



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 24, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Tots Land Daycare - 1007 W. Euclid Ave. - 3/27/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. The Berkshire Senior Living Residence - 8-12 S. Beverly Ln. - T1838
Planned Unit Development for Multi-Family Development, Variations
- B. The Moorings/Independent Living Expansion - 811 E. Central Rd. - T1837
Planned Unit Development Amendment, 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
4/24/2024

Item: Tots Land Daycare - 1007 W. Euclid Ave. - 3/27/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Tots Land Daycare - CPRC Minutes
3/27/24

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

March 27, 2024

Project Title: Tots Land Daycare
Address: 1007 W. Euclid Ave.

Petitioner: Damian Dwulit
Tots Land, Inc.
Address: 1080 W. Lake St.
Roselle, IL 60172

Requested Action:

1. Special Use Permit for a 5,727 square-foot Day Care Center in the B-1 District.

Variations Required:

1. Playground equipment is considered accessory structures and a variation would be required if any proposed structures encroach into the required yards.

Attendees: Damian Dwulit, Tots Land representative
Len Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is located at the former BMO Harris Bank at 1007 W Euclid Ave, which is the southwest corner of W Euclid Avenue and S Kennicott Ave. The former bank building is approximately 5,000 square-feet and includes a drive-through canopy on the interior side (west) portion of the property.

The petitioner is interested in opening a day care center at this location and renovating the interior of the former bank building to fit the needs of the business. The petitioner has proposed new classrooms, administrative offices, bathrooms, and a commercial kitchen. The existing drive-through lanes are proposed to be replaced with a new 732 square-foot building addition for an indoor playroom space. Reference the "Proposed Floor Plan" exhibit for details.

The proposed exterior improvements include removal of the drive-through lanes along the west and south of the building and restriping the parking lot with five new parking spaces. The drive-through pavement is proposed for replacement with *Jamboree* playground tiles and new pre-fabricated playground structures. A 6-foot wooden privacy fence is shown along the west and south property boundaries to enclose the new playground spaces. Landscaping and green space will be installed and maintained as required by Village Code. Reference the "Proposed Site Plan" exhibit for details.

The proposed day care center intends to provide services to children ages one through five* and will operate Monday through Friday from 7:00 AM to 6:00 PM. The maximum number of children in the day care center is 91 with 11 teachers and 2-4 administrative staff. The petitioner intends to limit hours of operation of the outdoor playgrounds to Monday through Friday 9:00 AM to 12:00 PM and 3:00 PM to 5:00 PM, and limit the capacity of children using them at any given time to reduce the noise impacts on neighbors to the west. Playground 1 (northwest of the building) is intended for children 1-2 years of age and will have a maximum of 16 children with two teachers. Playground 2 (southwest of the building) is intended for children 3-5* years of age and will have a maximum of 20 children and two teachers.

**Note the age has been updated from 6 as listed in the Project Description exhibit to 5 in this report due to the limits on age of children per in day care per the zoning code definition of day care centers.*

Meeting Discussion:

Mr. Dwulit – shared that they wish to open a daycare center in the Village of Arlington Heights, at the old BMO Harris Bank location. It is a really nice building built in the 90's, we believe it has potential.

Commissioner Green – shared his interest in the indoor playground.

Mr. Dwulit – with the Chicago weather we felt the 700 square foot playgroup indoors makes sense.

Mr. Osoba – defined the property at 1007 W Euclid Ave., the former BMO Harris Bank building on Euclid and Kennicott Ave. The site is zoned B1 business district limited retail. The petitioner would like to request a special use permit for a daycare center within the B1 zoning district in this former bank building and proposing interior and exterior renovations for the intended land use. The interior of the space would include new classrooms, administrative offices, bathrooms and the commercial kitchen. The existing drive through in the back of the bank would be converted into an indoor playroom space. The exterior improvements include a new playground equipment area to replace the drive through lane pavement on the west side of the site. The petitioner indicated that the use of these areas may have operational restrictions such as limits of the number of children that are out there and the hours of operation of those playgrounds and the use of those areas would have to be analyzed as part of the Planning Commission application to avoid negative impacts on the surrounding residential properties. Lastly, variances may be required depending on the location of those playground equipment depending on how far they are away from the property line to the west. The site is adequately parked for the intended land use with 37 total spots proposed and 23 required by code. Staff would expect an analysis of the traffic and parking demand of this use, with the emphasis on drop off and pickup operations and site access for the daycare. This proposal would require Planning Commission application for special use and Design Commission application for the exterior improvements, both of which can happen simultaneously during the review process. Staff will require neighborhood meeting to discuss the plans with the single-family homes to the west and then all other interested property owners as well. Staff is generally in support of the proposed special use permit, subject to the conditions listed in the staff report as recommended.

Commissioner Jensen – asked if they expect the traffic to be more intense from this daycare than the bank? I don't it would be, does the petitioner need that kind of study and expense?

Mr. Osoba – explained if the reuse of a building would redevelop the site larger than 5000 square feet, which this is, the code would require a traffic study just from a baseline standard. That process potentially could be waived if the petitioner requested that and then staff would have to make that determination.

Commissioner Jensen – raised the issue that if there was an overwhelming compelling reason beyond code that they needed to do that because we expected the traffic to be so much more intense. Do you own other daycare locations? Do you have any customers who ride their bikes to those locations, if not you may want to ask for a variation to not have bike racks and another variation to not pay for a parking study.

Mr. Dwulit – yes, we have three other daycare locations in Chicago.

Commissioner Sigalos – feels that this is a great use of this existing building, is the enclosure of the drive-thru enough space of 700 sq. feet. Would you want to make that bigger?

Mr. Dwulit – that should be good enough, bigger would be better, but 700 is a good size. DCFS will allow a maximum classroom size of 700 sq. feet.

Commissioner Sigalos – was in favor of the project moving forward.

Commissioner Jensen – is also in favor of the project.

Commissioner Green – you will have enough parking and can circulate the pick-up and drop off. Good project. Three thumbs up, go ahead and move forward. Is there a neighborhood meeting set up?

Mr. Dwulit – yes, we will set that up as part of the Plan Commission process.

Public Comment

Mr. Moens – encouraged the petitioner to have bike racks at the daycare.

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
4/24/2024

Item: The Berkshire Senior Living Residence - 8-12 S. Beverly Ln. - T1838

Department: Planning & Community Development

Requested Action

1. Planned Unit Development (PUD) approval to allow a 44-unit multi-family development for seniors.

Variations Required from Chapter 28:

1. Density Variation: Section 5.1-7.3b, to allow a 26,000 square foot lot size where a minimum lot size of 30,000 square feet is required. The extent of this variation may increase upon any dedication of Right-of-Way along Campbell Street.
2. Setback Variations: Section 5.1-7.6, to allow a 5' side yard setback along the east and western sides of the site where code requires a minimum 13' side yard setback along each side, and to allow a 5' rear yard setback (north), where code requires a minimum 30' rear yard setback.
3. Setback Variation: Chapter 28, 5.1-20.1d, to allow a public street frontage setback (south) of 5' where a setback between 8'-10' is required.
4. Parking Variation: Section 10.4-1, to allow 52 parking stalls where 66 are required.
5. Loading Zone Variation: 10.7a, to waive the requirement for one loading berth.

Recommendation

The Staff Development Committee has reviewed the proposed PUD to allow a 44-unit multi-family age restricted senior living residence, as well as the requested Variations, and is not supportive of the development as proposed. The SDC would be in favor of a development approach that is more consistent with the underlying zoning, Hickory /Kensington Area Plan, and Overlay District zoning regulations. Should the petitioner proceed forward, the Staff Development Committee requests that they address 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. The petitioner must address the piecemeal approach towards development in this area. The SDC is concerned that a piecemeal development of the bowling alley and/or parking lot would impact the long-term redevelopment potential for the block. A plan must be provided outlining how the bowling alley site will be used and redeveloped should the parking lot be developed for the proposed multi-family building.

3. The parking lot should not be separated and developed independently rendering the bowling alley parking non-compliant for current or future uses. Clarify how the bowling alley will accommodate customer parking should its' parking lot be developed. Should the building be demolished, the developer must provide details on how this will impact future redevelopment in the vicinity.

4. The acceptability of the requested density variation needs further analysis.

5. The development team shall revise the site plan with setbacks that are more in line with Code requirements and the Hickory/Kensington Plan. The bulk/mass, height, design, and setbacks need to take into consideration the site location as adjacent to single-family homes to the east and north.

6. Well in advance of any Plan Commission hearing on this project, the developer must organize and hold a neighborhood meeting to introduce the project to surrounding property owners.

7. A Design Commission application and appearance before the Design Commission shall be required, and the building design should be compatible with Hickory-Kensington Design Guidelines.

8. 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.

9. Engineering plans, details and storm water detention calculations shall be

required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.

10. Eight feet of Right-of-Way must be dedicated to the Village on both sides of Campbell Street. The sidewalk must be expanded to comply with the Hickory / Kensington Area Plan streetscape recommendations.

11. The surface parking lot should incorporate a dense landscape screen along the west side and may need additional setback to provide for adequate landscaping. Enhanced landscaping must be provided at the north and east to be more compatible with the surrounding single-family homes.

12. 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.

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

14. 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.

15. Appearance before the Housing Commission shall be required.

16. 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.

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

18. 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 - 3D

Conceptual Plans & Narrative

Public Comment

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence



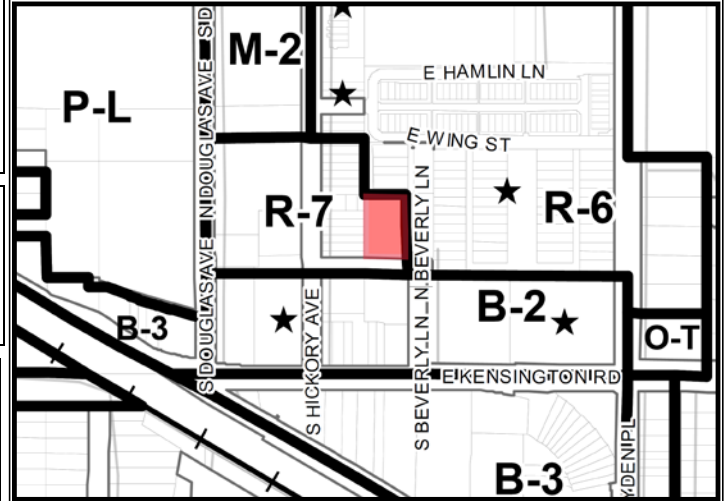
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1838
Project Title: The Berkshire Senior Living Residence
Address: 8-12 S. Beverly Lane
PIN: 03-29-411-014

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 24, 2024
Date Prepared: April 5, 2024

Petitioner: Sig Strautmanis
 General Capital Group
Address: 6938 N. Santa Monica Blvd
 Fox Point, WI 53217

Existing Zoning: R-7: Multi-Family Dwelling District, Hickory-Kensington Overlay District
Comprehensive Plan: High-Density Multi-Family



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multiple-Family Dwelling District	Single-Family Homes	Moderate Density Multi-Family
South	B-2: General Business District	Beverly Lanes Bowling Alley	High Density Multi-Family
East	R-6: Multiple-Family Dwelling District	Single-Family Homes	Moderate Density Multi-Family
West	R-7: Multiple-Family Dwelling District	Auto Repair, Contractor Shop	High Density Multi-Family

Requested Action:

1. Planned Unit Development (PUD) approval to allow a 44-unit multi-family development for seniors.

Variations Required from Chapter 28:

1. Density Variation: Section 5.1-7.3b, to allow a 26,000 square foot lot size where a minimum lot size of 30,000 square feet is required. The extent of this variation may increase upon any dedication of Right-of-Way along Campbell Street.
2. Setback Variations: Section 5.1-7.6, to allow a 5' side yard setback along the east and western sides of the site where code requires a minimum 13' side yard setback along each side, and to allow a 5' rear yard setback (north), where code requires a minimum 30' rear yard setback.
3. Setback Variation: Chapter 28, 5.1-20.1d, to allow a public street frontage setback (south) of 5' where a setback between 8'-10' is required.
4. Parking Variation: Section 10.4-1, to allow 52 parking stalls where 66 are required.
5. Loading Zone Variation: 10.7a, to waive the requirement for one loading berth.

Project Background:

The subject property is approximately 26,000 square feet (0.6 acres) and is bounded by Campbell Street to the south and Beverly Lane to the east, which is a private street owned by the Arlington Market HOA. The land is currently used as a parking lot for the Beverly Lanes bowling alley, however, the General Capital Group has a Letter of Intent to purchase the land and develop the parking lot with a 44-unit age-restricted senior living residence to be rented at affordable levels. The development would be funded through Housing Tax Credits issued by the Illinois Housing Development Authority (IHDA). The project would include the following unit mix and affordability levels:

UNIT MIX		
Unit Type	Total Units	% of Total
1BR	32	73%
2BR	12	27%
	<u>44</u>	<u>100%</u>
INCOME RESTRICTIONS		
AMI	Total Units	% of Total
30%	13	30%
40%	0	0%
50%	0	0%
60%	12	27%
80%	19	43%
	<u>44</u>	<u>100.0%</u>

The building would be “L” shaped and consist of 3-stories with one level of below grade parking, along with a small surface lot, totaling 52 parking stalls. Access to the site would come from Campbell Street to the south, which is a public street that was recently constructed in the spring of 2023.

The subject property is within the Hickory / Kensington Overlay District and is part of the Hickory / Kensington Area Plan, both of which were established in 2013. The property is also located within the Hickory / Kensington TIF District, which was adopted by the Village Board in 2014. It is unclear what would happen to the Beverly Lanes bowling alley upon the sale and development of the subject property by the petitioner. The Hickory / Kensington redevelopment area is continuing to see momentum with the recent completion of the 4 N Hickory mixed-use redevelopment to the west of the subject property, along with the recent completion of the final phase of the Arlington Market development to the north and east.

Zoning and Comprehensive Plan

The subject property is zoned R-7, Multi-family Residential Dwelling District and is part of the Hickory / Kensington Overlay Zoning District. Any development on the property must comply with the regulations within each of these zoning classifications, however, the overlay regulations supersede the R-7 zoning regulations where the requirements of the overlay differ from those in the R-7 District. All developments within the Hickory / Kensington Overlay zone are required to develop as a PUD, and PUD approval is therefore required. The proposed multi-family use is classified as a permitted use in both the R-7 District and Overlay District.

