



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
October 9, 2024
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Chapter 28 - Red Flag Resolution - 106-110 W. Eastman Ave. - 8/28/24
- IV. PUBLIC HEARINGS
 - A. Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. - PC#24-001
Planned Unit Development Amendment
- V. OTHER BUSINESS
 - A. Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002
Extension of PUD and Preliminary Plat of Resubdivision Approvals
- VI. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

PLAN

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

COMMISSION

RE: CHAPTER 28 - RED FLAG RESOLUTION - 106-110 WEST EASTMAN AVENUE -
PC #24-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 28th day of August, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
DANIEL OSOBA, Planner I
HAILEY NICHOLAS, Assistant Planner

(Gavel pounded.)

CHAIRPERSON CHERWIN: Okay, we're going to call the meeting to order.
Please stand and recite the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.
Mike, do you want to take the roll call?

MR. LYSICATOS: Yes. Commissioner Dawson.
(No response.)

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. LYSICATOS: Commissioner Ennes.
(No response.)

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. LYSICATOS: Commissioner Jensen.
(No response.)

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. LYSICATOS: Commissioner Warskow.
(No response.)

MR. LYSICATOS: And Chair Cherwin.

CHAIRPERSON CHERWIN: Here. All right.

MR. LYSICATOS: I think we're expecting Commissioner Dawson at some
point.

CHAIRPERSON CHERWIN: Okay, thank you. All right, well, we have a
quorum, we can move forward.

I don't believe there is any approval of minutes on the agenda,
correct?

COMMISSIONER DROST: Yes, I think we have The Moorings and the
brewery.

CHAIRPERSON CHERWIN: Oh, thank you, I have the wrong sheet.

CHAIRPERSON CHERWIN: All right, so approval of minutes. We have
items A, The Moorings Independent Living Expansion, and B, Spent Grain Brewing.

Is there a motion to approve the minutes?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Motion made and seconded, and the motion is
to approve the minutes.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, the minutes are
approved.

No. 4 on the list, on the agenda, is public hearings, and that is for
Section A entitled Chapter 28, Red Flag Resolution for properties at Eastman Avenue, PC #24-

002.

MR. LYSICATOS: Yes. So, thank you, Chair. Thank you for introducing it, Chair, and what we'll do tonight is we'll go back through our Red Flag Resolution summary. We have provided all the public notices that's required for the public hearing tonight. What we're going to do is start with the resolution summary.

You may recall from our last public hearing that the Village Board passed Resolution 23-041 which directed the Plan Commission to obtain public comment concerning possible amendments to the regulations regarding properties within the vicinity of 116 and 120 Eastman, including the north side of Northwest Highway, between Vail Avenue and Walnut Avenue, and four properties along West St. James. There's also some properties near Campbell that were included in that as well. The Planning and Community Development Department specifically was directed to research the possible establishment of an overlay zoning district, rezoning of certain districts and properties, and revisions to the Comprehensive Plan and the Downtown Plan.

Tonight, we're going to specifically focus on elements of the Comprehensive Plan and the Downtown Master Plan, and the hearing is going to concern amendments to those two items. We will discuss some of the zoning, but that will not be addressed in any of the recommendations tonight.

I just want to review the steps in the process so far. As you may recall, we researched a number of the properties and the dynamics of the existing land uses and the Comprehensive Plan and zoning. We met with the property owners to discuss plans for potential redevelopment. There was a neighborhood meeting held in March within the vicinity of the Eastman property. We had our last initial public hearing on April 11th, 2024, and then we analyzed what we heard from the public, from the Plan Commission, and started crafting our recommendations. Tonight, the public hearing is specifically to address those recommended actions.

Just to remind you of the properties that are the focus of tonight's hearing, you'll see them in the aerial in front of you. There are six properties that were, or six areas I should say that are made of multiple properties, five of them are to the north in the map in the vicinity of the Eastman Project which the Board reviewed earlier this year, and then the last property is No. 6, to the west of the Arlington 425 Project along Campbell. Then you'll see the same properties with the zoning, overlaid onto the zoning just to give a sense of what the current regulations entail. Lastly, the Comprehensive Plan and the future Land Use Map, this is specifically pertinent to what we're talking about tonight as recommendations will be applied to these governing documents.

I'm just going to provide a brief summary of our initial public hearing from April 11th. We posted a number of items onto the public website. There was a specific website actually developed for this effort. Notices and updates were sent through an e-mail subscription service, and recommended highlights of each of the focus properties tonight will be run through individually. The recommendations take into account all the feedback that we heard from the public, the adjacent neighbors, the property owners in the meetings we had with them, and of course the Plan Commission, and the long-term land use goals and policies of the Village. Tonight, we'll also include a look at the Downtown Master Plan. We'll get into a couple of specific elements of that right now.

The Downtown Master Plan was adopted in 2007. It includes redevelopment guidelines for certain properties within the downtown area. It does not include specifically development guidelines for all the properties that were included in the Red Flag

Resolution work, so tonight we're looking to remedy that and outline some specific recommendations for those properties. There are some general guidance when it comes to retail strategy, building heights, streetscape enhancements, and parking and traffic, but the specific redevelopment guidelines are going to be recommended tonight.

Tonight, what we're going to cover is three specific elements or pages that we would like to insert into Section 6 of the Downtown Master Plan, which is those redevelopment guidelines. It will highlight the focus properties: the Village Bank & Trust at 234 West Northwest Highway, the AT&T property at 106 West Eastman, and while this wasn't in the previous presentation, we did want to include 116-120 West Eastman which was the subject of the previous hearing entitlements to memorialize what was discussed at that meeting, whether that development moves forward or not.

So, with that, I'll hand it off to Dan who is going to highlight those properties I just discussed.

MR. OSOBA: All right, so the first property that we're going to be discussing is the Village Bank & Trust at Block 409 which is 234 West Northwest Highway. It's located right at the northeast corner of Chestnut and Northwest Highway. The property is zoned B-5 Downtown District and it's classified "mixed use" on the future Land Use Map in the Comprehensive Plan.

Back in December of 2018, the Village Board recommendation was to include this property for study, and the current recommendation for this property is to amend the Downtown Master Plan to include redevelopment standards for the Village Bank & Trust property at 234 West Northwest Highway. So, that's what we're going to be discussing at this portion of the hearing.

There are 11 recommendations for this property in particular. I'll go through each one of these and use the exhibit that's on the slide that kind of illustrates a lot of these recommendations from a top-down view. There is also another exhibit that shows a side section from St. James. I'll be using both of these to kind of illustrate what these recommendations would entail.

The first recommendation is relating to building setbacks which is marked as the dashed red line on the exhibit. The building setbacks, as recommended, would be 20 feet from West St. James, and the setback from Chestnut should be 10 feet, and the setbacks from Northwest Highway and Highland would be compliant with the underlying zone district of B-5 district standards.

The second recommendation is relating to the upper story setbacks, specifically to the fourth and fifth stories. The fourth story setback is recommended at 35 feet, which means any portion of the fourth story of the building that's located within that dark blue area on the exhibit must be set back at least 35 feet from the property line. The fifth story setback which would be recommended at 95 feet, which means that any portion of the fifth story of the building located within the brown area on the exhibit must be set back 95 feet from the property line. These upper story setbacks work in tandem to reduce the massing of the building along West St. James Street and push the building height further to the south.

The third recommendation is to encourage lower scale three-story rowhome or coach home development along the frontage of West St. James Street. Additionally, access to parking is going to be in the rear of this type of development and should be provided at least 60 feet from the property line on West St. James, and this access and drive aisle is shown as a crosshatch on the exhibit.

Recommendation 4 limits the overall building height to 100 feet with

height bonuses for areas outside of those upper story setback requirements, so the area marked in grey dots on the exhibit there. That 100-foot height is actually a recommendation that's in the Downtown Master Plan currently within Section 7, so that is just making it consistent with the recommendations that we're hearing tonight.

Then recommendation No. 5 would be to restrict site access from Chestnut and Highland Avenue only, and that would be to reduce the amount of traffic overflow onto West St. James Street.

Recommendation 6 is to consider architectural design of the building and utilizing more traditional forms to fit the context of the surrounding development.

To continue with more recommendations here for No. 7 would be to include focal points such as plazas or green space at the southwest and southeast corners of the building and shown on the exhibit. Those could include architectural elements of the building as well.

No. 8 would be to require sidewalks to meet downtown design standards which would be brick paver designs on Highland and Northwest Highway.

Recommendation 9 is to ensure that any redevelopment of the property is done as one unified development rather than doing it in separate pieces.

No. 10 would be regarding land use and include activating the first floor on Northwest Highway, Highland, and portions of Eastman. Residential, office or other mixed uses can be on those upper stories and within the mixed-use area. This recommendation would prohibit uses such as 24-hour operations, gas stations, funeral parlors, drive-through uses, and auto-oriented businesses.

The last recommendation for this site is to ensure that all parking for all uses is accommodated on the site with internalized parking for the actual building that's utilizing mixed use and then surface parking for any commercial uses.

So, then looking at the cross-section exhibit, there's kind of a lot going on here so I'll explain a little bit of what the colors mean. This exhibit is used to illustrate all of these recommendations from a section view, showing setbacks, upper story setbacks, and building height and massing. The exhibit shows the street section of West St. James Street with a typical 25-foot single-family home on the left which would be north of St. James. The 66-foot right-of-way for St. James Street, which all of this is drawn to scale, is right down the middle. That would include the sidewalk, parkway, and the landscaping.

Then, the building massings that are shown on the right, and I'll go through each one of those and they're color-coded here, so the yellow one on the bottom is the existing office building at 120 West Eastman. It's what's existing today. It's a three-story tall office that shows the extent of the current development that's on the site. Then the light orange massing is the proposed Eastman development, and you can see the upper story setback that was required with that entitlement and the maximum height of 77 feet.

Then, this is a little bit of a cleaner view showing what the Staff-recommended conceptual redevelopment that would fit within the limits of those recommendations could look like. So, the rowhome or coach home concept fits into recommendation No. 3, to encourage lower-scale development along St. James and is shown as a 20-foot setback from the property line which gives enough space for landscaping in the front of the building. As the building gets up to the fourth story, the building has to be set back further to 35 feet from the property line to accommodate recommendation No. 2.

Then, as the building continues to increase in height to the fifth story, it would need to be set back 95 feet from the property line. This would allow for a typical alley

loaded rowhome or coach home development, the required setbacks for the land use and access to be located at least 60 feet from the property line per recommendation No. 3. This access could be a drive aisle to act as garages for a townhome or rowhome, or a structured parking behind the units, depending on the type of redevelopment.

Lastly, after the fifth story setback, the building height could increase to 100 feet with those height bonuses per recommendation No. 4. This would be where the mixed-use building could start and continue south to Northwest Highway. Then just flipping back and forth between these two slides illustrates the massing difference between what's been approved as the Eastman development down to what could fit into the Staff recommendations showing that there is going to be a decrease in massing that's going to be immediately adjacent to West St. James and pushing the majority of the building height south on Northwest Highway.

So, that's the first property. The second property is 2A, and these are all numbered and are consistent with the recommendations throughout, so it will be consistent there. This is the AT&T property at 106 West Eastman. The original recommendation from December of last year was to again further study this as part of the Red Flag Resolution. The current recommendation is again to amend the Downtown Master Plan to include redevelopment standards for the property.

Those recommendations, there are seven of them here, these recommendations are going to mirror the Eastman approval. A lot of what's on this slide is also going to be the Staff recommendations for the actual Eastman property just to the west. The setbacks are going to be consistent at 10 feet from West St. James, and the remaining setbacks on Vail and Eastman would be compliant with B-5 standards. A larger setback would be required for upper stories, similar to Eastman where the second story would be set back 20 feet, and then the sixth story would be set back 50.

The building height would be limited to 77 feet or six stories per the Eastman approval, and then, again, consistent with the architectural design guidelines as the Village Bank property to be contextual with the design of the surrounding area. Then, recommendation No. 5 again to include focal points as is consistent with other properties that are in the Downtown Master Plan. Sidewalks on Vail Avenue and Eastman Street will have to meet the downtown design standards. Ideal redevelopment of the property would include uses that activate the street on Vail and Eastman, and those could be commercial or restaurant uses. Then, residential, office or mixed uses would be on the upper stories, and the prohibited uses again would be the 24-hour gas station, funeral parlor, drive-through uses and auto-oriented uses.

That was 2A. 2B is the actual Eastman property, Block 316 at 116-120 West Eastman Street. These recommendations are also based on what was approved on Eastman, so they mirror exactly what was on AT&T with the only change being recommendation No. 4, which is site specific to this one in particular to restrict site access to ingress only from West Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.

That wraps up 2B, and we'll move on to the next one.

MS. NICHOLAS: These next properties are the residential properties with frontage along Park Place, and these are images of the existing properties which include an apartment building, multiple single-family homes, and townhomes.

For these properties, they're all currently zoned R-7 with a Comprehensive Plan designation as "high density multi-family." The recommendation from December has not changed at this time, so our current recommendation is consistent with that

which is to change the designation of these properties to “moderate density multi-family” on the Comprehensive Plan future Land Use Map whereas they are currently designated as “high density multi-family.”

