



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 13, 2022
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 4 N. Douglas Apartments - 5/8/19
- B. South Pine Rowhomes - 3/31/21
- C. Wilke Studios - 9/1/21
- D. Maryville/St. Anne Home - 3/9/22
- E. Mueller Lot Consolidation - 3/9/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Hanul Community Center - 825 E. Golf Rd. - T1760
Land Use Variations to allow an Auditorium/Meeting Hall,
Banquet Hall, Commercial School, and Day Care use in the O-T
Zoning District, an Amendment to PUD Ord. 78-048 and 95-003,
Parking Variation.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Conceptual Plan Review Committee
4/13/2022

Item: 4 N. Douglas Apartments - 5/8/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
4 N. Douglas Apartments - 5/8/19	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

May 8, 2019

Project Title: 4 N. Douglas Apartments
Address: 1 N. Douglas Ave.
Petitioner: Guido Neri
Neri Architects
Address: 6400 N. Northwest Hwy. – Suite 4
Chicago, IL 60631

Requested Action:

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

Variations Required:

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

Attendees: Guido Neri, Neri Architects
Anthony Pecoraro, Benchmark Developers
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

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

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

The proposed development consists of a 54-foot tall five-story apartment building with 64 units. A total of 97 parking

spaces would be located throughout the basement, ground floor, and on a surface lot at the exterior of the building. The dwelling units would be located on floors two through five and would consist of 32 one-bedroom units (50%), and 32 two-bedroom units (50%). All dwelling units would be rental. The second floor would feature a 1,187 square foot exterior amenity deck for the building.

Meeting Discussion:

Mr. Neri said that they were proposing a 64-unit apartment building on the northeast corner of Douglas and Kensington. The building design mirrors the approved project that was on the corner of Hickory and Kensington. That project was 76 units with approximately 3,450 square feet of retail on the ground floor. The proposed development does not have any ground floor retail due to proximity to the Douglas and Kensington corner and being across the street from the park. Unit mix is studios, one, and two bedroom units. There would be two levels of parking; one below grade and one at grade for a total of 97 spaces so it would slightly exceed the code required parking.

One of the big differences of this site compared to the site to the east is that this site does not have access to Kensington Avenue, which was due to the close proximity of this site to the other curb cut on Kensington. Full access to the site would come from the northern Campbell Street extension, which will be constructed from Hickory all the way through to Douglas. The street extension would bifurcate the property and reduce the buildable footprint. A smaller piece of the overall property would be leftover on the north side of the Campbell Street extension and the Village is interested in installing parking there. The Village was trying to work out an agreement with the existing tenant on this site now, which is Mariano's. They were using the for employee parking for the Mariano's Grocery store. An agreement was recently reached, and Kroeger will not be renewing that lease. So that lease will expire this year. The proposed parking to the north may no longer be necessary. The Village may have interest in purchasing the leftover piece to the north, similar to what was agreed upon with the development abutting to the east.

As far as the building itself, floor plans are very similar to the development to the east, where the parking is on the ground floor and in the lower level. The building would have nice amenity space on the second floor for the residents of the building, it would have an outdoor deck area similar to what was done at the Hickory/Kensington project, as well as a common area, sitting area and things like that. The management office in the project to the east would handle the services for both buildings. All the units will have balconies. All modern-day amenities. Elevations, the materials and proposed height is similar to the development at the east, which makes sense to make it a unified development.

Mr. Hubbard stated that the majority of the property is currently occupied by a surface parking lot, which is used by Mariano's for employee parking. The northern end of the property is vacant land and zoned in the R-7 District. The portion where the building is proposed is in the B-2 District and the entire property is part of Hickory Kensington Overlay District, which requires any development to proceed forward as a Plan Unit Development. Subdivision approval would also be required to divide the site and dedicate right-of-way to allow for the extension for Campbell Street between Hickory and Douglas. He confirmed that the Village is contemplating purchase of the northern portion of the site, which would remain undeveloped at this time with the intentions to land bank it for future redevelopment.

Two variations would be required for this development since the site is in the B-2 District. The B-2 District only allows residential uses if they are above the second floor and within a mixed-use building, and because this project did not include any uses beyond residential, a land use variation would be required. The second variation relates to density; the petitioner has proposed 64 units, which is six units above the maximum allowed density based on the proposed unit mix. Only 58 units would be allowed by code.

Staff is supportive of the density variation; we believe that the dedication of land for the right-of-way provides rationale for that variation. If no land was required for the right-of-way dedication, then the subject property could accommodate 74 units and they are proposing 64 currently. Staff is supportive of the land use variation for the single-use residential-only building since this site is not the best for mixed-use given the low volume of traffic on Douglas and the fact that Douglas is right-in and right-out from Kensington, so access is somewhat hampered.

The developer would need to provide a response to the affordable housing policy. Preliminary conversations have indicated

that five out of the 64 units would be affordable and Staff would analyze this as part of the Plan Commission and Housing Commission process. The development conforms to the goals of the Hickory-Kensington Plan, specifically in relation to height, where the plan called for a 4-5 story building in this location. The building setbacks reflect a more traditional urban style of development, which is what is called for in the Hickory-Kensington Plan. Furthermore, the continuation of Campbell Street is one of the goals of the Hickory-Kensington plan and the proposed development includes this extension.

As the project is moves forward, the petitioner will have to reach out to Union Pacific to determine out what types of improvements are required to make the crossing across the railroad spur line. The petitioner will be required to implement any such improvements required. Any onsite ground-mounded mechanical equipment and infrastructure for the building will need to be appropriately sited and screened.

A Design Commission application will be required, and the petitioner may wish to pursue a preliminary review with the Design Commission prior to submitting a formal application. Based on a preliminary review of the proposed architecture, Staff is supportive of the design and notes that it matched what was approved just to the east. The petitioner will need to work with Staff relative to the streetscape improvements that will be needed along Douglas; there is currently landscaping and some street trees, which may need to be taken out for the required sidewalk along Douglas that would need to be implemented as part of the project. Additionally, there is some street parking on the east side of Douglas and Staff will work with the petitioner to determine if the on-street parking should be extended a little further south or whether street parking is not necessary at this location. Relative to onsite parking, 96 spaces are required and 97 spaces are proposed, and a traffic and parking study will be required as part of the Plan Commission application. The study should take into account future uses in the area, for example the 76 unit building approved just to the east well as the potential Arlington Beer Company project just a little north on Hickory Avenue. One loading space is required and one has been proposed; the loading space would need to be appropriately screened. Generally speaking, Staff thinks this project is a great fit for the area and is compliant with the Hickory-Kensington Plan. Staff is supportive of the project at this point.

Commissioner Sigalos thinks it's a good project. Conforms to the Hickory-Kensington plan. Asked if the units would be rentals?

Mr. Neri responded yes, they are rentals.

Commissioner Cherwin asked about the land-banked future parking lot. Was it shown as Parcel C on the plans?

Mr. Neri responded, yes. He explained that in the development to the east, known as Phase 1, the redevelopment agreement required that they construct the Campbell Street extension up to the railroad tracks. There would be a small portion of land leftover on the north side of Campbell Street and the Village would purchase that piece of land with the intention to land-bank it for a future parking lot. The same situation would exist with the proposed development and initial discussions are heading down the same path.

Commissioner Cherwin asked about affordable housing and whether he can opine on affordable housing.

Mr. Hubbard responded that Commissioner Cherwin could opine on it, but that it is really the purview of the Housing Commission to review affordable housing proposals.

Commissioner Cherwin stated that the provision of onsite affordable units in a high-end development may not be as effective as taking a fee-in-lieu-of onsite affordable units in high-end development and using that to provide affordable units on properties where the difference between the market rate and the affordable rate is less. He believes that there could be many more affordable units if the cash equivalent was taken and invested into units that have a lesser delta between the market and affordability.

Mr. Neri explained that Chicago had a similar program, where a developer can either opt to provide affordable units onsite within a new building, or can acquire another property within the neighborhood and make those units affordable. This approach makes sense since new construction is very expensive and onsite affordable units have a large impact on rental

rates. It takes a huge chunk of valuation off the property. The success of this policy has yet to be seen.

Commissioner Cherwin said that affordable house is better when it is dispersed and not clustered together. The Village needs a plan for the trust fund and could consider a voucher program. As a Village we should get the most out of our new properties because the assessors are going to look at the income stream of these properties and onsite affordable units have an impact on revenue streams. The trust fund can be used to establish affordable units in some of the older properties within the Village.

Commissioner Jensen asked Commissioner Cherwin are you suggesting then that trust fund be used to subsidize the rent and the full amount would be paid?

Commissioner Cherwin responded that would be his preference.

Commissioner Jensen would the individual be subsidized or the unit?

Commissioner Cherwin replied that it would be the individual, because as a community, if we are going to have affordable housing, it should not be the burden of developers to bear the cost of it. The subsidy should really be with the person and not with the building.

Commissioner Jensen asked about the fee-in-lieu of affordable units. Was it \$75,000 per unit?

Mr. Neri stated that the Phase 1 project agreed to pay \$25,000 per affordable unit required but not provided onsite.

Mr. Hubbard explained that the Village policy is \$75,000, but the Housing Commission has consistently accepted \$25,000.

Commissioner Jensen asked for clarification.

Mr. Hubbard responded that developers have said that they just can't make projects work at \$75,000 per affordable unit required but not provide onsite.

Commissioner Jensen recommended that the code be changed to reflect what the Housing Commission has accepted. change the code.

Commissioner Sigalos asked if the affordable housing requirement was in the code?

Mr. Hubbard responded that it is a policy. It's not codified and is not in our code.

Commissioner Cherwin said he would be supportive of variations to allow more units, some of which could be micro units, which could be rented at levels that were affordable but also in-line with the market.

Commissioner Green stated that the parking also has a cost. Those tiny lots take parking spots and parking garages add significant costs to a development.

Mr. Neri said that initially they had looked at providing a higher density than what was currently proposed, but with a lower parking ratio. Under this scenario, all required affordable units would have been provided onsite, however a density and parking variation would have been required. 1.5 parking spaces are required per unit.

Commissioner Green said it is a tough battle. Asked if parking would be assigned, because if it could be assigned, they could assign only one parking space per affordable unit.

Mr. Neri said parking is all assigned.