The Hickory / Kensington Overlay District regulations require that all development within the overall zone be consistent with the Hickory / Kensington Area Plan. The plan was established in 2013 with the goal of creating a vibrant, mixed-use neighborhood that complements the downtown area and provides new housing and commercial opportunities in a walkable pedestrian friendly environment. The Overlay Zone provides the regulatory framework, and the TIF District provides incentives for comprehensive and cohesive redevelopment.

The Staff Development Committee has four primary areas of concern relative to this proposal:

1. Piecemeal Development: The sale and redevelopment of the bowling alley parking lot independent of the bowling alley would be a piecemeal approach towards redevelopment in this area. Without a parking lot, the bowling alley would become parking non-compliant, and should the bowling alley close, it could not be occupied or leased without a parking variation. Should the parking alley remain open, without a private off-street parking lot, all parking demand would have to be accommodated via on-street parking, which would not be ideal.
2. Density: The proposed development exceeds maximum density allowances for the R-7 District. A density variation is required.
3. Setbacks: The proposed development does not adequately take into consideration the surrounding single-family land uses and compatibility of the bulk and mass of the structure in relation to neighboring single-family homes.
4. Height: The building height, while compliant with the height regulations of both the Hickory / Kensington Plan and R-7 regulations, is not compatible with the single-family homes to the north and east.

The proposed density, at 44 units, exceeds the maximum allowable density within the R-7 District. The following density variation is required:

- **Chapter 28, Section 5.1-7.3b, to allow a 26,000 square foot lot size where a maximum lot size of 30,000 square feet is required.**

The appropriateness of the proposed density variation needs further analysis, however, the petitioner must provide a written justification per the four approval criteria 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.**

Given the current lot size, proposed unit mix, and the Villages' density requirements, the subject property could accommodate 39 dwelling units. The developer has proposed 44 units, which translates to a density increase of five units above code requirements. If any land is required for Right-of-Way dedication along Campbell Street, the extent of this density variation could increase. The petitioner may be eligible for density bonuses via the Inclusionary Housing Ordinance, but a variation would still be required.

The Comprehensive Plan classifies the subject property as "High Density Multi-Family" and the proposed use is compatible with this classification. The building conforms to certain standards within the Hickory / Kensington Area Plan, however, it does not conform to other areas of the plan and several notable variations are required. From a land use standpoint, the proposed multi-family senior living facility is generally compatible with the Plan as it states that this area "is ideal for meeting housing needs for rental units and senior housing serving a variety of income levels given its proximity to downtown and the Metra train station." However, the conceptual renderings on page 14 and 16 of the Plan (**Exhibit I** and **Exhibit II** at the end of this report) suggest larger building redevelopment be located south of Campbell and west of Hickory.

All multi-family developments that include ten or more units are required to conform to the Village's Inclusionary Housing Ordinance. The developer shall be required to provide 10% (4 units) as affordable per the Inclusionary Housing Ordinance, which requires 10% of units as affordable if public assistance is provided. As mentioned above, the petitioner is seeking financial assistance from IHDA. An appearance before the Housing Commission will be required and the Planning Department has provided the petitioner with initial questions that they must address should this project move forward.

The SDC recommends that the petitioner hold a neighborhood meeting to introduce the project to surrounding home owners prior to this project appearing before the Plan Commission for a public hearing. Impact Fees for all units shall be required in accordance with Chapter 29 of the Municipal Code.

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 to facilitate a new, vibrant mixed-use area. While the proposed land use, as an age-restricted multi-family senior living facility, is consistent with the goals of the Hickory / Kensington Plan and some of the development standards within, the development is incompatible in several ways:

- **Piecemeal Development**: Without a firm plan for how the Bowling Alley site would be used independent of its' parking lot, the piecemeal development approach is a concern for the SDC.
- **Campbell Setback**: The Plan recommends a 8'-10' building setback along Campbell and given the subject property location adjacent to single-family homes, a 8'-10' building setback along Campbell is more appropriate than the 5' setback proposed.
- **Sidewalk**: The Plan calls for a 10' wide sidewalk along Campbell Street. The existing sidewalk is approximately 8.5' in width and would need to be widened.
- **Right-of-Way Dedication**: 8' of Right-of-Way is required to be dedicated along Campbell Street, per page 19 of the plan. A widened sidewalk and greater building setback is required along Campbell Street.

While the Staff Development Committee is generally supportive of a multi-family development in this area, the specifics of the proposed development are inconsistent with the Hickory / Kensington Area Plan.

Site Design & Landscaping

The Overlay District was designed with several form-based regulations for height, setbacks, lot coverage, and density. For elements that are not governed by the Overlay District regulations, the underlying R-7 zoning regulations apply. Relative to setbacks, the Overlay regulations dictate the front yard setback along Campbell Street to the south and the R-7 regulations dictate the side and rear yard setbacks to the east/west and north. The proposed structure does not comply with any of the required setbacks on all four sides and the following variations from Chapter 28 are required:

- **Section 5.1-20.1d, to allow a public street frontage front yard setback (south) of 5' where a setback between 8'-10' is required.**
- **Section 5.1-7.6, to allow a 5' side yard setback along the east and western sides of the site where code requires a minimum 13' side yard setback along each side, and to allow a 5' rear yard setback (north), where code requires a minimum 30' rear yard setback.**

The Staff Development Committee is concerned that the proposed setbacks do not adequately consider the surrounding land uses and building heights, which to the north and east are single-family homes of approximately 25.5' in height and setback 16.5' from Beverly Lane (proposed building is 36.5' tall and setback 5' from Beverly Lane). The requested setback variations are not within the essential character of the locality and the petitioner should reevaluate the setbacks to be more in line with Code requirements and the Hickory / Kensington Area Plan. The bulk/mass, height, design, and setbacks need to take into consideration the site location as adjacent to single-family homes to the east and north and the current design does not make adequate accommodations in this regard.

A code compliant Landscape Plan will be required within any formal Plan Commission application. The surface parking lot to the southwest of the building should incorporate a dense landscape screen along the west side and may need additional setback to provide for adequate landscaping. To the north and east, enhanced landscaping must be provided to ensure compatibility with the surrounding single-family homes. As part of the Plan Commission process, the petitioner shall provide details on any proposed ground-mounted mechanical infrastructure, which must be appropriately located and screened with landscaping. Additionally, details must be provided on trash pick-up and storage, and all exterior refuse storage areas must be appropriately located and screened.

Building Design & Fire Safety

Prior to any Plan Commission hearing on this project, the petitioner must first appear before the Design Commission for review of the architecture and building design. The architectural team should take into consideration the Hickory-Kensington Design Guidelines as they refine their plans. Initial comments on the design were provided to the petitioner, and it was requested that they explore more relief in the massing and with some traditional single-family design elements. Details on the bay windows must be provided as part of the Plan Commission review process to ensure that they do not encroach into the required side yard.

Fire apparatus access roads shall be required and must extend to within 150 feet of all portions of the building and all portions of the exterior walls of the first story. One aerial apparatus access road shall be required, at a minimum width of 26' and must be no less than 15' and no greater than 30' from the building. A Fire & Life Safety exhibit shall be provided as part of any Plan Commission application 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.

Streetscape Improvements/Infrastructure

The petitioner shall be required to implement streetscape elements along Campbell Street as outlined in the Hickory / Kensington Plan. The existing Right-of-Way for Campbell Street is 50 feet wide, and in order to comply with Code and the Plan, eight feet of Right-of-Way must be dedicated to the Village on both sides of the street. When Campbell Street (Hickory to Beverly) was constructed in 2023, due to the limited Right-of-Way, the public sidewalk was installed immediately adjacent to the back of curb. The existing sidewalk must be slightly expanded and the building should be further setback from the sidewalk.

Stormwater detention shall be required meeting both Village and MWRD detention requirements, and an MWRD permit will be required. Engineering plans, details and storm water detention calculations shall be required as part of the Plan Commission application process. Since there is no water main on Campbell Street, the water main would need to be extended from S. Beverly Lane or Hickory Avenue to service the property and a fire hydrant must be located within 100 feet of the entrance to the building. Similarly, there is no sanitary sewer on Campbell Street and the sanitary sewer would need to be extended from S. Beverly Lane, or from the combined sewer on N. Hickory Avenue, to service the site. An IEPA permit would be required for both the sanitary sewer and water main extensions. Finally, there is an existing 12" public storm sewer located along the east side of the property that is no longer in service and it must be abandoned as part of any site redevelopment.

Traffic and Parking

Per zoning requirements, the subject property must provide 66 parking spaces (1.5 per unit) based on the number of residential units (see Table I below). The subject property would include 52 parking spaces (1.18 per unit), which requires the following variation:

- **Section 10.4-1, to allow 52 parking stalls where 66 are required.**

The petitioner must provide written justification for the variation that addresses the four criteria for approval, however, staff is generally supportive of a slight reduction to the parking requirements given the age restricted nature of the proposed development. The petitioner must provide data from similar facilities within its portfolio for analysis. Additionally, a traffic and parking study from a certified traffic engineer shall be required. 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 recently completed development at Hickory / Kensington, the proposed development at Douglas / Kensington, and the Arlington Beer Company development proposed along Hickory Avenue.

Table I – Parking Calculations

PROPOSED USE	CODE USE	NUMBER OF DWELLING UNITS	PARKING REQUIREMENT	PARKING REQUIRED
Residential Use	Multi-family	44	1.5 spaces per unit	66
			Total Required	66
			<i>Total Provided</i>	52
			Surplus / (Deficit)	14

One 10' x 35' loading space for the development is required, and none is shown on the conceptual plans. The petitioner will need to clarify if they are requesting a variation to waive this requirement.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD to allow a 44-unit multi-family age restricted senior living residence, as well as the requested Variations, and is not supportive of the development as proposed. The SDC would be in favor of a development approach that is more consistent with the underlying zoning, Hickory /Kensington Area Plan, and Overlay District zoning regulations. Should the petitioner proceed forward, the Staff Development Committee requests that they address 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. The petitioner must address the piecemeal approach towards development in this area. The SDC is concerned that a piecemeal development of the bowling alley and/or parking lot would impact the long-term redevelopment potential for the block. A plan must be provided outlining how the bowling alley site will be used and redeveloped should the parking lot be developed for the proposed multi-family building.
3. The parking lot should not be separated and developed independently rendering the bowling alley parking non-compliant for current or future uses. Clarify how the bowling alley will accommodate customer parking should its' parking lot be developed. Should the building be demolished, the developer must provide details on how this will impact future redevelopment in the vicinity.
4. The acceptability of the requested density variation needs further analysis.
5. The development team shall revise the site plan with setbacks that are more in line with Code requirements and the Hickory/Kensington Plan. The bulk/mass, height, design, and setbacks need to take into consideration the site location as adjacent to single-family homes to the east and north.
6. Well in advance of any Plan Commission hearing on this project, the developer must organize and hold a neighborhood meeting to introduce the project to surrounding property owners.
7. A Design Commission application and appearance before the Design Commission shall be required, and the building design should be compatible with Hickory-Kensington Design Guidelines.
8. 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.
9. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.

10. Eight feet of Right-of-Way must be dedicated to the Village on both sides of Campbell Street. The sidewalk must be expanded to comply with the Hickory / Kensington Area Plan streetscape recommendations.
11. The surface parking lot should incorporate a dense landscape screen along the west side and may need additional setback to provide for adequate landscaping. Enhanced landscaping must be provided at the north and east to be more compatible with the surrounding single-family homes.
12. 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.
13. A market assessment shall be required to demonstrate a need for this type and size development at this location.
14. 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.
15. Appearance before the Housing Commission shall be required.
16. 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.
17. School, Park, and Library contributions shall be required per Code prior to the issuance of a building permit.
18. 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 5, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1838



Figure 7. Conceptual Build Out Plan



Figure 9. Conceptual Site Plan





**SUBJECT
PROPERTY**

**BEVERLY LANES
BOWLING ALLEY**

HICKORY AVE

CAMPBELL ST

BEVERLY LN

DOUGLAS AVE

KENSINGTON RD

NORTH

GENERALCAPITAL

COLLABORATE • INNOVATE • EXECUTE

CONCEPT PLAN

BERKSHIRE – ARLINGTON HEIGHTS

8 N. Beverly Lane



GENERAL CAPITAL GROUP

Sig Strautmanis

Josh Hafron

An Introduction to Berkshire Senior Communities

General Capital, a family-owned development company from Fox Point, Wisconsin, began developing affordable senior housing in the late 1990's. Originally intended to fill a niche market for independent senior apartments in Southeast Wisconsin, our 13 Berkshire senior communities are now located across Wisconsin, Michigan and Illinois. Our Berkshire-branded communities are unique in their focus on the **active senior**: each Berkshire is uniquely programmed to offer clubs, activities, gatherings and activity-focused amenities to engage residents in an active, rewarding environment, promoting community, friendship and learning. While our properties don't offer services (e.g. meals, assistance with daily living, etc), we develop relationships with area organizations to connect residents with services in their home to allow them to "age in place." This approach has been successful for us, as demonstrated by our portfolio occupancy rate of over 97%.

For many of our residents, a Berkshire may be their first experience living in an apartment. Most of our residents come from the immediate area, with many moving from homes within the community. Some make the move to be closer to adult children. Overall, our resident population is extremely stable. We experience very low turnover, and as a result, our properties have a stabilizing effect on local neighborhoods. While this is true for senior housing in general, our Berkshire properties tend to keep residents even longer because of our focus on resident life.



Our proposed project at 8 North Beverly Lane is based on our current Berkshire model: a centrally located, resident-focused independent senior community with extensive amenities and senior programming. The Berkshire – Arlington Heights will build on our successful formula of engaging residents in a healthy, active lifestyle in the middle of a vibrant, pedestrian-oriented neighborhood.

Concept Plan Overview

General Capital proposes to purchase and redevelop the parking lot located at 8 North Beverly Lane, at the northwest corner of Beverly Lane and Campbell Street. The site is approximately 0.6 acres (26,000 SF). The property is the former parking lot of Beverly Lanes located directly south of the property. The property occupies the full half block between Beverly Lane and Hickory Avenue, allowing the comprehensive redevelopment of a significant parcel within the Hickory-Kensington Planning Area, consistent with the recommendations of Hickory/Kensington Area Plan to transition the area to residential use and break down larger blocks into more pedestrian friendly blocks to increase connectivity (pg. 19).

As a special note regarding the potential redevelopment of this property in relationship to the bowling alley: the owner of Beverly Lanes is considering closing the bowling alley if the sale closes. The Sellers understand that if the bowling alley is to stay open with the sale of the parking lot, they will need to address their parking situation.

