



Village of Arlington Heights
Conceptual Plan Review Committee
Virtual Meeting
January 27, 2021
6:30 PM

I. CALL TO ORDER

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

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/2XY12kt>

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

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Central Eye Care - 12/11/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Housing Trust Group - Multi-Family Residential Development - 310 W. Rand Rd. - T1715
Preliminary & Final Plat of Subdivision, Rezoning from B-2 to R-6, Comp Plan Amendment
- B. Hand & Stone Massage - 27 S. Evergreen Ave. - T1723
Land Use Variation
- C. Greenbrier Detention Basin - NE Corner Cambridge St & Yale Ave - T1726
Planned Unit Development, Plat of Subdivision, Rezoning from R-3 to P-L, Comp Plan Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Conceptual Plan Review Committee
1/27/2021**

Item: Central Eye Care - 12/11/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Central Eye Care - 12/11/19	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

December 11, 2019

Project Title: Central Eye PUD
Project Address: 555 E Golf Road

Petitioner: Dr. David Badawi
Central Eye Ltd.
Address: 1614 W. Central Rd. – Suite 107
Arlington Heights, IL 60005

Requested Action:

1. Planned Unit Development (PUD) allow a 5,400 square foot medical office building.

Variations Required:

- None identified at this time

Attendees: Dr. David Badawi, Petitioner
Cliff Town, Town Studios, Inc.
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is occupied by an approximately 1,250 square foot single-family structure that was most recently used as a law office but has sat vacant for several years. The site is approximately 26,115 square feet (0.60 acres) in size and has vehicular access to both Goebbert Road and Seegers Road. The petitioner has purchased the site and is proposing to demolish the building and construct an approximately 5,400 square foot single-tenant medical office building for his business, Central Eye Care, which would move from its current location at 1614 W. Central Road to the new building upon its completion.

Central Eye Care provides a range of services from routine eye care to the management of complex eye diseases. They also provide eye surgery at an offsite location (Northwest Community Hospital). There would be no retail optical services provided within the business (i.e. no sales of glasses and/or contacts). Hours of operation would be 8:00am – 5:30pm on Monday through Friday and 8:00am – 12:00pm on Saturday. They are closed on Sunday. During peak shift, approximately nine employees would be onsite, including two doctors, three receptionists, and four medical assistants. During the course of a standard day approximately 60 patients would be seen at the practice. Access to the site would remain in the locations as currently existing, however, the access drive on Seegers would be expanded to 24' in width to comply with code, and the access point on Goebbert would be expanded to 30' in width to allow for sufficient ingress/egress of emergency vehicles. No access is proposed along Golf Road.

Meeting Discussion:

Dr. Badawi outlined his history within the community, which began when he opened his own practice in 2007 within one of the Northwest Community Hospital medical office buildings. He currently leases space there, approximately 2,300 square feet, and has hired an associate doctor. They are both very busy with clients and need more space for the growing practice. He has been exploring the idea of purchasing a site rather than renting, and he was interested in a space along Arlington

Heights Road, but the Village informed him that the site did not contain enough parking for medical offices. The space on Golf Road is a viable opportunity for the business and he would like to build a new medical office building on the property. He's run the numbers and it appears that owning the site would be comparable to leasing at his current location with regards to monthly financial obligations. Owning and developing the building would allow him the advantage of designing the facility to meet the specific needs of his practice.

Mr. Town said he's been working with Dr. Badawi for several months and believes that the doctor has purchased a property that really fits his needs. They designed an approximately 5,400 square foot building that fits well on the property. They explored a number of different potential locations for the building and he believes their present proposal places the building in the best location relative to access, setbacks from neighbors, and emergency services. The interior of the building is organized in a manner that will work well for the practice. The exterior appearance will be well suited to integrate with the residential areas to the south. The building would be single-story and have a low-profile appearance that will not stick out in relation to neighboring structures.

Mr. Hubbard explained that the property was zoned O-T, Office Transitional District, which permits medical office uses. However, all developments within the O-T District are required to receive PUD approval and the petitioner is therefore required to appear before the Plan Commission and Village Board for this approval. In review of the preliminary plans, no variations appear necessary for the structure as it conforms to all bulk, setback, and height restrictions. However, the plans are missing one of the code required landscape islands, which would require a variation.

The Comprehensive Plan classifies the subject property as appropriate for "Offices Only", and the proposed use is compatible with this designation. The Village has received multiple development proposals for this property over the years, including a multi-tenant commercial development, a Family Video store, a fast food restaurant, and an O'Reilly's Auto Parts store. The Village has expressed concerns with many of these proposals as they did not conform to the existing zoning or the Comprehensive Plan. However, the proposed medical office would be compliant with both the O-T District and is compatible with the Comprehensive Plan, and staff believes this is an excellent use for this property.

Given proximity of the subject property to the neighboring single-family residential areas to the south, staff is recommending that the petitioner hold a neighborhood meeting with surrounding property owners prior to appearing before the Plan Commission. This would be for the benefit of the petitioner so that they could understand what concerns the neighbors may have, and would also allow the neighboring residents to learn about the development prior to any public hearing on the matter.

From an architectural standpoint, the building is a good transition from the residential areas at the south to the commercial areas at the north and office areas to the east and west of the subject property. A Design Commission application will be required. Staff has asked the petitioner to explore a modification to the site layout that would create additional depth for the landscape buffer at the south of the site, which would allow space for larger plantings and enhanced screening for the single-family homes across Seegers.

Traffic and parking will be an important piece in the evaluation of this proposal. The proposed site access has egress onto Goebbert, which discharges into a left turn lane. Analysis of the stacking capacity of that lane will be needed to ensure that during peak travel times, it will not be unsafe to enter and exit from the subject property. The Staff Development Committee has asked the petitioner to evaluate elimination of the curb cut/access on Seegers Road, which would require collaboration from the neighboring property owner to the west for reciprocal access to that site. This would consolidate traffic along Seegers to one access point and keep certain vehicular movements off public streets. This would also allow for a more complete landscape screen at the south of the subject property.

Relative to parking, the site conforms to code. A traffic engineer will need to prepare an analysis of the expected parking demand for the development. Given the details provided by Dr. Badawi relative to scheduling and length of appointments, the proposed parking supply appears to be viable. Two bike parking spaces are required by code.

Commissioner Jensen asked about the scope of the practice given the number of exam rooms (nine) and procedure rooms. How many physicians are anticipated to be working out of the site?

Dr. Badawi explained that the final interior layout was still being worked out, and some of rooms labeled as exam rooms will not likely end up as exam rooms. The two procedure rooms will likely be consolidated into one room, or one of the rooms may be built out as an office. Unless there is some new technology that emerges, which requires an additional procedure room, there will only be one procedure room.

Commissioner Jensen asked about procedures performed within the building.

Dr. Badawi responded that intense operations, such as Lasik, would not be performed at this site. Operation such as removal of a sty, removal of tumors or lesions from the eyelid, and eye injections with medicine would occur within the building.

Commissioner Jensen asked if all physicians would use the same office.

Dr. Badawi replied that one of the procedure rooms or exam rooms may be turned into a second office.

Commissioner Jensen asked where the more intense surgeries would be performed.

Dr. Badawi explained that he does nearly all surgeries at a Northwest Community Hospital outpatient facility, and a small number within Northwest Community Hospital.

Commissioner Jensen commented that he thought this would be a good re-use of the property and did not have any further questions.

Commissioner Sigalos agreed that this appeared to be a good reuse of the property, especially in comparison to the previous redevelopment proposals that the Village had outlined. Similar to Commissioner Jensen, he had also been surprised at the number of exam rooms proposed within the facility, but felt that the petitioner was still working out the final design and would know exactly how many rooms they would need. He asked if the property had already been purchased.

Dr. Badawi confirmed that he had purchased the property.

Commissioner Sigalos reiterated that he thought this was a good use for the property and encouraged the petitioner to move forward.

Commissioner Green said he also thought this was a good re-use of the property and speculated that all of the proposed exam rooms may actually be useful, especially if they facilitated the movement of patients in and out of the building in an expeditious manner. If these rooms allowed patients to begin with preliminary procedures while they waited for the doctor to see them, it could speed things up.

Dr. Badawi explained that one thing he learned from leasing space seven years ago was that his current space seemed very big at the time. However, now they've outgrown the space, and he would like the proposed building to fit his long-term needs.

Commissioner Green stated that he liked the residential character of the design and that it would integrate well with the surrounding homes. A neighborhood meeting was a good idea. He thought the appearance of the proposed building, given its residential character, would be less likely to generate concerns from the surrounding neighborhood.

Mr. Hubbard provided details on the overall zoning process and what next steps would be after conclusion of the Conceptual Plan Review Meeting.

RECOMMENDATION

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

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



**Conceptual Plan Review Committee
1/27/2021**

Item: Housing Trust Group - Multi-Family Residential Development - 310 W. Rand Rd. - T1715

Department: Planning and Community Development Department

Requested Action

1. Amendment to Comprehensive Plan to reclassify the subject property from "Commercial" to "Moderate Density Multi-Family".
2. Rezoning from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify the subject property from "Commercial" to "Moderate Density Multi-Family", rezoning of the subject property from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District, and Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot, and is generally supportive of the application subject to addressing the following items as part of any Plan Commission application:

1. The petitioner shall provide additional details on the funding requirements from their lenders and supportive services that would be present within the building.
2. Compliance with the Inclusionary Housing Ordinance shall be required and an Affordable Housing Plan must be submitted as part of any Plan Commission application, which shall also require Housing Commission review.
3. Impact fees in accordance with Chapter 29 of the Municipal Code shall be

required for each unit within the development.

4. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission appearance.

5. A Design Commission application shall be required.

6. Individual unit sizes shall comply with the minimum sizes as outlined within the Zoning Code.

7. Additional details on the building height, covered entry feature, and pergola shall be provided.

8. A code compliant landscape plan, tree preservation plan, and photometric plan shall be required. Dense/layered landscaping shall be provided at the south and east of the property, which shall incorporate evergreens for year-round screening.

9. Onsite stormwater detention will be required and shall comply with all Village and MWRD standards (including volume control), and detention basins shall be screened with landscaping.

10. Fire truck turning exhibits shall be required and the site shall comply with all applicable fire/life safety regulations.

11. A detailed traffic and parking study from a Certified Traffic Engineer shall be required, which must assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking/guest parking. The study must include a capacity analysis of the Chestnut/Rand Road intersection.

12. Per code, loading berths and bicycle parking spaces are required.

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

14. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Floor Plans

Conceptual Site Plan

Plat of Survey

Project Narrative

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Rendering

Exhibits



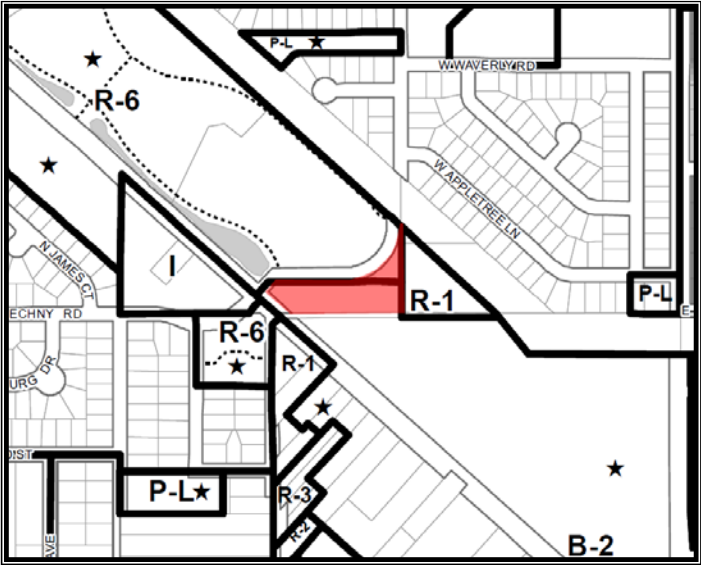
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1715
Project Title: Housing Trust Group Multi-Family Housing
Location: 310 W. Rand Road
PIN: 03-18-204-008, 03-18-204-024

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 27, 2021
Date Prepared: January 22, 2021

Petitioner: Jake Zunamon
 Housing Trust Group
Address: 3225 Aviation Avenue, 6th Floor
 Miami, FL 33133

Existing Zoning: B-2: General Business District, R-6: Multiple-Family Dwelling District
Comprehensive Plan: Commercial, Moderate Density Multi-Family



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multiple-Family Dwelling District	Multi-Family rental development	Moderate Density Multi-Family
South	B-2: General Business District	Vacant land with power lines	Commercial
East	R-1: One-Family Dwelling District	ComEd substation	Parks
West	R-6: Multiple-Family Dwelling District, I: Institution District	Townhomes, Waverly Inn Memory Care Facility	Moderate Density Multi-Family, Institutional

Requested Action:

1. Amendment to Comprehensive Plan to reclassify the subject property from “Commercial” to “Moderate Density Multi-Family”.
2. Rezoning from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is 2.32 acres in size and located at the southeast corner of the intersection of Chestnut Avenue/Techy Road and Rand Road. The site was formerly used as a restaurant, however, the restaurant building has been demolished and the site has sat vacant for close to 20 years, although it has occasionally been used for the seasonal sale of Christmas trees. Access to the site comes from one existing curb cut along Rand Road and one existing curb cut along Chestnut. The intersection of Chestnut/Techy and Rand Road is non-signalized and under the jurisdiction of IDOT.