Additionally, Staff is also evaluating rezoning these properties to match the new Comprehensive Plan designation if that were to be recommended for approval tonight. However, that's not topic of tonight's hearing, so that's something that Staff will continue to research and evaluate moving forward, but these exhibits here show the existing and proposed Comprehensive Plan and Zoning Maps. As you can see, if the Comprehensive Plan were to be amended, it would be shaded in a lighter brown to indicate the “moderate density multi-family” classification, and then also we show the Zoning Map exhibit to portray what that would look like if that were to take place.

MR. LYSICATOS: Okay, thank you, Hailey.

Property No. 4 is in a similar vein, is on the rear half of that same block that is between Park Place and Northwest Highway. This focuses on the two auto-oriented businesses that are along Northwest Highway, 400-424 and 380 West Northwest Highway. So, you see on the left-hand side is the corner property that wraps around at 400-424, and the property on the right-hand side is 380 which is farther east along Northwest Highway.

The recommendation currently is to amend the Comprehensive Plan to change the designation of the northern portion of 400-424 West Northwest Highway from “commercial” to “moderate density multi-family residential” to match the properties Hailey just highlighted. There are no zoning changes being recommended at this time. Specifically, you'll see on the diagram on the top is the existing Comprehensive Plan which shows the commercial aspect that's being changed on the northern half of that property. Property No. 4 is I believe five parcels, so there's two or three parcels in that new light brown area which will be wholly within that residential district, and then the last parcel on the west side, on the left-hand side of the block is going to be cut in half, for the northern half to be residential to be consistent with the block of West Park Place.

As Hailey mentioned, at this point, we're not considering any zoning changes, specifically with these properties, as they are very specifically constructed to accommodate auto uses. We don't think it's appropriate at this time, especially along Northwest Highway, to address that zoning.

MS. NICHOLAS: The next properties are the Village-owned properties at Parking Lot S. So, the recommendation for this property is really just to amend the Comprehensive Plan so that it matches these properties' current zoning designation. Therefore, the recommendation from December is not changed, which is to amend the Comprehensive Plan to change the designation from “single-family attached” to “government.”

These next properties are two parcels located on the southwest corner of Campbell Street and Chestnut Avenue. These properties are currently occupied by a parking lot and a single-family home. Similar as the previous properties, the recommendation is to amend the Comprehensive Plan so that it matches its current zone designation of R-6, whereas it is currently designated as “high density multi-family” in the Comprehensive Plan Map. Therefore, the recommendation from December has not changed, which is to amend the Comprehensive Plan to change the designation from “high density multi-family” to “moderate density multi-family.”

MR. LYSICATOS: Okay, so what I'll do now is just kind of rehash and highlight the recommendations that we have at this point, and then we'll open it to board and to the public for comment.

The first set of recommendations here is for Properties 1, 2A and 2B, which are the three properties that Dan highlighted with amendments to the Comprehensive Plan, specifically portions of the Downtown Master Plan to include new pages in Section 6. The first one would be three new pages entitled Block 409, 234 West Northwest Highway, that is the Village Bank property and the illustrations that you saw in Slides 12, 13 and 14 and those 11 recommendations.

The second one would be to amend the same Downtown Master Plan and add one page for 106 West Eastman, which is the AT&T property, with the slide with the six recommendations that you saw.

Then, finally, the third new page for the 116-120 West Eastman property which was heard earlier in the year; again, it would be that Slide 19 with the recommendations that were put forward.

Following that, we would also recommend the remaining four properties to have amendments to the Comprehensive Land Use Map to reclassify those properties as was described. The first one will be the six subject properties on Park Place that Hailey discussed to be changed from "high density multi-family" to "moderate density multi-family" on page 22. So, 4A and B are those properties that I highlighted on West Northwest Highway, specifically it would be the parcels that are exclusively on Park Place. I believe those are a number of parcels that would change to the "moderate density multi-family" from the "high density," and then reclassify the north portion or the back portion of the property fronting on Northwest Highway as multi-family as well.

The fifth recommendation would be the two properties that currently are within the Village parking lot, and those will be changed to 'governmental' from "single-family attached."

Lastly, there were two properties along Campbell Street that will be amended from "high density multi-family" to "moderate density multi-family."

So, at this point, we'll take any questions or comments that the Board has.

CHAIRPERSON CHERWIN: Thank you, Michael.

Is there a motion to submit the report into the record?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON CHERWIN: All right, all in favor of the motion?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Staff report entered into the record.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: Commissioners, do we have any questions? We'll start down here with Mr. Joe.

COMMISSIONER LORENZINI: Nothing for me at this point.

CHAIRPERSON CHERWIN: Okay, Bruce, anything before public comment?

COMMISSIONER GREEN: It's a very well done study. I can say there's a lot of information here, and I have no questions at this time.

CHAIRPERSON CHERWIN: Mr. John?

COMMISSIONER SIGALOS: I have no questions at this time.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, just a question for Staff maybe for the record. If some form of this Red Flag Resolution is approved, these are recommendations and they alter the Master Plan. Going forward, if there were individuals that wanted to present changes to this plan, what's the process?

MR. LYSICATOS: Present changes specific to these recommendations?

COMMISSIONER DROST: Specific to the resolution and to the recommendations. These are merely recommendations, they won't become --

MR. LYSICATOS: Yes, these are recommended. So, at tonight's meeting, we're requesting that the board make a recommendation to the Village Board. That will be taken up in short order by the Village Board to memorialize these recommendations. The public hearing tonight is the opportunity to hear from the public their concerns or comments or support, and of course from the Plan Commissioners, on anything that might be adjusted. If there is something that comes out of this that we should consider, that could be entered into tonight, into the recommendations, and we would do that and prepare that for the Village Board for their consideration.

COMMISSIONER DROST: Yes, my only concern is, going back to the Master Plan in 2007, there has been changes, and if there is not the inertia to get things done, there can be further changes to these recommendations.

MR. LYSICATOS: Yes. Yes, there could, and even within the Downtown Master Plan, it could be further amended. These were sections that did not have specific redevelopment guidelines. The three properties that we're highlighting today, they had general building height guidelines which is in Section 7, but Section 6 which is very specific on each of the blocks on what type of development should manifest there for the most part has been relatively successful in guiding that development. I'll add that that is essentially the purpose of the Master Plan is to be a guidance document. These aren't codifying these recommendations into a zoning code. They're really to give us something to lean on when a specific development comes in to get more specific on those design elements, but it gives us a framework to work from where we didn't necessarily have that when we walked through the Eastman Project.

COMMISSIONER DROST: Yes, I'm just kind of making sure that if there's public comment, that --

MR. LYSICATOS: Of course.

COMMISSIONER DROST: Thank you.

CHAIRPERSON CHERWIN: And so, when a project, a specific project was to come before us, we would go through the same process and ask for, if they needed relief from this, we would go through the same process we always go through.

COMMISSIONER DROST: Good.

MR. LYSICATOS: Right.

CHAIRPERSON CHERWIN: And now we're looking at the Comprehensive Plan as one aspect of the overall development.

MR. LYSICATOS: Right.

COMMISSIONER DROST: So, this is not the law just yet.

CHAIRPERSON CHERWIN: Not just yet. Not until Giorgio says so.

COMMISSIONER DROST: Okay.

CHAIRPERSON CHERWIN: All right, well, I guess we'll move to the public hearing, open it up for public comments. If you'd like to address the Chair, if you have any

comments on this, we can start on the first row on this side if we have anything. We have four individuals, nothing there. Second row looks like we've got some movement.

When you do step up, if you could please just recite your name, spell it for our transcript and just let us know where you live if you could, generally or specifically if you'd like.

PUBLIC COMMENTARY FOR PC #24-002

MR. GAYNOR: Sure. Hi, good evening. Tom Gaynor, 208 West Fremont. Gaynor is G-a-y-n-o-r. 42-year resident, currently serving as the HANA Board President. I'm speaking on my behalf tonight; I'm not representing the entire HANA neighborhood.

We've been on quite a journey together, and I really thought it's probably just good to make a note of we started with our down-zoning activity, we had a whole adventure with the Eastman Project, and now we have Red Flag ordinance. I think, you know, the level of trying to get this thing right is really commendable. I think the degree of collaboration between Staff, the Commission, the Board and the neighbors, I think it's something that I think we ought to just make note of and say that's a good model.

I think getting this design right in this very special, peculiar neighborhood with high density transitioning to single-family is something that's not trivial. I think getting everybody engaged in figuring this thing out has been really kind of key. So, a big hug from, at least from me, that I think what we've been doing is the right approach towards this. So, thank you for that.

We do have, through the Red Flag activity, I think we've made significant progress in terms of shoring up what has been a threatened neighborhood, as well as tightening up what the Village can do to further improve the downtown as well as the transition to our neighborhood. So, back to the collaborative thing, I think we're doing I think the right kinds of stuff. There is always opportunity for improvement. I do have a couple of comments, and I know I have some neighbors that are going to maybe get a little more specific.

One that's really not a HANA thing, but the AT&T building one still strikes me as awkward where you could have zero lot line between the Eastman Project and AT&T. I don't know if maybe that's handled in a, specific to a development proposal stage, but having two seven-story buildings touching each other I think is really a rather peculiar and unique situation for the Village that, you know, we've kind of not addressed.

Village Bank & Trust is probably our biggest concern because that's the biggest property. When I met with the President of Village Bank & Trust at the ribbon cutting, she says they have no intention of moving because they just remodeled and they're here to stay and they want to be good neighbors, all the right kinds of stuff, but who knows? Things can change. A 100-foot building in that spot, even with the right kind of, as we're doing which is great, setbacks, step-down, all of those philosophies are exactly what we, you know, worked to achieve with the Eastman Project, but that's still going to be a lot. That's going to be a big building on a triangle that really doesn't have a grid, you know, that allows, you know, things to expand beyond it. So, that one property is probably the biggest concern.

From a historic preservation standpoint, 307-309 Park Place are 100-year-old homes that are just, they sparkle. I mean, they're right out looking at Memorial Park, and they've been single-family forever. They would just be, I think the right thing to do, to keep those as R-3. I know we're not talking zoning tonight, but those are single-family homes and they're keepers. They really do provide the kind of right environment for our Memorial Park setting there.

Then the last one is, John Lewis couldn't make it, a fellow board member, he's at 406 West Fremont. He says this is maybe a clerical issue, but the parking lot to the west of him on Fremont Street facing the apartments down there is, in the Master Plan is noted as high density, although the whole block is currently zoned residential. So, there is a discrepancy between the two, and maybe that happens a lot, I don't know, but the Master Plan and what it's currently zoned are out of sync, and I think it would be good to tighten that up as we go through and, you know, address the issues in this neighborhood.

So, that's what I wanted to share tonight. Again, thank you for all of your work, and this is a lot of work to go through all this, and the collaboration and the level of professionalism is really commendable. Thanks.

CHAIRPERSON CHERWIN: Thank you, sir. Real quick, Michael, did you want to comment on that, on the discrepancy that Mr. Gaynor brought up? Is that something that's --

MR. LYSICATOS: I would have to look into it, but maybe we can get all the comments so if there's something that we can clarify at the --end.

CHAIRPERSON CHERWIN: Okay, that's fine. I just wanted to put it on your radar.

Next in Mr. Gaynor's row, if you want to come up and join us? Please state your name, spell it for the record and let us know generally where you live.

MS. MENZIES: Hi, my name is Vivian Menzies, M-e-n-z-i-e-s, and I live at 212 West Fremont.

In general, I think the proposals for the Red Flag Resolution are very positive. I think we're heading in a really great direction, and I really want to thank the Village Staff in particular for all the work that you guys have done, and the Commissioners as well. You guys have done a lot of hard work and it's really paid off, but I think even the best plan can still be improved.

I guess I'd like to put it in a little bit of historical context. A lot of what we're asking for isn't as much a change as a restoration of what was. Each of the four blocks in our neighborhoods were 100 percent single-family R-3, and each one of those blocks has been broken up in some way by either a parking lot or an apartment building or something that has taken out a couple of the homes and put something else in there. So, a lot of what we're trying to do is make those blocks continuous and keep the neighborhood in tact.

Part of what has happened because of that, as we keep having these battles over developments, and hopefully these guidelines will help stop some of that, the guidelines will be more clear and it will save time for the developer, save time for Staff, and save time for us and maybe we can get our lives back a bit. One of the biggest positives out of all the recommendations that I saw was the rowhomes that are recommended in the Village Bank property. I think that is absolutely wonderful. I think it's a really great fit for the neighborhood because it blends in well with the character of the single-family homes. It's a good step-down which is a philosophy that we really would like to see you stick to. It will blend in with the low-rise multi-family units that are there.

But in the same Village Bank property, the recommendation for the maximum height, a 100-foot building just doesn't seem to fit. It's totally out of character, and I think it's going to stick out like a sore thumb. Even being next to the Eastman Project that's 77 feet, it's just too tall. If the height of that could match what the Eastman Project has, then you've got a consistent height in all three of those properties. I think that would be much better aesthetically, and it would also, you know, would just align with what the height of the Eastman

Project is and what the recommended height for the AT&T property is. I think those properties need to be considered as a whole; they kind of are a unit.

The other area that Tom already mentioned is that the homes at 307 and 309 Park Place, those homes should be R-3. This is another block that was all single-family homes until the Quad and the apartment building were built. It's just such a unique area because of its location directly across from Memorial Park, and those homes, having single-family homes on all sides of Memorial Park kind of anchors that park and gives it sort of a quiet dignity that I think you lose if it becomes all multi-family. I'd like to keep having that sense of quiet and calm there.

