Village of Arlington Heights
Plan Commission
Virtual Meeting
January 27, 2021
7:30 PM

I. CALL TO ORDER

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

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

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at benright@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on January 27, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Trammell Crow Senior Living - 12/2/20

IV. PUBLIC HEARINGS

A. Comprehensive Plan Amendment TIF 4 - PC#21-001

V. OTHER BUSINESS

A. Annual Review of the Comprehensive Plan

VI. ADJOURNMENT

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

Plan Commission
1/27/2021

Item: Trammell Crow Senior Living - 12/2/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Trammell Crow Senior Living - 12/2/20	Minutes

PLAN
COMMISSION

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

RE: TRAMMELL CROW SENIOR LIVING
2015-2045 SOUTH ARLINGTON HEIGHTS ROAD - PC #20-013
REZONING FROM O-T TO I DISTRICT, PUD, SEVERAL VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 2nd day of December, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairperson
BRUCE GREEN
JOE LORENZINI
LYNN JENSEN
JOHN SIGALOS
JAY CHERWIN
SUSAN DAWSON
GEORGE DROST

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON ENNES: This meeting of the Arlington Heights Plan Commission is called to order. I find that because of public health concerns related to Corona virus pandemic render in-person attendance at the regular meeting location not feasible; therefore, we are meeting via Zoom.

So, can we take roll call, Sam?

MR. HUBBARD: Sure. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Here.

So, the first item of business for this meeting will be the approval of the minutes from 11/18/2020, PC# 20-005, Little University Child Care. Do we have a motion to approve the minutes?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON ENNES: Thank you, George, and a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON ENNES: Who is the second? Okay, thanks, Lynn.

Okay, can we have a roll call vote?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, our petition this evening is a Trammell Crow project, PC# 20-013, at 2015-2045 South Arlington Heights Road. Is the Petitioner here?

COMMISSIONER DROST: Yes, they are. I'll go ahead and bring them in.

Whoever is going to be doing the presentation from the Petitioner side, if you'd like to raise your hand? I'll identify you and bring you in.

Okay, so we have Mary Boehmler, Grady Hamilton and Joseph Miklich from the Petitioner side. Whenever they are, it looks like they're in here.

So, Chairman Ennes, you can go ahead and swear them in, ask about public notices and open the public hearing whenever you're ready.

CHAIRPERSON ENNES: Okay, Ms., is it Bokner? Mary, you're mute.

MS. BOEHMLER: Muted, I see that. Boehmler.

CHAIRPERSON ENNES: Boehmler, okay. I noticed that you led the CPRC meeting the last time?

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: Are you going to lead this time?

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: Anybody else from your group who is going to speak this evening, I would like to swear you all in at this time. So, whoever is going to speak, if you would please, or may speak, please raise your hand and turn on your mics and just repeat after me.

(Witnesses sworn.)

CHAIRPERSON ENNES: Okay, so Mary, if you want to start and then tell us about the project and then bring in your fellow speakers as warranted?

MS. BOEHMLER: Will do. Can you hear me all right?

CHAIRPERSON ENNES: Very good.

COMMISSIONER GREEN: Yes.

MS. BOEHMLER: All right. I am going to share my screen. Can you see that?

COMMISSIONER GREEN: Yes.

CHAIRPERSON ENNES: Mary, something I just missed was you've taken care of any public notice, signs were placed by the property, is that correct?

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: Okay, and you've read the Staff's recommendation?

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: Do you agree with the conditions?

MS. BOEHMLER: We would like to further discuss condition one, the language in it. So, if you'd like to do that at this point or after the Staff gives their report, that was the item that we would like to further discuss.

CHAIRPERSON ENNES: No, let's hear your whole report at this time, and then we'll address that.

MS. BOEHMLER: Okay.

CHAIRPERSON ENNES: Is that the only one, condition one?

MS. BOEHMLER: That's the one, yes.

CHAIRPERSON ENNES: Okay, please tell us about your project.

MS. BOEHMLER: Great, thank you.

So, my name, Mary Boehmler. I'm with Trammell Crow Company, and, you know, thank you for the opportunity for our group to speak to you guys this evening. I'm going to provide an introduction to the team, our summary of our proposed 175-unit senior living project, and then we've got a bunch of our consultants on the line that can answer specific questions around the project.

I'm joined by Grady Hamilton with Trammell Crow Company. Grady leads our Midwest business unit here in Illinois. Trammell Crow, we were founded in 1948 in Dallas, Texas. We do business across the country in 18 offices, and our team is based here in Chicagoland. We live here and we develop projects across the Midwest, across all product types.

I also have on the line Lukas Van Sistine and Gretchen Camp with ESG Architects. They're based out of Minneapolis, Minnesota. They design projects across all product types as well. They have an exceptional capability for residential infield projects. Collectively, Trammell Crow and ESG, we are on our fourth team residential project together as a team.

I also have Jake Coryell and Terry Minarik with Confluence who is our landscape architect, and then Brian Ratajczak and Brett Duffy with SPACECO who's our civil engineer.

I'd also like to introduce right now Joe Miklich who's on the screen. He's with Allegro Senior Living. They are our operator for the property. Allegro is a respected leader in the senior space, and so I'd like Joe to just give a quick introduction on Allegro Management Company.

MR. MIKLICH: Sure. Thanks, Mary.

MS. BOEHMLER: Yes.

MR. MIKLICH: So, Allegro is one of The Love Companies. We're a private family-owned company based out of St. Louis, Missouri. The Love Companies have been in business since 1875. We started out in banking/financing, moved into development and got our start in senior housing in the 1960's. We developed independent living and skilled nursing communities in the Midwest.

In the subsequent 20-30 years, we moved away from senior housing, but focused on lending. We actually gave the loan that helped Emeritus get off their feet and they eventually merged with Brookdale. Through that lending exercise, we were reintroduced to the industry in the mid-90's. We saw the demographic trends throughout the country, specifically in Florida, and decided it was going to be our core business going forward.

So, we started the Allegro brand right around 1999-2000. Our first development was in Northern Florida as an independent living and assisted living community in St. Augustine, a suburb of Jacksonville. Over the last 20 years, we went from just being a developer to managing our own communities. We started our management company only a couple of years after we built our first community, and we have built up to 18 operating properties. It's actually 17 operating, one is under construction and set to open in January.

We're throughout the country now. We do active adult projects, but we really specialize in a higher end rental model, a continuum of care that would include typically independent living, assisted living, and memory care.

Just for a high level breakdown of those different products, active adult is really age restricted, 55-plus. It's a little bit lighter on staffing, lighter on amenities. There's no dining or transportation or housekeeping provided. We do have five of those active adult projects that we have done together with Trammell Crow, including two in Chicago that Mary is going to touch on.

But to focus on this specific proposal, it is right in our wheelhouse specialty is that 150 to 200 units. We really want to provide an environment that would allow our residents to age safely in place. So, the ideal situation is somebody will move in with us, and typically that's going to be a person in their mid 80's. You know, the average age of moving into senior housing has increased over the last decade as medical improvements have allowed people to stay healthy longer, and following the last recession, people have tended to stay in their homes a little bit longer. So, when somebody moves in with us, typically they are in their mid 80's.

The independent living resident is somebody that is still mentally and physically healthy, but they're looking to downsize. We have a maintenance-free lifestyle, have all the transportation, dining, housekeeping. Everything is provided, and then we also provide socialization and activities to keep our residents engaged and mentally healthy as long as possible.

Once a resident needs some assistance with what we call in the industry activities of daily living, and that could be bathing, dressing, eating, it could be as simple as just medication management, that's when they would be appropriate for our assisted living neighborhoods. We do have nursing staff on site that will assess our residents and are constantly assessing our residents to make sure they're in the right neighborhood.

Finally, we do have a fully secured memory care neighborhood which is for residents that are showing some signs of cognitive decline. It might be dementia, it might be Alzheimer's. But once a resident becomes a wander-risk, then they are required to move into that secured neighborhood.

So, you know, that is typically what we are proposing here. It is an independent living, assisted living, and memory care, all under one roof. So, as our residents' mental and physical needs change, then they don't have to move into a new building. They can just move to a different neighborhood that's more appropriate for their needs within our building.

So, with that, I'll hand it back to Mary and I'll have a little bit more testimony on operations and our resident profiles in a couple of minutes.

MS. BOEHMLER: Great, thank you, Joe. I just wanted to highlight two projects that were recently completed by Trammell Crow, ESG, and Allegro. Joe briefly spoke to them.

Avidor Glenview is a 55-plus age restricted community, 168 units, delivered in December of 2019. We also have a recent delivery in Evanston, Illinois, Avidor Evanston. That's 169-unit age restricted property right in Downtown Evanston. Just as an example, each of these properties and projects, you know, required a very similar process to the process that we're working through with the Village of Arlington Heights, where we generate a design that's contextual, we provide a use that the market can support, and then we of course solicit feedback from key stakeholders as yourselves and, you know, modify the project to address any concerns, with the intent to, you know, ultimately deliver a project that provides economic value to the community.

So, related to our project here in Arlington Heights, the project site you can see here, 2045 South Arlington Heights Road. Right now, it is four single-story office buildings surrounded by multiple uses from hotel, office, residential, mixed-use. It's approximately 8.2 acres and it has, you know, heights around it surrounding it, anywhere from one-story to six-story. So, it's really a kind of mixed-use area.

The property, the way that we've laid out the design of the project is sort of what Joe was starting to communicate as far as these different neighborhoods in different uses. I'll let him speak high level real quickly on how we operate and why we designed the building and why we put these uses together. You know, obviously we have a bunch of amenity spaces that can really attribute to the different needs of these different residents.

So, Joe, if you want to just speak quickly on the layout, and then I'll click to the next slide for operations?

MR. MIKLICH: This is our prototypical design. It is a hub and spoke type model where we will house the admin and activity space in this central core. That is meant to be the magnet of the community, the vibrant space that attracts residents out of their units and gets them engaged and interacting.

The common areas, the amenities will be stacked throughout the three stories of this building. That's trying to accomplish several things. Number one, it's trying to keep the building footprint compact as possible and limit the walk distances from the end units to those amenity spaces in that core. We also like to have a feature that creates some noise and some interest, an indoor fountain in that core that also acts as an audio cue to let the residents know that are in their units that there is activity, that there's sound, and that typically does draw people out of their units and to that core.

It also allows for some separation within those different neighborhoods. It is important both for the independent living residents that don't necessarily want a constant reminder to be surrounded by wheelchairs and walkers where their health could be going, so they do like to have their own space within the community. For assisted living residents, it's important to be able to provide separate dining areas for the residents that do need some assistance dining to preserve dignity, so they're not all in one big cafeteria. Finally, memory care, obviously that is again a completely secured, lockdown unit that those residents are not allowed to leave that wing without supervision. But you will see that they have their own activity space, dining space, and an outdoor memory care garden that's fully secured as well, to make sure that they have plenty of outdoor space and activity.

It's also important to acknowledge that one of the things that Allegro does a little bit differently is we don't want a resident that is transitioning from independent living to assisted living to feel like they are a second class citizen. So, it's pretty common in our industry for assisted living units to be smaller, to be a little bit more basic finishes. We don't do that. The assisted living units are almost exactly the same as our independent living units. The only difference is that the appliance package is more minimal. They don't need a full kitchen. They don't need an oven or a stovetop or a dishwasher, because by the time you are part of our assisted living neighborhood, you're on a full meal plan.

In independent living, you do have a full kitchen and you also have a washer and dryer. That's typically because those residents are a little bit more independent. They like to do their own laundry. They like to cook still. But with the rent for independent living, it essentially comes to the equivalent. It's in the dining dollars program that will essentially buy those residents two meals a day. They can use those dining dollars as they see fit. That comes with rent. Beyond that, you know, all residents get all the activities, amenities, the housekeeping, laundry, transportation, utilities, that's all also included with the rent.

