



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 12, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Salt Creek Park District Recreation Area - 3445, 3145, 3041 W. Salt Creek Ln. - 2/28/24
- B. Moorings Independent Living Expansion - 811 E Central Rd - 4/24/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 3255-3310 N. Old Arlington Heights Rd. Townhomes - T1751 Rezoning from M-1 to R-6, Comp Plan Amendment, Subdivision, Rear Yard Setback Variation

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
6/12/2024

Item: Salt Creek Park District Recreation Area - 3445, 3145, 3041 W. Salt Creek Ln. - 2/28/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Salt Creek Part District Recreation Area - 2/28/24	Minutes

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

A MEETING HELD ON:

February 28, 2024

Project Title: Salt Creek Park District Recreation Area

Address: 3445, 3145, 3041 W. Salt Creek Lane

Petitioner: Diane Hilgers
Salt Creek Rural Park District

Address: 530 S. Williams Ave.
Palatine, IL 60074

Requested Action:

1. Rezoning from the B-3, General Service, Wholesale and Motor Vehicle District to the P-L, Public Lands District.
2. Amendment to the Comprehensive Plan to reclassify the site as Parks.
3. Special Use Permit allow facility owned and operated by the SCRPD.

Variations Required:

1. Chapter 28, Section 10.4-4, to allow 0 onsite parking stalls where (as yet to be determined number of parking stalls) are required.

Attendees: Diane Hilgers, Salt Creek Park District
Elizabeth Kwandras, Assisting the Salt Creek Park District
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property consists of approximately 13.69 acres of vacant land and is comprised of three separate parcels. Two of the three parcels (the eastern and southern parcels) are encumbered by a restrictive covenant that restricts their usage to parkland/open land. A pond is situated between these two parcels and serves as a regional detention basin for many of the properties in the vicinity. The western parcel, which is approximately 2.46 acres in size, is not encumbered by the parkland/open land restriction and currently an open field. All three parcels are owned by the Salt Creek Rural Park District (SCRPD), which began using the land as soccer/playing fields in 2019. There is no onsite parking lot or curb cut that serves this property, however, access could be achieved via a curb cut along Salt Creek Lane.

The Salt Creek Rural Park District is proposing to formalize their use of the site as playing fields, which would consist of three temporary athletic (soccer) fields, four 20' tall portable light towers, and two fishing piers adjacent to the detention basin, which would be used for recreational fishing and fishing derbies in conjunction with the Arlington Heights Lions Club. No parking facilities are proposed for construction at this time and the SCRPD has indicated that parking would occur on-street along Salt Creek Lane at the north of the subject property.

Meeting Discussion:

Ms. Hilgers – introduced Elizabeth Kwandras who has been assisting with the project. This property has been owned by the park district for almost 30 years, and the goal is to serve the community with recreational activities, so tonight we are here to seek approval for rezoning and

for special use for activities on site.

Mr. Hubbard – explained the overall site is just under 14 acres and is made-up of three separate parcels. Two of the three parcels are actually encumbered by a restrictive covenant that restricts their usage to parkland/open land, but the third parcel, which is the smallest in size is about 3 acres does not have this restriction. There is a pond that situated in between the two parcels at the northeast of the property that serves as a regional detention area for the vicinity. The Park District has been informally using the property for playing fields since 2019. There is no onsite parking. The site is open grassland and the Park District has striped some soccer fields, but now they are looking to formalize the use as playing fields, install portable light towers at about 20 feet in height, and two fishing piers that would be adjacent to the detention basin. The property is zoned B-3, which is a General Service, Wholesale and Motor Vehicle district, and this type of use is not permitted in that district, so they would be required to rezone the site to P-L, which is a Public Lands zoning district. The P-L district is the appropriate zoning classification for the proposed use and the use would require a special use permit in the P-L district. They will need to submit a Plan Commission application and include a response to the three criteria necessary for special use permit approval. The site is designated as Mixed-Use on the comprehensive plan and this dates back to 2008.

Historically, the Staff Development Committee has not been supportive of park uses on the site. This area of the Village was originally subdivided in the 1990's and was intended as a light industrial area with employment generating uses, given the proximity to the highway and good site access. Staff thought this site was always appropriate for a higher employment generating use, but over the last several decades that's never been realized. There have been proposals for a commercial recreation use that were explored but never materialized. More recently this area has transitioned away from industrial uses and the mixed-use neighborhood at the Arlington Downs development has been constructed. The trend of development is now primarily residential and as a mixed-use area. Staff can get behind the change in use here to a park facility, which could complement the residential component within Arlington Downs PUD and any other future development in the area.

As part of this project, the Salt Creek Park District will need to provide details on what exactly is proposed and they will need to outline specifics on how they are intending to use the property. They have classified the overall use as "temporary" and staff would like that to be further defined; what is the temporary time frame proposed here and what are the long-term plans for this site. Details will be needed on the different kinds of sporting events, games, and practices. This will help staff to understand what the peak demand will be for use of the site and whether usage of the different components and fields will occur concurrently or separately.

Staff encourages the petitioner to contact the Building & Life Safety Department to determine if the proposal triggers any requirements for ADA compliance or washrooms. Because portable lights have been proposed, a photometric plan will be required. Details on usage of the lights will be required and the long-term usage plans for the portable lights. Staff has some concern that the temporary light solution may not be viable for extended usage.

A to-scale plan that shows the location of the playing fields and portable lights will be required. A parking variation will be required since no on-site parking spaces are proposed. The park use would rely entirely on on-street parking. A variation will be needed to allow zero parking stalls where code requires a number yet-to-be determined. Since the parking requirement is based on overall occupancy limits for the site, staff will need to work with the Building Department to determine how occupancy limits apply to an outdoor playing field. To justify the variation, the petitioner will need to provide a response to the four criteria for variation approval and provide parking data from their existing facilities that have soccer or athletic fields to use as a basis to forecast demand from this site.

