



Village of Arlington Heights
Conceptual Plan Review Committee
Virtual Meeting
April 28, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3sxhPrw>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on April 28, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Timber Ridge School Gym Addition - 12/16/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Tailchasers - 213 S. Arlington Heights Rd. - T1734
Amendment to LUV Ord. 16-013 and 10-027
- B. Midwest Tattoo Therapy - 19 N. Wilke Rd - T1733
Land Use Variation for tattoo parlor
- C. Ryan Companies Mixed-Use - 364 E. Golf Rd - T1702
Rezoning from B-2 to I, R-1 to I, PUD, Plat of 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 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
4/28/2021**

Item: Timber Ridge School Gym Addition - 12/16/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 12/16/20

Type

Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

December 16, 2020

Project Title: Timber Ridge Gym Addition

Address: 201 S. Evanston Ave.

Petitioner: Jonathan Kuzynowski

Address: Wold Architects & Engineers
220 N. Smith Street, Suite 310
Palatine, Illinois 60067

Requested Action:

1. A Special Use Permit to allow an existing Elementary School to include a new gym addition within the R-3 District.

Variations Required:

- Variation from Chapter 28, Section 5.1-3.5, to allow a 29.5 foot tall building where building heights are restricted to 25 feet.
- Variation from Chapter 28, Section 6.15-1.2b, to waive the requirement for landscape islands at the ends of certain parking rows.
- Variation to Chapter 28, Section 10.4-4, to reduce the required off-street parking from 81 spaces to 75 spaces
- Additional Variations may be identified when formal plans have been submitted.

Attendees: Jonathan Kuzynowski, Wold Architects & Engineers
Julie Jilek, North Suburban Special Education Organization (NSSEO)
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 177,313 square feet (4.07 acres) and is bounded by Kensington Drive on the north, Evanston Avenue to the west, Mayfair Road to the south, and borders Prospect High School to the east. The site is occupied by a two-story building, parking lot and play fields, and is the home of the Timber Ridge therapeutic day school, which is a Kindergarten through 8th grade elementary school. The Northwest Suburban Special Education Organization (NSSEO), a non-profit entity that is funded by local school districts to provide special education services to their students, owns and operates the site. Children are enrolled in schools such as Timber Ridge when they have special needs and/or a disability to an extent to where they may not be able to receive the services they need through their local public school. As such, the population of Timber Ridge is made up of children from several neighboring school districts. Current enrollment at Timber Ridge is approximately 115 students with 70 support staff. The school also provides a preschool program for approximately 30 students that includes three support staff (total of 145 students and 73 support staff).

The petitioner has proposed an addition to the school, which would create space for a new gymnasium on the north side of the building as well as four new classrooms. Upon completion, the building would include 16 classrooms total, 170 students, and approximately 77 staff members. The drive aisle on the north of the building would be reconstructed to wrap around the addition and lead to the parking area at the east, and the parking that currently exists along this drive aisle would be eliminated. In total, the site would go from 76 parking stalls to 75 parking stalls. The proposed improvements would be designed to conform to Village and MWRD stormwater regulations, and interior work involves several

accessibility upgrades, including an elevator to the second floor of the building.

Meeting Discussion:

Mr. Kuzynowski introduced himself and explained that they had been working on the proposed project for several years and were excited to see it moving forward. He explained that that project entailed an addition to the Timber Ridge School. The proposed addition would include a gym and would provide ADA accessibility to the second floor of the school. The school does not currently have a gym, so the addition of a gymnasium is needed.

Mr. Hubbard explained that the property was zoned R-3, which was the appropriate zoning district for schools. However, all schools are required to receive Special Use Permit approval, and the current school had never received a Special Use Permit. Due to the proposed addition, Special Use Permit approval is required. As part of the approval process, the petitioner would need to provide a written response justifying compliance with the Special Use Permit approval criteria. The need for three variations has also been identified; relative to parking, building height, and landscape islands. Justification for each variation would be required. The school use on the property was compliant with the Comprehensive Plan, which designated the use of the property as appropriate for "Schools".

The Staff Development Committee was supportive of the gymnasium height variation. A similar variation was granted to the Thomas Middle School recently, and the extra height made sense to enable certain athletic activities. The petitioner was proposing to omit landscape islands within the modified rear parking lot. Currently, the rear parking lot did not include the landscape islands, however the parking lot modifications kicked in the requirement for the missing islands. The Staff Development Committee was asking the petitioner to explore the addition of the require landscape islands, and would work with them to balance the needs of their parking with the code requirements.

There were several accessory structures on the site, some of which appeared to be in non-compliant locations, and with the additional building space staff was asking the petitioner to explore consolidation of the storage sheds to a more appropriate location. A Design Commission application will be required for this project. Staff recommends that NSSEO hold a virtual neighborhood meeting prior to their appearance before the Plan Commission in order to introduce the project to the neighborhood and address any preliminary feedback. Staff would provide assistance to the petitioner on the neighborhood meeting if they would like.

Anytime a special use permit application moves forward, a traffic and parking study is required by code. He believed that all learning was currently done remotely at NSSEO, so a traffic and parking study may not be possible at this time. Staff would need to work with the petitioner on ways to quantify and evaluate parking and traffic impact. The site was proposed at a small parking deficit relative to code requirements and staff encouraged the petitioner to comply without the need for the variation if possible. If strong justification to vary the parking regulations could be provided, staff was open to a variation if it was warranted.

Commissioner Jensen asked about NSSEO.

Ms. Jilek introduced herself as the Assistant Superintendent for Business Services at the NSSEO, which was a public school district. They were classified as a special education cooperative and functioned like an umbrella for their member districts. They provided specialized educational services to the 1% of students from the pool of public school districts within their "umbrella" that need intensive programing of children with unique special needs and disabilities. They operate three schools, two of which are located in Arlington Heights (Miner School and Timber Ridge School) and receive students from eight member districts and several non-member students.

Timber Ridge provided schooling for students that tended to have special behavioral or emotional needs. The school is great, it just needed a gym and physical activities were an important part of the learning curriculum. NSSEO purchased the building from District 25 many years ago, and have been planning and saving for the gym for around five to six years. They building was not fully accessible, and they run programming for students with disabilities, so they were very excited to be moving forward.

Over the years, enrollment had been very stable, although it was slightly down currently due to the Coronavirus. However, the additional classrooms constructed with the gym addition would free up other spaces within the building that could be converted to other uses. They are currently planning to come back with a hybrid in-person/at-home learning model in January. NSSEO would be happy to hold a neighborhood meeting. Previously, there had been problems with some of the NSSEO busses parking in front of peoples driveways along the west side of Evanston Avenue. To address this, they changed the traffic flow of their busses to where they approach from the eastern land and they stage alongside the school if necessary. several years ago .

Commissioner Jensen asked about bike parking and students riding bikes to school.

Ms. Jilek explained that no children would be riding a bike to school, however, she was aware of one staff member that rode a bike to school.

Commissioner Jensen stated that code required they install eight bike parking spaces, so if they did not need eight spaces he would be supportive of a variation.

Mr. Hubbard said that this could be an instance where the petitioner could make a strong case for a variation to waive the requirement given the unique population that the school served.

Commissioner Jensen said he thought a variation made a lot of sense and he was going to encourage the petitioner to request a variation since he didn't think bike parking should be required in this instance. He thought this was a good project and that activity space for children was a good thing.

Commissioner Sigalos echoed Commissioner Jensen's point that eight bike parking spaces seemed unnecessary. He asked about the overall number of classrooms.

Mr. Kuzynowski clarified that they would be constructing two new classrooms and converting an existing space into a third new classroom, resulting in a total of 16 classrooms.

Commissioner Sigalos encouraged the petitioner to add the code required landscape islands. He thought it was a great project.

Commissioner Green said that he also thought they should incorporate the landscape islands within the parking lot. He thought ADA accessibility would be a great benefit to the school.