So, moving on to the typical resident profile, where we draw from, as I mentioned, your average resident is in their mid 80's. 70 percent of our residents are female in our communities, and there's very little double occupancy. We're right around 10 to 15 percent double occupied, and that's exclusively couples, or in some rare cases, boyfriend-girlfriend, a sibling. But there's no non-related double occupancy. The only case where you would see something comparable to that is in the memory care neighborhood where we would have a couple of units that would have a single hallway door leading to a shared foyer which then leads to a private bedroom where each resident would have a private bathroom. But we don't do any non-related double occupancies throughout the community.

Then from a staffing perspective, we do have a front-line staff. It is a matter of having the biggest influx, the biggest staff shift comes with the care staff. So, we've always tried to avoid having that staff shift change at peak hour times. So, you could see on the right that we do staff our building in three different shifts from a care perspective from 7:00 a.m. to 3:00 p.m., 3:00 p.m. to 11:00 p.m., and 11:00 p.m. to 7:00 a.m. Again, that is intended to relieve some of the burden of traffic coming in and out of our property.

You know, about 45 percent of our IL residents will move into our communities with a car. We do provide transportation, as I mentioned. That's both from a group transportation perspective where we'll have a community bus that will take our residents out on scheduled activities and outings, going shopping, dining, and going out for events. Then we will also have a community town car that's available to all of our residents in independent living and assisted living where they can reserve the car and we will drive them anywhere within a 10-mile radius free of charge.

So, between the staffing shifts occurring at non-peak hours, and our residents not driving much with us providing that group transportation, it all kind of paints the picture as to why we are such a low intensity use. Generally, we are looked upon favorably just because we don't impact school systems. We don't generate much traffic. We would anticipate this project to generate around 100 full-time jobs.

We are providing a housing option primarily for the residents of the communities where we build. About 70 percent of our residents move to us from within a five-mile radius, and those that are moving to us from outside that five-mile radius are generally moving there to be close to family, and typically that's adult children. So, really this would be a home for the aging population of Arlington Heights.

Just a last thing before I turn it back over to Mary. I know we get a lot of questions about how much other traffic is coming in and out of the property. You know, guests/visitors typically are not coming in and battling rush hour to visit loved ones. So, we do see more traffic coming in, as far as visitors are concerned, at non-peak hours, after work, or weekends, holidays especially.

So, this chart on the right is showing what the typical daytime, weekday usage of our parking lot would be. You'll notice that we are proposing more parking than that, and that's because we are planning for that heaviest visitor event which is typically Mother's Day or another holiday. So, we do want to have that buffer between what we typically need and what we might need on the worst, the busiest day. So, we do have that buffer built in. Then finally, between maintenance deliveries, linen, housekeeping and food deliveries, we will get fresh fruit delivered almost daily, but overall, it's only going to be about a little bit over one delivery per day.

You know, we always get asked about what we do to make sure the neighbors aren't impacted by noise. I know in this case there aren't too many close neighbors. But it's also very important to us to keep noise down and it's important to know that, you know, this is also a home for a lot of people. If we're making their lives miserable by having their deliveries all day and making a lot of noise, we won't be a very successful business. So, we always do try to work with waste management and our food service deliveries to make sure that they're not coming at early hours or coming at peak hours where they are also burdening the roads during peak traffic times.

So, with that, I'll hand it back to Mary, and I will be happy to answer questions at the end.

MS. BOEHMLER: Thank you, Joe.

I just wanted to touch on, of course we're support excited about this project in Arlington Heights, but we want to also make sure that we're proposing a project in a market that can support it at this use and this scale. So, we commissioned a third-party market study by ProMatura. They're a leader in market research for residential communities, specifically senior housing.

We take a look at all the categories, independent, assisted, memory care, in our current year and then project that out to 2025. We look at age segments, households at least 75 plus income thresholds that generate a market opportunity. Based on that market opportunity, folks are categorized in that a certain percentage or penetration rate is actually the amount of demand that would exist for this type of product. So, of that large market segment, 381 of those folks within a five-mile radius would be potential residents.

We also take into account the number of competitive units and that annual turnover. So, all those units that current exist in that five-mile radius, and then as well as people moving out that year, we assume that 100 percent of that demand will go towards those other units, which would leave us with still a market opportunity of 220 units collecting, that is, folks within a five-mile radius. Now, Joe had mentioned, you know, folks do come outside of that five, seven-mile radius, but the majority of the folks are really coming from Arlington Heights.

One thing that we did want to also incorporate into our market study is we know that there's the Ryan Companies project that is in potential planning, and if that comes to fruition, how would that directly impact the market opportunity? So, we've incorporated that here as well. What the data shows us which, you know, supports our project and their project basically, that there is adequate demand for both projects to go forward if we're looking at the five and the seven-mile radius.

We can answer more detail questions. The report is part of the packet and we can go into that. But I just wanted to highlight that there, that we did take into account the potential Ryan properties project.

We also commissioned a traffic study, and I apologize, I did not announce Luay who is also on the line to answer questions. But we had him look at, you know, generated traffic volumes for the peak hours on the existing project, the Arlington Heights Executive Court, and then also what our proposed project traffic would generate as well. The senior project would essentially generate less traffic than the existing office building that is there today. Luay can go into his, you know, details and all that if there's further questions around that.

One other thing I wanted to highlight is the plan and our access. So, we've been working with IDOT, obviously the Staff, and our civil engineers on this access point on Arlington Heights Road. We're proposing a right-in and a right-out with the guidance of the Village and IDOT. We also have a full access here off Seegers Road and full access here off of Tonne.

Then, obviously last but not least, the exciting part which is the design, we're very excited about the way that this is coming together. We have Lukas Van Sistine, our lead designer on the project with us here. Essentially, the aesthetic of the building is really composed of these, call it modern rhythm of long and flat roof gestures, high quality materials. We kept the palette pretty simple but also peaceful, warm colors. We created kind of these larger differentiations with the windows to really accentuate the kind of variety of the property and kind of create more of a townhome expression.

So, you can also see here on Arlington Heights Road, we've really set the building back far off of the road to create walking paths and open space and all of that. So, I'll just kind of scroll through a few different views here. You can see the stormwater detention that's planned on the south side of the site, and the courtyard with a lot of native plantings. We can speak to that landscape plan as well, but essentially here is kind of the layout of how we anticipate, you know, incorporating multiple plantings, native plantings into the detention area and walking paths and all these areas to gather for the residents.

So, I think high level, we've kind of covered what we wanted to introduce with the Commissioners. You know, ultimately, our goal is to deliver a superior outcome for our residents and the communities in which we build. So, we look forward to feedback tonight and we're all here to answer any questions that you may have.

CHAIRPERSON ENNES: Thank you, Mary.

We're going to go into the Staff report at this time. Sam, are you prepared for that? We're going to questions with the Commissioners and the community if there's any questions from there after the Staff report.

MR. HUBBARD: Sure.

So, can everyone see the presentation from the screen?

COMMISSIONER DAWSON: Yes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: Excellent. So, as you've heard, the Petitioner is at the property owner contract, would like to demo the existing office development on the site and construct a senior living facility.

The property is currently zoned O-T which is an Office Transitional Zoning District, and so the Petitioner is going to be required to rezone the site into the I District which is the appropriate zoning for this type of development. Additionally, all developments in the I District require a PUD approval, and so a planned unit development approval is part of the Petitioner's request as well. There are four variations that the Petitioner is requesting. I'll get into those later on in my presentation.

I would point out that the property is designated as mixed use on our Comprehensive Plan. Staff had originally asked the developer to, in light of this designation, to incorporate or look at incorporating a small component of commercial at the corner, the northwest corner of the development. It would be compatible with the Comprehensive Plan. It would also be consistent with the South Arlington Heights Corridor Plan for this area which is calling for a mix of uses.

The Petitioner did look into this, and ultimately, they felt that it would reduce efficiencies within the design, require a reduced amount of units, and throw financing into jeopardy as they would have to accommodate for this commercial component. Given that this area, taken in consideration with the areas to the south as part of the South Arlington Heights Corridor Plan, will be redeveloped with a mix of uses, the Staff Development Committee was ultimately amenable to this proceeding forward as a single-use development just as the senior housing facility and not incorporating that commercial portion in. We think, we still believe, the Staff Development Committee still believes it would enhance the plan but could also, you know, recognize that it would have a detrimental effect on the building layout and impact efficiencies within the design and so forth.

The Petitioner has gone through several processes and steps to get them to where they are at this evening. On the 24th of June, they appeared in front of the Conceptual Plan Review Committee. I would characterize that review as generally favorable. The Conceptual Plan Review Committee was, I think, supportive of the Petitioner's stance that incorporation of the commercial component was going to be difficult, and so that was one of the items that they stressed at the meeting. The Conceptual Plan Review Committee also had a lot of questions about the pay structure and the affordable component, if any, and market competition and what would happen to residents if they ran out of funding. The Petitioner has addressed a lot of those questions, and I'm sure that they could answer any further questions if it was not adequately addressed in the materials with their application.

On November 17th, the Petitioner appeared in front of the Design Commission and received a unanimous recommendation of approval subject to some minor conditions. Then in November of this year, the Petitioner did hold a neighborhood meeting. Only one person attended the meeting and they didn't express any major concerns.

So, again, here you'll see the aerial of the site bounded in red. North is at the top of the screen here. The Petitioner outlined a lot of the neighboring uses.

One thing I do want to point out is when we consider this area in the context of the South Arlington Heights Road Corridor Plan and the mix of uses, we're really kind of talking about this area here which is slated for some, you know, development in the future. You have the former Wellington Banquet Hall site and the former School District Administrative Building here. Then this site could be redeveloped at some point in the future, and you have the hotel, and then there was, this is a potential future redevelopment site, and then of course the former Yanni site on the corner here.

So, this whole area is kind of envisioned as a kind of mixed-use redevelopment. As part of that, there's going to be some form of kind of shared access through the center of the site. This is an important component of the South Arlington Heights Road Corridor Plan and something that the Staff Development Committee asked the Petitioner to plan for as part of their development is to coordinate for this future cross access between these sites to, you know, foster connectivity and pedestrian movements between the two and to allow vehicular cross access as well.

So, as I mentioned, this property is part of the South Arlington

Heights Road Corridor Plan and was called out specifically in the plan with some various development guidelines. Again, we talked about the mix of uses. The plan said that it was appropriate for up to four to five stories in height. The development is proposed to have three stories, so it's within the framework of the South Arlington Heights Road Corridor Plan. This plan called for primary access to come from the Seegers Road and Arlington Heights Road, which the site has been designed around this principle. Then, of course the plan mentioned the cross access with the properties to the south.

One of the things mentioned in the plan for the South Arlington Heights Road Corridor is that the sidewalks in this area are carriage walks, the outside walks. They're right up against the street. The plan asked for any redevelopment here to adjust those sidewalks to create a parkway, set them back about eight to 10 feet from the roadway to create kind of a landscaped parkway. This would make the pedestrian experience much more pleasant. The Petitioner has been able to work that into their plan as well. Again, you can see the plan talks about this connectivity between the private properties in this area bounded by Seegers and Algonquin, Arlington Heights Road and Tonne.

So, here is the site plan, a few things I'll walk you through. Again, as an important component of that South Arlington Heights Road Corridor Plan was the connectivity to the south, the Petitioner has worked that in. That connection would go right here. So, they designed their detention facilities around that possible future connection. Staff has recommended as a condition of approval that the stormwater on the site be designed to accommodate for that future stormwater needed for this connection to the south. So, that's the condition of approval recommended by Staff were the ones that I think the Petitioner wanted to discuss a little bit further.

