



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 22, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 4 N. Douglas Apartments - 1 S. Douglas Ave - 5/11/22
- B. Clearbrook Adult Daycare - 1815-1835 W. Central Rd - 5/11/22
- C. Orchard Evangelical Free Church - 1330 N Douglas Ave - 5/11/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Self-Storage Facility - 401 W. Golf Rd. - T1772
Land Use Variation for Self-Storage
- B. Urban Street International Plaza Redevelopment - 4-214 E. Golf Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd. - T1775
Rezoning from B-2 to R-7, PUD, Subdivision, Variations

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



**Conceptual Plan Review Committee
6/22/2022**

Item: 4 N. Douglas Apartments - 1 S. Douglas Ave - 5/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
4 N Douglas Ave/1 S Douglas Ave - 5/11/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

May 11, 2022

Project Title: 4 N. Douglas Apartments

Address: 1 S. Douglas Ave.

Petitioner: Guido Neri
Neri Architects

Address: 6400 N Northwest Highway – Suite 4
Chicago, IL 60631

Requested Action:

1. Planned Unit Development to allow a 64-unit residential building.
2. Land Use Variation to allow a Multi-Family residential-only building within the B-2 District.
3. Preliminary Plat of Subdivision.

Variations Required:

- Chapter 28, Section 5.1-20.1(e), to allow 64 dwelling units on 33,109 square feet of land where 38,400 square feet is required.

Attendees: Guido Neri, Neri Architects
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 1.16 acres (50,737 square feet) and is bounded by Kensington Road to the south and Douglas Avenue to the west. The eastern edge of the site contains a Union Pacific railroad spur line, which provides freight access to the Heller Lumber Company located north of the subject property. Approximately 13,500 square feet of the northern portion of the property is within the R-7 Zoning District and the southern 37,237 square feet of the property is within the B-2 Zoning District. Additionally, the entire property is within the Hickory / Kensington Overlay District and is part of the Hickory / Kensington Area Plan, both of which were established in 2013. The property is also located within the Hickory/Kensington TIF District, which was adopted by the Village Board in 2014. The subject property is improved with an at grade overflow parking lot that serves the nearby Mariano's grocery store, which overflow parking lot is not heavily used. To the west of the property on the other side of the spur line, the petitioner was recently approved for a 76 unit five-story apartment building with ground floor commercial space. Construction of that building has yet to commence.

The applicant is proposing to develop the southern B-2 zoned portion of the subject property. Additionally, the developer will dedicate land to the Village to allow for Campbell Street to be extended between Hickory Avenue and Douglas Avenue, which dedication would occur roughly around the division between the R-7 and B-2 zoning districts. The remaining R-7 portion of the property will be left vacant. The Village is contemplating the purchase of this portion of the site with the intention to land bank it for future redevelopment.

The proposed development consists of a 54-foot tall five-story apartment building with 64 units. A total of 97 parking spaces would be located throughout the basement, ground floor, and on a surface lot at the exterior of the building. The dwelling units would be located on floors two through five and would consist of 32 one-bedroom units (50%), and 32 two-bedroom units (50%). All dwelling units would be rental. The second floor would feature a 1,187 square foot exterior amenity deck for the building.

Meeting Discussion:

Mr. Neri stated that they had previously presented a few years back. At this point his client has purchased the property and would like to move forward; not much has changed since the last time this was presented to the Conceptual Plan Review Committee. Stated the total site is a little over 50,000 square feet and will be divided up into three parts. Parcel A, which is the larger parcel where the apartment building would be built, is a little over 33,000 square feet. To the north of that is Parcel B that will be carved out for the extension of Campbell Street from Hickory to Douglas. Parcel C will be the left-over parcel and they are anticipating that the Village of Arlington Heights would acquire that parcel from the developer for future redevelopment. Stated they are proposing a 64-unit apartment building. First level will be primarily indoor parking, there will be an additional lower-level parking area and above all that there will be residential, one and two-bedroom apartments. The amenities will be on the second floor, there will be public space for the tenants, a community room, outdoor decks, a small sitting area and the rest of the second floor will be apartments. Third, fourth, and fifth floors will be apartments as well. There will be 32 one-bedroom units and 32 two-bedroom units, it will be an even mix. Stated they will be complying with the affordable regulations and providing the appropriate amount of affordable units. The exterior will be identical to the 4 North Hickory building; these buildings will look like a twins.

Mr. Hubbard said that the northern part of the property, which the Village is contemplating purchasing, is north of the Campbell Street extension and is within the R-7 District. The southern portion of the site where the proposed apartment building will go is in the B-2 District. The site is part of the Hickory/Kensington Overlay District and is part of the Hickory/Kensington area plan. The petitioner is proposing the apartment building on the B-2 portion and would be dedicating land for the Campbell Street extension. PUD approval is required for this development. The underlying zoning requires that the development be mixed-use and so a Land Use Variation would be required. A density variation is also required. Only 58 dwelling units would be allowed under the existing zoning on the site and the developer is proposing 64 units. Stated that staff is generally supportive of the density increase due to the land dedication needed for Campbell Street and because the development conforms to many of the guidelines within the Hickory/Kensington Plan. Relative to the Comprehensive Plan, the site is categorized as mixed use. As a residential only development, special zoning approval is needed. However, Staff feels this use is appropriate given that Douglas Avenue is a low traffic street and not ideal for commercial uses. Additionally, the site has limited access.

Housing Commission review will be required. Subdivision approval would also be required and the petitioner will need to coordinate with Union Pacific and Illinois Commerce Commission to determine what type of railroad crossing infrastructure is needed to make the Campbell Street connection across the spur line and to the Hickory side. Design Commission review will be required. The petitioner will need to work with staff on the specifics of the streetscape and infrastructure improvements that would be required. Mr. Hubbard stated that a traffic and parking study must be submitted as part of the Plan Commission application. Staff is supportive of this development concept.

Commissioner Sigalos said he remembers this project from several years ago and was supportive at that time. He questioned the parcel ownership.

Mr. Neri stated that his client had purchased the site and would be dedicating land for the Campbell Street extension but selling the land to the north of that to the Village. The details of this sale were still being negotiated.

Commissioner Jensen asked about a market study and rental rates.

Mr. Neri replied that rental rates would be similar to the 4 North Hickory development to the east, approximately \$2.30 to \$2.35 per square foot.

Commissioner Green expressed support for the concept.

No comments from the public were received.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with

a Plan Commission application.

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



Conceptual Plan Review Committee
6/22/2022

Item: Clearbrook Adult Daycare - 1815-1835 W. Central Rd - 5/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Clearbrook Adult Daycare - 1815-1835 W Central Rd - 5/11/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

May 11, 2022

Project Title: Clearbrook Adult Daycare

Address: 1815 W. Central Road

Petitioner: Don Frick
 Clearbrook

Address: 1835 W. Central Road
 Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a Day Care Facility in the B-2 District.

Variations Required:

- Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Attendees: Don Frick, Clearbrook
 Bruce Green, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The Clearbrook Plaza shopping center, located at the southwest corner of Wilke Road and Central Road, is 44,343 square feet in size and situated on a lot that is approximately 4.08 acres in area. The site is owned by Clearbrook, which occupies approximately 77% of the building and is the primary tenant within the center. Other tenants include Toscana Restaurant, the Hiding Place Banquet Hall, and the Paris 2000 Hair Salon. One unit within the building is currently vacant. Abutting to the east is the Arlington Heights Senior Center, which is located on a separate property and under separate ownership. The overall Clearbrook/Senior Center complex has access from Weber Drive to the west, South New Wilke Road to the east, and Central Road to the north. There are 245 parking spaces on the Clearbrook Plaza property (188 in front of the property and approximately 57 at the rear of the building).

Clearbrook currently uses the facility for a variety of their office needs but is shifting some of their employees to other locations as a result of new state/federal guidelines, which creates additional space within their Arlington Heights facility and requires new adult daycare locations. They have proposed an interior remodel to much of the existing office space, along with the creation of a small area for an adult daycare (approximately 3,220 square feet). The daycare would serve between 10-15 adults on a typical day and would be in operation from 8:30am to 3:30pm. There would be a total of three staff members; participants would be dropped-off and picked-up in two proposed loading spaces located at the front door along the main shopping center drive aisle.

Meeting Discussion:

Mr. Frick stated he is Vice President of Operations for Clearbrook. There are a lot of changes/mandates coming down from State and Federal governments to downsize programs and become more community based. The goal is to get individuals into the community. Stated they have a larger workshop in Palatine that must be downsized. It is transitioning to a model where it teaches living skills and works to get individuals employed in the community. In Arlington Heights, they need a facility that provides adult day care where individuals can learn job skills, employment, resume writing and have social opportunities. The facility would be for higher-functioning individuals. The incorporation of the adult daycare on the subject property would

allow 25 employees who currently work out of the facility to work remotely. Participants in the program will be dropped-off at a loading/unloading zone which will be a little west of the entrance. They may be dropped-off in the morning and then go to their job in the afternoon, or vice versa. The range and timing of arrival and departure will be varied. Because the individuals are higher functioning, loading and unloading will only take a minute or two. Looking to move the loading zone further west because of the entrance drive that intersects the main drive aisle adjacent to the loading area. Looking to add an additional door on to the west section of the subject unit.

Mr. Hubbard stated the subject property is in the B-2 zoning district. The proposed use is classified as a daycare facility which is not allowed in the B-2 district so it requires a land use variation. Additionally, any land use variation on an overall site that's over 5,000 square feet requires a traffic and parking study and the petitioner has requested a variation to waive that requirement. Any variation must be justified per the criteria for variation approval. He stated that the Comprehensive Plan classified the site as appropriate for commercial uses. Since the majority of the shopping center is occupied with commercial uses, the small proposed service-related use does not create any issues relative to the Comprehensive Plan. The site will be inspected as part of the land use variation approval process to make sure all the landscaping conforms to code requirements.

One concern that staff has relates to the location of the proposed drop-off/pick-up zone. The proposed location will need further analysis. The Village's preference would be to move this zone further west to where it's not in close proximity to the main entrance drive aisle for the shopping center. Clearbrook has been working with Staff and they have moved it a slightly further west compared to its initial proposed location. More information will be needed to make a final determination on the acceptability of the loading zone location. Site conforms to parking requirements. He said staff does not anticipate a traffic problem so generally supportive of the variation to waive the traffic and parking study requirement. Generally, staff is supportive of the proposed use.

Mr. Jensen said that the project is very straight forward and he is supportive.

Mr. Sigalos commented that this is a great project and asked if services were provided primarily to Arlington Heights residents or to the entire northwest suburban community.

Mr. Frick responded primarily all of the northwest communities.

Mr. Sigalos stated that he was supportive of the concept.

Mr. Green said the project sounds good and he is supportive.

Mr. Frick stated that they have moved the entrance/exit door to the adult daycare program further west, and the loading zone will be moved even further west of that.

No comments from the public were received.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

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



Conceptual Plan Review Committee
6/22/2022

Item: Orchard Evangelical Free Church - 1330 N Douglas Ave - 5/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Orchard Evangelical Free Church - 1330 N Douglas Ave - 5/11/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

May 11, 2022

Project Title: Orchard Evangelical Free Church Lot Consolidation

Address: 1330 N. Douglas Avenue

Petitioner: Caitlin Csuk
Rosanova & Whitaker, Ltd.

Address: 127 Aurora Avenue
Naperville, IL 60540

Requested Action:

1. Plat of Subdivision to Consolidate the Subject Property into one lot.

Variations Required:

- None identified at this time.

Attendees: Caitlin Csuk, Rosanova & Whitaker, Ltd.
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is the Orchard Evangelical Free Church, located at 1330 N. Douglas Avenue and consisting of seven platted lots of record, along with a small portion of an eighth lot. The site is approximately 5.10 acres in size and includes the church building, parking areas to the north, south and east, and a small detention lot at the southeast corner of the site. The site has a total parking capacity for 405 cars. Access to the site comes from two curb cuts along Douglas Avenue, two curb cuts along Belmont Avenue, and a single curb cut along Olive Street.

