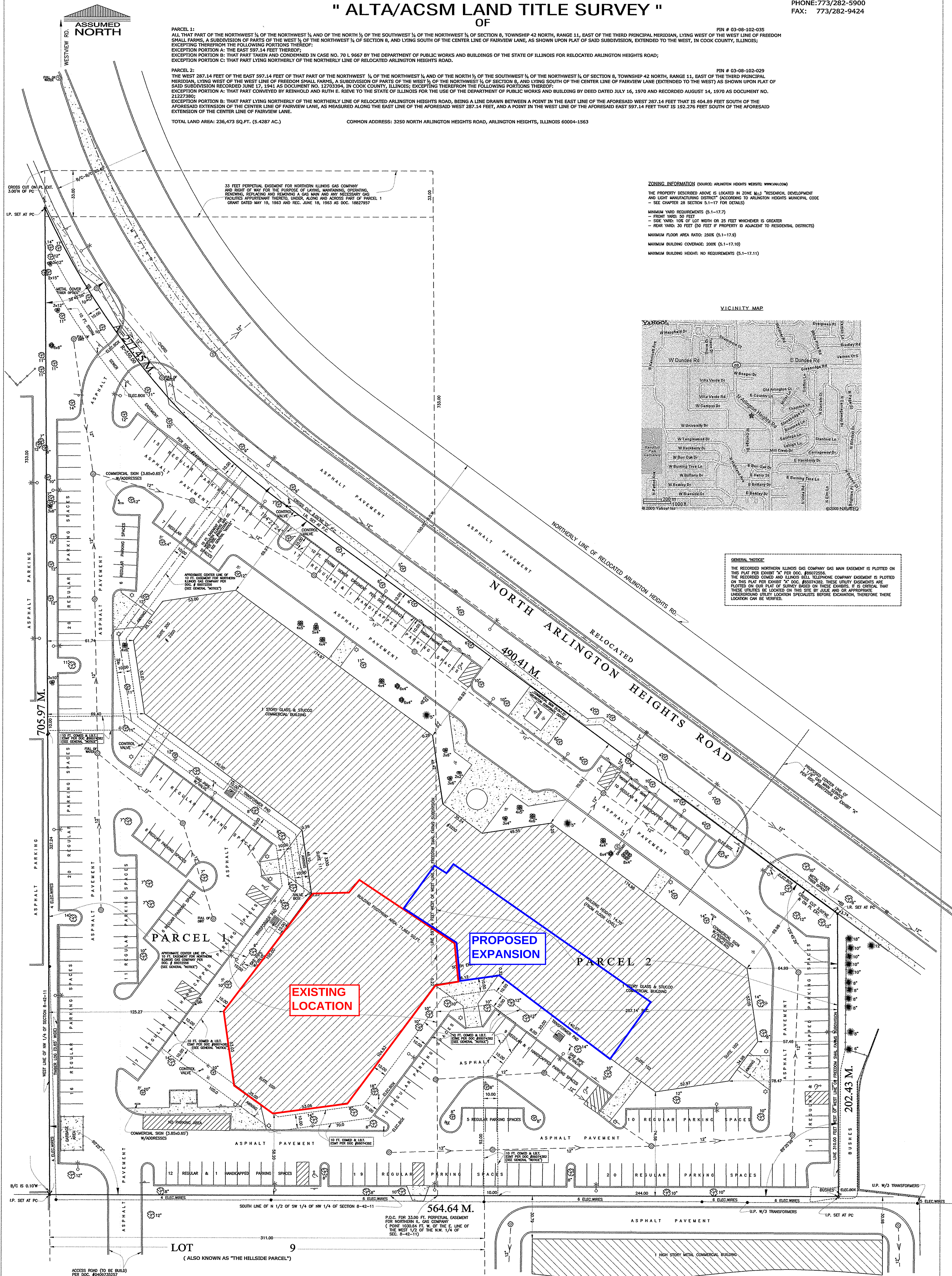
MAXIMUM BUILDING HEIGHT: NO REQUIREMENTS (5.1-17.11)

VICINITY MAP



GENERAL NOTICE

THE RECORDED NORTHERN ILLINOIS GAS COMPANY GAS MAIN EASEMENT IS PLOTTED ON THIS PLAN PER EXHIBIT "A" PER DOC. #80072556. THE RECORDED COMED AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT IS PLOTTED ON THIS PLAN PER EXHIBIT "A" PER DOC. #80074302. THESE UTILITY EASEMENTS ARE PLOTTED ON THIS PLAN OF SURVEY BASED ON THESE CHAINS. IT IS CRITICAL THAT THESE UTILITIES BE LOCATED ON THIS SITE BY JULY AND OR APPROPRIATE UNDERGROUND UTILITY LOCATION SPECIALISTS BEFORE EXCAVATION, THEREFORE THEIR LOCATION CAN BE VERIFIED.