We just want to make sure that, you know, the appropriate easements are dedicated and that the site is designed to accommodate it. You know, we're not going to, the Staff Development Committee is not asking the Petitioner to implement this at this time. We envision that if and when it's implemented, it would be a cost borne by the property owner to the south. But we want to make sure that when they do in fact, if and when they do move forward with this connection, that it's not, you know, requiring extensive, you know, engineering upgrades and stormwater upgrades and retaining walls and modifications to the stormwater basin in this area. So, that's basically what condition number one is getting after in the Staff report.

Another thing I want to point out, as I mentioned before, are the landscaped medians. You'll see them here on the western side of the site. Petitioner was able to fit those in and that does accomplish one of the goals of the South Arlington Heights Road Corridor Plan.

Then one of the areas of the South Arlington Heights Road Corridor Plan is that there's going to be some ComEd utility burial in this area that may shift the location of the overhead utilities to the eastern side of Arlington Heights Road, which may require that the Petitioner dedicate, or will require that the Petitioner dedicate a 20-foot, possibly up to 25-foot easement on the western side of the site. So, that's a condition of approval recommended by the Staff Development Committee as well.

So, I just wanted to highlight some of those locations on the site plan for the Plan Commission this evening so they can visualize where these conditions apply.

Relative to the four variations, I'll also highlight those on the site plan to kind of flesh out our understanding of those this evening. The first few I, unfortunately, can't really show on the site plan. One is on the density. So, Petitioner is proposing 175 units. The density regulations in the I District will allow up to I think approximately 150 units on the site. So, it's about a 25-unit increase over what code would allow.

The I District allows for a wide variety of different uses. The Plan Commission may remember the Heart's Place on Boeger Road. That was done under the I District. That was more, it was a supportive living facility without this kind of 24-hour care component to it. So, those are the type of developments, range of developments that the I District would allow. On a development like this that has such a significant kind of nursing and care component, we don't know if the, the Staff Development Committee doesn't feel that the density standards are as applicable in this situation. Because senior populations have a very limited impact on schools and traffic and parks, we're supportive of the density variation requested by the Petitioner.

They are requesting some variations to the unit sizes. Again, the I District allows for a wide range of developments from, you know, more standard residential developments to more kind of institutional residential developments such as the one proposed this evening. So, the unit size requirements again are maybe more applicable to these, you know, supportive residential facilities and not as applicable to these kind of institutional residential facilities like a retirement senior living facility proposed by Trammell Crow. So, again we're supportive of these, the unit size variations as well.

Relative to the fire pits and outdoor kitchen, because this is a triple frontage lot, the front yard is actually defined as being on the Arlington Heights Road side, which puts the rear yard on the Tonne Drive side. So, the rear yard there is highlighted in red. The improvements circled here, the fire pits and the outdoor kitchen on the southern side of the building are technically in the side yard, so they require a variation. You know, they are well placed away from property lines, they're not adjacent to single family residential. We don't believe there'll be a disturbance in the side yard, so the Staff Development Committee is supportive of that variation.

Then, relative to the luminaire spacing, there is one light pole kind of in the northwest corner of the site. I don't know if you can kind of see it here. The Petitioner had placed it in the parking lot, and all light poles in parking lots are required to be placed in parking lot landscaped islands. So, by shifting it just a little bit to the northeast, they've put it out of compliance with our spacing standards, put it a little bit farther away from some of the other fixtures, but again, Staff is supportive of this variation.

All other photometric and illumination standards are met. It was something like a 10-foot movement per shift or less of this light pole to get it into the island. Foot candle readings on all the property lines are within maximum levels as required by code. So, again the Staff Development Committee is supportive of this variation as well.

Relative to traffic and parking, the site does conform to all parking requirements. It exceeds parking per code. It exceeds parking based on ITE standards. So, the Staff Development Committee is comfortable that this will not create a parking problem.

Traffic, again the Petitioner retained KLOA to do a full traffic analysis. No major traffic problems were identified in this study. As the Petitioner pointed out, a senior living facility is going to create less traffic during peak times than would the existing uses on the site create had they been fully occupied. So, this will actually be an improvement over the existing conditions on the site. The adjustment of that Arlington Heights Road access point from a full access intersection to a right-in/right-out only access intersection will improve movements there as well. So, from a traffic and parking standpoint, the Staff Development Committee did not have major concerns with this development.

That being said, we are recommending approval of the application subject to eight conditions as identified in the Staff report. I'm happy to answer any questions from the Plan Commission. Thank you.

CHAIRPERSON ENNES: Sam, thank you for your report.

I would like to ask for a motion to approve the Staff report.

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON ENNES: Thank you, George, and a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Thank you, Jay.

Can we have a roll call vote on this, Sam?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

CHAIRPERSON ENNES: Lynn?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER GREEN: You're muted.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes, thank you.

So, do any of the Commissioners have questions that they would like to present to the Petitioners at this time?

COMMISSIONER JENSEN: Yes, I have a question.

CHAIRPERSON ENNES: Was that Lynn or George? Lynn, you raised your hand?

COMMISSIONER DROST: Lynn.

CHAIRPERSON ENNES: Okay.

COMMISSIONER JENSEN: Yes, I did.

I had just a, first of all, I like the presentation by both the Petitioner and the Staff. I think they did a wonderful job. It's a nice packet of things they've brought before us. I just have a couple of points that I wanted to make.

In the Conceptual Review, we were concerned a little bit about the unit size, but I thought the explanation that was given that they wanted to give more over to common areas and they took some of that space out of the units, that was a good explanation. I think it's good to have a good amount of space for those common areas.

I want to also stress that the discussion around commercial, we not only agreed with the Petitioner, but I felt for a very long time that we were, that the Village needs to reexamine the requirements that they keep trying to impose on petitioners of this type to have commercial as part of the development, because I think the entire landscape has changed. I thought it had changed before the COVID virus, and I think quite frankly I'm glad to see that the Staff agreed that we do not want to impose commercial requirements on them because those would have only driven up the cost of the monthly rent. They would probably have trouble getting people to use those commercial spaces.

I do have one question of Mary Boehmler. If you could bring up your market study? That one sheet you had or the one slide you had, I had just a question that hopefully you can clarify?

MS. BOEHMLER: Yes, let me. Okay.

COMMISSIONER JENSEN: Right. I'm going to just ask you, so I looked at the rents that you're going to use, and I think you did a good job of explaining the difference between the CCRC and what you're doing. You know, you're not a continuing care facility. It's more rental and so forth.

But I noticed that for the different, the socio-economic segments that you took, you're looking at two sort of trigger points: $35,000 and $55,000 for the different age groups and so forth. When I look at your rent structure, the cheapest that anyone could stay in one of your facilities, and I think you would not have very many people doing that, would be at $36,000 a year. That's $3,000 a month for 12 months. It could rise in the memory care units to $8,500 per month which would be $102,000.

So, I want to understand how you're envisioning that the residents would make up the difference between what you've got labeled as the trigger point for deciding whether there's enough demand for your product because the $35,000 will not go very well towards covering what would be the typical monthly rent which would probably be in the neighborhood of $5,000 to $7,000 or so and so. That would be $60,000 to $84,000.

So, tell me how you see the financing work for the residents and how that ties into the market study you did where you use these trigger points of $35,000 and $55,000.

MS. BOEHMLER: Yes, thank you. These are really kind of the base case income, and most of these residents are actually retired, so this doesn't account for any retirement money or savings money. But that's kind of standard industry thresholds for the $35,000; and then obviously the $50,000 category, that just is a more conservative approach.

Joe, I'm not sure specifically if you have any context from the operating standpoint on, you know, as far as our credit checks and our background checks and things like that go. This is really just creating the base and income threshold, and it doesn't account for the retirement, you know, money and any other savings that a resident may have.

COMMISSIONER JENSEN: Well, I guess then maybe you had it in here and I didn't read it in as detailed the way as I typically would. But I didn't see anything on assets, you know, that you would show that they might be drawing down. I mean, to be a complete study, you'd either need to show at higher levels of income, or you'd need to basically show that there are some average assets that are out there that could be used that you'd draw it down to take care of people during the period of time that you've estimated would be their longevity in your different types of care.

So, I thought, I think you've explained it well and I do think there's assets there in this age group and so forth. But it would be helpful then to see that piece of the market study to help better before you go to the Board perhaps.

You did deal with the one issue that I had some concern within the Conceptual Review which was let's suppose somebody stays in your assisted living for five years, and they're paying say $7,000 a month. So, you're looking at about $400,000 and they might exhaust all their resources at that point. The question I had is what are you going to do with them?

I know in a continuing care community, basically you strike a different kind of deal, and when you run out of money, they've set aside sort of a pool of money that can be used and they don't have you leave the facility. It sounds like you won't have too many instances where you will have people who will exhaust their money before, you know, before they would leave the facility in one way or another. But what do you do when someone has spent nearly half a million dollars, they've exhausted their money and they're still, you know, and they need the care but, you know, they're not able to pay anymore? So, I'd like you to elaborate a little bit on that.

MS. BOEHMLER: Yes, that's a really good question. I know we spoke about this in the Conceptual Plan Review Committee. I'll let Joe speak a little bit, too, how they personally handle it from an operating level.

But we have, you know, very intimate relationships with all of our residents and our family. Typically, if we know something is happening where a resident does feel like they're running out of funds, we get together with them and create a plan of action. Potentially that could mean we're referring them to a neighboring community that might be a more affordable option.

I know this doesn't happen often within the properties based on the data that Allegro has shared with me. But I don't know, Joe, if there is anything else from that process on how you would really handle a resident who's running out of funds?

MR. MIKLICH: Yes, and what you said is accurate. It's important for us to have relationships with the competitors in the marketplace. There's always going to be cases where a resident acuity level or a financial status is going to make them more appropriate for another community. It's always critical for us to make sure that a resident is an appropriate fit.

As Mary said, you know, we are constantly in communication with our residents, with their families. A lot of times if the residents themselves are running out of funds, you know, that is where the adult children will come in and supplement and help pay the rent. But in 25 years, I think we've only had four cases where a resident really ran out of money, didn't plan ahead. Unfortunately, we are for-profit business and, you know, eventually we did have to, you know, go forward and make sure that they left the property.

But out of thousands and thousands of residents over 25 years, that very rarely comes up. It is critical for us to make sure that after somebody has lived with us, they're a part of our family, and so we do not want to leave them in a bad spot. So, we are always trying to plan ahead, encourage them to work on their budgets, and if it is looking like they're running low on funds, then there are always more affordable options in the marketplace.

COMMISSIONER JENSEN: So, as I understand it, so in the example that you used, so if somebody stayed in the assisted living longer than your average period of time, in five or six years they spent the equivalent of about a little under a half a million dollars. At that point you would be working with them, and I assume what you're talking about is a solution would be to help them move to a place that would accept Medicaid as payment?

MR. MIKLICH: Right, yes. We do not accept Medicare. So, there are long-term care insurance policies and places that do accept Medicare that would be more appropriate for a resident in that case.

COMMISSIONER JENSEN: Okay, well, I just wanted a little elaboration on that. Once again, I think the package that you guys put together to make your, for your petition was excellent. I thought all the documents you put together were very good. I want to commend Staff for the good work that they did. I think this is a great project. I'd like to see it move forward.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER DROST: Yes, I have a question on the conditions.

Ms. Boehmler had mentioned that there was some concern about number one. Do you want to explain that to us?

MS. BOEHMLER: Yes. So, related to condition number one, as the team was just, you know, reading through this and working through this, I think the biggest piece to this is that this requires the agreement with a third-party owner to the south. So, overall, we are in support of the Staff's recommendation to, you know, be able to allow this future southern access/southern connection. But it gets a little bit difficult with us to tie up our, you know, building permit approval process to an agreement that requires a, you know, property owner to the south that we don't know if we're going to agree to this type of connection or not. Is it the existing property owner or is it the future property owner? So, that's where it becomes difficult to us.