Our approach to the site plan includes the following considerations:

- Use an “L” shaped building to create a courtyard facing south. The top of the “L” acts as a buffer to residential uses to the north.
- Reinforce the edge of the street by using traditional, minimal building setbacks, as recommended in the Hickory/Kensington Area Plan (pg. 20).
- Minimize impact to surrounding residential uses by containing all activity to the south end of the building and courtyard area. Contain all vehicular traffic entering the surface parking and underground parking to a single curb cut off Campbell.
- Locate the primary building entrance at the corner of Beverly and Campbell, facing the most prominent corner of the property. Use this as an opportunity for a traditional blade sign visible from the south.

The proposed building is designed to fit the context of the surrounding neighborhood. Specifically:

- Three-story structure, consistent with the height recommendations in the Hickory/Kensington Area Plan (pg. 24)
- Building constructed of brick and traditional siding materials, with architectural articulation of bay structure and “base-middle-top” to exhibit consistency with the transitional architectural vocabulary of the surrounding neighborhood (pg. 18). This reinforces the fabric of the neighborhood, as recommended in the Plan (“Enhance aesthetics of the area to create a positive sense of place” (pg. 12).
- Use of storefront glass at the primary corner of the project, articulating ground floor community spaces and providing a visual connection to activity on the street, consistent with the Plan (pg. 18)

- Use of increased ceiling heights (10 feet on ground floor and 9 feet on upper floors) to create high-quality, contemporary interior spaces.

In addition, the proposed building will include the following attributes:

- LEED-certified building, consistent with the recommendations of the Hickory/Kensington Area Plan (pg. 18)
- Use of Green Infrastructure to mitigate storm water, including bio-swales and pervious pavement (pg. 12)
- High-efficiency lighting, plumbing and mechanical package, as recommended in the Plan (pg. 18)
- Heated underground parking at one space per unit
- Architect-designed open floorplans with high-quality vinyl-plank flooring, sustainable cabinetry and plentiful storage to meet the needs of today's sophisticated seniors

The attached plans include our proposed site plan, floor plans and conceptual renderings illustrating our concept.

Several key project statistics:

- 44 units total; 32 1-BRs 12 2-BRs. The unit mix represents a typical "75/25" mix of one-bedroom to two-bedroom units, typical of our Berkshire senior communities.
- 44 underground parking space and 8 surface parking spaces. The Plan specifically considers a lower parking ratio for senior housing (pg. 26)
- Lot size = 26,000 SF
- Density: as measure by Village Zoning, site requires 32,000 SF. We are requesting Village approval of a variation based on the low-intensity nature of senior housing.
- Lot coverage = 57.55%, compliant with Hickory Kensington Overlay District
- Setbacks = 5', compliant with Overlay District
- Building Height = 36.5', compliant with Overlay District
- Unit Sizes: 1 BR = 659 SF, 2 BR = 980 SF, compliant with Overlay District
- FAR = 230% (inclusive of underground parking), compliant with Overlay District 250% maximum

Affordability and Target Market

The Hickory/Kensington Area Plan includes the goal to provide new housing opportunities at various income levels within the target planning area (pg. 12). The Plan specifically states that this location is “ideal for meeting housing needs for rental units and senior housing serving a variety of income levels given its proximity to downtown and the Metra Station, PACE bus routes, Recreation Park and commercial development such as Walgreen’s and Mariano’s food store (pg. 13).”

Our proposed Berkshire – Arlington Heights will include a full spectrum of affordability ranging from 30% AMI units to 80% units targeting middle market seniors with incomes up to \$70,600 (2023 income limit for 2 person HH). Our proposed unit mix is as follows:

UNIT MIX		
Unit Type	Total Units	% of Total
1BR	32	73%
2BR	12	27%
	44	100%
INCOME RESTRICTIONS		
AMI	Total Units	% of Total
30%	13	30%
40%	0	0%
50%	0	0%
60%	12	27%
80%	19	43%
	44	100.0%

Based on previous experience with other Berkshire communities, our target geographic market is the Village of Arlington Heights and immediate surrounding area. Our senior communities typically draw from the zip code where the development is located. General Capital will engage Oakbrook Residential to professionally manage the property. Oakbrook manages the majority of General Capital’s portfolio and has specific expertise in Section 42 affordable housing. Oakbrook Residential is part of the larger Oakbrook Corporation—an integrated real estate services company serving Wisconsin and Illinois since 1987. Oakbrook Corporation manages approximately 12 million square feet of residential and commercial space, which includes over 6,000 apartments in both market-rate and affordable housing. In addition to Oakbrook’s management, maintenance and compliance oversight, General Capital’s senior Asset Manager will supervise property management activities and act as our local liaison with the Village, neighbors and local stakeholders. General Capital will hold this asset long-term and will engage with the local community on an ongoing basis.

Consistency with Zoning and Master Plan

We believe our proposed project is consistent with the Village's vision for the Hickory/Kensington neighborhood. We would like to highlight our understanding of what the Village envisions for this area. Based on initial conversations with Village staff, we reviewed the following planning documents as we prepared the concept plan:

- Section 5.1-7 R-7 Multiple-Family Dwelling District regulations
- Section 5.1-20 Overlay Zoning District Hickory Kensington Area
- Section 28-9 Planned Unit Development zoning regulations
- Hickory/Kensington Area Plan

R-7 Zoning District

As stated in the zoning code, the purpose of the R-7 district is "to provide high density multiple-family developments which will provide a buffer between the Downtown (B-5) District and the single-family neighborhood, reduce transportation needs by locating high density developments close to public transportation facilities and provide a consumer base for the Downtown District area. In addition, the purpose of the R-7 District is to stimulate development in areas within a designated redevelopment area consistent with a redevelopment plan."

This area was rezoned as a result of the implementation of the Hickory/Kensington Area Plan. The site was formerly zoned M-2. Our project will create a comfortably-scaled buffer between the urban single-family to the north and high-density, mid-rise mixed-use envisioned closer to Kensington Road. ***Our proposed project is consistent with the intent of the underlying R-7 zoning district.***

Hickory Kensington Zoning Overlay

The stated intent of this overlay zone is to implement the goals of the Hickory/Kensington Area Plan. Generally, the overlay district includes bulk regulations that promote a more urban form of development, e.g. reduced setbacks, increased building lot coverage, increased FAR, etc. ***Our proposed plan complies with the bulk standards of the overlay district and/or will request variations for minor modifications through the PUD process.***

Planned Unit Development Regulations

The zoning overlay district requires all development to be approved using the Village's PUD process. Our proposed project will require several minor variations to be approved as part of the PUD including density (due to 2 BR units requiring more land area per unit), setbacks and parking.

Hickory / Kensington Area Plan

The Hickory Kensington Area Plan was adopted in 2013 as a mechanism to guide new development as this neighborhood transitions from manufacturing and business uses to the mixed-use, urban infill neighborhood envisioned by the Village in the Plan. Our proposed Berkshire – Arlington Heights project is consistent with the goals and recommendations of this plan. More specifically:

- Our proposed land use is consistent with the stated goal of transitioning the neighborhood to multi-family residential, commercial and mixed use (pg. 12).
- The affordable nature of our proposed project is consistent with the Plan’s goal of providing new housing opportunities at various income levels (pg. 12).
- We intend to implement sustainable storm water measures (pg. 12)
- Our design relates to the pedestrian corridor along Beverly and Campbell Street (pg. 18)
- Our design reinforces the new block pattern established by introducing Campbell Street. The Plan specifically states that this street segment should break down large blocks into smaller, pedestrian friendly blocks with increased connectivity (pg. 19)
- The height and massing of our proposed design is consistent with the “form based code” concept presented in the Plan. Specifically, our design complies with “Building Type B,” which is recommended for this parcel.

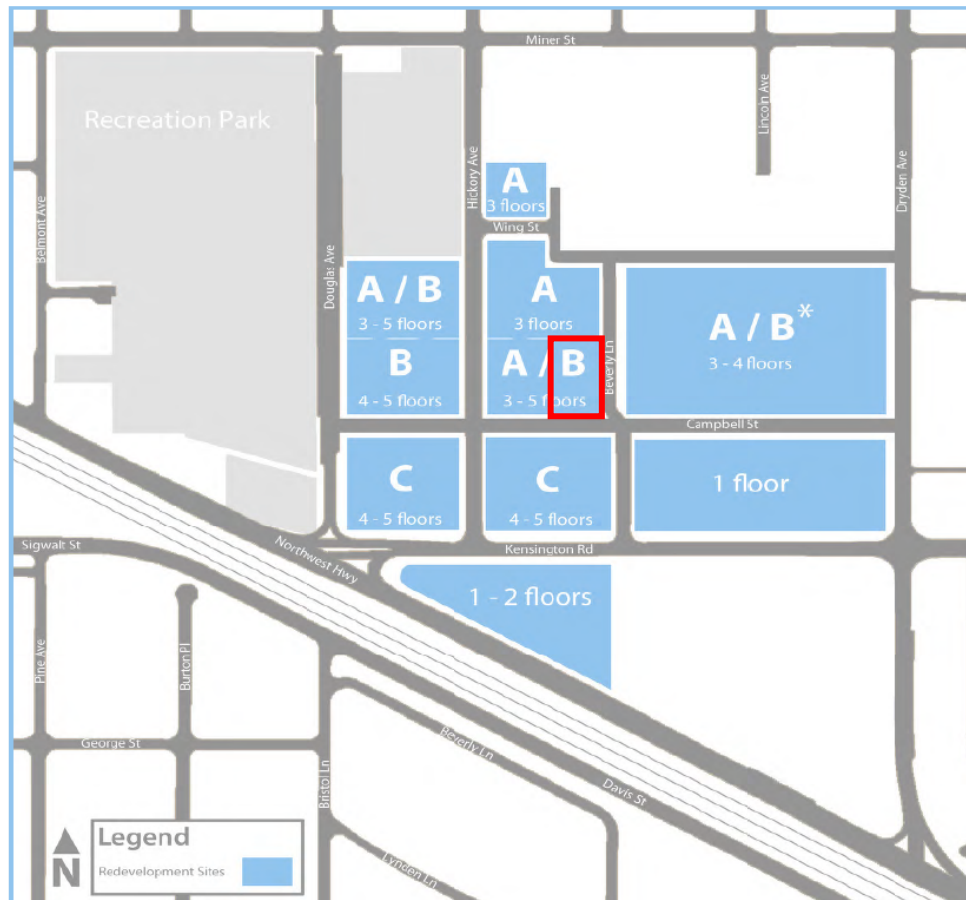
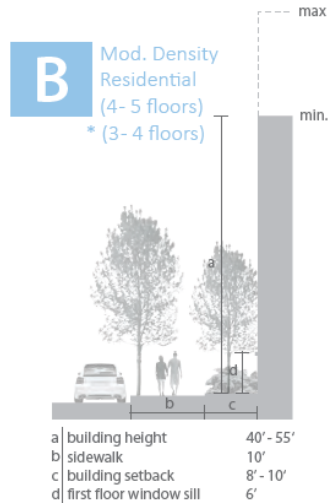


Figure 16. Building Types

- Our proposed design will be consistent with the “Moderate Density Residential” building type (Type B), as shown in the Plan:



- The Plan includes conceptual renderings to illustrate how long-term redevelopment of the neighborhood could look. The rendering shows the cross section of possible building types, ranging from most dense mixed use to lower density townhomes. Our site is designated as either Building Type A or B, which ranges from townhomes to 5-story multi-family. Our proposal is on the low-density end of Building Type B (3-story multi-family building).



Figure 7. Conceptual Build Out Plan

- Finally, the intent of the Plan is to provide a framework that the Village and developers can work with to create a vibrant, interesting and successful neighborhood over time (pg 18). The neighborhood consists of many small, individually owned parcels. Private developers must negotiate with landowners to create feasible development parcels. While some large high-density projects may afford to assemble several expensive properties for redevelopment, most projects will occur on smaller sites within the neighborhood. This results in a finer-grained, organic neighborhood with numerous developers, architects and planners playing a role in the final result. Our project is a logical, half-block development that will comfortably fit into the long-term redevelopment of neighboring parcels.



Image by General Capital

We are committed to working with the Village to fine-tune our concept as our design progresses. We look forward to working together!

BERKSHIRE
ARLINGTON HEIGHTS
GENERAL CAPITAL GROUP

N. Beverly Lane / Arlington Heights / IL
01.22.2024
Preliminary Design Package

CONCEPT | CONCEPTUAL SITE PLAN / SITE DATA



BUILDING DATA

SITE INFORMATION:
PIN: 03-29-411-014-000
LOT SIZE: 26,000 SF
ZONING DISTRICT: R-7 (PUD)
BUILDING COVERAGE: 57.55%
ACTUAL BUILDING HEIGHT: 36.5 FEET
SETBACK:
FRONT: 5 FEET
SIDE: 5 FEET
REAR: 5 FEET