Commissioner Jensen asked about the storage sheds.

Mr. Hubbard responded that the sheds were not a big issue, staff was just looking for further information on how these structures would be handled given the sitework and building addition.

Ms. Jilek replied that she would look into what the plan was for the storage sheds.

Commissioner Green encouraged the petitioner to move forward and opened up the floor for public comment.

No public raised their hands to comment.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

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



**Conceptual Plan Review Committee
4/28/2021**

Item: Tailchasers - 213 S. Arlington Heights Rd - T1734

Department: Planning & Community Development

Requested Action

– Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House.

Variations Required

1. None identified at this time.

RECOMMENDATION

– The Staff Development Committee (SDC) has reviewed the proposed amendment to Land Use Variation ordinances 16-013 and 10-027 to allow the petitioner to assume the LUV that was issued to Arlington Dog House, and is generally supportive of the application subject to resolution of the following:

1. If determined necessary by staff or the Conceptual Plan Review Committee, the petitioner shall provide three days worth of parking counts on the subject property and neighboring Enterprise site.
2. Unless specifically requested to be amended, the petitioner shall comply with all existing conditions of approval within Ordinance 10-027 and 16-013.
3. These are preliminary comments only and should not be relied upon as identification of the only major concerns. Additional comments may be made as part of the formal Plan Commission review. Staff 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 Floor Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits



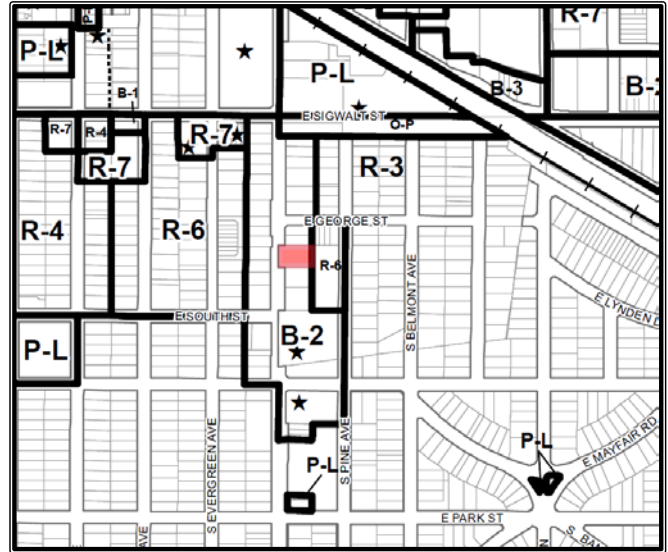
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1734
Project Title: Tailchasers LUV Assumption.
Address: 213 S. Arlington Heights Rd.
PIN: 03-32-108-008

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 28, 2021
Date Prepared: April 23, 2021

Petitioner: Randa Clark
Address: 10 Hillside Drive
 Lake Barrington, IL 60010

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Multi-tenant Commercial Building	Commercial
South	B-2, General Business District	Enterprise rent-a-car	Commercial
East	R-6, Multi-Family Dwelling District	Multi-Family-Apartments	Moderate Density Multi-Family
West	B-2, General Business District	Francesca's Restaurant	Commercial

Requested Action:

1. Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House.

Variations Required:

1. None identified at this time.

Project Background:

The subject site is approximately 17,750 square feet in size and occupied by a two-tenant commercial building with a total floor area of 6,632 square feet. Current tenants within the building includes Grand Frame (1,750 square feet) and the Arlington Dog House, which occupies 4,882 square feet. A Land Use Variation was granted in 2010 via Ordinance #10-027, and amended in 2016 via Ordinance #16-013, to allow the Arlington Dog House on the subject property, which is classified as a commercial kennel and not listed as a permitted or special use within the B-2 District. As part of this approval, the Land Use Variation was restricted to the Arlington Dog House only. The business has been open since 2010 and staff is unaware of any complaints from the residential neighbors regarding this business.

The petitioner, Tailchasers, currently operates Tailchasers Barrington Pet Resort located in Lake Barrington, and would like to replace the Arlington Dog House on the subject property with an Arlington Heights "Tailchasers" location. The facility would have a maximum of four employees onsite at any one time and would offer doggy daycare, overnight dog boarding, training, grooming, and retail sales of dog related products. Hours of operation would be 6:30am-6:30pm on Monday–Friday, and 9:00am-4:00pm on Saturday/Sunday.

Zoning and Comprehensive Plan

As mentioned above, the commercial kennel use, which is not permitted in the B-2 District, was previously approved for a land use variation in 2010 (subsequently amended in 2016 to allow an expansion). A condition of the prior approval ordinances restricts the land use variation to the Arlington Dog House operator only, and therefore the petitioner will need to amend the previously approved land use variation to remove this restriction. The petitioner will be required to conform to all other restrictions from the prior approvals, such as the prohibition of any exterior dog runs or walking, and the limitation of 45 dogs maximum for daycare and 25 dogs maximum for overnight care. The petitioner should familiarize themselves with both previous approval ordinances to ensure they can abide by all previously granted conditions.

Staff notes that the previous approval also restricts the hours of operation to between 8:00am and 3:00pm on Saturday (petitioner is proposing to stay open until 4:00pm on Saturday) and the previous ordinance restricts Sunday hours to between 9:00am and 4:00pm (petitioner would like to stay open until 5:00pm on Sunday). The petitioner will need to either abide by the current restrictions or seek relief during land use variation amendment process.

The Comprehensive Plan designates this site as "Commercial", which is the appropriate designation for the proposed use. The Staff Development Committee is supportive of this application.

Building, Site, Landscaping:

The subject property shares ingress/egress to Arlington Heights Road with the property to the south, which is owned by the same individual and is currently used/leased as an Enterprise rental car facility. No changes to the subject property have been proposed as part of Tailchasers occupancy. Staff will evaluate the existing onsite landscaping to ensure compliance with current codes, and any dead or missing landscaping must be installed as part of this zoning approval process. The petitioner has indicated that only minor changes to the interior of the building are proposed, such as painting and removal the rubber flooring for replacement with epoxy to provide better sanitation.

Traffic and Parking:

Per code, a traffic and parking study is required for land use variations and amendments located on land abutting a major arterial that includes over 5,000 square feet of floor area. Accordingly, at 4,882 square feet,

no formal traffic and parking study from a Certified Traffic Engineer is required for Tailchasers. However, the Village has the authority to require parking lot surveys if warranted due to parking concerns as part of this zoning approval process. Staff notes that the property was granted a parking variation during the original approval in 2010 to allow for the existing nine spaces on the subject property. A full traffic and parking survey was completed at that time.

When the land use variation was amended to allow an expansion of the Arlington Dog House in 2016, seven days of parking counts were conducted on the property, showing peak usage at that time of nine spaces. Staff notes that the existing cross access and parking with the property to the south allows for usage of that parking area, which area was not included in the 2016 parking survey. Staff would like to understand from the Conceptual Plan Review Committee if they believe a parking survey's should be required for the proposed reoccupancy of Tailchasers.

The proposed business would not change the code required parking and the previously granted variation would still stand. The parking requirements for the site are shown below:

Use	Square footage	Parking Ratio	Parking Required
Tailchasers	34,882	1 space / 300 SF	16
Grand Frame	1,750	1 space / 300 SF	6
Total	6,632		22
Total Provided			10
Surplus / (Deficit)			(12)*
Adjacent Retail Center Parking			
Use	Square footage	Parking Ratio	Parking Required
Enterprise Office	2,000	1 space / 300 SF	7
Rental Vehicles	12	1 space / vehicle	12
Total Required			19
Total Provided			19
Surplus / (Deficit)			0

* Variation granted in 2010 via Ord. 10-027 allows for an up to 13 space parking deficit.