I don't know, Grady, if you've got anything else you're thinking about, but I know we've kind of talked in circles around this.

MR. HAMILTON: Yes. No, thanks, Mary.

Members of the Commission, Mr. Hubbard, I'm Grady Hamilton with Trammell Crow Company. Mary has outlined the concern really, really well. I think another way to put it might just be that it delays our building permit because oftentimes a property like the one to the south of us could be on an investment partnership, certainly could have a lender involved. An easement like this, even though it doesn't bind that property to provide access to others until they choose to move forward with it, could require the kinds of approvals that might take a period of time that doesn't line up well with our construction objectives.

So, I think that, to underscore the points Mary made, we are completely in support of the concept. Our plan has been revised to reflect the presence of that cross access easement including all the engineering requirements for stormwater. We will move forward with the drafting of an easement. I think the question is if there's a point in time where we're, if we're fortunate to be in this position to pull a building permit and the neighbor has not yet signed that easement, we were hopeful that we could come up with an arrangement with Staff and Staff Counsel that would enable the building permit to still move forward while we still make a commitment, whether it would be in the form of a development agreement or otherwise. So, we're not avoiding that requirement, but we are being held back because of the timing or unwillingness of others, third parties that there would be.

COMMISSIONER DROST: Yes, Sam, on this particular issue, the Village can sometimes influence or jawbone getting third parties to accept this access route. The issue here would be basically to get the developer in a position where they can start the construction without having to get these additional contingencies. You know, basically you can control and then try to influence what you want to do on a more comprehensive basis at a later date. Perhaps that condition number one can be written in that type of tone.

MR. HUBBARD: Yes, I mean, absolutely. We don't want to handcuff the developer and Petitioner from moving forward if they're making progress on this easement but they just don't have the actual thing signed and recorded. You know, we can certainly massage the language of condition number one as we move to the Village Board. Perhaps it's prior to occupancy of the structure, so at least they can proceed forward with, you know, the building permit, but before they occupy it they would need to provide evidence of the cross access.

But, I mean, we're certainly willing to work with the Petitioner on the language there and see if there's modifications that potentially makes sense. So, I think we're all on the same page here.

COMMISSIONER DROST: Yes, and you know, so we don't have to redraft it tonight. Perhaps we just leave that open that it's a condition that's compatible with the developer's ability to control those things that a developer can control. Because I'm with Commissioner Jensen here, I'm still awaiting any of the comment from the public, but this is a well-thought out project and it's a great use to flip out from what is the current use at this point, low impetus, low impact development. It fits in with the residential character of, you know, what we're trying to achieve there. So, that's all very positive.

The other point, too, and I made this sort of comment when we had Little University in the prior hearing is that there are some things that need to adapt to the time and to the climate from an administrative view point. To Commissioner Jensen's point of view, it's that we need to modernize our code to adapt to, you know, these changing demographics that we see and that we're feeling right now and then it's exacerbated in this COVID time. So, you know, that's sort of just a general comment. So, I'm done.

CHAIRPERSON ENNES: So, George, from what I'm hearing you say from a real estate transaction standpoint, if we get them to amend their site plan to reflect that there is a planned future cross access agreement, excuse me, at that location, we don't really have to worry about the adjoining property owner signing that agreement until sometime they come to the Village and want to redevelop that property as part of the plan, then that's part of their deal.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: And then the Village has to negotiate that, not the Petitioner.

COMMISSIONER DROST: That's the leverage. As long as we've got the Petitioner in compliance to what the Petitioner can control, that's absolutely correct.

CHAIRPERSON ENNES: Yes, now that makes good sense. We shouldn't do anything to hold them up there.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER DROST: Get the shovel to the ground.

CHAIRPERSON ENNES: Yes. Any other Commissioners' questions?

COMMISSIONER LORENZINI: Yes, Terry, I've got a few.

CHAIRPERSON ENNES: Okay.

COMMISSIONER LORENZINI: For Mary, when is this project expected to start?

MS. BOEHMLER: We would break ground in the summer of 2021.

COMMISSIONER LORENZINI: Okay, and Lynn talked about the cost for memory care, but for the independent living, there's going to be one-bedroom and studio apartments?

MS. BOEHMLER: For the independent living units, it will be a small amount of studios, one beds and two-bed apartments. I can pull up our mix.

COMMISSIONER LORENZINI: No, that's okay. Well, what is the approximate rent for say a one-bedroom?

MS. BOEHMLER: It's right around $3,500 a month --

COMMISSIONER LORENZINI: Okay, and --

MS. BOEHMLER: -- and that includes all your meals, transportation, housekeeping, and activities and amenities, you know, all the services that come with the building.

COMMISSIONER LORENZINI: Okay, and Sam, a couple of things. On the density, you know, for the entire corridor, are we expecting we're going to have to give variations on density for some of the other developments on this corridor?

MR. HUBBARD: I mean, it's certainly possible that we may get further requests for variations. I mean, I think that this one is fairly unique in that it's a, well, not a nursing but a senior living facility. So, you know, it's not the same as, you know, a density variation on a, you know, multi-family development.

COMMISSIONER LORENZINI: Yes, okay. All right, that's all I had, Terry. Thank you.

CHAIRPERSON ENNES: Thank you, Joe.

Any other Commissioner?

COMMISSIONER SIGALOS: Yes, I had a question. I wasn't at the CPRC meeting. I had a question on the size of these units, and I know that's a variation from our code. I was just curious what the Petitioner, you showed us one recently in Evanston I think and one in Glenview. Are those comparable sized units for the assisted living and it's, what, 431 square feet, and the memory care is 334 square feet which is considerably less than the 500 square feet that the code requires? Are those similar size units?

MS. BOEHMLER: That's a really good question. The project that is in Glenview and Evanston, those are age-restricted apartments. So, they're normal apartments, 55-plus community, that have a full kitchen in that unit. Joe touched on this a little bit, but the assisted living and the memory care units do not have full kitchens in those units. So, the unit itself is more efficient, hence, smaller square footages. When we're looking at designing these buildings, we take into account, you know, all the competitors in the market and the size of those units and are we comparable, because we don't want to build really, really small units that somebody that's used to living in an assisted living would walk into our building and go what's this?

This is a very typical size of these uses. I don't know, Joe, if you've got anything else you'd want to add to that?

MR. MIKLICH: Or I mean, I think a point brought up earlier is pretty critical, about 35 to 40 percent of this building is going to be common areas, admin space. There's going to be a lot of amenities, lounges, business center, card rooms, salon, theater. So, we really encourage our residents to treat their unit almost as a master bedroom but to spend their day out in the common areas engaged and socializing. So, that's why it's not as important in the industry to have larger units because the entire community is their home.

COMMISSIONER SIGALOS: So, is that what you're finding in your other similar developments? The smaller units and people are more in the common areas other than, you know, going to bed at night or what have you?

MR. MIKLICH: Yes, and as Mary mentioned, there's only a handful of studios. Most of the units are going to be one-bedrooms or larger, 630 square feet plus. That is very consistent with our entire portfolio.

COMMISSIONER SIGALOS: Okay, I know we call the size of the units of the Ryan development, the International Plaza, semis. Is that similar to these or are those larger? I just don't recall.

MR. HUBBARD: I don't know if we know fully the size of the units. I think they're still in the preliminary, I mean, they've submitted an application, I just don't know if they included that information. It wouldn't surprise me if they request a variation as well, but I don't believe they've clarified yet if they are requesting a variation.

COMMISSIONER SIGALOS: Okay, I have nothing further at this point. I think it's a very well presented project and I'm in favor of it.

CHAIRPERSON ENNES: John, if I might follow-up on your comment there to Joe. Obviously, we're going through very trying times now with the COVID. Senior centers have really been impacted a lot. Do you think the smaller, would your comment be the same about your residents being in and utilizing the common area as being stuck in the smaller bedroom unit?

MR. MIKLICH: Right, and it has been a challenge for the last six months. I mean, we are selling a lifestyle that when you're really in the midst of a pandemic and lockdown and forced to isolate residents for their own safety, we can't always allow the usage of some of the key common areas. Dining in particular get shut down and meals are delivered to your units. So, it's certainly been a challenging several months.

One of the biggest issues is, you know, how we can react to this pandemic and, you know, there are things that we are researching as far as just surfaces that are easier to keep clean, you know, filtration systems that could go into the HVAC systems that will improve the air quality. But you know, this is something that has been common in the industry. I mean, every year you have flu outbreaks, you have norovirus outbreaks. So, you know, we already had a lot of protocols in place and, you know, obviously we're all hoping that, you know, the vaccines are on their way and by the time this thing is built and ready for occupancy, that the worst of this is going to be behind us. But that has been a challenge for the last half a year.

CHAIRPERSON ENNES: Well, thank you, and obviously it's a very rare and unfortunate situation that we're dealing with.

Okay, any other Commissioners' questions?

COMMISSIONER GREEN: Yes, I had just a comment. I was in the Conceptual Plan Review Committee, and I agree that the assisted living and the fact that there is no full kitchen, I think that's a good idea. Even with the pandemic, I just don't see being in an assisted living situation that you're going to all of a sudden start cooking for yourself. So, I think that the smaller unit works. I think it's a good use for what we're doing, and I'm in totally in favor of the project, by the way.

CHAIRPERSON ENNES: Okay, any other Commissioner?

COMMISSIONER DAWSON: I think it was a very well put together presentation. Lots of questions, I'm curious what questions we have from the audience.

CHAIRPERSON ENNES: Sam, do we have audience participants out there?

MR. HUBBARD: I do see three individuals with their hands raised, so if we want to open up to the public we can.

CHAIRPERSON ENNES: Okay, Sue, before we go to the audience, are there any other Commissioners that have questions prior to comments from the audience?

(No response.)

CHAIRPERSON ENNES: Okay, let's see what audience members have as far as questions and open the public portion of our meeting.

MR. HUBBARD: So, I have Heidi Graham here. I'm going to allow Heidi Graham to talk.

QUESTIONS FROM THE AUDIENCE

MS. GRAHAM: Good evening.

CHAIRPERSON ENNES: Hi, Ms. Graham.

MS. GRAHAM: Hi, good evening. Heidi Graham, a long-time resident of Arlington Heights. I'm also president of the League of Women Voters of Arlington Heights, Mount Prospect and Buffalo Grove.

Thank you for your time. I personally have quite a bit of experience with elder care facilities, as my parents have been living in one for four years in Texas, one that's quite similar to this one. So, in terms of the costs and in terms of the facilities, I'm very familiar with what is being proposed. While I do know that we need places like this, I am quite concerned that my understanding is that the affordable housing consideration is being waived. Am I correct in that?

MR. HUBBARD: No, there is no affordable housing requirement for senior housing developments in our Village Code.

MS. GRAHAM: So, senior housing is exempt somehow from the affordable housing? It seems to me that in all the discussions that I have been in regarding affordable housing with the Village for the last year, and as a village that is in desperate need of diversifying its population to better reflect the community that it serves, that it is in our seniors that we always say we need to have affordable housing, yet then the seniors are exempt? I don't understand that at all and I'd like for the Village to be able to answer that in a cogent manner please.

CHAIRPERSON ENNES: Well, Ms. Graham, as the Plan Commission, this is not one of the topics that we're covering with this proposal. However, this is a topic that you might want to bring up at the Village Board meeting.

MS. GRAHAM: Okay, I appreciate that, but I need clarity, so --

CHAIRPERSON ENNES: That's where you get it.

MS. GRAHAM: -- does that affordable housing specifically exempt senior housing?