Further discussion ensued regarding the affordable housing policy, the fee-in-lieu of onsite units, previous developments that had affordable components, and the overall percentage of affordable units within the Village.

Commissioner Green stated that he thinks the present proposal was a good project.

Commissioner Jensen said he has a couple of questions that are not related to the affordable housing. Asked about the garage entrance.

Mr. Neri replied that the garage is accessed from Campbell.

Commissioner Jensen asked about the future of Campbell Street east of Hickory.

Mr. Hubbard stated that the Master Plan envisions an extension of Campbell east of Hickory to tie in to the Arlington Market development.

Commissioner Jensen asked about the retail and questioned about not having it in this building but requiring it in the Phase 1 building. Asked if Staff looks at the impact that the internet has on small boutique shops and whether the ground floor commercial spaces that the Village requires in certain projects is justified by market demand.

Mr. Neri said he primarily sees demand for ground floor commercial spaces from uses like coffee shops and salons.

Commissioner Jensen stated that this is a good project and the area needs it. There was some interesting topics discussed this evening and he anticipates another good discussion with the Plan Commission and the Village Board if this moves forward.

RECOMMENDATION

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

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



**Conceptual Plan Review Committee
4/13/2022**

Item: South Pine Rowhomes - 3/31/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
South Pine Rowhomes - 3/31/21	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL VIRTUALLY ON:

March 31, 2021

Project Title: South Pine Rowhomes

Address: 413-419 S. Pine Avenue
Arlington Heights, IL 60004

Petitioner: Thomas D. Eckhardt
Address: CD Group
249 E. Prospect Ave. – Suite 100
Prospect Heights, IL 60056

Requested Action:

1. Amendment to Comprehensive Plan to reclassify the subject property from “Single-Family Detached” to “Moderate Density Multi-Family”.
2. Rezoning from the R-3, One-Family Dwelling District, to the R-5, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to either 1) consolidate the subject property into one lot for a condominium format of ownership, or 2) subdivide the property into multiple lots for a fee-simple format of ownership.

Variations Required:

- Variation from Chapter 28, Section 5.1-5, to allow an area of R-5 Zoning that is less than two acres.
- Additional variations may be identified once details plans are received.

Attendees:

Donovan Eckhardt, CD Group
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is a vacant parcel of land that is 21,693 square feet in size (0.50 acres) and located at the southeast corner of the intersection of Pine Avenue and Grove Street. The property exists as two lots of record, each fronting Grove Street to the north. The western lot (corner lot) is the smaller of the two, measuring approximately 55.62' x 166.18' (9,242 square feet), and the eastern lot (interior lot) is approximately 73.86' x 166.39' (12,312 square feet). Both lots are currently zoned R-3, One-Family Dwelling District. Neither of the two lots contains the minimum lot width as required by the Zoning Code; corner lots that are less than 20,000 square feet are required to have 90' of lot width, however the existing corner lot is only approximately 55.62 feet wide. Interior lots that are between 10,000-14,999 square feet in size are required to have a minimum lot width of 75', and it appears that the existing interior lot is approximately one foot short of this requirement.

The petitioner has purchased both lots and would like to construct a four-unit rowhome development composed to two two-unit buildings. Each building would be two and a half stories tall (approximately 31') and would include a partial basement, as well as an optional elevator within each home. The units would be roughly 3,600 square feet and would have a 2-car garage along with driveway space to accommodate two additional cars. Access to the development would come from four separate curb cuts along Pine Avenue.

Meeting Discussion:

Mr. D. Eckhardt stated that they were looking to develop four rowhomes at a vacant property on Pine Street. He grew up in Scarsdale and has several friends and family who still live in the neighborhood. With regards to the proposed use and impact on the character of locality and compatibility with the existing uses in zoning of the nearby properties, he noted that there are a mix of different types of uses in the area, including townhomes, multi-family residential apartments, a bank, multiple parking lots, a church, a gas station, office, retail and single-family homes. The locality should not be defined by only one side of the street. These uses were located along a 1,466 lineal foot section of Pine Avenue. He believed the proposed development fits within this locality as this part of Pine Avenue is definitely mixed. He reiterated that the locality is not defined by only one side of the street. With regards to the plight of the owner being due to unique circumstances, which may include the length of time the subject property has been vacant as zoned, he noted that the property has been vacant for 73 years. He believed the proposed development to be in harmony with the spirit and intent of the zoning code. They are proposing something that will fit within the neighborhood, they went through several designs to land on a product that would respect the existing neighborhood. The current proposal is for two individual buildings of two-units each, totaling four units on the site. The project is code compliant relative to setbacks and will provide 51 feet of open yard space at the rear. The variance requested is the minimum variance necessary to allow the use for this property. Requesting an R-5 zoning from a R-3. The height is within the R-5 zoning regulations.

Mr. Hubbard stated that the subject property is located at the southeast of Grove and Pine Avenue, and exists as two platted lots of record. It is zoned R-3, single-family. Stated that if it's redeveloped under the existing zoning it would have to be redeveloped as one larger overall home across both lots, or alternatively two homes could be built (one on each lot), which would require certain variations. Another option would be to reconfigure the two lots via the subdivision process to adjust the lots lines and create two compliant single-family lots. Development of one home on each of those lots would not require a variation. The Comprehensive Plan shows the lots as suitable for single-family uses and the proposed multi-family development would require rezoning into the R-5 district. An amendment to the Comprehensive Plan would be required. The rezoning would require a variation since the R-5 regulations require a minimum zoning district size of two acres and this site, including the adjacent right of way, would be about $\frac{3}{4}$ of an acre. A variation may be required for one of the curb cuts. The Staff Development Committee is not supportive of this rezoning in this location; staff doesn't feel this location is appropriate for this level of density, especially given the Comprehensive Plan designation for the site. Staff does not believe that multi-family uses are appropriate given the character of the area. All properties on the east side of Pine Avenue are in a single-family zoning district, including this property. Rezoning to R-5 would be the only area of multi-family zoning on the east side of Pine Street in this vicinity.

Commissioner Jensen asked what the Village would like to see on this property?

Mr. Hubbard replied that the property is best suited for uses allowed under the existing single-family zoning that governs the site. The site could accommodate two single-family homes.

Commissioner Jensen stated that the property was composed of one 55' wide lot and one 73' wide lot. Is development on those lots what the Village wants to see, or would the property lines need to be altered?

Mr. Hubbard replied that the Village would be open to exploring either option.

Commissioner Jensen said that the staff report has outlined what the character of the east side of Pine Avenue is. He asked what the character of the neighborhood was.

Mr. Hubbard explained that the character of the neighborhood is defined by where properties fall in relation to Pine Avenue; on the east side of the street it is all single-family homes, the west side of the street is more of a patchwork of different uses including multi-family, single-family, and commercial uses.

Commissioner Jensen said he believed that the neighborhood character is not just one side of the street. How long is the Village willing to wait to see this property redeveloped?

Mr. Hubbard replied that he could not provide an answer to that question.

Commissioner Jensen said that when something has been vacant for 73 years, and when the market has shown that the existing configuration has not brought forth a viable development, there comes a point to where the Village has to decide if they want to keep it vacant for another 73 years or whether something can be done to facilitate a development on the property. How many decades do we wait before we realize the market is not going to deliver a development that we desire for the property. He was not sure how he would ultimately vote on this project but he believed the petitioner has brought up some good points to consider.

Commissioner Sigalos said that he has heard the property has been vacant for 73 years but that doesn't mean it has been for sale for 73 years. He is not in favor of changing zoning or the comprehensive plan for one particular lot. Would like to see it stay as a residential single-family lot, which is what it is currently zoned for. Not in favor of this project at this time.

Commissioner Cherwin stated that he understood where Commissioner Jensen was coming from and that this was not an easy project to come to a decision on. He needed a little more information and analysis to make a decision and would take into consideration the neighbors perspective if the Comprehensive Plan was to proposed for amendment. He would also like to know more about the history of this property and how long it has been marketed.

Commissioner Jensen reiterated that he was "on the fence" relative to this project.

Commissioner Green stated he was not in favor of this project. It was relatively straightforward in his mind and all of the properties on the east side of Pine Avenue were zoned for single-family uses. To re-zone this site would be spot zoning and he would even be against subdividing the site to get three single-family homes. He would prefer to wait until a more suitable project was proposed on the site rather than to have the site be developed now with a use that he felt was inappropriate for the neighborhood.

Commissioner Green opened the floor for public comment.

Ms. Dyer stated that she lived at 425 S. Pine, which is directly next to the lot. She has lived here for 30 years. The reason that the lot has been vacant for so many years is that the owner, who had lived in the farmhouse directly to the west, had kept it as open space since he used it as his back yard. The owner received multiple offers on the lot and had refused them because he wanted to keep the lot as open space. She was not supportive of a multi-family development on this property.

Ms. Sturm stated that she lived at 402 S. Belmont, which was directly behind the subject property. She was not supportive of having rowhomes or townhomes on the subject property.

Mr. Daday stated that his clients were against the proposal and supported the staff perspective on this project. He believed the history, as provided by Ms. Dyer, was accurate. The rezoning and Comprehensive Plan amendment did not conform to the standards of approval.

Mr. Burnton stated that he lived at 416 S. Belmont, which property abutted the proposed development at the northwest corner. The proposal would reduce sunlight on this property and would bring traffic and congestion. The development would have a negative impact on his property value and the use and enjoyment of his property, as well as the quality and character of the neighborhood. He was not in favor of the development.

Mr. Olechno stated that he lived at 315 S. Pine. He was against the proposal and supported the Village perspective on the project. He believed the character of the area was based on what side of Pine the property was located on. The east side of Pine was all single-family. He believed that the property has only been marketed for around one year, and there would be a high demand for single-family homes on the site.

Mr. Whisler stated that he lived 410 S. Belmont. He was not supportive of the project. He was against the height, density, and change of use.

Mr. Davis stated that he lived 304 E. Grove. He was not in support of the project for the reasons as outlined by many of his neighbors this evening. S. Belmont. He has invested money in a home renovation project and researched the zoning regulations for the subject property prior to undertaking said renovation. They would not have invested their money into their home had they thought the subject property would be developed with uses other than single-family uses.

Mr. Sturm stated that he lived directly behind the subject property. He liked the neighborhood as it exists under the current zoning and he was not supportive of a rezoning on the subject property. The character of the neighborhood was single-family.