The change in business ownership/operator does not kick in bike parking requirements.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed amendment to Land Use Variation ordinances 16-013 and 10-027 to allow the petitioner to assume the LUV that was issued to Arlington Dog House, and is generally supportive of the application subject to resolution of the following:

1. If determined necessary by staff or the Conceptual Plan Review Committee, the petitioner shall provide three days worth of parking counts on the subject property and neighboring Enterprise site.
2. Unless specifically requested to be amended, the petitioner shall comply with all existing conditions of approval within Ordinance 10-027 and 16-013.
3. These are preliminary comments only and should not be relied upon as identification of the only major concerns. Additional comments may be made as part of the formal Plan Commission review. Staff reserves the right to change its position on issues upon submittal of a formal application and detailed review.

April 23, 2021

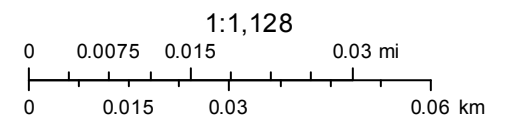
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1734

Arlington Dog House



January 21, 2016



Project Narrative

Business Information:

Tailchasers, Inc. was started in March of 2004 in Arlington Heights as a dog walking, pet sitting, dog training, and pet first aid business. We were active members of the chamber of commerce and a local BNI chapter and participated in many community events including the Mane Event. We continue to support the local pet rescue groups and community organizations with their fundraisers and volunteer opportunities, and we own and moderate the Arlington Heights Dog Lovers community page on facebook. We held weekly obedience classes at Pet Supplies Plus in Arlington Heights for several years and continue to do so at Loving Care Animal Hospital based in Palatine. Tailchasers has been proud to serve our clients in Arlington Heights with in home pet care services ongoing since March of 2004. We have a loyal client base and are recommended by many local veterinarians and local pet businesses as reflected in our reviews on yelp, google, facebook, and Angie's list.

We purchased Barrington Pet Resort in September of 2018 and have gained valuable experience managing dog play groups and maintaining sanitation and safety for our employees and the pets in our care. All of our pet care professionals are certified in pet first aid and receive extensive training through Pet Guru College and Pet Care Team Training. Our standards of exceptional pet care are well above the industry standard. In November of 2020, we purchased the franchise Pet Wants Arlington Heights to provide fresh small batch pet food, healthy treats, chews, and spa products with free home delivery to Arlington Heights residents, and we are a current vendor in the 2021 Arlington Heights Farmers Market. We know the people of Arlington Heights will appreciate our mission of "Chasing a better world, one tail at a time," and we look forward to expanding to a brick and mortar location in the wonderful village where Tailchasers, Inc. began.

Interior Modifications:

The only changes we plan to make to the building are to remove the rubber flooring to replace with epoxy flooring to provide better sanitation as well as new FRP and paint .

We are pushing for a July 15th soft opening.

General Information:

- *List of services provided:*
Dog daycare, boarding, training, grooming, and retail
- *Days/Hours of operation:*
Monday through Friday 6:30am-6:30pm, Saturday 9am-4pm and Sunday 9am-4pm
- *Est. # of employees, max, at one time:*
4 employees
- *Est. # of pets (all dogs?), max, at one time for daycare:*
All dogs – 45 daycare dogs
- *Max # of pets that would be boarded overnight:*
25 dogs overnight
- *Any efforts to dampen noise and odors:*

All operations are done indoors. The two play areas that would generate noise face the road, not the residential area.

- Size:

Floor plan is attached – estimated square foot of daycare/boarding area 2500 sq. ft.

Additional Information: Feel free to explore our current businesses on facebook – Tailchasers Pet Care, Barrington Pet Resort, and Pet Wants Arlington Heights or our websites:

www.tailchasersinc.com

www.barringtonpetresort.com

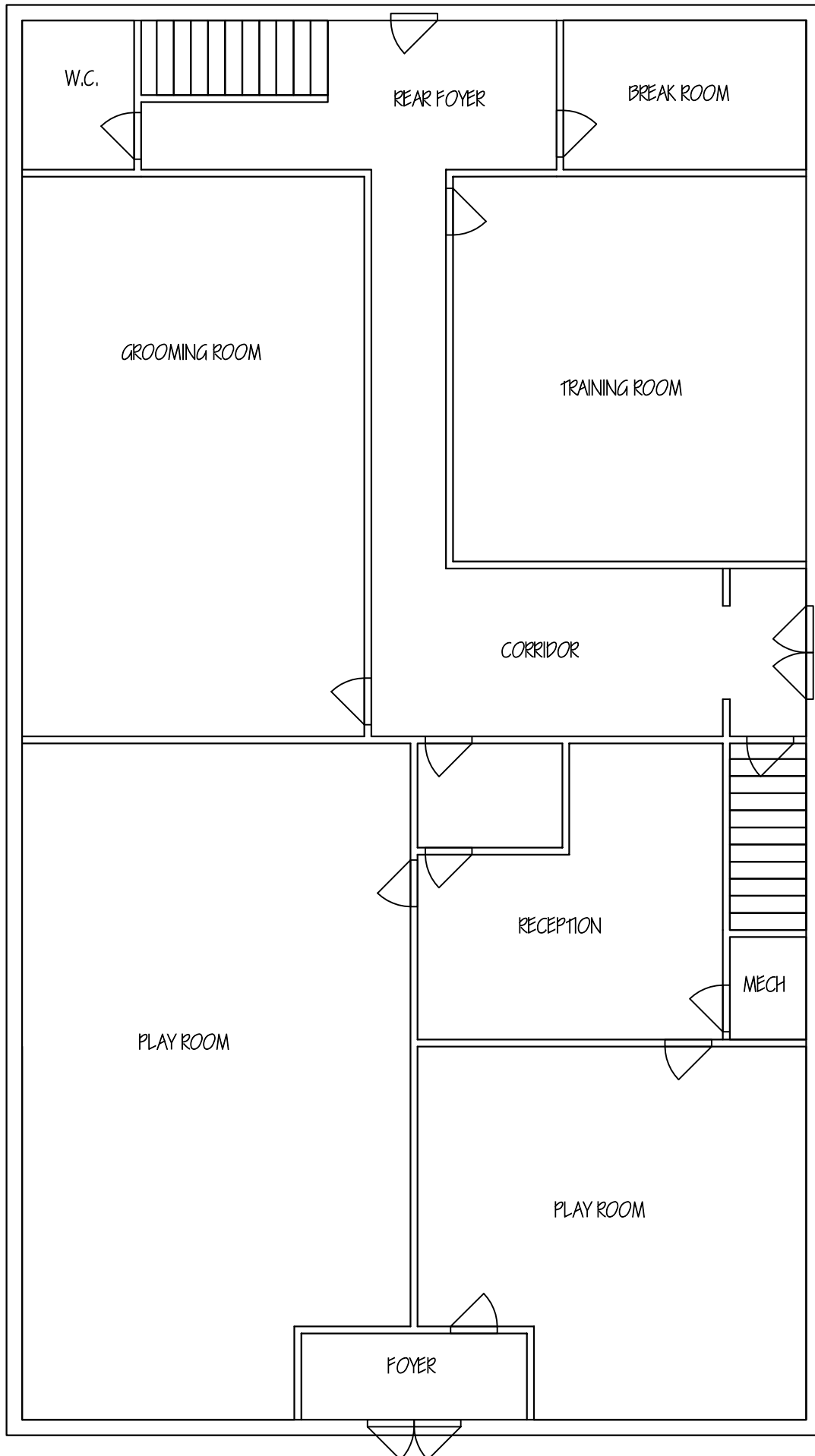
www.petwants.com/arlingtonheights

Randa Clark
Owner





213 S. ARLINGTON HEIGHTS RD.





**Conceptual Plan Review Committee
4/28/2021**

Item: Midwest Tattoo Therapy - 19 N. Wilke Rd - T1733

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a Tattoo Parlor within the B-2 Zoning District.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a tattoo parlor use within the B-2 District and is generally supportive of the application subject to resolution of the following:

1. For the requested land use variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included 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.