COMMISSIONER DROST: What Sam can do is take those notes out and pass them on to Village Trustees.

MS. GRAHAM: Okay, thank you very much. I appreciate it. Thank you for your time. I appreciate it and I do know that these kinds of, this housing is needed.

COMMISSIONER DAWSON: I would also point out that we have a Housing Commission. So, Heidi, you could reach out to the Commissioners of the Housing Commission and get more information about how affordable housing is addressed, because that Commission deals very heavily with affordable housing issues in this community.

MS. GRAHAM: Okay.

COMMISSIONER DAWSON: So, I think that will be a great place for you to get more information.

MS. GRAHAM: I appreciate it, but what's the next step for this particular project? Where does it go from here?

CHAIRPERSON ENNES: The Village Board if we approve it. Well, whether we approve it or not.

COMMISSIONER JENSEN: If we recommend it.

MS. GRAHAM: If you recommend it, but it doesn't have to go to the Housing Commission?

MR. HUBBARD: It does not, no. Senior housing developments are exempt from the affordable housing requirement, so they're not required to appear in front of the Housing Commission, correct. The rationale, just very briefly, is because there's so much else that's incorporated within rent for a senior housing facility. There's amenities, there's the meals, there's transportation, there's nursing care, et cetera, et cetera.

But again, these are issues for the Housing Commission, and if you would like to express your support for senior housing level, you can do that when this comes to the Board or you can reach out, again as Commissioner Dawson recommended, to the Housing Commission.

MS. GRAHAM: I really appreciate your time and giving me clarity to better understand how this works. Thank you so much.

CHAIRPERSON ENNES: You're welcome. Thank you.

MR. HUBBARD: So, we also have a speaker identified as Larry. Larry, I'm going to allow you to talk, hold on.

MR. KWIAT: Hello, my name is Larry. Do you hear me?

CHAIRPERSON ENNES: Yes. Larry, what's your last name?

MR. KWIAT: Kwiat, K-w-i-a-t.

CHAIRPERSON ENNES: Larry, are you a neighbor of the property?

MR. KWIAT: I live, I have my office in the property for 25 years. We're a tax accounting firm.

CHAIRPERSON ENNES: In the existing offices?

MR. KWIAT: Yes, of 2015 South Arlington Heights Road.

CHAIRPERSON ENNES: Okay, thank you. So, your question?

MR. KWIAT: My question is this. We know that we obviously can't stay there forever, but we need a definite timing on when we have to vacate our offices. Some of us are, our tax season goes to July 15th. We're in the first building when you pull into the left. Will be given proper notice so that we don't have to move there's probably about four CPA firms in that building. Will we be given notice that we don't have to move out in the middle of the tax season?

CHAIRPERSON ENNES: Larry, this is, I'm sure you will, but this is a discussion you'll need to take up with your landlord.

MR. KWIAT: Well, they're not talking and we're not getting any answers. So, we thought we'd go to this beautiful Plan Commission meeting and see if you guys can help us.

CHAIRPERSON ENNES: Well, Ms. Boehmler indicated that their plan, if this goes ahead, is that you will be breaking ground next summer? So, for tax season, I mean, if next summer is June?

MR. KWIAT: It will be July.

CHAIRPERSON ENNES: Mary?

MS. BOEHMLER: Yes?

CHAIRPERSON ENNES: When do you plan to break ground?

MS. BOEHMLER: Yes, June-July is the target.

CHAIRPERSON ENNES: So, Larry, you know, based on that, you need to make your decisions, and I'm surprised your landlord isn't that communicative.

COMMISSIONER SIGALOS: Yes, Larry, check your lease.

MR. KWIAT: Well, we're on month-to-month.

COMMISSIONER SIGALOS: Oh, all right. That's a good answer.

CHAIRPERSON ENNES: You can go any time you like then.

MR. KWIAT: Well, I know, but it would be nice if we could stay there until July 15th.

CHAIRPERSON ENNES: I've got a small business; I can appreciate where you're coming from. It's tough.

MR. KWIAT: After 25 years of being a good tenant in that business and being custodians of Arlington Heights, we feel that we would like some honest answers and some direction.

CHAIRPERSON ENNES: Yes, that's really where it's got to come from, him.

COMMISSIONER DAWSON: But to the landlord's position, they don't know because this hasn't been approved.

MR. KWIAT: Yes, and you know, we have families and, you know, we have things that we live in Arlington Heights and, you know, we're families of Arlington Heights for 25-30 years.

CHAIRPERSON ENNES: I sympathize with your situation.

MR. KWIAT: Well, I just don't want to be tossed out like an old dog. That's not fair.

CHAIRPERSON ENNES: Yes, and I think given the situation, it's up to you to decide if you want to plan ahead.

MR. KWIAT: Well, I know it's December and tax season starts January. It's kind of a small window.

CHAIRPERSON ENNES: I got you.

MR. KWIAT: It would be nice if there would be some consideration for us existing tenants of 25 and 30 years.

CHAIRPERSON ENNES: Yes, you really should. I don't think there's anything else we can tell you. Sam, is there another audience member? Thank you for your comments, Larry.

MR. HUBBARD: Yes, we do have, Keith Moens has his hand raised. I'll bring him in.

CHAIRPERSON ENNES: Mr. Moens, good evening.

MR. MOENS: Well, hello. Thank you, Chairman Ennes. Yes, I just had a couple of questions and a clarification. Is this project in the South Arlington Heights Road TIF District? Is that correct?

MR. HUBBARD: Yes.

MR. MOENS: I'm sorry?

CHAIRPERSON ENNES: I believe it is. Yes, it's part of it.

MR. MOENS: Okay, so I mean, if you've got a housing development in a TIF District, I mean, that's publicly assisted government housing, and I know we're throwing about $100,000 of our tax money into this particular TIF alone this year. I guess I don't understand why the affordable housing does not apply here in that it says that all zoning districts publicly assisted must have 10 percent of their total units be affordable units.

COMMISSIONER JENSEN: It's not publicly assisted.

CHAIRPERSON ENNES: This is a for-profit.

COMMISSIONER GREEN: It's a privately provided money.

MR. MOENS: Well, it's assisted by a TIF District though. That's where I'm having difficulty on, and it looks like this thing is not going to the Housing Commission and the next stop as you say is the Village Board, which of course it's too late by then. So, I mean, it looks like there should be some component in here for lower income housing.

I understand that they exempted all senior housing from the ordinance, but I think that was for privately, you know, developed. But this is publicly assisted. I mean, anybody that lives in a TIF District is living in government housing as far as I can see.

CHAIRPERSON ENNES: I think if you look into it further, Mr. Moens, you would see that the benefit that's coming out of the TIF District is helping the Village develop property in an area that is classified Needs Development, whereas the TIF benefits don't necessarily go to the property owner.

MR. MOENS: I understand that Mr. Ennes, but I mean, if it's government subsidized or publicly assisted, it seems like it should go to more than just the upper income seniors when the previous caller pointed out as well that we have a lot of lower income senior that should be addressed by public money, and that's what TIF Districts are. I don't know how we can go about this because the Housing Commission isn't even going to see this project or projects like this. That's what's a little frustrating, Chairman Ennes.

MR. HUBBARD: May I make a suggestion, Chairman Ennes? Mr. Moens, if you'd like to give your complete comments and then we can go ahead and address them once you're done? So, if you'd like to, you know, go ahead and finish your public statement, then we can go ahead and address any concerns or questions to the best of our ability.

MR. MOENS: Oh, okay. I think that's basically it. You know, I just thing since it's publicly assisted, it should also include a low income component and not just luxury units for upper income seniors. I mean, particularly in the independent units, the 93 independent units that are going to be $3,000 to $6,000 a month, it seems like you could adjust those for some lower income seniors.

Like I said, I understand that they exempted senior affordable housing from the ordinance which does seem strange, I mean, I saw it happen, I don't know why. But, you know, for a publicly assisted government housing which is clearly stated in the ordinance in Section 7-1707, all zoning ordinances, and it talks about publicly assisted government housing. So, I would ask that who decides that the recently adopted inclusionary housing ordinance does not apply here and why it doesn't apply to these types of projects? I would like to see this go to the Housing Commission quite frankly. Thank you.

CHAIRPERSON ENNES: You're welcome. Thank you for your comments.

COMMISSIONER JENSEN: Sam, I'd like to follow-up and ask a question. I think we've got some semantic issues here. Before it goes to the Board, we ought to get a better definition of what is publicly assisted, what is public assistance? Is being in a TIF unit public assistance? It doesn't strike me if that actually is a correct interpretation of the phrase public assistance. So, you probably need to clarify that, especially if Mr. Moens is going to take that issue before the Board.

The other point I would make, it seems to me that if we did put some affordable housing in some fashion in this facility, we would actually just raise the price for the other residents, and these are already very high rates. They're competitive but they're very, the amount of money we're talking about is quite large. So, while you might have some people benefit from being in the affordable unit, you basically have it create a problem for all of the other people who are having a difficulty making the monthly payments that they need to make for the type of unit they have.

CHAIRPERSON ENNES: I agree. You're just raising the price for the other --

COMMISSIONER JENSEN: Yes, you're transferring the costs to another, I think I'm right.

Is that right, Ms. Boehmler, that this would result, if you had to do that, you'd have to adjust your rent and you may or may not remain competitive at that point?

MS. BOEHMLER: It would definitely put financial constraints on the project and it would offload a lot of that to the market rate units, yes.

CHAIRPERSON ENNES: Well, two of our audience members have related issues. I hope that the Board, when they read our notes, will see this is something that will come up and that the Village Counsel can address the nature of TIF money. I don't know that TIF money is, George and Sue, you can probably help me on this, that that's public funds. It's actually money that's found and used for development to improve the tax base, but I don't want to get into this here.

COMMISSIONER DROST: And I don't think that's our area into it. I think those are pretty good questions that were raised.

CHAIRPERSON ENNES: Yes, that's true.

COMMISSIONER DROST: That can, you know, can get clarified. Just for the record, when we were developing the downtown area, where I live right now at 1044 North Vail, that was TIF money. To Keith Moens' point, we were living in subsidized housing, but that went to the developer to attract the developer to raise up the, scale up the density of the downtown area. So, you know --

CHAIRPERSON ENNES: And improve the tax base.

COMMISSIONER DROST: Yes, it's to basically incentivize people to come into blighted areas.

CHAIRPERSON ENNES: Right.

COMMISSIONER CHERWIN: Well, the TIF money, George, doesn't go to the building. I mean, it goes to the, I mean, we could talk about the --

COMMISSIONER DROST: For it to be developed, absolutely.

COMMISSIONER CHERWIN: I mean, it goes to the development of public infrastructure to get it there, it doesn't go to ground-up costs. So, to say that it's, you know, it's public housing because there's TIF costs related to the surrounding development that the municipality is looking for, I think that's a stretch.

CHAIRPERSON ENNES: Yes, I would think it's public funds. Now, the school board might say we're giving that money up, but in reality they're not. They get the bonus at the end of the rainbow.

COMMISSIONER DROST: It's priming the pump to get the development going is basically it.

CHAIRPERSON ENNES: Right.

COMMISSIONER DROST: And to encourage developers to spend money.

CHAIRPERSON ENNES: But again, not our, not again a part of our bailiwick.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: Sam, is there any other audience members that might have a question?

COMMISSIONER JENSEN: We seem to have lost Sam, but there is another person.

CHAIRPERSON ENNES: We've lost Sam.

MR. HUBBARD: Unfortunately, my computer is really frozen, so I might have to restart. If it moves everybody out, they'll have to join back in.

CHAIRPERSON ENNES: Okay. Yes, we lost him, he's going to try to join back in. I don't think that means we have an open house, but I'm going to close the public portion of the hearing.