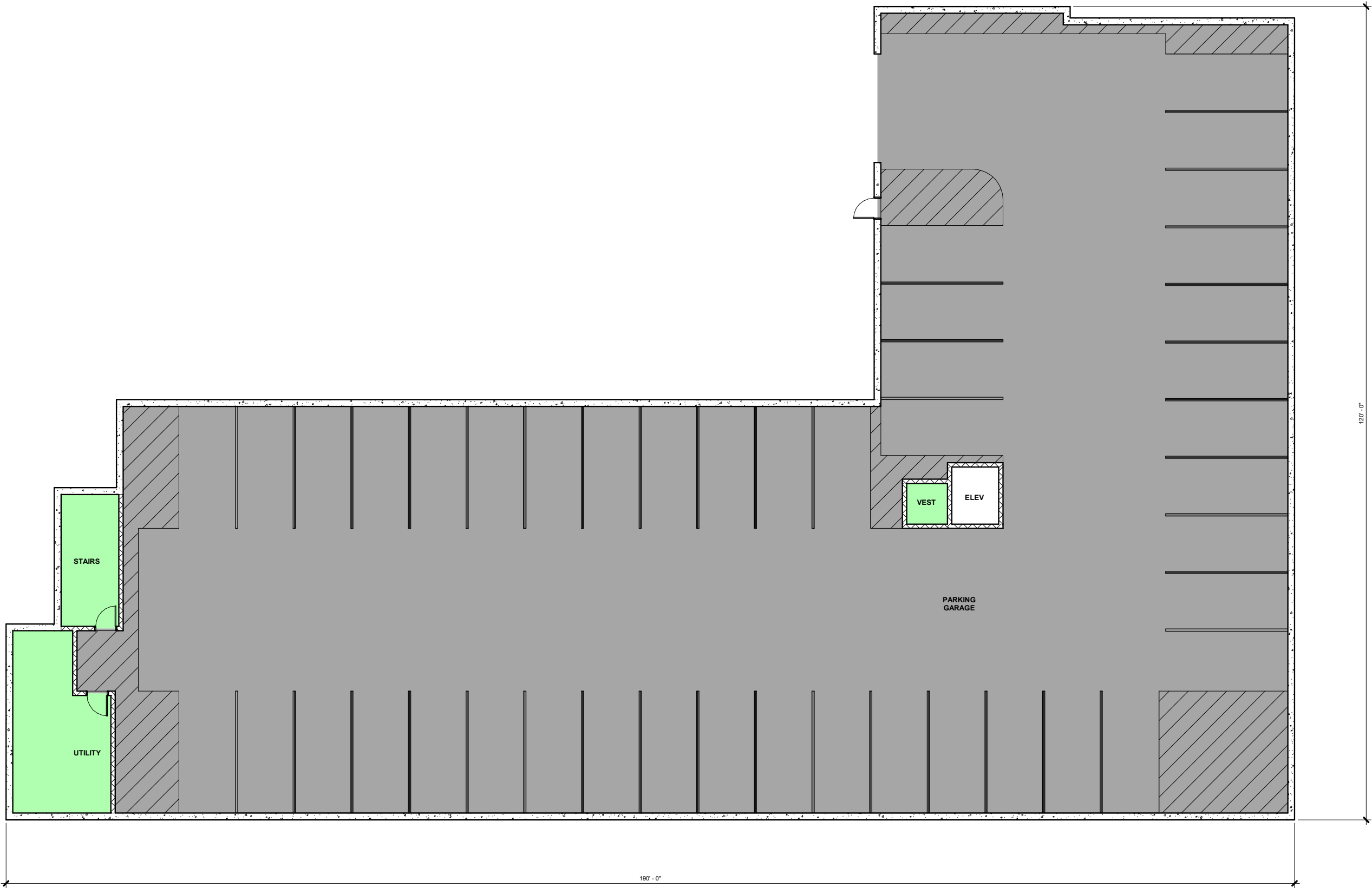
AREA:
PARKING GARAGE: 14,965 SF
FIRST FLOOR: 14,965 SF
SECOND FLOOR: 14,965 SF
THIRD FLOOR: 14,965 SF
TOTAL AREA: 59,860 SF

UNIT MIX:
1BD / 1BA (659 GSF): 32
2BD / 1BA (980 GSF): 12
TOTAL: 44

PARKING:
GARAGE: 44 SPACES
SURFACE: 8 SPACES
TOTAL: 52 SPACES

BUILDING CODE COMPLIANCE
2021 ILLINOIS ENERGY CONSERVATION CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2015 NFPA 101 - LIFE SAFETY CODE
2018 ILLINOIS ACCESSIBILITY CODE
2014 STATE OF ILLINOIS PLUMBING CODE

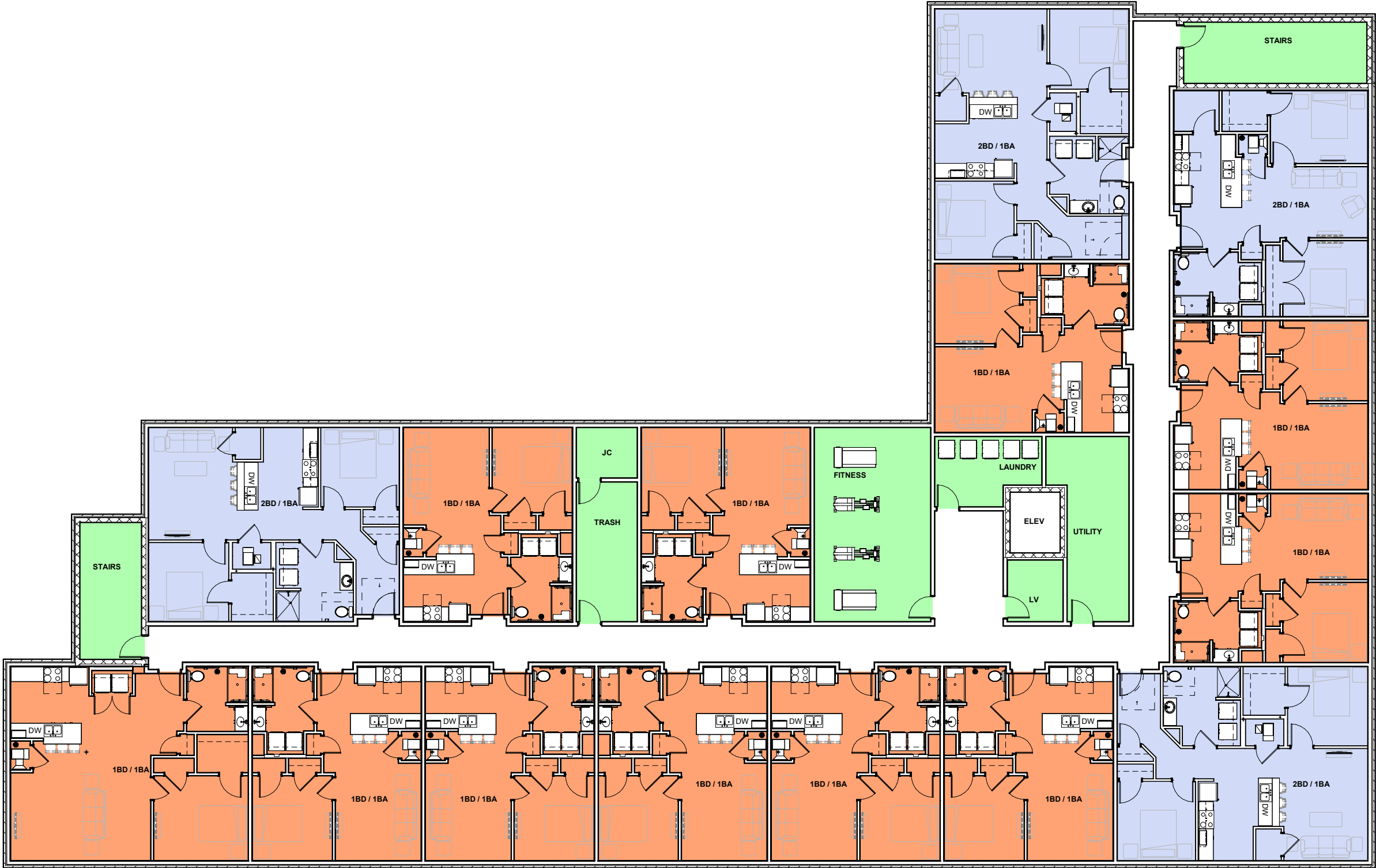
CONCEPT | PROPOSED PARKING GARAGE PLAN



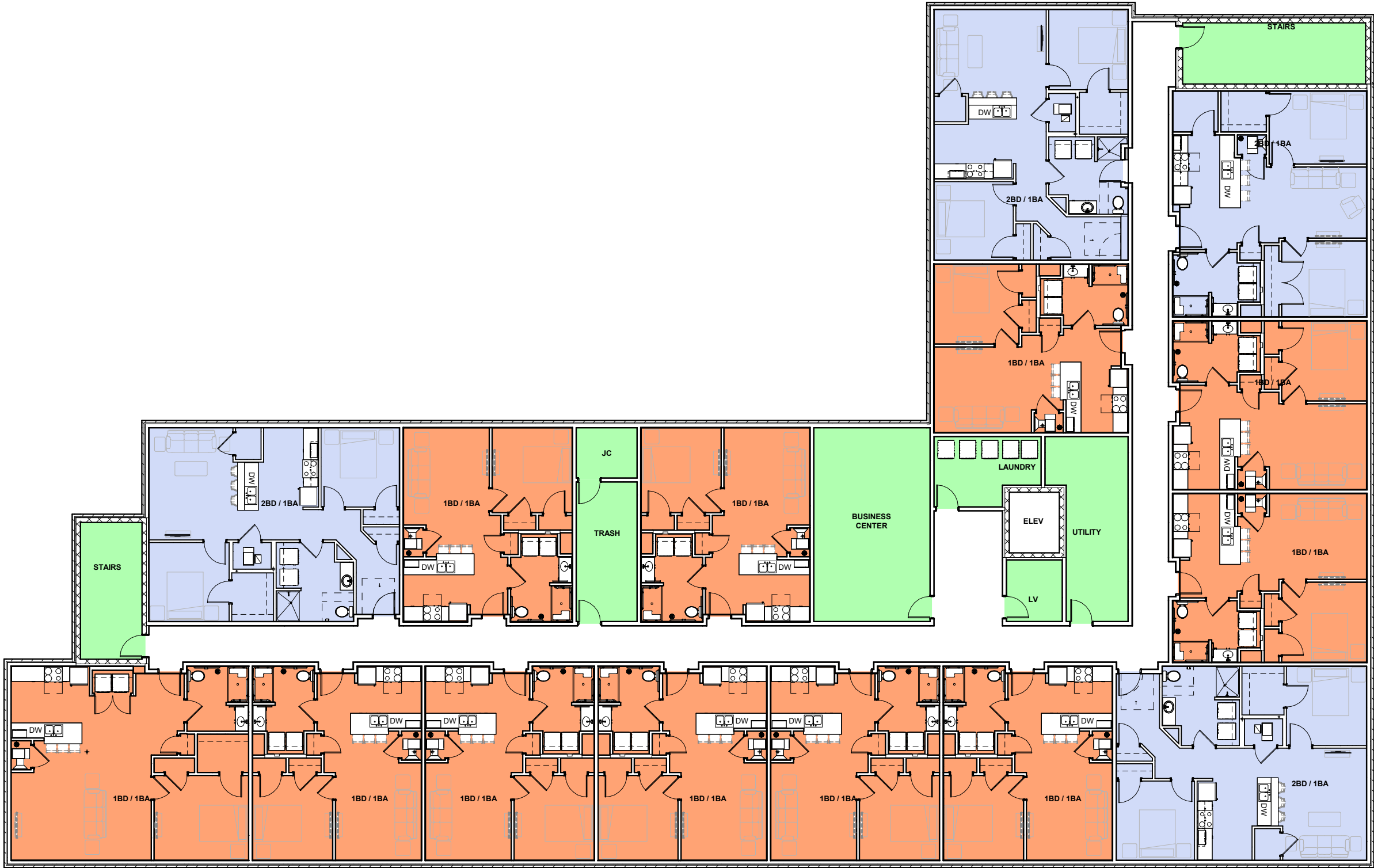
CONCEPT | PROPOSED FIRST FLOOR PLAN



CONCEPT | PROPOSED SECOND FLOOR PLAN



CONCEPT | PROPOSED THIRD FLOOR PLAN



CONCEPT | EXTERIOR ELEVATIONS



CONCEPT | EXTERIOR ELEVATIONS



CONCEPT | EXTERIOR ELEVATIONS



From: [Planning](#)
To: [Hubbard, Sam](#)
Subject: FW: Public comment 8-12 S Beverly development
Date: Wednesday, April 10, 2024 4:26:31 PM

From: Max Ryan <>
Sent: Wednesday, April 10, 2024 12:36 PM
To: Planning <Planningmail@vah.com>
Subject: Public comment 8-12 S Beverly development

You don't often get email from [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Conceptual Planning Board -

I am writing in regards to the planned 44 unit affordable senior housing development on S Beverly. Regrettably I won't be able to attend the meeting so I am giving my public comments here:

In Arlington Heights (and nationwide) housing costs have been rising faster than income for decades. The only way to put downward pressure on the cost of housing is to build more housing. A developer wants to come here and build 44 affordable senior housing units. Why would we not welcome this? I understand you need to make sure this development is not done in a way that hurts residents, but you have to consider the harm caused by forcing developers through these obstacle courses in order to build housing - the harm is that not enough housing gets built and then everyone has to pay more for housing.

As for the parking requirements, 52 spaces for 44 senior housing units is more than enough. Have them rent/sell the parking spaces separately from the units as you have done on other developments - exposing people to the actual costs of providing parking encourages more walking/biking and less cars per family. Our downtown is already over 1/3 covered with pavement, let's build places for people not just cars.

Thank you,

Max Ryan
617 Newbury Pl, Arlington Heights, IL 60005



Conceptual Plan Review Committee
4/24/2024

Item: The Moorings/Independent Living Expansion - 811 E. Central Rd. - T1837

Department: Planning & Community Development Department

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.

Recommendation

The Staff Development Committee reviewed the proposed 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, as well as a variation from 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, and is generally supportive of the project, subject to 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. Well in advance of any Plan Commission hearing on this project, the petitioner shall organize and hold a neighborhood meeting to introduce the project to surrounding property owners.
3. A Design Commission application and appearance before the Design Commission shall be required.
4. 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, a 150' radius from the fire lanes to all portions of the building, the building height, FDC and fire hydrant locations, and details on the proposed construction type for the building.
5. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.
6. Parking areas shall be screened with generous landscape buffers and must be located in close proximity to the uses to which they serve. The petitioner should re-evaluate the parking areas shown in location F and I to determine if these can be relocated towards the interior of the site.
7. A site cross section that shows the eastern side of the building, parking areas and drive aisles, property lines, and the homes to the east shall be provided.
8. A code compliant Landscape and Tree Preservation Plan shall be required.
9. A detailed traffic and parking study from a Certified Traffic Engineer shall be required, which shall assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The study shall also survey and analyze existing usage of the parking fields where the new building is proposed for construction. Details on employee parking must be provided and the study must analyze whether the newly proposed parking areas are located within close proximity to the uses to which they serve.
10. School, Park, and Library contributions shall be required prior to the issuance of a building permit.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits

Revised Conceptual Plans
Project Narrative

Exhibits
Report



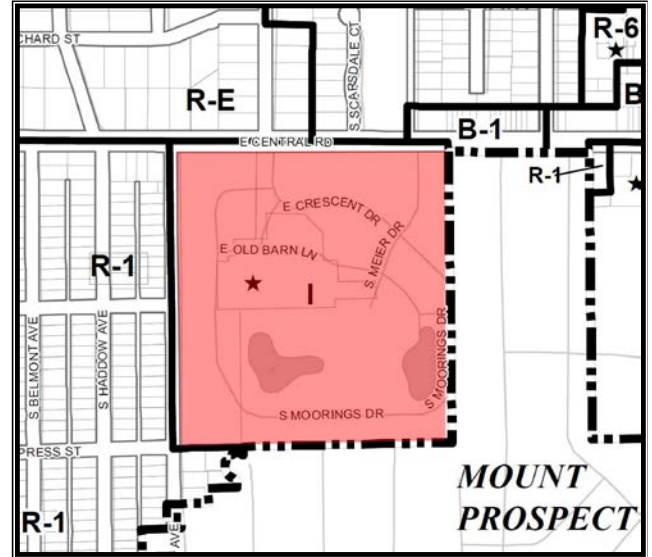
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1837
Project Title: The Moorings Independent Living Expansion
Address: 800 E. Central Rd.
PIN: 08-10-113-002, -003, and -004

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 24, 2024
Date Prepared: April 19, 2024

Petitioner: Drew Roskos
 Perkins Eastman
Address: 209 S. LaSalle Street
 Chicago, IL 60604

Existing Zoning: I: Institutional District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-E: One-Family Dwelling District R-3: One-Family Dwelling District B-1: Limited Retail Business District	Single-Family Homes	Single-Family Detached Single-Family Detached Estate, Commercial, Institutional
South	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	- Mount Prospect -		
West	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

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.