Mr. Wildhart said that he lived at 307 S. Pine. There is a place for rowhome developments, however, the subject property was not one of those places. He was against the proposal. If single-family homes were proposed on the site they would be welcomed. He also appreciated the current site as vacant and would not object to having it continue in that regard either.

Ms. Martin stated that she recently moved into her home at 319 S. Pine several months ago. They would not have moved here had the subject property been multi-family. One of the differences between the multi-family uses on the west side of Pine and the proposed site is that the properties on the west side of Pine have access to Arlington Heights Road and so their traffic is directed to the west and does not travel through the neighborhood. The subject property would put multi-family traffic onto Pine.

Ms. Biehoff said that she and her husband lived at 412 S. Belmont. Their backyard abuts the subject property. She was not in favor of the proposed development. The project was too dense for the site. She echoed many of the concerns expressed by her neighbors.

Commissioner Jensen said that the neighbors have been very compelling and provided some history and background on the site. He has moved from a position of indecision to being more in opposition to the proposal.

RECOMMENDATION

The Conceptual Plan Review Committee provided their preliminary feedback and advised the petitioner to proceed as they saw fit.

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



**Conceptual Plan Review Committee
4/13/2022**

Item: Wilke Studios - 9/1/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Wilke Studios - 9/1/21

Type

Minutes

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

A MEETING WAS HELD ON:

September 1, 2021

Project Title: Wilke Studios
Address: 1450 S. New Wilke Rd.
Petitioner: Ravi Parikh
Address: 1111 Plaza Dr. – Suite 421
Schaumburg, IL 60173

Requested Action:

1. Special Use Permit (SUP) to allow a hotel, or;
2. A Land Use Variation for an Apartment Multi-family Building in the B-2 District.

Variations Required:

- Variation to Chapter 28, Section 5-1-11.4a, to allow lodging rooms on the first floor (if classified as hotel)
- Variation to Chapter 28, Section 10.4-1, to reduce the number of required off-street parking spaces from 28 spaces to 19 spaces (if classified as an apartment building)
- Additional Variations may be identified upon submittal of a formal Plan Commission application.

Attendees: Ravi Parikh, Petitioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Acting Chair
Sam Hubbard, Development Planner

Project Summary:

The petitioner appeared at the March 8, 2017, Plat and Subdivision Committee meeting for preliminary review of their redevelopment concept. Feedback was generally favorable and the meeting minutes from that meeting are attached. Since it has been almost four and a half years since their previous appearance before the subcommittee, and since the project has been modified slightly to include two additional lodging rooms (current total is 14 rooms), staff has requested that the petitioner appear before the Conceptual Plan Review Committee for their consideration of the revised concept.

The applicant purchased the property in 2017 and has struggled to fully lease it with office tenants. As such, they are proposing to convert the structure to a 14-room long term stay facility that would provide “corporate housing” for individuals staying temporarily within the community. Twelve of the units would be studio units and two of the units would be two-bedroom units. Typical leases would range from 3-6 months and could occasionally stretch to a year. The target tenant would be business professionals that are on temporary work assignments within the community, such as software engineers, insurance adjusters, and other corporate professionals. Average rental rates would be between \$2,500 and \$3,000 per month, fluctuating based on seasonal market factors. Each unit would have a bedroom, bathroom, and kitchen, which would include an electric stove, refrigerator, dishwasher, and sink.

Other than for occasional property maintenance, no staff would be onsite. Each floor would also include laundry facilities available for use by the guests, and the first floor would include a “house” laundry facility for cleaning of each unit’s laundry upon their tenants’ final departure.

Meeting Discussion:

Mr. Parikh introduced himself as the petitioner and current owner of the office building on the subject property. He explained

that he had previously appeared before the Conceptual Plan Review Committee several years ago. His project remains unchanged, although the room count has gone up. The property consists of an office building built in the 1970's that hasn't been well maintained. There is currently three tenants in the building; it is about 30% occupied so it is underperforming the market. Rents were below market levels. He would like to convert the building into studio apartments and rent it out as furnished corporate housing. There would be five studios on the first floor that would consist of one large room with a kitchenette. The second floor there would contain about nine units, each with a mezzanine/loft level. Each unit would have its own bathroom, kitchenette, bed and living space. The exterior will be renovated and updated with a more modern look. The roof is currently a flat roof and will be converted to a gabled roof. Given the location at Wilke and Algonquin Roads near the Rolling Meadows business district and not too far from Schaumburg, it has good potential. Arlington Heights currently does not have any lodging with kitchenettes and he feels this would be a good addition to the community. The closets hotel is a couple miles away.

Mr. Hubbard stated that the petitioner came before the Plat and Subdivision committee back in 2017 to discuss the concept. The concept at that time was mostly the same although less dense. It has now gone from a 12-unit concept to a 14-unit concept, which still meets the density requirements for number of hotel rooms. Both the CPRC and Staff were generally supportive of the change in land use proposed in 2017. However, since then, the definition of a hotel as contained in the Zoning Ordinance has changed slightly, so the proposed long term/extended stay hotel does not fit either the definition of a hotel or an apartment building. In order to classify the use to determine the necessary zoning approvals, Staff is requesting additional information from the petitioner, such as the policy for minimum and/or maximum stays for guest, and how the rooms would be furnished and what type of items would be provided in the rooms. The Building Department may require an elevator based on the determination they classify the use, and there could be upgrades needed to the water line for a sprinkler system in the building. Staff recommends a neighborhood meeting given the proposed change of use from an office building to an extended stay hotel. Relative to traffic and parking, if the use is classified as a hotel then it conforms to code requirements. However, if it's classified as an apartment building, it would need a parking variation. That determination will be made once more detailed information is received.

Commissioner Jensen asked what the threshold was for determining the use as either a hotel or a multi-family residential?

Mr. Hubbard replied that it was not black and white so there was no specific threshold for making that determination. It would be made based on the overall characteristics of the use.

Commissioner Jensen stated that he wanted the petitioner to be clear on what information was needed in order to help staff classify the use.

Mr. Hubbard responded that there were a number of specific things listed in the Staff Report. Staff wants to know what the policy will be for rental; are stays going to be limited to 30 days or less, or would rental terms be on a monthly basis or even yearly basis, or could a room be rented for just one night? Staff would like a detailed description of everything that will be in the room. If the rooms are unfurnished and can only be rented for a minimum of six months at a time, then maybe that's more of an apartment building. If the rooms are furnished and can be rented on a weekly basis, then maybe that's more of a hotel. The determination would be based on the characteristics and details of the project.

Commissioner Jensen asked about whether a land use variation or a special use permit will be required.

Mr. Hubbard responded that if the use is determined to be a hotel, a special use permit is required, if it's determined to be an apartment then a land use variation is required.

Commissioner Jensen said he has nothing further.

Commissioner Cherwin stated that he likes the project and liked it when it was before the Conceptual Plan Review Committee in 2017. He lives in the neighborhood and thinks it's a good use and good re-use of an obsolete building that's under used currently. Doesn't have a problem with the change of use. Staff should be clear on what it needs to classify the use. It's a nice project and it will enhance the area; he's not concerned about going from 12 rooms to 14 rooms. Stated that

the elevations looked like the building needed a little more architectural detailing.

Commissioner Sigalos said he thinks this is a good project and asked **Mr. Parikh** if he has answers to the questions that were posed this evening relative to the terms and types of rentals?

Mr. Parikh responded that his ideal guest would typically stay 3-6 months. The guests would be in the community on temporary work assignments. He would also advertise for a daily stays to fill in the gaps. A typical guest may stay 30 to 90 days, possibly a half a year, but he would do daily rentals just to fill in the gaps.

Commissioner Sigalos asked would someone have to make an advance reservation prior to showing up.

Mr. Parikh responded there will not be a front desk so there would be no walk ins. He would not be able to accommodate walk ins.

Commissioner Sigalos asked about an elevator, because typically you have to have access to the second floor for a handicap person.

Mr. Parikh responded that the current design does not have an elevator. It is two levels so he was hoping to discuss this with the Building Department. The second floor will have a mezzanine level where the bedroom area would be. The first-floor guest rooms would be ADA accessible. All guests will have a shower; he will not be installing bath tubs. The first floor should be able to accommodate anybody that needs wheel chair accessibility.

Commissioner Sigalos said he was recommending to inquire with the Building Department because its quite an expense to put an elevator in. Said he's supportive and seems like there's a need for something like this.

Mr. Parikh said he sees guest demand changing and the trend appears to be moving toward facilities such as the one he is proposing. He believes the development will be an asset for the Village and will be primarily competing with similar facilities in Schaumburg and Rolling Meadows.

Commissioner Jensen said he's supportive of the concept and strongly encourages the petitioner to approach the Building Department to determine what will be required in the way of building upgrades. If the required improvements are going to make the project non-feasible from an economic perspective, he feels the petitioner should know this before going down the path to the Plan Commission.

Mr. Parikh said he believes the project is viable from an economic perspective. From a practical perspective, he doesn't see the need for ADA accessibility to the second floor since the beds would be located on the mezzanine/loft of each second floor unit.

Commissioner Cherwin suggested that the architect could help out with ADA compliance and methods for compliance.

Commissioner Sigalos encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to move forward with the proposal.

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



**Conceptual Plan Review Committee
4/13/2022**

Item: Maryville/St. Anne Home - 3/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Maryville/St. Anne Home - 3/9/22	Minutes

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

A MEETING WAS HELD ON:

March 9, 2022

Project Title: St. Anne Home (Maryville)

Address: 800 N Fernandez

Petitioner: Sister Catherine Ryan

Address: Maryville
1150 River Road
Des Plaines, IL 60016

Requested Action:

1. Special Use Permit to allow a "Sheltered Care Home" on the subject property.

Variations Required:

- None identified at this time

Attendees: Jack George, Ackerman LLP
Sister Catherine Ryan, Maryville
Mary Nikita-Sanchez, Maryville
Anita Alvarez, Maryville
Nina Aliprandi, Maryville
Kate Duncan, Ackerman LLP
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Terry Ennes, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 3.76 acres in size and bounded by Fernandez Avenue to the east and Kaspar Avenue to the west. The site is currently owned and occupied by Sisters of the Living Word, a religious institution whose mission is to spread the word of God through ministry. The eastern half of the subject property includes an approximately 21,000 square foot two-story building with a partial basement, as well as 52 surface parking stalls dispersed primarily around the sides and rear of the building. The western half of the site consists of an open field and a small fenced/mulched area formerly used as a children's playground. The Village is aware that Sisters of the Living Word is no longer running at full capacity and staffing has been reduced. Additionally, a portion of the building was previously leased to the Northwest Suburban Montessori School, but they have since vacated and are no longer tenants.