Finally, I know this is kind of a big ask and maybe doesn't make much sense, but there's the Village-owned property, the parking lot that we have the Farmer's Market at, and I realize that it is a parking lot right now but those lots used to be single-family homes as well. It's possible that in the future, that that parking lot won't be needed for commuters. We've seen big changes with Covid where nobody was commuting for a while, and that could happen again. It's important that blocks stay in tact, and this is an opportunity to potentially restore that block if that lot is not needed at sometime in the future. So, that's just what I would like to see.

But overall, I think the recommendations are great and I think the guidelines will be truly helpful. Thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

Anyone in the same row, comments? Okay, we're going to move to I think the back row. Yes, ma'am? Please come up and state your name, spell your last name.

MS. McKINNEY: Hi, can you hear me okay?

CHAIRPERSON CHERWIN: Yes, very well.

MS. McKINNEY: Sarah McKinney, M-c-K-i-n-n-e-y --

CHAIRPERSON CHERWIN: Thank you.

MS. McKINNEY: -- and I'm at 203 West Fremont. I just want to start out by saying thank you. I know this is a huge undertaking, and I'm grateful that we've all learned from the Eastman development and that the Village is working on improving this process going forward. I think having these guidelines are necessary to inspire development and get the kind of development that's desirable for our area.

I also think it helps to be efficient with everyone's time, residents, developers or Village Staff, all of you guys, our Board. Many of us were very engaged with the Eastman process. This resolution is really the result of us working through that process and being heard. I'm hopeful that our Plan Commissioners can add some value to what our Village Staff has proposed to ensure that this is a good balance for everyone in the area.

My concerns are mostly the AT&T site and Village Bank. One of the documents that the Village prepared mentioned looking at the whole block, so we don't have this piecemeal approach. I really appreciated that. That feels like the right way to do this. I think the guidelines for the appearances using traditional materials, green space, those are so helpful. I think that's great. The suggestion of rowhomes on the Village Bank site is a really nice transition to our smaller multi-family and single-family homes. I appreciate the variety of that housing type for this area.

The Eastman Project is 135 units, mostly studios and one-bedrooms. They're very small units and it's a very dense project. With that in mind, I'm concerned about the density for this whole block. A 100-foot structure on the suggested area of that Village Bank property, if it has the same kind of density as Eastman, that could have a huge impact on our area. If AT&T has a similar makeup, you know, mostly studios and one-bedrooms, these really

small units, my question is could we potentially have 400 or 500 units on this block some day?

I know you guys have all these great equations that you run, and so I'm asking if you could run those equations for density and determine that and kind of give us a maximum number like what we're really looking at, right? Once the Eastman Project is completed and those 135 units are filled, we're likely to learn more lessons from that. It could be positive, it could be negative, we don't know. But I think we're going to learn how that project impacts the quality of life for our area residents and what it does to the sustainability of our historic neighborhood.

So, my final question is if we learn some really valuable lessons once that is built, are we going to be able to do anything with the lessons? Like will we be able to do anything with that experience? Will the Village Board be able to request changes to a proposed development for the AT&T site or the Village Bank site without the threat of legal consequences for the developer, or are we as residents just stuck? Thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

Anyone else in the back row over here?

MS. COUGHLIN: Hi, Elena Coughlin, C-o-u-g-h-l-i-n, 121 West Fremont. I want to echo my neighbors saying thank you so much, the Eastman Project was a doozy. We put a lot of time and effort. We spent birthdays here, due dates here. I think you know I'm always dragging a kid or two here because we can't seem to find a way to make it happen, but thank you for everything, and thank you for protecting us as much as you could throughout that.

I just wanted to ask if we could try to take the most conservative approach possible. It doesn't sound like there's a ton of push-back from the current owners of this land. Could we possibly take a conservative approach, especially after everyone went through with the Eastman Project? Because I believe that developers can always come and ask for variances and ask if it makes sense for the Village to do certain things. So, if you're feeling like maybe this is too high, 100 feet is too high, that's too many people, could we act conservatively now and then possibly give more in the future instead of always kind of trying to backtrack to preserve the historic and our little neighborhood so it doesn't sink? Thank you so much.

CHAIRPERSON CHERWIN: Thank you for your comment.

Do we have anyone else on that side of the room? I can't really see back there. Yes, ma'am? No problem, come on up. Be happy to hear you.

MS. MEYER: Hi, I'm Danette Meyer. I live at 29 South Mitchell Avenue. I'm here with my neighbors also from Mitchell Avenue, and we are just really glad to see the inclusion of the 307 West Campbell Street, possible redesignation from "moderate density." You know, we were concerned previously and we've come and we've talked about like Sigwalt and all of that that was happening there. I just think it's great to change it from, you know, that high density to moderate density, and I think many of our neighbors really agree with that. It gives us a little bit more peace of mind knowing that it's not going to be like a large, you know, apartment building on that corner when our lots on that Mitchell are so short, like 107 feet.

So, we're really grateful for that. We just wanted to thank you and show our support.

CHAIRPERSON CHERWIN: Thank you.

Anyone else on this side of the room that we haven't gotten to? No? We'll move over here.

Sir, do you have any comment?

MR. ADREANI: Yes, thank you.

CHAIRPERSON CHERWIN: Sir, why don't you come on up?

MR. ADREANI: Good evening. My name is Bruce Adreani, A-d-r-e-a-n-i.

Thanks for the Staff in putting all this together and the board for listening to this, and thank you for all your comments. I'm a builder/developer, so I know exactly what you're talking about regarding toning down some of the property heights, the setbacks, things like that. I'm sure the time will come before us that I would be coming and talking to you about the properties that I own.

So, my thoughts tonight, and as mentioned to the Staff earlier, is regarding No. 6 up there. I own the properties at 307 Campbell and 217. One of my concerns is the other property that I have is 309 Campbell, and that sits directly across the street from the six-story apartment building. I'm just wondering why the 309 Campbell would not be included in there also. So, I just want to make this, put this on the record tonight that I think it should be included in there. Some day, maybe the house will be falling down and whatnot, I just don't know.

It's an older home and I think the property line, the west property line of 309 lines up with the west property line to the north of the six-story apartment building. So, for those reasons, I think that that should be included in here.

Coming from a high density multi-family to moderate density multi-family, I think that will be talked about for a while. I think that probably upon submission of some plans is when the most talked about time for a property will be discussed with Staff. Putting townhomes on this property, I think that that will be a lower type density, and I don't know whether or not any of these property owners that are affected by these changes would be compensated from the Village for down-zoning or down-Comprehensive Plan of their property. I just don't know, and maybe they should be compensated for the benefit that they provide the area.

So, those are my thoughts tonight. Hopefully, this will be put through. I'm just wondering, one of my thoughts before was the townhomes that are on Sigwalt, would they be allowable to go in over here on Campbell? It would be something that I would talk about. Whether or not they would be, maybe only Staff and the Commission can talk about it.

So, with that in mind, thank you very much.

CHAIRPERSON CHERWIN: Thank you, sir.

Gentleman?

MR. WHISTLER: Good evening, Commissioners. Thank you for allowing me to speak. I'm Bob Whistler, address 2192 North Charter Point Drive. That's in Arlington Heights, Illinois.

I am the manager of the LLC which owns the properties at 400 West Northwest Highway and 380 West Northwest Highway. We purchased the 400 West Northwest Highway property in November of 2016. We purchased the 380 property in March of 2019. The 400 property was built in 1948, it was a car dealer back in the day. The 380 property as far as I can find out was built in the 1980's.

In February of 2017, we started discussions and had meetings with the Planning Department of Arlington Heights to redevelop the 400 property. We did market studies, traffic studies, hired an architect, hired an attorney. We had neighborhood meetings, and we also had an early review. We requested R-7 Zoning which was consistent to the Arlington Gardens Apartments which is across the street from us and the adjacent property. In our minds, the Village Staff and neighborhood were all negative on the project. We listened and we moved on.

We've operated our property and also we purchased the adjacent property, 380, automotive property since then. Now, December 2023, the apartments are approved on the Eastman property where there are two old office buildings. After several

meetings, public neighborhood comments, variation, the project was approved. Nice project in my mind, nice development, and also a good developer.

I then received notification from the Village of the Red Flag Resolution, and the Assistant Director, Michael, would like to meet, and we agreed. We had a nice meeting in March to discuss our property and the resolution. My question of Michael was, at the time, what problem are we trying to solve? In reading the minutes of the April 11th Plan Commission meeting, it is the same question that Commissioner Jensen asked, what problem are we trying to solve?

I have the same question today. I ended our meeting by telling Michael, whatever you do, just don't hurt our investment. Now, what I read from the information that I was provided, which was a little different than what I read tonight, but you want to amend the Comprehensive Plan to down-zone my back area from B-3 to R-6, and the information that I was provided said that you wanted to evaluate down-zoning my front from B-3 to B-2. These changes hurt us; they do not help. Less uses, less property value.

As I read the resolution, as it says, I don't need to go over paragraph one which talks about the properties, but in paragraph two, it says, whereas the President and Board of Trustees have determined it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate and recommend to the Board of Trustees whether and to what extent the Zoning Code, the Comprehensive Plan, the Downtown Plan, and other Village land use regulations should be amended with respect to the properties, properties that we're talking about. In my mind, it's not in the best interest of the Village and residents. It should say the best interest of the adjacent neighborhood.

This is and was an exercise to appease the neighbors. How many Red Flag Resolutions do we have in Arlington Heights or have we had? Where was the last one that we had? Are we reviewing other small areas in the Comprehensive Plan in Arlington Heights at this time? The zoning and rezoning should be on a case-by-case basis.

I oppose the amendment to the Comprehensive Plan as it relates to our properties, and at the time, if you so are evaluating the zoning, taking a down-zoning from B-3 to B-2, I also oppose that. Thank you very much for your time. I appreciate it. Have a good evening.

CHAIRPERSON CHERWIN: Thank you, Mr. Whistler.

Sir, in the back?

AUDIENCE MEMBER: I'm okay, thank you.

CHAIRPERSON CHERWIN: Okay, anyone else that we missed? I don't think there is. Yes, ma'am? You may.

MS. RODRIGUEZ: Good evening. My name is Ileana Rodriguez, R-o-d-r-i-g-u-e-z. I am a resident of 18 South Mitchell Avenue.

I showed up to show support for the recommendation No. 6 around the down-sizing of the high density to moderate density housing in a corner as, you know, my neighbor just shared, that is really adjacent to single-family homes and would be following this development very closely. Mr. Adreani's comments just, I just felt needed to be, you know, addressed. So, this is just, you know, compelling to the Staff and, you know, to the Planning Board to just really be thoughtful about how the buying power of developers cannot be what informs the evolution of our neighborhoods.

Not that long ago, I was in a meeting in the Design Commission meeting where Mr. Adreani was claiming he didn't have enough resources and needed to downgrade some of the elements of the development on Sigwalt Avenue, and we had to listen to

that. Yet, we're able to keep buying properties and keep creeping into the neighborhood.

Please let's really keep in mind, and yes, a piece in the neighborhood, we are the residents of this Village. We are the voters and the taxpayers of this Village. I think it's absolutely critical that the quality of our lives be essential to the decision making process of the Planning Committee, not the business interests and the developer interests. Just because you keep creeping in and are able to buy homes, your interests do not get to follow you.

So, thank you for everything that you've done to really listen to the neighborhoods, listen to the community, bring things into perspective, because this community has been growing. Single-family homes are being nurtured. Streets are becoming really, you know, block party communities. We want to keep building that. So, I appreciate your attention to the community and all the efforts that have led to today. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else?

(No response.)

CHAIRPERSON CHERWIN: Okay, I think we'll move to close the public hearing, back to the Plan Commissioners. Actually, before we get to the Plan Commissioners, Staff, we had some issues raised. One was the first one I talked about, about the discrepancy in the parking lot was to Mr. Lewis' house.

MR. LYSICATOS: Yes.

CHAIRPERSON CHERWIN: That's something I don't know if you have an answer, you might not have an answer for it yet.

MR. LYSICATOS: We don't have an answer for it at this moment. Again, this is not a zoning discussion. I think that's more of a zoning discussion.

CHAIRPERSON CHERWIN: I think you're right, yes.

MR. LYSICATOS: Yes, I think right now we're focused on the Comp Plan amendments which are much more general for that block and I think a portion of that block which would provide consistency. We'd have to take a second look at the zoning. I think that also relates to the single-family discussion --

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: -- 307-309.

CHAIRPERSON CHERWIN: The 100-foot height and all that, that's all real zoning in particular, right? I mean, that's not in the Comp Plan?

MR. LYSICATOS: The 100-foot height is I think a little bit more within our recommendations, but just specifically the zoning of some of the higher density or the single-family homes on that Park Place block I think will be a next step for us. It will probably be the issues that will be focused on that as a separate public hearing, a future public hearing.

CHAIRPERSON CHERWIN: Okay, let's see. I'm just looking through my notes. I know there was an issue of, you know, can we reevaluate, are we stuck? I mean, I would say this is a good example of us reevaluating because we've learned from the prior development. There has been feedback and the Village has taken affirmative action to try to understand that. So, I would say if, down the road if there's more learnings, you know, then it would be another similar process potentially.