The Orchard Evangelical Free Church is proposing to consolidate the property into one lot, which will clearly delineate unified property ownership, facilitate the combination of the ten PINs that make up the subject property into one PIN number, and allow the church to update the underlying title policies for the respective parcels making up the church so that the property can be insured under a single title policy.

Meeting Discussion:

Ms. Csuk stated that the applicant is the owner and operator of the Orchard Evangelical Free Church. Their property is made up of 10 different parcels that were all acquired at different times since 1986. Seeking to consolidate the 10 parcels into one parcel in order to provide a single unified campus for the church. She stated the consolidation will allow them to plat all the applicable easements, setbacks that are pursuant to the current Village Code and it will also allow them to update the title policies all under one. Finally, it will allow the principal building to sit on one lot, which is compatible with the intent of the Zoning Ordinance.

Mr. Hubbard stated that the proposed consolidation was not due to a Village requirement; it was a church initiated project. Staff is supportive of this project. It is a fairly straightforward project, they are simply consolidating all of the platted lots into one lot. The property is made up of seven platted lots and a small slice of an eighth lot. There are no changes proposed to the building or site at this time. The Comprehensive Plan designates the northern portion of the site as Institutional which is appropriate for the church. The southern portion of the site is within the Single Family Detached classification. The Village is recommending that the entire site be classified as Institutional on the Comprehensive Plan as part of the consolidation

process. The consolidation unifies the site and makes it more difficult to sell off any of the existing seven platted lots for other uses, so reclassification of the site as Institutional makes sense. The petitioner will need to work with staff to include the necessary language and items on the Plat of Subdivision document that were required by code. Staff is supportive of this concept.

Commissioner Sigalos stated it makes sense to consolidate. In favor of the proposal and didn't have any questions.

Commissioner Jensen stated he was in favor.

Commissioner Green said he supported the project.

Commissioner Green opened up the floor for public comment.

Ms. Cayer asked what the 4th floor of Village Hall is used for.

Commissioner Green explained that public comment needed to be relative to the specific items that were on the agenda for this meeting, but that Mr. Hubbard could provide an explanation after the meeting has been adjourned.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

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



Conceptual Plan Review Committee 6/22/2022

Item: Self-Storage Facility - 401 W. Golf Rd. - T1772

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a Storage Facility along a Major Arterial in the M-2 District.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a storage facility along a major arterial and is generally supportive of the proposed land use, subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation, which addresses each of the hardship criteria necessary for 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.

2. A market study shall be required which shall analyze the demand for the proposed facility at this location.

3. The site plan shall be revised to integrate landscape buffering along the east, west, and southern sides of the site.

4. The petitioner shall explore connections through neighboring properties to provide full access to Golf Road.
5. The petitioner shall explore integration of the northern dumpster into the building. Further details are required on any exterior dumpster enclosures.
6. IDOT approval shall be required for any work within the Golf Road right-of-way.
7. Fire Truck turning exhibits shall be provided for review. The site shall comply with all applicable fire and life safety requirements.
8. Onsite stormwater detention shall be required meeting all MWRD and Village requirements.
9. A code required landscape, tree preservation, and photometric plan shall be required.
10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process.
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	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Survey - 401 W. Golf Rd.	Exhibits
Conceptual Site Plan - June 2022	Exhibits



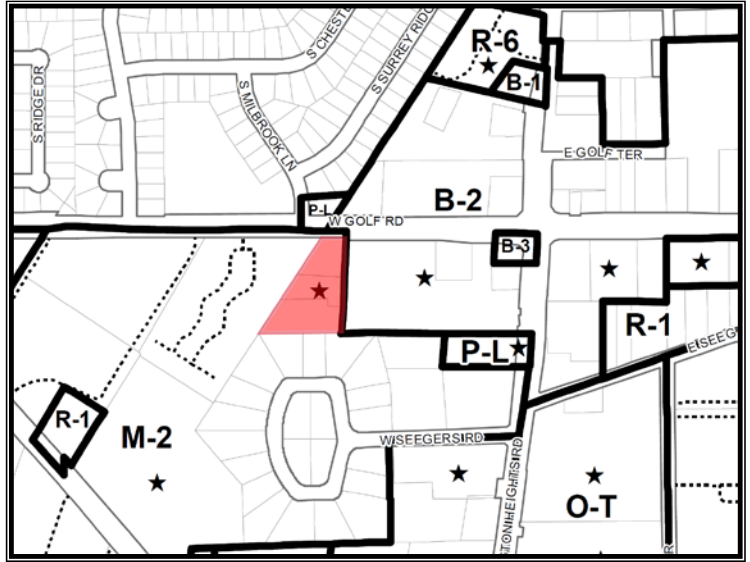
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1772
Project Title: Holladay Properties Self Storage
Address: 401 W. Golf Road
PIN: 08-16-200-077 thru -079

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2022
Date Prepared: June 17, 2022

Petitioner: Don Tomei - Development Manager
 Holladay Properties
Address: 1835 W. Central Road
 Arlington Heights, IL 60005

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L: Public Lands District, B-2: General Business District	Open space, Grocery store (Jewel)	Open Space, Offices Only
South	M-2: Limited Heavy Manufacturing District	Multi-tenant office/industrial buildings	R&D, Mfg and Warehouse
East	B-2: General Business District	Multi-tenant commercial (Arlington Town Square shopping center)	Commercial
West	M-2: Limited Heavy Manufacturing District	Multi-tenant office/industrial complex	R&D, Mfg and Warehouse

Requested Action:
 1. Land Use Variation to allow a Storage Facility along a Major Arterial in the M-2 District.

Variations Required:

- None identified at this time.

Project Background:

The subject property is the former home to Animal Feeds & Needs and Shelter Inc, located at 401 West Golf Road. The site is pie shaped with the skinny part of the property abutting Golf Road, which widens out towards the rear of the property at the south. At the rear of the property there are two commercial structures and at the front of the site is a former single-family home that was most recently occupied by Shelter Inc. Access to the site comes from a single non-signalized right-in/right-out driveway along Golf Road as well as an auxiliary drive aisle connection onto the property to the west, which provides ingress and egress to a full access non-signalized intersection to Golf Road. However, the easement that establishes this access is limited to the current property owner and is non-transferable.

Holladay Properties has proposed demolition of all structures on the site and redevelopment of the property with a three-story self-storage facility including 694 storage units and a 1,250 square foot area for retail sales of packing supplies. Access from the site would come from two right-in/right-out curb cuts onto Golf Road with a drive aisle encircling the building in a horseshoe manner. Sixteen parking stalls are proposed, along with three loading spaces and two refuse enclosures. Access to the property abutting at the west would be eliminated.

The site would be staffed with up to three employees from 9:00am-6:00pm Monday – Saturday and 10:00am-5:00pm on Sundays. The petitioner will need to clarify if customer access will be 24 hours a day or will be restricted to certain times. No vehicle/hitch/trailer rental will be offered and so vehicles will not be stored on the site.

Zoning and Comprehensive Plan

The subject property is currently zoned M-2, Limited Heavy Manufacturing District, which allows storage facilities but only if they are not located along Major or Secondary Arterial streets. Since Golf Road is classified as a Major Arterial, the proposed facility requires a Land Use Variation. While the subject property is classified as “Commercial” on the Village’s Comprehensive Plan (which corresponds to its previous use by Animal Feeds and Needs), the Staff Development Committee notes that the site is not ideal for commercial uses due to the awkward shape of the property with limited frontage/visibility along Golf Road and the lack of a full access signalized intersection from Golf Road into the site. However, the petitioner will need to justify the requested variation per the four criteria for Land Use Variation approval as identified 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.

Additionally, as part of any Plan Commission evaluation of the requested Land Use Variation, the petitioner must provide a market study that analyzes the market demand for this particular use in this location.

Building, Site and Landscaping

While the Staff Development Committee is open to considering the proposed use on the subject property, there are several issues with the site plan that must be addressed. Staff is concerned with the layout of the drive aisles, which are proposed without any setback along much of the west, south, and eastern sides of the site. The petitioner should integrate landscape buffering around all three sides of the site, ideally 10-foot in

width, to provide sufficient space for a solid landscape screen on all three exposures. Additionally, for ease of customer ingress and egress, the site should have a connection to a full access intersection with Golf Road. The petitioner shall explore the possibility of easements with neighboring property owners, which would provide ingress/egress to the existing full access intersections on their sites. While the horseshoe design of the proposed internal circulation may be optimal for emergency vehicles, it will need IDOT approval, which may be challenging given the less than 100' spacing between each proposed curb cut on the subject property and the existing curb cuts to the east and west. Finally, the two angled parking stalls within the interior motorcourt would be difficult to access without reversing to align a car within each parking stall. In order to put forth a well-designed site plan, the petitioner may need to reduce the size of the building.

Based on a preliminary analysis of the concept, the development appears to comply with all height, setback, and bulk requirements as outlined within the M-2 District regulations. As part of the Plan Commission review process, details on the trash enclosures shall be required, and staff recommends that the enclosure proposed on the north side of the site be integrated inside the building as opposed to being an exterior structure. A code compliant landscape plan, tree preservation plan, and photometric plan will be required. Additionally, Design Commission review shall also be required. The structure will need to comply with all applicable building codes, and the Building Department has provided detailed preliminary feedback to the petitioner relative to some of these requirements.

Infrastructure and Fire/Life Safety

The petitioner will need to provide fire truck turning exhibits showing how the Village's tower truck will be able to maneuver both within/around the site and enter/exit the site from Golf Road. As the building is required to provide a sprinkler system, the petitioner should be aware that the existing water line may need to be updated to meet fire protection requirements. Additionally, any potential connection to the existing storm sewer, which is located within the Golf Road right-of-way, will require an IDOT permit. The proposed development will need to comply with all Village and MWRD requirements relative to stormwater, and should any underground vaults be proposed, they would need to be designed to accommodate the weight of a fire truck should they be located beneath any of the code required fire lanes.

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, and parking. While it is not expected that the subject property will generate a significant amount of traffic, Golf Road can be busy during peak times, and in combination with the existing curb cuts in close proximity to the site on both the east and west sides, the Staff Development Committee recommends that the petitioner provide the aforementioned study. The site complies with parking requirements, as noted below:

Table I: Parking Calculations

TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF VEHICLES	PEAK EMPLOYEE COUNT	PARKING REQUIREMENT	PARKING REQUIRED
Storage Facility	Retail	1,250	-	-	1 space per 300 sq. ft.	4
	Warehouses & Storage	N/A	0	3	1 space per every 2 employees + 1 per vehicle	2
Total Required						6
Total Provided						16
Surplus / (Deficit)						10

The Village's bike parking regulations require that a minimum of two bike parking stalls be included on the site.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a storage facility along a major arterial and is generally supportive of the proposed land use, subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation, which addresses each of the hardship criteria necessary for 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.**
2. A market study shall be required which shall analyze the demand for the proposed facility at this location.
3. The site plan shall be revised to integrate landscape buffering along the east, west, and southern sides of the site.
4. The petitioner shall explore connections through neighboring properties to provide full access to Golf Road.
5. The petitioner shall explore integration of the northern dumpster into the building. Further details are required on any exterior dumpster enclosures.
6. IDOT approval shall be required for any work within the Golf Road right-of-way.
7. Fire Truck turning exhibits shall be provided for review. The site shall comply with all applicable fire and life safety requirements.
8. Onsite stormwater detention shall be required meeting all MWRD and Village requirements.
9. A code required landscape, tree preservation, and photometric plan shall be required.
10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process.
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 17, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1772



S Highland Ave

S Milbrook Ln

S Surrey Ridge

W Golf Rd

58

S Arlington Heights Rd

W Seegers Rd

June 6, 2022

Mr. Sam Hubbard
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Conceptual Plan Review Committee Submission

Dear Mr. Hubbard,

We are pleased to submit for your consideration a proposed Class A, self-storage conceptual plan for the parcel located at 397/401 W. Golf Road. We are eager to present our proposed project to the Conceptual Plan Review Committee for its consideration. The Holladay team has worked diligently to identify a location for such use within the flourishing community of Arlington Heights. Based on initial feedback from village staff, the proposed location may present a great fit for a best-in-class self-storage product while facilitating the Village's objective to spur economic growth in this area of the community.