Project Background:

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.

Zoning and Comprehensive Plan

The subject property is zoned I, Institutional District, which allows senior living facilities by-right and without the issuance of a Special Use Permit. However, all developments within the I District are required to obtain PUD approval, and since the site has previously been approved as a PUD, an amendment to that PUD is required. The site is classified as Institutional on the Comprehensive Plan and the proposed PUD amendment is compatible with this designation.

Based upon a preliminary analysis of the concept, the new building would conform to all setback, lot coverage, and F.A.R. restrictions. Upon submission of a Plan Commission application including detailed plans, a comprehensive zoning analysis will be completed. With regards to building height, the I District restricts maximum allowable height to 45' and four stories. The following variation is required:

- **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.**

The Moorings campus has previously been granted a height variation in 2015 to allow a four-story assisted living building addition at 48.5' in height, and also in 1985 to allow construction of 5-story buildings with average heights of 49.5'. The newly proposed independent living building would be located towards the center of the site and setback approximately 187' from the nearest property line to the east, which abuts single-family homes. The petitioner must provide a written justification outlining how the requested height variation conforms to the four approval criteria as 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.**

There have been several modifications to the campus since the last PUD amendment in 2015, and the petitioner will need to work with staff to provide details on the existing uses within the campus, as well as the number of units and type of unit (memory care, assisted living, independent living, etc.) to allow a comprehensive review of the subject property in relation to code requirements.

Senior living facilities are exempt from the Inclusionary Housing Ordinance, however, as part of the Plan Commission application process, the petitioner shall provide details on how The Moorings addresses affordability concerns within their campus. The SDC also recommends that the petitioner hold a neighborhood meeting to introduce the project to surrounding home owners prior to this project

appearing before the Plan Commission for a public hearing. Impact Fees for all units shall be required in accordance with Chapter 29 of the Municipal Code.

Engineering and Site Design

The petitioner has worked with staff to bring forth a well-designed project that integrates with the existing campus and minimizes impacts to surrounding property owners. Original plans for this project included taller structures and more density in comparison to the present request. The petitioner shall be required to submit a site cross section that shows the eastern side of the building, parking areas and drive aisles, property lines, and the homes to the east to show how the height and location of this structure relates to the abutting single-family neighborhood.

Detailed preliminary engineering plans shall be required as part of any Plan Commission application, including preliminary stormwater calculations. The site shall be designed to comply with all Village and MWRD stormwater regulations, including volume control, and an MWRD permit shall be required. Extension of the sanitary sewer and water service may be required to service the proposed building. The SDC will review the newly proposed parking areas, which should be screened with generous landscape buffers, and should be located in close proximity to the uses to which they serve. The petitioner shall reevaluate the parking areas shown in locations F and I (as depicted on the Enlarged Site Plan - page 7) to determine if these can be relocated towards the interior of the site and closer to the primary structures.

Building & Fire Safety

Prior to any Plan Commission hearing on this project, the petitioner must first appear before the Design Commission for review of the architecture and building design. Details must be provided on any elevator or stair overrun, as well as any roofed penthouse, to determine compliance with height standards. The petitioner has been provided with detailed review comments from the Building & Life Safety Department and the Staff Development Committee encourages a meeting between the petitioner, the Fire Department and the Building & Life Safety Department to verify that the project complies with all applicable regulations. In order to verify compliance with emergency access/fire lane requirements, the petitioner shall provide 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 the structure. The Village is committed to sustainable design/green architecture and encourages the petitioner to include these elements within the project scope.

Landscaping

A code compliant landscape and tree preservation plan shall be required as part of any Plan Commission application. As mentioned above, generous landscape screening shall be installed along the eastern property line to provide a dense buffer between the subject property and homes to the east. Details on all proposed site lighting must be provided, and the petitioner shall submit a photometric plan including manufacturers specifications for all proposed light fixtures.

Traffic and Parking

A detailed traffic and parking study from a Certified Traffic Engineer shall be required as part of the formal review process. This study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The study shall also survey and analyze existing usage of the parking fields where the new building is proposed for construction. Details on employee parking must be provided and the study must analyze whether the newly proposed parking areas are located within close proximity to the uses to which they serve.

The subject property has historically operated at a parking deficit relative to code requirements and parking variations have been approved during several of the previous campus expansion projects over the years. However, based on the preliminary information provided, a parking variation is no longer required. As noted above, there have been modifications to the campus since the last PUD amendment in 2015, resulting in significant changes to the number of units/bed as compared to information provided as part of the 2015 amendment. Specifically, the number of skilled care beds has decreased from 105 to 59, which has had a substantial impact on the required parking. Detailed information on the existing units/beds within the campus must be provided as part of any Plan Commission application to verify the

required parking and uses within the campus. A parking variation may be required. Seven bike parking stalls shall be required, as well as one loading zone.

RECOMMENDATION

The Staff Development Committee reviewed the proposed 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, as well as a variation from 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, and is generally supportive of the project, subject to 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. Well in advance of any Plan Commission hearing on this project, the petitioner shall organize and hold a neighborhood meeting to introduce the project to surrounding property owners.
3. A Design Commission application and appearance before the Design Commission shall be required.
4. 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, a 150' radius from the fire lanes to all portions of the building, the building height, FDC and fire hydrant locations, and details on the proposed construction type for the building.
5. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required.
6. Parking areas shall be screened with generous landscape buffers and must be located in close proximity to the uses to which they serve. The petitioner should re-evaluate the parking areas shown in location F and I to determine if these can be relocated towards the interior of the site.
7. A site cross section that shows the eastern side of the building, parking areas and drive aisles, property lines, and the homes to the east shall be provided.
8. A code compliant Landscape and Tree Preservation Plan shall be required.
9. A detailed traffic and parking study from a Certified Traffic Engineer shall be required, which shall assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The study shall also survey and analyze existing usage of the parking fields where the new building is proposed for construction. Details on employee parking must be provided and the study must analyze whether the newly proposed parking areas are located within close proximity to the uses to which they serve.
10. School, Park, and Library contributions shall be required prior to the issuance of a building permit.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

____ April 5, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1837



E Central Rd

S Scarsd

S Dry

Private

Private

E Crescent Dr

S Meier Dr

E Old Barn Ln

S Douglas Ave

Private

S Moorings Dr

THE MOORINGS OF ARLINGTON HEIGHTS PRESBYTERIAN HOMES

04.24.2024

Village of Arlington Heights

Submission to Conceptual Plan Review Committee

**PERKINS —
EASTMAN**

Human by Design

PERKINS — EASTMAN



THE MOORINGS
OF ARLINGTON HEIGHTS
PRESBYTERIAN HOMES

THE
LAKOTA
GROUP

Outline

Presbyterian Homes Site Overview

Existing Stormwater Management

Existing Plan with number of levels and care type noted

Proposed Scope of Work

Proposed Site Plan and Zoning Analysis

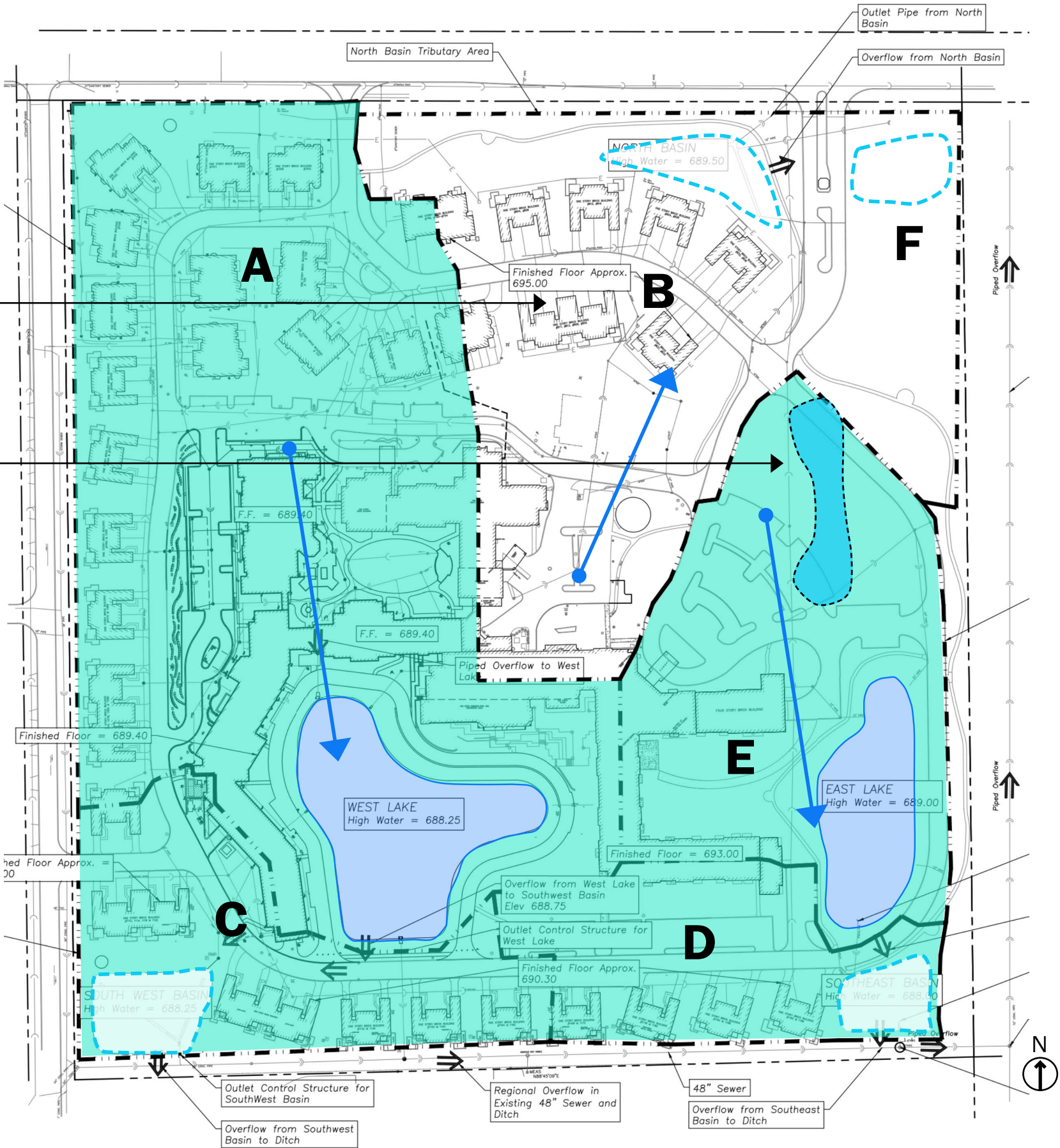
Building floor plans

Building Massing

Existing Site Information

STORMWATER DESIGN

- Water in this area flows to the **north**. Any future development in this area will require additional stormwater area ■
- Water in this area flows to the **south**. Any future development in this area will add water to the existing large pond ■
- Boundaries shown are flexible and can be revised to meet the future development requirements
- Increased stormwater design is preliminary, increase per zone are:
 - ZONE B: Dry Basin, +0.114 Acre Feet or 2,000 SF
 - ZONE E: New Pond, +0.794 Acre Feet or 14,500 SF
 - ZONE D: Dry Basin, +0.242 Acre Feet or 4,250 SF
 - ZONE F: Dry Basin, +0.314 Acre Feet or 5,000 SF



Existing Site Information

EXISTING CAMPUS, LEVELS OF CARE

Independent Living Villas

Assisted Living Memory Care

Skilled Nursing, Short Term Rehab & Memory Care

Independent Living

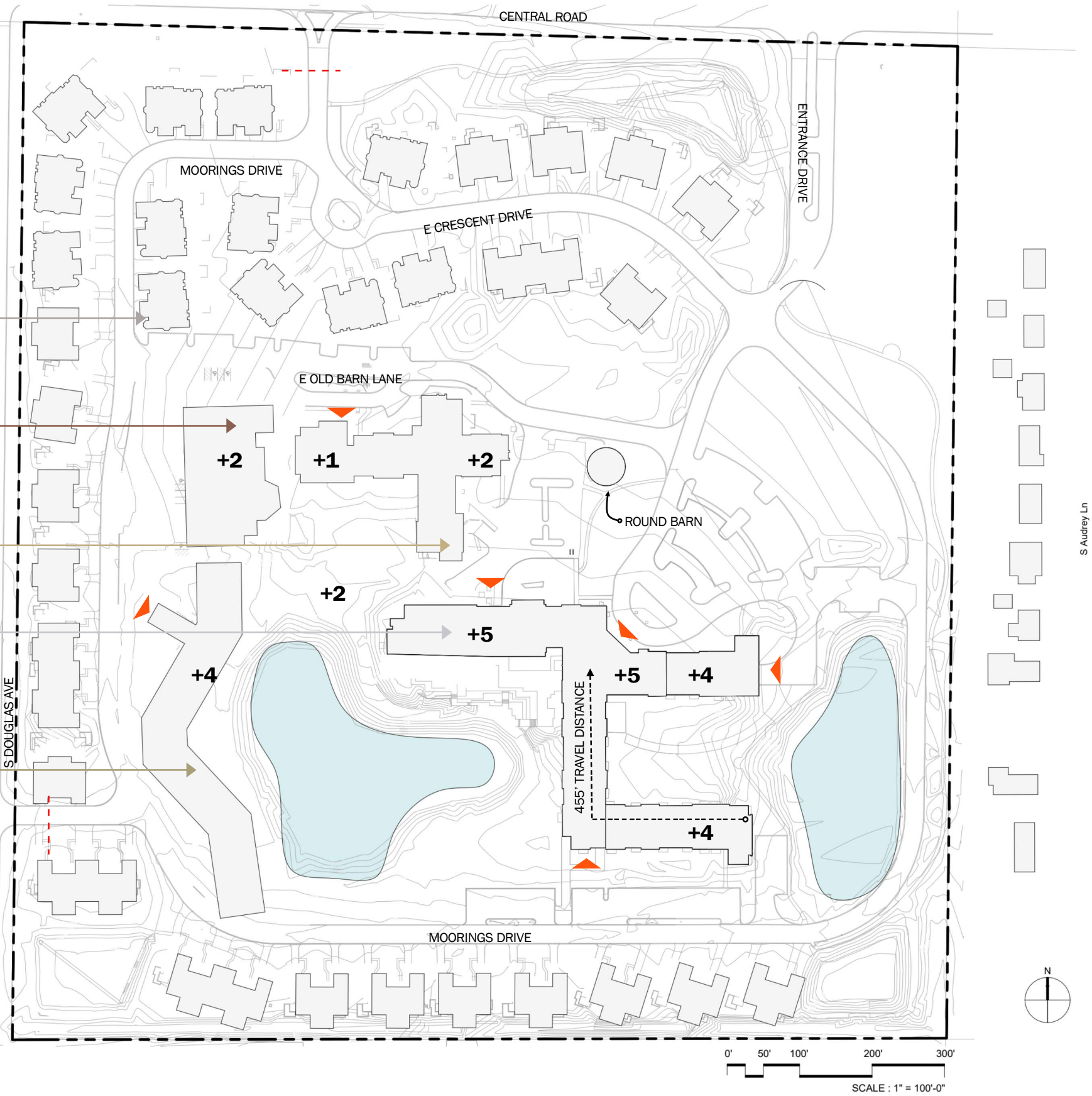
Assisted Living

◀ Building Entry

+(4) Number of Stories in a Building

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THE
LAKOTA
GROUP.