COMMISSIONER JENSEN: Well, you have one more person.

CHAIRPERSON ENNES: I'm sorry?

COMMISSIONER JENSEN: You have another person.

CHAIRPERSON ENNES: We've had three. He said there were three, we had three.

COMMISSIONER JENSEN: Yes, but there's another one. George Motto who hasn't spoken yet.

CHAIRPERSON ENNES: I'll tell you what, when Sam comes back and if there is, we'll go back to that because we want to hear anybody that's here that has questions.

Do the Commissioners have any other questions?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: Jay, was that you?

COMMISSIONER GREEN: No, I said no. I just said no.

CHAIRPERSON ENNES: Okay, well, I have a couple of questions. I wasn't at Comprehensive Review. I'll try to give these to Mary and see if you can answer them. Mary, can you give me a rough idea, two digits, what the price tag is on the development?

MS. BOEHMLER: You're saying the construction of the project?

CHAIRPERSON ENNES: Construction, not all the interior development of the operator.

MS. BOEHMLER: Yes, it's right around $40-45 million.

CHAIRPERSON ENNES: Okay, thank you. Another question I have for you is in your market study, and I'm in a somewhat related field and have worked with retirement housing in quite a few geographic areas, and an important issue is the economic longevity of the development, especially with properties that benefit the baby boomer generation. There's a big surge of this.

The numbers that you gave us from your ProMatura study, they showed a five-year period. Do they go out to, and I know a lot of lenders want to see this number, what that 30-year projection is? What is their forecast on a 30-year basis if you have that? Can you share that with us?

MS. BOEHMLER: Yes, that's a really good question. We typically look at, you know, what's the market condition today, and then what does it look like five years from now when we're actually, you know, actively leased up and full? We could project that out as far as we really wanted to go. That demand number that you actually see on the market study is annual demand. So, if you think about that, those 220 units, that's the annual demand. So, if you factor in growth rate, you know, every year we're going to have that additional demand for the project.

So, it's conservative to look at it as a snapshot, you know, of the year 2020, and then the year 2025. But we can always kind of scale that out for as many years as we wanted to, but that would be kind of an aggressive approach. We really want to kind of hone it in and look at, you know, what's happening in the next five years.

CHAIRPERSON ENNES: Is the five years your gear up? Is that the amount of time you think you're going to need to get the property, and I guess this is more of a question for your operator, Mr. Miklich. Do you expect to have it fully operational within three, four, or five years?

MR. MIKLICH: Typically, a two-year lease up period to get to stabilization is very common for a project this size. So, if you factor in the time to break groundbreaking, the time for construction, and then that two-year lease up period, you would get to right around that five years out from today.

CHAIRPERSON ENNES: Okay, well, I didn't hear an answer to the 30-year, but that might be more from the lender that wants to know what that number is. Now, Joe, you used to be in that business. Can you comment on that?

MR. MIKLICH: Well, you know, we look at the demographic databases that are available, and I think that's a limitation because we're constantly trying to get that growth projection at a more micro level. There's just limitations in the Nielsen-Claritas, that's the real demographic database that most market study providers rely on. So, that database only gives the demographics today and five years out.

So, I think that's why ProMatura is limited by those two key milestones. You can't find, on some of the government census websites, there's more macro level, but it's hard to get it beyond county projections, so it doesn't really focus in on Arlington

Heights. So, I think that's what made the limitation.

CHAIRPERSON ENNES: Okay, thank you for that. One other question. I'm not sure which one of you brought up the pictures of the Evanston and the Glenview developments. Joe, are you involved in either one or both of those?

MR. MIKLICH: Yes, so Allegro is the operator at both. We do have different branding for our active adult projects, that's why it's branded as an Avidor. But all of our more senior housing, traditional senior housing is branded as Allegro. But Allegro Management does operate both of those buildings.

CHAIRPERSON ENNES: Mary, did you have the pictures of those?

MS. BOEHMLER: I did. Do you want me to pull them up?

CHAIRPERSON ENNES: If you could. I want to ask you a question about that.

MS. BOEHMLER: Yes.

CHAIRPERSON ENNES: That's the Evanston? Or that's Glenview?

MS. BOEHMLER: It's Glenview. I'll pull the full --

CHAIRPERSON ENNES: Is this the outside of Glenview? It looks very much like ours.

MS. BOEHMLER: This is the outside of Glenview, yes.

CHAIRPERSON ENNES: Okay, and the Evanston, is that on the lake?

MS. BOEHMLER: Yes, the Evanston project is right at Church and Oak.

CHAIRPERSON ENNES: How far is that from the lake?

MS. BOEHMLER: So, you can see the lake from the rooftop pool, I'll give you that.

CHAIRPERSON ENNES: Rooftop pool, okay. Now, our Design Commission is going to shoot me, but we've referred to our development as luxury, high end, right? This looks like luxury, high end. We don't have a lake to look at. But we look just like the Glenview location. I wasn't that crazy about the appearance, but everybody else likes it. My wife didn't let me pick the paint for the outside of our house either.

Let's see. Joe, another question for you. Obviously, the traffic in that part of Arlington Heights Road is quite heavy. How do you think about that with your seniors being right there and the front of the property being right off, what do we have, five lanes going, with turn lanes, five lanes each way? Was that a consideration?

MR. MIKLICH: It was. You know, we in the industry as a whole do still rely heavily on drive-by traffic and visibility. You know, typically, we are on somebody's daily commute or a family member's daily commute, and that's how they really are familiar with our location and our product when it does come time. You know, that familiarity is what brings people through the front door. About a third of our residents come to us just because of a prominent location that is on a visible high traffic road.

Obviously, there are some, it gets to a point where high speed or a lot of lanes, and then that does at some point become a little bit of a detriment. But for the residents themselves, you know, they have complete control over the timing, of the few that still do drive once they move in with us, they are not trying to battle rush hour traffic. They are waiting until traffic dies down. Typically, you know, just like my grandmother, she knows all of the back roads, right turns only. They will find a way to navigate around those tougher roads to drive on.

CHAIRPERSON ENNES: Okay. Okay, so there's still, a good portion of them are still driving?

MR. MIKLICH: You know, it's a symbol of independence for a lot of our residents. It's very hard to turn over those car keys. So, you know, a lot of, not a lot, it's right around 40 to 45 percent of our independent living residents will move in with us with a car, bring it to the property, and then once they see the amenities on site, the dining, and then the transportation that we provide, it's pretty rare that those cars get used. But of course, some of our residents still do want to go out shopping and see family and see friends. So, but I mean, it's probably, you know, less than half of those IL residents that have a car that are actually using them on a frequent basis.

CHAIRPERSON ENNES: Okay, thank you. That's all that I have.

Sam, was there one other person in the audience that wanted to talk?

MR. HUBBARD: We do have one more person, a George Motto. I'll allow him to talk, I'll bring him in.

CHAIRPERSON ENNES: Okay.

MR. MOTTO: Good evening. Thank you, Mr. Chairman. I'm George Motto.

CHAIRPERSON ENNES: Thank you, George, and I'm sorry we had to delay you there for a bit.

MR. MOTTO: Oh, that's fine. I'm here for my education. I'm a 43-year resident of Arlington Heights. I'm also on the Senior Citizens Commission, and I am chairperson of the Arlington Heights Age Friendly Senior Citizens Community Initiative.

I just want to echo what Keith Moens and Heidi Graham brought up. Our commission is currently writing an action plan pretty much based on a survey that we had in Arlington Heights, an online survey. As I've gone to conferences across the nation, the number one concern for seniors is affordable housing. Certainly, the affordable housing issue showed on our survey.

Now, I'm not, what I was pleased about is that I think related commissions and commissions that have interest in similar projects need to talk more and we need more discussion. So, I was very pleased, and that's why I was here, to see that discussions can be had. So, I appreciate that and I don't want to take up too much more of your time.

But I think that not only in this area, I'm going to a Metropolitan Mayors Caucus on age-friendly communities tomorrow, and one of the things that we always talk about is housing, affordable housing. Our DEI Initiative is coming, so we're going to be talking about affordable housing for other than seniors. So, I guess what I'm asking for is not answers right tonight, but I do think that we have to start a robust discussion because this thing is going to come to a head and we have to do something about it.

Thank you very much for allowing me to speak.

CHAIRPERSON ENNES: Well, thank you very much for your comments. It is a topic that's getting a lot of attention in the Village. Unfortunately, it's not something that we can address here tonight, but thank you for your comments.

MR. MOTTO: I understand that, not tonight, but in moving forward.

CHAIRPERSON ENNES: Yes. Thank you, George.

Okay, no other questions? Is there a motion?

MR. HUBBARD: Hold on, Chairman. I just want to say I don't see any other hands raised on the attendee side, but I do see several people dialed in from a phone. If you did dial in from a phone, you can dial *9 and it will raise your hand. So, do that now if you have a comment; otherwise, I'm looking one last time and see no more hands raised, so it's probably appropriate to close the public comment portion at this point, Chairman, if you so choose.

CHAIRPERSON ENNES: Okay, yes, we will close the public portion of our hearing again and move on to Commissioner consideration.

Is there a motion if there aren't any other questions?

COMMISSIONER CHERWIN: Actually, Terry, if I could? It's Jay.

CHAIRPERSON ENNES: Yes?

COMMISSIONER CHERWIN: If I could just quickly, a couple of issues, you know, and I haven't spoken yet tonight, but I was at the Conceptual Plan Review Committee as well. I thought it was a great project then, I think it's a great project now. I know we talked a little earlier about the cross access. I totally agree with what George said. I think we need to soften that. I would not advice one of my clients to kind of stick themselves out there for something that's totally out of their control to potentially hold up the project. So, I think if there's a good faith, you know, endeavor to enter into it, I think that makes sense. But other than that, I would not hold the Petitioner hostage if they can't get that done. I wouldn't let it hold up this project.

I know there's been a lot of several overlapping discussions or statements about the affordable housing. That was something I asked about in the Conceptual Review Committee as well. I think that it seems very reasonable to detach sort of the senior housing, the different types of senior housing here from the traditional affordable housing. It might not be within the scope of this Commission, but I think given, I think it was mentioned before, all the complexities in terms of what goes into the price of this to be able to, you know, identify the housing component, not only would it drive the market price up and maybe make a project like this, you know, non-feasible.

I think it's just, projects like this are probably, I mean, in Arlington Heights there's other senior projects. This is specifically a luxury project and it's not just the housing component that's going into what the people are paying for. So, I think, you know, if the Village looks into it or the Housing Commission looks into it, I think there's plenty of reasons why it wouldn't fall under the typical affordability requirements.

I guess one last question I have for Sam is, Sam, this seems to me to be the first luxury senior housing development in Arlington Heights. Do we have other developments in Arlington Heights that are on the maybe more mid-tier or lower end that cater to assisted living or even independent living? Is that product in Arlington Heights?

MR. HUBBARD: Unfortunately, I don't know if I'd be able to answer that. I wouldn't want to take a guess.

COMMISSIONER CHERWIN: Maybe that's a question for Mary since she has the market research. Given that this is a luxury project, it seems to me that you're trying to carve out a niche here that maybe does not exist. However, there may be other products in this market that are of a more mid-tier and lower tier.

Mary, can you confirm if that's the case?

MS. BOEHMLER: Yes, and that's exactly correct. There is a range of products, and product that, you know, was developed maybe 20 years ago and is a more affordable option in the Arlington Heights market. But we definitely have a range in our five-mile radius of, you know, kind of less luxury and higher luxury products, that being the CCRCs as well. So, you know, the Moorings, I would say the Lutheran Home, those are both high end projects in the Arlington Heights area. There are other ones that definitely have just, you know, an older presence and maybe not as many amenities and luxuries that we're proposing here. So, there is that diversity.