SALT CREEK PARK DISTRICT RECREATION AREA – TEMP FILE 1774

Staff recommends exploring the possibility of shared parking arrangements with some of the nearby property owners. The Fire Department expressed concern about Salt Creek Lane, especially if there would be cars parking on both sides of the street, and how a fire truck will be able to navigate down that street during emergency situations. Traditionally, street parking has been prohibited on the opposite side of the street adjacent to park facilities due to safety concerns about kids crossing the street. If parking is only allowed on one side of the street, does the street have sufficient capacity to accommodate for the expected parking demand? The petitioner should revisit their projections on peak park usage and parking demand. Based on an aerial from September, 2023, it showed at least 80 people and close to 40 cars parking on the street. The petitioner should survey usage at events that occur on the site prior to finalizing their application.

If this moves forward with the positive recommendation, a condition of approval would be added that if there is a parking problem occurring here as a result of the park usage, that the Salt Creek Park District would have to work with the Village to establish staggered usage of the playing fields or restrictions on capacity of events, or work with staff to establish some shared parking with the neighboring sites. The Staff Development Committee was generally supportive of this use.

Commissioner Jensen – inquired as to why the park district has not used this land before now.

Ms. Hilgers – shared that it is a long story and there is history between the Village and Park District, but we are working with Mr. Hubbard to be able to rezone.

Commissioner Jensen – commended the village staff for finally letting the market speak to them, this land should have been able to be developed a long time ago instead of waiting around for some commercial development.

Commissioner Cherwin – asked Ms. Hilgers more about the history of the land.

Ms. Hilgers – did not have the entire history of the land, and although she has been with the Park District for 29 years, she has not always been in her present position. There were issues between the Village and District from the beginning when purchasing the land, there is a covenant on the land, so that limits the park district to only open space use.

Commissioner Jensen – asked about putting in parking spaces; there was plenty of land and onsite parking could avoid street parking. He did not think street parking was ideal.

Ms. Hilgers – my understanding is that the number of spaces needed would take up a substantial amount of land. They needed as much land as possible for the soccer fields. Currently the land is being used primarily for practice only, and they need to periodically rotate usage of the fields to keep the grass healthy.

We discussed typical site usage with the owner of the soccer company; he shared the typical use on practice nights was that the majority of kids get dropped off, but with younger children the parents stay and it is an hour class. He had taken pictures last summer when we first started this process and he had counted 20 parked cars. I did speak with him after I got the Village staff report with the aerial photo, he mentioned that it was probably a time where they had rain outs and they had to reschedule. This is not typical, however, she acknowledged that the District needed a better understanding of the parking demand.

Commissioner Jensen – agreed with Ms. Hilgers. Asked if the Village can assist in finding shared parking arrangements, rather than the on-street parking. Parking is the only issue I see; I think it is a great use for this property.

Mr. Hubbard – stated that the Village could assist if possible.

Commissioner Sigalos – expressed that the land use was a great idea. Do you foresee putting synthetic turf at this location?

Ms. Hilgers – no not at this time. We are just starting to see what we can comfortably do without stepping on anyone's toes or trying to spend a large amount of money. We don't know the long-term plan, especially given the changes in this area that could come with the Bears. They were waiting to see how that would play out, just like everybody else.

Commissioner Sigalos – what do the Bears coming to this location have to do with your plans?

Ms. Hilgers – the Board of Commissioners was not comfortable with a long-term plan at this point until we know what's going to be happening with the Bears development or and whether it would be something completely different.

Ms. Kwandras - development of Arlington Park will have huge impact on everyone in the area; the residents across the street in Rolling Meadows, all the buildings along Salt Creek Lane, and on Rohlwing & Euclid. Depending on how these areas develop, it will have implications on the Salt Creek Park District. If the area around the subject property develops as more commercial in nature or more residential in nature, it may change what the Park District wants to do with the land. It is a waiting period to see which way the Bears are going to go and what happens with Arlington Park because that's going to dictate a lot of what happens in this area.

Commissioner Sigalos – asked about the portable lights and any plans for permanent lighting.

Ms. Hilgers – there is no plan for permanent lights. The soccer company they work with would like to use the fields for fall practices, hence the reason for the portable lights since it gets darker earlier in the fall. They reached out to the Village and the Village advised them that they needed to go through the zoning entitlement process. The lights could be in use for just one year or for a couple of years. They really don't know at this point.

Commissioner Sigalos – asked about toilet facilities and safety concerns with balls going into the pond and having children try to go after it.

Ms. Hilgers – responded that there were portable toilets on the site and that they have not had issues with balls going into the pond.

Commissioner Cherwin – asked about the plans for the southern portion of the lot, and when the property was originally purchased what was the plan.

Ms. Hilgers – there is an incline there, that is why the soccer fields are on the northern portion of the site. We have no plans for the south side of the property. The original plan was to work with a company called Market Facts. They were going to build a three phased recreation center, similar to what the District has at our Twin Lakes facility, and have a daycare. Market Facts ended up backing out and the Park District didn't get a grant that we needed to facilitate the development. Then they were also having issues with the Village and what they wanted to allow on the site. As long as a recreation facility would be built on the portion of land restricted by the covenant, then it was similar to the open space and there wouldn't be issues with the open space covenant.

Commissioner Cherwin – so did the Village ask you to develop commercial?

Mr. Hubbard – yes, before we learned that it had a restrictive covenant on it, that was the long-term vision due to proximity to the highway and so forth. Once the covenant was placed on it in 1995, there were plans for a business incubator and day care that that portion of the land not

encumbered, and recreation center on the restricted part. CoreLands was the previous owner that established the covenant.

Commissioner Cherwin – the Park District is asking to rezone the land to allow a temporary solution/usage. Is the Park District's goal to ultimately use the land as open space for the public, or to rezone it to get more value out of it by selling.

Ms. Hilgers – we can only sell the third parcel that doesn't have a covenant on it. As she understands it, they cannot lift the covenant on the other two parcels. When she became the Director 14 years ago, she had conversations with Charles Perkins, and this was around the time that the Argent Group/DEVCO came in. There was a discussion of transferring the property to the Village and for about 8 years that was the plan. Then there was interest by the Bears of purchasing the Arlington Race Track site and the Park District received notice that the Village was not interested in purchasing the land, so we continue to try to figure out what to do with the land. Elite Soccer, based in Arlington Heights, is currently who is using the land.