I'm looking at, I guess Mr. Whistler brought up the question, you know, one of the things that concerns me about this which is, I appreciate the work that the Staff has done, but I guess what I'm, the only thing that concerns me is this is sort of a one-off type of situation and I don't necessarily see this going on in other parts of the Village.

Do we plan to put, I know there was a controversial project a few weeks ago, and I'm sure the people affected by that decision would have appreciated a process like this and didn't get it. What, where are we going with it?

MR. LYSICATOS: So, I can speak to the history of what happened here with the Eastman Project. There was a significant response from the public when that proposal was put forward. There was a lot of dialogue and changes that were made with the developer. I think that request was really put forward in the Village Board so that, as a need, because I think the dynamics of this development within a relatively densely populated portion of our Village, the downtown being an integral part of several neighborhoods that are right there and sort of a lynchpin right there, and I think that's what really spurred the Red Flag Resolution.

Some of the other, we have not heard a response on other neighborhoods specifically, but we do like to look at the Comprehensive Plan every single year to determine if there are changes we need to consider. I think this was something that was just brought to the floor because of that process that we went through and the entitlements at the Eastman Project.

There was, I do want to respond briefly to Mr. Whistler's comments, and we did hear them. When we sat at the meeting, they told us that the redevelopment project that they wanted to move forward with a number of years ago was really what they had their hearts set on, what they felt was economically viable for the property, if not, they didn't want to hurt the prospects of the property as is and the tenants that they have. To that end, we did remove even the recommendation for the changing in the zoning to that exact point. Those buildings are really built for those auto-oriented businesses. Thank you for the history of that, I think he explained, you know, it goes back to the 40's, it was really built for cars. That's why we have even removed the discussion of changing the zoning. If at some point that redevelops, I think we'll have that discussion then to his point of rezoning.

We did look at the back half of the Comp Plan amendment, specifically to have continuity in the back of that block. We know if those properties at 400 and 380 get redeveloped, there'll be a very specific discussion of what we need to do there. I think it is trying to put forward the vision of having that Park Place block become wholly residential in the future at some point, but it wouldn't change, it wouldn't create nonconformities with zoning. It would not create any issues at that point. We're not even discussing the zoning changes for a future hearing for that reason. We don't really want to change the viability of those buildings as is.

CHAIRPERSON CHERWIN: So, if Mr. Whistler or Mr. Adreani were to come with a development and it's maybe out of the scope of what we're agreeing to here, we can evaluate that at the time and see if it fits --

MR. LYSICATOS: Yes, correct.

CHAIRPERSON CHERWIN: -- and there can be change.

MR. LYSICATOS: Yes, that would be considered on the merits at the redevelopment proposal, much like it was in 2017. That's why I think we're just looking at the Comp Plan for the rear sites of that property because of the juxtaposition of the uses as they are right now with those residential uses, it's more of a long-term land use plan. That's really what the Comp Plan is, which we're not looking to change, like I said, the zoning at this point.

CHAIRPERSON CHERWIN: Which, based on the last several weeks, I think in some of the decisions, that can be done relatively easily it sounds like. Okay, yes, I guess I'm talking a lot here, but --

COMMISSIONER DROST: That's good.

CHAIRPERSON CHERWIN: Oh, you like that, George? I appreciate that. I

don't think anyone else agrees.

John, do you have any comments down there?

COMMISSIONER SIGALOS: No, I don't.

CHAIRPERSON CHERWIN: George, anything?

COMMISSIONER DROST: Yes, my comment is basically addressing, you know, some of the concerns that the Whistlers, that Bob Whistler made. Sort of the history, too, is that, and to kind of balance this with Ms. Rodriguez's point, I think as the Planning Department and Commission, we try to find the balance basically to try to make the community a community of good neighbors. I think both developers, Bruce Adreani and the Whistlers are examples of developers that are invested in they community. They've done a lot of developments, they come back, they understand that process. Bob's dad was on the task force that created the 2007 plan.

So, you know, there's a lot of history here, and I'm pretty sympathetic to those issues. I know it's hard to kind of look at values but most of, well, the two examples we have here, they come into the community and they understand the community and they make decisions based on, you know, current zoning. This is where maybe a greater balance or there is some form that the Village Board of Trustees can look at, all right, these people came in at a certain time, had an expectation, if we do this down-zoning, that there is a taking, you know, it comes into this loss of condemnation. So, I think that's got to be an issue that maybe the Trustees can look at.

But again, to the point, this is a plan, this is to move forward. We're, you know, learning through this history of the Eastman and other projects before it. But I'd like to, if I was going to make a public comment in the roll call, that they look at the developers, the developer's history and not injure them for, you know, what they've made an investment in. Again, it's hard to, you know, evaluate when the investor came in, where the developer lives and what those plans were, and then quantitating that into some sort of monetary compensation or leave it as is and reverse that process and say we need to down-zone because the current zoning is too generous. So, it's just a general comment.

CHAIRPERSON CHERWIN: It's a good comment, George. I guess since you're okay with me speaking --

COMMISSIONER DROST: Yes, you go ahead.

CHAIRPERSON CHERWIN: -- I have one more comment. You know, the other thing I'd add, too, is that I think it's been very clear, again I'm going to refer to the last few weeks, that the Village is very intent on, you know, promoting projects, making housing more affordable in the Village and finding projects where housing is more affordable. Sometimes, you know, other considerations get cast aside in favor of that apparently, but the real way to do that is density. You know, I mean, if we're going to say, if we're going to go around now and saying, well, affordable housing is very important and we need to do that, but then we say, well, but we don't want it to be very dense, so Mr. Whistler and Mr. Adreani can't create a development that makes economic sense, we're not going to get the density. So, it's either, you know, if you want affordable housing, you have to deal with density. If that's a real issue and the Village wants to promote it, then they have to get comfortable with density, and there are certain parts of the Village that are more conducive to density than other parts of the Village, and this area, the downtown area being one of them.

So, on one hand, we can't really say, oh, well, we want all this affordable housing, and on the other hand say but we don't want any density, because really the only way to make that happen is more density, because developers can't put in buildings and we can't get the type of redevelopment and units without, you know, density as a major

consideration; otherwise, we're hamstringing the developers who are investing in the community.

So, that would be my thought.

Anybody else?

COMMISSIONER GREEN: I agree with that.

CHAIRPERSON CHERWIN: Well, thanks, Bruce.

COMMISSIONER GREEN: That's very good.

CHAIRPERSON CHERWIN: I got Bruce and George.

COMMISSIONER GREEN: Nice to have one on each side.

CHAIRPERSON CHERWIN: Joe, anything else?

COMMISSIONER LORENZINI: You know, I've got kind of a clarification question for Michael. So, what we're talking about here today is just revising the Comprehensive Plan, we're not changing the zoning.

MR. LYSICATOS: Correct.

COMMISSIONER LORENZINI: So, basically, the Comprehensive Plan is kind of like a guideline, but the zoning is what we legally can do.

MR. LYSICATOS: Correct. The Land Use Map within the Comprehensive Plan, it's a master plan, it's a long-range plan. So, I think it talks about, and what we're talking about here is creating continuity within these blocks, guiding the types of development we'd like to steer towards different areas. But what it comes down to it, the zoning is what controls your entitlements. The zoning is, when a developer comes to ask for entitlements or variations, that's really the nuts and bolts of it is the zoning.

So, you know, for instance, the property here is an ideal one to look at where we may be looking at a long-range plan for the rear of the property which looks at more moderate density residential. That's a long-range plan. That's a long-range land use, not unlike what the developer came in in 2017 and wanted to potentially do, but to balance that, we heard from them don't hurt what we have now. They have tenants in their space, they're viable buildings. They have tenants who want to be there. We didn't want to change any of that underlying zoning to that effect. They would not become nonconformities. They would not become issues if they're bringing in a new tenant or moving a tenant out.

So, that's where we try to balance that there. It doesn't stop it from coming in and having a long-range plan if these things modify over time. To your point about density, that's what we suggested also with the Eastman property, with the three first properties that we recommended. That is steering more density towards those larger developable blocks that you can master plan through PUDs, creating those setbacks, and we have those transition zones within that property at Village Bank.

I think we're trying to achieve what the Plan Commission is suggesting in creating those opportunities to provide all of those really policy points that have come up poignantly over the last few months. It feels it's deja vu a little bit with some of our meetings, but I think that's what we're trying to do is organize it a little bit more from a general land use point.

There are some zoning recommendations here to be considered at a future meeting, but specifically with this property, we're saying we don't want to go there.

COMMISSIONER LORENZINI: So, one of the earlier cross sections showed a potential 100-story building.

MR. LYSICATOS: Yes, the 100-foot building? Yes.

COMMISSIONER LORENZINI: Yes, the 100-foot. Is that based, the 100-foot based on the Comprehensive Plan or zoning?

MR. LYSICATOS: So, the 100-foot is based on the existing Downtown Master Plan recommendation. So, the existing Downtown Master Plan from 2007 recommended a 100-foot for the whole block in essence.

COMMISSIONER LORENZINI: Is it zoned for that?

MR. LYSICATOS: The zoning there I believe is B-5. The zoning, actually, I believe is 140 feet, is the zoning there, because it's within the B-5. So, the B-5 can go to 140 feet.

COMMISSIONER LORENZINI: If somebody did come by and come up with a 100-foot tall story building, you know, they're not actually, they won't be a shoo in to get it done because they still have to pass the Board of Trustees?

MR. LYSICATOS: Correct. This would still be a planned unit development.

COMMISSIONER LORENZINI: Okay, so if we change the zoning or Comprehensive Plan on any of these, it's not a guarantee that what they have now is a guarantee to do whatever they want to do.

MR. LYSICATOS: Correct, and to clarify --

COMMISSIONER LORENZINI: So, everything is negotiable, okay.

MR. LYSICATOS: Yes, and to clarify for this specific recommendation, it's not a zoning recommendation.

COMMISSIONER LORENZINI: Right.

MR. LYSICATOS: This is just within the Downtown Master Plan to guide the type of development we would look into. The minutia and the very specific elements that we would have to do, similar to what we have with Eastman which were quite a bit of work, and with the Board, with the Plan Commission and then the Village Board, to create that planned unit development which would be required here. So, this is to set the ground rules of how we would discuss setbacks, steering those elements that we heard from the public, from the Plan Commission, when they challenge us to find how do we create that transition within the zone on this specific property. I think that's what we try to achieve here.

COMMISSIONER LORENZINI: All right, so what we're doing tonight is really just passing guidelines.

MR. LYSICATOS: Correct.

COMMISSIONER LORENZINI: That everybody can hopefully live with.
Thank you.

COMMISSIONER DROST: Yes, and I was just going to add this other point on the dynamic that goes on in the Village. Right now we've got, and this is just the papers, no insider information, but that there's a merger with Albertson and Kroeger and there's two locations that are pretty close together in my neighborhood. We've got a Jewel, and then in the Stone Gate area we've got a Mariano's. So, the question is, you know, will that be considered as one of the properties to be shed and how that is developed. So, that really becomes, you know, an issue and the flexibility that you have to build into these plans is to adopt to those changing conditions.

CHAIRPERSON CHERWIN: Thank you, George.

Okay, so it's a Comp Plan change, no zoning. I guess one follow-up, Michael. Is there any imminent plan for a rezoning or anything at this point or are we just talking, I mean, I know we're just talking Comp Plan now, but have there been discussions? Has there been any framework for a rezoning?

MR. LYSICATOS: There were two I believe of the properties where we were making recommendations for the zoning that we could discuss a little bit tonight. But they

would, to get into detail, we would schedule a public hearing. We would have to follow a different public process for that which is quite detailed, but I believe it was --

CHAIRPERSON CHERWIN: It's just those two properties?

MR. LYSICATOS: This one? Yes, so we looked at this potentially, the R-7 to R-6, which is that whole back half of that No. 4. I think we're going to leave off the zoning though for the properties at 400, 424. We're not going to rezone this as R-6. So, this would be, you see where it says R-6 on the bottom right-hand panel?

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: That would stop at pretty much the star.

CHAIRPERSON CHERWIN: Correct.

MR. LYSICATOS: I believe the start is the 4.

MS. NICHOLAS: The townhome.

MR. LYSICATOS: That's the townhomes, so it'd stop at the star. That's where the zoning recommendation that we would be talking about would stop. We wouldn't touch the properties west of that at this point. So, that is one zoning recommendation.

We talked to the residents on that block. There didn't seem to be major concerns, but again, that would come up in more detail at a public hearing. We could discuss what those specific impacts would be --

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: -- and we did hear some comments today we would take into consideration before that, we heard a few.

CHAIRPERSON CHERWIN: Yes, I think it's appropriate to talk to the property owners, too.

MR. LYSICATOS: As you see here, we talked about, so this property, again, where it says B-3 on the top, those are not, we're not going to change the zoning there. So, that's not going to be included in that R-6.

No. 6, I believe we're not, oh, we're talking about this one at 5. Yes, 5, R-5, we would want to move forward with the zoning on that, correct?

MR. OSOBA: No, it's already zoned P-L.

MR. LYSICATOS: It's already zoned P-L. That one is zoned P-L, so we don't have to worry about that. No. 6, we would leave that as a B-6, or R-6, I'm sorry. That would be left as R-6. We're not looking to change that. It would just match the Comp Plan to not be high density, so that would be more in line with what we're talking about the future land use should reflect more of what the zoning is there. I think that's about it.