Project Background:

Since 2021, we have been searching for a suitable site to develop a self-storage facility in Arlington Heights. Our interest is driven by data which indicates an insufficiency of quality storage facilities in the market area. Following consideration of other sites, in conjunction with feedback from Village staff, we are focused on the parcels located at 401 W. Golf Road. This site is currently underutilized due to its irregular shape and is difficult to develop for traditional commercial uses.

We believe this project may be developed with minimal variances. In fact, Village staff has conveyed that only a single variance would be required in order for this development to proceed:

- 1. A Land Use Variation to allow a Storage Facility located along a major arterial street within the M-2 District.*

Further, developer has prepared responses to the four hardship criteria specified below:

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

The proposed use of the property for self-storage is within the M-2 Zoning District, and the variation requested is due to the site being located on Golf Rd.

All properties adjacent to the site to the West and South are part of the M-2 Zoning District. These properties have uses identified as office/flex space. The proposed use is consistent with the adjacent M-2 Zoning and will therefore not alter the essential character of the area, while remaining compatible with and supportive of existing uses.

The property to the East is a PUD, however the underlying zoning is B-2. A self-storage use on this parcel will likely benefit these commercial uses to the East. The designs of high-quality storage facilities are similar to high quality flex-industrial buildings; however, they also are utilized by individual consumers and small businesses. Finally, the proposed facility will incorporate merchandise sales, and the management office within the proposed plan is considered a retail use.

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

The site has been partially vacant and underutilized since at least September 2021. The retail and warehouse spaces are the only occupied facilities, as tenants have transitioned into alternative spaces. The use of the site as a veterinary practice is considered nonconforming as indicated by Village staff. The Animal Feeds & Needs space is currently vacant with minimal leasing prospects.

Due to the irregular configuration of the site, and the current zoning, redevelopment of the site is challenging for typical commercial uses. Ingress / Egress, semi-truck circulation, parking, and loading make this site difficult to redevelop for an industrial use. Self-storage is a use that does not require substantial parking and is typically accessed by smaller vehicles rather than semi-trucks, and is suitable despite the irregular site configuration.

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

The buildings on the property are considered obsolete. The variance requested for the proposed development will foster new economic growth and development for the community. This use will bring new energy to the underutilized property and will benefit both residents and businesses of Arlington Heights, and the immediate trade area. Self-storage is intended to convenience a moving population and retail core of a village.

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

Without the variance approval, this site will be challenging to redevelop for an alternative use. There is minimal frontage (114 ft) along Golf Rd. relative to the size of the lot, with the bulk of the developable square footage being at the back of the property, with limited visibility and access off of Golf Rd. Further the perimeter of the lot is irregular in shape. These configuration attributes negatively impact the viability of commercial use of the property. However, the storage use is not negatively impacted by the irregular configuration and small frontage dimension. The variance requested is the only zoning departure required to enable redevelopment of the site.

Comprehensive Plan

In 2015, the village of Arlington Heights formalized a comprehensive plan for new development. This area (Corridor C) is considered the “gateway into the Village of Arlington Heights” within the comprehensive plan. Additionally, the site has been identified for a “commercial” use within the comprehensive plan. We are confident that self-storage, although considered quasi-commercial, is viable use for this site. With less than 120 ft of frontage on Golf Rd. on a 2.49 AC lot, much of the site would be unusable for typical retail/commercial use. Self-storage is a use which will maximize usability of the irregular parcel.

Developer Background:

Founded in 1952 by noted architect Wallace F. Holladay, Holladay Properties has grown and diversified from the construction of single-family tract housing to become a full-scale land development, design/build, and fully integrated commercial real estate company, as well as one of the largest medical office management firms in the country. Holladay has more than 300 full-time associates in a range of specialties working from five main development offices and more than 30 management offices in major metropolitan areas throughout the United States with the knowledge and experience to complete any type of project for any kind of client.

Holladay Properties is a privately held company owned by eleven active partners. Our company has completed an array of projects ranging in size from \$750,000 to \$75 million with a total valuation of over \$2 billion. Holladay has managed construction for over five million square feet of new space in the past 10 years and currently has over 3,000 acres of land under development throughout the eastern half of the U.S.

Holladay also distinguishes itself by being on the cutting edge of innovation. From development to construction management and customer service, we aim to be on the cutting edge of technology and design, ensuring that our properties remain highly marketable and guest friendly.

Proposed Development Summary:

- Our proposed plan is to develop a 3-story, Class A, temperature-controlled self-storage facility on this site.
- Our design team anticipates a total unit count range of 650-800 units. The final unit count and matrix will be informed by a professional market study, to be commenced following positive feedback from the Concept Plan Review Committee on the proposed development. The gross rentable area of the building will total approximately 81,175 SF, which will serve to address a shortage of storage supply in the community.
- 100% of rentable units will be enclosed, temperature-controlled units. The facility will offer on-site management from 9:00AM-6:00PM Monday – Saturday, and 10:00AM-5:00PM on Sundays.

- Projected maximum number of employees on site at the same time will be 3.
- Building clear height is estimated to be 33 ft.
- Proposed total square footage of the building will be 110,678 SF.
- Site will not offer commercial vehicles for employees or rent to customers (i.e. U-Haul).
- The proposed development will comply with all code requirements for storage use within the M-2 zoning district excepting the single variance requested. The proposed construction will be steel frame comparable to the Safeguard storage facility located near this site.
- The proposed development includes required fire apparatus lanes wrapping around the perimeter of the building as depicted on the attached site plan and will comply with all code requirements.
- The proposed development will include a robust CCTV camera system, access control system at all loading docks and entrances, and a breach alert system.

Economic Analysis

Self-storage is an essential land use for the prosperity of a community. Without ample storage available, prospective homebuyers and renters are at an inconvenience. Most renters of storage (54%) are transitioning homes, and the typical renter is seeking a facility within 2 miles of their new/old residence. Our preliminary market data indicates there is an undersupply of self-storage in the village. A healthy community typically has self-storage capacity of approximately 8-12 SF/Capita. Within a 5-mile radius of the site, current self-storage capacity is approximately 6.0 SF/Capita, and within a 1-mile radius the current capacity is 5.6 SF/Capita. Based upon population and density, there is unfilled demand and a lack of supply within a 5-mile radius.

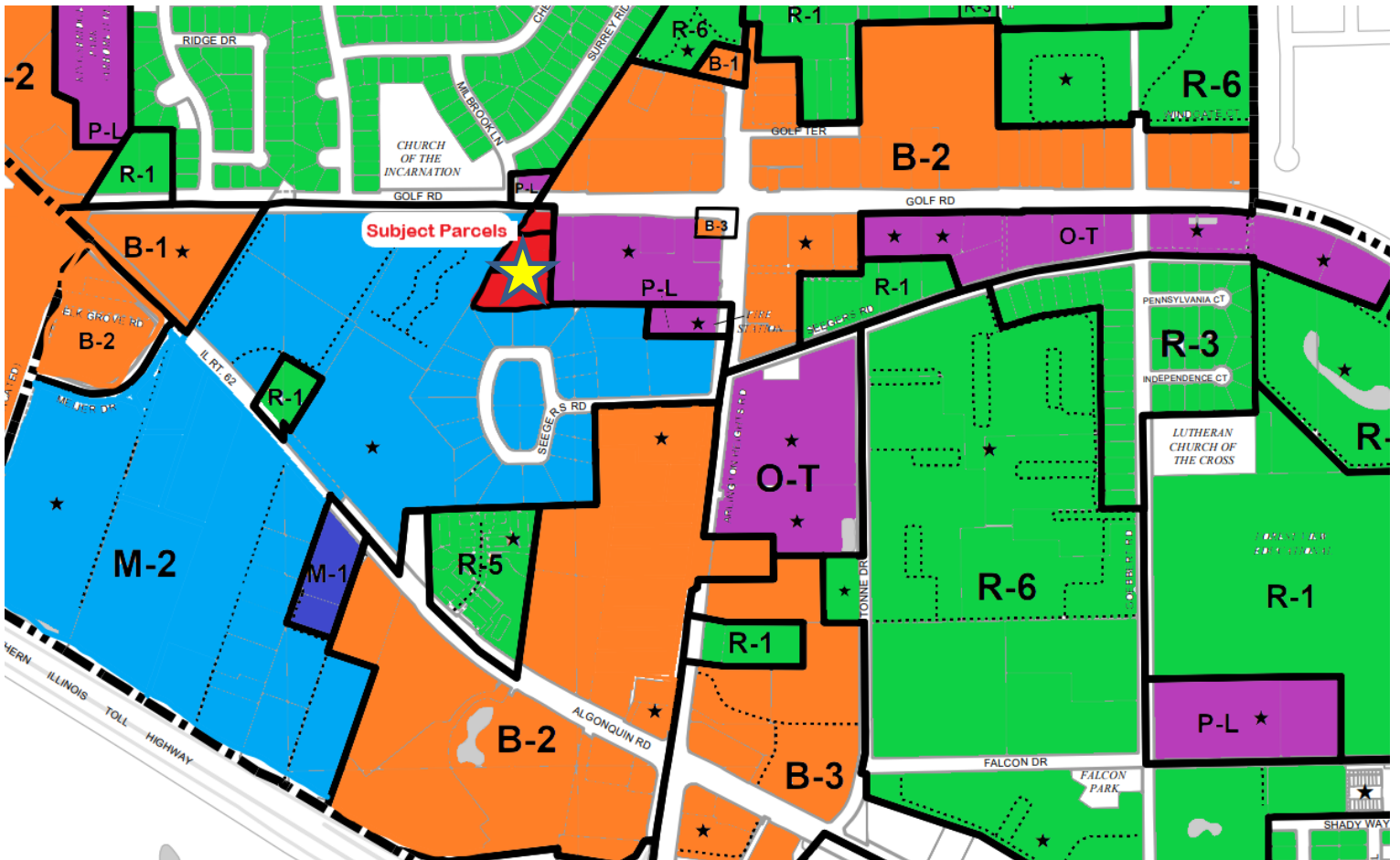
The enclosed information is intended to provide a preliminary introduction to Holladay Properties and our conceptual plan for development of this important site in Arlington Heights. We look forward to working with the Village of Arlington Heights on this exciting project, and are eager to collect the Concept Plan Review Committee's feedback.