Commissioner Cherwin – is in favor of roadside parking and potentially putting some permeable gravel that could sustain some parking in some of these areas next to the fields. A shared parking agreement with the building to the west seemed like it would make sense. These arrangements should be able to accommodate for the parking demand and he'd be OK with that.

Ms. Hilgers – it has been difficult to get in touch with some of the neighboring property owners. Hopefully the Village could assist.

Ms. Kwandras - the Park District is very committed to working with the Village to accommodate whatever the needs are, whether that be restrictions to one side of the street parking, working together to find other alternative parking arrangements with nearby owners, whatever the case may be.

Commissioner Green – I'm not so concerned about the parking. When you take Salt Creek Lane and with an allowance to park cars on one side, it still would provide a lot of parking spaces. It can be worked out. Do the lights go away every day? In other words, they set them up and then they take them with them at the end of the day. Or what happens to the lights? And what about the floating docks, are they removable?

Ms. Hilgers – the lights would be onsite for about 10 weeks, used for about 2.5 hours per night. The docks would remain in the water, just like at Twin Lakes, just smaller.

Commissioner Green – we will figure the parking thing out and it will be a nice use of the space. Thank you for coming tonight.

Public Comment

No comment.

RECOMMENDATION

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

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



Conceptual Plan Review Committee
6/12/2024

Item: Moorings Independent Living Expansion - 811 E Central Rd - 4/24/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Moorings Independent Living Expansion - 811 E Central Rd - 4/24/24	Minutes

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

A MEETING HELD ON:

April 24, 2024

Project Title: The Moorings Independent Living Expansion

Address: 800 E. Central Rd.

Petitioner: Drew Roskos
Perkins Eastman

Address: 209 S. LaSalle Street
Chicago, IL 60604

Requested Action:

1. Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required:

1. Variation to Chapter 28, Section 5.1-8.5, Maximum Height, to allow an approximately 65' tall five-story building where maximum building heights are restricted to 45' and four stories.
2. Additional variations may be required based upon the submittal of detailed plans.

Attendees: Drew Roskos, Perkins Eastman
Jerry Walleck, Perkins Eastman
Nadim Abi-Antoun, Presbyterian Homes
Joe Hassel, President & CEO of Presbyterian Homes
Lisa Vandermark, Executive Director Presbyterian Homes
Scott Freres, Lakota Group
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is approximately 41.5 acres and occupied by The Moorings, a continuing care senior living facility that provides a full range of services enabling residents to age in place. The property exists as a Planned Unit Development (PUD), which was originally approved in 1985 and has been amended several times since. The Moorings has proposed construction of a new five-story independent living building within the campus, to include 70 units and 73 parking stalls below grade within the basement of the building. In order to accommodate for the proposed building, the site would be modified by shifting several drive aisles, relocating and expanding several parking areas, and constructing additional onsite stormwater detention.

The new independent living building would consist of 65 two-bedroom units (93%), with the remaining five units being one-bedroom (7%). The subject property is also home to the Wheeler-Magnus Round Barn, which is one of three structures in Arlington Heights that is on the National Register of Historic Places. There is no modification or relocation of the Wheeler-Magnus barn proposed as part of this project and the building will be preserved. Access to the campus comes from two curb cuts along Central Road at the north and one from Douglas Avenue at the west. No change to the site access is proposed as part of this project.

THE MOORINGS INDEPENDENT LIVING EXPANSION – TEMP FILE 1837

Meeting Discussion:

Mr. Abi-Antoun – we are non-profit organization and have been in the Chicago market for 120 years. In 2001, we were associated with The Moorings of Arlington Heights, a continuing care retirement community that has been in the Arlington Heights market since 1988. We own two other communities, one in Evanston and one in Lake Forest. We serve about 1,500 residents across our continuum, and we are here today to discuss the expansion of the proposed 70 units in Arlington Heights.

Ms. Vandermark – has been executive director of The Moorings since 2016, and was a part the assisted living expansion around that time, which expanded our assisted living product by 73 units. Then a year later, our assisted living memory support expansion was completed in 2018/2019. In 2005, shortly after we acquired The Moorings, we built 22 Villa homes. We have over the years invested an average of \$14-\$17 million dollars in capital over the past 10 years, with the with the goal of continuing to meet the needs of our current residents and future residents.

Mr. Hassel – thanked everyone for responding to their submittal and appreciate the feedback. He introduced their team, Drew Roskos & Jerry Walleck, architects with Perkins Eastman, Scott Freres from Lakota Group, Chris Fish & Steven Corcoran with Eriksson Engineering, and Harold Francke from MPS Law.

Mr. Freres – was involved with the 2015 PUD amendment for the assisted living facility, and now we are back with the request to add on and reinvest in property with an independent living expansion. A few important things to keep in mind about this project:

1. As the project design has proceeded, it has been important for the development team to collaborate with Village staff. Staff has given some really detailed preliminary feedback from all the different departments, which outlines key items that they are keeping in mind as they finalize the development proposal.
2. The Moorings understands that it is important to consider the concerns of our neighbors, and I want to let you know that we are sending out invitations to all of our neighbors on all four surrounding sides, including Mount Prospect on the east, to make sure that they're heard, they're concerns are answered and they understand what our proposal is. The neighborhood meeting will be complete prior to submission of our formal application.
3. We are asking for a variation. There are requirements and standards that need to be met and we intend to prove up compliance with those as we present our case in the formal application.

Mr. Roskos – is an architect and gerontologist, and is proposing a 70-unit independent living expansion on the Moorings campus. The unit sizes are between 1,050 and 1,700 square feet, which are sizable units. The building is five stories tall, which will require a variation, and we are also looking for a variation on the height. We believe we have created a complementary expansion of the existing campus that has responded to the site characteristics and to the architecture of the existing campus. The existing curb cuts into the campus will be maintained. We have done a traffic study at key intersections and we are bringing in people through the site in a similar circulation pattern that will wrap them around the expansion. The main entry to the proposed building will be through the existing entry to the primary Moorings building to the west. There will be a secondary access point into the independent living extension as well. We will provide 70 structured parking spaces underneath the footprint of our building and we're excited about the project.