CHAIRPERSON CHERWIN: All right.

MR. LYSICATOS: So, there's not that many elements of zoning that we would come back for. We will take comments that we receive tonight from the Plan Commission, from the public, to refine those recommendations that would be the subject of a future hearing.

CHAIRPERSON CHERWIN: Okay, thank you for that summary on the potential future zoning.

MR. LYSICATOS: Absolutely.

CHAIRPERSON CHERWIN: For this meeting, we're not getting into the zoning. We're talking about the Comp Plan. Do we have, is there a motion from anybody? Would anybody like to pass a motion, or I should say suggest a motion?

COMMISSIONER DROST: Yes, I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-002, to

amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights to include the following:

1. Section 6 - New page 32A, 32B, and 32C entitled Block 409 (234 West Northwest Highway);
- 2.A. Section 6 - New page 32D entitled Block 316 (106 West Eastman Street); and
- 2.B. Section 6 - New page 32E entitled Block 316 (116-120 West Eastman Street);

and to:

3. Amend the Comprehensive Plan Land Use Map to reclassify the six subject properties located at 301-303 West Park Place, 307 West Park Place, 309 West Park Place, 315 West Park Place, and 402-404 North Chestnut Avenue from “high density multi-family” to “moderate density multi-family”;
- 4.A. Amend the Comprehensive Plan Land Use Map to reclassify portions of the subject property located at 400-424 West Northwest Highway located on the south side of West Park Place and North Fremont Street from “high density multi-family” to “moderate density multi-family”;
- 4.B. Amend the Comprehensive Plan Land Use Map to reclassify a portion of the subject property at 400-424 West Northwest Highway from “commercial” to “moderate density multi-family.” The portion of the property to be reclassified is located on the northern portion of the property at the southwest corner of North Walnut Avenue and West Fremont Street with the southern limits of the reclassification defined by the rear lot lines of the adjacent resident properties to the east along West Park Place.
6. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 110 West St. James Street and 112 West St. James Street from “single-family attached” classification to “government”; and
7. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 307 West Campbell Street and 217 West Campbell Street from “high density multi-family” to “moderate density multi-family.”

CHAIRPERSON CHERWIN: Okay.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, we have a motion on the table for approval with a second.

Michael, do you want to take a roll call of votes?

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye with comment.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: And Commissioner Drost, you had a comment?

COMMISSIONER DROST: Yes, the comment is basically good job, Staff, community. The concern that I've got is that the economic issues of recognizing developers and the developers that have been consistent partners with the Village, that we consider some of the impact on what they might do as far as developing their property, and that there may be ways to compensate them if there is a position that they have that is compensatable.

CHAIRPERSON CHERWIN: Thank you, sir.

Okay, well, that closes the public hearing on that agenda item. Next up is other business.

I don't believe we have any, Michael?

MR. LYSICATOS: No, sir.

CHAIRPERSON CHERWIN: And then the next agenda item would be public comment.

Yes, sir?

GENERAL PUBLIC COMMENTARY

MR. MOENS: Thank you, Chair Cherwin, I appreciate that. I'd like to flashback just for a moment to the Full Circle ordeal we had a couple of weeks ago. There is a statistic that was frequently cited and we heard during that approval process, and that statistic was according to the Illinois Housing Development Authority which they call IHDA, 10 percent of year-round units are required to be affordable in a community. Also according to IHDA, Arlington Heights has 19.8 percent of year-round units that are affordable today.

So, why do we need any more affordable housing? We are exceeding the requirement by almost 10 percent. The problem is, with that 19.8 percent number, is that it is way overstated, especially the IHDA calculation of the owner-occupied affordable units for all communities. So, all communities are overstated in that calculation in the IHDA formula.

The Affordable Housing Planning Appeal Act determines if a community is exempt or non-exempt to the act based upon this IHDA calculation. They listed the communities in relative order, not absolute to that number, that 19.8, they list it in relative. So, the absolute number is overstated, but it's the relative order that is important to this.

So, I would encourage you to please visit the IHDA website and review how this exemption is calculated by IHDA. I think you would see how it overstates, especially the owner-occupied affordable units part of that 19.8 percent. So, I think next time we hear this statistic being quoted as a reason for normal affordable units in Arlington Heights, I think what we have to do is what I've been told, take that with a large grain of salt. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Any other public comments?

(No response.)

CHAIRPERSON CHERWIN: All right, we will close that portion of it.

Do we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)
CHAIRPERSON CHERWIN: All right.
(Gavel pounded.)
CHAIRPERSON CHERWIN: Meeting closed.
(Whereupon, at 8:49 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., 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, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
10/9/2024

Item: Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. -
PC#24-001
Planned Unit Development Amendment
Department: Planning & Community Development

Item Description:
Requested Action

1. Amendment to the Planned Unit Development (PUD) Ordinance #70-089 and #2-019 to modify a previously approved parking variation.

Variations Required

1. Variation to Chapter 28, Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

Recommendation

The Staff Development Committee (SDC) has reviewed the proposed Planned Unit Development Amendment Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

The Staff Development Committee recommends APPROVAL of the application subject to the following conditions:

1. If issues with the parking supply are observed by the Village on 2010 S. Arlington Heights Road consisting of complaints, code violations relating to parking of vehicles, or similar parking issues, the Village at its sole discretion, shall require the property owner to construct the proposed parking layout on the property in substantial conformance to the Concept Parking Plan – East Layout prepared by Gewalt Hamilton Associates, Inc. on 09/18/2024, which is attached as Exhibit I.
2. The property owner shall provide notice to the Village upon any change

or expansion of a medical office use within the building on the subject property for conformance with this approval. A Planned Unit Development Amendment and parking variation may be required and/or the implementation of the Concept Parking Plan – East Layout referenced in condition #1 at the discretion of the Village.

3. The property owner shall provide an updated landscape plan demonstrating compliance with the requirements of Section 6.15-1.2 New Landscaping Requirements if the Concept Parking Plan – East Layout referenced in condition #1 is implemented. Landscape planting shall be installed at the discretion of the Village.

4. The property owner shall provide a three-foot high landscaping screen between public rights-of-way and the adjacent parking area along S. Arlington Heights Road and W. Seegers Road to comply with Chapter 28, Section 6.15. Landscaping compliant with this section shall be installed during the 2025 planting season.

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

ATTACHMENTS:

1. PC Staff Report
2. Legal Ad
3. Aerial
4. CPRC Minutes 1-10-24
5. Project Description
6. Plat of Survey
7. Parking Study
8. Department Comments - Round 1
9. Department Comments - Round 1 Addendum with PD Comments
10. Petitioner Response - Round 1
11. Department Comments - Round 2
12. Petitioner Response - Round 2



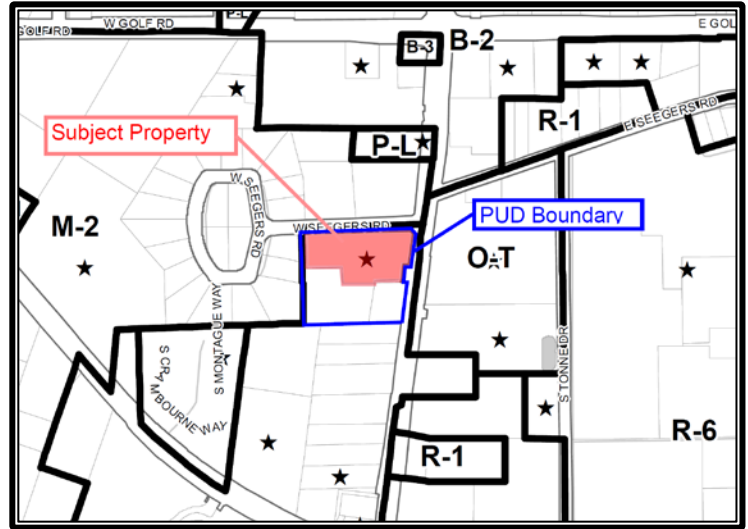
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC 24-001
Project Title: Doctor's Subdivision PUD
 Amendment
Location: 2010 S Arlington Heights Rd
PIN: 08-16-200-070 through -073

To: Plan Commission
Prepared By: Dan Osoba, Planner I
Meeting Date: October 9, 2024
Date Prepared: October 3, 2024

Petitioner: Samuel A. Orticelli, Esq.
Address: 432 Tremingham Way
 Venice, FL 34293
Property Owner: SG Arlington Heights
 MOB, LLC

Existing Zoning: B-2: General Business District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2: Limited Heavy Manufacturing District	Multi-tenant office building	Institutional / R&D, Manufacturing, Warehousing
South	B-2: General Business District	Multi-tenant office building	Offices Only
East	O-T: Office Transitional District	Multi-tenant office complex (vacant)	Mixed-Use
West	M-2: Limited Heavy Manufacturing District	Multi-tenant Office/Light Industrial buildings	R&D, Manufacturing, Warehousing

Requested Action:

1. Amendment to the Planned Unit Development (PUD) Ordinance #70-089 and #2-019 to modify a previously approved parking variation.

Variations Required:

1. Variation to Chapter 28, Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

Project Background:

The subject property is located at 2010 S. Arlington Heights Road, which is at the southwest corner of S. Arlington Heights Road and W. Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprises approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%).

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking spaces with access from both S. Arlington Heights Road and W. Seegers Road. The second parking area contains 62 parking spaces and is located at the rear of the building with access from W. Seegers road only. At its intersection with S. Arlington Heights Road, W. Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The property owner, SG Arlington Heights MOB, LLC, purchased the property in 2021 and is requesting to be able to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed as medical offices require more parking than standard offices. As such, this Plan Commission application is requesting approval of a parking variation to allow 127 parking spaces where code required 200 parking spaces. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District and the original PUD on the property was approved in 1970 via Ordinance 70-089. This PUD was to occur as a two phased development with the building on the subject site (2010 S. Arlington Heights Road) consisting of Phase I, and Phase II to involve either a second building to the south, or a building addition to the Phase I building along the southern side. Phase II was never constructed; however, the PUD was subdivided in 1975 to create a singular lot for the subject property (Lot 1 – 2010 S. Arlington Heights Road), and the second lot for the Phase II site (Lot 2 – 2020 S. Arlington Heights Road). In 2002, the PUD was amended to allow development of the Phase II site with an office building for non-medical office tenants, and a parking variation was granted to the Phase II site to allow 157 parking spaces where 203 parking spaces were required. The second building in the PUD was subsequently constructed on Lot 2 and is currently occupied by the Occupational Safety and Health Administration (OSHA). Between the two sites, a total of 284 parking spaces are provided.

The Comprehensive Plan classifies this property as appropriate for “Offices Only” land uses and the existing and proposed medical office uses on the subject property are compatible with this designation.

Building, Site, Landscaping:

The petitioner is not proposing any site or building modifications as part of their request; however, Village staff has requested the petitioner to provide a plan to expand and more efficiently arrange parking on the subject site if or when the existing parking cannot meet the demand of the existing or proposed medical tenants in the future. This plan would include site modifications, which would be required to be reviewed by the Village prior to approval and construction. Further details are provided in the *Parking & Traffic* section in this report.

The site is currently not code compliant in providing a 3-foot tall landscape screen between the adjacent public rights-of-way and the adjacent parking lot on S. Arlington Heights Road and W. Seegers Road. Staff has requested that the property owner provide landscaping to comply with Chapter 28, Section 6.15 during the 2025 planting season. A condition of approval is recommended by the SDC to require this landscape installation.

Parking & Traffic:

Per Section 6.12-1(2)(a), the petitioner was required to provide a detailed traffic and parking study prepared by a certified traffic engineer. The preliminary review of this petition by the Staff Development

Committee (SDC) and the Conceptual Plan Review Committee (CPRC) requested that the study assess parking primarily as the SDC was not aware of any traffic related issues relating to this PUD and as such, a detailed traffic analysis was not necessary. A detailed parking study was requested, which surveyed existing parking usage on the overall PUD (2010 and 2020 S. Arlington Heights Road) over a three-day period, as well as the adjacent street parking located along W. Seegers Road. The study was also requested to provide an estimation of the future parking demand based on full occupancy of the 2010 S. Arlington Heights Road property with entirely medical office users by using Institute of Transportation Engineers (ITE) demand projections, Village code requirements, and extrapolated parking survey results.

The petitioner provided such a study prepared by Gewalt Hamilton Associates, Inc, which is included as an attached document to this agenda item. The study provided existing conditions of access to the site from both S. Arlington Heights Road and W. Seegers Road and found no issues with traffic flow or circulation. It should be noted that in 2002 when the Phase II site was reviewed by the Village, traffic optimization considerations were reviewed to reduce the number of curb cuts on S. Arlington Heights Road (there are two for the subject site and one for the OSHA building) and relocate the eastern site access from W. Seegers Road further away from the intersection of S. Arlington Heights Road and W. Seegers Road. The improvements were ultimately not required with the 2002 PUD amendment; however, they were reviewed and evaluated if modifications to the parking field were made in the future. These improvement concepts were used by the petitioner to prepare a contingency parking plan, discussed in more detail below.

