



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 8, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 4 N. Douglas Apartments - T1666
Planned Unit Development, Land Use Variation, Plat of
Subdivision
- B. McDonalds Redevelopment - 45 E. Golf Rd. - T1663
Amendment to PUD Ordinance 96-037 to allow modifications to
a previously approved development plan
- C. Southpoint Shopping Center - Rand/Palatine Rd. - T1664
Amendment to PUD Ordinance 90-014 to allow modifications to
a previously approved development plan

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Conceptual Plan Review Committee 5/8/2019

Item: 4 N. Douglas Apartments - T1666

Department: Planning & Community Development

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

4. 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.

3. A market assessment shall be required to demonstrate a need for this type and size development at this location.
4. The developer shall provide a formal written response to the Village's Affordable Multi-Family Housing Policy.
5. Appearance before the Housing Commission shall be required.
6. Design Commission review shall be required prior to the Plan Commission hearing.
7. The petitioner shall construct and dedicate the extension of Campbell Street from Douglas Avenue across the rail road spur, as feasible.
8. 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, parking, and impacts to public streets shall be required.
9. School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.
10. 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
Plans
Aerial

Type

Report
Exhibits
Exhibits



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

Temp File Number: T1666
Project Title: 4 N. Douglas Apartments
Address: 1 N. Douglas Ave.
PIN: 03-29-408-002 and 03-29-405-005

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 8, 2019
Date Prepared: May 3, 2019

Petitioner: Guido Neri
 Neri Architects
Address: 6400 N. Northwest Hwy. – Suite 4
 Chicago, IL 60631

Existing Zoning: B-2: General Business District,
 R-7: Multi-Family Dwelling District, Hickory-
 Kensington Overlay District
Comprehensive

The Comprehensive Plan classifies the subject property as “Mixed Use”. Although the proposed building will be a residential-only development, staff believes this to be appropriate given the low volume of traffic along Douglas and limited site access. In addition, the building conforms with the Hickory / Kensington Area Plan, which specifically indicates that this site should be occupied by a structure four to five floors in height.

All multi-family developments that include six or more units are required to address the Village’s Affordable Housing Policy. The petitioner has proposed five units (7.8% of total units) as affordable. Staff will analyze this proposal as part of the formal Plan Commission review process. An appearance before the Housing Commission will be required.

Hickory / Kensington Area Plan

As identified above, the subject property is part of the Hickory / Kensington Area Plan, which provides development guidelines for future redevelopment within the neighborhood in order to create a new, vibrant mixed use area. The proposed development is consistent with the goals of the Hickory / Kensington Plan in several ways:

- **Height**: The subject property is classified as appropriate for a 4-5 story building per the Plan. The proposed 5-story building is consistent with this designation.
- **Setback**: The Plan calls for mixed use buildings to be setback no more than 5’ from the sidewalk along Douglas. The proposed building is abutting the sidewalk with no setback along Douglas, however, to break up the façade along Douglas, certain portions of the building are setback 5’ from the property line.
- **Street Grid**: The proposed development will facilitate the continuation of the street grid by enabling the extension of Campbell Street from Hickory Avenue to Douglas Avenue. This is consistent with one of the goals of the Hickory / Kensington Plan.

Staff supports the concept given

Landscaping/Streetscape Improvements

A code compliant Landscape and Tree Preservation Plan will be required within any formal Plan Commission application, including building foundation plantings, landscape islands within the parking lot at the ends of each parking row, and shade trees in all parking lot islands.

Staff will work with the petitioner to provide streetscape improvements as outlined in the Hickory / Kensington Area Plan. Preliminary design includes an “enhanced” 10-foot wide sidewalk along Kensington, which includes a small parkway between the sidewalk and street. The petitioner will need to work with staff relative to the Douglas Avenue streetscape, where there is currently mature landscaping and several street trees. As part of the Plan Commission process, the Village will need to evaluate where the sidewalk should be placed along Douglas, and whether on-street parking spaces should be extended further south than existing. Along the Campbell Street side, a standard sidewalk and parkway (including street trees) will be required. These design elements are still being determined and shall be finalized prior to Plan Commission application.