2. The facility shall be required to register with the IDPH as a "Body Shop Establishment."

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

4. 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 Floor Plan

Plat of Survey

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



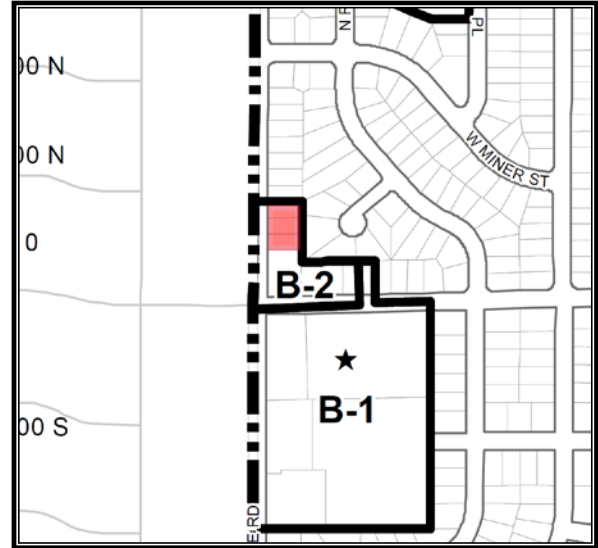
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1733
Project Title: Midwest Tattoo Therapy LUV
Address: 19 N. Wilke Road
PIN: 03-30-313-011 thru -013

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 28, 2021
Date Prepared: April 23, 2021

Petitioner: Hector Barreiro
 Midwest Tattoo Therapy
Address: 20771 North Rand Road – Suite 111
 Kildeer, IL 60047

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family home	Single-Family Detached
South	B-2, General Business District	Marathon Gas Station w/auto repair	Commercial
East	R-3, One-Family Dwelling District	Single-family homes	Single-Family Detached
West	- City of Rolling Meadows -		

Requested Action:

1. Land Use Variation to allow a Tattoo Parlor within the B-2, General Business Zoning District.

Variations Required:

- None identified at this time.

Project Background:

The subject site is approximately 23,416 square feet in size (0.54 acres) and is improved with a multi-tenant one-story commercial building ("Wilke Commons") of 6,720 square feet in size addressed as 7-23 North Wilke Road. Current tenants within the building are a hair salon, chiropractors office, tailor, vacant unit, and counselling office. Access to the site comes from two full access curb cuts on Wilke, which is a four-lane secondary arterial with a striped center median. There is a parking area in front of the building that includes 32 parking stalls.

The unit at 19 N. Wilke, consisting of approximately 800 square feet, has recently be vacated by a dentist. Midwest Tattoo Therapy, who is currently located in Kildeer, would like to open a tattoo parlor within the vacant unit to include space for up to four tattoo artists/apprentices. At the current location, the petitioner operates by appointment only and does approximately 40-60 tattoos per month, each tattoo taking anywhere from 30 minutes to eight hours depending on the level of complexity. Hours of operation would be noon to 10:00pm on Monday-Thursday, and noon to midnight on Friday and Saturday (closed Sunday). Services offered would include tattoo work, piercing, and training/apprenticeships.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as a tattoo parlor, which is not listed as a permitted or special use within any zoning district. As such, a Land Use Variation is required. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

- **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.**

All tattoos and piercings must be done by certified/licensed tattoo artists, and the facility is required to be registered with the Illinois Department of Public Health as a Body Art Establishment.

The Comprehensive Plan designates this site as "Commercial", which is the appropriate designation for the proposed use. The Staff Development Committee is supportive of this application.

Building, Site and Landscaping:

The petitioner is not proposing any changes to the site or building other than signage, which will require a separate sign permit. The petitioner has submitted a conceptual floorplan that shows the reuse of the previous dentist office layout; there would be four private tattoo/piercing rooms, a reception area, and a bathroom at the rear of the unit. Existing onsite screening and landscaping must conform to current code requirements. During the formal Plan Commission review process, staff will evaluate the condition

of the parking lot and landscaping to determine if any additional landscaping, repairs, resurfacing, or restriping is needed.

Parking, Traffic, and Circulation:

Tattoo parlors do not have an entry within the Schedule of Parking Requirements of the Zoning Code. Therefore, required parking is calculated as based on the most similar use listed within the parking table, which is a “beauty shop”. Accordingly, parking is required at one space for every 250 square feet of floor area. At 800 square feet, three parking stalls are required for Midwest Tattoo Therapy. The proposed change of use does not result in an increase in required vehicular parking spaces, therefore, the addition of bicycle parking spaces is not required as part of this petition.

Parking on the subject property conforms to code requirements. A detailed breakdown of the parking calculations for each business in the Wilke Commons shopping center is included in **Exhibit I** on page 4.

A traffic and parking study from a Certified Traffic Engineer is only required for land use variations on land abutting a major arterial that includes over 5,000 square feet of floor area. Since the subject unit is only 800 square feet in floor area, no formal traffic and parking study is required. Given the existing surplus of onsite parking relative to code requirements, no additional parking surveys are recommended.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a tattoo parlor use within the B-2 District and is generally supportive of the application subject to resolution of the following:

1. For the requested land use variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included 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.**
2. The facility shall be required to register with the IDPH as a “Body Shop Establishment.”
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
4. 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.

April 23, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1733

Exhibit I – Parking Calculations:

Address	Tenant	Type	Parking Type	Tenant Size	Parking Ratio	Required Parking
7 N. Wilke Rd.	Tanit D'or Inc.	Retail	Retail Stores	800	1/300	3
9 N. Wilke Rd.	Herbalife	Retail	Retail Stores	800	1/300	3
11-15 N. Wilke Rd.	Leo's Hair Salon	Beauty Shop	Beauty Shop	1,600	1/250	6
17 N. Wilke Rd.	DUI Counseling Center	Medical Office	Medical Office	800	1/200	4
19 N. Wilke Rd.	Midwest Tattoo Therapy	Beauty Shop	Beauty Shop	800	1/250	3
21 N. Wilke Rd.	AZ Tailoring	Retail	Retail Stores	800	1/300	3
23 N. Wilke Rd.	John Lynch, Chiropractor	Medical Office	Medical Office	800	1/200	4

TOTAL		6,400		26
Total Provided				32
Surplus/(Deficit)				6



**Hector Barreiro
Midwest Tattoo Therapy
20771 North Rand Road
Kildeer, IL 60047
Suite 111**

April 14, 2021

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

Dear Sam Hubbard,

Thank you for providing me with the opportunity to submit a business proposal for the village of Arlington Heights. I would like to introduce myself, my name is Hector Barreiro owner and operator of Midwest Tattoo Therapy since September of 2020. I am inquiring to switch locations to further expand my company by the demand of the tattoo community. This includes serving a larger amount of people in the community with the needed help of other artists, without the need to commute to the city for a reputable tattoo establishment.

I have been a professional tattoo artist for eleven years and currently operate in Kildeer Illinois in a salon based studio. Prior to this, I worked at Forever Ink in Chicago for two years. Aside from that I was a traveling artist and a guest artist at several different shops around the Chicago land area and Northwest suburbs. I am nearing my one year lease in June and I am currently seeking to manage a store front from where I can teach and provide a home base for tattoo artists like myself. The location I am currently operating from does not provide me with the substantial space and tranquility needed in order to better serve my clientele. I currently operate Monday through Sunday by appointment only and I average about forty to sixty tattoos a month depending on the size, placement and detail of the tattoo. This can range anywhere from thirty minutes to eight hours per tattoo. I also provide professional piercing services with the hopes of providing customizable merchandise in the near future. I am currently the

sole proprietor and artist of the business but with your approval I am looking forward to expand and offer employment to others in the tattoo community.