Yours very truly,

Don Tomei
Development Manager
Holladay Properties



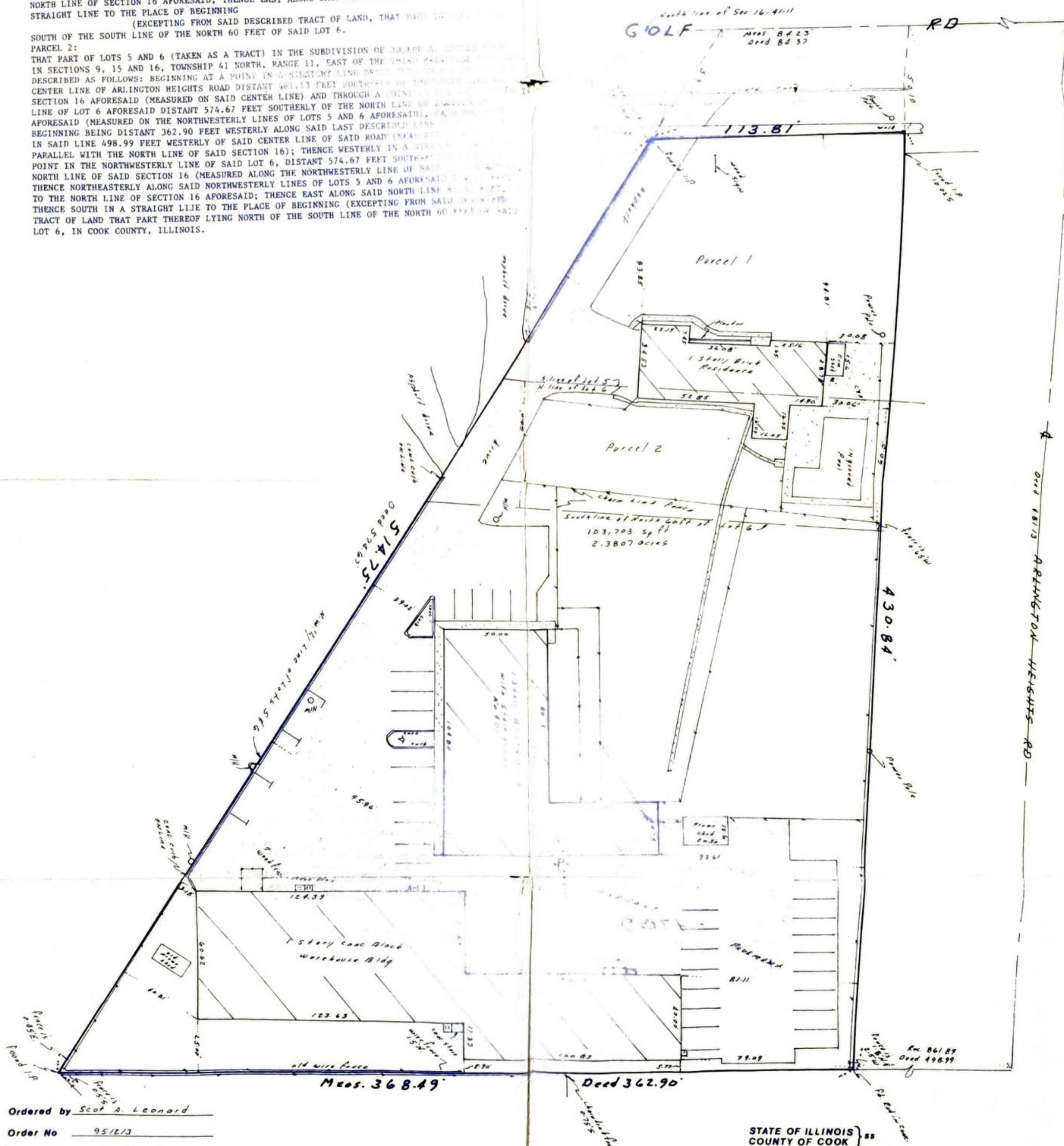
Zoning Map Exhibit



PLAT OF SURVEY
-BY-
JAMES M. ELLMAN
OF

PARCEL 1:
THAT PART OF LOTS 5 AND 6 (TAKEN AS A TRACT) IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 7, 15 AND 16, TOWNSHIP
41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT IN A STRAIGHT LINE DRAIN
THROUGH A POINT IN THE CENTER LINE OF ARLINGTON HEIGHTS ROAD DISTANT 481.12 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 16,
AFORESaid (MEASURED ON SAID CENTER LINE) AND THROUGH A POINT IN THE NORTHWESTERLY LINE OF LOT 5 AFORESaid, DISTANT 574.67
FEET SOUTHERLY OF THE NORTH LINE OF SECTION 16 AFORESaid (MEASURED ON SAID CENTER LINE) AND THROUGH A POINT IN THE
NORTHWESTERLY LINE OF LOT 6, AFORESaid, DISTANT 574.67 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 16 AFORESaid (MEASURED ON
THE NORTHWESTERLY LINES OF LOT 5 AND 6 AFORESaid) SAID POINT OF BEGINNING BEING DISTANT 498.99 FEET WESTERLY ALONG SAID LAST
DESCRIBED LINE FROM A POINT INSaid LINE 498.99 FEET WESTERLY OF SAID CENTER LINE OF SAID SECTION 16 (MEASUREMENT TAKEN
WITH THE NORTH LINE OF SAID SECTION 16); THENCE WESTERLY IN A STRAIGHT LINE TO A POINT IN SAID CENTER LINE OF SAID SECTION
6, DISTANT 574.67 FEET SOUTHWESTERLY OF THE NORTH LINE OF SAID SECTION 16 (MEASUREMENT TAKEN WITH THE NORTH LINE OF SAID
5 AND 6); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINES OF LOTS 5 AND 6 TO A POINT IN SAID CENTER LINE OF SAID
NORTH LINE OF SECTION 16 AFORESaid, THENCE EAST ALONG SAID NORTH LINE 84.87 FEET TO A POINT IN SAID CENTER LINE OF SAID
STRAIGHT LINE TO THE PLACE OF BEGINNING

SOUTH OF THE SOUTH LINE OF THE NORTH 60 FEET OF SAID LOT 6.
PARCEL 2:
THAT PART OF LOTS 5 AND 6 (TAKEN AS A TRACT) IN THE SUBDIVISION OF JOSEPH A. BARTER, JR.
IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A STRAIGHT LINE FROM THE NORTH LINE OF SAID
CENTER LINE OF ARLINGTON HEIGHTS ROAD DISTANT 401.13 FEET SOUTHERLY OF THE NORTH LINE OF SAID
SECTION 16 AFORESAID (MEASURED ON SAID CENTER LINE) AND THROUGH A POINT IN A STRAIGHT LINE
LINE OF LOT 6 AFORESAID DISTANT 574.67 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 16
AFORESAID (MEASURED ON THE NORTHWESTERLY LINES OF LOTS 5 AND 6 AFORESAID), EAST ALONG SAID
BEGINNING BEING DISTANT 362.90 FEET WESTERLY ALONG SAID LAST DESCRIBED LINE TO A POINT IN
IN SAID LINE 498.99 FEET WESTERLY OF SAID CENTER LINE OF SAID ROAD (NEAR POINT OF BEGINNING
PARALLEL WITH THE NORTH LINE OF SAID SECTION 16); THENCE WESTERLY IN A STRAIGHT LINE TO A
POINT IN THE NORTHWESTERLY LINE OF SAID LOT 6, DISTANT 574.67 FEET SOUTHERLY OF THE
NORTH LINE OF SAID SECTION 16 (MEASURED ALONG THE NORTHWESTERLY LINE OF SAID SECTION 16
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINES OF LOTS 5 AND 6 AFORESAID TO A POINT
TO THE NORTH LINE OF SECTION 16 AFORESAID; THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 16
THENCE SOUTH IN A STRAIGHT LINE TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT
TRACT OF LAND THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE NORTH 60 FEET OF SAID
LOT 6, IN COOK COUNTY, ILLINOIS.



Ordered by Scot A. Leonard

Order No 951213

Base Scale 1 inch = 30 feet

Date January 31, 1996

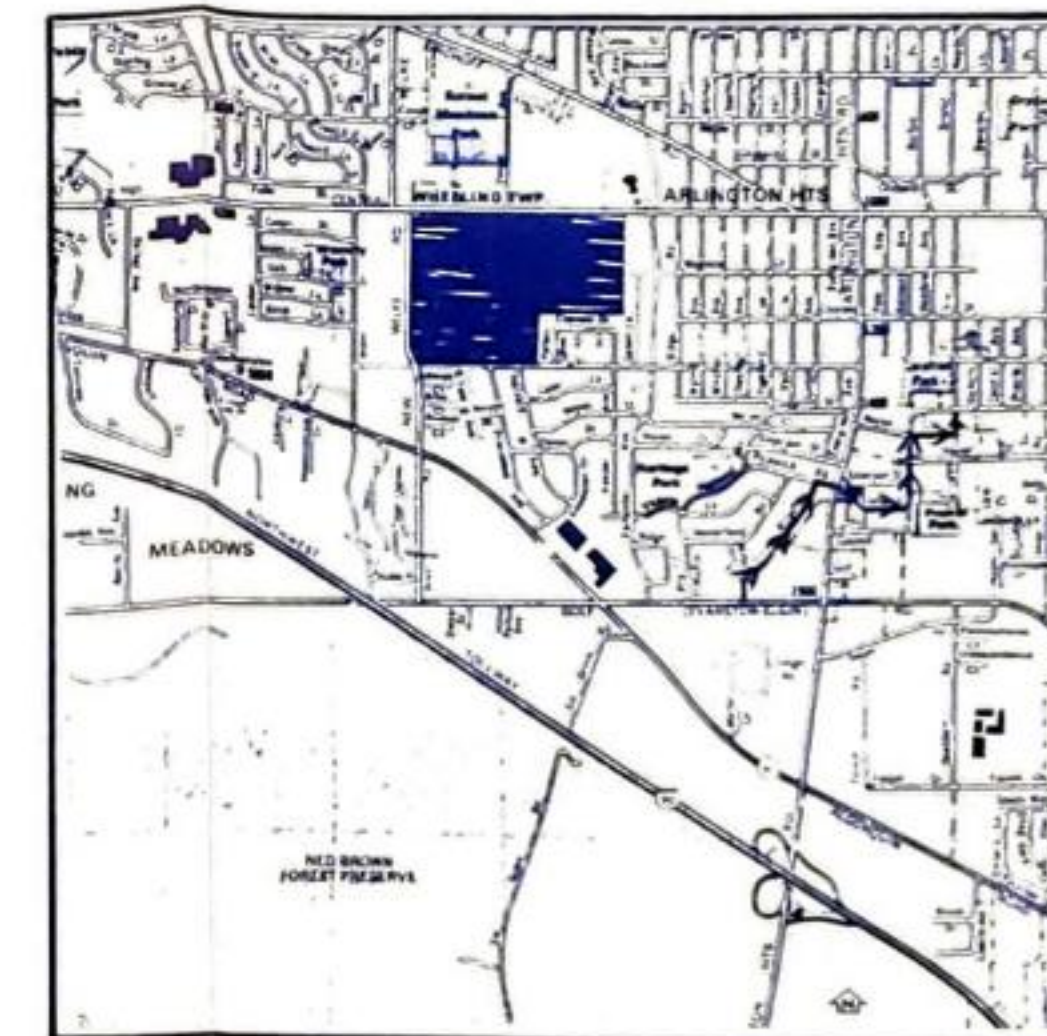
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

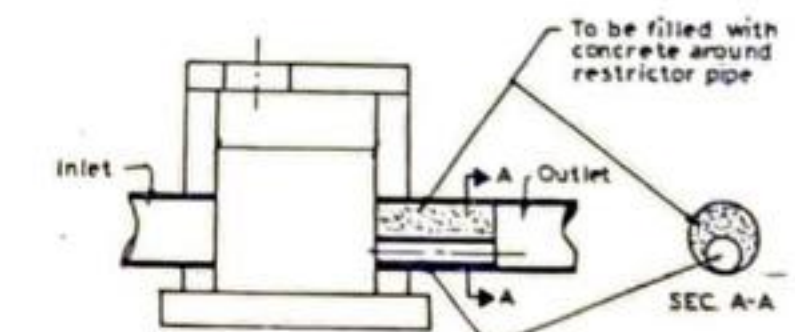
I, JAMES M. ELLMAN, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

by Don W. Elch
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2158

- PROJECT NOTES:
1. CONNECT TO EXISTING MANHOLE 704.52
USE CONCRETE CORING MACHINE INV. 705.52
 2. 40 L.F. 10" RCP STORM SEWER @ 0.5% C433 JT
710.32 704.92
 3. 1 EACH 48" MANHOLE RIM 710.50 INV. 705.72
 4. 75 L.F. 10" RCP STORM SEWER @ 0.5% C443 JT
703.19 705.89
 5. 1 EACH 24" T-C CATCH BASIN RIM 709.00 INV. 706.10
- GROUT 3" 2 FT. LONG RESTRICTOR INTO 10" OUTLET PIPE



LOCATION MAP
SECTION 2, S&E TOWNSHIP 41 NORTH, RANGE 11 EAST



NOTE: Odd restrictor size to be pre-fabricated by contractor from galvanized steel.