Existing Site Information

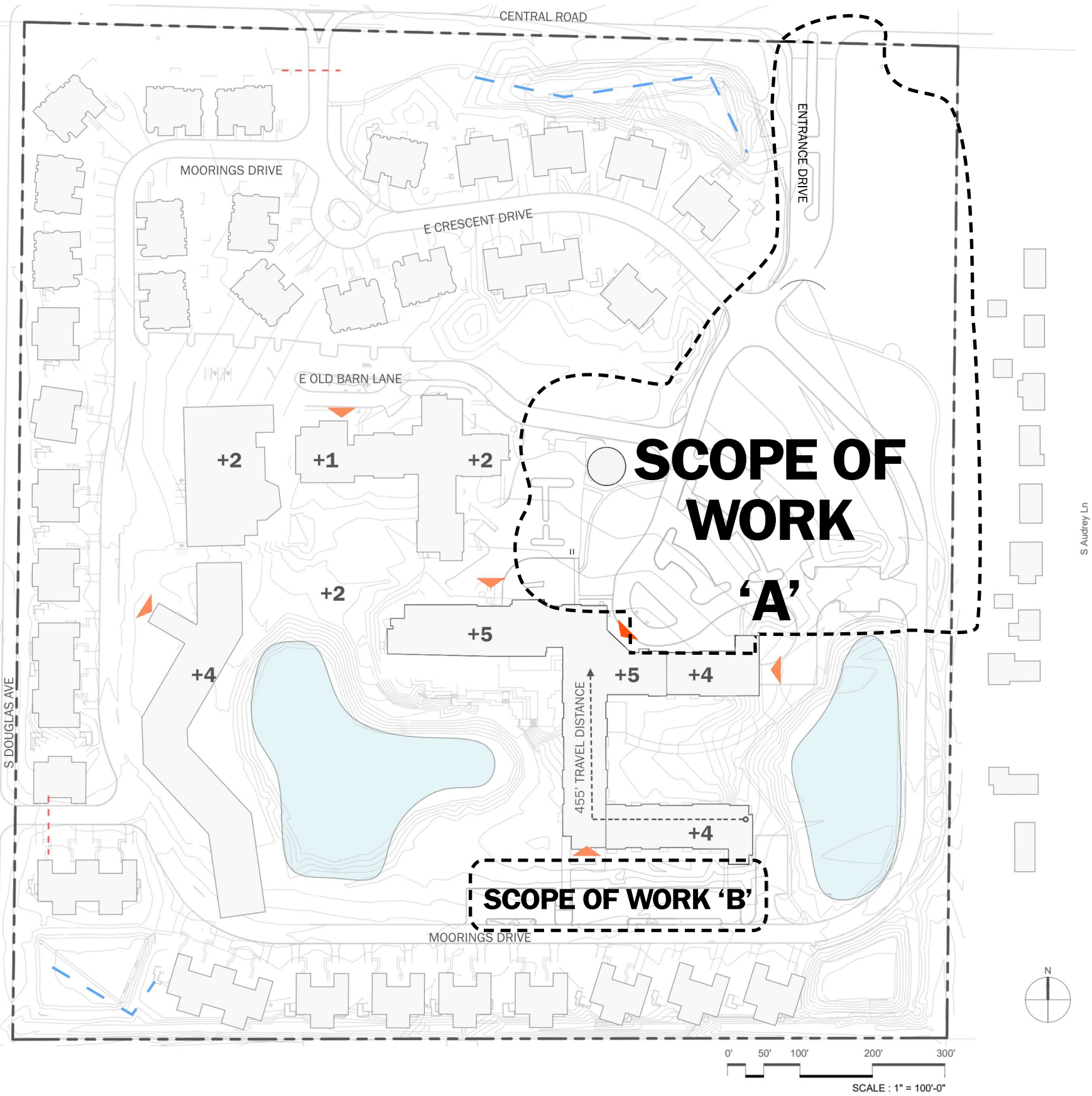
PROPOSED SCOPE OF WORK

Scope of work 'A':

Independent Living apartment building with one story connector to existing building. Structured parking below.

Scope of work 'B':

This work is separate from the proposed expansion, but does affect the data that will be reported in the proposed PUD amendment. Increase surface parking spaces on the south portion of the campus near the south building entry.



◀ Building Entry

+(4) Number of Stories in a Building

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GROUP.

Proposed Site Plan

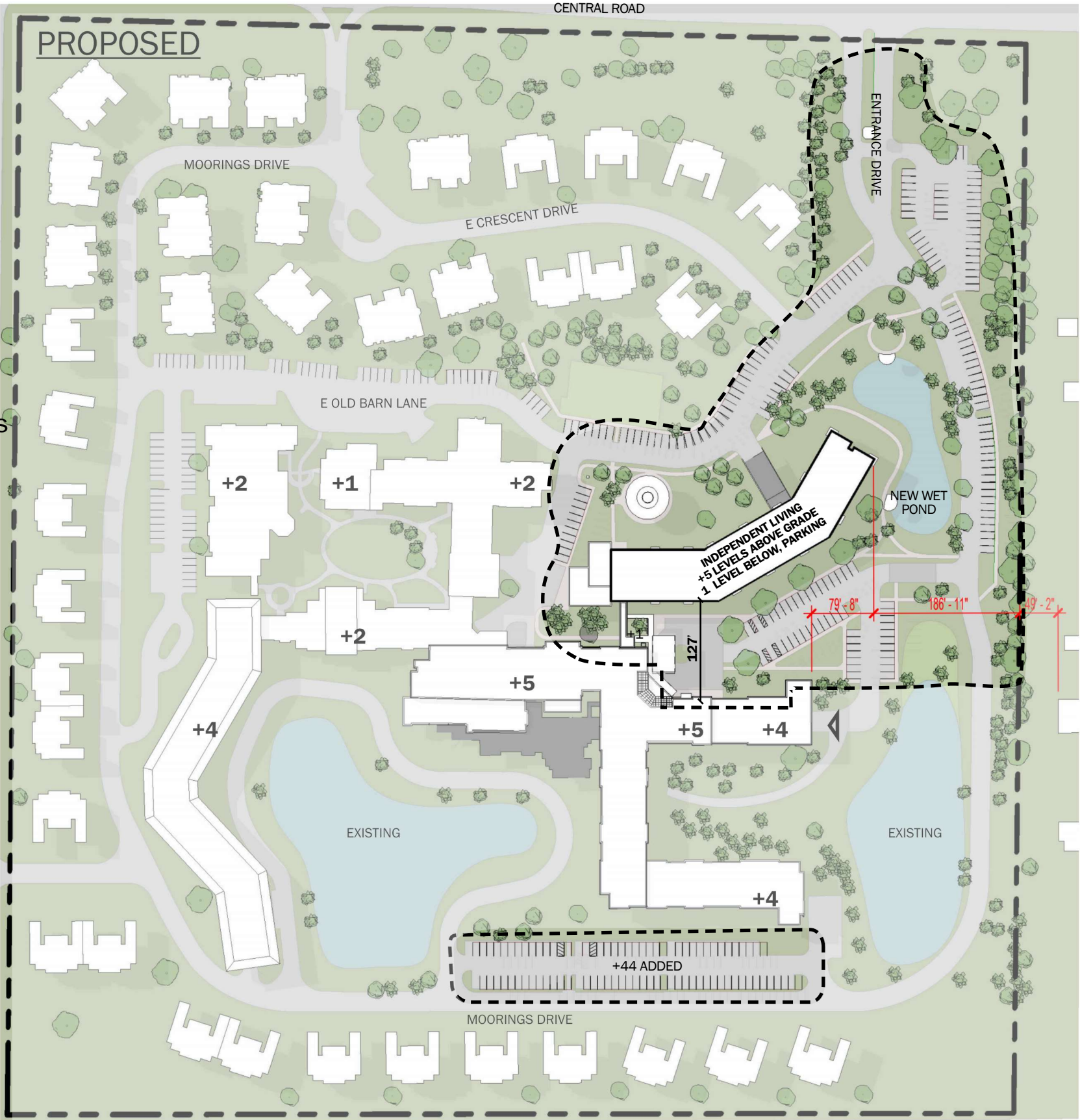
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◀ Building Entry

+(4) Number of Stories in a Building

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1" = 160'-0"



Enlarged Site Plan



PROPOSED SCOPE OF WORK

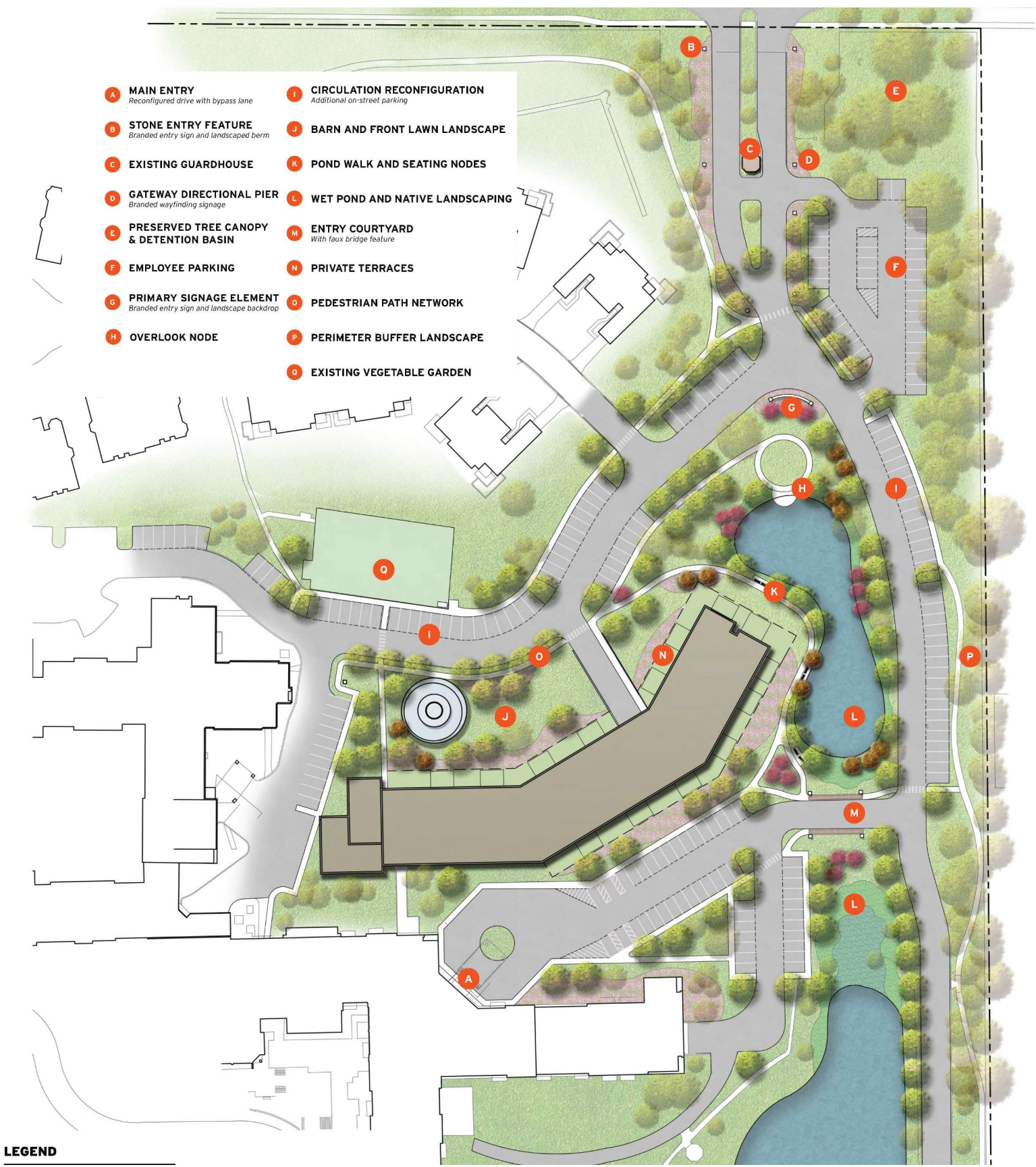


THE MOORINGS
ENTRY SEQUENCE | PRELIMINARY CHARACTER IMAGERY
ARLINGTON HEIGHTS, ILLINOIS

DRAFT
PREPARED FOR:
PRESBYTERIAN HOMES

PERKINS ————— **EASTMAN**

THE LAKOTA GROUP.