Traffic and Parking

Per zoning requirements, the subject property must provide 96 parking spaces based on the number of residential units (see Table I below). The subject property proposes 97 parking spaces, which complies with Code.

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that planned unit developments provide a traffic and parking study from a certified traffic engineer. The study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. This study should take into account the petitioners proposed development at Hickory /

- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
- 2. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process.
- 3. A market assessment shall be required to demonstrate a need for this type and size development at this location.
- 4. The developer shall provide a response to the Village's Affordable Multi-Family Housing Policy.
- 5. Appearance before the Housing Commission shall be required.
- 6. Design Commission review shall be required prior to the Plan Commission hearing.
- 7. The petitioner shall construct and dedicate the extension of Campbell Street from Douglas Avenue across the rail road spur, as feasible.
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May 3, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1666

PROPOSAL FOR

RESIDENTIAL BUILDING

LOCATED AT:
4 N DOUGLAS

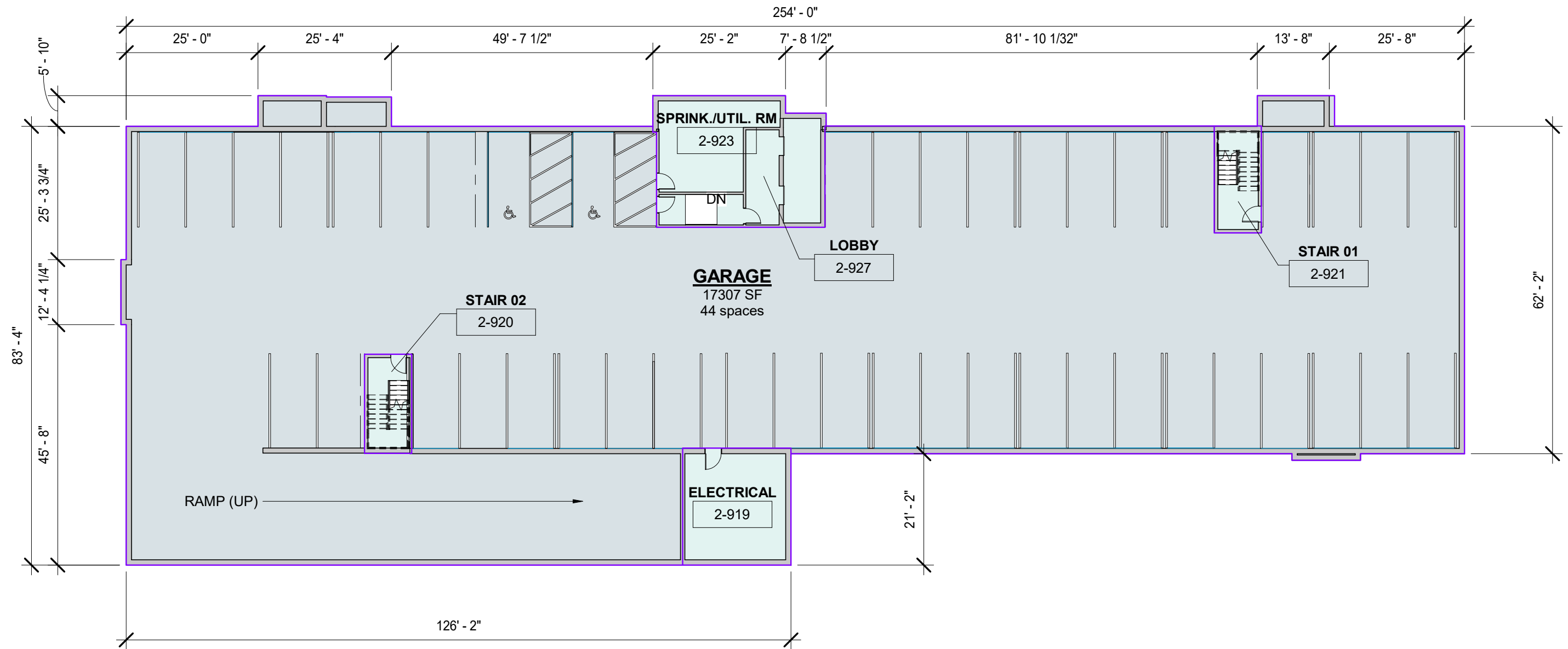
APRIL 23, 2019

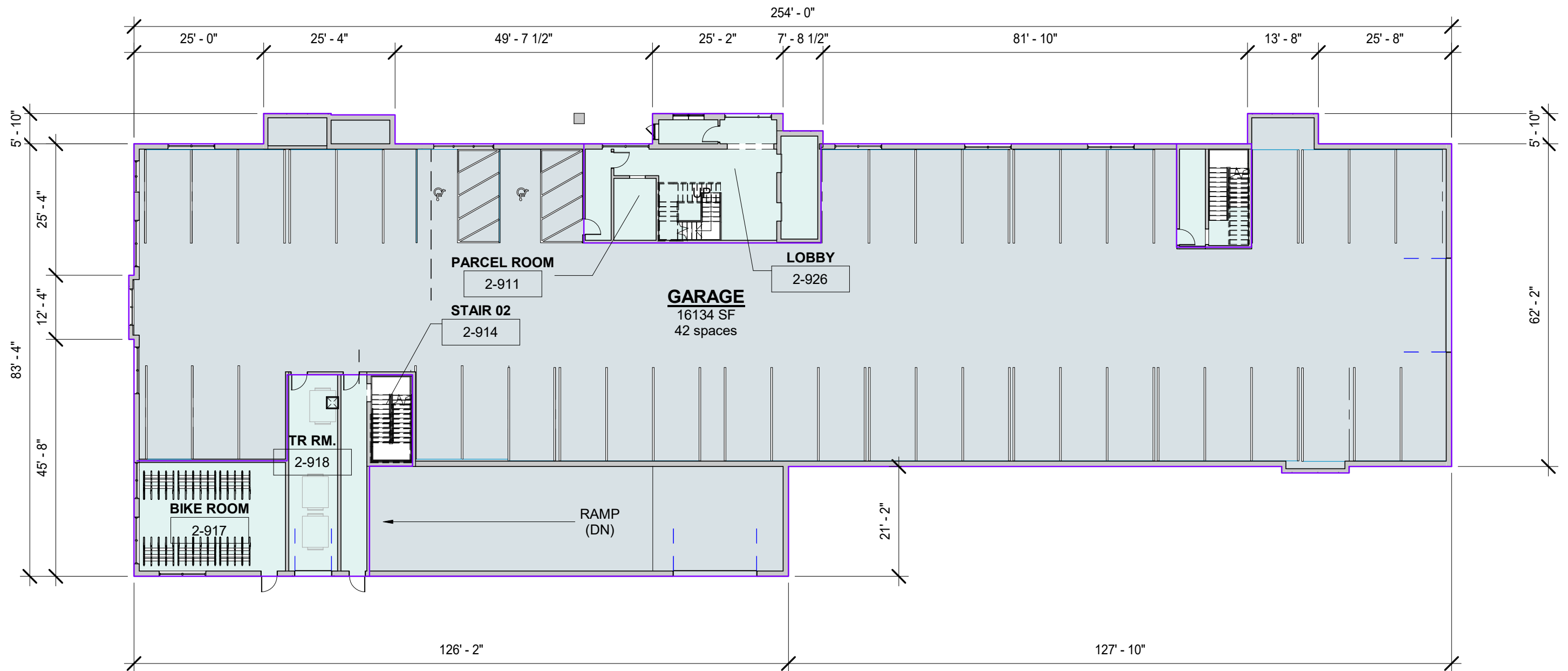
SUBMITTED TO:

THE VILLAGE
OF
ARLINGTON HEIGHTS

BY:

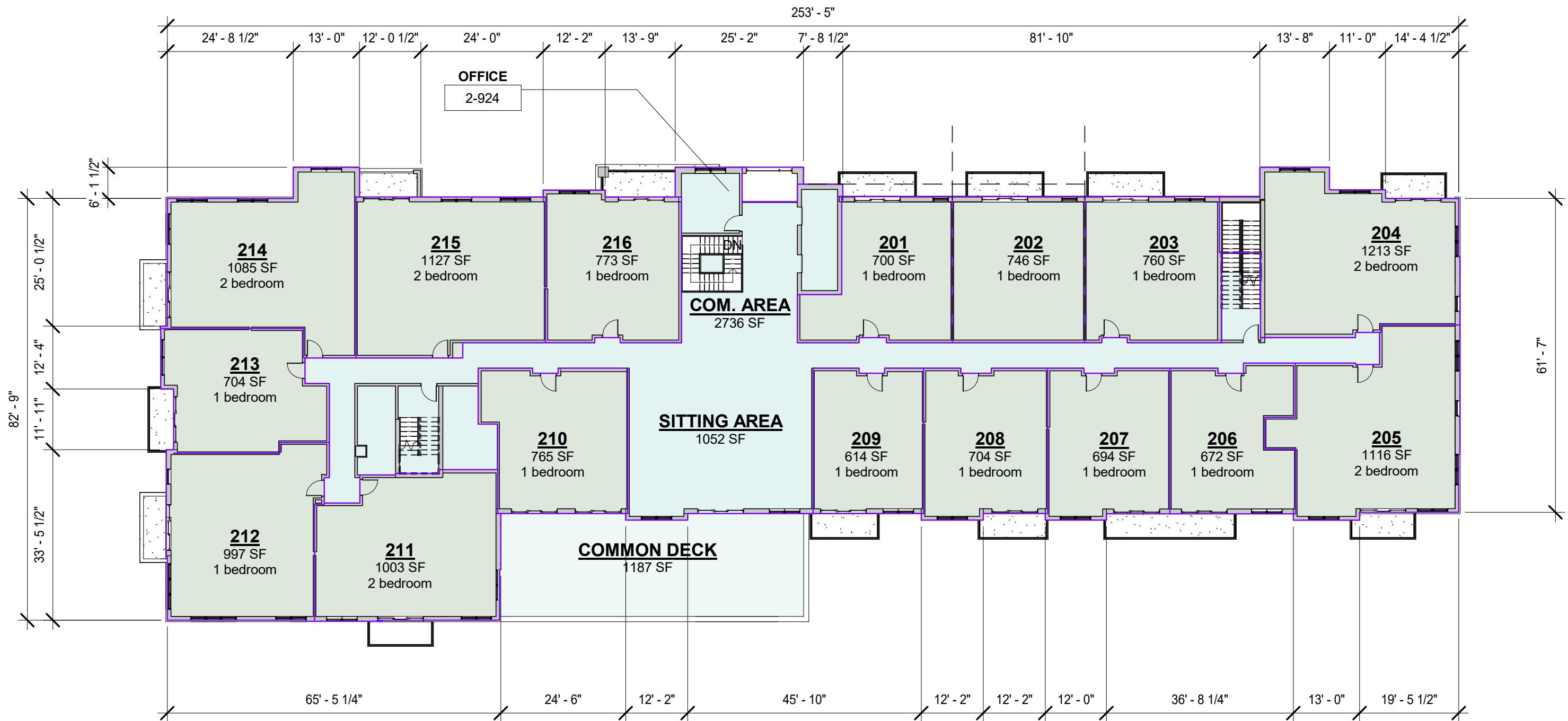


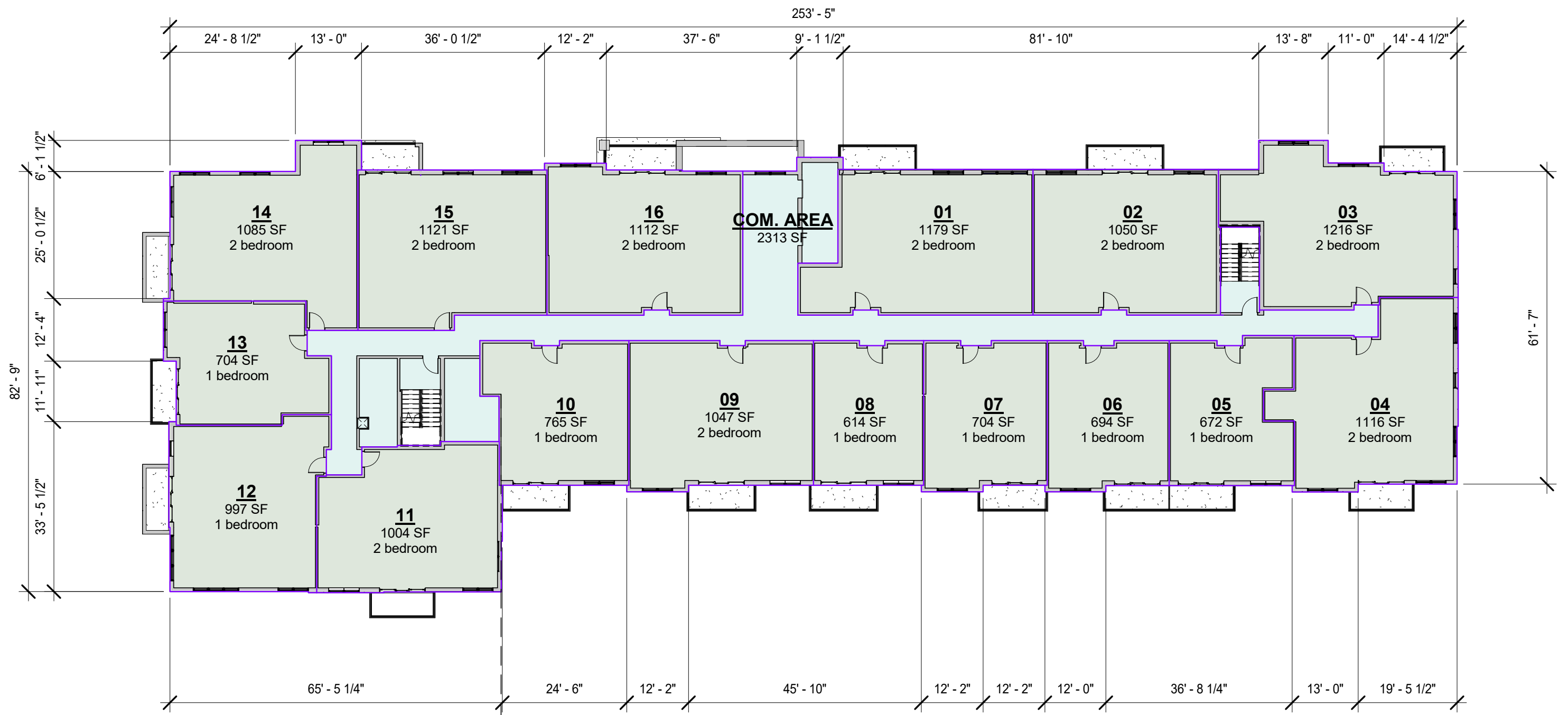




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AC-4

FIRST FLOOR





application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Site Plan

Architectural Plans

Plat of Survey

Type

Report

Exhibits

Exhibits

Exhibits

Exhibits

Appendix 1: Code Required Parking

TENANT	CODE USE	GROSS SQUARE FOOTAGE	SEATING AREA SIZE	PARKING REQUIREMENT	PARKING REQUIRED
McDonalds	Restaurant - Sit Down	3,200	770	1 space per 45 sq. ft.	17.1
				Total Required	17
				<i>Total Provided</i>	30
				Surplus / (Deficit)	13

Regulations, and Policies.

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