Housing Trust Group, a national developer of affordable housing located in Florida, would like to construct a 40-unit apartment building on the subject property, comprised of 20 one-bedroom units and 20 two-bedroom units dispersed throughout a four-story building. The project would be developed in conjunction with a local partner (Turnstone Development), which has done similar projects in Northlake, Crystal Lake, and Riverdale. Approximately 88% of the units (35 units) would be made affordable for families earning no more than 60% of the Area Median Income (AMI), and the remaining 12% (5 units) would be made affordable for families earning no more than 35% of the AMI. Access to the site would come from two curb cuts along Chestnut Avenue; the existing curb cut along Rand Road would be eliminated. The site and building would include various amenities, such as a computer café, private storage lockers, library, fitness center, community room, and outdoor amenity areas. A total of 80 parking spaces would be provided onsite.

Zoning and Comprehensive Plan

The majority of the subject property is within the B-2, General Business District, however, a small portion is within the R-6, Multiple-Family Dwelling District. The petitioner has stated that the project will not involve any supportive services for the residents, and as such, staff has preliminarily classified the proposed use as a "Multi-Family Building", which is not a permitted use in the B-2 District. The petitioner will need to provide additional details on the funding requirements of their lenders, as well as any potential supportive services that would be present within the building to enable a final determination on the proposed use. In order to allow for multi-family uses on the property, the existing B-2 portion of the site would need to be rezoned into the R-6 District. Additionally, the subject property exists as two separate lots and would need to be consolidated into one lot via a Plat of Subdivision.

Compliance with the recently adopted Inclusionary Housing Ordinance shall be required, and the petitioner must provide an Affordable Housing Plan as part of any Plan Commission application. An appearance before the Housing Commission will be required. Per the Inclusionary Housing regulations, 10% of the units (four units) must be provided at affordable levels (60% AMI) in perpetuity. The proposed development complies with this requirement, provided that at least four of the units will continue to be leased, in perpetuity, to families earning 60% or less of AMI.

The Comprehensive Plan currently designates the B-2 portion of the property as "Commercial" and the R-6 portion of the property as "Moderate Density Multi-family". In order for the proposed R-6 rezoning to be compatible with the Comprehensive Plan, an amendment to reclassify the "Commercial" portion of the site to "Moderate Density Multi-Family" would be required. Impact fees would be required for each unit within the development.

The Staff Development Committee recommends that Housing Trust Group hold a neighborhood meeting well in advance of any Plan Commission appearance, which would allow the petitioner to introduce the project to the surrounding neighbors and understand what questions or concerns they may have.

Building, Site, and Landscaping:

The proposed structure shall require Design Commission review. Additional details are required on the individual unit sizes, which must comply with the minimum sizes as outlined within the Zoning Code. The petitioner should be aware that when calculating the size of each unit, utility rooms must be omitted from the calculation. The R-6 district limits overall building height to 50 feet and the petitioner must show on their elevations how the structure complies with this requirement. Finally, project renderings depict a covered entry at the main entrance to the building, which may project into the required exterior side yard along Chestnut Avenue. Details on this feature must be provided as code restricts encroachment into a required setback to five feet in depth, with a maximum width of ten feet. Pending review of the final details for this covered entryway feature, staff believes a variation may be warranted should it be compatible with the overall design of the building.

With regards to landscaping, a code compliant landscape plan shall be required as part of any Plan Commission application, which must include a tree survey and preservation plan. Preliminary review of the perimeter landscape areas show that the site has been well designed; there is sufficient space (ten feet) for landscaping along the south to screen the commercial uses in that area, and there is a large area to the east (30 feet) for a dense screen from the ComEd substation that abuts the site. Landscaping in these areas should be layered to provide sufficient screening and shall include evergreen trees for a year-round buffer. The petitioner should also consider a fencing in these areas. A photometric plan will be required and catalog cut sheets for all proposed light fixtures must be provided.

Finally, additional details are needed on the proposed pergola structure on the east side of the building, and the petitioner should consider a greater setback from the street to avoid a prominent appearance for this accessory structure, which may also result in a quieter exterior amenity area. Code limits pergola heights to 15 feet tall, and the overall size shall not exceed 300 square feet. Additional details must be provided on the dumpster enclosure wall (height, size, materials) that is proposed on the southern side of the building.

Stormwater & Infrastructure:

Onsite stormwater detention shall be required and the development will need to comply with the newly adopted MWRD standards, including volume control, as well as all Village stormwater management requirements. The detention areas, which are proposed toward the front of the site along Rand Road and at the northeast of the site along Chestnut Avenue, shall include perimeter landscaping to buffer their appearance. The use of retaining walls within detention areas is discouraged.

A sidewalk shall be installed at the northwest of the site along Chestnut Avenue to connect with the existing sidewalk along Rand Road, which will complete the sidewalk network in this area. Street trees within the parkway will be required in accordance with Village Code. A fire truck turning exhibit shall be submitted and code compliant site access for the Fire Departments largest responding vehicle (from all possible directions of travel) must be provided. An additional fire hydrant on the site may be required.

Parking & Traffic:

Per code, a traffic and parking study is required for any rezoning of land that abuts a major arterial and includes over 5,000 square feet of gross floor area. The petitioner shall provide a detailed traffic and parking study from a Certified Traffic Engineer that assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Given that the proposed location for site access

along Chestnut Avenue is in close proximity to the non-signalized intersection with Rand Road, the study must evaluate the capacity of this intersection to accommodate the traffic anticipated from this development.

With regards to interior site circulation, all drive aisles must be a minimum of 24 feet in width, and where said drive aisle serve as a fire line, the minimum width shall be 26 feet and shall require heavy duty paving to support the weight of any fire apparatus. Once detailed plans have been received, the Village will verify that all fire lane requirements have been met.

Parking regulations require two spaces per unit, which equates to a parking requirement of 80 spaces. The development has provided 80 parking spaces and complies with code. However, no guest parking is shown on the plans and the petitioner shall incorporate guest parking areas or provide adequate data from similar developments to show that the proposed parking supply will be adequate to accommodate for all resident and guest parking demand. One 10-foot by 35-foot loading berth is required for multi-family developments that are over 10,000 square feet in floor area, and since the project would include over 45,000 square feet of floor area, one loading berth is required. Finally, four bicycle parking spaces are required and the petitioner has indicated the development will include outdoor bicycle storage areas.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify the subject property from “Commercial” to “Moderate Density Multi-Family”, rezoning of the subject property from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District, and Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot, and is generally supportive of the application subject to addressing the following items as part of any Plan Commission application:

1. The petitioner shall provide additional details on the funding requirements from their lenders and supportive services that would be present within the building.
2. Compliance with the Inclusionary Housing Ordinance shall be required and an Affordable Housing Plan must be submitted as part of any Plan Commission application, which shall also require Housing Commission review.
3. Impact fees in accordance with Chapter 29 of the Municipal Code shall be required for each unit within the development.
4. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission appearance.
5. A Design Commission application shall be required.
6. Individual unit sizes shall comply with the minimum sizes as outlined within the Zoning Code.
7. Additional details on the building height, covered entry feature, and pergola shall be provided.
8. A code compliant landscape plan, tree preservation plan, and photometric plan shall be required. Dense/layered landscaping shall be provided at the south and east of the property, which shall incorporate evergreens for year-round screening.
9. Onsite stormwater detention will be required and shall comply with all Village and MWRD standards (including volume control), and detention basins shall be screened with landscaping.
10. Fire truck turning exhibits shall be required and the site shall comply with all applicable fire/life safety regulations.
11. A detailed traffic and parking study from a Certified Traffic Engineer shall be required, which must assess access (location, design, and Level of Service), on-site circulation, trip generation and

distribution, and parking/guest parking. The study must include a capacity analysis of the Chestnut/Rand Road intersection.

12. Per code, loading berths and bicycle parking spaces are required.
13. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
14. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 22, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1715



NORTH

Stonebridge of
Arlington Heights

Autumn Travel

Waverly Inn Memory
Care Community

ComEd Substation

JD's Q & Brew
Takeout • Delivery

Shiny Nails

Foot Nirvana

Community Threads
Thrift store

Arlington
Performance Center

Just Tires
Tire shop

Raceway Carwash
& Detail Center
Car wash

America's Flooring Store
Flooring store

Sun Shui
Takeout • Delivery

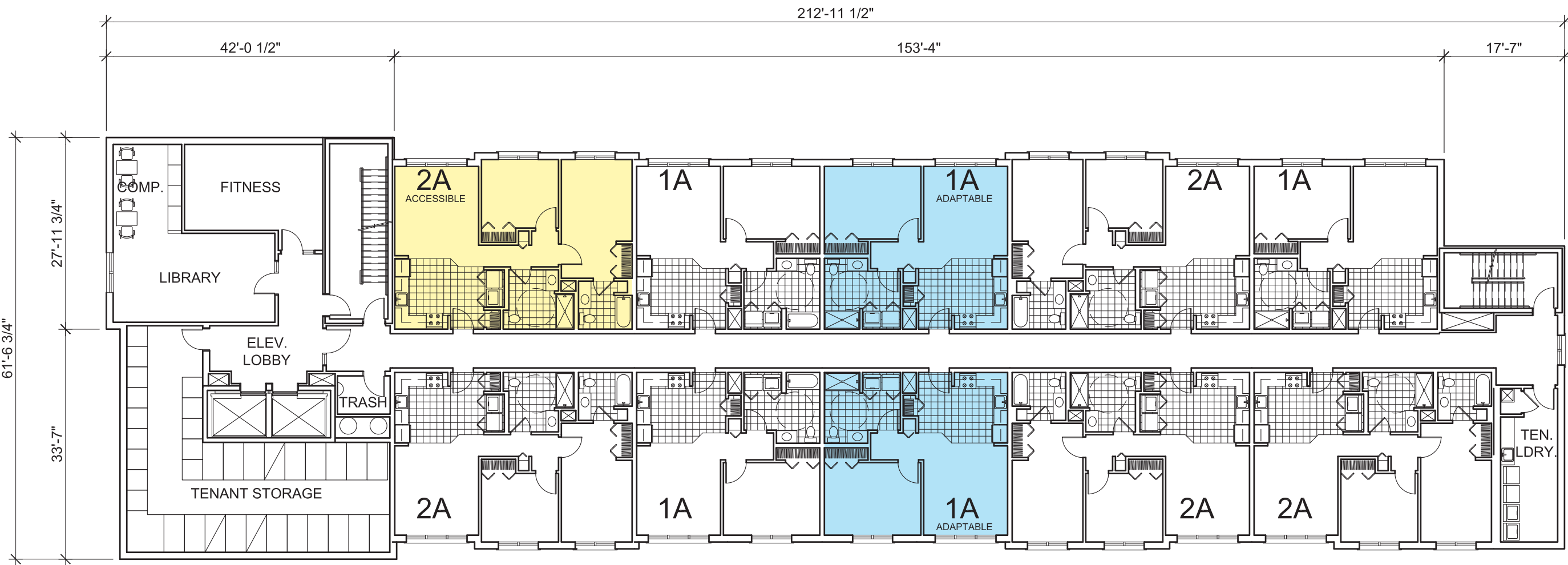
Yelena Levitin
MD, FACS

PRELIMINARY FLOOR PLANS

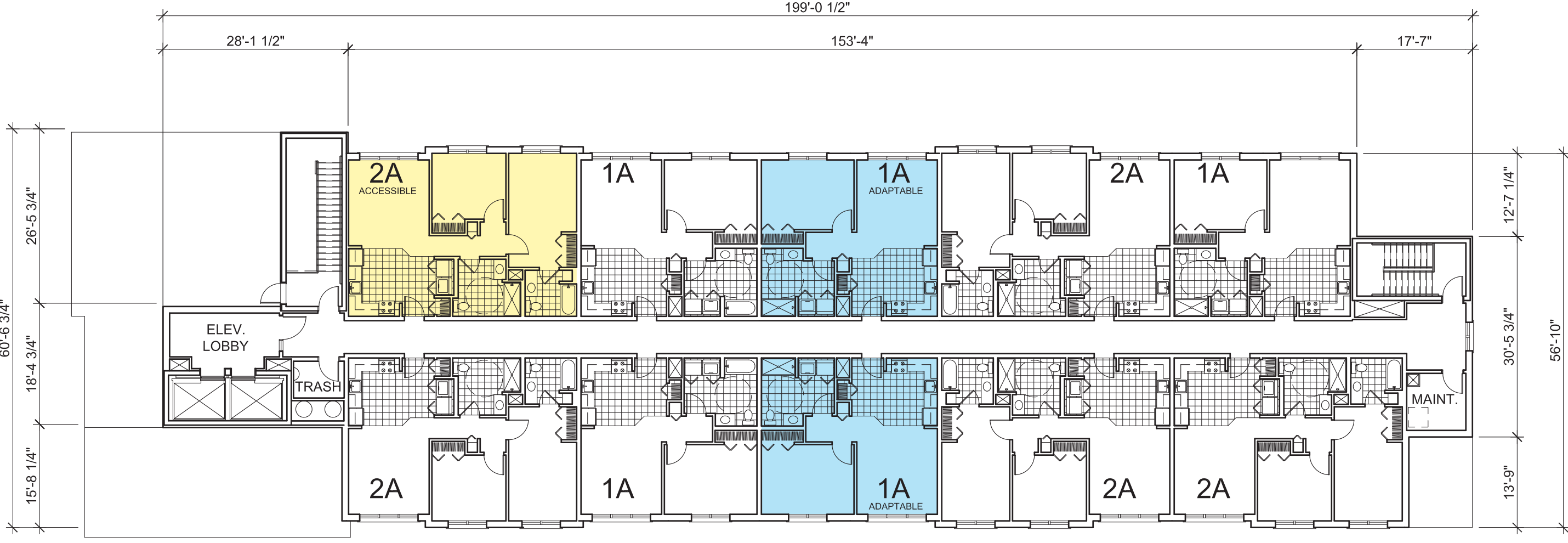
PROPOSED APARTMENTS
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
JANUARY 04, 2021