Maryville, a social service agency that provides a range of programs including residential care, mental health services, healthcare services, family support services, educational offerings and youth development programs through-out the Chicagoland area, is interested in purchasing the subject property. They have proposed using a portion of the building as Saint Anne's Home, a long-term shelter home for girls aged 12-17 who are in the United States as unaccompanied children under the care of the Administration of Children and Families until they are 18 years old. The remainder of the building would be left vacant at the present time, although Maryville would seek to use or rent the space at some point in the future.

St. Anne's Home would have space for ten teenage girls and six teenage girls who are either pregnant or parenting, all of whom would live at the facility and attend local schools. Maryville would provide shelter and care for these individuals, as well as assistance in identifying family members in the United States who may be able to provide a permanent home and care for the girls. The facility would be staffed 24-hours a day, seven days a week. During daytime business hours the site

would have 3-6 staff members assisting with services and providing care for the residents. During the evening shift there would be 2-3 employees onsite through the entire night. A more detailed description of the program is included in the packet provided to the Conceptual Plan Review Committee.

Meeting Discussion:

J. George stated seeking to do a sheltered care of home. A Special Use Permit was required. The property they are talking about was previously occupied by the Sisters of the Living Word, which had 14 nuns living within the building. They had previously rented out a portion of the site to a Montessori School, and prior to that it was occupied as a public school with around 250 students. The sheltered care facility would be called the St. Anne home and it would be authorized under the Federal Office of Refugee Resettlement. The facility would provide a home for 10 girls between the ages of 12 to 17. They would also have six teenage girls who were either pregnant or new mothers. The facility would have a total of 16 girls. Meals would be provided for the residents, and the residents would attend local schools. The facility would be staffed 24/7. Site would be brought up to current code standards. Although the site has 52 parking spaces, none of the residents would be driving cars.

C. Ryan introduced herself as the Executive Director at Maryville. The ministry has been serving children since 1893. Stated they will be serving children and work with families. St. Anne home will be serving children that come from south of the border. Maryville began this type of ministry in 2017. While they currently operate similar facilities, those facilities are for individuals that have sponsors within the United States, so their stay is short-term until they can be reunited with their sponsor. St. Anne facility would be a home for individuals who have no family in the United States, so it would provide a long-term placement option for these girls. Only one teenager to a bedroom. Looking to have 16 bedrooms. An external (secondary) exit would be added. There would never be less than two staff members onsite, but usually there would be more, around three to four. There would be office spaces for the staff.

The facility would include two lounge/gathering rooms for the residents to use for recreation, meetings, and other activities. There would also be a dining room and kitchen. The site included several classrooms; Maryville was not looking to lease those spaces out to a different user. The classrooms could be converted into a computer room, play room, or other rooms as may be necessary for the residents. They believe the building would need minimal changes to accommodate for the proposed use. They would need to be licensed by DCFS, so they would need to make some upgrades to comply with their requirements. The exterior of the site would not be changed as the green space is beautiful.

The residents would receive educational support from the staff; there would be two clinicians on staff. There would also be two case managers, which would continue to reach out to possible family members. Residents would also receive vocational skills so that they could be prepared for adulthood. When the residents turn 18 they would have to leave the facility.

M. Nikita-Sanchez stated that Ms. Ryan had summed up the program well. The staff would consist of around 28 care providers, including a nurse, therapists, case managers, recreation coordinator, a vocational education coordinator, and a management team. Looking forward to moving forward with this.

S. Hubbard summarized the request and said this property is in the R-3 District. The use is similar to the Shelter Inc. project that had recently come before the Plan Commission, and the St. Anne's home would be classified as the same type of use, a sheltered care facility. Requires a Special Use permit in the R-3 District and the petitioner would need to justify how the proposal complies with the Special Use approval criteria. Proposal complies with the "Institutional" designation of the property as outlined in the Comprehensive Plan. Staff is aware that Maryville Academy held a neighborhood meeting early on in the process. Asking petitioner for a list of properties that were invited to ensure notification was adequate. Another neighborhood meeting could be required. Stated a sprinkler system will be required, and looking for more details on the staff and programming/activities that would occur at the facility, the rules and procedures, and which spaces will be left vacant for a possible future tenant. Details on interior usage will be needed to calculate required parking. Per code, a traffic and parking study is required. Parking variation may be required. Staff is preliminarily supportive of the project subject to receiving some of the information as requested in the Staff Report.

Commissioner Jensen asked if the girls would be going to school or working in the community.

C. Ryan replied that they would only be going to school. English classes would also be provided to the residents.

Commissioner Jensen asked if the girls would be able to leave the facility.

C. Ryan responded that they could go to nearby parks or on walks, but not beyond that.

M. Nikita-Sanchez explained that if they were to go beyond the neighborhood they would be accompanied by a guardian.

Commissioner Jensen suggested the petitioner provide guidelines, curfews, etc. when it moves to the Plan Commission and for the neighborhood meetings.

Commissioner Ennes asked about the relationship between Sisters of the Living Word and Maryville.

C. Ryan explained that they were two completely separate entities. Maryville would be purchasing the site from the Sisters of the Living Word.

Commissioner Ennes asked if the petitioner is going to leave out any of the leftover space within the building.

C. Ryan responded that their plan at this time was to use almost the entire space within the building for the St. Anne home.

Commissioner Ennes asked if about the previous use within the building.

C. Ryan replied that nuns had previously lived there. The site was used as a covenant and for the administrative offices of Sisters of the Living Word.

Commissioner Ennes said he liked the proposal. Encouraged the petitioner to pay close attention to the standards for approval for a Special Use Permit.

Commissioner Green stated all his questions have been answered. He said that holding a neighborhood meeting would be important. The fact that the previous use was similar and that the Comprehensive Plan showed this site as suitable for institutional uses worked in the favor of the petitioner. Encouraged the petitioner to move forward.

Commissioner Green opened the floor for public comment.

S. Zurek asked if there would be delivery trucks? The neighborhood is residential in character. Would there be a burden on the Police Department or Fire Department? Was concerned about the impact to property values in the neighborhood.

M. Cayer asked what the Conceptual Plan Review Committee thought of the recently completed townhome development within Arlington Market.

S. Hubbard explained that public comment was restricted to items on the Agenda for the meeting.

J. Jandrisits commented that he supported the proposed change in use. He hoped a portion of the greenspace could be opened up to community usage. The existing owner discouraged neighbors from walking or using the greenspace on their property.

RECOMMENDATION

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

ST. ANNE HOME (MARYVILLE) – TEMP FILE 1755

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



Conceptual Plan Review Committee
4/13/2022

Item: Mueller Lot Consolidation - 3/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Mueller Lot Consolidation - 3/9/22	Minutes

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

A MEETING WAS HELD ON:

March 9, 2022

Project Title: Mueller Lot Consolidation

Address: 318 W. Mueller Street

Petitioner: Chris & Tama Filpi

Address: 318 W. Mueller Street
Arlington Heights, IL 60004

Requested Action:

1. Plat of Subdivision to Consolidate two lots into one.

Variations Required:

- None identified at this time

Attendees:

Chris Filpi, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Terry Ennes, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of two platted lots of record. The first lot is 50' wide by 139.75' deep and contains the single-family home located at 318 W. Mueller Avenue. The second lot is a vacant 25' x 139.75' parcel of land that serves as an additional yard/landscape area for the home at 318 W. Mueller. Both lots are owned by the petitioners, although they first acquired the larger lot that includes the house in 2011 and purchased the smaller vacant lot from the abutting property owner about one year later (sometime in 2012).

The property owners are now proposing to remodel a portion of the interior of their home, which involves a new rear entryway of 117 square feet and a small kitchen bump-out of 40 square feet at the rear of the residence, along with replacement of a rear deck with an at-grade patio. In the future, the petitioners are contemplating demolition of their existing detached garage and constructing an attached garage on the opposite side of the house. For both the current project and potential future project, the property must be consolidated into one lot in order to conform with impervious surface coverage requirements. If approved, the combined lots would yield a 10,481 square foot lot that would be 75' feet wide.

Meeting Discussion:

Mr. Filpi stated they are working on a home renovation project and have run into some impervious surface coverage issues. The property is composed of a 50' lot and a 25' lot. They purchased the 25' lot about one year after they moved into the house; the house is located on the 50' lot. They would like to consolidate the 25' lot with the 50' lot, which would put them in compliance with the impervious surface requirements and allow them to proceed with a small addition to their house that is part of their home renovation project.

S. Hubbard said the property is zoned R-3. In 2003, the Village established a requirement that that any two adjacent residentially zoned property that comes under common ownership (subsequent to November of 2003) must go through a Plat of Subdivision process to be considered one lot. A consolidation is being requested because the home renovation project would put the 50' lot over the maximum allowable impervious surface coverage. As a combined 75' wide lot they would comply with impervious surface regulations. Additionally, the petitioner is considering a future project, which entails

demolition of the existing detached garage and construction of a new attached garage that would extend onto the 25' lot. The subdivision code triggers the requirements for onsite stormwater detention, however, it allows payment of a fee-in-lieu of onsite detention. All Plats of Subdivision must include the code required setbacks, which in the case of the front yard, would be based on the existing setbacks of all of the homes on the frontage. Additional information would be required in this regard. An overhead sewer would not be required but is strongly recommended. A Traffic and Parking study is not required for this project. Staff is generally supportive subject to the items mentioned in the Staff report.

Commissioner Ennes asked about the current lot and why the additional lot was purchased.

Mr. Filpi said that they bought the 25' portion in 2011 to prevent someone from building a home on it. At that time it was a 50' wide vacant lot; they purchased half of it and the neighboring property owner on the other side purchased the other half. They use it as a nice open space for a side yard.