The address of the building I am looking to relocate is located on 19 North Wilke Road in Arlington Heights, IL 60005. This establishment is currently equipped and was utilized as a dental practice. The rooms are already built to provide the artist and clients the privacy and comfort they are seeking. There will be four to six private rooms, three of these rooms will be equipped for tattooing and one room for piercing. In the shop there will be three to four artists including myself. The majority of the piercings will be done by myself or other certified and licensed piercers. The tattoos will also be done by certified/licensed tattoo artists as well as apprentices. The apprentices will undergo elaborate training and thorough explanation of the many processes of tattooing. The artists and piercers operating in this shop will be required to have an up to date blood borne pathogens certificate and will practice professional sanitation procedures. This includes the proper disposal of needles, the necessary barriers to protect both the artist and client, the proper set up and break down of a station before and after a tattoo session and the proper sterilization of equipment with medical grade disinfectant cleaner.

The hours of operation at Midwest Tattoo Therapy with your allowance would be **Monday-Thursday 12am-10pm, Friday-Saturday 12am-12pm** and closed on **Sundays**. I plan to not only create opportunities for fellow tattoo artists and surrounding businesses of Arlington Heights, but also maintain family integrity. As a previous resident of Arlington Heights, I am confident Midwest Tattoo Therapy will only fill the need for the growing demand in the Arlington Heights area and the Tattoo Artists industry.

Best Regards,

A handwritten signature in cursive script, appearing to read "Herta Baine".

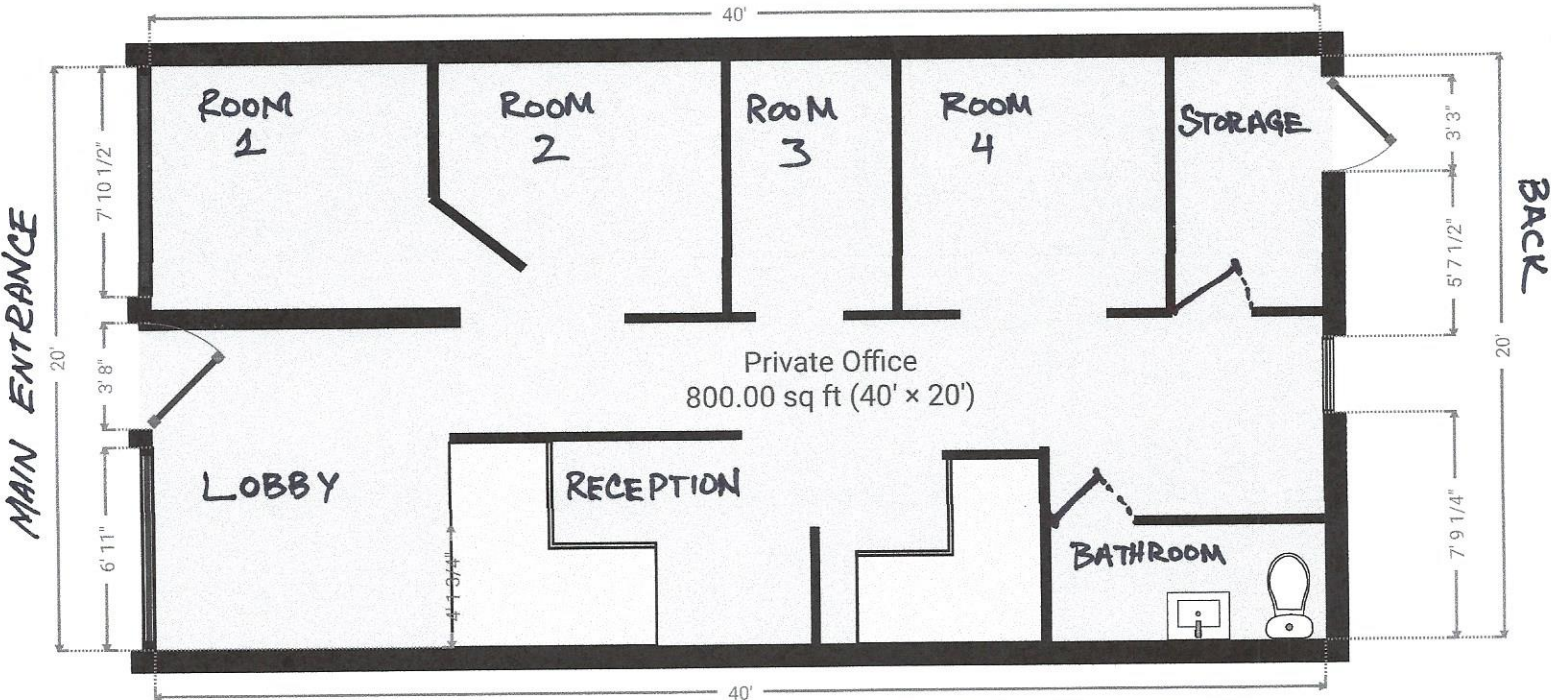
Unit 19

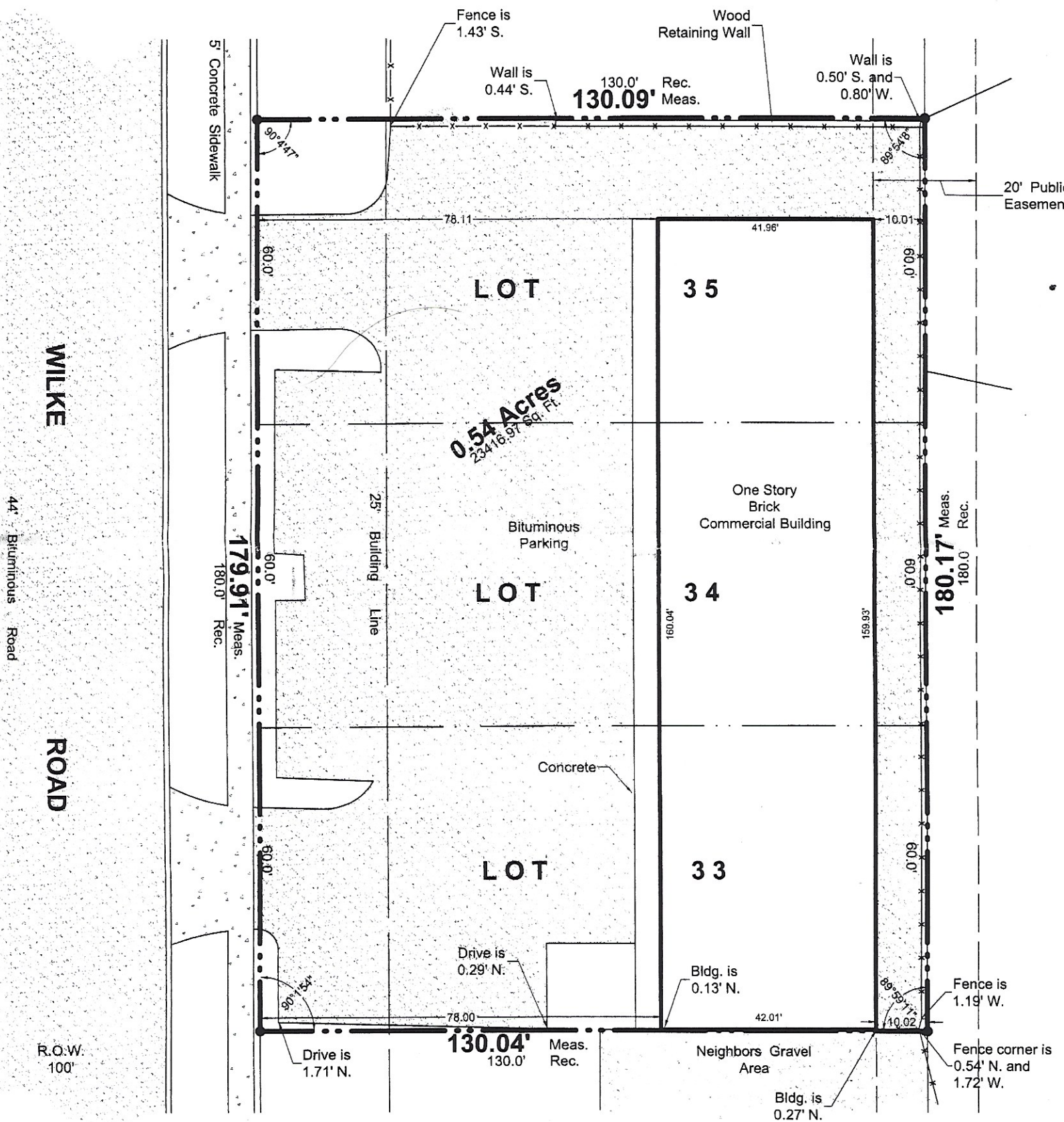
19 N Wilke Rd, 60005 Arlington Heights , IL, USA
TOTAL AREA: 901.12 sq ft • LIVING AREA: 901.12 sq ft • FLOORS: 1 • ROOMS: 1