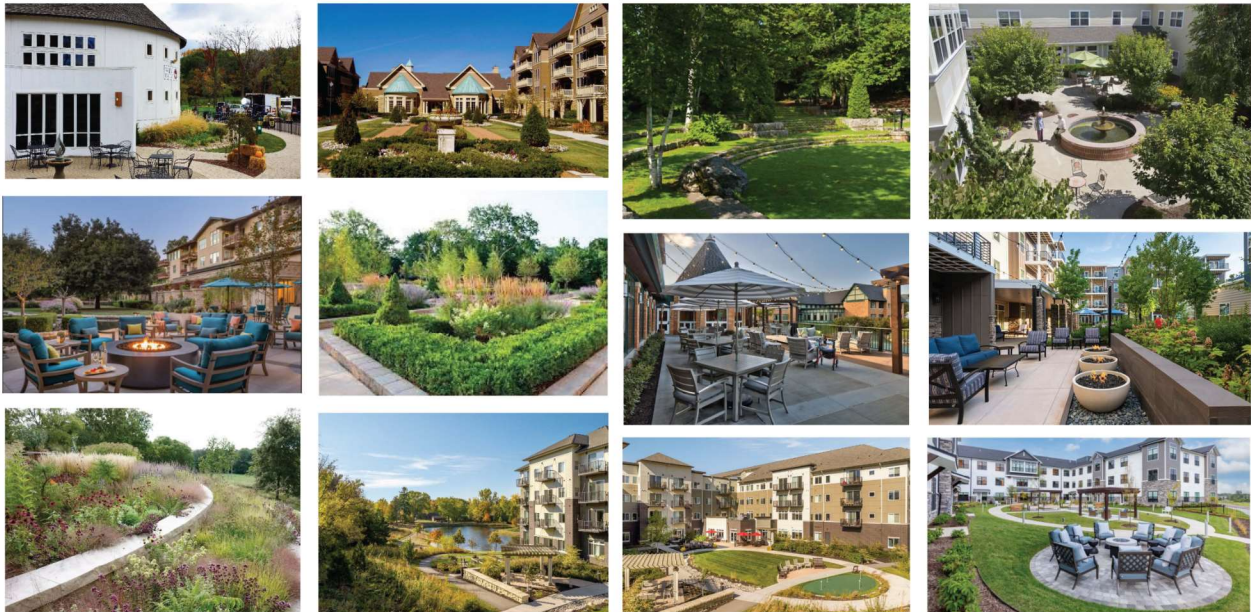
PERKINS ————— **EASTMAN**

THE LAKOTA GROUP.

Enlarged Site Plan

PROPOSED SCOPE OF WORK

BARN AND FRONT LAWN LANDSCAPE AMENITY SPACES



PATIOS AND RESIDENT AMENITY SPACES



THE MOORINGS
FRONT LAWN | PRELIMINARY CHARACTER IMAGERY
ARLINGTON HEIGHTS, ILLINOIS

APRIL 17, 2024

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BUILDING MAIN ENTRY COURTYARD



THE MOORINGS
ENTRY COURTYARD | PRELIMINARY CHARACTER IMAGERY
ARLINGTON HEIGHTS, ILLINOIS

APRIL 17, 2024

PERKINS

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PREPARED FOR:
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LAKOTA
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THE
LAKOTA
GROUP.

Zoning Analysis

Site Information:

Stormwater: A new wet pond will be added: 14,500 SF area, or 0.794 acre feet . We propose to connect it through a culvert to the existing SE stormwater pond. Existing Dry Basins will be enlarged as well. See stormwater diagram in this package.

Building Coverage: Proposed <27%, Maximum 40%

Floor Area Ratio (FAR): Proposed <0.43, Maximum 1.0

Parking: The 2015 PUD amendment states that 581 parking spaces are required, and that a variance to provide **538** was allowed. At this point, parking variance will not be pursued.

EXISTING OVERALL PARKING NUMBER: **541**

ZONING BASE REQUIREMENT FOR PARKING: **581+70 = 651**

PROPOSED OVERALL PARKING NUMBER: **759**

Building Information:

Dwelling Unit Count

Existing IL Apartment Units:	191
Existing IL Villa Units:	72
Existing AL Units:	73
Existing AL/MC Units:	20
Existing Skilled Care Units:	59
Add'l IL units proposed:	70
Total Units for campus:	485

Building Height and Number of Levels:

The maximum building height permitted is 45'. The 2015 PUD amendment allows a building height of 48.5'. **We are requesting a variance to allow an approximately 65' tall building.** More definitive information will be provided when proposed grading elevations are calculated.

The maximum number of levels permitted is 4. There are buildings with 5 levels on site today, adjacent to our proposed expansion.

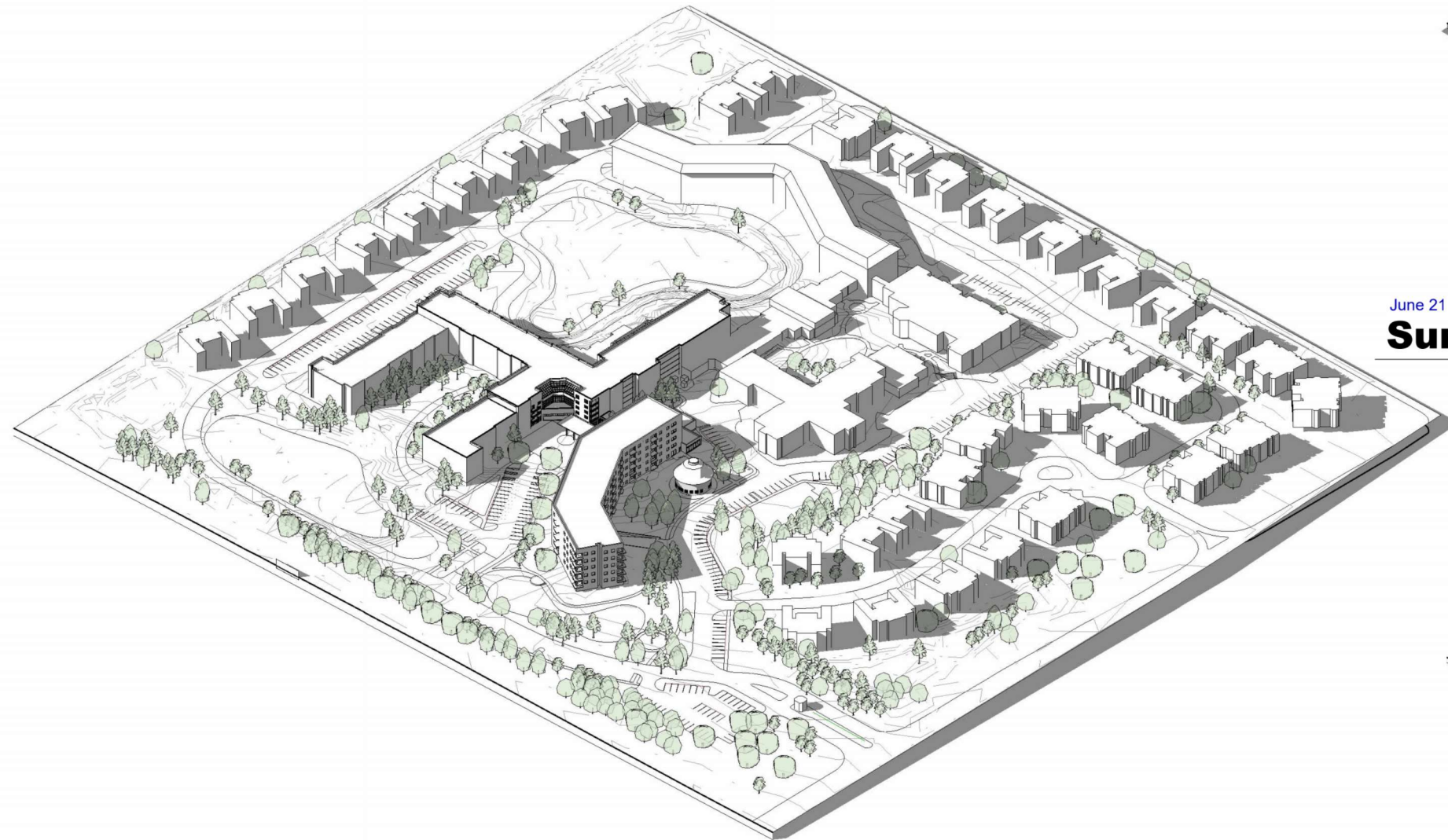
We are requesting a variance to allow 5 levels.

PERKINS ————— EASTMAN

THE
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GROUP.