Commissioner Ennes asked about the existing driveway leading to the detached garage, which was a shared driveway. When the garage is removed would it create issues for the neighbor? Can driveways be built right up to a property line?

S. Hubbard responded that driveways do not require a setback, provided that the lot was less than 70' wide.

Commissioner Jensen stated that the consolidation seemed to make sense.

Commissioner Green said he was in favor of lot consolidation. He supported making smaller lots larger, regardless of whether the other lots on the block were of a larger size too. Making lots larger to conform with current code requirements for lot size was a good idea. He encouraged the petitioner to move forward.

Mr. Filpi stated that given the size of the project and consolidation, he was trying to understand why they needed to pay a fee-in-lieu of stormwater detention.

S. Hubbard explained that they could request relief from the code requirement, however, it was unlikely that this request would be supported by the Engineering Division.

RECOMMENDATION

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

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



Conceptual Plan Review Committee 4/13/2022

Item: Hanul Community Center - 825 E. Golf Rd. - T1760

Department: Planning & Community Development

Requested Action

Land Use Variations to allow an Auditorium/Meeting Hall, Banquet Hall, Commercial School, and Day Care in the O-T Zoning District, and an Amendment to PUD Ord. 78-048 and 95-003.

Variations Required

A 99 space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 230 parking spaces where 329 spaces are required by code.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variations to allow the proposed Hanul facility within the O-T District, and requires additional information to make a recommendation. The required additional information is as follows:

1. Provision of a full Plan Commission Application.
2. Provision of documentation governing shared parking and access between the 825 and 855 E. Golf Road properties.
3. For each requested Land Use Variation and Zoning Code 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.

4. A full tenant list shall be provided for both 825 E. Golf Road and 855 E. Golf Road, including proposed uses and vacant spaces, in order to confirm code-required parking.
5. The petitioner shall prove a combined site plan for 825 E. Golf Road and 855 E. Golf Road, showing the parking lot as it would be striped if the proposal received approval, with a count of parking spaces provided.
6. Fire truck turning exhibits will be required if lot circulation is altered, such as through the addition of a drop-off or pick-up area for adult daycare or food delivery services.
7. Full, dimensioned floor plans shall be provided for the subject property clearly showing the location and size of each use within the building.
8. A Traffic and Parking Study prepared by a Certified Traffic Engineer shall be provided, assessing ingress and egress for the site, trip generation, parking generation, site circulation, and the impact on adjacent roadways.
9. More detailed information on the nutrition program shall be provided for Health Department review.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Summary	Exhibits
Existing Site Plan	Exhibits
Floor Plans	Exhibits
Hanul Meeting Presentation	Exhibits
Petitioner Parking Demand Summary - Mt Prospect Site	Exhibits



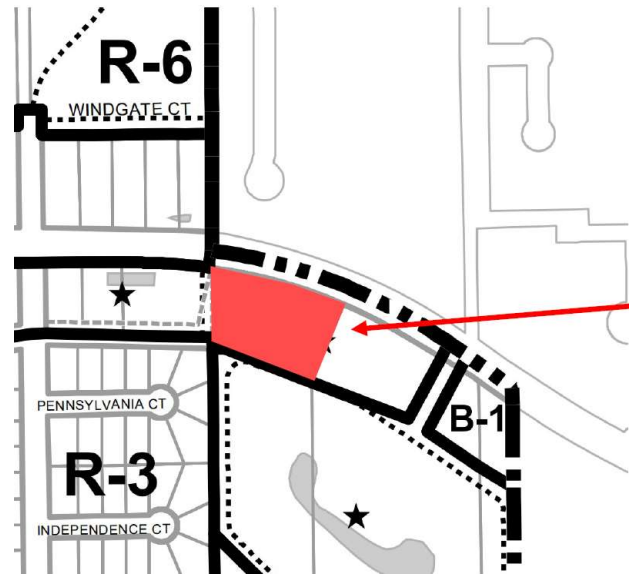
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1760
Project Title: Hanul Community Center LUV
Address: 825 E. Golf Road
PIN: 08-15-104-047-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: April 13, 2022
Date Prepared: April 8, 2022

Petitioner: Irene Jisun Sohn
 Hanul Family Alliance
Address: 5008 N. Kedzie Ave.
 Chicago, IL 60625

Existing Zoning: O-T: Office Transitional District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	Village of Mount Prospect	Single Family Homes, Church	Village of Mount Prospect
South	R-6, Multiple Family Dwelling District	Orion Apartments	Moderate Density Multi-Family
East	O-T, Office Transitional District	2-Story Office Building	Offices Only
West	O-T, Office Transitional District; R-3 One Family Dwelling District	1-Story Office Building, Single Family Homes	Offices Only, Single Family Detached

- Requested Actions:**
1. Land Use Variation to allow an Auditorium/Meeting Hall in the O-T Zoning District.
 2. Land Use Variation to allow a Banquet Hall in the O-T Zoning District.
 3. Land Use Variation to allow Commercial School in the O-T Zoning District.
 4. Land Use Variation to allow a Day Care in the O-T Zoning District.
 5. Amendment to PUD Ordinances 78-048 and 95-003.

- Variations Required:**
- A 99 space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 230 parking spaces where 329 spaces are required by code.

Project Background:

The subject site is approximately 2.02 acres (87,902 square feet) in size and is improved with a two-story, 30,000 square-foot office building. The building at 825 E. Golf Road is governed by PUD Ordinances 78-048 and 95-003, and shares a 230-space parking lot with 855 E. Golf Road (an identical building also 30,000 square-feet in size). The petitioner, Hanul Family Alliance, is proposing to purchase the 825 E Golf building and occupy a majority of the building (approximately 24,200 square-feet) with their offices, an adult day care, an activity & meeting hall, and a meal hall where seniors would gather for a lunch program. The remaining office space (approximately 5,800 square-feet) would be leased to other entities.

Hanul Family Alliance (HFA) is an independent nonprofit organization serving the Korean-American community, providing social services and assistance. Hanul was founded as a Korean American Senior Center in 1987 in Chicago, and currently operates from three different offices located in Albany Park Chicago, Mt. Prospect, and Buffalo Grove. Hanul serves over 10,000 clients each year. The facility at the subject site would provide:

- Healthy Aging Services – Adult Day Care
- Family Wellness
- Community Engagement
- Home Care Program
- Nutrition Program
 - On-site serving of food to 40-50 older adults, delivery of food to 40 off-site clients
 - No kitchen on-site, only sink and refrigerator. Food is prepared off-site and delivered
 - Delivery of meals to seniors off-site
- Public Benefit Assistance and Immigration Program
- Behavioral Health Program
- Adult Education and Recreational Classes – ESL, computer, line dance, cultural arts classes
 - Services are provided by appointment during office hours, which is Monday through Friday between 9am and 4pm

Zoning and Comprehensive Plan

The subject property is zoned O-T: Office Transitional District. There are numerous uses proposed as part of this project, the majority of which are not permitted within the O-T District. A summary of the proposed uses is below:

Use	Zoning Classification	Permitted Use?
Office (16,000 SF)	General Office	Yes
Activity Area (3,000 SF)	Auditorium/Meeting Hall	No
Event/Meal Hall & Lounge (5,000 SF)	Banquet Hall	No
Classrooms (5 Rooms, 10 Max. Students)	Commercial School	No
Adult Day Care (5 Employees)	Day Care	No

As such, a Land Use Variation is required for an Auditorium/Meeting Hall, Banquet Hall, Commercial School, and Day Care. As part of any formal application to the Plan Commission, for each variation 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.**

The Comprehensive Plan designates this site as “Offices Only”. While the administrative office component of the project is compatible with this designation, the Auditorium/Meeting Hall, Banquet Hall, Commercial School, and Day Care components are not.

Building, Site and Landscaping:

The petitioner is not proposing any changes to the site or building other than an interior buildout. During Staff Development Committee review of the proposal, numerous concerns were raised regarding potential necessary upgrades to the site and structure to accommodate the proposed uses. These potential upgrades would be as follows:

- Improvements to the fire protection and alarm systems
- Improvements to means of egress
- Improvements to the automatic sprinkler system
- The addition of a carbon monoxide detection system
- The addition of an access control system due to the adult daycare and behavioral health components
- Potential modifications to the entrances to accommodate the change in use
- Potential accessibility upgrades to the building and building entrances
- Changes to the refuse areas to properly serve all proposed uses

The Staff Development Committee had the following concerns regarding the proposal:

- Fire Department concerns regarding fire apparatus access given the potential parking and traffic generation from this use
- Public Works/Engineering concerns regarding traffic generation and the potential negative impact this traffic could have on adjacent roadways and properties
- General concerns regarding a significant code-required parking deficit (detailed in the following section).
- Police concerns regarding access control, especially relative to the behavioral health and adult daycare components.
- Concerns regarding the potential overlap of major services resulting in significant traffic or parking demand, which may have a negative impact on the adjacent offices which share parking.

- Concerns regarding operation of the food delivery program. Further detail on parking and access for food delivery program vehicles shall be provided. A stacking plan shall be provided if it is anticipated vehicles will not be parking in striped spaces for meal pick-up.
- Concerns regarding adult daycare drop-off traffic. Further detail on adult daycare pick-up and drop-off shall be provided. A stacking plan shall be provided if it is anticipated vehicles will not be parking in striped spaces for drop-off and pick-up. Peak anticipated drop-off and pick-up counts shall also be provided, with the anticipated peak hours for drop-offs and pick-ups.

During the formal Plan Commission review process, Staff will evaluate the condition of the parking lot and site landscaping to determine if any additional landscaping, repairs, resurfacing, or restriping is needed.

Parking, Traffic, and Circulation:

Per the mix of the proposed uses, there is a significant code-required parking deficit on-site. As previously mentioned, the subject 825 E. Golf site shares a parking lot with the adjacent 855 E. Golf building, and is governed under the same PUD. Factoring in code required parking for the 825 and 855 E. Golf Road buildings, the site has a combined requirement of 329 parking spaces and 230 spaces provided, resulting in a combined site deficit of 99 spaces. A code-required parking summary is included at the end of this report as **Attachment I**. Due to the significant code-required parking deficit, an amendment to PUD Ordinances 78-048 and 95-003 would be required.