Mr. Walleck – explained that one of the reasons they were proposing a five-story building was to preserve green space in the campus. They did not want a building that was overly spread out so they wanted to keep the density a little more direct. Additionally, travel distance is important for seniors, so being able to keep the footprint a little tighter so the residents are not having to walk far when they come down the elevators and get to the different amenities. The smaller building footprint also allows them to preserve some of the surrounding parking areas. So while

THE MOORINGS INDEPENDENT LIVING EXPANSION – TEMP FILE 1837

the building does go up, it has a smaller footprint, and they have tried to keep it more towards the center of the campus and away from the surrounding neighborhood.

Mr. Hubbard – The Moorings is part of a PUD, and the proposal for a new 70-unit independent living facility requires an amendment to that PUD. Staff has only identified one variation based on a review of the preliminary and conceptual plans. It is a height variation and it would be to allow an approximately 65-foot tall five-story building where maximum building heights are restricted to 45 feet and four stories. The Moorings campus has previously been granted a height variation in 2015 to allow four-story assisted living addition at just under 49 feet in height. Also, in 1985 to allow construction of five-story buildings with average heights just under 50 feet. This would be the tallest building on the campus, however, it would be centrally located within the campus. It would be about at 187 feet away from the nearest property line to the east, which about single-family homes. The petitioner will need to provide justification for the variation based on the four approval criteria.

The Village is recommending a neighborhood meeting and the development team is in the process of setting that up, so that will occur well in advance of the Planning Commission hearing on this project. We will ask for a summary of the meeting from the petitioner outlining, generally, how many people attended, what the issues were that they raised, and any response that was given to those issues.

We are recommending that the petitioner provide generous landscape screening, especially on the eastern property line, which is the closest area to the proposed building addition. There are modifications proposed to the parking lot and drive aisles in that area and we want to make sure that there is a dense screen to the east abutting the single-family neighborhood there in Mount Prospect. We also are asking the development team to analyze the placement of the new parking areas and whether they can be shifted closer to the interior of the site and away from the perimeter. This would place them closer to some buildings/uses to which they serve. We are asking for data on parking usage in the parking lots that will be removed to accommodate for the building so that we can evaluate the impact of having to shift that parking demand to other areas of the site.

Recommending the petitioner set up a meeting with the Building and Life Safety Department and Fire Department to discuss fire and life safety code requirements. The petitioner should provide a Fire and Life Safety Exhibit to facilitate any discussion on compliance with code requirements. A Traffic and Parking Study will be required and we are asking for data on the overall uses within the campus. Historically, the site has operated at a parking deficit, and variations have been granted. During the last PUD amendment in 2015, a parking variation was granted, however, it appears a parking variation may no longer be required based on preliminary data provided for this development. Comparing the current data on uses and number of units within the campus to the data provided in 2015, it shows significant changes have occurred and we want to understand where these changes have occurred and if we have the most accurate and up-to-date information to allow us to assess parking from a code standpoint. We are supportive of this project.

Commissioner Sigalos – is in favor of the project concept, liked the condensed footprint so there is more green space. Asked if the number of proposed units was driven by demand or economics?

Mr. Abi-Antoun – it is a combination of both. The market study showed a demand for a higher number of units, but we felt this was the right expansion number for us.

Commissioner Sigalos – was not too concerned with the height, large property and should not have a substantial impact on the surrounding residential properties. Very much in favor of the project concept.

THE MOORINGS INDEPENDENT LIVING EXPANSION – TEMP FILE 1837

Mr. Abi-Antoun – the building height is also a product of consumer preferences for larger ceiling heights.

Commissioner Jensen – considers the Moorings a tremendous asset to the Village. Not too concerned with the height, based on the building location at the interior of the property. During the 2015 PUD amendment many of the neighbors expressed concern over the proposed building additions, but since they have been constructed, he believes they have been well received. Does not anticipate the neighborhood meeting to be very controversial. Believes the code required parking is likely excessive and that parking variation may be warranted. Data on parking usage would be helpful for when this application comes before the Plan Commission. In favor of the project concept.

Commissioner Green – is also in favor of the project, and agrees the property is large enough so that the height will not be an issue. Was pleased that the Round Barn would be preserved. Anticipated the surrounding residents would not have a problem but the neighborhood meeting would be important.

RECOMMENDATION

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

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



Conceptual Plan Review Committee
6/12/2024

Item: 3255-3310 N. Old Arlington Heights Rd. Townhomes - T1751

Department: Planning & Community Development Department

Requested Action

1. Planned Unit Development (PUD) approval to allow a 24-unit townhome development consisting of four buildings on one zoning lot.
2. Rezoning from the M-1, Research, Development and Light Manufacturing District to the R-6 District, Multiple-Family Dwelling District.
3. Amendment to the Comprehensive Plan to reclassify the subject property from the "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification.
4. Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required from Chapter 28

1. Density Variation: Section 5.1-6.2.b, to allow a 80,150 square foot lot size where a minimum lot size of 84,000 square feet is required (a 2-unit density increase).
2. Additional Variations may be identified upon the submission of detailed plans.

Recommendation

The Staff Development Committee has reviewed the request for approval of a Planned Unit Development to allow a 24-unit townhome development consisting of four buildings on one zoning lot, Rezoning from the M-1, Research, Development and Light Manufacturing District to the R-6 District, Multiple-Family Dwelling District, Amendment to the Comprehensive Plan to reclassify the subject property from the "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification, Plat of Subdivision approval to consolidate the subject property into one lot, and density variation to allow 24 units where only 22 units are allowed, and is generally supportive of the application subject to resolution of the following:

1. Provide a written justification to support any requested variations as per the hardship criteria 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. Cross access to the property to the north shall be provided and implemented as part of this development, unless evaluated by the Village and it is determined that it is not warranted.