RESTRICTOR DETAIL

3" Restrictor Pipe (24" long).

SE BONNET BOLT ON F.H. ELEV. 715.96 USGS

SAW CUT EX. CURB & P.V.M.T. INSTALL NEW T-B CURB, PAVEMENT

EX. SAN. M.H. RIM 713.52 INV. 702.76

EX. SAN. M.H. RIM 713.52 INV. 702.76

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EX. SAN. M.H. RIM 713.52 INV. 702.76

EX. SAN. M.H. RIM 713.52 INV. 702.76

REVISIONS

DATE	DESCRIPTION
3-14-90	1/2" VILL OF ARL. HTS.
4-17-90	1/2" VILLAGE PLANNER
5-3-91	1/2" AS BUILT

SCIENTIFIC ANIMAL FEEDS, INC.

SOUTH SIDE GOLF ROAD ARLINGTON HEIGHTS, ILLINOIS

JKL CONSULTING CIVIL ENGINEERS LTD.

854 S. RAND RD. SUITE 13 MT. PROSPECT, IL 60058

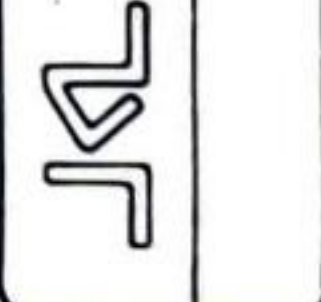
1000 WTD 0/42

DESIGN: S.L.

DRAFTING: D.B.

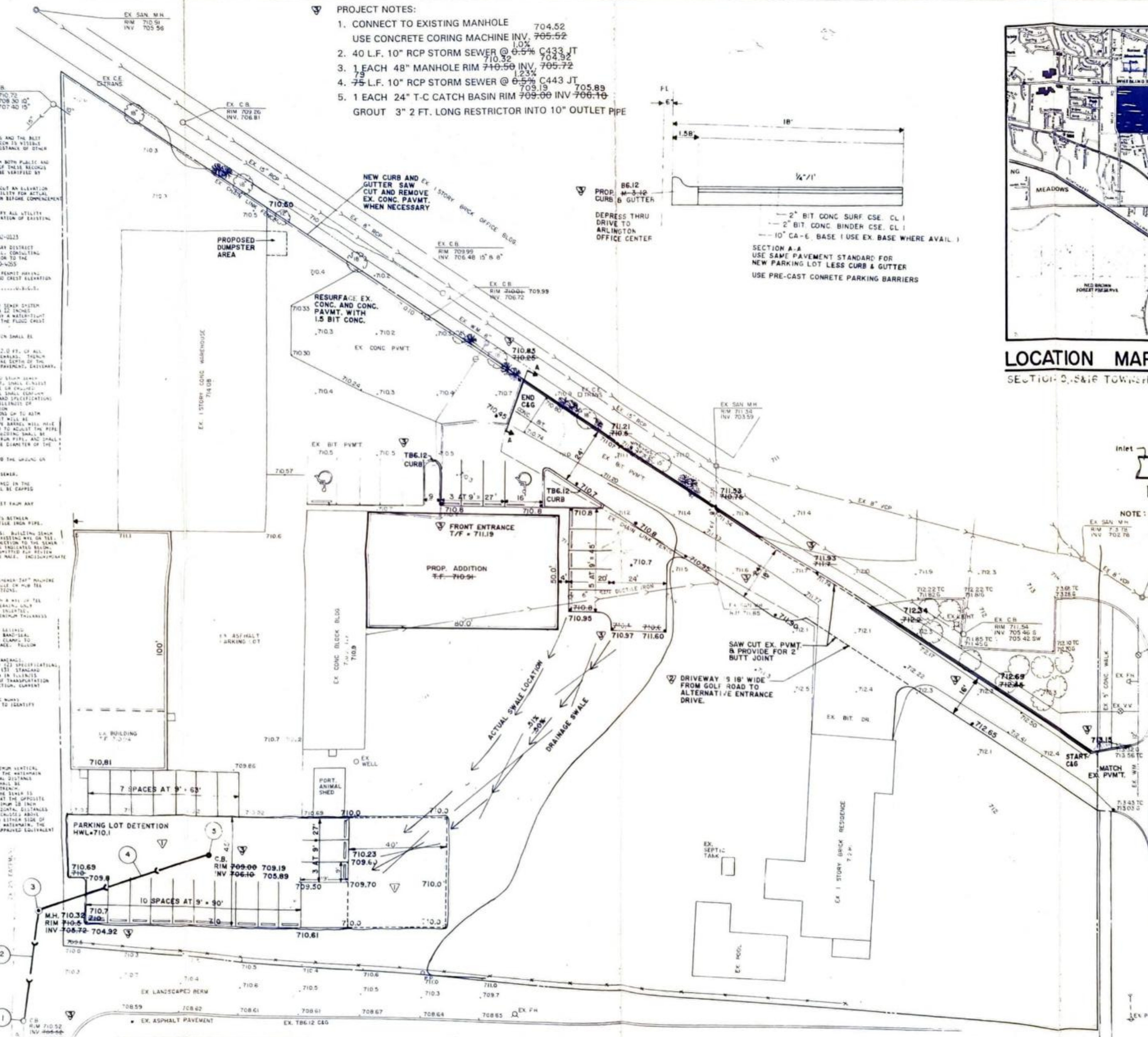
SCALE: 1" = 20'

DATE: 9-15-89



SHEET 1 OF 2

0100



ALL SEWER BEDDING SHALL BE TO THE SEWER SPRING LINE.

THE "MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" OF THE VILLAGE OF ARLINGTON HEIGHTS AS DATED APRIL 1, 1974 AND AS AMENDED SHALL BE FOLLOWED FOR CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS.

PRIOR TO DIGGING, CALL 577-5600 FOR ARLINGTON HEIGHTS UTILITY LOCATES. 48 HR. NOTICE REQUIRED.

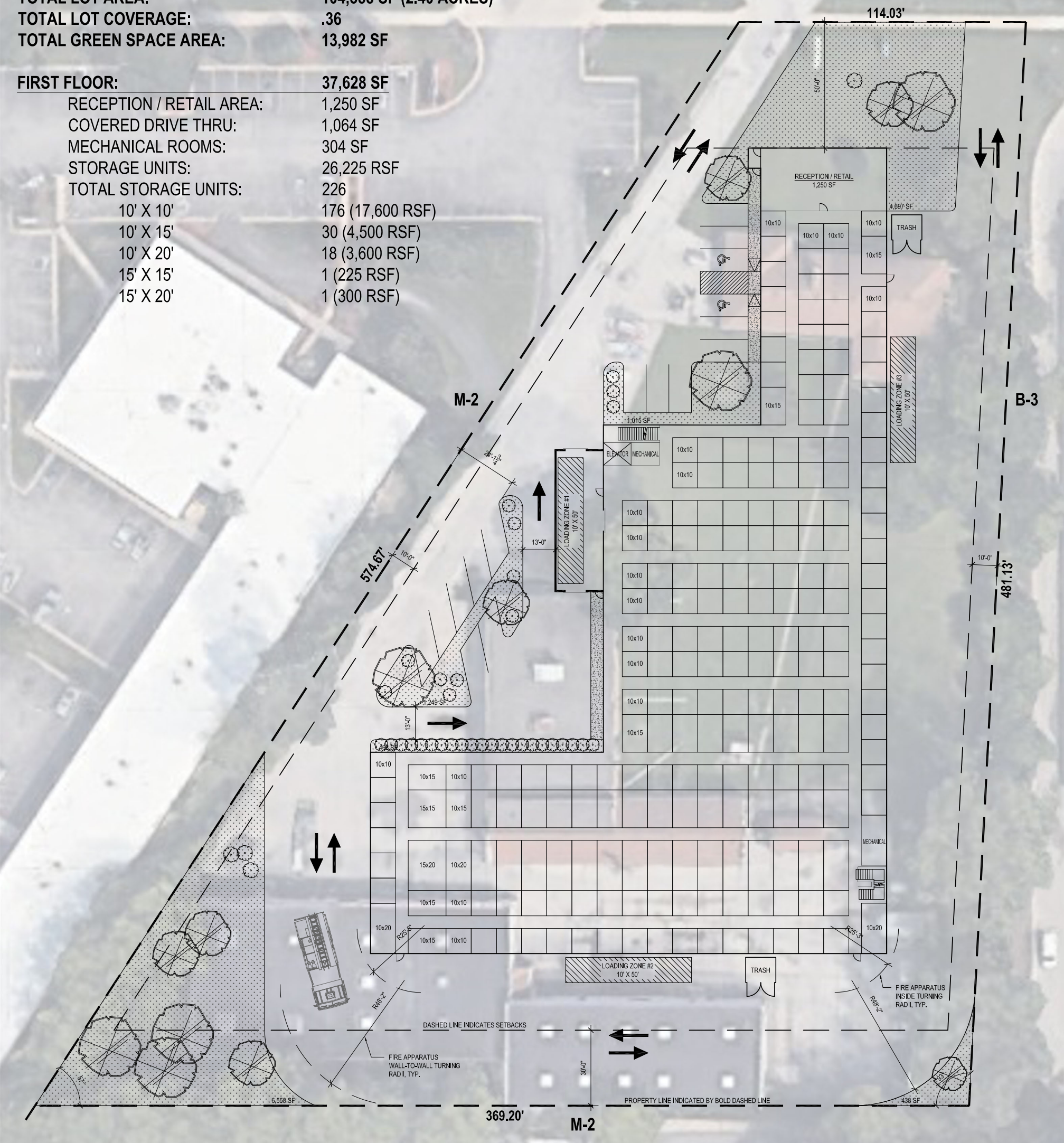
SITE DEVELOPMENT PLAN

AS BUILT

PROPOSED PROJECT DATA

NUMBER OF FLOORS:	3
FLOOR-TO-FLOOR HEIGHT:	APPROX. 10'
TOTAL BUILDING HEIGHT:	APPROX. 33'
TOTAL FLOOR AREA:	110,678 SF
TOTAL STORAGE UNITS:	694 (81,175 RSF)
TOTAL LOT AREA:	104,388 SF (2.40 ACRES)
TOTAL LOT COVERAGE:	.36
TOTAL GREEN SPACE AREA:	13,982 SF

FIRST FLOOR:	37,628 SF
RECEPTION / RETAIL AREA:	1,250 SF
COVERED DRIVE THRU:	1,064 SF
MECHANICAL ROOMS:	304 SF
STORAGE UNITS:	26,225 RSF
TOTAL STORAGE UNITS:	226
10' X 10'	176 (17,600 RSF)
10' X 15'	30 (4,500 RSF)
10' X 20'	18 (3,600 RSF)
15' X 15'	1 (225 RSF)
15' X 20'	1 (300 RSF)