As part of the Plan Commission review process, the petitioner shall provide a full tenant list for both 825 E. Golf Road and 855 E. Golf Road, including proposed uses and vacant spaces, in order to confirm code-required parking. Additionally, the petitioner shall provide a combined site plan for 825 E. Golf Road and 855 E. Golf Road, showing the parking lot as it would be striped to accommodate the proposal, with a count of parking spaces provided. Full, dimensioned floor plans shall also be provided for the subject property clearly showing the location and size of each use within the building. Also, the petitioner shall provide any existing shared parking and access agreements governing the two properties.

The petitioner has provided existing parking lot utilization counts at the subject site, and counts of vehicle demand at their existing facility in Mt. Prospect. Per the petitioner the Mt. Prospect facility is 25% of the size of the proposed Arlington Heights facility.

The petitioner reported a peak parking lot occupancy of 6 vehicles adjacent to the 825 E. Golf building on Wednesday, March 16 2022. Per Staff records, the 825 E. Golf building is mostly vacant, with an approximate vacancy rate of 80%. The petitioner provided a detailed summary of demand at the Mt. Prospect facility, which was included in the agenda packet. Assuming the most intense scenario, where each individual component experienced the highest observed occupancy, peak demand would be 41 vehicles, with an average demand of 27 vehicles. In order to account for the 25% scale of the Mt. Prospect facility, adjusting these numbers by a multiple of 4 results in a peak potential demand of 164 vehicles, with an average of 108 vehicles. Combined with the peak number of 6 vehicles observed accessing the site, and the 75 code-required parking spaces for the adjacent 855 E. Golf building, a peak number of 245 vehicles could potentially access the site at a given time, which would result in a

functional parking deficit of 15 spaces for the combined parking lot. Given these preliminary calculations, Staff has significant concerns regarding parking availability.

A traffic and parking study from a Certified Traffic Engineer is required as part of this petition. Given the significant code-required parking deficit, Staff would not support a variation from this requirement. The study shall assess ingress and egress for the site, trip generation, parking generation, site circulation, and the impact on adjacent roadways.

As mentioned in the previous section, Staff has concerns regarding fire apparatus access given the potential traffic generated by this use, as well as concerns about the potential impact the proposed use may have on the adjacent 855 E. Golf building and roadways.

Bicycle parking would also be required as part of this petition. Per the mix of uses, 6 bicycle parking spaces would be required.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variations to allow the proposed Hanul facility within the O-T District, and requires additional information to make a recommendation. The required additional information is as follows:

1. Provision of a full Plan Commission Application.
2. Provision of documentation governing shared parking and access between the 825 and 855 E. Golf Road properties.
3. For each requested Land Use Variation and Zoning Code 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.**
4. A full tenant list shall be provided for both 825 E. Golf Road and 855 E. Golf Road, including proposed uses and vacant spaces, in order to confirm code-required parking.
5. The petitioner shall prove a combined site plan for 825 E. Golf Road and 855 E. Golf Road, showing the parking lot as it would be striped if the proposal received approval, with a count of parking spaces provided.
6. Fire truck turning exhibits will be required if lot circulation is altered, such as through the addition of a drop-off or pick-up area for adult daycare or food delivery services.
7. Full, dimensioned floor plans shall be provided for the subject property clearly showing the location and size of each use within the building.
8. A Traffic and Parking Study prepared by a Certified Traffic Engineer shall be provided, assessing ingress and egress for the site, trip generation, parking generation, site circulation, and the impact on adjacent roadways.

9. More detailed information on the nutrition program shall be provided for Health Department review.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
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.

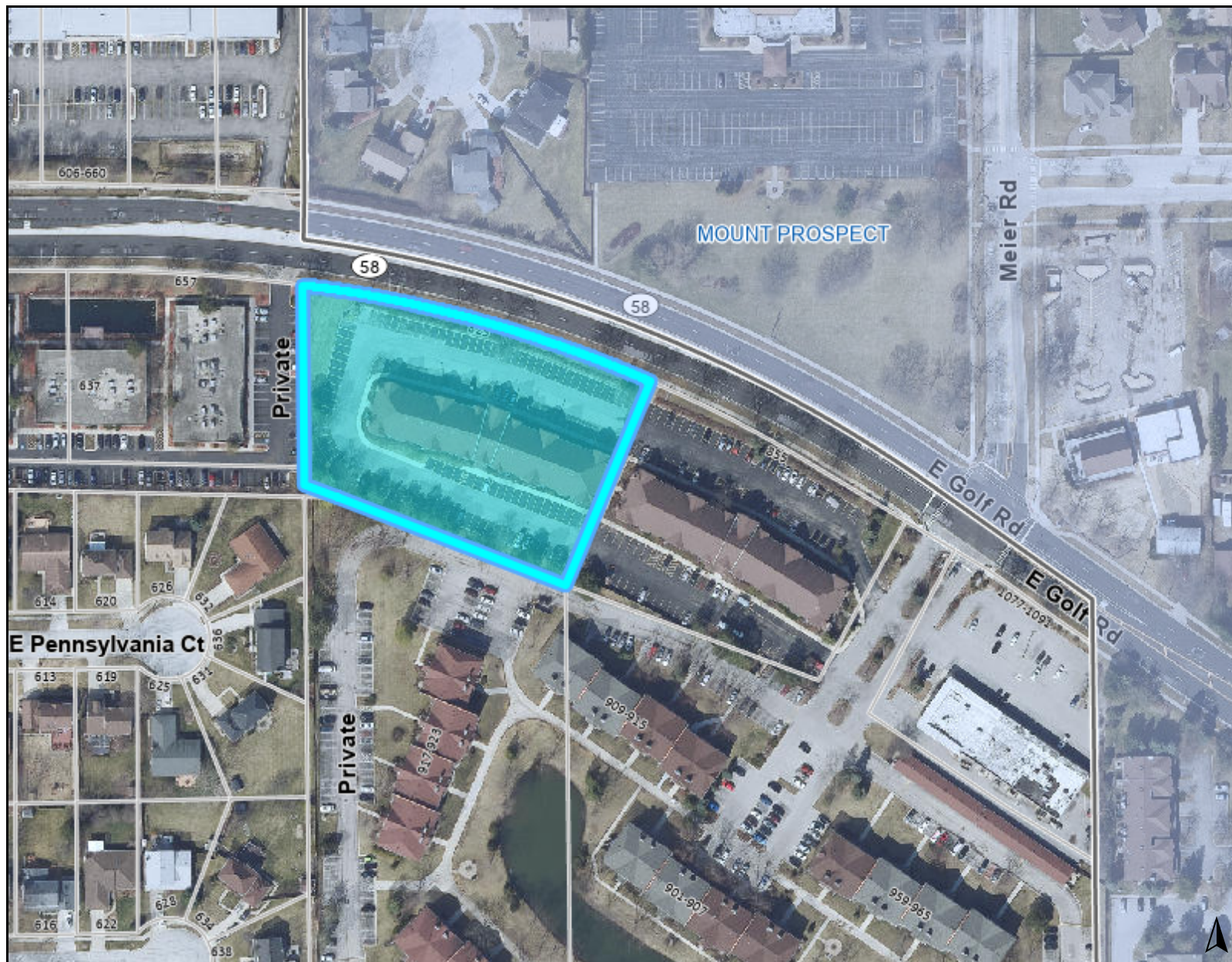
April 8, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1760

Attachment I – Code-Required Parking Summary

Building	Tenant	Use	Square Footage	Ratio (1/X)	Stalls Required
825 E. Golf Road	Hanul Community Center (See Below)				235
	Office	General Office	10,200	300	34
	Activity Area (Capacity of 200)	General Office	3,000	30% of Cap.	60
	Event/M meal Hall & Lounge (Capacity of 333)	General Office	5,000	30% of Cap.	100
	Classrooms (5 Rooms, 10 Max. Students)	General Office	-	1/Emp. & 1/2 Students	30
	Adult Day Care (5 Emp.)	General Office	-	3/ 2 Emp.	8
	3 Vehicles	General Office	-	1	3
	Remining Office for Lease	General Office	5,800	300	19
855 E. Golf Road	Blushing Brides	General Office	435	300	1
	Care Plan Plus, Inc.	General Office	440	300	1
	Building Storage	General Office	250	300	1
	Helix Construction	General Office	125	300	1
	Timeless Accounting	General Office	125	300	1
	Kattech Technologies	General Office	500	300	2
	Robert John Prouse	General Office	400	300	1
	GT Realty	General Office	475	300	2
	A. Block Marketing	General Office	900	300	3
	Helix Construction	General Office	500	300	2
	Witold Tybor Agency	General Office	500	300	2
	Common Use Conf. Rm.	General Office	375	300	1
	Income Tax, Etc.	General Office	500	300	2
	Parcelink Systems	General Office	1,600	300	5
	Unisource Graphics	General Office	400	300	1
	Newst Healthcare	General Office	375	300	1
	Tips Technology	General Office	450	300	2
	Vacant	General Office	425	300	1
	John L. Emmons, Attorney	General Office	500	300	2
	Golden Title Insurance	General Office	1,500	300	5
	HLS Construction	General Office	375	300	1
	Signature Advisors	General Office	2,800	300	6
	Midwest Therapy	General Office	500	300	2
	Absolute Home Care	General Office	500	300	2
	Home Visiting Physician	General Office	375	300	1
	Center of IL Home Care	General Office	500	300	2
	Accupuncture Office	Medical Office	460	300	2
	Epcot Technologies	General Office	375	300	1
	Count Me In, LLC	General Office	2,000	300	7
	Sabin/Organ Attorneys	General Office	500	300	2
	Denise A. Fiducia PhD & Assoc.	General Office - counseling	1,000	300	3
	New Hope Fellowship Center	General Office	400	300	1
	Christian Musicians	General Office	400	300	1
	Expedia Construction	General Office	1,400	300	5
	Common Use Conf. Rm.	General Office	900	300	3
Combined Site	TOTAL PARKING SPACES PROVIDED				230
	TOTAL PARKING SPACES REQUIRED				329
	SURPLUS / (DEFICIT)				(99)



Legend

0 300 600
ft

Print Date: 4/8/2022

Notes

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



Space Planning for
825 E. Golf Road Arlington Heights

Organization's Name: Hanul Family Alliance

Suburban Office Address: 1166 S. Elmhurst Road Mt. Prospect, IL 60056

Organizational Overview

Hanul Family Alliance (HFA) is an independent nonprofit organization whose vision is to strive to be a leading organization by becoming an efficient, effective and supportive provider of social services to an ever changing Korean American community. "Hanul" is a Korean word that means one large family or one community that embraces diversity, creates harmony, and builds power for all people. Hanul was founded as a Korean American Senior Center in 1987 in a small office in Uptown Chicago. Today, the agency operates from three different offices located in Albany Park Chicago, Mt. Prospect, and Buffalo Grove. Hanul proudly serves over 10,000 clients each year within the following core service areas: Health Aging, Family Wellness and Community Engagement.