3. The petitioner shall coordinate with staff regarding Preliminary and Final Plat of Subdivision approval to understand the process and submittal requirements.

4. A code compliant Landscape Plan shall be required, along with a tree survey and Tree Preservation Plan. The petitioner shall work to preserve all high-quality trees that are located outside of the building footprints and proposed site improvements as feasible.

5. A Photometric Plan shall be required.

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

7. A Fire & Life Safety exhibit shall be provided that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the building, dimensions of the building along each elevation, the building height, FDC and fire hydrant locations, and details on the proposed construction type for the building.

8. Engineering plans, details and storm water detention calculations shall be required as part of the formal Plan Commission review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.

9. Sidewalk must be constructed along Country Lane and a multi-use bike trail shall be constructed along Old Arlington Heights Road.

10. Details on all mechanical/utility equipment must be provided as part of the Plan Commission process (transformers, generators, utility pedestals, mechanical equipment, switchgear, etc.). Where feasible, all building related mechanical equipment shall be located on the roof and appropriately screened. Ground mounted equipment must be appropriately located and screened.

11.A market assessment shall be required to demonstrate a need for this type and size development at this location.

12.Compliance with the Inclusionary Housing Ordinance (IHO) shall be required and a formal Affordable Housing Plan shall be required as part of any Plan Commission application. An appearance before the Housing Commission shall be required prior to appearing before the Plan Commission.

13.A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Details must be provided on how loading and move-ins/move-outs will function and a dedicated loading berth may be required.

14.School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.

15. A construction schedule and preliminary staging plan shall be required indicating locations for material storage, construction worker parking, expected lane closures, and construction entrances.

16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Conceptual Site Plan - Revised May 2024

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits



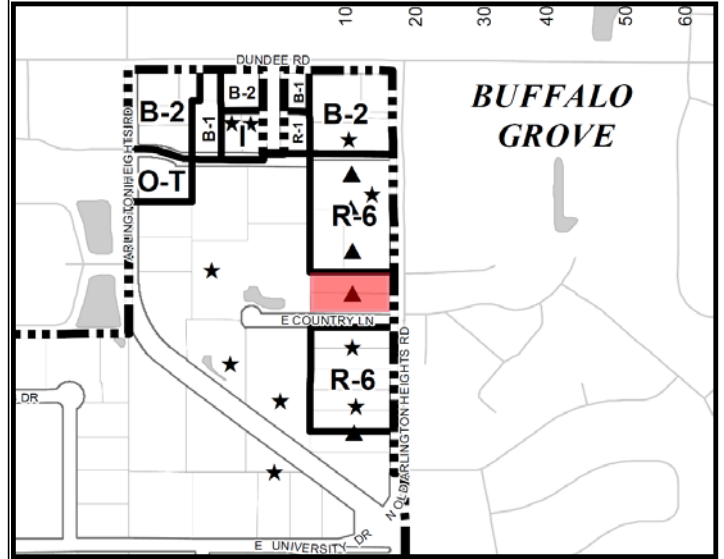
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1751
Project Title: Old Arlington Heights Road
Townhomes
Address: 3255 & 3310 N. Old Arlington
Heights Road
PIN: 03-08-100-018 and 03-08-100-019

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 12, 2024
Date Prepared: June 7, 2024

Petitioner: David Schwartz
SFP Properties, LLC
Address: 3190 Doolittle Dr.
Northbrook, IL 60062

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	R-6: Multiple-Family Dwelling District	Multi-family residential development	Moderate Density Multi-Family
South	R-6: Multiple-Family Dwelling District	Multi-family residential townhome development	Moderate Density Multi-Family
East	- Buffalo Grove -		
West	M-1: Research Development, and Light Manufacturing District	Multi-tenant office development (Arlington Executive Plaza)	R & D, Manufacturing, Warehousing

Requested Action:

1. Planned Unit Development (PUD) approval to allow a 24-unit townhome development consisting of four buildings on one zoning lot.
2. Rezoning from the M-1, Research, Development and Light Manufacturing District to the R-6 District, Multiple-Family Dwelling District.
3. Amendment to the Comprehensive Plan to reclassify the subject property from the "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification.
4. Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required from Chapter 28:

1. Density Variation: Section 5.1-6.2.b, to allow a 80,150 square foot lot size where a minimum lot size of 84,000 square feet is required (a 2-unit density increase).
2. Additional Variations may be identified upon the submission of detailed plans.

Project Background:

The subject property is approximately 1.84 acres (80,150 square feet) and located on the northwest corner of Old Arlington Heights Road and Country Lane. To the north of the property is the four-story Timber Court apartment development, and to the south are the three-story Lexington Heritage townhomes located on the opposite side of Country Lane. East of the subject property and across Old Arlington Heights Road are single-family homes and the Mill Creek condominiums, both of which are located in Buffalo Grove. Abutting the property to the west is the one-story Arlington Executive Plaza office development. The subject property is currently vacant and mostly wooded, although it is informally used by a landscape company for storage of 2-4 vehicles and miscellaneous materials. Prior to this, the site was occupied by a single-family home that was demolished in 2021.

The petitioner, SFP Properties, has the site under contract and is proposing a 24-unit three-story rental townhome development comprised of four buildings. Each building would contain six units and all units would have three bedrooms. Each unit would include a two-car, rear-loaded garage and the site would include 10 guest parking stalls. There would be 18 feet of driveway space in front of each garage door, providing adequate capacity for each townhome unit to park two cars in front of their garages. Rents are expected to start around \$3,700-\$4,000 per unit.