COMMISSIONER CHERWIN: Okay, all right. I appreciate the feedback.

CHAIRPERSON ENNES: Thank you, Jay.

MS. BOEHMLER: Can I? Sorry, is there something else?

CHAIRPERSON ENNES: No, go ahead. If you had something else to say, please.

MS. BOEHMLER: Yes, I just, as I was looking at the conditions, I did just want to make sure condition number two, it does talk about a 20-foot easement for ComEd to bury those lines that Sam had mentioned. I do have Brian, our civil engineer on the line, but there isn't really any detail or clarification if that's a temporary easement or a permanent easement. But a 20-foot easement is a pretty substantial easement, and typically what we agree to with ComEd and municipalities is a 10-foot permanent easement.

So, Brian, I know you swore in, if there's anything else you want to, you know, speak to related to that, that would be super helpful just to give them context, because there is no specific detail around if this is a permanent easement or a temporary easement. I was just reading that language a little bit more and wanted to better understand.

MR. HUBBARD: It would be a permanent easement because the utilities would remain buried in the ground there. You know, this is such a preliminary stage that, you know, we don't know the exact distance and where these utilities are exactly going to lie. So, I don't think we'll need the full 20 feet within the easement, but you know, this is still in the planning process, we really don't know. That's why we asked for the 20 feet.

CHAIRPERSON ENNES: Sam, you're talking about the South Arlington proposed development, we don't know how that's going to line up with burying all the cables? Is that right?

MR. HUBBARD: Right, yes. I mean, the overhead lines are currently on the western side of Arlington Heights Road. So, yes, there is no, you know, engineering plans and design for exactly where they're going to be relocated and how much land is going to be needed for it yet. But yes, it is all part of that corridor plan.

CHAIRPERSON ENNES: That impacts the east side, too?

MR. HUBBARD: Right, yes. The utilities would be removed from the western side and buried and relocated to the eastern side of Arlington Heights Road.

CHAIRPERSON ENNES: Does that answer your question, Mary?

MS. BOEHMLER: Yes. I know Brian, he just texted me that he's trying to raise his hand.

CHAIRPERSON ENNES: He's part of your staff?

MS. BOEHMLER: Yes, he's our civil engineer.

CHAIRPERSON ENNES: Do we want to raise this question, Sam, at this point? Or is this firm, you're going to go with the 20 feet no matter what, permanent, just because you don't know?

MR. HUBBARD: Yes, I mean, that's the recommendation, right.

CHAIRPERSON ENNES: Is this something Staff can discuss with their engineer prior to the Village Board?

Is this, Mary, is this a deal breaker issue?

MS. BOEHMLER: You know, it's not a deal breaker. I think there's concern from the civil standpoint, and I know Brian can speak to that more specifically. So, I'd hate to talk about it instead of him. Brian?

MR. RATAJCZAK: Yes.

(Phone connection feedback.)

CHAIRPERSON ENNES: Brian, do you have two phones there? Brian, can you turn off your mute?

MR. HAMILTON: Mary, I think just while we're waiting for Brian, I think the issue here that we just want to make sure we're not creating by agreement to the easement is just the relationship of that 20 feet with the site plan and what portions of our property it encumbers, parking areas and others that theoretically could create issues for us down the stream. I think in one case, it might even be the water that we have some concern about as it moves through there. So, that's why I think it is important to get Brian on, I'm sorry that he's having technical difficulties, but I think it would be helpful if we could get some input from those guys.

CHAIRPERSON ENNES: In the meantime, while we're waiting to get him on, Bruce as an architect, John as a developer, have you looked at the plans in detail enough to know if that 20-foot easement is going to get back into the sidewalks and the parking lot?

COMMISSIONER GREEN: Well, it looks like it cuts through the ends of the parking spaces, yes.

CHAIRPERSON ENNES: Oh, okay.

COMMISSIONER GREEN: I mean, you can see that where they, when they get closer to Arlington Heights Road, it cuts through part of them anyway. So, you know, I sort of agree. I don't know why ComEd would need 20 feet with maybe five more to bury some lines. But you know, I don't deal with it at all.

CHAIRPERSON ENNES: Okay.

COMMISSIONER SIGALOS: From my perspective, Terry, I think 10-foot easements are more typical. 20 feet easements really seems --

CHAIRPERSON ENNES: A lot?

COMMISSIONER GREEN: Excessive.

CHAIRPERSON ENNES: Yes.

COMMISSIONER CHERWIN: I agree, this is Jay.

CHAIRPERSON ENNES: Yes, well, it's not a question we're going to be able to answer, right? This is going to be coming out of Village Engineering and the Petitioner's engineering plans. I think let them go at it and come to a workable decision. I don't think we should hold up approval, you know, our decision tonight based on something that we're not in a position to make a decision on.

COMMISSIONER JENSEN: Well, Terry, then we've got the question do you need to change the language on number two because the language there is pretty definitive. I think you need to create, do what you're going to do for recommendation one to get some latitude.

CHAIRPERSON ENNES: One, right, and then make a suggestion to the developer and to Staff, the Engineering people, to see if they can reduce that.

COMMISSIONER LORENZINI: Hey, Terry, I think we should just go ahead and vote on it as it is at 20 feet, and then in the meantime before it goes to the Village Board, have Planning, have Sam work with Engineering and see how definite that 20-foot is or even talk to ComEd and see if they can lighten up on it and give some leeway to them once it goes to the Village Board.

CHAIRPERSON ENNES: That's good for me.

Sam, do you agree?

MR. HUBBARD: Yes, it certainly seems that the Petitioner and Staff should have some conversations before this goes to the Village Board, you know, at least relative to condition number one, and we can certainly discuss if there's any, you know, leeway we might have on condition number two.

COMMISSIONER GREEN: Right, that's what I would do. Yes.

CHAIRPERSON ENNES: Okay, Mary, would that work for you?

MS. BOEHMLER: Yes, I think that works. I just wanted to make sure --

(Phone connection feedback.)

CHAIRPERSON ENNES: I'm sorry, who was that?

MR. HUBBARD: I had Mary on.

COMMISSIONER DAWSON: I think that was somebody's Siri or Alexa.

MS. BOEHMLER: Yes, I think that that would make us comfortable to leave it open for discussion to have something, you know, and even if it's 20-foot, 10 feet of that is permanent and 10 is temporary to actually do the work, I think that is what would get that us comfortable, too. So, just the flexibility in the language.

CHAIRPERSON ENNES: Okay.

MR. HUBBARD: Yes, we're certainly willing to have those conversations.

CHAIRPERSON ENNES: We're a city of good neighbors. You'll find they work very well, the Village works well with you most times. So, I'm not going to let you look at any more conditions. No, are there any other questions?

MS. BOEHMLER: No, we're done.

CHAIRPERSON ENNES: We're good? Okay, well, then do we have a motion?

COMMISSIONER GREEN: Yes, we do.

CHAIRPERSON ENNES: Who wants to do it?

COMMISSIONER GREEN: I'll do it, I'll do it.

CHAIRPERSON ENNES: Okay, Bruce.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC# 20-013, Rezoning from the O-T District to the I DISTRICT, a Planned Unit Development (PUD) to allow a 175-bed senior living facility, and the following variations:

1. **A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
2. **A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow**

certain independent and assisted living studio/efficiency units to be 432 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 648 square feet where code requires a minimum size of 650 square feet for one-bedroom units.

3. **A variation from Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (barbecue grill) within a side yard where such improvements are only allowed within a rear yard.**
4. **A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of three-to-one or more, where code requires a luminaire spacing of three-to-one or less.**

This recommendation is subject to the following conditions:

1. **Relative to cross access to the south, prior to building permit issuance, the Petitioner shall (a) establish/record an access easement to the benefit of the properties to the south; and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provision shall allow for others to construct the cross access.**
2. **Prior to building permit issuance, the Petitioner shall dedicate a 20-foot easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional five feet in width if determined necessary by the Village. The proposed underground water line in this location shall be pushed back so that it is outside of this easement area.**
3. **The sidewalk along Arlington Heights Road shall be installed at five feet in width, and prior to building permit issue, the Petitioner shall establish/record an easement for said sidewalk to the benefit of the Village.**
4. **IDOT review and approval shall be required.**
5. **Impact fees for all independent living units shall be required per applicable Village codes and policies.**
6. **If the Village requires a bike path along Tonne as part of the building permit review, the property owner shall install said path at the request of the Village.**
7. **Compliance with the November 17, 2020 Design Commission motion shall be required.**
8. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER GREEN: With items number one and two, parts of the wording is to be clarified according to, just read back on the minutes what we've been talking about for the last hour. So, that's my motion.

CHAIRPERSON ENNES: And is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Jay seconds. Can we have a roll call vote, Sam?

MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chairman Ennes.
CHAIRPERSON ENNES: Yes, with comment.

I've never done a comment before, and this doesn't relate to the Petitioner's proposal but rather to the Planning Department. Sam and I have touched base on this a little bit earlier. I think with the number of these types of developments that have been coming into town that we've been getting, and the majority of them include some kind of a variance to get them into institutional property, that we should assign a committee to address this so that it's easier for us to go through this process and approve these. I think we're going to see this type of use to continue to grow and that's my comment. So, that's more an administrative comment.

But anyways, Mary and your staff, thank you very much for your proposal. You have a unanimous approval. I'm sure you'll find working with them to get numbers one and two cleared up will work out very good.

Sam, can you put out a date for the Village Board meeting?

MR. HUBBARD: Yes, I think we had tentatively targeted the first meeting in January for this project at the Village Board.

CHAIRPERSON ENNES: Okay, thank you very much. Congratulations.
MS. BOEHMLER: Thank you.
CHAIRPERSON ENNES: George, as you said, get that shovel in the ground.

COMMISSIONER DROST: Right, and address that affordable housing issue as well. I mean, they're some good subject matter for our Village Board of Trustees.

CHAIRPERSON ENNES: Right, especially with this use.
COMMISSIONER DROST: Yes, yes.
CHAIRPERSON ENNES: Okay, thank you.

I don't believe we have any other business on the agenda. Is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.
CHAIRPERSON ENNES: Everybody. Okay, and a second?

COMMISSIONER GREEN: Second.

CHAIRPERSON ENNES: Second, okay. All in favor? Do we have to take roll call on this?

COMMISSIONER DAWSON: Roll call.

COMMISSIONER GREEN: Got to be roll call.

MR. HUBBARD: Roll call vote. We'll start with Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Thank you all and good night.

(Whereupon, the above-mentioned petition was adjourned at 9:35 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

____
RON LeGRAND

UBSCRIBED AND SWORN TO

BEFORE ME THIS ______ DAY OF

____________________, A.D. 2020.

____
NOTARY PUBLIC

Plan Commission
1/27/2021

Item: Comprehensive Plan Amendment TIF 4 - PC#21-001

Department: Planning and Community Development Department

Requested Action

In order to facilitate redevelopment of the Tax Increment Financing District #4, staff is recommending an amendment to the Village Comprehensive Plan Land Use Map for approximately 18 acres within the TIF district. The proposed recommendation is to amend the Village's Comprehensive Plan Land Use Map from "Commercial" to "Mixed Use".

Recommendation

It is recommended that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4 be amended from "Commercial" to "Mixed Use" as shown in Exhibit A of the staff memo.

ATTACHMENTS:

Description	Type
Memo - Proposed Amendment to the Comp Plan Land Use Map: Tax Increment Financing District #4	Memorandum
Comp Plan Subcommittee Minutes - 1/13/21	Minutes

Memorandum

To:	Chairman Ennes and Members of the Plan Commission
From:	Bill Enright, Assistant Director Planning and Community Development
Date:	January 21, 2021
Subject:	Proposed Amendment to the Comprehensive Plan Land Use Map: Tax Increment Financing District #4

Background

In order to facilitate redevelopment of Tax Increment Financing District #4, staff is proposing an Amendment to the Village's Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4. The amendment would change the land use designation from "Commercial" to "Mixed Use". This will allow for more flexibility in how the area, specifically International Plaza and adjacent properties to the west, redevelops. The mixed use designation would allow for a mix of commercial, office, multi family housing, senior housing, among others.