As noted above, the petitioner has requested the following parking variation:

- **Chapter 28, Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.**

In order to justify the request, the parking variation must comply with the following standards for approval:

- **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 detailed parking study provides a survey of three days (Appendix B of the study), which included a Thursday in February 2024 and a Thursday and Saturday in March 2024. The survey results indicate a maximum of 46% (58 of 127) parking spaces occupied on Thursday. The weekend day was less occupied at 26%. Using these survey results, the study estimates future parking demand if the entire 40,000 square-foot building would be occupied by medical office users. There is approximately 11,400 square-feet of vacant tenant space in the building that the petitioner would like to be able to use as medical office. The parking study estimated the amount of parking that would be needed if the vacant tenant space was occupied with a medical user on an hourly basis using ITE standards (See Appendix E of the Study). When these are applied to the existing demand as identified in the survey, the future tenant parking demand would be highest at 11:00 am with a maximum demand of 97 spaces or 76% occupied (55 spaces surveyed + 42 spaces required per ITE hourly demand at 11:00 am for future medical office users within the entire building). When estimating demand based on Village parking requirements of 1 space per 200 square-feet of medical office floor area, this increases to a maximum of 112 spaces or 88% occupied when the entire building is used for medical office space. The parking survey and analysis indicate that the existing 127 parking spaces on site accommodate future demand for parking if the entire building at 2010 S. Arlington Heights Road was used for medical office based on parking survey results, ITE hourly projections and Village code requirements.

Although there is no distinction between types of medical office land uses from a parking perspective, the Village has observed disparity in the demand for parking at medical offices based on the type of medical office proposed. For instance, a dental office or pediatricians office generally incurs a higher

demand for parking than a sleep therapy office. The largest tenant within 2010 S. Arlington Heights Road is approximately 6,200 square-feet and used for sleep therapy. The SDC is concerned that if that portion of the building were to be reoccupied with a higher intensity medical office land use, then a potential parking problem could occur.

Due to the parking variation request to reduce the required parking by 36.5% or 73 spaces, a parking variation already granted for Phase II within this PUD (22.6% reduction), and the existing tenant list of medical office uses, staff requested the petitioner provide a contingency parking plan and recommends that a parking variation approval be conditioned to include this contingency parking plan. Staff worked with the petitioner to provide a parking plan that reconfigures the existing access, optimizes the parking layout, and provides more efficient site circulation to account for a potential increase in parking demand on the subject site. The contingency parking plan (also titled Proposed Concept Plan – East Lot) is attached as Exhibit I to this report. The plan provides a reconfigured parking and site layout for the eastern parking field that reduces the site access onto S. Arlington Heights Road from two (2) to one (1) to utilize that space for additional parking. The access from W. Seegers Road is shown slightly further west to provide a larger distance from the intersection of W. Seegers Road and S. Arlington Heights Road. This plan also accounts for parking lot island and accessibility space requirements to comply with current code requirements where the existing parking lot may not. The contingency parking plan would be required to be implemented at the discretion of the Village based on issues with parking supply observed by the Village on 2010 S. Arlington Heights Road consisting of complaints, code violations relating to parking of vehicles, or similar parking issues. If this contingency parking plan is required to be implemented by the Village, plans shall be prepared and reviewed by Village staff prior to demolition or construction of any of the plan elements. The SDC recommends this condition as the contingency parking plan would provide an increase in parking and more efficient site circulation to account for future parking demands if it is needed. A condition of approval has been recommended by the SDC to this effect.

Below is the parking analysis for the subject property at 2010 S. Arlington Heights Road showing the current tenant list, required parking ratio and the deficit of 73 spaces as identified in this parking variation request:

2010 S. Arlington Heights Rd – Parking Calculated as All Medical Offices					
Unit	Unit Type	Tenant Name	Square Area	Parking Ratio	Required Parking
41/45	Vacancy	VACANT	4,144	1/ 200	21
100	Vacancy	VACANT	1,329	1/ 200	7
101	Medical	Nihon Medical Clinic	5,909	1/ 200	30
110	Medical	Better Health LLC	2,742	1/ 200	14
121	Medical	McNelis Family Eye Care	2,742	1/ 200	14
141	Medical	Midwest Professional Med Care	1,349	1/ 200	7
200	Vacancy	VACANT	1,565	1/ 200	8
209	Medical	Accumed Center/Patel	3,150	1/ 200	16
210	Medical	Exponent, Inc.	2,313	1/ 200	12
215	Medical	Chicago Family Wellness	1,229	1/ 200	6
218	Medical	Dr. Edward Shim, DDS	1,231	1/ 200	6
219	Medical	Verne A. Schwager, MD, SC	1,416	1/ 200	7
225	Medical	Prisms Group LLC	1,223	1/ 200	6

235	Medical	SIWA Enterprises Inc	1,745	1/ 200	9
240	Medical	ARC Fertility Ventures	1,762	1/ 200	9
300	Medical	Advanced Sleep Therapy, Ltd.	6,229	1/ 200	31
TOTAL REQUIRED (per Code)			40,078		200
TOTAL PROVIDED					127
SURPLUS / (DEFICIT)					(73)

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed Planned Unit Development Amendment Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

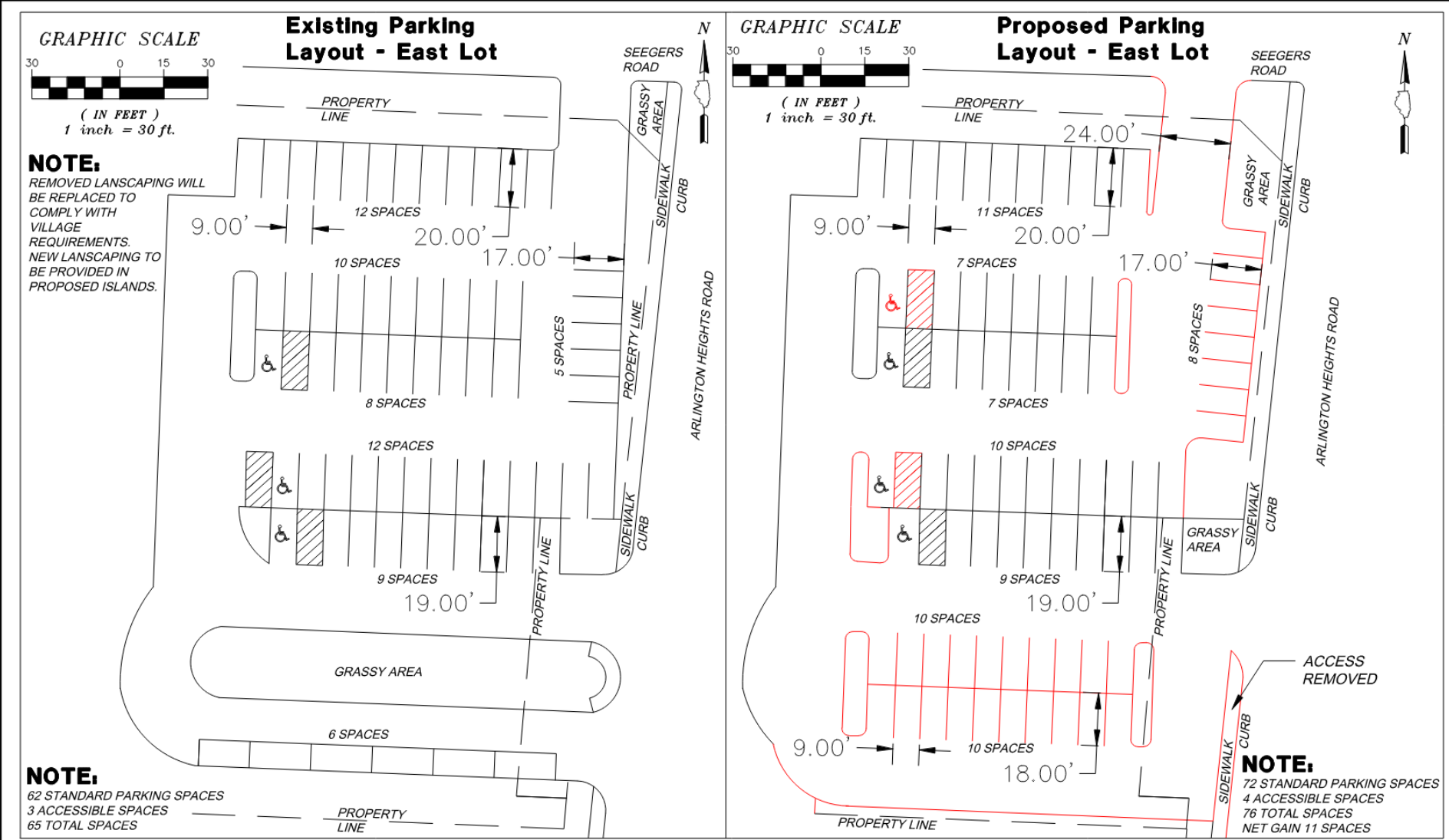
1. If issues with the parking supply are observed by the Village on 2010 S. Arlington Heights Road consisting of complaints, code violations relating to parking of vehicles, or similar parking issues, the Village at its sole discretion, shall require the property owner to construct the proposed parking layout on the property in substantial conformance to the Concept Parking Plan – East Layout prepared by Gewalt Hamilton Associates, Inc. on 09/18/2024, which is attached as Exhibit I.
2. The property owner shall provide notice to the Village upon any change or expansion of a medical office use within the building on the subject property for conformance with this approval. A Planned Unit Development Amendment and parking variation may be required and/or the implementation of the Concept Parking Plan – East Layout referenced in condition #1 at the discretion of the Village.
3. The property owner shall provide an updated landscape plan demonstrating compliance with the requirements of Section 6.15-1.2 New Landscaping Requirements if the Concept Parking Plan – East Layout referenced in condition #1 is implemented. Landscape planting shall be installed at the discretion of the Village.
4. The property owner shall provide a three-foot-high landscaping screen between public rights-of-way and the adjacent parking area along S. Arlington Heights Road and W. Seegers Road to comply with Chapter 28, Section 6.15. Landscaping compliant with this section shall be installed during the 2025 planting season.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

October 3, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT I – Contingency Parking Plan



GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive • Vernon Hills, IL 60061
Tel.: 847.478.9700 • Fax.: 847.478.9701

PARKING LAYOUT
CONCEPT PARKING PLAN - EAST LOT
2010 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

FILE: Parking Plan.dwg	
DRAWN BY:	DW
DATE:	09/18/2024
CHECKED BY:	DB
GHA PROJECT #	6066.900
SCALE	1" = 30'

P:\6050-6099\6066.900 - ARLINGTON HEIGHTS PARKING STUDY\TRAFFIC DESIGN\TRAFFIC IMPACT STUDY\STUDY\EXHIBITS\PARKING PLAN.DWG 9/19/2024 11:23 AM

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON OCTOBER 9, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-001 to request for an Amendment to Planned Unit Development Ordinance #70-089 and Ordinance #02-019 to modify a previously approved parking variation to permit 127 parking spaces where 200 parking spaces are required on the property, located at 2010 S. Arlington Heights Road in Arlington Heights, Illinois. The PIN for the subject property is 08-16-200-071.

The subject property is legally described as follows:
LOT 1 IN DOCTOR'S SUBDIVISION OF PART OF LOT 6 IN THE SUBDIVISION OF JOSEPH A BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 94176541), IN COOK COUNTY, ILLINOIS.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald September 24, 2024 (261453)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/24/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 261453





Subject Property
2010 S Arlington
Heights Rd

Doctor's
Subdivision
PUD Boundary

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 A MEETING HELD ON:

January 10, 2024

Project Title: Doctor's Subdivision PUD Amendment
 Address: 2010-2020 S. Arlington Heights Road
 Petitioner: Samuel A. Orticelli, Esq.
 Address: 432 Tremingham Way
 Venice, FL 34293

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation.

Variations Required:

1. Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.

Attendees: Sam Orticelli, Attorney
 Jay Cherwin, Plan Commissioner
 George Drost, Plan Commissioner
 Bruce Green, Plan Commissioner
 Michael Lysicatos, Planning Department
 Sam Hubbard, Planning Department

Project Summary:

The subject property is located at the southwest corner of Arlington Heights Road and Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprise approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%). Several of the existing medical office tenants are expected to vacate the building in 2024 as their leases are set to expire.

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking stalls with access from both Arlington Heights Road and Seegers Road. The second parking area contains 62 parking stalls and is located at the rear of the building with access from Seegers Road. At its intersection with Arlington Heights Road, Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The petitioner purchased the property in 2021 and would like to have the ability to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed. As such, they are intending to submit a Plan Commission application requesting approval of a parking variation. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Meeting Discussion:

Mr. Orticelli – introduced himself and explained that he was representing the owners of the building at 2010 S. Arlington Heights Road. He was hoping to clear up a parking problem that he believe stemmed back to 2002. The building was initially built in 1970 as part of a PUD. The original plans were to build this building and then a second phase was to occur about two years later. The second phase was never built, but the PUD stipulated that 241 parking spaces were to be provided across both phases. The development is called the Doctor Subdivision and has always been meant to accommodate medical

offices, used by medical tenants. When the second phase wasn't built, the owners of the 2010 building subdivided the property into two lots and then they sold off the second lot (2020 S Arlington Heights Rd). There was an amendment to the PUD to allow development on the second lot and that amendment allowed 157 spaces on the second lot, whereas the original PUD was to contain a total of 241 parking spaces. The 157 spaces on the second lot equated to 22.7% reduction in code required parking on that lot where 203 parking spaces were required.