ORDER NO. 69225
SCALE: 1 INCH = 30 FEET
FIELDWORK COMPLETION DATE: FEBRUARY 28, 2006
ORDERED BY: HEINRICH & KRAMER
UPDATED: NOVEMBER 15, 2006
EASEMENTS PLOTTED: JANUARY 15, 2007

LEGEND:

- | | | |
|-------------------|---------------------------|----------------|
| CHAIN LINK FENCE | L.R. - IRON ROD | STREET LIGHT |
| WOOD FENCE | P.C. - POINT OF CURVATURE | LIGHT POST |
| IRON FENCE | R.O.W. - RIGHT OF WAY | LANDSCAPE LAMP |
| CONCRETE PAVEMENT | U.P. - UTILITY POLE | FIRE HYDRANT |
| BACK OF CURB | HANDICAPPED SPACE | WATER VALVE |
| EDGE OF CONCRETE | SEWER MANHOLE | STREET SIGN |
| PROPERTY LINE | CATCH BASIN | DECIDUOUS TREE |
| PROPERTY CORNER | CURB INLET | EVERGREEN TREE |
| IRON PIPE | UTILITY POLE W/ WIRES | IRON GUARD |

PAINTED PARKING SPACES:

265 REGULAR
6 HANDICAPPED
271 TOTAL

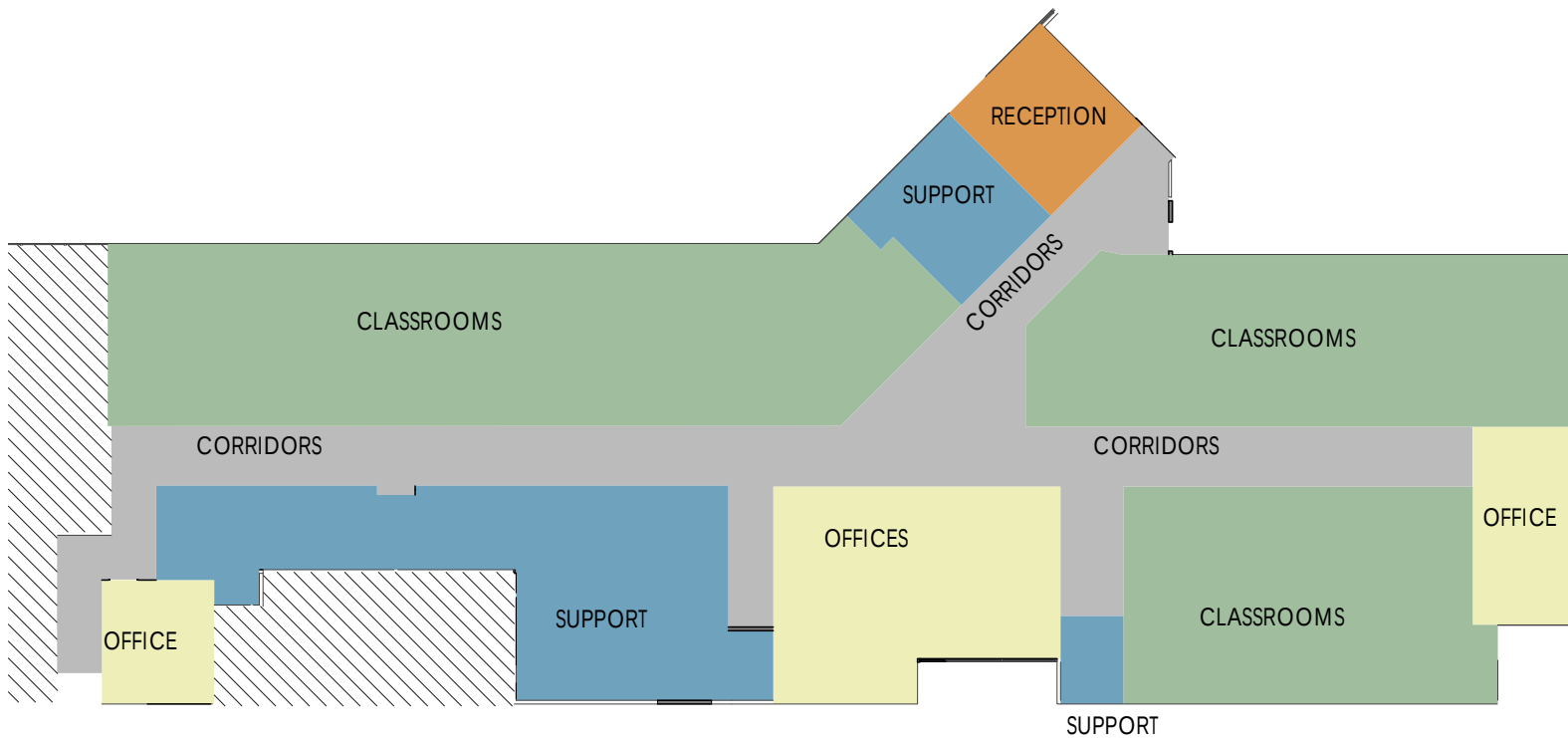
CERTIFY TO:

- 1) LW ARLINGTON LLC
- 2) CHICAGO TITLE INSURANCE COMPANY
- 3) FIRST BANK

FLOOD CERTIFICATION:
THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPS: N/A
FLOODWAY ON PROPERTY: NO.
MAP USED: DATE MAP
COMMUNITY NAME: ARLINGTON HEIGHTS VILLAGE OF
COMMUNITY NUMBER: 120056
PANEL NUMBER: 0003
MAP NUMBER: 170100003 E
EFFECTIVE DATE: NOVEMBER 5, 2000
FLOOD ZONE: 2
BASE FLOOD ELEVATION FROM FIRM (40.57'): 114.6 NOV 1929.

TO LW ARLINGTON LLC; CHICAGO TITLE INSURANCE COMPANY; FIRST BANK:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1.2, 3.4, 5.7b, 7b-1, 7c, 8.9, 10, 11a OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: January 15, 2007
John J. Henrichs
REGISTRATION NO. 022-003525
LIC. EXP. 11/30/2008



BLOCKING PLAN

3/64" = 1'-0"

KEY LEGEND

- CLASSROOMS
- OFFICES
- SUPPORT
- RECEPTION



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EXPANSION - BLOCKING PLAN

NEW HOPE ACADEMY

3250 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004

DATE 06.09.2021

REV#

PROJ # 2034.001.000

SHEET SK-6.09.21