▼ Ground Floor

TOTAL AREA: 901.12 sq ft • LIVING AREA: 901.12 sq ft • ROOMS: 1





LOTS 33, 34 AND 35 IN BLOCK 6 IN REUTER'S WESTGATE,
UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 33, 34, & 35, REUTER'S WESTGATE UNIT NO. 1,
ARLINGTON HEIGHTS, ILLINOIS



**Conceptual Plan Review Committee
4/28/2021**

Item: Ryan Companies Mixed-Use - 364 E. Golf Rd. - T1702

Department: Planning & Community Development

Requested Action

1. A rezoning of approximately 8.5 acres from the B-2 District to the Institutional (I) District; rezoning of approximately 3.1 acres from R-1 One Family Residential to Institutional (I).
2. A Planned Unit Development (PUD) to allow a 175 unit senior living facility (6 floors) and 31 senior villas; a 50,000 square foot 3 floor medical office building, a 15,000 square foot wellness center and a 9,000 square foot commercial building.
3. Plat of Subdivision (multiple lots to be provided)

Variations Required

1. A variation from Chapter 28, Section 5.1-8b., to grant relief from the requirement that property over 4 acres zoned Institutional must have frontage on at least a secondary arterial roadway.
2. A variation from Chapter 28 Section 10 Parking to allow a reduction to parking from 158 to 120 spaces for the senior housing component.
3. A variation from Chapter 28 Section 5.1-8 Height to allow 70 feet (estimate) where 45 feet is allowed.

Recommendation

The Staff Development Committee reviewed the proposed rezoning from B-2 to Institutional and from R-1 to Institutional, and the PUD to allow a 175 unit senior living facility with 31 villas and commercial outlots to include medical offices, a wellness center and retail building on the subject property, as well as several variations, 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. Cross access shall be provided for all properties within the development and to the properties to the west which front Arlington Heights Road for connectivity of parcels and access to the Golf Road signal and to Golf Terrace.

3. The petitioner shall provide a market analysis to demonstrate market demand for the senior housing development of this type at this location. Additionally, the petitioner should clarify if the State of Illinois will require a Certificate of Need for this facility.

4. The sidewalk along Golf Road shall be designed to expand to 8 feet in the future to accommodate a bikeway and setback approximately 5 to 8 feet from the Golf Road curb.

5. 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.

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

7. Preliminary engineering plans are required including a photometric plan.

8. The Village and developer shall continue to discuss possible vacation of Golf Terrace and if determined to be vacated, cross access easements shall be provided benefitting the property adjacent to the north.

9. The driveway to Council Trail via Tonne Road shall be evaluated for traffic impacts. The developer and Village shall continue to explore future cross access to Council Trail at the west end of the project development and cross access easements along the west property line of the proposed development.

10. The developer and Village should continue to evaluate the feasibility of some additional commercial if market conditions warrant.

11. A fire truck turning radius plan is required to ensure proper access to and throughout the site. Buildings over 30 feet shall be required to provide an

adjacent fire lane meeting Village Code standards.

12. A landscape plan shall be required and should incorporate a focal element at the corner of Arlington Heights Road and Golf Road. Adequate landscaping shall be provided along the street frontages.

13. Perimeter sidewalks along Arlington Heights Road and Golf Road shall be located a minimum of 5 feet from the curbs to create a parkway and eliminate the carriage walks.

14. Impact Fees shall be required in accordance with the Municipal Code and past Village policy.

15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies. 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
Site Plan Concept
Project Narrative

Type

Board or Commission Report
Exhibits
Correspondence



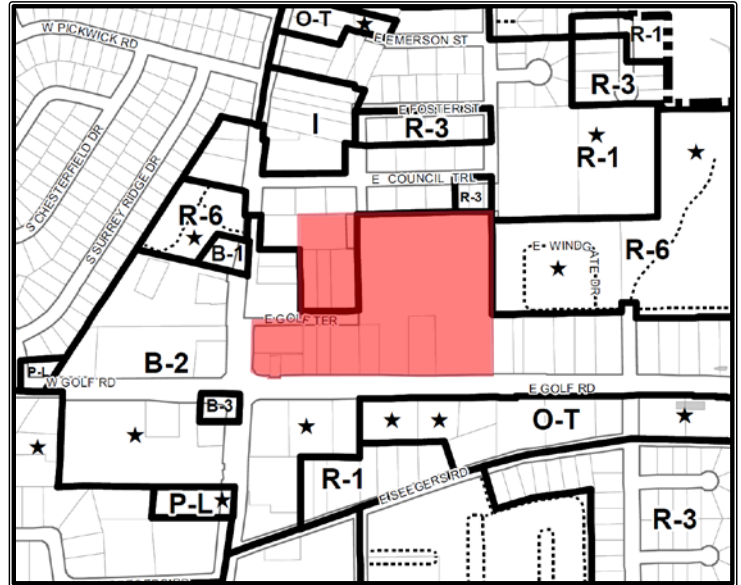
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1702
Project Title: Ryan Companies Mixed Use
Address: 364 E Golf Road
PIN's: Multiple

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 28, 2021
Date Prepared: April 22, 2021

Petitioner: Dan Walsh, Senior Vice President
 Ryan Companies, US, Inc
Address: 111 Shuman Blvd, Suite 400
 Naperville, IL 60563

Existing Zoning: B-2 Commercial; R-1 One Family
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1 / R-3	Single Family / Parking for Offices	Single Family / Commercial
South	O-T	Commercial Buildings	Offices Only
East	R-6	Townhomes	Moderate Density Multi-Family
West	B-2 and R-1	Medical office / vacant land	Commercial

Requested Action:

1. A rezoning of approximately 8.5 acres from the B-2 District to the Institutional (I) District; rezoning of approximately 3.1 acres from R-1 One Family Residential to Institutional (I).
2. A Planned Unit Development (PUD) to allow a 175 unit senior living facility (6 floors) and 31 senior villas; a 50,000 square foot 3 floor medical office building, a 15,000 square foot wellness center and a 9,000 square foot commercial building.
3. Plat of Subdivision (multiple lots to be provided)

Variations Required:

1. A variation from Chapter 28, Section 5.1-8b., to grant relief from the requirement that property over 4 acres zoned Institutional must have frontage on at least a secondary arterial roadway.
2. A variation from Chapter 28 Section 10 Parking to allow a reduction to parking from 158 to 120 spaces for the senior housing component.
3. A variation from Chapter 28 Section 5.1-8 Height to allow 70 feet (estimate) where 45 feet is allowed.

Project Background:

The subject properties include International Plaza, three properties along Golf Terrace (one of which is owned by the Village), the corner property at Arlington Heights Road and Golf Road (owned by the Village), and the rear portion of vacant land owned by the Village south of Council Trail. The site overall is 18.3 acres and is located just east of Arlington Heights Road along the north side of Golf Road. The properties are currently a single story commercial shopping center consisting of approximately 164,000 square feet of floor area, three single family homes along Golf Terrace, and a portion of a Village owned vacant lot, and the corner properties which are vacant. The site has access off Golf Road at a signalized main entrance and two secondary access drives off Golf Road. Access is also provided at Arlington Heights Road and Golf Terrace. The developer proposes an access drive for the Villas at Tonne Road and Council Trail at the rear/north side of the site.