UNIT MIX
ONE BEDROOM - 20
TWO BEDROOM - 20
TOTAL UNITS - 40

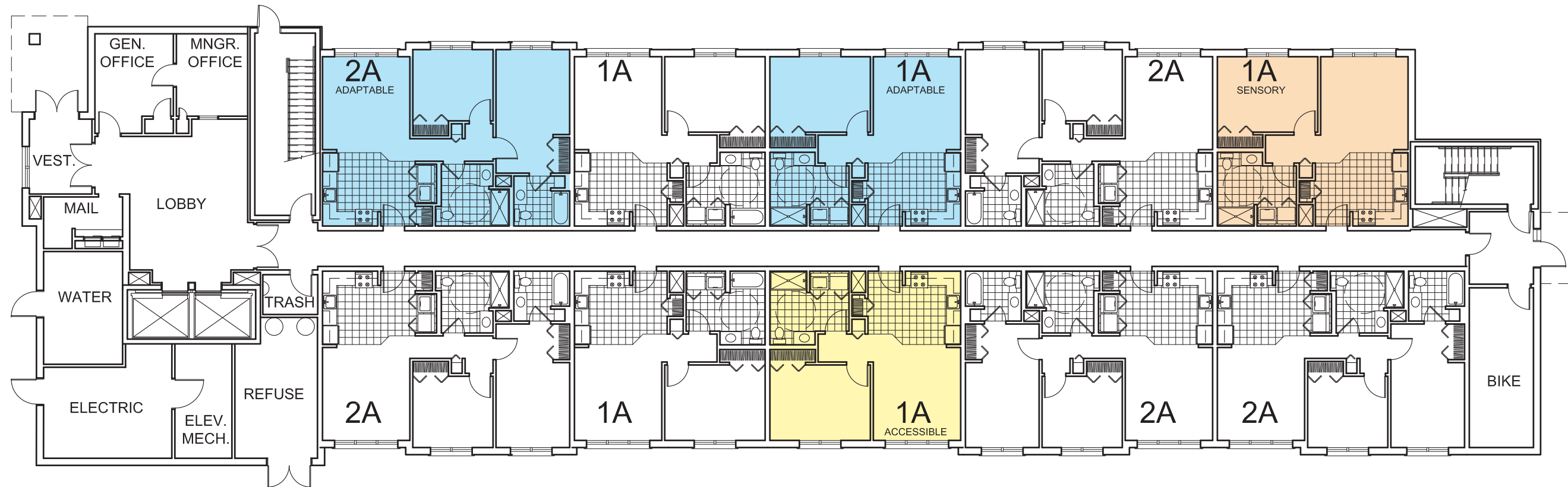
- ACCESSIBLE 4 TOTAL
- ADAPTIVE 8 TOTAL
- SENSORY 1 TOTAL



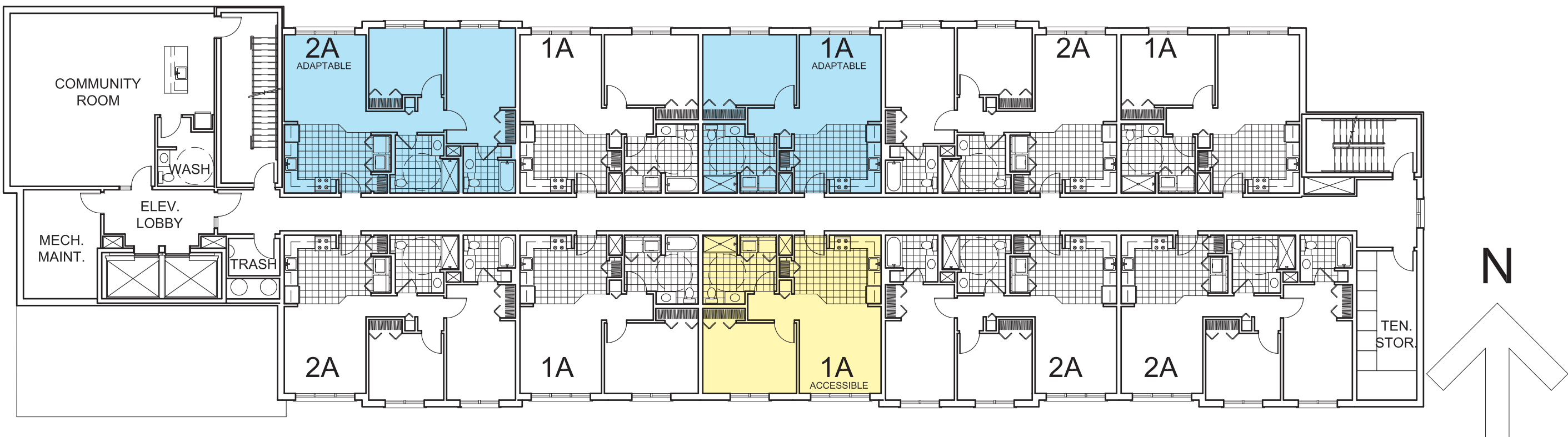
SECOND FLOOR
11,973 SF



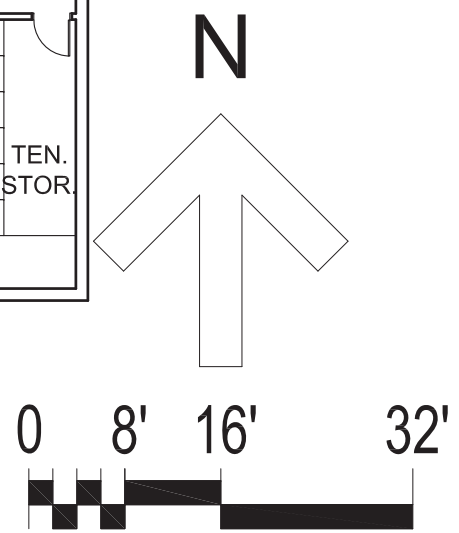
FOURTH FLOOR
10,120 SF



FIRST FLOOR
11,863 SF

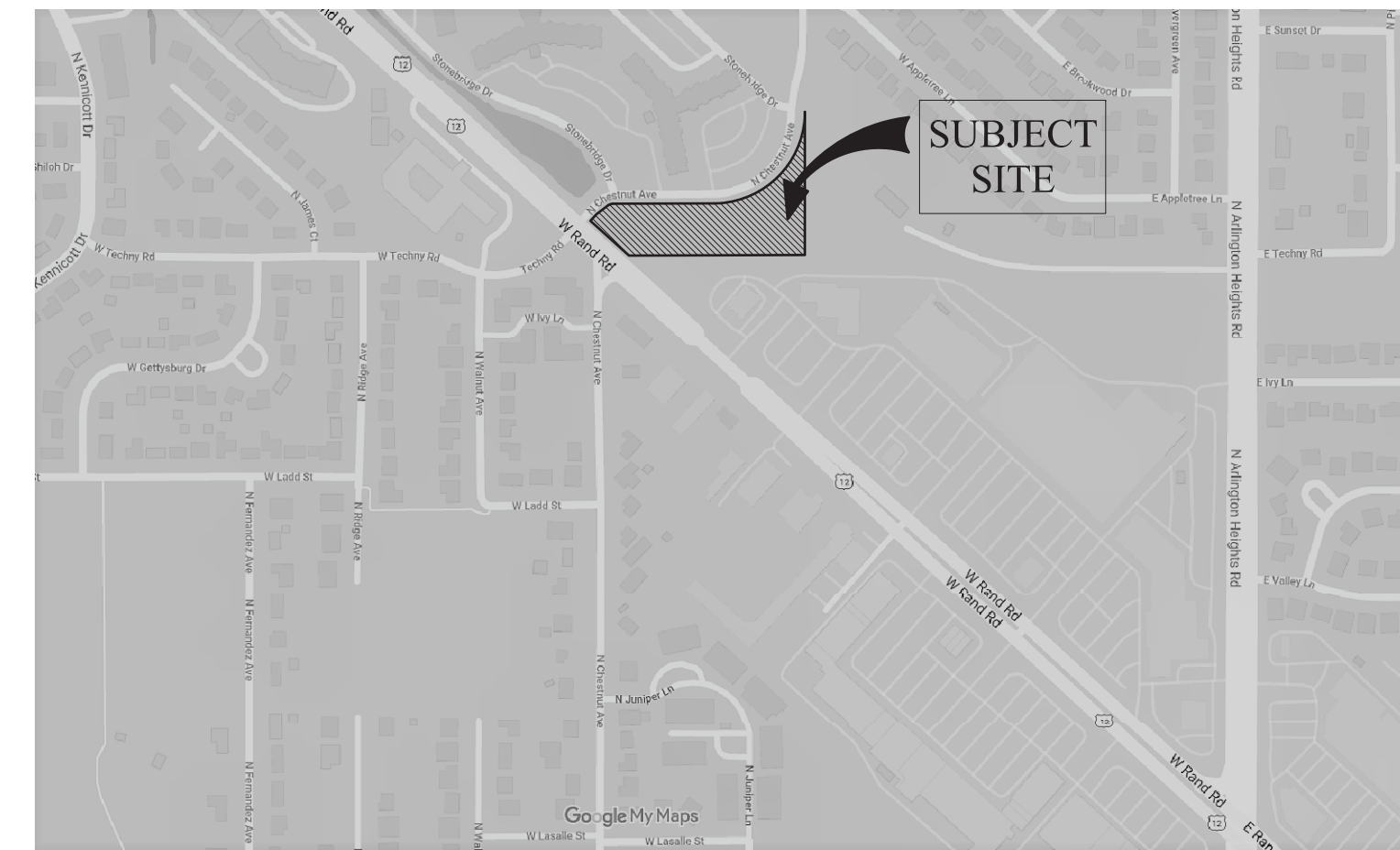


THIRD FLOOR
11,317 SF



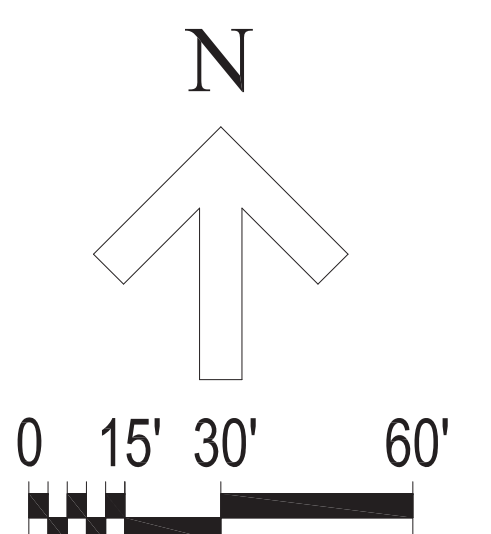
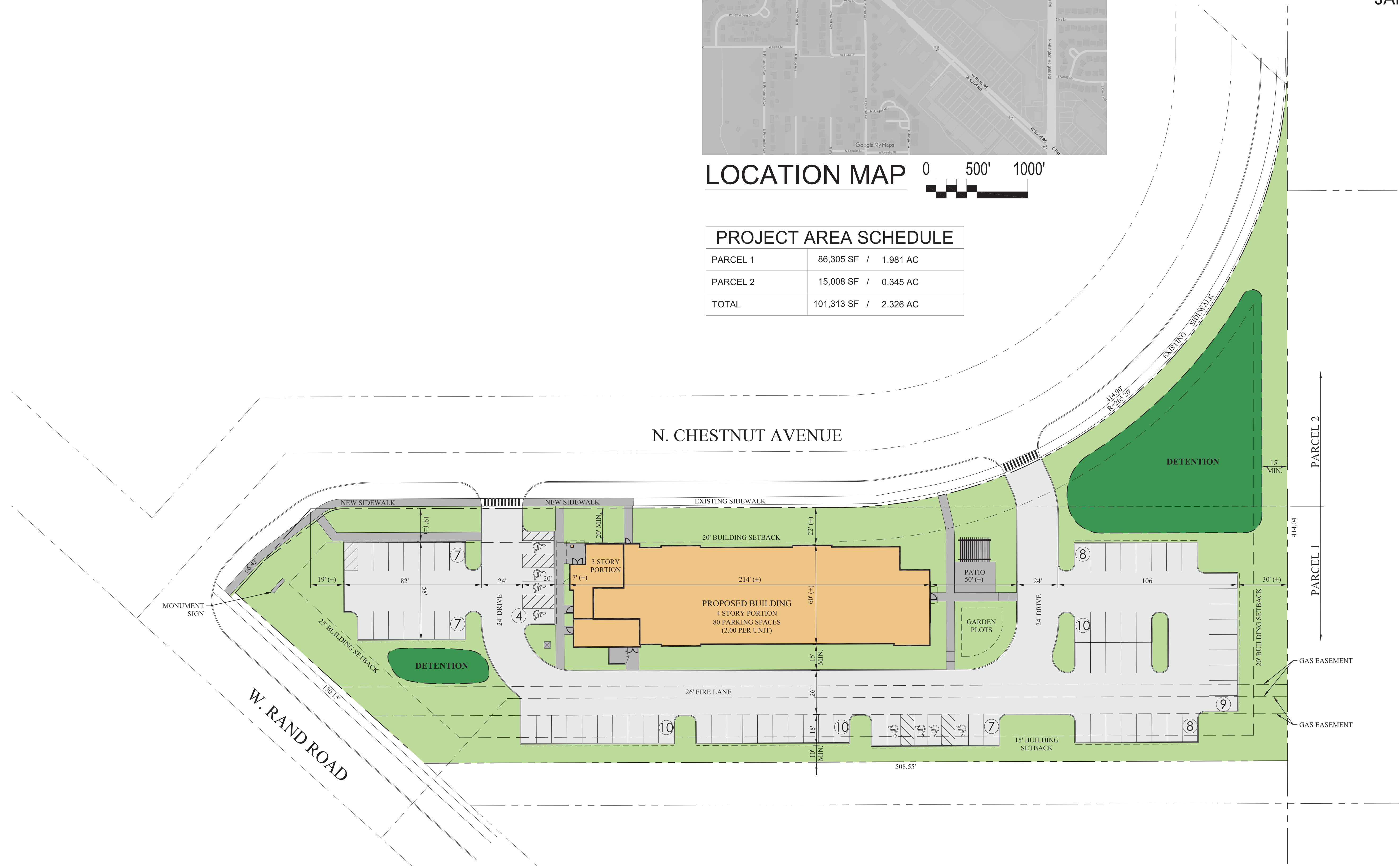
PRELIMINARY SITE PLAN

PROPOSED APARTMENTS
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
JANUARY 04, 2021



LOCATION MAP

PROJECT AREA SCHEDULE		
PARCEL 1	86,305 SF	/ 1.981 AC
PARCEL 2	15,008 SF	/ 0.345 AC
TOTAL	101,313 SF	/ 2.326 AC

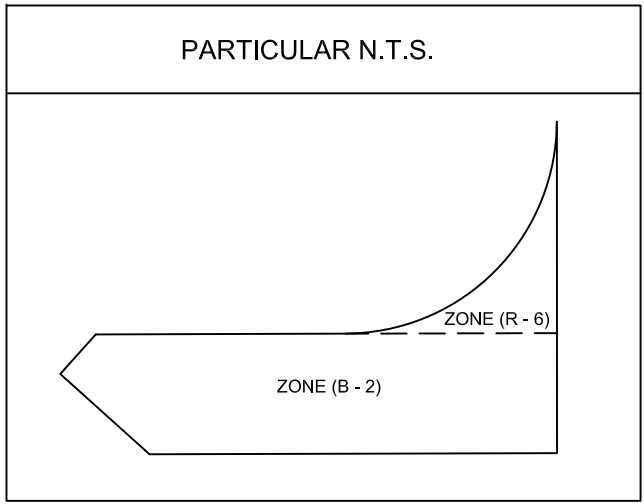


VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING REQUIREMENTS
B-2 = GENERAL BUSINESS DISTRICT

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING REQUIREMENTS
R-6 = MULTIPLE-FAMILY DWELLING DISTRICT



- NOTES:
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS **W. RAND ROAD AND N. CHESTNUT AVENUE**
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- **ITEM # 9 FROM TABLE A**
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 OF TABLE A**
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- **ITEM # 20 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

NOTES:

NO BUILDINGS OBSERVED

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "**X**" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NEAR NORTH NATIONAL TITLE LLC

COMMITMENT NO.: **IL1904721**
EFFECTIVE DATE: **APRIL 22, 2019**

ITEMS CORRESPONDING TO SCHEDULE B, PART II :

ITEMS 1 - 7.
NOT SURVEY RELATED.

ITEM 8.
EASEMENT FOR RIGHT TO LAY, MAINTAIN, OPERATION AND RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES ACROSS THE NORTH 10 FEET OF THE SOUTH 38 FEET OF THE LAND TOGETHER WITH THE RIGHT OF ACCESS THERETO AS CONTAINED IN GRANTS RECORDED JULY 18, 1958 AS DOCUMENTS 17264172 AND 17264173 IN FAVOR OF THE NORTHERN ILLINOIS GAS COMPANY.
NOTE: IN GRANT RECORDED AS DOCUMENT 17264172, SAID NORTHERN ILLINOIS GAS COMPANY AGREES TO REMOVE THE GAS MAIN OR FACILITIES TO ANOTHER LOCATION TO BE DESIGNATED BY GRANTOR OR HIS ASSIGNS FROM USING THE LAND AS HE DESIRES.
(AFFECTS PARCEL 1)
(PLOTTED ON THE DRAWING)

ITEM 9.
GRANT OF EASEMENT DATED NOVEMBER 2, 1962 AND RECORDED NOVEMBER 26, 1962 AS DOCUMENT 18654754 BY CITIZENS BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 130, TO NORTHERN ILLINOIS GAS COMPANY OF THE RIGHT TO LAY MAINTAIN, OPERATION, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES TOGETHER WITH RIGHT OF ACCESS THERETO FOR SAID PURPOSES IN, UPON, UNDER, ALONG AND ACROSS THE NORTH 7 FEET OF THE SOUTH 45 FEET OF THE EAST 460 FEET OF THE LAND AND THE NORTH 45 FEET (EXCEPT THE EAST 460 FEET) OF THE LAND, PURPORTEDLY AMENDED BY DOCUMENT 26881691 TO AFFECT THE SOUTH 45 FEET OF THE LAND.
(AFFECTS PARCEL 1)
(PLOTTED ON THE DRAWING)

ITEM 10.
TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS OF THE ESTOPPEL AGREEMENT MADE BY AND BETWEEN OMNI SERVICES INC. AND THE VILLAGE OF ARLINGTON HEIGHTS WHEREIN SAID VILLAGE IS WILLING TO PERMIT CONSTRUCTION AND OCCUPANCY OF LAND PROVIDED THAT CERTAIN PUBLIC IMPROVEMENTS WILL BE GUARANTEED FOR FUTURE INSTALLATION AS THEREIN SET FORTH RECORDED SEPTEMBER 24, 1981 AS DOCUMENT 26009171.
(AFFECTS PARCEL 1)

ITEM 11.
EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21837755.
(AFFECTS PARCEL 2)
(THIS ITEM IS NOT PLOTTED HEREON AS THE DESCRIPTION OF SAID EASEMENT CONTAINED WITHIN THE SUBJECT DOCUMENT IS NON-SPECIFIC. THEREFORE, WE ARE UNABLE DETERMINE THE EXACT LOCATION OF SAID EASEMENT WITH ANY DEGREE OF CERTAINTY. WE ARE UNABLE DETERMINE IF THIS ITEM AFFECTS THE SUBJECT PROPERTY)

ITEM 12.
TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE REGULATORY AGREEMENT RECORDED APRIL 5, 1972 AS DOCUMENT NUMBER 21857526.
(AFFECTS PARCEL 2)

ITEM 13.
GRANT OF EASEMENT FOR ELECTRIC PHONE INSTALLATION RECORDED NOVEMBER 24, 1972 AS DOCUMENT NUMBER 22130629.
(AFFECTS PARCEL 2)
(DOES NOT AFFECT SUBJECT PROPERTY)

ITEM 14.
GRANT OF EASEMENT DATED MARCH 8, 2005 AND RECORDED APRIL 26, 2005 AS DOCUMENT 0511641104 FROM THE STONEBRIDGE TRUST TO COMCAST OF ILLINOIS XI, LLC, ITS SUCCESSOR AND ASSIGNS EASEMENT IN GROSS AND RIGHT-OF-WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM (HEREINAFTER REFERRED TO AS THE "COMPANY WIRING") CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, PEDESTALS, VAULTS, AND, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS R OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS, IN, ON, OVER, UNDER, ACROSS AND ALONG THAT CERTAIN REAL PROPERTY (THE "PREMISES"), AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
(AFFECTS PARCEL 2)
(UNABLE TO BE PLOTTED - BLANKET EASEMENT)

ITEM 15.
RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY.

ITEM 16.
RIGHTS OF WAY FOR DRAINAGE TILES, DRAINAGE DITCHES, FEEDERS AND LATERALS, AND ANY OTHER DRAINAGE FACILITIES OR EASEMENTS, IF ANY.

ITEMS 17 - 18.
NOT SURVEY RELATED.

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY
OF

PARCEL 1:
THAT PART OF THE SOUTH 150 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTERLINE OF RAND ROAD AND SOUTHEASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID CENTERLINE OF RAND ROAD 94.89 FEET NORTHWESTERLY (AS MEASURED ALONG SAID CENTERLINE) OF THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT D IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 IN COOK COUNTY, ILLINOIS.

KNOWN AS: **310 W. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 18 - 204 - 008 - 0000 (PARCEL 1)
03 - 18 - 204 - 024 - 0000 (PARCEL 2)

AREA PARCEL 1= 66,305 SQ.FT. OR 1.981 ACRE
AREA PARCEL 2= 15,008 SQ.FT. OR 0.345 ACRE
TOTAL AREA = 101,313 SQ.FT. OR 2.326 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

LOCATION MAP



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **STONEBRIDGE REAL ESTATE COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

- **NEAR NORTH NATIONAL TITLE LLC**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