In 2018, the Village Board commissioned a highest and best use market study for TIF #4 by the consulting firm Ehlers Associates. This study evaluated the market and trends in development and determined that the TIF District could not support the existing 164,000 square feet of commercial space at International Plaza. Ehlers recommended a mix of uses such as market rate rental multi family, senior housing, and medical offices at the rear of the site and then along the Arlington Heights Road frontage and the Golf Road frontage, commercial space for service and restaurant uses.

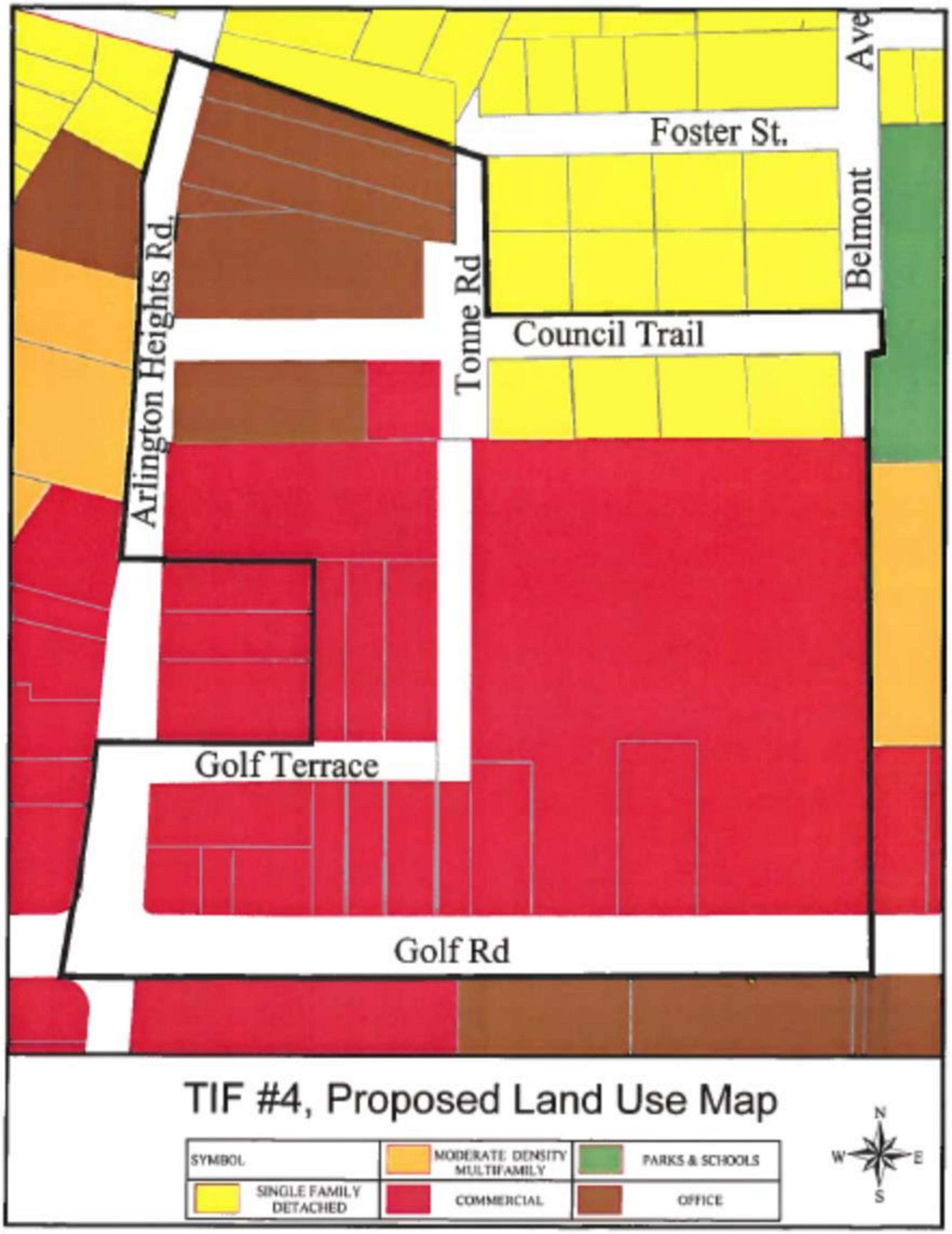
Concurrent with this proposed amendment, staff has moved forward with an amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project Land Use Map to also change 18 acres from "Commercial" to "Mixed Use". It is a requirement of State Statute that the TIF Redevelopment Plan Land Use Map match the Village's Comprehensive Plan Land Use Map. The TIF #4 amendment is proceeding forward as part of a separate process but will come before the Redevelopment Commission in February. Attached as Exhibit A is the proposed Comprehensive Plan Land Use Map. Exhibit B is the current Comprehensive Plan Land Use Map.

Recommendation

It is recommended that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4 be amended from “Commercial” to “Mixed Use” as shown in Exhibit A.

Exhibit A – Proposed Comprehensive Plan Land Use Map

Exhibit B – Current Comprehensive Plan Land Use Map



Minutes of the Comprehensive Plan Subcommittee

Wednesday, January 13, 2021 6:30pm

Meeting held via Zoom Webinar

Members In attendance:

Chairman George Drost

Trustee Jim Tinaglia

Commissioner John Sigalos

Commission Joe Lorenzini

Staff Present:

Bill Enright, Assistant Director Planning and Community Development

Agenda Item: Comprehensive Plan Amendment TIF District #4

Discussion:

Chairman Drost called the zoom webinar to order and B. Enright called the Roll.

B. Enright presented the background for the Village request to amend the Comprehensive Plan Land Use map for 18 acres within TIF District #4. The amendment would change the future land use designation from Commercial to Mixed Use. The reasoning is to allow for more flexibility in development of this TIf 4 area. In addition a couple years ago Village consultant Ehlers Associates conducted a highest and best use study for the site and concluded that the site could no longer support a large 165,000 square foot commercial center but that there is demand for mixed uses such as multi family residential including senior housing, and demand for medical offices, services, smaller retailers and restaurant uses along Golf Road. If area redevelops, the frontages should remain commercial with residential at the rear.

The current Comprehensive Plan is Red for commercial including International Plaza and three homes to the west, and vacant lots owned by Village. Staff recommends changing map from Red to Blue "Mixed Use". Also concurrent with this process the Village proposes amending the TIF 4 Redevelopment Plan and land use map, which went to the Joint Review Board yesterday and received unanimous support. Both the TIF 4 Redevelopment Plan and the Village Comprehensive Plan need to match so we are on dual processes for amending the land use maps o each plan. The next steps include the Plan Commission pubic hearing on January 27 and then the Redevelopment Commission public hearing on February 10. Both amendments will then be forwarded to the Village Board on March 1st. Tonight the Comprehensive Plan subcommittee is to review this proposal and make a recommendation to the Plan Commission.

Chairman Drost opened the meeting for discussion among the Committee members.

Trustee Tinaglia asked is there are any uses excluded from the proposed Mixed Use designation?

B. Enright indicated that mixed uses are not consistent with single family nor Industrial uses. The underlying zoning is primarily commercial B-2 so any changes in land use would require a zoning change/PUD so the Village has control over what develops.

Trustee Tinaglia indicated that this is a very good plan and vision for future redevelopment and he reiterated that the existing zoning stays as is and changes to zoning would require rezoning or a PUD. The Village needs to make this a viable piece of property and he fully supports this amendment.

Commissioner Sigalos thought that this change makes all the sense and this is consistent with a recent project reviewed by Conceptual Plan Review Committee for a mixed use project with senior housing.

Commissioner Lorenzini agreed that this change will help to facilitate redevelopment. He asked if this site was still part of a TIF district?

B. Enright indicated that yes this was still part of the 35 acre TIF District #4, which was extended to 35 years.

Chairman Drost said that this amendment is an example of meeting the market place for development need, responding to the new economy with changes in commercial and we need to be ahead of the curve. He then opened the meeting to public comment.

<u>Public Comment</u>

George Motto asked about senior housing in this area and is there coordination on affordable housing with other commissions? Is there an overall vision for affordable housing and does this committee work on that?

Chairman Drost indicated that this meeting is about the Comprehensive Plan whereas the type of housing would be discussed as part of a separate process. This Committee does not work on affordable housing issues.

B. Enright stated that issues related to affordable housing are issues that thee housing commission would work on. The Village Board in 2020 adopted a new inclusionary housing Ordinance for certain development which is outlined at the Village web site.

Trustee Tinaglia indicated that this is a steering committee for future land uses but when a developer brings in a project, it will be reviewed by the various commissions and Village Board for issues related to affordable housing if the project included housing.

Keith Moens asked who makes the decision if affordable housing is included in a project? Mr. Moens reference the staff report for Ryan Companies and that the decision on affordable housing had already been made.

B Enright indicated that the Village Board makes that decision once a development project goes to the Village Board for consideration. Inclusionary Housing is a separate issue from tonight’s topic. The Village Board has previously approved the inclusionary housing Ordinance. With respect to Ryan Companies, the staff report is merely reflecting the approved Inclusionary Housing Ordinance approved by the Board.

Ms. Cayer asked if property taxes for the single family homes to the north would be affected by rezoning?

B. Enright said that tonight does not include a rezoning. He indicated that future redevelopment for mixed use should not impact the assessed values for the homes to the north.

Motion to approve the amendment to the Comprehensive Plan was made by Commissioner Lorenzini and Seconded by Commissioner Sigalos.

Roll Call Vote:

Commissioner Lorenzizi: Yes

Commissioner Sigalos: Yes

Trustee Tinaglia: Yes

Chairman Drost: Yes

Motion to Adjourn made by Trustee Tinaglia and Seconded by Commissioner Lorenzini.

All voted in favor to Adjourn. Meeting Adjoured at 6:58pm

Submitted by Chairman Drost

Recorded Bill Enright

Plan Commission
1/27/2021

Item: Annual Review of the Comprehensive Plan

Department: Planning & Community Development

BACKGROUND

Annual Review of the Comprehensive Plan and Official Map

RECOMMENDATION

Pursuant to Chapter 6 – Section 6-201 (e) of the Municipal Code, the Plan Commission has conducted an annual review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no additional amendments at this time.

ATTACHMENTS:

Description	**Type**
Memo - Annual Comp Plan 2020	Memorandum

Memorandum

To: Chairman Ennes and Members of the Plan Commission

From: Bill Enright, Assistant Director Planning and Community Development

Date: 1/21/21

Re: 2020 Annual Review of the Comprehensive Plan – Plan Commission Meeting 1/27/21

Pursuant to Chapter 6 of the Municipal Code – Section 6-201 (e), the Plan Commission shall be responsible for an annual review of the Comprehensive Plan and Official Map. Each year, no later than December 31st, the Plan Commission shall report to the Village Board of Trustees any recommended amendments or shall recommend no changes. Since the second meeting in December was cancelled the annual meeting is being held January 27, 2021.

In 2020 the following amendments were made to the Comprehensive Plan and/or Official Map:

None, however the South Arlington Heights Road Tax Increment Financing District was approved by the Village Board in June, 2020.

At this time no additional amendments are recommended therefore the following motion is recommended:

Pursuant to Chapter 6 – Section 6-201 (e) of the Municipal Code, the Plan Commission has conducted an annual review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no additional amendments at this time.

C: Charles Witherington-Perkins