Ryan Companies US, Inc., a national developer, is proposing demolition of the existing shopping center for redevelopment as a senior housing development and three commercial buildings fronting Golf Road. The petitioner is proposing a 175 unit senior living facility, which would have independent living, assisted living, and memory care at the center of the site which will be 6 floors tall and approximately 70 feet height. This building will be set back approximately 200 feet from the north property line and 425 feet from the east property line, both of which exceed the required setbacks. In addition, there will be 31 villa units comprised of a mix of duplex and simplex units that wrap around the north and east sides of the site adjacent to the residential to the north and to the east. These units provide a nice buffer of low density development with ample green space. Ryan Companies is the developer and is partnering with a senior housing provider who would operate the senior housing facility. Also included is a 50,000 square foot 3 floor medical office building nearest the corner of Arlington Heights Road and Golf Road, a 15,000 square foot wellness center, and a 9,000 square foot commercial building. The three main buildings are oriented around a center green plaza connecting the senior housing with the medical office and the wellness center in a campus like setting.

Zoning and Comprehensive Plan

The subject properties are currently zoned B-2 commercial or R-1 residential. The developer seeks to rezone approximately 11.5 acres from B-2 and R-1 for the senior housing component to Institutional (I). The additional 6.8 acres along Golf Road will remain as B-2 commercial zoning. All developments within the I District area required to develop as a Planned Unit Development. The developer proposes to subdivide the site but has not yet provided a preliminary plat of subdivision. The total site will be included in a master planned, PUD.

The Comprehensive Plan was recently amended by the Village Board from Commercial to Mixed Use, and the proposed plan is consistent with the Mixed Use designation as it provides a mix of senior housing, medical office, wellness center and commercial retail. Once a plat of subdivision is provided, staff can then calculate the density of the senior housing component. Given the layout of the senior housing and the units proposed, it appears that the senior housing site meets code for density but density can only be verified once a plat is provided with the exact land area for the Institutional district.

The senior housing building is proposed as 6 floors and approximately 70 feet, which exceeds the Institutional district allowance, which is 45 feet height. In addition the senior housing main building requires 158 parking spaces and 120 are proposed.

Therefore the following variations are sought to Chapter 28 Zoning:

Section 10.4 Parking Requirements - to allow a reduction for senior parking from 158 to 120 for the main building.

Section 5.1-8.5 Maximum Height - to allow 70 feet and 6 stories for the main senior housing building where 45 feet and 4 stories is allowed in the Institutional District.

Section 5.1-8b., to grant relief from the requirement that property over 4 acres zoned Institutional must have frontage on at least a secondary arterial roadway.

For all variations the petitioner must provide written justification to the following hardship criteria:

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

Given the significant setbacks for the main building being approximately 200 feet from the north property line (40 foot setback required for a 4 story building) and 425 feet from the east property line (35 foot setback required for a 4 story building), and given the low intensity villas that abut the residential to the north and east, staff is supportive of the height of the main senior building. As a centerpiece of the development, the senior building should be of high quality architectural design. Regarding parking the developer shall provide data justifying the reduction to parking for the senior housing component. The overall plan provides for a mix of residential and commercial uses, and the Village would like to explore opportunities for some additional commercial space to serve the development as feasible per market demand.

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 extending the TIF 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.

The TIF Redevelopment Plan was recently amended to change the future land use designation from Commercial to Mixed Use which is consistent with the recently amended Comprehensive Plan Land Use Map for the Village. 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

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

The Village Board in 2020 adopted an Inclusionary Housing Ordinance. The Board determined that senior housing developments are not required to provide affordable units.

Building, Site, Landscaping:

Based on a preliminary analysis, the site appears to conform to all setbacks and bulk requirements, however the senior housing development requires a height variation and parking variation. 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. Based on preliminary analysis the building setbacks of the senior housing building is significantly more than required. The Floor Area Ratio also complies with code as the site plan includes approximately 350,000 square feet of floor area, whereas the allowable FAR is approximately 800,000 square feet.

The developer proposes a central element consisting of a green space which creates a campus like setting connecting the senior housing building with the wellness center and the medical office building. The campus like site plan shall include landscape elements to tie the remainder of the development together as a walkable, pedestrian campus. The corner of Arlington Heights Road and Golf Road presents a unique opportunity for a small plaza space and focal point for the development. Entryways into the site also present an opportunity for enhanced landscaping. The sidewalks along Golf Road and Arlington Heights Road shall be moved to create a parkway between the streets and the sidewalk. This is consistent with the South Arlington Heights Road Corridor Plan, and will enhance pedestrian movements within the corridor by replacing the carriage walk style sidewalks. Decorative site furnishings should be explored including light fixtures, stamped paver crosswalks, small plaza areas as feasible in order to enhance the aesthetics of the development. The frontages along Arlington Heights Road and Golf Road shall provide for adequate landscaping between the public sidewalk and the private parking lots.

Architecture

A Design Commission application for the new buildings will be required including review by the Design Commission. Staff suggests that once the architecture is designed, that a preliminary meeting of the Design Commission is held to obtain early feedback on design. The campus design of this project should also be reflected in the architecture of the buildings to tie elements of each building together. Buildings should also include focal points in the design given the unique mix of uses in the development plan.

Preliminary Engineering

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 eastern portion of the site adjacent to the Villas. The developer shall clarify if the detention serves the commercial lots as well as the senior housing. Detention must conform to all Village and MWRD standards for stormwater management and the developer shall provide a summary of all sustainable development features which are encouraged with this development.

The sidewalk along the commercial frontage along Golf Road should be designed to expand to 8 feet to accommodate a future planned bikeways route with the sidewalk setback from the curb approximately 5 to 8 feet. 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. However, a reduced scope study is necessary due to the uncharacteristically low traffic volumes due to the COVID-19 pandemic. Therefore, the traffic consultant should obtain the latest Arlington Heights Road and Golf Road traffic data from the State and make professional estimates for peak hour and directional distribution. The traffic study should use ITE standards to estimate “existing” traffic and parking assuming the existing buildings are fully occupied by office uses, then analyze estimated traffic and

parking based on data from similar senior facilities to illustrate the differences and impact of each type of use.

Cross access easements and interconnects shall be required as necessary to provide full access to Golf Road signal and Golf Terrace access drive. One new access drive is proposed at the north end of the site at Tonne Road (extended) and Council Trail. The primary purpose of this connection is to provide direct access to the Villas. The developer's traffic and parking study should analyze the impact of this driveway onto Tonne Drive in terms of volume/traffic distribution. The traffic study should also analyze a possible future connection to Council Trail further west at a point at the rear of the parking lot for a small office building currently located at Arlington Heights Road and Council Trail. This location may be better suited for a primary access drive into the site that could be implemented in the future. Therefore a cross access easement along the west property line of the proposed development should be evaluated for future access to Council Trail if feasible in the future. This could then serve as a primary access from Council Trail into the development. The developer shall also continue to work with the Village on fire access throughout the site and fire lanes as required for buildings 30 feet and taller.

The proposed layout of the parking areas is a bit circuitous along the Golf Road frontage and in the western parking lots off of Golf Terrace. Staff and the developer shall continue to work on adjustments to better align some of the parking areas with the buildings to provide more direct and less circuitous internal traffic flow.