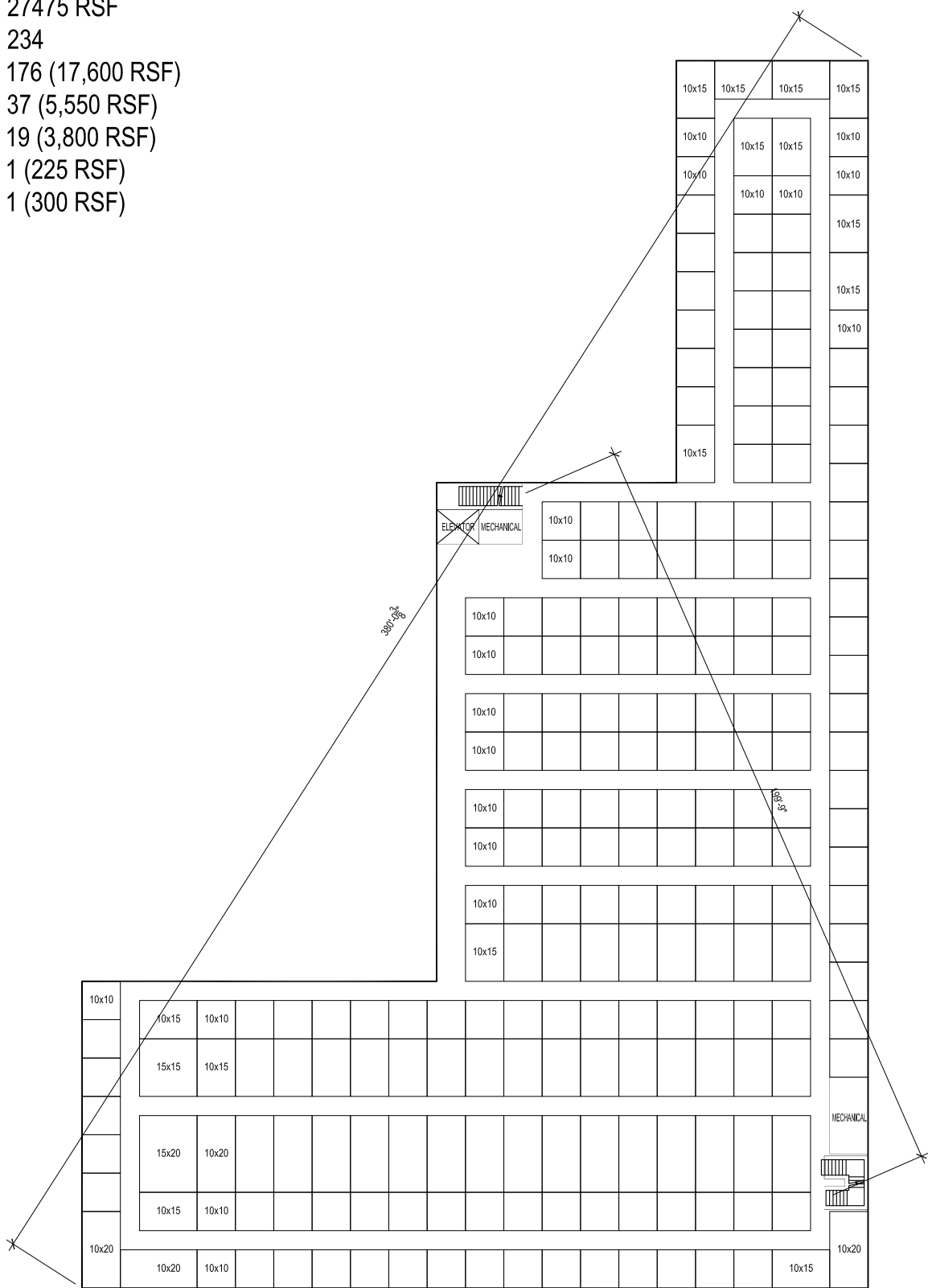
CONCEPT PLAN: SITE / FIRST FLOOR
SCALE: N.T.S.



SELF-STORAGE FACILITY
401 W. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

SECOND FLOOR:	36,525 SF
MECHANICAL ROOMS:	302 SF
STORAGE UNITS	27,475 RSF
TOTAL STORAGE UNITS	234
10' X 10'	176 (17,600 RSF)
10' X 15'	37 (5,550 RSF)
10' X 20'	19 (3,800 RSF)
15' X 15'	1 (225 RSF)
15' X 20'	1 (300 RSF)

THIRD FLOOR:	36,525 SF
MECHANICAL ROOMS:	302 SF
STORAGE UNITS	27475 RSF
TOTAL STORAGE UNITS	234
10' X 10'	176 (17,600 RSF)
10' X 15'	37 (5,550 RSF)
10' X 20'	19 (3,800 RSF)
15' X 15'	1 (225 RSF)
15' X 20'	1 (300 RSF)



CONCEPT PLAN: TYPICAL SECOND & THIRD FLOORS
SCALE: N.T.S.



SELF-STORAGE FACILITY
401 W. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005



Conceptual Plan Review Committee 6/22/2022

Item: Urban Street International Plaza Redevelopment - 4-214 E. Golf Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd. - T1775

Department: Planning & Community Development

Requested Action

1. PUD approval to allow mixed-use development with 302 multi-family residential units and approximately three commercial outlots.
2. Rezoning from the B-2 and R-1 Districts to the R-7 District for the residential portion of the development.
3. Plat of Subdivision.

Variations Required

1. Variation to Chapter 28 of the Municipal Code, Section 5.1-7.1, to allow R-7 Zoning on the subject property.
2. Variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow accessory structures (pool, pergola, etc.) outside of a rear yard.

Recommendation

The Staff Development Committee reviewed the proposed rezoning from B-2 to R-7, PUD to allow a 302 unit multi-family residential community and approximately three outlots, Plat of Subdivision, as well as variations to allow R-7 zoning for the residential portion of the development and variations for the accessory structures (pool, pergola), and is generally supportive of the project, which will start a long awaited redevelopment of the site, 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. A conceptual plan shall be provided for the commercial outlots and for the residentially zoned property at 133 and 135 E. Golf Terrace. Future development of the commercial outlots will require a PUD amendment when development of those lots is proposed.

3. The petitioner shall continue to work with the Village to further develop the layout and size of the commercial outlots including the provision of additional depth for those outlots (if necessary), which may require modifications to the layout of the residential portion of the development.

4. The petitioner shall explore enhanced access to the commercial lots with additional access coming from the east/west drive aisle to the north of the outlots. The proposed ingress/egress to the commercial lots will need additional analysis.

5. Cross access shall be provided for all properties within the development and to adjacent properties as warranted for connectivity of all parcels and access to the Golf Road signal, Golf Terrace, Arlington Heights Road, and possibly to Council Trail.

6. In the event a connection is made to Council Trail, the development shall contribute to the future installation of a traffic signal. Staff and the developer shall evaluate the feasibility and need for such connection.

7. A pedestrian connection into Prairie Park shall be provided.

8. The petitioner shall explore provision of a unique site feature at the primary entrance drive intersection south of Building 3.

9. The petitioner shall provide a market analysis to show market demand for the multi-family housing development of this type at this location.

10. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.

11. Golf Terrace shall be improved to current Village standards.

12. The sidewalk along Golf Road shall be designed as a 10 feet wide multi-use pathway, which shall be setback approximately 5-8 feet from the Golf Road curb

and may require an easement.

13. A landscape plan shall be required and should incorporate a focal element at the corner of Arlington Heights Road and Golf Road. An easement to the Village shall be required for this element.

14. 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.

15. The petitioner shall incorporate the two code required loading zones into the residential development or request a variation for analysis by staff.

16. A Design Commission application will be required for architectural review of proposed buildings.

17. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.

18. The petitioner shall hold a neighborhood meeting prior to appearing before the Plan Commission.

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

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

21. 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

Project Narrative

Conceptual Site Plan - June

Architectural Context Images

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



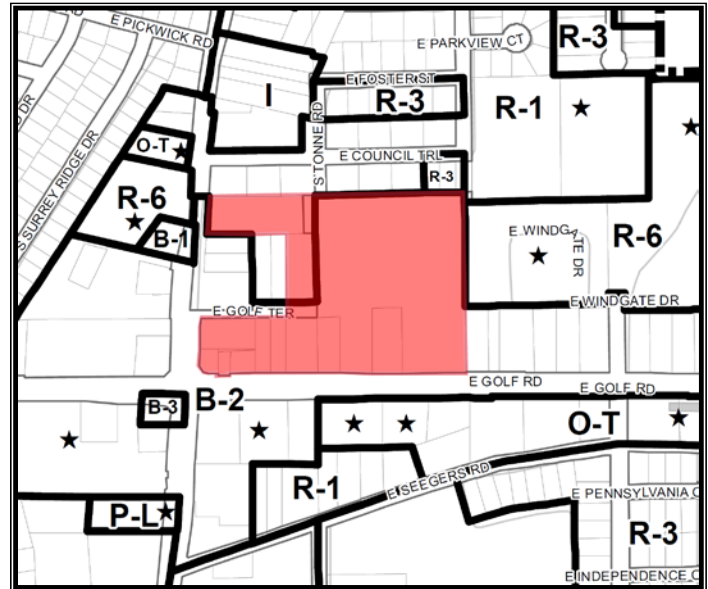
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1775
Project Title: UrbanStreet International Plaza Dev.
Address: 4-214 E. Golf Rd., 15 & 139 E. Golf Terrace, 1665 S. Arlington Heights Road
PIN's: Multiple

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2022
Date Prepared: June 17, 2022

Petitioner: Jim Wells
 Senior VP of Development
 UrbanStreet Group
Address: 2250 Progress Parkway
 Schaumburg, IL 60173

Existing Zoning: B-2 General Business District,
 R-1, One-family Dwelling District
Comprehensive Plan: Mixed-Use, Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1: One-Family Dwelling District R-3: One-Family Dwelling District	Single-family homes, Office building	Single-Family Attached, Commercial, Offices Only
South	B-2: General Business District O-T: Office-Transitional District	Bank, Multi-tenant commercial building, Restaurant, Pharmacy, Fast-food with drive-thru, Office-building	Commercial, Offices Only
East	B-2: General Business District R-6: Multiple-Family Dwelling District	Supermarket, Townhomes	Commercial, Moderate Density Multi-Family
West	R-1: One-Family Dwelling District B-2: General Business District R-6: Multiple-Family Dwelling District	Single-family homes, Multi-tenant office building, Gas station, Multi-family development.	Commercial, Moderate Density Multi-Family

Requested Action:

1. PUD approval to allow mixed-use development with 302 multi-family residential units and approximately three commercial outlots.
2. Rezoning from the B-2 and R-1 Districts to the R-7 District for the residential portion of the development.
3. Plat of Subdivision.

Variations Required:

- Variation to Chapter 28 of the Municipal Code, Section 5.1-7.1, to allow R-7 Zoning on the subject property.
- Variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow accessory structures (pool, pergola, etc.) outside of a rear yard.

Project Background:

The subject property includes the International Plaza shopping center located just east of Arlington Heights Road along the north side of Golf Road. The shopping center consists of a single-story multi-tenant commercial building of approximately 164,000 square feet in size. Additionally, the subject property includes several pieces of Village owned land located to the west of International Plaza, all of which are vacant. The overall site is approximately 17.5 acres and has access to Golf Road (at a signalized main entrance and a secondary access point on Golf Road at the east end of International Plaza), access to Golf Terrace (which has right-in/right-out access to Arlington Heights Road), and the potential for access to Arlington Heights Road at the northwest portion of the site. International Plaza was developed in the mid 1980's as is included in Tax Increment Financing District #4.

UrbanStreet Group, a developer with projects across the Midwest, is proposing demolition of the existing shopping center for redevelopment as a 302-unit multi-family apartment complex to be constructed towards the rear of the site, and approximately three new commercial outlots fronting along Golf Road. The residential component would occupy 11.76 acres and the commercial outlots would include the remaining 5.74 acres and consist of approximately 37,000 square feet of commercial floor area.

The multi-family apartments would be located across seven buildings, each four stories in height and together totaling just under 400,000 square feet of residential floor area. Six of the seven buildings would consist of market rate units and the seventh building, located at the northwest corner of the site, would be reserved for affordable units (44 total). The unit mix within the development would contain 175 one-bedroom units (58%) and 127 two-bedroom units (42%). Each residential building would contain eight garage parking spaces (56 total) and the residential portion would include 409 surface parking stalls for a total of 465 parking stalls dedicated for the residential uses. Access to the residential portion would come from the main existing signalized driveway on Golf Road, with two access points from Arlington Heights Road (one at the northwest of the site and one via Golf Terrace). The petitioner has indicated that they intend to develop the six market rate residential buildings themselves, but partner with an affordable housing developer for construction of the seventh building.