Access to the site would come from two curb cuts along Country Lane, which would align with the existing curb cuts for the Lexington Heritage development to the south. At its unsignalized intersection with Old Arlington Heights Road, Country Lane provides one inbound lane and one outbound lane. Old Arlington Heights Road contains a separate northbound left turn lane for access into Country Lane. Stormwater detention would be located in an underground detention vault in the front yard between the townhomes and Country Lane.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development, and Light Manufacturing District, which is a product of efforts in the early 1990's to facilitate redevelopment of the Old Arlington Heights Road corridor with office, research facilities, laboratories, and ancillary business uses. In addition to the M-1 zoning established, the corridor was also placed within an overlay zoning district meant to foster cohesive and unified redevelopment. The desired redevelopment was never realized, and in 2005 the Village Board approved the Timber Court development abutting the property to the north, which was a departure from the previous redevelopment vision and marked a transition towards multi-family uses along the corridor.

When the Lexington Heritage townhome development to the south was approved in 2016, the overlay district was repealed, allowing the underlying zoning regulations to govern. The proposed townhomes are compatible with the trend towards multi-family development in this corridor, and to allow for the proposed redevelopment, the subject property must be rezoned into the R-6, Multiple-Family Dwelling District. Similarly, the Comprehensive Plan, which currently designates the site as appropriate for research and development, manufacturing, and warehousing uses, should be amended to reclassify the site as "Moderate Density Multi-Family". Given the trend of redevelopment in this area, the Staff Development Committee is supportive of the rezoning and Comprehensive Plan amendment.

The Zoning Code requires that any development with multiple buildings on one lot to obtain PUD approval. As part of the approval process, the petitioner must provide a construction schedule and preliminary staging plan indicating locations for material storage, construction worker parking, expected lane closures, and construction entrances.

Given the size of the subject property and the proposed unit mix, and the R-6 density requirements allow a maximum of 22 dwelling unit on the site. The developer has proposed 24 units, which translates to a density increase of two units above code requirements. The following density variation is required:

- **Chapter 28, Section 5.1-6.2.b, to allow a 80,150 square foot lot size where a minimum lot size of 84,000 square feet is required.**

The Zoning Code requires that no variation be approved unless it conforms to the four criteria for approval, which are summarized below:

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

The petitioner must provide a written justification outlining how the requested density variation complies with the four standards of approval. While the density variation is for two units above maximum allowances, the technical density overage is 1.1 units above code requirements, which results in a two-unit variation since a fraction of a unit (0.1) can't be built. The petitioner will be providing one onsite affordable unit, and Section 7-1709a of the Inclusionary Housing Ordinance (IHO) allows a one-unit density bonus (at the discretion of the Village Board) for every onsite affordable unit provided. While the Village would not normally support a density variation, in consideration of the 1:1 density bonus allowed by the IHO, the additional density overage of 0.1 unit may be reasonable. The developer will need to appear at the Housing Commission prior to appearing before the Plan Commission.

In order to create one lot for the proposed development, the subject property shall be consolidated, which will require preliminary and final plat of subdivision approval. The petitioner is encouraged to reach out to the Planning & Community Development Department to understand the plat approval process and requirements. Additionally, a market assessment that analyzes the need for the proposed dwelling units in this location must be provided as part of the Plan Commission process, and impact fees will be required for all new dwelling units, which must be provided at time of building permit issuance.

Site Design & Landscaping

The conceptual site plan is well designed with primary buildings oriented to front each abutting street to the south and the east, which creates a positive aesthetic as viewed from the public right-of-way. Garages are rear-loaded and concealed from public view. The petitioner shall implement cross connections to the Timber Court condominiums to the north, which would occur either at the northeast side of the site or the northwest side of the site, or both. Such cross connections may be necessary for fire protection and to allow emergency vehicles egress from either site without having to reverse, and the petitioner is encouraged to prepare a Fire & Life Safety exhibit that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the building, dimensions of the building along each elevation, the building height, FDC and fire hydrant locations, and details on the proposed construction type for each structure.

When the Timber Court project was approved in 2005, the following conditions of approval were incorporated:

- 1. A cross-access easement shall be required along the south property line and shall be effectuated at such time when the properties to the south develop.**

Accordingly, the Timber Court development is required to allow cross access to the subject property, and in order to implement this cross access, the subject property must provide reciprocal access back to Timber Court. As mentioned above, this connection could occur at the northeast or northwest corner (or both) of the subject property. The Timber Court development has yet to complete its third and last building, which would occur on the vacant land located northwest of the subject property. Cross access should be implemented as part of this development, unless evaluated by the Village and it is determined to be unwarranted.

A code compliant landscape plan shall be required as part of the Plan Commission process, along with a tree survey and Tree Preservation Plan. Given that much of the site is wooded, the petitioner shall make reasonable efforts to preserve all high-quality trees that are located outside of the building footprints and proposed site improvements.

Information must be provided on all proposed above ground utility infrastructure (transformers, switchgear, utility pedestals, mechanical units, etc.), which must be located away from public rights-of-way and properly screened from view. Additionally, the petitioner shall provide details on any proposed dumpster/refuse areas, as well as any proposed fences on the site. A Photometric Plan, including catalog cut sheets for each proposed fixture, shall also be required.

Building & Design

Prior to any Plan Commission hearing on this project, a Design Commission application must be submitted and the petitioner must appear before the Design Commission for review of the architecture and building design. Per Public Act #103-0053, which was enacted by the Illinois General Assembly earlier this year, each unit must have one garage space that is capable of powering an electronic vehicle (EV), along with the appropriate panelboard and electrical infrastructure within three feet of the parking space. Based on the construction type of the building, it is possible that both garage spaces may be required to be EV capable. As part of the Plan Commission process, the petitioner must provide details on all green/sustainable features proposed within this development and they are strongly encouraged to integrate these features into both the building and site design.

Streetscape Improvements/Infrastructure

The proposed development is required to comply with all Village and MWRD stormwater regulations, and as previously mentioned, onsite detention is proposed within an underground vault to be located in the front yard along Country Lane. There is currently no sidewalk along Country Lane, and the petitioner will need to construct a sidewalk as part of the site development. Additionally, the Village's Bike and Pedestrian Plan calls for a multi-use pathway (10' wide) along Old Arlington Heights Road, which must be implemented as part of this project. Old Arlington Heights Road is under the jurisdiction of IDOT, and an IDOT permit shall be required for all work within the IDOT right-of-way.