With regards to the 2010 building, per his calculations, 200 spaces are required. This figure is calculated by taking the gross floor area of the 2010 building, which we've determined to be approximately 40,000 square feet and assigning one parking space for every 200 square feet of medical floor area. This equates to 200 spaces required for the 2010 building.

Mr. Orticelli questioned the zoning ordinance and specifically section 28-10-10.1, sharing that it says *where a building permit has been issued prior to the effective date of this section and provided that construction has begun within six months of such effective date and diligently pursued the completion, parking and loading facilities as required here and after need not be provided*. Mr. Orticelli shared his interpretation of Section 28 10-10.1, which in his opinion means that the 2010 property does not need to comply with the one parking space per 200 square feet of medical office floor area, but that the parking requirement should be based on the regulations that were in effect prior to the effective date of that amendment, which were one space for every 250 square feet of floor area, plus one space for every three staff members.

Calculating the parking requirement for the medical office building under this premise, he arrives at a requirement for 176 spaces, opposed to the 200 that the Village has calculated. He reiterated that when the 2002 amendment was passed to allow development at 2020 S Arlington Heights Road, a variance was granted to allow a reduction from 203 to 157 parking stalls, that's a 22% reduction. He hoped that staff might consider a similar reduction that works out to a reduction for the 2010 building, which would equate to a requirement for 136 spaces. Currently there are 127 spaces on the site, so under this allowance there would be a deficit of nine.

Mr. Orticelli shared in the in the 2002 amendment to the PUD, it was encouraged that there be an agreement between the owner of the 2020 building to have shared parking. He noted that in order for this to be accomplished, it would take a lot of construction due to the parking lots are on different levels.

Mr. Orticelli visited the lot, and of the 127 spaces on Lot 1 (2010 building), only 33% of the spaces were being used, while the rest were empty at 1:30 pm. In summary, our request is to see the current 127 spaces approved or at worst increase the deficit by 9 spaces. There have been no other parking problems on the property.

Mr. Hubbard – shared that there is complicated history on these two properties. This medical office building, the subject of this request, is part of a PUD. It is a two-lot PUD. Originally approved in 1970 as a two-phased development, and the second phase was never built. The property was subdivided into two lots and sold off. The second lot was eventually developed in 2002, and is home to the OSHA building. At that time, a parking variation was granted to the OSHA building, and its development was authorized via a PUD amendment. One of the requirements of approval of that PUD was that the two property owners within the PUD negotiate and pursue a shared parking agreement. This condition of approval did not strictly require shared parking to be executed and recorded, but it was a hope that the two property owners would be able to negotiate and record it.

The intention was that if parking was shared between the two sites, the unified approach to parking would be able to maximize the amount of parking in sum, rather than each site maximizing their own individual parking separately, which resulted in less parking overall. In other words, together they could provide more parking than just individually on each site.

Each site operates at a significant deficit relative to parking, the goal was to bring the PUD closer to compliance and make it a more feasible site for higher parking demand uses. That agreement was never reached in 2002, although the PUD amendment was approved to allow construction of the OSHA building.

Now in 2024, the petitioner is requesting a variation to allow all medical office tenancy within the northern building of the site (2010 building), and because this is part of a PUD it requires a variation through the PUD process. As part of this request and per Code, the Village is asking the petitioner to provide a parking study that surveys parking on both lots and on adjacent streets over a three-day period, to ascertain the existing parking demand. Then forecast out what that parking demand would be if the site is tenanted completely with medical office uses. Staff is also asking that as part of this process, the two sites agree to a shared parking agreement that would allow them to maximize the parking between both sites as was designed and contemplated back in 2002.

Staff is also asking that the medical office building analyze and revise the front parking area, which would maximize parking there if reconfigured, and would allow more onsite parking to get closer to parking compliance and reduce the extent of any variation. The petitioner has submitted an initial response to the parking variation approval criteria. Staff will evaluate that once the full application has been received, along with the parking surveys and the parking data from the parking study. Staff is generally supportive, subject to being able to resolve some of these issues, and the petitioner is encouraged to move forward if they're able to prove up that parking can be viable, and implement some of these parking changes and negotiate a successful shared parking agreement to allow both sites to be closer in compliance to code requirements.

Commissioner Drost – inquired about the argument of grandfathering the parking surplus that was would have been generated at the time of the original PUD approval, does that have any merit to it?

Mr. Hubbard – the original parking for the overall PUD as approved in 1970 was for 241 parking stalls. It was not possible to grandfather in that amount of parking for the overall PUD; there exist no plans showing what that second phase involved that generated the requirement for 241 stalls. In order to take advantage of that amount, the PUD today would need to be substantially compliant with what was approved in 1970. When the PUD was amended in 2002, it completely changed what that parking calculation, so the 241-parking stall amount was obsolete upon approval of the amended PUD. Relative to the Code section that Mr. Orticelli brought up, it was his understanding that the section being referenced was a holdover from the original 1959 Zoning Code, so anything prior to 1959 would probably be allowed, but he did not think it applies to development from 1970. Staff could look into it as part of any Plan Commission review process.

Mr. Orticelli – stated that the 241 overall PUD parking requirement was a combination of phase one and the projected phase two parking requirement. As Mr. Hubbard said, there are no plans in the file for phase two. However, it's reasonable to assume that the 241-parking stall requirement was arrived at by the medical office use, using the standard of 1 space per 250 square feet of gross floor area, plus one space for every three staff members. The 241-parking stall amount was actually reduced from 250 required in 1970 due to certain land banked parking areas as part of the original PUD plan.

Mr. Hubbard – stated the 1970 approval and allowances were not relevant at this point because we don't have a plan showing what was approved that equated to 241 stalls; the approval could have hypothetically been for a 10,000 square foot phase two building addition, whereas what was actually constructed is the OSHA building at 60,000 square feet. The 1970 approval was amended and the opinion of the Planning Department was that the 1970 parking allowance is obsolete at this point.

Mr. Orticelli – explained the OSHA building is a training facility and has approval for a reduction of parking spaces of 22.7%. The building has students coming and going and there is a much higher need for parking with a building like that than there is for a medical office building. Ownership has the goal of receiving approval for 100% occupancy for the 2010 building by medical tenants. Some of the medical related tenants may be things like a sleep therapy clinic, which would not have a high parking demand. They would like to have the ability to lease all spaces to medical tenants, but the actual tenant mix with standard offices, could be different.

Commissioner Drost – explained that parking demand and community demographics change over time, and what made sense in 1970, and in 2002, may no longer make sense today. One of the major reasons the Plan Commission granted a parking variation to the OSHA property was that much of the parking demand came from students. They are transitory, they weren't permanent office workers or occupants, and in that particular building many of them arrived by shared rides or walk from neighboring hotels.

Commissioner Drost – asked about utilization of the OSHA parking lot. He stated that when he has driven by it does not appear to be at full capacity.

Mr. Hubbard – responded that they were asking for the parking survey of the OSHA building to determine demand on that site, which would be evaluated as part of the Plan Commission process. When the petitioner observed a low parking demand on that site, it could have been during a time when training was not taking place.

Commissioner Cherwin – stated that many times the OSHA trainees do not have their own cars and arrive by other means.

He asked the petitioner if ownership was open to a shared parking agreement with OSHA.

Mr. Orticelli – replied that ownership was having trouble leasing the 2010 site and did not see parking demand warranting shared parking. They were having trouble keeping the building afloat and could not justify a large capital investment of constructing additional parking areas that they didn't believe they needed. They were open to a stairway connection between the two sites.

Commissioner Cherwin – suggested that maybe offering a small-scale improvement like that could help to get people behind this project, along with the future allowance for shared parking. He was open to discussing a connection between the two sites to maximize parking and was interested in moving forward from the past and defining the true need of medical building parking. He also asked the Village to consider differing parking requirements for the various types of medical office uses that more adequately captured their parking demand. Not all medical office tenants had such a high parking demand as others.

Mr. Orticelli – replied that they would be open to a stairway connection and doing a parking study. They were open to additional striping to create more parking stalls. There were also about 11 parking stalls along Seegers that could accommodate demand. He reiterated that there was no current parking problem onsite and he was never aware of one existing.

Commissioner Cherwin – explained that the site had not be fully occupied for some time and may never have been fully occupied by high parking demand generating office tenants. He wasn't strictly opposed to allowing 100% medical office uses on the site but wanted to make sure that they were creating problems down the road and that there were mechanisms in place to prevent future problems.

Commissioner Drost – pointed out that one of the Village's goals was to improve the Arlington Heights Road corridor and he was somewhat wary of putting too much on the site if it was not able to accommodate for it.

Mr. Orticelli – stated that he was not in favor of paving over greenspace to create more parking just to satisfy a code requirement when there was no real parking demand to justify the need.

Commissioner Green – stated it would make sense that if it became a problem, the Village had the right to require the greenspace to be converted to parking. He supported the Village interpretation that the original parking amount from 1970 was not grandfathered in.

Mr. Hubbard – clarified that the specific conditions that the Village was considering was a requirement to expand the parking in the front and between the two uses, but only at the discretion of the village should staff observe a parking problem. We're not going to require it upfront just to meet code, unless the parking data comes back and the forecasts that there would be a parking problem if tenanted 100% by medical users. Staff wants to see the data and we are certainly supportive of keeping green space and not paving it if it's not needed. To enable any future shared parking, an agreement should be put in place as part of these approvals. We would explore options for maximizing the existing parking lot with different layouts that may allow an increase in parking stalls but not entail new paving.

Commissioner Green opened the floor for public comment.

Mr. Moens – encouraged the CPRC to complete their minutes and post them online in a more expedited way.

RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

PROJECT DESCRIPTION

SG Arlington Heights MOB LLC, a Georgia limited liability company (the "Owner"), is the owner of 2010 Arlington Heights Road ("Lot 1"), having acquired it in December of 2021. The Owner is seeking an amendment to PUD Ordinances #70-089 and #02-019 to approve a variance to allow 127 parking stalls which currently exist on Lot 1 where the Village contends that the Zoning Code requires a minimum of 200 parking stalls and the Owner contends that the code requires 176 parking stalls.

Memorandum

To: Shannon Zimmerman
Paralegal

From: Milan Patel, P.E., PTOE
CC: David Westergreen, GHA

Date: April 12th, 2024

Subject: Traffic and Parking Analysis
SG Arlington Heights MOB LLC
2010 S. Arlington Heights Rd
Arlington Heights, Illinois 60005

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Parking Analysis for the existing multi-purpose property, SG Arlington Heights MOB LLC. The property is located at located at 2010 S. Arlington Heights Road, at the southwest corner of Arlington Heights Road & Seegers Road, in Arlington Heights, IL. It is an approximately 40,078 square-foot building containing multiple different tenant spaces and businesses occupying those spaces. Most of these spaces can be classified under the umbrella of Walk in Medical Clinics.

The property is served by a total of 127 (0.63 spaces / 200 square feet) parking spaces in the parking lot including 6 accessible spaces. There are 3 full access driveways to the building along Seegers Road and 2 full access driveways at Arlington Heights Road. Parking is available at both the front and back of the building.

The following provides a summary of existing conditions, site traffic characteristics and the Parking Analysis conducted. *Exhibits* and *Appendices* referenced are located at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map as well as a map of the existing parking network.

Roadway Network

Arlington Heights Road is a north-south, principal arterial roadway providing a six-lane cross-section (3 travel lanes in each direction) with a posted speed limit of 35 mph in the site vicinity. There is a signalized intersection northeast of the property at Arlington Heights Road and Golf Road. At its signalized intersection, Arlington Heights Road expands to open northbound dual left turns lane onto Golf Road. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation.

Seegers Road is an east-west, local road roadway providing a 2-lane cross-section (one travel lanes in each direction) and no posted speed limit, therefore a speed limit of 25 miles per hour (mph) is assumed. Seegers

Road does not intersection with any other major road except for Arlington Heights Road. Seegers Road is under the jurisdiction of the Village of Arlington Heights.

At the intersection of Seegers Road and Arlington Heights Road, Seegers Road provides both an exclusive left turn and right turn lane. There is also a northbound left turn lane onto Seegers Road from Arlington Heights Road. Currently, there is no existing southbound right turn lane onto Seegers Road from Arlington Heights Road.

Pedestrian Facilities

A sidewalk is provided along both the east and north side of the site. A crosswalk is maintained across Seegers Road, which is a stop controlled 3-way intersection with Arlington Heights Road.

Part III. Parking Evaluation

Parking Requirements

Based on the parking requirements outlined in the Village of Arlington Heights Municipal Code, 1 parking spot is required for every 200 square feet (1 space / 200 SF) of floor area for medical or dental clinics. The excerpt of the Village Code can be found in **Appendix A**.

Parking Supply and Occupancy Survey – 2010 Arlington Heights Road

A parking supply and occupancy survey of the parking serving the 2010 Arlington Heights Road property was conducted on 3 separate days per client request. The parking counts were performed on Thursday, February 1st, 2024, Thursday, March 14th, 2024, between the hours of 8:00 AM – 6:00 PM, and Saturday, March 9th, 2024, between the hours of 9:00 AM – 3:00 PM. Per on-site analysis, it was found that most tenants had business hours between 9:00 AM – 5:00 PM on weekdays and 9:00 AM – 2:00 PM on weekends. The results of the parking survey are summarized on the exhibit contained in **Appendix B**. Weekdays were shown to have much more parking demand throughout the day than weekends.