The commercial portion would front along Golf Road and contain approximately three outlots for commercial development(s) as either retail, restaurant, service or offices, or combination thereof depending on market conditions. Urban Street would either develop the commercial lots themselves, or partner with a commercial developer for the commercial portion of the site.

Phased Development

Redevelopment of the subject property would proceed in three phases:

Phase 1: Demolition of the International Plaza shopping center site and construction of the utilities necessary for the development. Onsite detention, sufficient for both the commercial and residential uses, would be built during Phase 1 and would consist of an above ground detention basin and a below ground detention vault. The residential parking areas and access roads would be built, including access to Arlington Heights Road at the northwest of the site, improvements to Golf Terrace compliant with Village standards, and construction of the primary entrance drive along Golf Road (in the same location as the existing primary entrance to International Plaza). Landscaping would be added to the residential component, and a multi-use (walk/bike) pathway would be constructed along Golf Road. All market rate residential buildings would be constructed during Phase 1.

Phase 2: Construction of Building 7 with up to 44 units affordable units would occur in Phase 2.

Phase 3: Development of the commercial outlots would occur in the final phase of development.

The petitioner anticipates Phase 1 to begin by July of 2023, with first lease/move-ins occurring by October of 2024 and final completion of Phase 1 by October of 2025. Completion of the commercial outlot development(s) would occur by the end of 2025.

Zoning and Comprehensive Plan

The majority of the subject property is currently zoned B-2, General Business District, however, a small portion of the site is within the R-1, One-Family Dwelling District. The proposed multi-family component requires a rezoning into the R-7, Multiple-Family Dwelling District, and the commercial outlots would remain under their existing B-2 classification. The entire site would be developed as a PUD, which is a requirement for all R-7 developments and is appropriate for this unique type of development with mixed uses and shared access/utilities proposed on a non-traditional site. The Staff Development Committee is generally supportive of the mixed-use redevelopment of this shopping center to include multi-family rental housing and new commercial outlots. The property would also be subdivided into multiple lots.

The Comprehensive Plan designates the majority of this property as Mixed-Use, with a small portion at the northwest of the site falling within the Commercial land use designation. The proposed plans, which include a mix of residential and commercial uses, are generally compatible with the Comprehensive Plan. Although there is the small area along Arlington Heights Road that is shown as Commercial, in consideration to the site as a whole, the overall mix of uses including the commercial component proposed along Golf Road (as opposed to the small portion along Arlington Heights Road as envisioned in the Comprehensive Plan) satisfies the intent for development within this area outlined in the Comprehensive Plan.

All portions of R-7 zoning are required to be either 1) adjacent to the B-5 Downtown District, or 2) in areas within a designated redevelopment area consistent with a redevelopment plan and also designated for “High Density Multi-Family” on the Village of Arlington Heights General Comprehensive Plan. Although the subject property is within a designated redevelopment area and consistent with a redevelopment plan, as noted above the property is designated as “Mixed Use” and “Commercial” on the Comprehensive Plan. Therefore, the R-7 portion of the property requires the following:

- **Chapter 28 of the Municipal Code, Section 5.1-7.1, to allow R-7 Zoning for the residential component on the subject property.**

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.**

The Staff Development Committee is generally supportive of the requested variation given that the proposed redevelopment is compatible with the TIF 4 Redevelopment Plan. However, the petitioner must provide a market study to illustrate the market demand for 302 units of multi-family rental housing at this location.

Since the project involves a fairly large-scale redevelopment with a portion of the subject property abutting single-family homes to the north, the petitioner shall hold a neighborhood meeting well in advance of appearing before the Plan Commission, which shall introduce the project to the surrounding property owners to understand what concerns they may have.

TIF 4 Redevelopment Plan

The Village established a Tax Increment Financing District for this area in order to facilitate redevelopment, and obtained a 12-year extension to the TIF extending the expiration date to 2037. This proposal would implement the long-awaited goal of redeveloping the TIF district consistent with the objectives approved in the TIF 4 Redevelopment Plan and Project such as: eliminating blighted conditions; assembling of sites for development; encouraging consolidated development of parcels; assisting businesses with relocation, among others.

Consistent with the TIF 4 Redevelopment Plan implementation, the developer shall provide a written plan addressing the disposition of existing businesses and potential for relocation of viable businesses.

Impact Fees & Affordable Housing

Impact fees (school, park, library) shall be required for all residential units. With regards to affordable housing, all developments that utilize public funding (TIF assistance included) must provide 10% of the overall number of units as onsite affordable units compliant with the Inclusionary Housing Ordinance. With up to 44 affordable units (14.5%) proposed within Building 7, the project conforms to the affordability requirements. However, as part of the Plan Commission process, the developer will need to provide details on who the affordable developer will be and when the affordable units will be constructed.

Affordable units are required to be constructed concurrent with the market rate units. Construction phasing of affordable units can be delayed, but only unless authorized by the Village. In order to justify any delay, the developer will be required to demonstrate that said delay is necessary in order to account for the different financing and funding requirements, economies of scale and/or infrastructure needs applicable to development of the market rate units and affordable units. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required.

Building, Site, Landscaping:

Based on a preliminary analysis, the residential component complies with all height, setback, and density regulations. However, the proposed pool and pergola located at the center of the complex requires a locational variation as these types of improvements are only allowed in a rear yard. The petitioner will need to provide a written justification for this variation as per the approval criteria outlined above. The Staff Development Committee is supportive of this variation request. A comprehensive analysis of zoning requirements will be completed during the Plan Commission process once detailed and dimensioned plans are prepared and submitted for review.

At the request of staff, the developer has included a future plaza at the northeast corner of Arlington Heights Road and Golf Road, which will require an easement dedicated to the Village. Staff requests that the

petitioner evaluate the provision of a focal point where the main entrance drive from Golf Road intersects with the east/west drive at the southern end of Building 3. This primary entrance/intersection provides a unique opportunity for a specialize feature at this prominent entrance point into the development.

Architecture

A Design Commission application will be required for both the residential component and commercial component, however staff is open to the possibility of deferring the Design Commission review process for the commercial component to a future date when a developer for that portion of the project has been identified. The architecture of the commercial outlots should include design elements that tie the buildings to the residential structures to provide for a unified and cohesive development. Relative to the residential buildings, staff suggests that once the architecture is finalized, a preliminary meeting of the Design Commission is held to obtain early feedback on design.

Commercial Outlots

The petitioner will need to provide a conceptual layout for the commercial outlots to ensure that they are of a sufficient size/depth to accommodate viable commercial development(s) with adequate space for parking. When a formal development plan is proposed for the outlots, a PUD amendment will be required. Access to these lots is proposed along the main entryway from Golf Road and this commercial access point will need further analysis. The petitioner should evaluate access to these lots as coming from the east/west drive aisle that serves as an extension of Golf Terrace. The depth of the commercial lots is between 223 and 232 feet and the Village would like to work with the developer on the provision of additional depth to make these outlots more viable for commercial uses, which may require adjustments to the layout of the residential portion of the development.

The commercial outlots should be fully interconnected with cross access easements, both amongst themselves and through the residential component of the development. Furthermore, the petitioner should design the site to provide future access to 133 and 135 E. Golf Terrace, which may be necessary should those properties redevelop in the future. In order to determine whether those properties can be redeveloped in a cohesive manner, the petitioner should provide a conceptual plan for their development. The Village shall analyze if future access to any of the neighboring properties (north, east, west) must be established as part of the overall redevelopment on the subject property, and where warranted, the site plan shall be revised to accommodate for this future access and the necessary easements shall be established as part of the PUD approval process. It should be noted that previous redevelopment concepts for International Plaza envisioned a traffic signal at the intersection of Council Trail and Arlington Heights Road, with redevelopment of the site including a connection to Council Trail. In the event a connection is made to Council Trail, the development shall contribute to the future installation of a traffic signal. Staff and the developer shall evaluate the feasibility and need for such connection

Preliminary Engineering/Landscaping

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 a stormwater detention pond to be located at the northeast corner of the site, which will be designed to accommodate the stormwater needs for the entire PUD (both residential and commercial uses). Additionally, an underground stormwater vault has been proposed between Building 3 and Building 4. Detention must conform to all Village and MWRD standards for stormwater management. The developer has provided a summary in their narrative regarding sustainable development features, which should be explored further.

In general, the site development plan shall provide for pedestrian connectivity between the various uses and lots in the development as well as a connection to the existing sidewalks off site and the public park to the northeast of the site. Decorative site furnishings should be explored including light fixtures, stamped paver crosswalks, and small plaza areas as feasible in order to enhance the aesthetics of the development.

The sidewalk along the Golf Road commercial frontage should be 10 feet to accommodate a planned bikeways route, with the sidewalk setback from the curb approximately 5-8 feet. An easement may be required for a portion of this bike path. Additionally, Golf Terrace is in poor condition and shall be improved to accommodate anticipated traffic volumes, which shall include a 28-foot width, realignment, curbs/gutters, and sidewalks. Finally, the petitioner must provide 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.

As mentioned, cross access easements and interconnects shall be required as part of the PUD approval process. Cross access shall be provided for the properties to the west of this developer site to allow access to the signal at Golf Road. With exception to a new access point onto Arlington Heights Road at the northwest corner of the residential component, no new access drives are planned as the developer is utilizing existing curb cuts. The existing cross access to the east with the adjacent property should be accommodated within the conceptual designs for the commercial development, and the developer should explore the potential for cross access to the property to the north (1655 S. Arlington Heights Road).

Based on a preliminary analysis of the proposed redevelopment, parking provided for the multi-family residential portion is 12 spaces in excess of minimum code requirements as depicted in **Table I** below, which shows the preliminary parking calculations:

Table I: Parking Calculations

USE	CODE USE	UNITS	PARKING RATIO (1:X)	PARKING REQUIRED
Multi-Family Housing	R-7 Multi-Family	302 units	1.5 per Unit	453
Total Required				453
<i>Total Provided</i>				<i>465</i>
Surplus / (Deficit)				12

Two loading zones are required for a residential development with 302 units and the petitioner should clarify where these spaces will be located or whether a variation will be requested. Any such variation would need to be justified per the four criteria for variation approval and staff would need to evaluate any such request. The commercial development(s) will need to provide loading zones per applicable code requirements. Parking for the commercial lots will be evaluated on a preliminary basis when a concept plan for their development is provided, and will be formally evaluated as part of the PUD amendment process that will be necessary when a development of those outlots is actually proposed. Bicycles parking spaces, as required by Section 10.8 of the Zoning Code, shall be required for both the commercial and residential uses.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from B-2 to R-7, PUD to allow a 302 unit multi-family residential community and approximately three outlots, Plat of Subdivision, as well as variations to allow R-7 zoning for the residential portion of the development and variations for the accessory structures (pool, pergola), and is generally supportive of the project, which will start a long awaited redevelopment of the site, 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. A conceptual plan shall be provided for the commercial outlots and for the residentially zoned property at 133 and 135 E. Golf Terrace. Future development of the commercial outlots will require a PUD amendment when development of those lots is proposed.
3. The petitioner shall continue to work with the Village to further develop the layout and size of the commercial outlots including the provision of additional depth for those outlots (if necessary), which may require modifications to the layout of the residential portion of the development.
4. The petitioner shall explore enhanced access to the commercial lots with additional access coming from the east/west drive aisle to the north of the outlots. The proposed ingress/egress to the commercial lots will need additional analysis.
5. Cross access shall be provided for all properties within the development and to adjacent properties as warranted for connectivity of all parcels and access to the Golf Road signal, Golf Terrace, Arlington Heights Road, and possibly to Council Trail.
6. In the event a connection is made to Council Trail, the development shall contribute to the future installation of a traffic signal. Staff and the developer shall evaluate the feasibility and need for such connection.
7. A pedestrian connection into Prairie Park shall be provided.
8. The petitioner shall explore provision of a unique site feature at the primary entrance drive intersection south of Building 3.
9. The petitioner shall provide a market analysis to show market demand for the multi-family housing development of this type at this location.
10. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.
11. Golf Terrace shall be improved to current Village standards.
12. The sidewalk along Golf Road shall be designed as a 10 feet wide multi-use pathway, which shall be setback approximately 5-8 feet from the Golf Road curb and may require an easement.
13. A landscape plan shall be required and should incorporate a focal element at the corner of Arlington Heights Road and Golf Road. An easement to the Village shall be required for this element.
14. 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.