Healthy Aging Services

- Home Care Program (Government Funded and Private Pay)
- Nutrition Service (Congregate Meal, Pick-up and Delivery)
- Public Benefit Assistance
- Elderly Victim Assistance
- Memory Café

Family Wellness

- Community Health
- Behavioral Health Program
- Individual and Group Counseling
- Immigration and Citizenship Assistance
- Pro Bono Legal Clinic

Community Engagement

- Adult Education (ESL, Computer, Smart Phone)
- Cultural and Recreational Program
- Korean Senior's Day Celebration
- Youth Science Camp
- Korean Consulate General's Outreach Service

Suburban Office in Mt. Prospect Office

As many Koreans have moved to the northern and northwestern suburbs of Chicago, the need for Korean social service organizations in the suburban areas became critical. Hanul opened up its first branch office in Niles in 1999 as the one and only Korean agency that stepped outside of the City of Chicago. This move helped address the rising presence of Korean Americans in the suburbs. In 2004, our



Suburban Office relocated to our current location in Mt. Prospect, which operates as a centralized location to many Koreans. Hanul is widely known for providing excellent services to the older adult Korean American population. However, adults, children, and youth programming are also growing in both service and in need. Accordingly, this is especially true at our Suburban Office, as it is accessible to and inhabited by many suburban Korean families.

Communities served by our Suburban Office includes, but not limited to: Mt. Prospect, Schaumburg, Hoffman Estates, Arlington Heights, Palatine, Elk Grove Village, Glenview, Niles, Northbrook, Des Plaines, Wheeling, Buffalo Grove, etc.

Services and Programs currently provided at the Suburban Office

- **Home Care Program**
 - Funded by the Illinois Department on Aging Community Care Program
 - Serves over 160 low-income and homebound Korean older adults in the North Suburban Cook County area
 - Provides training, monitoring and support for 60 Home Care Aides Monday through Friday between 8:30am and 4:30pm
 - Home care aides report to the Mt. Prospect Office at the end of every month to receive their schedules
 - Every three months, home care aides are to come to our Mt. Prospect Office for their quarterly in-service trainings
 - Two full-time coordinators are stationed at the Mt. Prospect Office
- **Nutrition Program**
 - Funded by AgeOptions, Suburban Area Agency on Aging
 - Before COVID, 40-50 Korean older adults participated in the Congregate Meal between 11:30pm – 12:30pm everyday Monday through Friday
 - Currently 50-60 meals are picked up daily four days a week (M, T, W, F) between 12pm and 1pm.
 - 40-60 meals are delivered to over 50 home delivered meal clients from the office four days a week (M, T, W, F) between 11:30am – 1:30pm
 - Emergency food boxes are distributed to older adults in the area
 - One full-time nutrition program coordinator, two part-time kitchen assistants, and 3 – 5 volunteers operate the nutrition program
- **Public Benefit Assistance**
 - Funded by AgeOptions, Suburban Area Agency On Aging and Illinois Coalition for Refugee and Immigration Rights (ICIRR)
 - Each year over 1,500 low-income clients visit Mt. Prospect Office to receive application assistance for programs such as Low Income Home Energy Assistance (LIHEAP), Medicaid/Medicare, Social Security benefits, Supplemental Nutrition Assistance Program, government subsidized housing applications, free/reduced ride card for transit services, etc.
 - Services are provided by appointment during its office hour, which is Monday through Friday between 9am and 4pm



- 3 full-time Senior and Social Service Program staff are stationed at the Mt. Prospect Office
- **Legal and Immigration Program**
 - Funded by the Illinois Coalition for Refugee and Immigrant Rights's (ICIRR) New American Initiative Program
 - In 2011, the Mt. Prospect Office received Bureau of Immigration Appeals (BIA) Accreditation from the Department of Justice
 - Provides naturalization and other immigration services to individuals and families who cannot afford to pay attorney fees
 - Deferred Action for Childhood Arrivals (DACA) renewal application assistance made available since July of 2021
 - Citizenship classes and mock interview sessions are provided for people who are preparing for their naturalization interview
 - The team conducts community outreach events by visiting local colleges and universities and providing information sessions on naturalization and DACA
 - Notary service provided by authorized staff
 - Over 250 clients are served at the Mt. Prospect Office
 - Before COVID, every other week the Korean Consulate General's Office used to use the Mt. Prospect Office to provide their outreach service. The Service is to reconvene. Overseas voting for the Korean presidential election is also taking place at the Mt. Prospect Office in February of 2022
 - Two full-time program staff, one part-time citizenship class instructor and two interns work for this department at the Mt. Prospect Office
- **Behavioral Health Program**
 - Funded by the Asian Health Coalition, soon to be ready to accept private insurance and Medicaid reimbursement for individual and group counseling
 - Mt. Prospect Office became a licensed agency from the Department of Alcohol and Substance Abuse to provide addiction counseling and education
 - Individual and group counseling services are provided
 - Memory Café provides a support group service for individuals with dementia related diseases and their caregivers
 - Two full-time counselors visit Mt. Prospect Office once or twice a week to provide services
- **Adult Education and Recreational Classes**
 - Before COVID, weekly classes for ESL, computer, line dance, cultural arts classes were held in-person
 - Currently some of the classes are done remote

Phasing Plan for the New Property at 825 E. Golf Road Arlington Heights, IL 60005

Phase 1: Relocation of our current programs and services

Anticipated start Date: As soon as the building is ready upon closing.

- We will need the following office space (2nd Floor West Wing)
 - Receptionist Area (300 SF)
 - Client Waiting Area (500 SF)



- Home Care Program: 2 offices (600 SF)
 - Nutrition Program: 1 office (300 SF)
 - Public Benefit Assistance: 3 offices (900 SF)
 - Legal and Immigration: 2 offices (600 SF)
 - Administrative Offices: 3 (900 SF)
 - Small Conference Rooms: 3 (900 SF)
 - Large Conference Room: 1 (600 SF)
- **We will need a dining hall area and serving area for congregate meal program in the 1st FL East Wing**
Anticipated start date: It is most desirable to have the congregate meal program to start as soon as the building is ready upon closing.
 - Dining Hall: 30-50 seniors (2,000 SF)
 - Serving Area: Need commercial sink, but no stoves (1,000 -1,500 SF)
 - Lunch program is Monday through Friday between 12pm and 1pm.
 - Clients will be driving their vehicles or taking public transportation.
 - **Class/Activity Rooms: 5 rooms x 500 SF = 2,500 SF**
 - Adult education classes (ESL, Computer, Smartphone, Citizenship, Small Group Tutoring, Training Programs, etc)
 - Various recreational/health education/cultural arts classes
 - **Second Floor East Wing will be used for following offices**
 - Office space for lease:]will retain current tenants
 - Hanul Behavioral Health Center: 3,000 SF
 - 3-4 Individual Counseling Rooms:
 - Receptionist and Waiting Area
 - 1-2 Group Counseling Rooms

Phase 2: Adult Day Care Center - 1st FL West Wing

Anticipated start date: January 2023 (will take 3 to 9 months to submit our application and be licensed to do Adult Day Service)

- The board of directors and staff decided to add an adult day service program to Hanul's Healthy Aging Program. The entire West wing will be dedicated to providing adult day care services.
- Adult Day Service (ADS) will support the health, nutritional, social, emotional, and daily living needs of adults with functional limitations.
- Services will take place in a group setting during daytime hours (typically between 9am – 3pm).
- ADS also supports family caregivers by enabling them to remain in the workforce and receive respite, a break from providing support for individuals with cognitive and physical limitations. General services provided by ADS centers include, but are not limited to:
 - (1) social activities
 - (2) transportation service
 - (3) meals and snacks



- (4) personal care
- (5) therapeutic activities.
- It will require 5 full-time staff for 20-30 clients.
- Most of the clients will be transported to our center by agency's van
- Needed Space:
 - Activity Area: 40 SF per client x 60 (maximum) = 3,000 SF
 - Three Small Group Activity Rooms: 400 – 600 SF/room = 1,500 SF
 - One Quiet Resting Room with reclining chair, cot or bed: 200 SF
 - Kitchen: Commercial grade kitchen with sink, but no stove = 1,000 SF
 - 2 Administrative Offices: 1,000 SF
 - Minimum 2 bathrooms for more than 13 clients

In Summary

Since its inception in 1987, Hanul Family Alliance experienced an influx of rapid, remarkable growth. Hanul continues to evolve alongside the Korean American immigrant population. Today, our organization is a comprehensive social service organization. We proudly staff over 180 employees and operate on an annual budget of over \$5 million. For nearly 20 years, our Mt. Prospect office played a critical role in our ability to reach and serve the Korean and multiethnic immigrant population throughout the Northern Suburbs. This past fiscal year alone, our Mt. Prospect Office provided services and programs to over 4,500 individuals. Therefore, acquiring this property will allow us to have an even greater impact for community members of all ages and ethnicities. Our goal is to retain the existing tenants until we need more space for new and innovative programs that will help the organization continue to grow (i.e. Children's Day Care Service, Workforce Development Program, Multigenerational Programs, etc).

(504.30')



THE MANSIONS
REC. 05/15/1978
DOC. NO. 24446546

 **EXISTING SITE PLAN** w/ NEW RAMP
SCALE: 1" = 20'-0"

[illegible]

	FOR PERMIT / BID ISSUE	10/22/21
NO:	DESCRIPTION	DATE:

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 WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.