Traffic and Parking

Per Chapter 28, Section 6.12-1(2)a, 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. As mentioned above, the subject property would include two-car garages for each unit plus 10 guest parking stalls, and there would be 18' of driveway space in front of each garage which is a sufficient to accommodate parking for two cars in front of each garage without having those cars overhang into the abutting drive aisles (although the driveway areas would not count as parking stalls). Detailed parking calculations are included below:

Table I – Parking Calculations

PROPOSED USE	CODE USE	NUMBER OF DWELLING UNITS	PARKING REQUIREMENT	PARKING REQUIRED
Townhomes	Multi-family	24	2 spaces per unit	48
			Total Required	48
			<i>Total Provided</i>	58*
			Surplus / (Deficit)	10

* Includes 10 guest parking stalls

Given that the townhome development is proposed as rental, the petitioner must explain how loading and move-ins/move-outs will function and a dedication onsite loading berth may be required. The interior garage spaces will provide adequate space for bike parking to comply with code requirements.

RECOMMENDATION

The Staff Development Committee has reviewed the request for approval of a Planned Unit Development to allow a 24-unit townhome development consisting of four buildings on one zoning lot, Rezoning from the M-1, Research, Development and Light Manufacturing District to the R-6 District, Multiple-Family Dwelling District, Amendment to the Comprehensive Plan to reclassify the subject property from the "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification, Plat of Subdivision approval to consolidate the subject property into one lot, and density variation to

allow 24 units where only 22 units are allowed, and is generally supportive of the application subject to resolution of the following:

1. Provide a written justification to support any requested variations as per the hardship criteria 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. Cross access to the property to the north shall be provided and implemented as part of this development, unless evaluated by the Village and it is determined that it is not warranted.
3. The petitioner shall coordinate with staff regarding Preliminary and Final Plat of Subdivision approval to understand the process and submittal requirements.
4. A code compliant Landscape Plan shall be required, along with a tree survey and Tree Preservation Plan. The petitioner shall work to preserve all high-quality trees that are located outside of the building footprints and proposed site improvements as feasible.
5. A Photometric Plan shall be required.
6. A Design Commission application and appearance before the Design Commission shall be required.
7. A Fire & Life Safety exhibit shall be provided that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the building, dimensions of the building along each elevation, the building height, FDC and fire hydrant locations, and details on the proposed construction type for the building.
8. Engineering plans, details and storm water detention calculations shall be required as part of the formal Plan Commission review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.
9. Sidewalk must be constructed along Country Lane and a multi-use bike trail shall be constructed along Old Arlington Heights Road.
10. Details on all mechanical/utility equipment must be provided as part of the Plan Commission process (transformers, generators, utility pedestals, mechanical equipment, switchgear, etc.). Where feasible, all building related mechanical equipment shall be located on the roof and appropriately screened. Ground mounted equipment must be appropriately located and screened.
11. A market assessment shall be required to demonstrate a need for this type and size development at this location.
12. Compliance with the Inclusionary Housing Ordinance (IHO) shall be required and a formal Affordable Housing Plan shall be required as part of any Plan Commission application. An appearance before the Housing Commission shall be required prior to appearing before the Plan Commission.
13. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Details must be provided on how loading and move-ins/move-outs will function and a dedicated loading berth may be required.
14. School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.
15. A construction schedule and preliminary staging plan shall be required indicating locations for material storage, construction worker parking, expected lane closures, and construction entrances.
16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

June 7, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1751



Legend

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ft

Print Date: 10/22/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



PROJECT NARRATIVE
3310 N. Old Arlington Heights Rd

Developer SFP Properties, LLC is the contract purchaser of the 1.84 acre site located at the northwest corner of Old Arlington Heights Rd. and East Country Lane. Through the use of a PUD substantially in accordance with the R6 zoning district, we are proposing to rezone the property from its current M-1 District for the purpose of constructing a 24 unit rental townhome community. We believe the proposed use and density fits in well with the existing neighborhood context and will help meet the growing demand for attached built-for-rent housing.

As proposed, the project will consist of 24 townhomes spread across four 3-story buildings set amongst landscaped drives and courtyards. Maximum height will be 35' and exterior cladding will consist of fiber cement siding with masonry accents. All units will be 3-story, three-bedroom townhomes with a rear-loaded two-car attached garage set amongst landscaped drives and courtyards. There will be an additional 48 "Driveway parking spots" behind each unit's garage and 10 additional guest spaces yielding a parking ratio of 4.41 spaces per unit.

Each 3-bedroom townhome will range in size from 1800—2000 square feet (excluding garage) and feature a 2-car attached garage at grade along with a den or office, second floor open living space and 3 bedrooms on the third floor. They are expected to appeal to everyone from those just starting families, young empty-nesters looking to downsize and anyone seeking a convenient location in an area with outstanding amenities and public schools. Initial rents are expected to range from \$3700-\$4000 per month.

Architectural style will be consistent with high-end suburban 3-story townhome design featuring a combination of fiber cement panel and masonry.

All interior drives and courtyards will be extensively landscaped and hardscaped. Stormwater management will meet both Village and MWRD detention requirements through an underground basin to be located within the front yard setback along East Country Lane. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