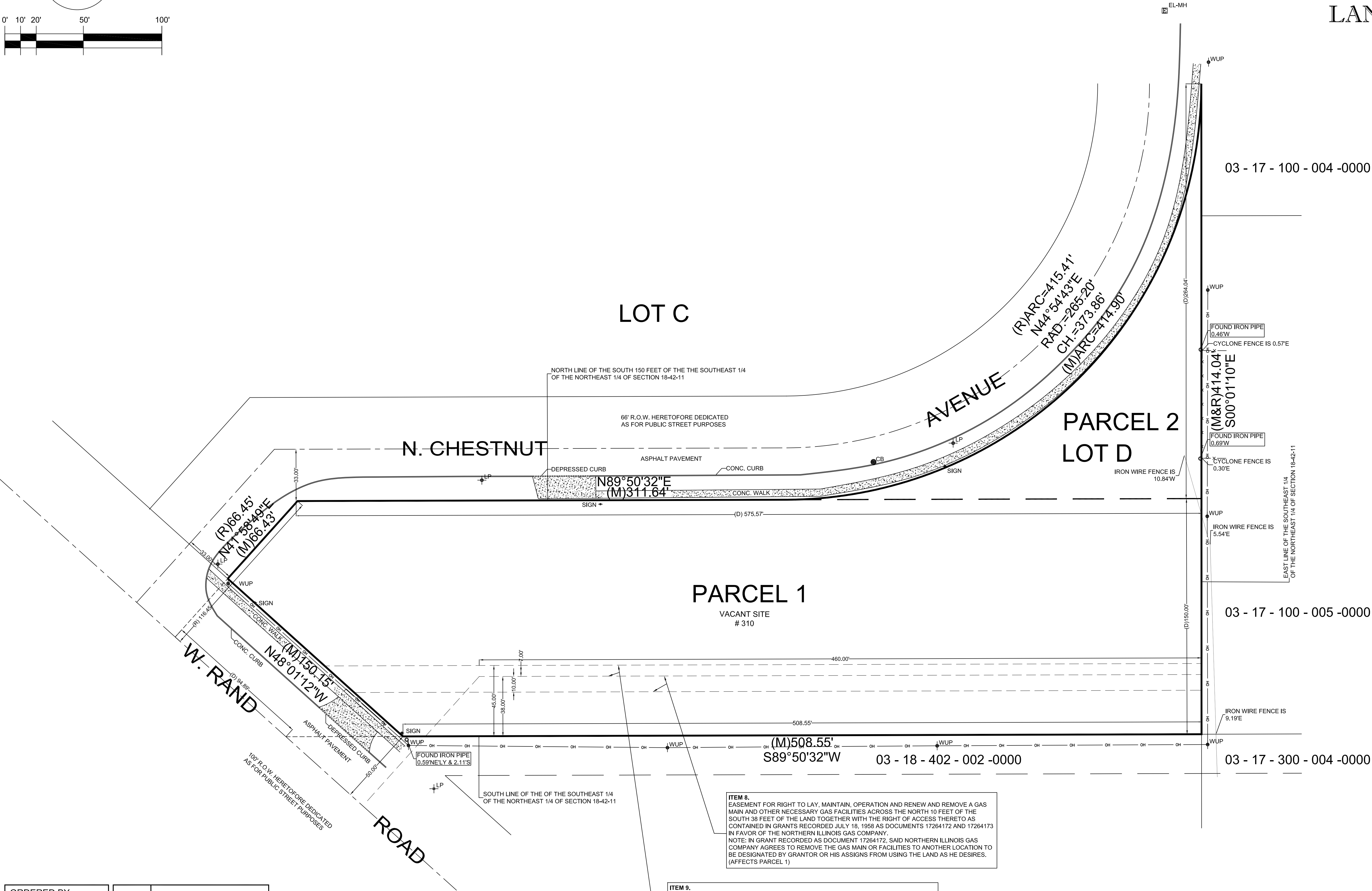
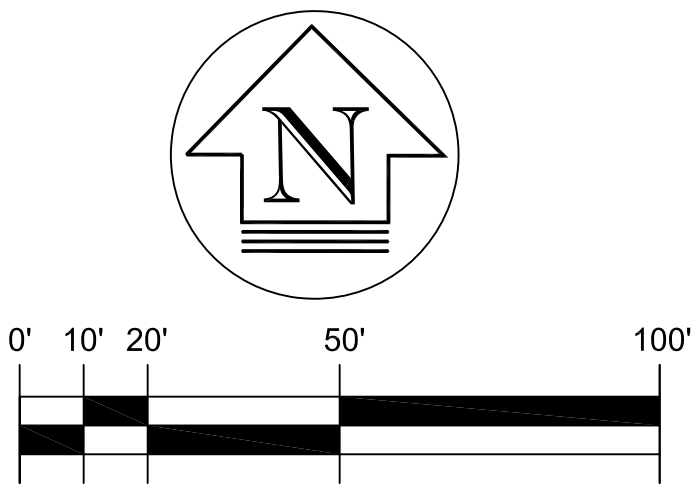
THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2020.

DATE OF PLAT: FEBRUARY 06, 2020

BY: **ROY G. LAWNICZAK**, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



ORDERED BY: NOAH PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 22, 2020		
FILE No.:	02/06/20	REVISED PER 2016 ALTA/NSPS STANDARD REQUIREMENTS
2020 - 27321	DATE	REVISION



ORDERED BY: NOAH PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 22, 2020		
FILE No.:	02/06/20	REVISED PER 2016 ALTA/NSPS STANDARD REQUIREMENTS
2020 - 27321	DATE	REVISION

LEGEND	ABBREVIATIONS
● CB	CATCH BASIN
✚ LP	LIGHT POLE
✚ WUP	WOOD UTILITY POLE
Ⓢ EL-MH	ELECTRIC MANHOLE
✚ SIGN	SIGN
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

January 15, 2021

PROPOSED FAMILY APARTMENT DEVELOPMENT

310 W Rand, Arlington Heights

Developers: Housing Trust Group & Turnstone Development

PROJECT NARRATIVE

As proposed, the proposed development, 310 Arlington Heights (the “Development”) will include a 4-story new-construction multifamily building with approximately 45,000 square feet and containing forty (40) units. The project will provide eighty (80) surface parking spaces (2 spaces per unit). The main entry and community space portion of the building is situated to interface with Rand Road. This element will be three (3) stories in height. The residential units portion of the building is designed to extend parallel to and set back from Chestnut. The currently vacant site is situated between the existing Arlington Plaza commercial center and the four-story Stonebridge Apartments development.

The proposed unit mix entails twenty (20) one-bedroom / one-bathroom units and twenty (20) two-bedroom / two-bathroom units. The units are stacked to provide an efficient floor layout that helps maximize on-site open space and designed to be 15% larger than the minimum Illinois Housing Development Authority (IHDA) minimum standards. The development is designated to serve families, with thirty-five (35) of the units set-aside for families earning 60% AMI or below and five (5) of the units set-aside for families earning 30% AMI or below.

The Development will offer a collection of communal amenity space to promote both internal and exterior social activity and community engagement. Interior community space amenities include: fitness center, community room, library, computer café, open lobby, individual tenant storage, bicycle storage; and on-site management with access controls and surveillance cameras. The building design will also incorporate energy and environmental green building practices. Exterior amenities are currently scheduled to include: weather protection covered entries; community patio; outdoor bicycle storage; and resident garden plots.

The development partnership team consists of: Housing Trust Group (HTG) – a Florida based organization with over 40 years of history and over three dozen affordable communities located primarily in the Southeast United States and Arizona; and Turnstone Development – an Illinois-based not-for-profit organization dedicated to providing affordable housing opportunities either independently or in partnership with other developers to Illinois residents with about two dozen existing developments in the immediate Chicagoland area.

It is the intent and request of the development to rezone the Property from its existing B-2 District (Commercial District) to the R-6 (Multi-family Housing) classification. The proposal is dependent upon final IHDA acceptance and approval and intended to comply with the Village of Arlington Heights zoning, permitting and approvals processes.

RENDERING

Proposed Family Apartment Development
310 W Rand Road, Arlington Heights, IL
January 11, 2021





**Conceptual Plan Review Committee
1/27/2021**

Item: Hand & Stone Massage - 27 S. Evergreen Ave. - T1723

Department: Planning and Community Development Department

Requested Action

1. Land Use Variation to allow a "Massage Establishment" use within the B-5 Zoning District.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a massage establishment use within the B-5 District, and is generally supportive of the proposal, subject to the following:

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

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

2. The business shall be required to purchase parking passes from the Village to allow all employees the opportunity to park within the Arlington Town Square (Evergreen/Underground) garage.

3. All facial and massage tables shall be ADA and IAC accessible. Please confirm ADA/IAC requirements with the appropriate agency. Preliminary analysis indicates that the ADA requires a minimum width of 36 inches along an

accessible route path of travel (with some exceptions). Additional wheelchair maneuvering space is required at door entrances.

4. Emergency lighting shall be required in all massage rooms.

5. As part of the building permit process, the business will be required to confirm they have a Knox Box and that the new keys for their business will be located within.

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

7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Business Description
Plat of Survey
Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1723

Project Title: Hand & Stone Massage LUV

Location: 27 South Evergreen Avenue

PIN: 03-29-349-031-0000

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: January 27, 2021

Date Prepared: January 22, 2021

Petitioner: Thomas M Walsh

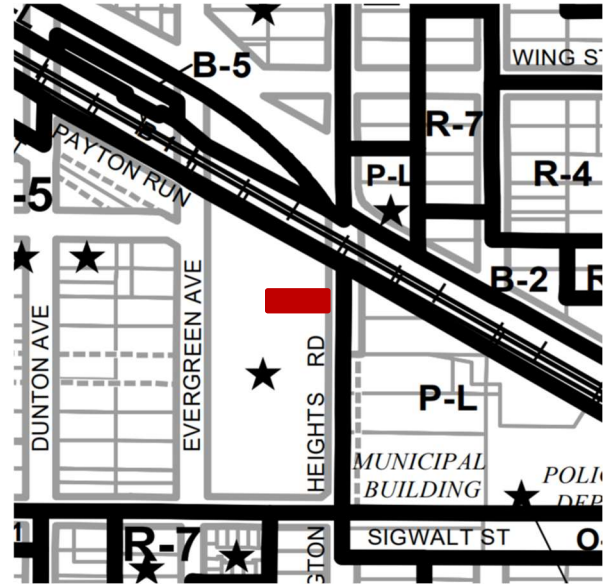
Abbell Associates, LLC

Address: 30 N LaSalle St #2120

Chicago, IL 60602

Existing Zoning: B-5: Downtown District

Comprehensive Plan: Mixed-Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Union Pacific Railroad ROW	ROW
South	R-7: Multiple Family Dwelling District; B-2: General Business District	Townhomes, Retail Buildings	High Density Multi-Family
East	P-L: Public Land District	Village Hall	Government
West	B-5: Downtown District	Evergreen Plaza, Citibank	Mixed-Use

Requested Action:

1. Land Use Variation to allow a "Massage Establishment" use within the B-5 Zoning District.

Variations Required:

1. None identified at this time.

Project Background:

The subject unit is approximately 2,222 square feet in size, and part of the multi-tenant Arlington Town Square PUD. The unit was previously occupied by Yankee Candle until their departure in 2020, and is the only remaining vacant tenant space within the PUD.

The proposed action, if approved, would allow Hand and Stone Massage to convert the vacant tenant space into a massage establishment with 9 rooms and 10 beds. Hand and Stone Massage is a national chain, with many locations in Illinois, including local locations in Rolling Meadows, Northbrook, Elmhurst, Kildeer, Carol Stream, and Elgin. The petitioner currently operates the Rolling Meadows, Carol Stream, and Elgin locations. Hand and Stone provides a variety of massage, facial, and hair removal services, along with retail sales of associated products. At peak times, it is anticipated that 12 employees will be working at the facility, with the ability to serve 11 clients. Work would be performed on an appointment basis only.

Currently, the site is accessible via two driveways, one along Evergreen Avenue, and one along Arlington Heights Road. The anticipated hours of operations would be 9AM to 10PM Monday through Friday, 8AM to 9PM on Saturday, and 9AM to 7PM on Sunday.

Zoning and Comprehensive Plan

The subject property is zoned B-5, General Business District. The proposed use is classified as a “Massage Establishment”, which is not expressly permitted in any zoning district. As such, a Land Use Variation is required. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

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

The Comprehensive Plan classifies this property as appropriate for “Mixed-Uses”. Compatibility of the proposed use with this designation is contingent upon meeting Land use Variation criteria as described above.

Building, Site and Landscaping:

The petitioner is not proposing any changes to the site or building other than signage, which will require a separate sign permit. A detailed and to-scale floor plan has been provided by the petitioner for preliminary review. Preliminary analysis indicates that the ADA requires a minimum width of 36 inches along an accessible route path of travel (with some exceptions). Additional wheelchair maneuvering space is required at door entrances. The petitioner is encouraged to reach out to appropriate agencies to confirm ADA/IAC requirements are met.

The site is currently compliant with respect to site maintenance and landscaping.

Parking, Traffic, and Circulation:

According to Code, beauty shops (the most similar permitted use) require one parking space for every 250 square feet of floor area. Within the B-5 District, uses not specifically listed the Schedule of Parking Requirements require parking at a ratio of 50% of what is required elsewhere. This results in an effective required parking ratio of 1 space per 500 square-feet of floor area. As previously mentioned, the proposed gross floor area is approximately 2,222 square feet, which would require a total of 4 parking stalls. With respect to bicycle parking, per Section 10.8-6 (Bike Parking in the Downtown District) bike parking is not required in the Downtown District except for Planned Unit Developments, in which case the number of spaces will be determined as part of the formal PUD review process. As

no amendment to the PUD is required, no additional bicycle parking spaces are required at this time. It should be noted that there is existing bicycle parking infrastructure on-site.

Per the mix of uses in the shopping center (detailed in **Table I** below), a total of 253 parking spaces are required. As there are 340 parking spaces on site, this results in a code required parking surplus of 87 spaces. As part of the Plan Commission process, the petitioner shall provide a tenant list from the property manager verifying current uses and occupancy.