DRAWN BY	: BT
CHECKED BY	: WJ
DATE	: 10/7/21
PROJECT No	:

MOATS OFFICE
PROPERTIES, INC.
(NEW RAMP)
825 E. GOLF ROAD
ARLINGTON HTS., IL

EXISTING SITE PLAN
w/ NEW RAMP

H E E T

A1



한울 종합 복지관

Hanul Family Alliance

CHICAGO
5008 N. Kedzie Ave
Chicago, IL 60625
T: (773) 478-8851
F: (773) 478-8552

NORTH SUBURBS
1166 S. Elmhurst Rd
Mt. Prospect, IL 60056
T: (847) 439-5195
F: (847) 439-5197

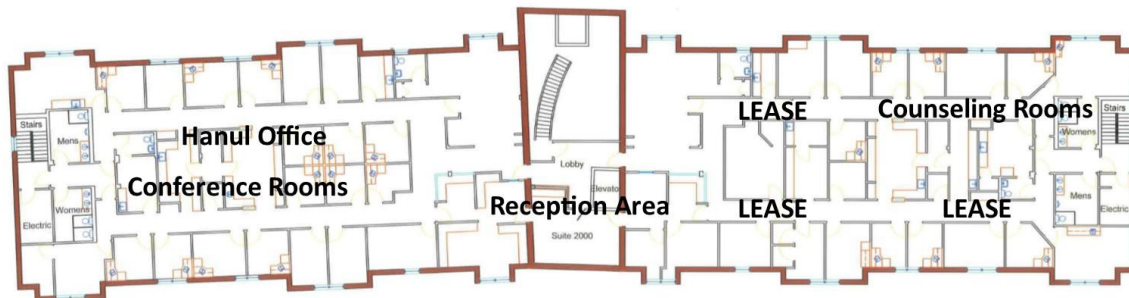
LAKE COUNTY
2900 N. Main St, 1st FL
Buffalo Grove, IL 60089
T: (847) 393-7488
F: (847) 393-7517

Appendix: Initial Space Planning on the existing floor plan

1st Floor



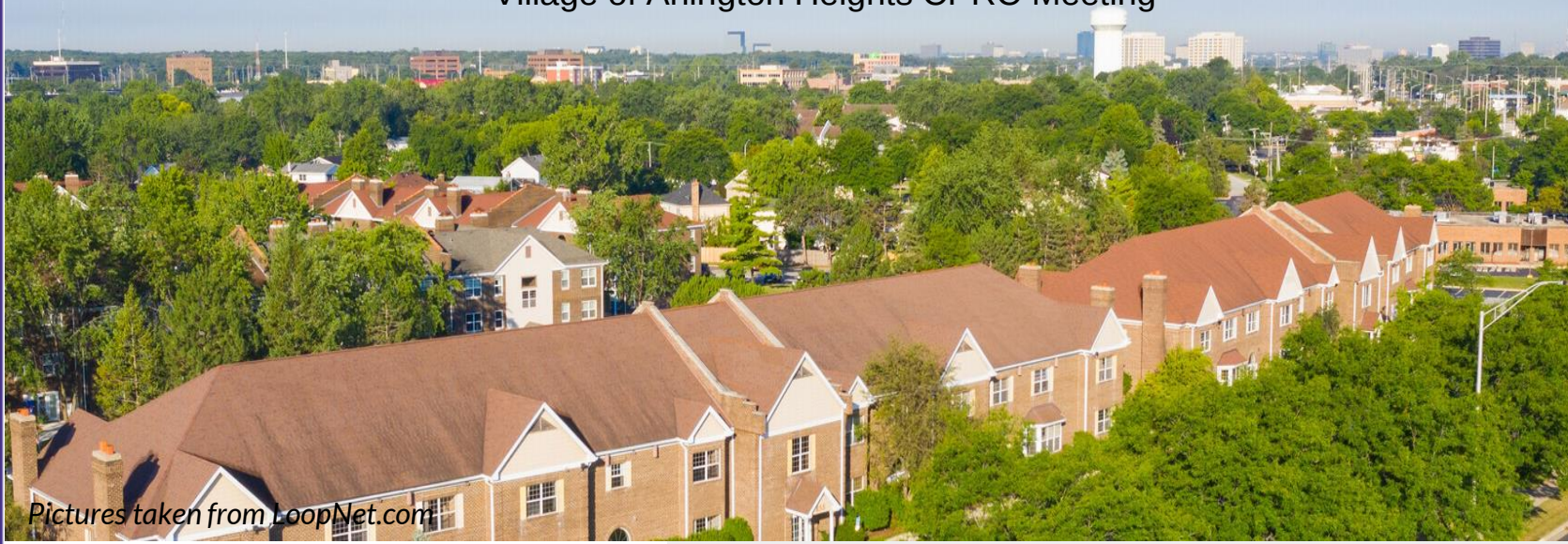
2nd Floor



Hanul Family Alliance Suburban Office Relocation Plan

April 13, 2022

Village of Arlington Heights CPRC Meeting



Pictures taken from LoopNet.com

Vision

Hanul Family Alliance strives to be a leading organization by becoming an **efficient, effective,** and **supportive** provider of social services to an ever-changing Korean American and its surrounding communities.

Mission

To provide comprehensive community-based services to **meet the needs** of older adults and families to enhance their quality of life.



Agency History



	Major Cornerstones
Apr 1987	Incorporated as Korean American Senior Center
Jun 1988	Inception of major senior programs such as home care, case management, victim assistance, Literacy Program, Citizenship, Cultural Arts Programs.
Dec 1999	Inception of the Suburban Office in Niles
May 2000	Relocation of the main office from Uptown to Albany Park – Inception of Golden Diners Program
Jul 2004	Relocation of the Suburban Office to Mt. Prospect – Growing focus on suburban Korean families
May 2007	Adopted the new name " Hanul Family Alliance " – Expansion of scope of services
July 2011	Became Board of Immigration Appeals (BIA) Accredited Agency
August 2013	Inception of Lake County Office in Mundelein
April 2017	Private Home Care License obtained from the Department of Public Health
April 2018	Relocation of the Lake County Office to Buffalo Grove – Vernon Township
May 2018	Licensed from the Department of Alcohol and Substance Abuse
Aug 2018	Acquirement of Chicago Building in Albany Park

Clients served

By core service area

45%

Healthy Aging



19%

Family Wellness



35%

Community Engagement



By office location

9%

Lake Office

50%

Suburban Office

41%

Chicago Office



Total number of clients: 8,963

Older adults



7,489

clients over the age of 60.

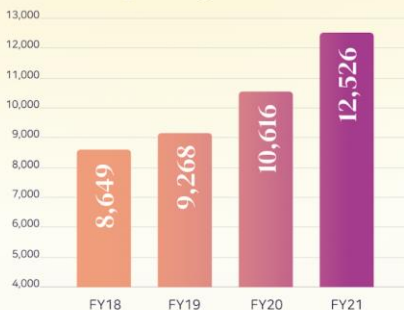
That's

84%

of all clients.

Home Care

Monthly Average of Service Hours



150,312

Total number of service hours

17%

Increase from previous year

Remote assistance



5,817

clients participated in Hanul's programs and services that were offered remotely.

1,023

number of sessions from virtual classes and seminars.

Remote programs and services offered

- Benefits counseling, referrals, and application assistance
- Public benefit seminars
- COVID vaccine outreach
- Individual and group counseling
- Behavioral health support groups
- Senior exercise classes
- Citizenship classes
- English classes
- Census 2020 outreach

Senior Nutrition

18,427

total number of pick-up meals from all offices.

16,828

total number of home-delivered meals from all offices.

1,050

total number of food boxes distributed from the Lake office.

66

total number of volunteers who helped at all offices.

- Number of Staff: 190
- Budget from the Most recently Audited Statement: \$4,117,293
- Current Operating Budget: \$5,564,026

Core Service Areas



Healthy Aging



Family Wellness



Community
Engagement

Current Suburban Office in Mt. Prospect

1166 S. Elmhurst Road Mt. Prospect, IL 60056



Numbers from our Current Suburban Office



- Number of clients served per year: 3,000
- Average number of clients per day: 50
- Average time spent per client per visit: 30 minutes (appointments through out the day)
- Residential Areas of clients: Mt. Prospect, Arlington Heights, Schaumburg, Hoffman Estates, Palatine, Elk Grove Village, Glenview, Niles, Northbrook, Des Plaines, Wheeling, Buffalo Grove, and more
- Number of Staff: 13
- Volunteers: 3

Pictures taken before the COVID pandemic

Programs and Services provided at the Current Site

- Home Care Program
- Public Benefits Assistance
- Nutrition Program
- Legal and Immigration Program
- Behavioral Health Program (BHP)
- Adult Education Classes

Programs to be added at the New Site

- Ault Day Service

New Location:
825 E. Golf Rd, Arlington Heights, IL 60005
Arlington Heights Township



Pictures taken from LoopNet.com

Hanul Family Alliance

Chicago Office	Suburban Office	Lake County Office
5008 N. Kedzie Ave Chicago, IL 60625 T: 773-478-8851	1166 S. Elmhurst Road Mt. Prospect, IL 60056 T: 847-439-5195	2900 N. Main St 1 st FL Buffalo Grove, IL 60089 T: 847-393-7488

Website: www.hanulusa.org
Click to view [2021 Annual Report](#)

Contact Info:

Irene Jisun Sohn, MSW
Executive Director
isohn@hanulusa.org
773-478-8851 ext.103

Hanul Family Alliance - Number of Parked Vehicles Per Timeframe Per Day (3/14/2022 - 3/18/2022)						
Address: 1166 S Elmhurst Rd, Mt Prospect, IL 60056						
Office hours: 8:30 AM - 4:30 PM / Client Visiting Hours: 9am - 4pm						
	All-day 8:30am - 4:30pm (employees)	Morning 9am - 11:59am	Nutrition Program 12pm - 1pm (pick-up and congregate dine-in)			Afternoon 1:00pm - 4:00pm
			12:05pm)	12:30pm)	Total	
# of vehicles on 3/14/2022	9	5	20	9	29	5
# of vehicles on 3/15/2022	9	9	14	8	22	5
# of vehicles on 3/16/2022	8	8	12	8	21	3
# of vehicles on 3/17/2022	7	5	0	0	0	6
# of vehicles on 3/18/2022	12	8	10	6	16	1
vehicles per timeframe	9	7	11.2	6.2	17.6	4
parked vehicle for each timeframe	8 hours	30 minutes - 1 hour	5-10 minutes	20-30 minutes		30 minutes - 1 hour