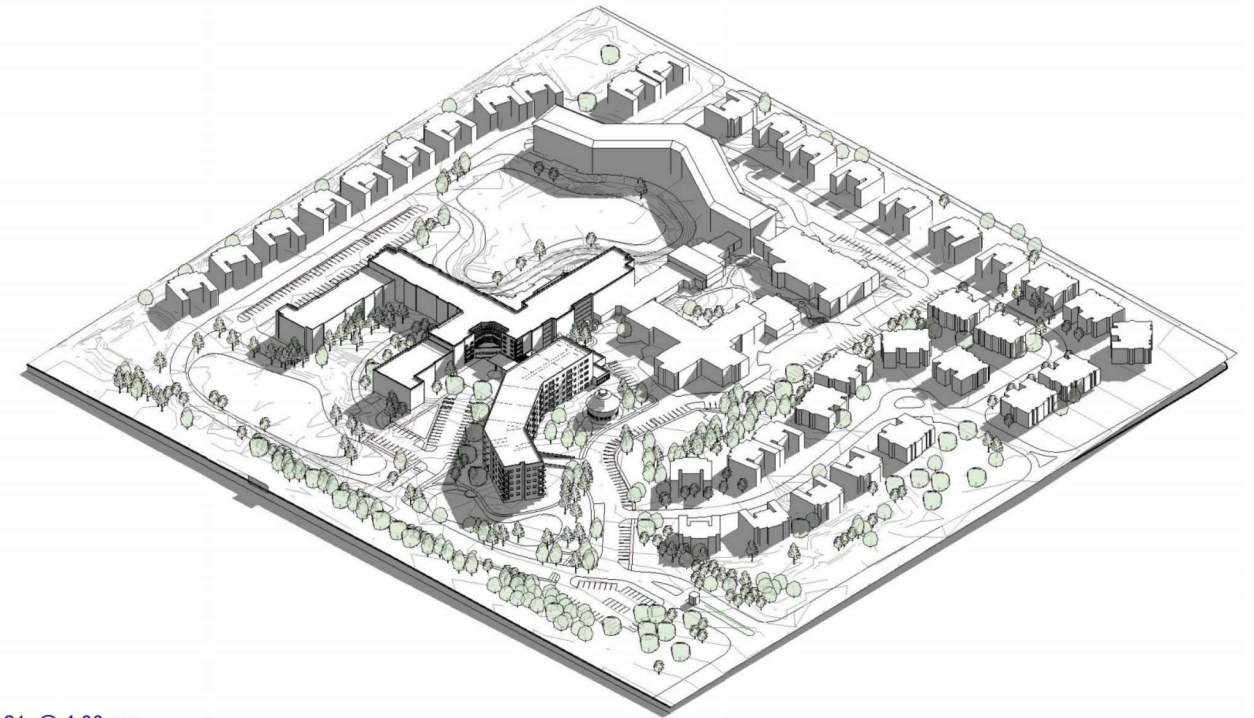


Sun Study



March 21 @ 9:00 am
September 23 @ 9:00 am

Spring/Fall Equinox



June 21 @ 4:00 pm

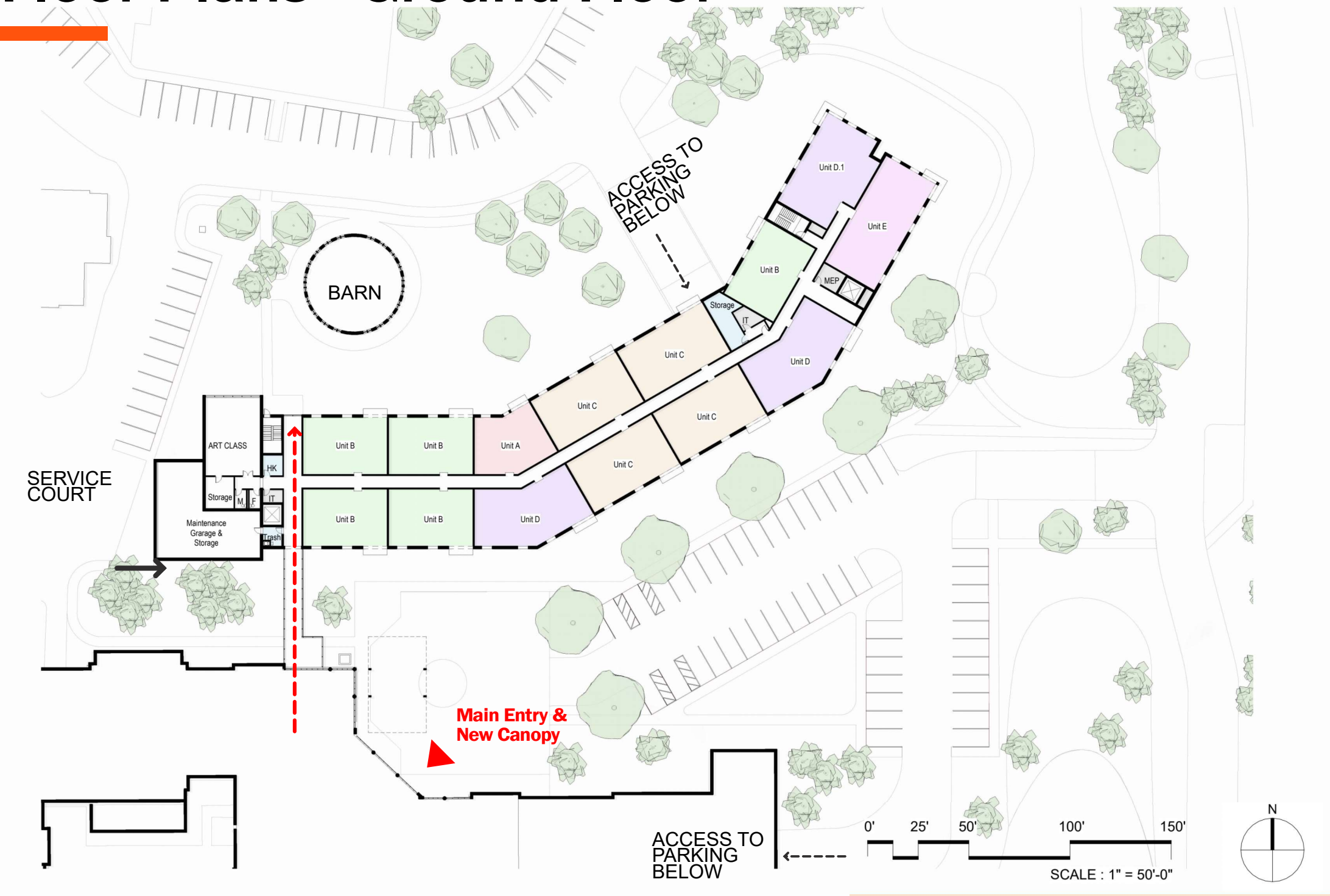
Summer Solstice



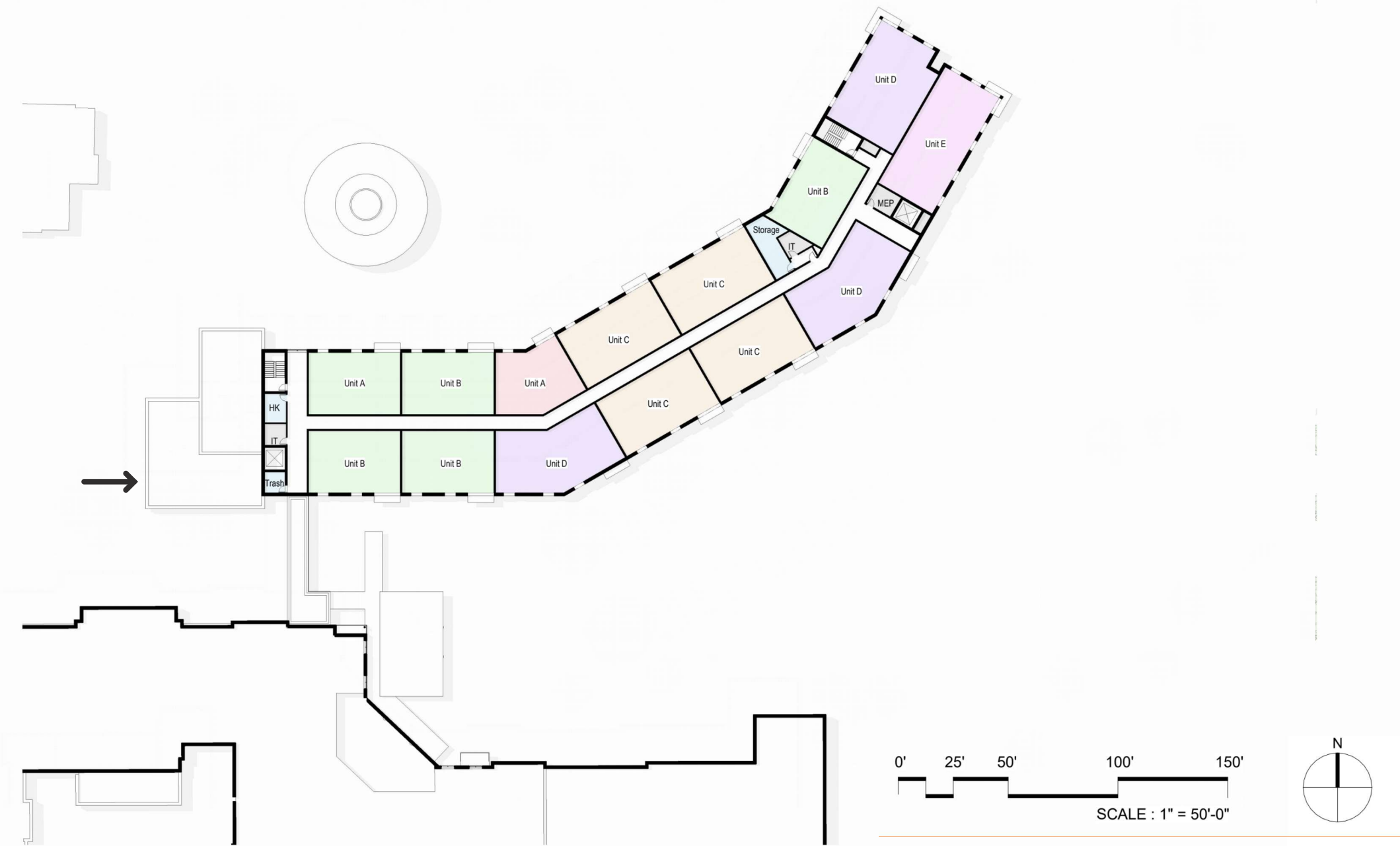
December 21 @ 10:00 am

Winter Solstice

Floor Plans - Ground Floor



Floor Plans - Typical Floor



Legend

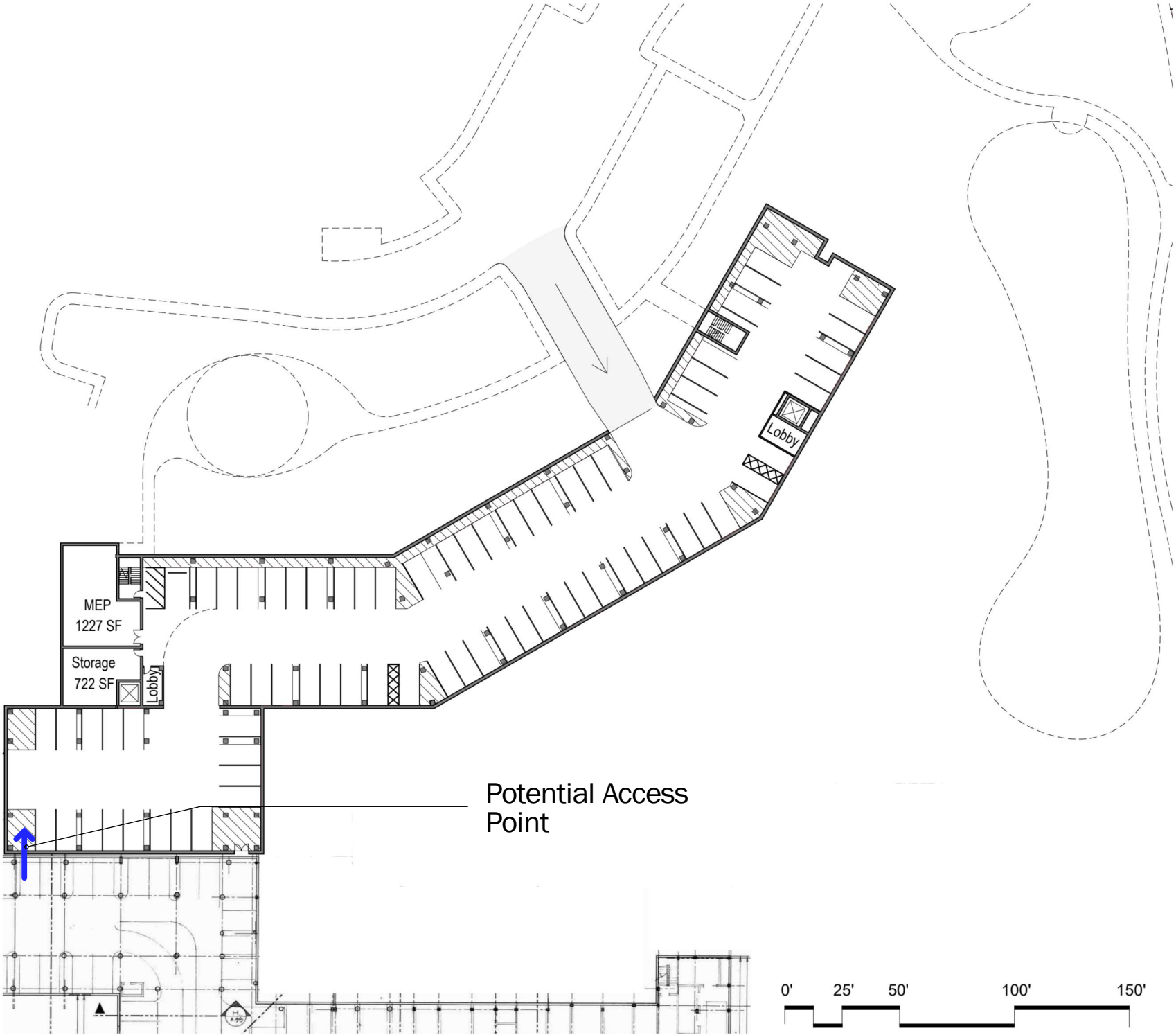
- MEP/IT
- Service (Trash, Storage, HK)
- Unit A | One bedroom + den | 1.5 bath
- Unit B | Two bedroom | 2 bath
- Unit C | Two bedroom + den | 2 bath
- Unit D | Two bedroom + den | 2 bath
- Unit E | Two bedroom + den | 2.5 bath

Unit Type	Area	Count
Unit A	1050 SF	5
Unit B	1200 SF	25
Unit C	1400 SF	20
Unit D	1600 SF	15
Unit E	1750 SF	5
Total		70
14 Lockers per Floor = 70 Lockers		
1 Balcony per Unit = 70 Balconies		

Level	GSF
Basement	34,000 SF
Ground Level	27,500 SF
Level 2	25,700 SF
Level 3	25,700 SF
Level 4	25,700 SF
Level	25,700 SF
Total Count	165,000 SF

Garage Parking Type	Count
18'x9' Parking	68
ADA Parking (5' aisle)	4
ADA Van Parking (8' aisle)	1
Total Count	73

Floor Plans Basement Level



Garage Parking Type	Count
18'x9' Parking	68
ADA Parking (5' aisle)	4
ADA Van Parking (8' aisle)	1
Total Count	73

Architectural Concept - Existing Context

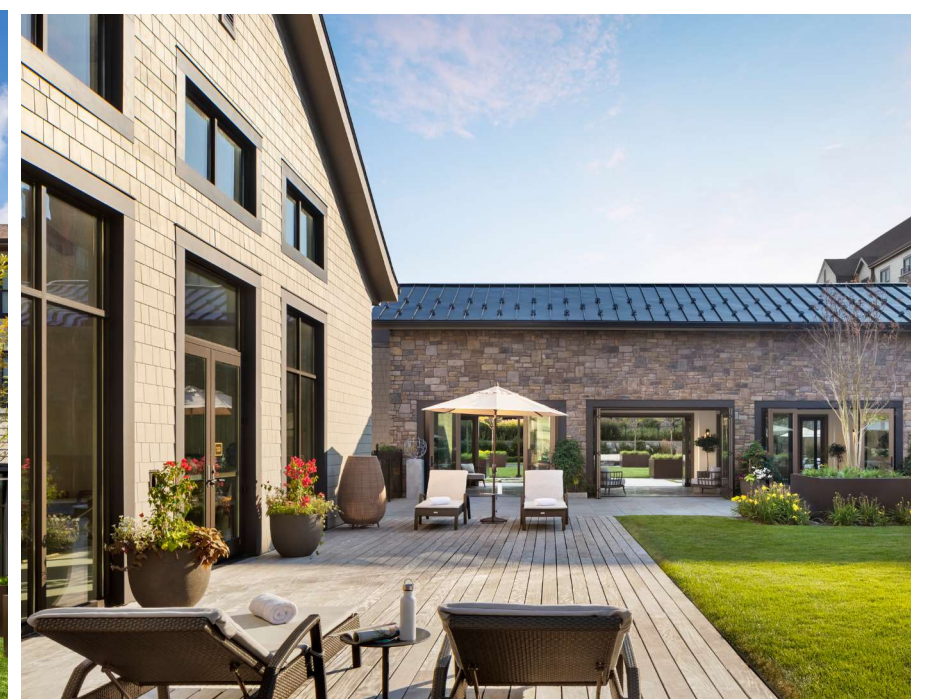


Existing material and color tone as a point of departure

Farm-like inspirations from the historic barn

Red brick field with brown brick accent

Architectural Concept - Reference images



Architectural Concept - Massing



Human by Design



For more than 30 years, The Moorings of Arlington Heights has provided high-quality living options for older adults in the Greater Chicago area. With robust programming, diverse opportunities for engagement, a full continuum of care, and a reputation for providing seniors peace of mind as their needs may change, there has been a visible and vocal desire for more Independent Living residences that offer a LifeCare contract.

As a Life Plan Community, The Moorings of Arlington Heights provides older adults guaranteed access to higher levels of care, including Assisted Living and Skilled Nursing care to suit any changing needs, through a LifeCare contract. This offering is a highly desirable senior living choice because of the security it provides. Additionally, the Geneva Foundation, which serves as the philanthropic arm of Presbyterian Homes, provides more than \$6 million of annual charitable and additional capital support with programs and services that are funded to respond to the needs of residents and associates at all community locations.

In late 2023, Presbyterian Homes and The Moorings of Arlington Heights began exploring what it would mean to add additional Independent Living residences to the community. Working alongside consultants, the team is now in the early stages of plans for this proposed expansion, which also includes a renewal of the dining spaces and common areas.

Presbyterian Homes is continually assessing and reacting to the changing landscape in senior living, ensuring they are adapting to the current wants and needs of older adults. That mindset is a central reason why this expansion is so important. The Moorings has become a well-known neighbor in Arlington Heights, and this expansion is part of a long-term plan to serve more older adults in the community and remain a positive presence now and for many years to come. This expansion will be a vital component of a renewal of the community and a continued affirmation of The Moorings' commitment to help older adults live better, longer.

The Moorings expansion project includes a new 70-unit Independent Living building, two villas, underground resident parking, renewal of the dining spaces and common areas of the current

Independent Living building, and a renovated entry sequence that will unify the two Independent Living buildings. The stormwater capacity will be increased to reflect the adjusted amount of impervious area. The expansion of The Moorings will provide value to all residents of the community, both current and future.

The proposed development will seek three variances in the PUD amendment process. They are parking, overall building height, and number of levels. The project proposes to add 110 parking spaces, 70 of them structured. Therefore, the project will not increase the amount of parking variance allowed in the 2015 amendment. The overall building height is approximate and will be updated when we have more information on the proposed grading around the new building footprint.

Throughout the process, The Moorings will emphasize, as always, being a good neighbor to those residing in the surrounding neighborhoods. We will ensure clear and timely communication and provide easy ways to engage in dialogues with members of our team. A full communication plan has been developed and implemented starting in January 2024. This expansion project is a dedicated and continued commitment to reinvesting in our community.