Based on a preliminary analysis of the proposed redevelopment, total parking provided is 30 spaces above code as depicted in **Table I** below, which details the preliminary parking calculations:

Table I: Parking Calculations

Use	CODE USE	UNITS/BEDS	PARKING RATIO (1:X)	PARKING REQUIRED/PROVIDED
Senior Housing	Housing for Elderly	175	1:Unit / 1::2 beds*	158/120
Senior Villas	Single Family	31	2:Unit	62/62
Commercial	Medical Office/ Health Gym/Retail	74,000	1:200 medical 1:250 health;1:300 Retail	340/408
Total Required				560
<i>Total Provided</i>				590
Surplus / (Deficit)				30

*Note: * Memory Care parking required is 1 space per 2 beds*

The overall PUD meets code for parking, however the senior housing building/lot is short 38 spaces thus requiring a variation for that lot. As mentioned the developer shall provide a written justification for the parking variation and address parking in the traffic and parking study. Also, bicycle parking spaces, as required by Section 10.8 of the Zoning Code, shall be required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from B-2 to Institutional and from R-1 to Institutional, and the PUD to allow a 175 unit senior living facility with 31 villas and commercial outlots to include medical offices, a wellness center and retail building on the subject property, as well as several variations, 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. Cross access shall be provided for all properties within the development and to the properties to the west which front Arlington Heights Road for connectivity of parcels and access to the Golf Road signal and to Golf Terrace.
3. The petitioner shall provide a market analysis to demonstrate market demand for the senior housing development of this type at this location. Additionally, the petitioner should clarify if the State of Illinois will require a Certificate of Need for this facility.
4. The sidewalk along Golf Road shall be designed to expand to 8 feet in the future to accommodate a bikeway and setback approximately 5 to 8 feet from the Golf Road curb.
5. 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.
6. A Design Commission application will be required for architectural review of proposed buildings.
7. Preliminary engineering plans are required including a photometric plan.
8. The Village and developer shall continue to discuss possible vacation of Golf Terrace and if determined to be vacated, cross access easements shall be provided benefitting the property adjacent to the north.
9. The driveway to Council Trail via Tonne Road shall be evaluated for traffic impacts. The developer and Village shall continue to explore future cross access to Council Trail at the west end of the project development and cross access easements along the west property line of the proposed development.
10. The developer and Village should continue to evaluate the feasibility of some additional commercial if market conditions warrant.
11. A fire truck turning radius plan is required to ensure proper access to and throughout the site. Buildings over 30 feet shall be required to provide an adjacent fire lane meeting Village Code standards.
12. A landscape plan shall be required and should incorporate a focal element at the corner of Arlington Heights Road and Golf Road. Adequate landscaping shall be provided along the street frontages.
13. Perimeter sidewalks along Arlington Heights Road and Golf Road shall be located a minimum of 5 feet from the curbs to create a parkway and eliminate the carriage walks.
14. Impact Fees shall be required in accordance with the Municipal Code and past Village policy.
15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies. 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.

Bill Enright April 21, 2021
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1702

Arlington Heights, IL
Conceptual Health and Wellness Master Plan
04.15.2021

Site Metrics:
Area: 18.35 Acres

SENIOR LIVING COMMUNITY
MAIN BUILDING
Area, including villas: 11.58 acres
6 Story IL/AL/MC
227,898 GSF (excl. villas and structured parking)
120 parking spaces total, 90 surface

VILLAS
1,500 GSF per Villa, plus 400 SF garage
31 Villas: 12 Duplex, 7 Simplex

MEDICAL OFFICE BUILDING
Site Area: 3.46 acres
3 Story
50,000 GSF
248 Parking Spaces

WELLNESS CENTER
Site Area: 1.67 acres
1 Story
15,000 GSF
70 Parking Spaces

RETAIL
Retail Site Area: 1.65 acres
1 Story
9,000 GSF
90 Parking Spaces







Senior Living Health & Wellness Campus of Arlington Heights

PROJECT NARRATIVE

April 22, 2021

OUR VISION

We envision a campus that revolves around whole-person wellness covering six important dimensions: physical, emotional, social, spiritual, intellectual, and environmental. To succeed at wellness, we need a multi-faceted integrated approach.

Drawing inspiration from the dimensions of wellness, we propose a progressive master plan and notable architecture which promotes the best in active and healthy lifestyles. The connection between health and aging is prioritized through the multi-disciplinary approach which includes a senior living community, a wellness center, a medical office building, and retail. The master plan concept engages with the existing vibrant community and fosters the growth of its own inclusive and progressive community. Rather than being proscribed, the architecture and design will celebrate the unique spirit-of-place of the larger community.

PROJECT DESCRIPTION

Ryan Companies US, Inc. (Ryan) is pleased to present to the Village of Arlington Heights a \$90M - \$100M redevelopment of International Plaza featuring a mix of uses including an upscale senior living development, wellness center, medical office building and retail. The existing retail building and parking lots will be demolished and when combined with parcels currently owned by the village, will result in a forward-thinking campus with new infrastructure, signature buildings of various heights, open space, and active uses.

SITE DEVELOPMENT

The aggregation of parcels shown on the master plan totals 18.35 acres and it is our intention to perform the site development (demolition of existing structures, main-stem utility infrastructure, mass grading) in one phase. The construction of

the individual buildings and site work will be phased, with Phase I including the senior living main building and villas, the Wellness Center, and the medical office building. Phase II will be the retail building, and this timing may overlap with Phase I.

Vehicular access to the site will rely primarily on the current ingress and egress points on Golf Road and Arlington Heights Road. We are adding a road connection from the site north to Council Trail aligned with Tonne Road. We also are planning to install a bike path along Golf Road and install a pedestrian path from the northeast corner of the site to Prairie Park. The storm water detention will be a combination of surface detention as an amenity and underground detention.

SENIOR LIVING

The senior living community will offer a main building with residences and amenities, along with villas in duplex-format that encircle the main building on the east and north property boundaries. The main building will feature various heights with the tallest portion at the center core of five or six stories. The location of the villa units provides a buffer from the residential on the north and east, and a logical transition to the tallest portion of the main building set closer to the center of the site.

The senior living community will offer 170 to 175 residences in the main building and 30 to 35 villas units on the perimeter, with approximately 175 parking spaces. The mix of units will consist of 120 to 130 independent living units (both villas and in the main building), 60 assisted living residences and 20 memory care units.

WELLNESS CENTER

The Wellness Center is proposed to be a Center for Excellence in Active Aging. The one-story building will be approximately 15,000 square feet and serves the greater Arlington Heights community, the residents and employees of the senior living building, and patients and employees of the medical office building. The building has frontage on, and visibility to Golf Road with parking for guests and members of the Wellness Center. It is also physically connected to the senior living building. Open space with pedestrian paths connects the Wellness Center to the medical office building and the senior living building and provides for outdoor activation space to support wellness programming.

Three components of the Wellness Center will be:

- Recover. Programs that help you recover from injuries including therapeutic massage, warm-water physical therapies and acupuncture.
- Rejuvenate. Programs that help you relax and optimize your physical and emotional state including aromatherapy, sound therapy, and hydrotherapy.
- Reinforce. Programs that keep you moving and doing what you love with ease, including fitness classes, nutrition education, yoga, dance, and Pilates.

MEDICAL OFFICE BUILDING

The medical office building will be an important use on the campus and will occupy the prominent corner of the site with direct visibility to Arlington Heights Road and Golf Road. The building will be approximately 50,000 square feet on two or three floors. The siting of the building is close to the corner yet allows vehicular access around the south, west and north sides of the parcel. Most services within the building will be primary care for all ages and will also offer specialty services to be determined. The main face of the building is toward Golf Road and provides parking on the south, west and north sides of the building. An open green space on the east connects the building to the Wellness Center and senior living building and is essential toward establishing an integrated health and wellness campus.

RETAIL BUILDING

A one-story retail building of approximately 9,000 square feet is sited along Golf Road on the southeast corner of the property. This location takes advantage of the signalized access to the site and offers parking along Golf Road, while preserving an unimpeded connection to the open space/detention pond for outdoor seating and views. The building is configured to allow for one occupant or to be subdivided into two suites.