15. The petitioner shall incorporate the two code required loading zones into the residential development or request a variation for analysis by staff.
16. A Design Commission application will be required for architectural review of proposed buildings.
17. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.
18. The petitioner shall hold a neighborhood meeting prior to appearing before the Plan Commission.
19. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.
20. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
21. 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 17, 2022

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1775



Redevelopment at Golf Road and Arlington Heights Road Project Description

UrbanStreet Group, LLC is proposing a redevelopment of the International Plaza Retail center located at the corner of Arlington Heights Road and Golf Road and will be the Master Developer. This Redevelopment will include acquiring two additional Village owned parcels located just west of International Plaza Retail center. The combined property will encompass 17.5 acres, feature a maximum of 302 total rental dwelling units in 7 buildings on 11.76 acres and provide 2-3 commercial / retail lots on 5.74 acres along the Golf Road frontage. UrbanStreet and/or its development partners are planning to develop approximately 37,000 square feet of commercial space on the commercial/retail lots. Current zoning is B2 and R-1 and new zoning would be R-7 for the residential and R-2 for the Commercial / Retail. The anticipated schedule is to have permits and start demolishing the existing building by July of 2023, Open leasing and first move ins by October 2024 with final CO for the first phase by October 2025. It is anticipated the commercial and retail developments could also be built and finished but the 4th quarter of 2025.

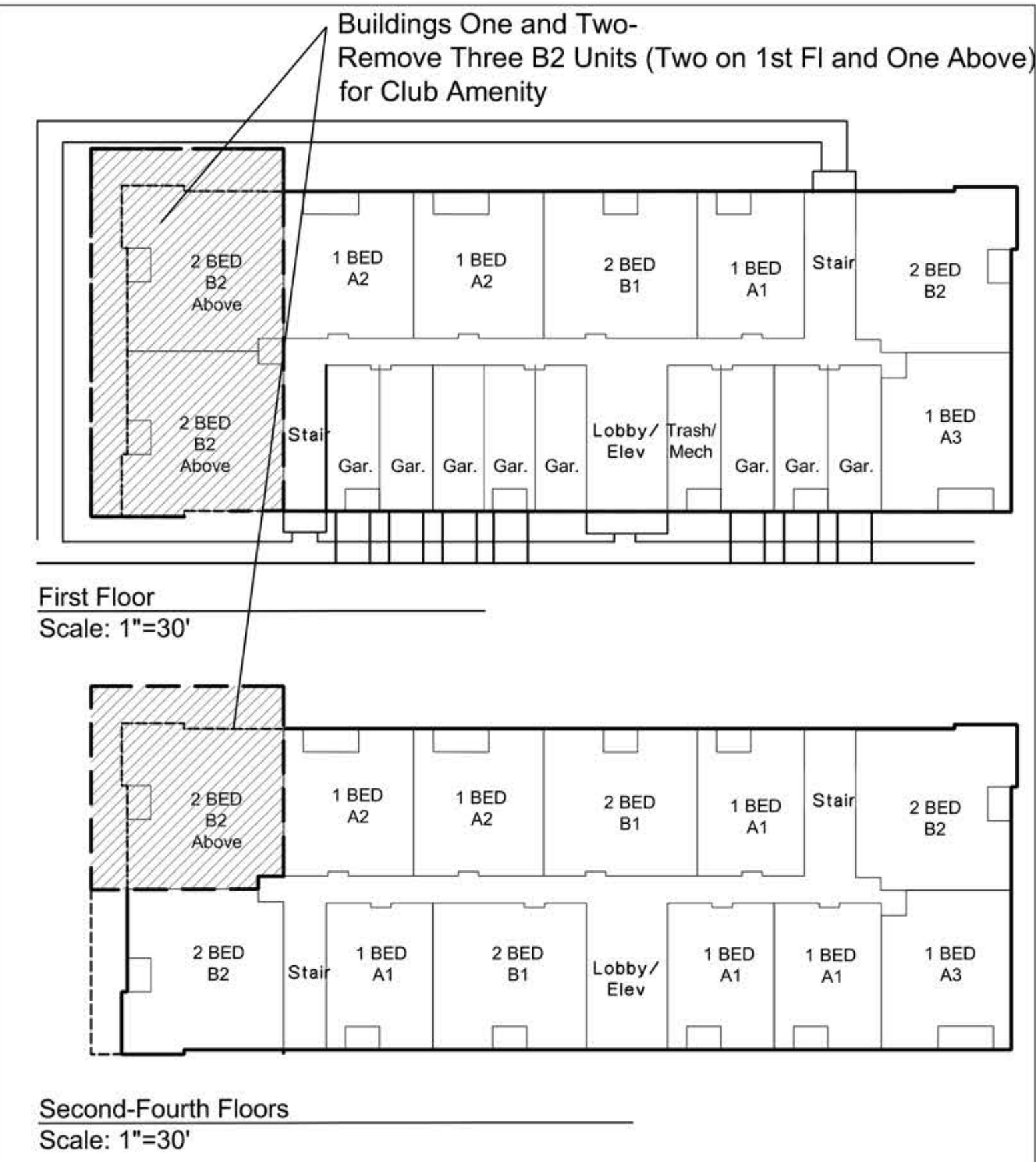
The International Plaza building will be demolished as well as all underground utilities and parking areas. The Development improvements will include new dry and wet utilities, on site detention, new parking areas and service drives as well as landscaping improvement to compliment the residential. Traffic circulation will anticipate three access points that included the re-use of the signalized intersection along Golf Road, improving the existing Golf Terrace Road off Arlington Heights Road as well as a new right in and right out access connection at the north west section of the development along Arlington Heights Road. A parkway and multiuse path is proposed along Golf Road along with a small carve out plaza at the corner of Arlington Heights Road and Golf Road will be dedicated to the Village. Detention of storm water for the residential and commercial / retail will be contained on site using a combination of an underground vaults located under the parking areas as well as a detention pond in the Northeast corner of the property.

UrbanStreet Group, LLC anticipates a three phased development approach. Phase 1 will include demolition of all existing buildings and infrastructure, all site development related utility installation and roadway improvement, improvements along the Golf Road right of way, providing pad ready commercial

/ retail lots as well as construction of a total of 6 residential apartment buildings, 4 of the 6 buildings contain 44 units and 8 indoor spaces and 2 of the buildings contain 41 units and 8 indoor parking spaces for a combined total of 258 rentable units with 48 indoor parking spaces. The two 41-unit buildings feature residents with amenity spaces including a club room, exercise room, business center, leasing office, an outdoor pool with trellis seating areas and grilling areas. The residential buildings are 4 stories in height, will incorporate urban architecture in their design, use a mixture of masonry veneer and cement board siding as the exterior finish systems. Sustainable attributes to the development include the use of LED lights inside and out of the units and parking areas, photo and motion sensors on common area lights to avoid running unused lighting 24/7, energy efficient appliances and plumbing fixtures, timed censored irrigation, use of natural construction products, electric vehicle chargers, Pervious pavers and recycling for all residents.

Phase 2 anticipates the development of Building 7 to include a maximum of 44 units, all of which would be affordable units in accordance with the Inclusionary Housing Ordinance and will follow the same architectural style, height, material standards of the Master Development. This Phase will fulfill the affordable housing requirements for the Master Development.

Phase 3 anticipates the construction of the commercial / retail parcels with approximately 37,000 square feet of commercial space to be developed either by UrbanStreet Group, LLC and/or one of its development partners.



SITE DATA

Market Rate Apartments Rental (Buildings 1-6)

Unit Typ	Total Bldgs	Units	SF(nsf)	NLA	Mix
Studio S1	0	6	0	569 sf	0 sf
1 BR Unit A1	13	6	78	747 sf	58,266 sf
1 BR Unit A2	8	6	48	903 sf	43,344 sf
1 BR Unit A3	4	6	24	963 sf	23,112 sf
2 BR Unit B1	7	6	42	1,114 sf	46,788 sf
2 BR Unit B2	12	6	*66	1,260 sf	83,160 sf
*Six B2 Units Removed for Club Space					
Total Apts.	44		258		
			254,670 nsf total		
			987 avg nsf./unit		
			340,620 gsf total		

Workforce Housing Rental (Building 7)

Unit Typ	Total Bldgs	Units	SF (nsf)	NLA	Mix
Studio S1	0	1	0	569 sf	0 sf
1 BR Unit A1	13	1	13	747 sf	9,711 sf
1 BR Unit A2	8	1	8	903 sf	7,224 sf
1 BR Unit A3	4	1	4	963 sf	3,852 sf
2 BR Unit B1	7	1	7	1,114 sf	7,798 sf
2 BR Unit B2	12	1	12	1,260 sf	15,120 sf
Total Apts.	44		44		
Total NSF				43,704 nsf total	
				993 avg nsf./unit	
Total GSF	1		56,770 gsf/bldg	56,770 gsf total	

Total Units

302

Commercial Site Area

5.74 Ac.

Residential Site Area

11.76 Ac

Total Site GSF

398,390 gsf

Total FAR (Residential)

.78

PARKING

Surface Spaces

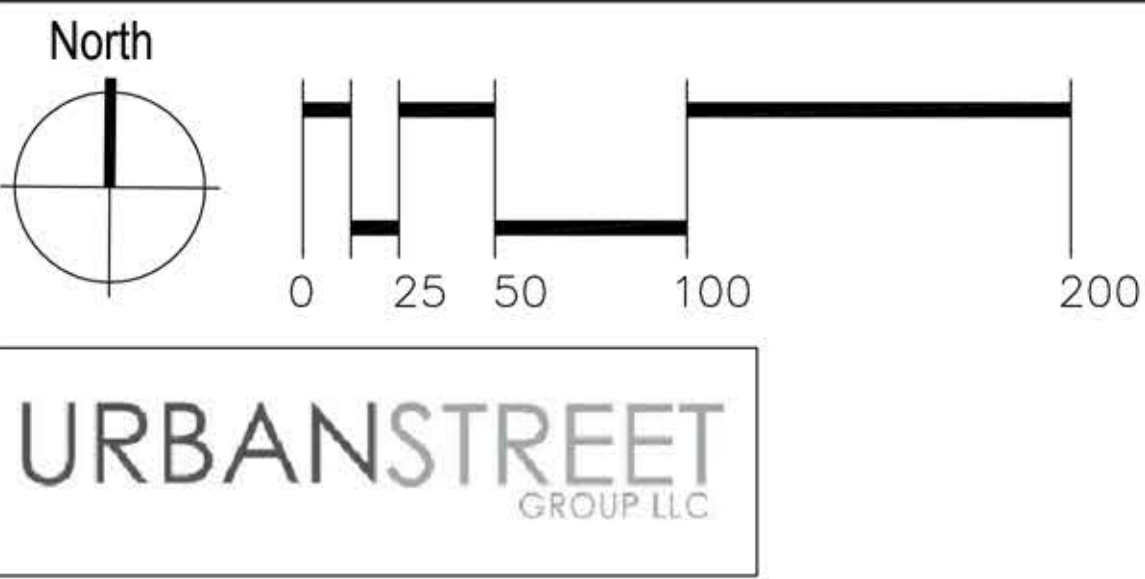
409

Garage Apartments

56

Total Parking

465 (1.54:1 Ratio)



Concept Site Plan D
GOLF CROSSING
Arlington Heights, IL

Date: June 9, 2022





URBANSTREET
GROUP

Elevation Character
Golf Crossing
Arlington Heights, Illinois

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

June 8, 2022