Table I: Required Parking

Suite	Use	Square Footage	Parking Ratio	Req'd Parking
A40	Alt Thai	2,033 SF w/1,200 SF Seating	1 space / 200 SF of seating	6
A42	Salon Elan	978 SF	**1 space / 500 SF	2
A50	Huntington	2,164 SF	1 space / 600 SF in excess of 1,500 SF	1
A56	Back to Nature	1,499 SF	1 space / 500 SF in excess of 1,500 SF	0
A58	Assure Vision	1,663 SF (3 Exam rooms)	3 spaces / exam room	9
A60	Wild Fish	2,496 SF w/1,462 SF Seating	1 space / 200 SF of seating	7
A66	Noodles & Company	2,270 SF w/1,338 SF Seating	1 space / 200 SF of seating	7
A70	The Salt Escape	1,997 SF	**1 space / 500 SF	4
A76	Prairie Moo Yogurt	1,602 SF w/ 810 SF Seating	1 space / 200 SF of seating	4
A88	Athletico	5,546 SF	**1 space / 500 SF	11
E3	Passero	4,545 SF w/2000 SF Seating	1 space / 200 SF of seating	10
E7	9Round Fitness	1,526 SF	50% of 1 space / 250 SF	3
E11	Compass Realty	3,719 SF	1 space / 500 SF in excess of 1,500 SF	4
E17	Core Power Yoga	5,238 SF	**1 space / 500 SF	10
E23	Ann Taylor Loft	5,898 SF	1 space / 500 SF in excess of 1,500 SF	9
E27	HAND & STONE MASSAGE	2,222 SF	**1 space / 500 SF	4
E31	@ Properties	3,822 SF	1 space / 600 SF in excess of 1,500 SF	4
E33	Starbucks	1,229 SFw/300 Seating	1 space / 200 SF of seating	2
E37	Flutterfab Boutique (Salon)	606 SF	**1 space / 500 SF	1
E37	Flutterfab Boutique (Retail)	606 SF	1 space / 500 SF in excess of 1,500 SF	0
E41	Bath & Body Works	2,350 SF	1 space / 500 SF in excess of 1,500 SF	2
E45	uBreakiFix	842 SF	1 space / 500 SF in excess of 1,500 SF	0
E47	Sports Clips	1,460 SF	**1 space / 500 SF	3
E53	CMX Theaters	23,092 SF (707 Seats)	50% of 1 space / 4 seats	88
E69	Keswick Jewelers	2,775 SF	1 space / 500 SF in excess of 1,500 SF	3
E81	American Family Ins.	571 SF	1 space / 500 SF in excess of 1,500 SF	0
E89	Sola Salon Studios	5,800 SF	**1 space / 500 SF	12
O100	Arlington Capital Management	5,787 SF	1 space / 600 SF in excess of 1,500 SF & Assembly Area at 15% of Capacity per B-5 Reqs.	10
O200	Greenberg & Farrow	10,507 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	14
O205	Advanced Periodontics	4,659 SF (8 Exam rooms*)	2 spaces / exam room	16
O210	Consortial	2,532 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	1
O220	Donald Gaddis	1,625 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	0
O230	Ford Acceptance	4,079 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	3
O240	John-Lambert	4,247 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	3
O250	Edward Jones	1,204 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	0
O260	Burbank Brothers	2,180 SF (2nd flr Office)	1 space / 750 SF in excess of 2,000 SF	0
Total		125,234		253
Total Provided				340
Surplus (Deficit)				87
*Estimated		** Calculated at 50% of standard requirements per B-5 requirements		

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the subject tenant space is 2,222 square-feet in area, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a massage establishment use within the B-5 District, and is generally supportive of the proposal, subject to the following:

1. For the requested land use variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The business shall be required to purchase parking passes from the Village to allow all employees the opportunity to park within the Arlington Town Square (Evergreen/Underground) garage.
3. All facial and massage tables shall be ADA and IAC accessible. Please confirm ADA/IAC requirements with the appropriate agency. Preliminary analysis indicates that the ADA requires a minimum width of 36 inches along an accessible route path of travel (with some exceptions). Additional wheelchair maneuvering space is required at door entrances.
4. Emergency lighting shall be required in all massage rooms.
5. As part of the building permit process, the business will be required to confirm they have a Knox Box and that the new keys for their business will be located within.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 22, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1723



Map created on January 15, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Business Description

- Name of business **Hand And Stone Massage and Facial Spa.**
- Description/list of the products and/or services offered at your business **We offer a variety of Massage, Facial and hair removal services. We also offer several lines of retail products.**
- Days/hours of operation **Monday - Friday 9AM-10PM, Sat 8AM-9PM, Sunday 9AM-7PM**
- Max number of employees on-site at one time **4-12**
- Estimated number of customers anticipated to be on-site at one time **3-11**
- Do you have any other locations? **3** Do you have images from that location you can share? **See website** Do you have a website/social media account? www.handandstonesouthelgin.com www.handandstonecarolstream.com www.handandstonerollingmeadows.com **Locations all have facebook listings.**

ALTA / NSPS LAND TITLE SURVEY

SHEET 1 OF 2

OF ARLINGTON TOWN SQUARE

PARCEL 1:

LOTS 3, 4 AND 6 IN ARLINGTON TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

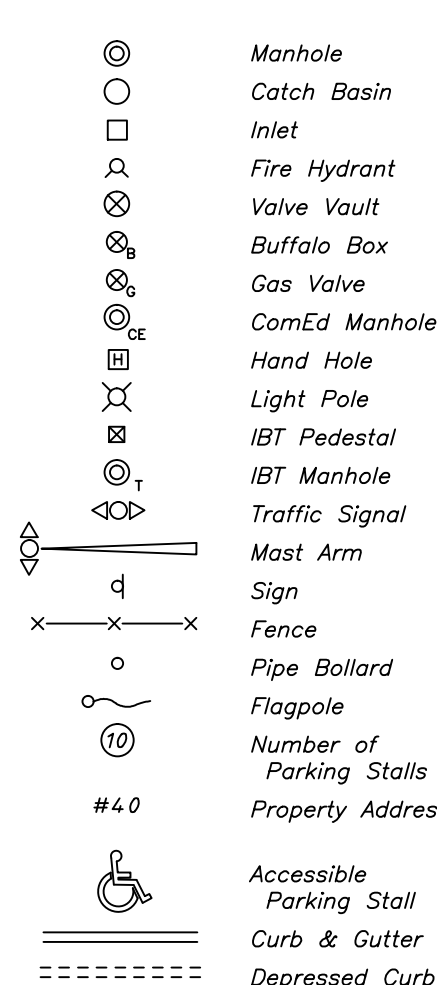
PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT 9608894. FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, COMMON WALLS, CEILING AND FLOORS, UTILITIES, FUTURE FACILITIES, MECHANICAL ROOM, ELEVATOR, USE OF PART OF THE CONDOMINIUM IMPROVEMENTS, ROOF, MAINTENANCE OF COMMERCIAL OWNED FACILITIES, SIGNS AND CANOPIES, ENCROACHMENTS, MECHANICAL AND EQUIPMENT ROOMS, STORAGE ROOM, DELIVERIES, DUCTS AND VENTS, ELEVATORS AND STAIRWAYS, CECO VAULT AND ACCESS TO SAID VAULT AND CONTROL PANELS OVER AND UPON THE PUBLIC PARKING GARAGE PARCEL AND THE CONDOMINIUM PARCELS LOCATED ON LOTS 1, 2, 5, 7 AND 8 IN AFORESAID SUBDIVISION.

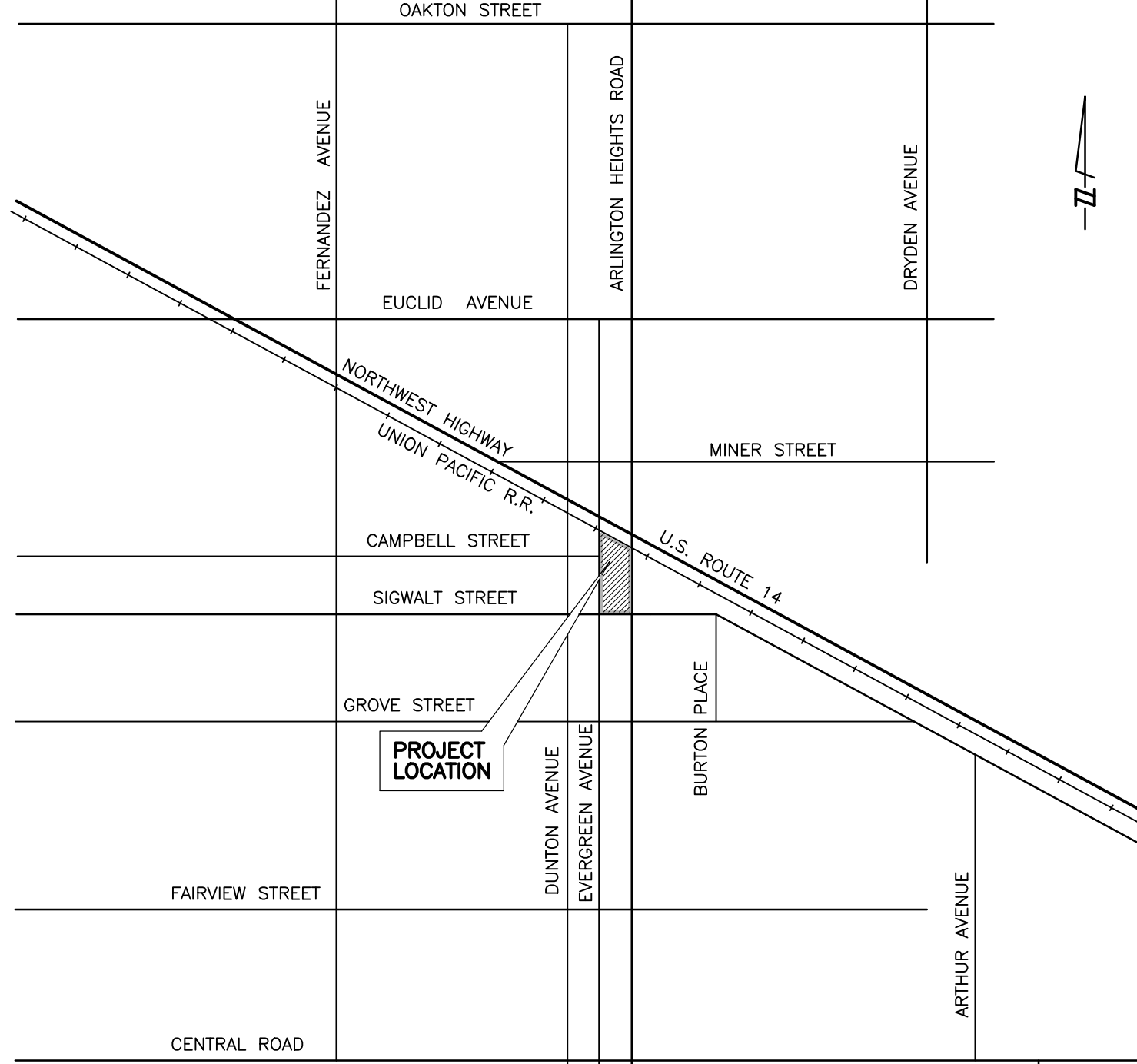
20 10 0 20 40

SCALE: 1" = 20'

LEGEND



DETAIL "A"



VICINITY MAP
NOT TO SCALE

Surveyor's notes:

- Refer to the plat of Arlington Town Square for upper and lower limits of the property described as Parcel 1 herein. The ownership of Lots 4 and 6 is limited to the ground only. The parking garage exists underneath these lots and the condominium building exists above these lots, both being owned by others. This plat is also the basis of bearings shown for Parcel 1.
- Underground utilities are not shown herein.
- SEE SHEET 2 OF 2 FOR PARCEL 2.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Area determined to be outside the 0.2% annual chance floodplain".
- The property described as Parcel 1 herein has buildings with addresses 40, 42, 50, 56, 58, 60, 66, 70, 76 and 88 S. Arlington Heights Road and 3, 11, 15, 19, 21, 23, 27, 31, 33, 37, 41, 45, 47, 53, 61, 65, 67, 71, 75 and 85 S. Evergreen Avenue, Arlington Heights, IL 60005-1698. The locations of these addresses are shown on the survey.
- In regards to Table A Item 5(b) - No zoning report was provided.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company Commitment for Title Insurance Order No. 2010 89012643 NCF with an Effective Date of March 31, 2016.

With respect to Schedule A of said commitment:

PARCEL 3 - Parcel 3 described on this sheet is blank in nature over adjacent property as well as above and below the subject property connected to the development the subject property is apart.

With respect to Schedule B of said commitment:

Exception R - Ordinance - Doc No. 86519193 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception S - Ordinance - Doc No. 91669470 - Blanket in nature over portions of PARCEL 1 & PARCEL 3 subject property and other property.
Exception T - Dedication for Public Street - Doc No. 98281581 - This area is now entirely located within the current Signal Avenue R.O.W.
Exception U - Ordinance - Doc No. 97825234 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception V - Ordinance - Doc No. 97596330 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception F - Ordinance - Doc. 96975228 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception G - Storm Sewer Easement - Doc. No. 98281581 - Platted hereon.
Exception H - Appended document to Plat of Subdivision- Doc. 98281581- Not a platable.
Exception I - Note concerning "Right in Right Out" Access- Doc. 98281581 - The location of said built access is noted and shown hereon.
Exception J - Terms, Covenants and Conditions set by EOA - Doc. 9608894. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception K - Terms, Covenants and Conditions set by Redevelopment Agreement - Doc's 99432616, 99432616, 99432617, 99432618. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception L - Terms Conditions and Provisions of Amended Plat of Subdivision- Doc. 9205833 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other

PARKING SUMMARY

Regular Spaces 47
Accessible Spaces 3
TOTAL 50

GROUND LEVEL AREA SUMMARY

Lots 3 and 4 149,090 Sq. Ft. 3.42293 Ac.
Lot 6 6,586 Sq. Ft. 0.15119 Ac.
TOTAL 155,676 Sq. Ft. 3.57392 Ac.
Lot 3 at underground level = 1,177 Sq. Ft. = 0.02702 Ac.