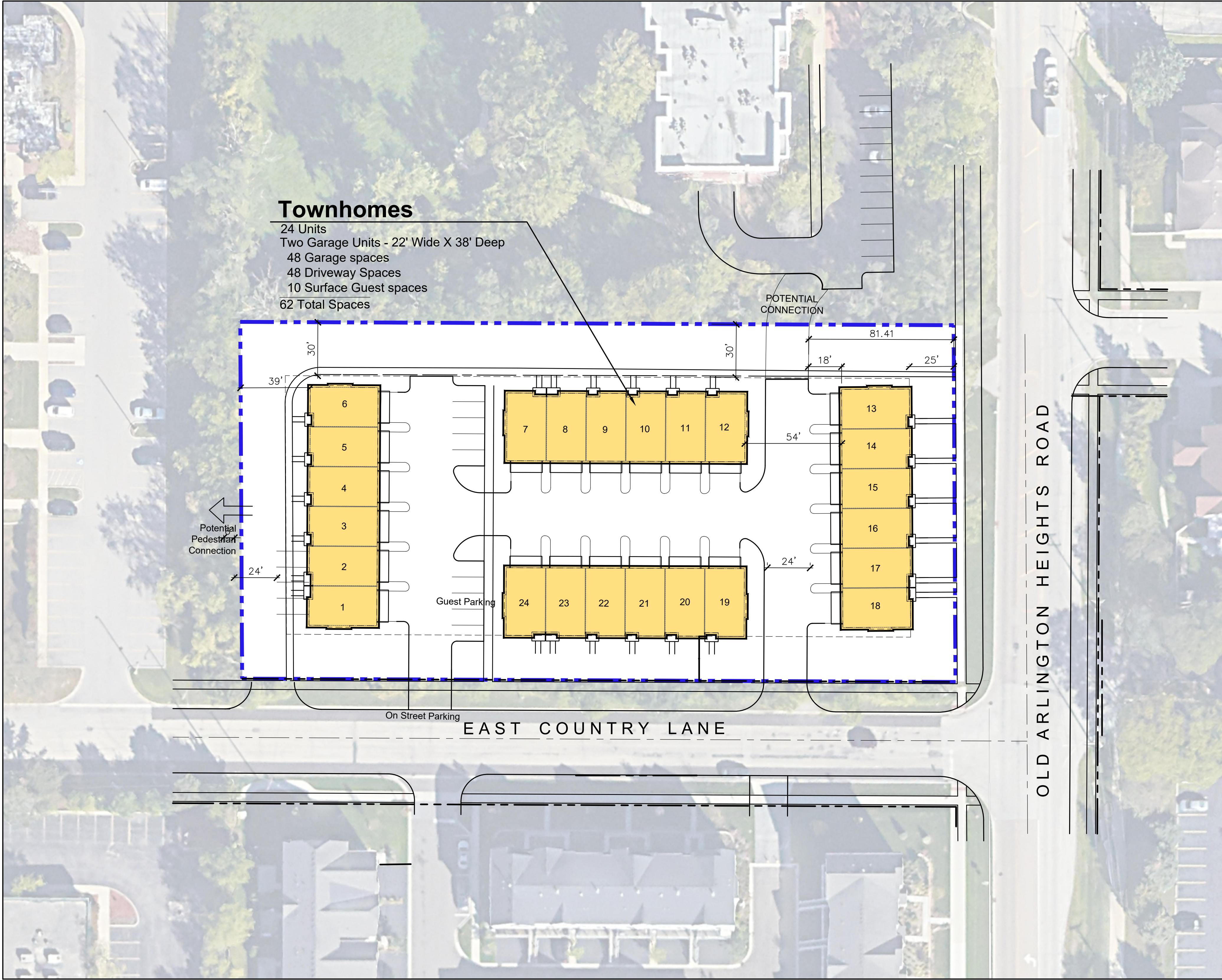
In accordance with the Inclusionary Housing Ordinance, we intend to comply with a combination of onsite affordable units with a fee in lieu for the additional fractional unit. Per the Ordinance, 5% of the units are required to be set aside as affordable, which equates to 1.2 units. Therefore, we are proposing to include one on-site affordable unit and paying an in lieu fee for the remaining fractional 0.2 unit, which would equate to \$16,980 (\$87,900 x 0.2).



In discussions with the planning department, it was indicated that a driveway connecting the subject property with the Timber Court Condominiums to the north was contemplated and cross easements were put in place for 3400-3420 N. Old Arlington Heights Rd. While our current site plan does indicate that it would be feasible, we do not believe it's the best approach. Due to the differing density, uses and site plan concepts, it would not suit the best interests of either property. Therefore, we propose reserving the ability to install the connecting drive at a later date should the need arise.

SFP Properties, LLC (www.sfpproperties.com) is a family owned and operated real estate investment, property management and development firm with over a 50+ years experience in commercial and residential development, management and operations. It currently owns and operates retail, office and industrial properties in Illinois, Florida, Ohio and Texas.

Recent rental townhome developments include 22 units in Highland Park (with additional partners) completed in 2023 (www.425bloom.com), 29 units currently under construction and leasing in Mount Prospect (www.lionsparkrow.com) and 34 units under construction in Northbrook.



Townhomes

24 Units
Two Garage Units - 22' Wide X 38' Deep
48 Garage spaces
48 Driveway Spaces
10 Surface Guest spaces
62 Total Spaces

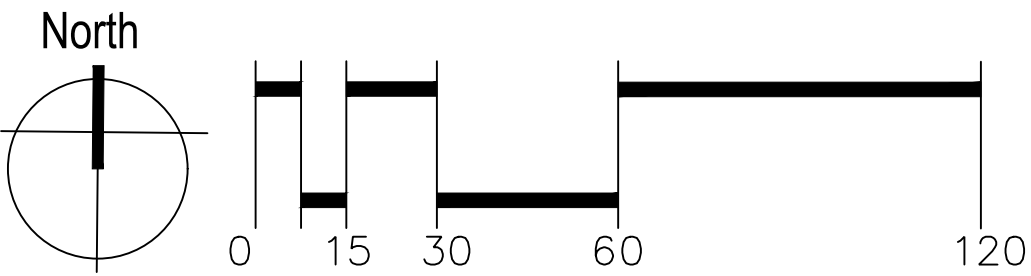
SITE INFORMATION:

Area	1.84 acres
Townhome Units	24
Garage Spaces	48
Driveway	48
Guest Spaces	10
	4.41 sp/unit

R-6 Zoning Requirements:

Setbacks:

Front	25'
Side Separation	54' min
Rear	30'
Lot Coverage	30% est.
Impervious	26% est.
Height	40' (30' to eave)
Sq Ft Per Unit	3,339.6 sf
Affordable Units	1.2 (5%)



CornerSite

Conceptual Site Plan
East Country Lane Townhomes
Arlington Heights, Illinois