PARKING SUMMARY (UNDERGROUND PARKING GARAGE)

100 Regular Spaces - available subject to a 3-hour limit
94 Regular Spaces - available subject to a 3-hour limit but restricted to Permit parking on Monday-Friday (5:00 am to 6:00 pm)
8 Accessible Spaces

BUILDING AREA SUMMARY

Lot 4 - Retail 2,731 Sq. Ft.
Lot 6 - Retail 6,618 Sq. Ft.

State of Illinois }
County of Cook } SS

To: TBD
Fidelity National Title Insurance Company its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b(1), 8, 9 and 10a of Table A thereof. The field work was completed on August 19, 2016.

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schramburg, Illinois, August 25, 2016.

By: _____ Illinois Professional Land Surveyor No. 3696



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Ordered By: WBOMT 2007-C33 Evergreen Avenue LLC
Order No. 10-0716

EXPIRES 11-30-16

10-077-B
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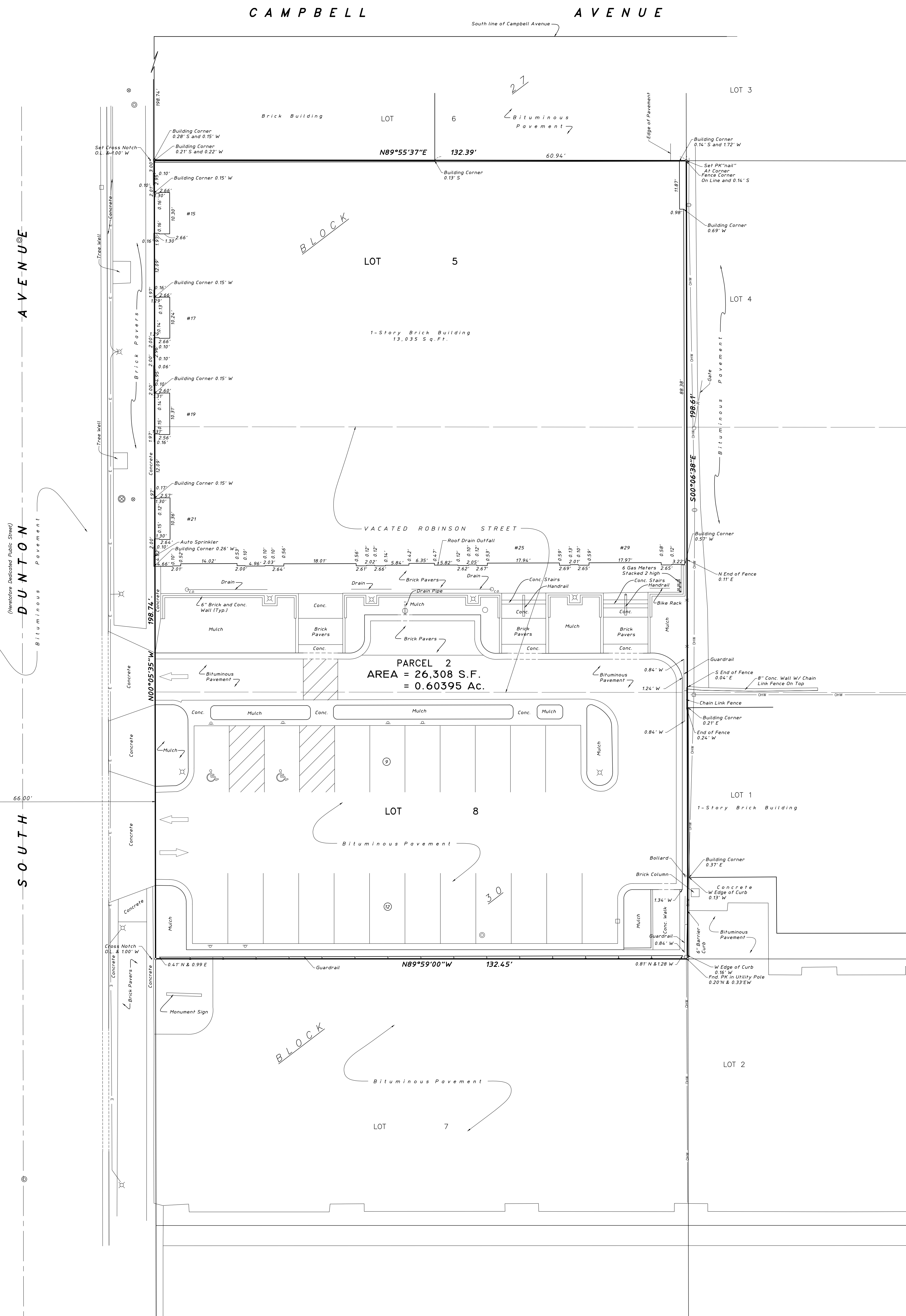
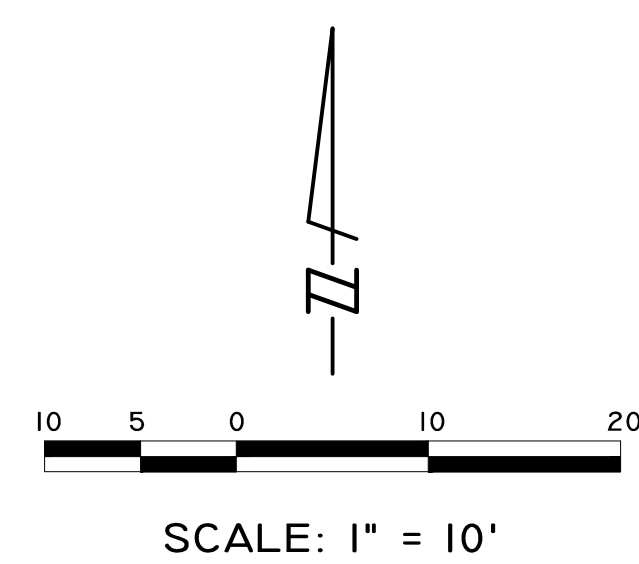
ALTA / ACSM LAND TITLE SURVEY

OF

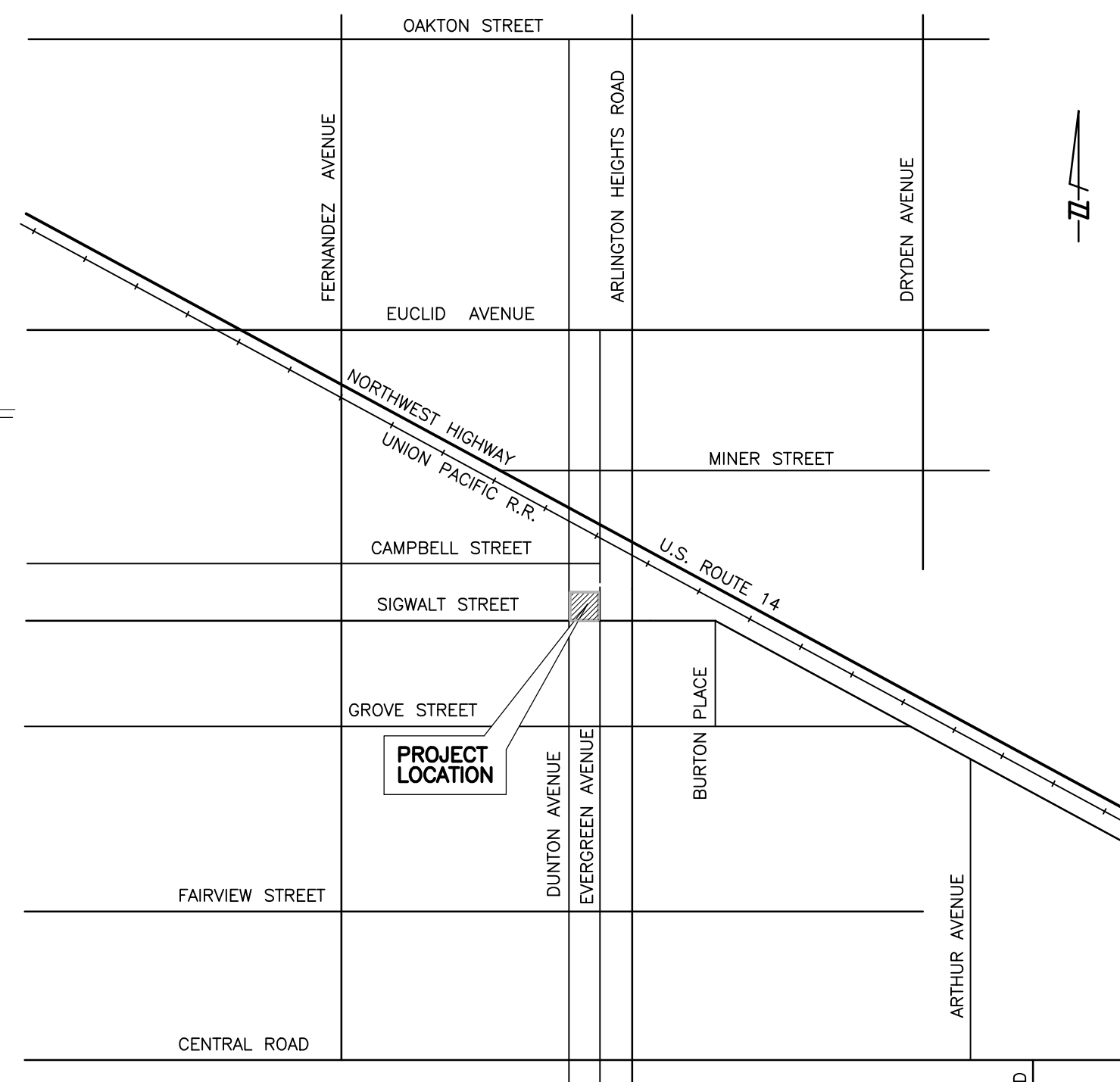
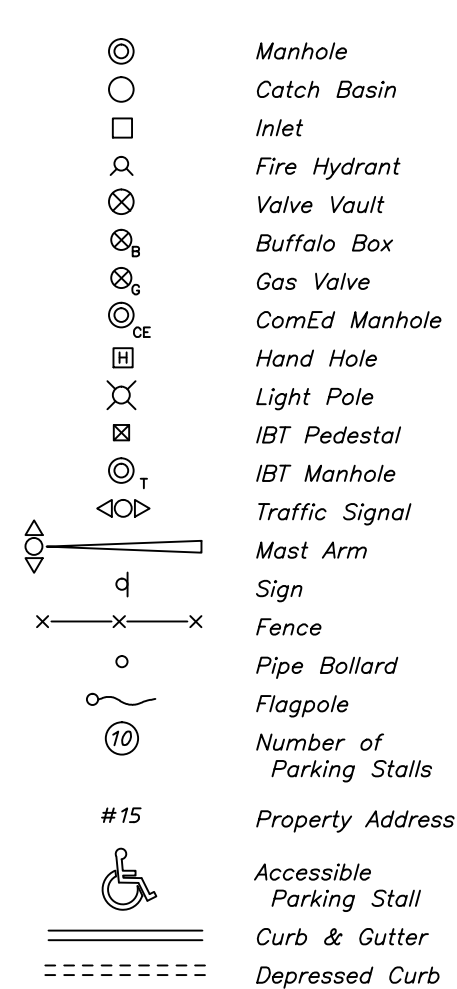
ARLINGTON ANNEX

PARCEL 2:

LOT 5 IN BLOCK 27, LOT 8 IN BLOCK 30 AND THAT PART OF VACATED ROBINSON STREET LYING SOUTH OF AND ADJOINING SAID LOT 5 AND NORTH OF AND ADJOINING SAID LOT 8, IN THE TOWN OF DUNTON, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND



VICINITY MAP
NOT TO SCALE

Surveyor's notes:

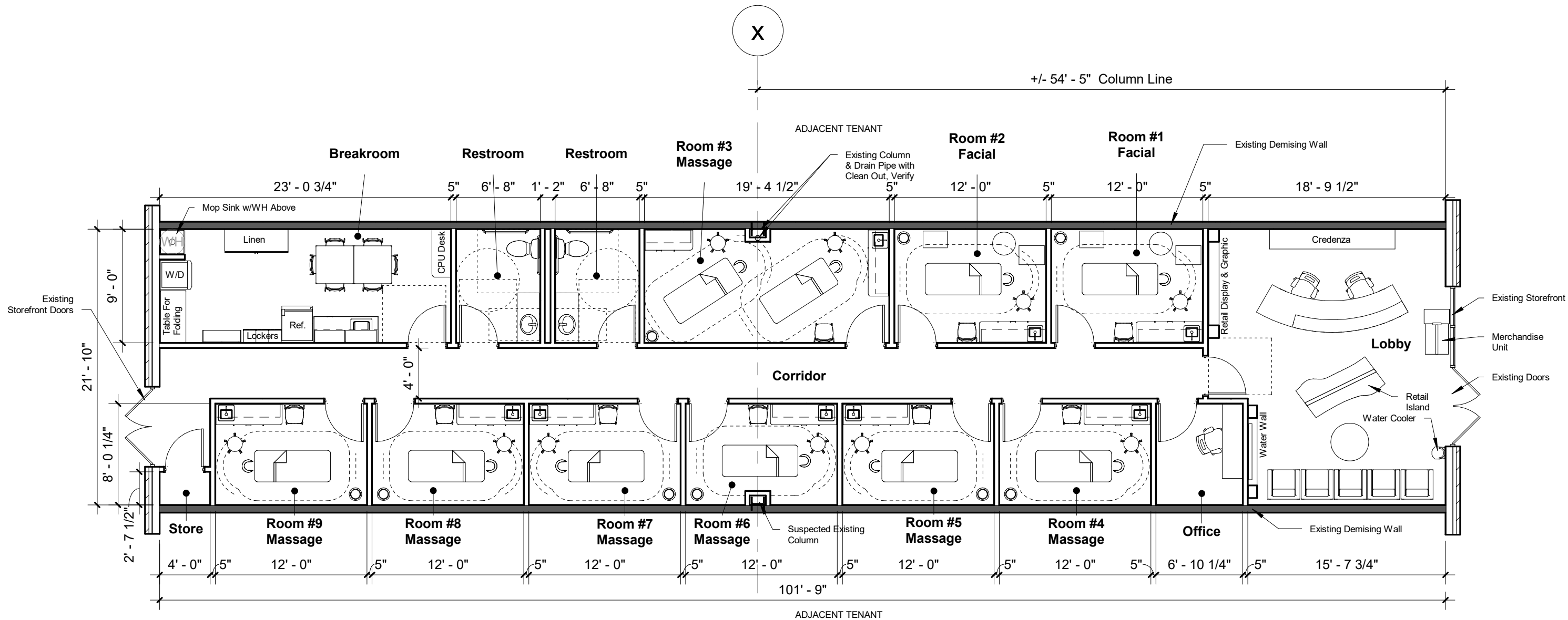
- The basis of bearings for Parcel 2 shown herein is assumed.
- Underground utilities are not shown herein.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 1703 (02003) dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
- The property described as Parcel 2 herein has a building with addresses 15, 17, 19, 21, 23 and 25 S. Dunton Avenue, Arlington Heights, IL 60005-1499. The locations of these addresses are shown on the survey.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company Commitment for Title Insurance Order No. 2010-999012643. NCF with an Effective Date of March 31, 2016.

With respect to **Schedule B** of said commitment:

- Exception R** - Ordinance - Doc No. 86519193 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception S** - Ordinance - Doc No. 81689470 - Blanket in nature over portions of PARCEL 1 & PARCEL 3 subject property and other property.
- Exception T** - Dedication for Public Street - Doc No. 96281581 - This area is now entirely located within the current Sigwalt Avenue R.O.W.
- Exception U** - Ordinance - Doc No. 97625234 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception V** - Ordinance - Doc No. 97589530 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception F** - Ordinance - Doc. 96975228 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception G** - Storm Sewer Easement - Doc No. 98281581 - Plotted hereon.
- Exception H** - Appended document to Plat of Subdivision- Doc. 96281581 - Not a plottable.
- Exception I** - Note concerning Right of Right Out Access- Doc. 96281581 - The location of said built access is noted and shown hereon.
- Exception J** - Terms, Covenants and Conditions set by EOA - Doc. 99608934- Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception K** - Terms, Covenants and Conditions set by Redevelopment Agreement - Docs. 99432515, 99432516, 99432517, 99432518- Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception L** - Terms Conditions and Provisions of Amended Plat of Subdivision- Doc. 9205833 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
- Exception M** - Terms Conditions and Provisions of Ordinance granting special use- Docs. 0205128495, 0205128496 & 0312231036 - Blanket in nature over PARCEL 1.
- Exception W** - Terms Conditions and Provisions of Ordinance granting special use- Docs. 0414510057 & 0508703019 - Blanket in nature over PARCEL 1.
- Exception N** - Unrecorded lease disclosed by Agreement- Docs. 0708526132- Blanket in nature over PARCELS 1, 2 & 3.
- Exception O** - Memorandum of Lease- Doc's. 0708526133- Blanket in nature over PARCELS 1, 2 & 3.
- Exception P** - Memorandum of Tenants in Common- Docs. 0717302203- Blanket in nature over PARCELS 1, 2 & 3.
- Exception Q** - Special Use Permit- Docs. 0725718013 - Blanket in nature over PARCEL 2.
- Exception A** - Ordinance- Doc. 131444005- Document not provided.
- Exception X** - Case Number 10C4776- Doc. 0708526129- Document not provided.

PARKING SUMMARY

Regular Spaces	21
Accessible Spaces	2
TOTAL	23



1 Test Fit Option A1
1/8" = 1'-0"

Room Count:
Massage Rooms: 7
Facial Rooms: 2

±2,222 SF (Usable)

Note: Space is located over
a parking garage.



For planning purposes only.
All existing dimensions and
construction require field
verification and are considered
approximate.



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Arlington Heights, Illinois 60005



Date
10/15/2020

A1



**Conceptual Plan Review Committee
1/27/2021**

Item: Greenbrier Detention Basin - NE Corner Cambridge St & Yale Ave - T1726

Department: Planning and Community Development Department

Requested Action

1. Planned Unit Development Approval
2. Plat of Subdivision to consolidate four lots and Village ROW into one lot.
3. Rezoning from the R-3 District to the P-L District
4. Comprehensive Plan Amendment to classify the site as Open Space

Variations Required

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

Recommendation

The Staff Development Committee (SDC) has reviewed the proposed PUD, subdivision, rezoning from R-3 to P-L, and Comprehensive Plan Amendment and is supportive due to the public benefit of the proposal and consistency with existing improvements in the area. As part of the formal Plan Commission process, the following items must be addressed:

1. Preliminary and Final Plat of Subdivision approval to consolidate the lots shall be required.
2. A landscape plan shall be provided.
3. For the requested zoning code variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial of Greenbriar

Aerial of Proposed Basin Expansion

Greenbriar Basin Expansion

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1726

Project Title: Greenbrier Detention Pond

Address: NE Corner Cambridge Street and
Yale Avenue

PIN: 03-18-302-020, 021, 022, 023

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: January 27, 2021

Date Prepared: January 22, 2021

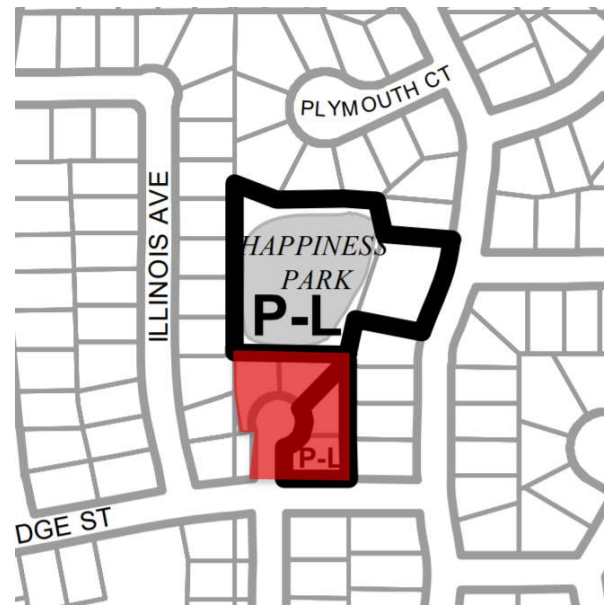
Petitioner: Village of Arlington Heights

Address: 33 S. Arlington Heights Road
Arlington Heights, IL 60005

Existing Zoning: R-3: One-Family Dwelling District;

P-L: Public Land District

Comprehensive Plan: Single Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Detention Pond	Open Space
South	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached

Requested Action:

1. Planned Unit Development Approval
2. Plat of Subdivision to consolidate four lots and Village ROW into one lot.
3. Rezoning from the R-3 District to the P-L District
4. Comprehensive Plan Amendment to classify the site as Open Space

Variations Required:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

Project Background:

The subject property is approximately 9,130 square feet in size (0.21 acres) and is located at the northeast corner of Cambridge Street and Yale Avenue. The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village ROW.

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain PUD Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

Zoning and Comprehensive Plan

As previously mentioned, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain PUD Approval. As such, PUD approval is requested as part of this petition.

Site and Landscaping:

When a property is subdivided, the subdivision code requires that all abutting roadways are fully improved with the code required infrastructure. The northern side of Cambridge Street abutting the subject property is already improved, and no further public improvements are required.

Landscape Plans are required as part of PUD approval. The Village shall develop an appropriate landscaping plan for the site in accordance with this requirement.

Traffic and Parking:

Per Chapter 28, Section 6.12-1, a Traffic and Parking Study prepared by a Certified Traffic Engineer is required for all rezoning and PUD projects not abutting a major or secondary arterial as defined by the Village's Thoroughfare Plan. The Village is seeking relief from this requirement, as the development will generate no traffic or parking aside from occasional vehicles associated with pond maintenance.

No vehicular or bicycle parking is required for this use per code.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD, subdivision, rezoning from R-3 to P-L, and Comprehensive Plan Amendment and is supportive due to the public benefit of the proposal and consistency with existing improvements in the area. As part of the formal Plan Commission process, the following items must be addressed:

1. Preliminary and Final Plat of Subdivision approval to consolidate the lots shall be required.
2. A landscape plan shall be provided.
3. For the requested zoning code variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
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 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
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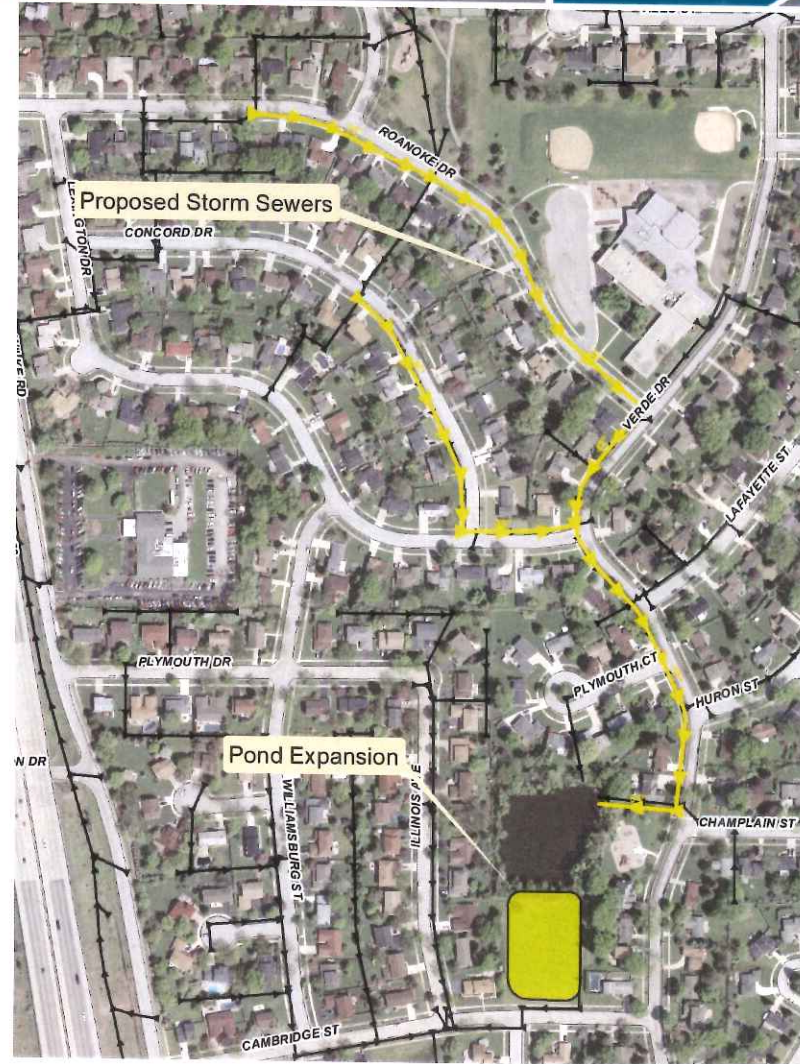
January 22, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1726

THE SOLUTION:

Construct new storm sewers and enlarge an existing stormwater basin.



Christopher B. Burke Engineering, Ltd.