Per information provided by the property owner (see **Appendix C**), the property had an occupancy of 82.4% with 33,024 square feet of 40,078 total square feet at the time of the initial parking survey on February 1st. During the dates of the latter two parking surveys, the occupancy of the property was reduced to 71.5% with 28,686 square feet of 40,078 total square feet occupied. Per client update, units 219, 225, and 235 were listed as vacated. Parking generation rates published by the Institute of Transportation Engineers (ITE) in the 6th Edition of the Parking Generation Manual were used to determine the anticipated traffic for the full occupancy of the property assuming the vacant space would also be similar walk-in clinic businesses. (see **Appendix D**). Note: the average rate was used rather than the fitted curve equation for a conservative approach.

The findings of the survey are summarized below:

- A total of 127 parking spaces were surveyed: 62 spaces to the rear of the building (areas A to C on the map), 65 parking spaces within the front parking field (areas D to H).
- Approximately 46 percent (58 of 127) of the total parking spaces surveyed were occupied at the building's peak occupancy, which occurred at 2:00 PM.
- Based on the maximum occupied parking spaces (58), and the occupied tenant space of 28,656 square feet, the observed peak parking ratio for the existing property is 0.40 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- ITE provides a percentage of parking demand (Attached as **Appendix E**) that can be used to determine how many vehicles would be expected to park in the property on an hourly basis. GHA applied these demand

percentages to the required demand of the vacant spaces in the property. The calculations can be found on **Exhibit 2** and show that the peak hour would change from 2:00 PM to 11:00 AM and the peak percentage of occupied spaces in the lots would rise from 46% to 76%.

- Based on the maximum occupied parking spaces (55) plus the additional calculated for full occupancy at its new peak time per the provided ITE Percentage of parking demand by time of day (42). The parking ratio for full occupancy is 0.48 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- 57 spaces would be demanded based on the village code for the required number of parking spaces for the vacant space in the property. **Exhibit 3** illustrates the calculations combining current existing demand and future demand of the vacant space using the village code. The peak hour would again change from 2:00 PM to 11:00 AM and the occupied spaces in the lots would rise from 46% to 88%.
- Based on the maximum occupied parking spaces during the new peak hour (55) plus the additional required parking per municipal code (57). The parking ratio for full occupancy, at its peak, is 0.56 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- As a guideline, parking demand should not exceed 90% of the supply. Based on our observations and calculations the parking supply at 2010 Arlington Heights Rd is sufficient to accommodate existing and full occupancy of the property.

Note: Approximately 340 feet of on-street parking was measured on Seegers Road. 20 feet per parking space was used to calculate a total of 17 available parking spaces on Seegers Road. Therefore, the total parking available to the property could be considered as 144 spaces (0.72 spaces / 200 SF). The survey for on-street parking can also be found in **Appendix B** under Parking Bay I. These spaces were not used in the calculations made in the parking study.

Part IV. Recommendations and Conclusions

A Parking Analysis was performed for the existing multi-purpose property, SG Arlington Heights MOB LLC. The property is located at 2010 S. Arlington Heights Road at the southwest corner of Arlington Heights Road & Seegers Road, in Arlington Heights, IL. Overall, the existing parking space available is sufficient to handle the parking demand necessary at its existing 71.5% tenant occupancy. Based on the parking analysis, it can be concluded the development provides sufficient parking spaces to accommodate the existing 71.5% tenant occupancy and potential full occupancy of the property.

Accordingly, the existing and anticipated peak parking demand would be expected to be accommodated within the available parking supply despite village code.

Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Exhibits

1. Location Map
2. Parking Calculations
3. Parking Calculations – With Municipal Code Future Parking

Appendices

- A. Village of Arlington Heights Municipal Code Excerpts
- B. 2010 Arlington Heights Road – Parking Occupancy Survey
- C. Tenant Square Foot & Business
- D. ITE Parking Generation Excerpts
- E. ITE Percentage of Peak Parking Demand

6066.900_Arlington Heights Parking Study.docx

EXHIBITS

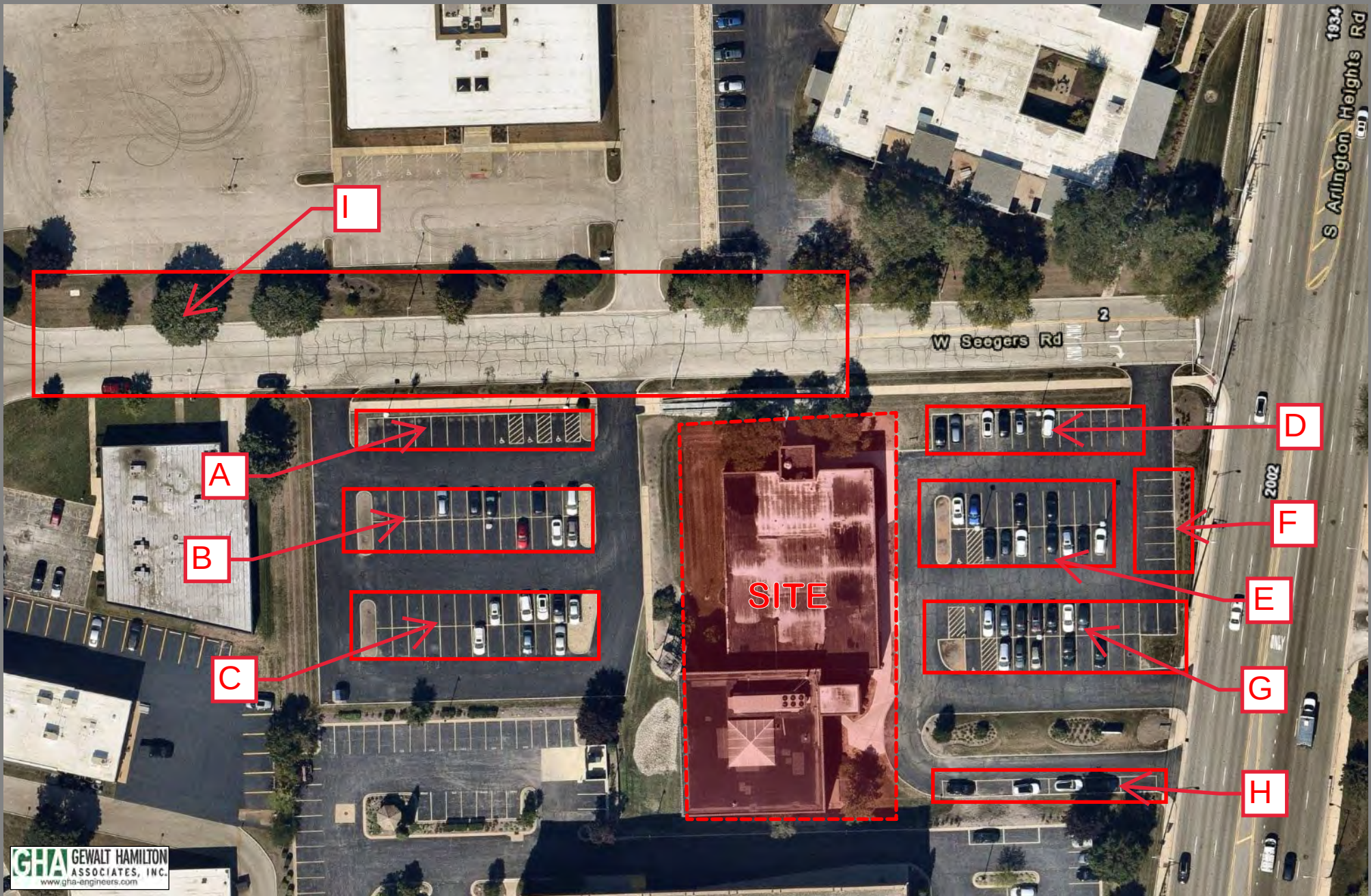


Exhibit 1 - Location Map

2010 Arlington Heights Road
Arlington Heights, IL, 60005

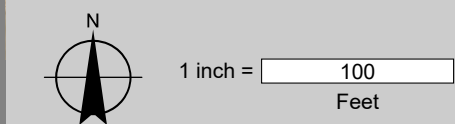


Exhibit 2
Weekday Peak Parking Calculations
SG Arlington Heights MOB LLC, 2010 Arlington Heights Rd, Arlington Heights, IL

1. Current Demand

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127 (Max)	10 ^a	37 ^c	49 ^c	55 ^a	52 ^c	46 ^c	58 ^c	54 ^c	37 ^c	22 ^c	6 ^c
	% Occupied	8%	29%	39%	43%	41%	36%	46%	43%	29%	17%	5%

2. Future tenant Parking

Future Tenant Parking

42 Spaces Req'd

11,422 sf

% use - Weekday

25	39	41	42	34	31	37	37	32	18	6
59%	92%	97%	100%	80%	74%	89%	89%	75%	44%	14%

Per ITE % peak demand by hour

3. Future Demands

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127	35	76	90	97	86	77	95	91	69	40	12
	% Occupied	28%	60%	71%	76%	68%	61%	75%	72%	54%	31%	9%

Parking Occupancy Key

≤ 60% occupied	
≤85% but >60% occupied	
>85% occupied	

^a Count taken on Thursday, February 1st, 2024

^b Count taken on Saturday, March 9th, 2024

^c Count taken on Thursday, March 14th, 2024

Exhibit 3
Weekday Peak Parking Calculations - With Municipal Code Future Parking
SG Arlington Heights MOB LLC, 2010 Arlington Heights Rd, Arlington Heights, IL

1. Current Demand

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127 (Max)	10 ^a	37 ^c	49 ^c	55 ^a	52 ^c	46 ^c	58 ^c	54 ^c	37 ^c	22 ^c	6 ^c
	% Occupied	8%	29%	39%	43%	41%	36%	46%	43%	29%	17%	5%

2. Future tenant Parking

Future Tenant Parking

11,422 SF / 200 SF =	57 Spaces Req'd	34	52	55	57	46	42	51	51	43	25	8
	% use - Weekday	59%	92%	97%	100%	80%	74%	89%	89%	75%	44%	14%

Per ITE % peak demand by hour

3. Future Demands

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127	44	89	104	112	98	88	109	105	80	47	14
	% Occupied	35%	70%	82%	88%	77%	69%	86%	83%	63%	37%	11%

Parking Occupancy Key

≤ 60% occupied	
≤85% but >60% occupied	
>85% occupied	

^a Count taken on Thursday, February 1st, 2024

^b Count taken on Saturday, March 9th, 2024

^c Count taken on Thursday, March 14th, 2024

APPENDIX A

Village of Arlington Heights Municipal Code Excerpts

ARLINGTON HEIGHTS MUNICIPAL CODE

service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property.

- e. The Police Chief, or duly appointed representative, may authorize the parking of commercial vehicles designed for providing emergency services applying the same procedures and restrictions as used for RVs.

10.2-14.3 No inoperable or unlicensed vehicle shall be permitted on any residential property for more than 48 hours unless it is in an enclosed garage.

10.3 Location of Accessory Off-Street Parking Facilities. The location of off street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

10.3-1 For Uses in an R-E, R-1, R-2, R-3, or R-4 District. Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served.

10.3-2 For Uses in an R-5, R-6 or R-7 District. All parking spaces shall be within 500 feet of the use served, except that spaces accessory to a multiple-family dwelling or apartment-hotel shall be within 300 feet of the use served. However, no parking spaces accessory to a use in an R-5 or R-7 District shall be located in an R-E, R-1, R-2, R-3 or R-4 District.

10.3-3 For Uses in Business and Manufacturing Districts. All required parking spaces shall be within 1,000 feet of the use served, except for spaces accessory to dwelling units (other than those located in a transient hotel), which shall be within 300 feet of the use served. However, no parking spaces accessory to a use in a Business or Manufacturing District shall be located in a Residence District.

(Ord. #2022-035)

10.4 Schedule of Parking Requirements. Accessory off-street parking spaces for the following uses shall be provided as required herein.

USE

REQUIREMENTS

Housing for Elderly

One space for each multi-family dwelling unit. Single family detached and attached dwelling units require two parking spaces per unit.

Dormitories

Two spaces per three residents, plus one space for each staff member.

10.4-1 RESIDENTIAL USES

USE

REQUIREMENTS

Multiple Family Dwellings
in the R-5 and R-6 Zoning Districts

Two spaces for each dwelling unit

Multiple Family Dwellings
in the R-7 Zoning District

One and one-half spaces for each dwelling unit

One & Two Family Dwellings

Two spaces for each dwelling unit

10.4-2 RETAIL - COMMERCIAL AND SERVICES USES

<u>USE</u>	<u>REQUIREMENTS</u>
Adult Use Cannabis Dispensary	One space for each 200 square feet of floor area
Amusement Device Arcades	One space for each 300 square feet of floor area
Automobile Service Stations	One space for each employee plus three spaces for each service bay
Banks	One space for each 300 square feet of floor area
Beauty Shop	One space for each 250 square feet of floor area
Bowling Alleys	Three spaces for each alley plus the required spaces for restaurants that are provided
Dance Studio	One space for each 250 square feet of floor area
Furniture and Appliance Stores	One space for each 600 square feet of floor area
Health Clubs	One space for each 250 square feet of floor area
Motor Vehicle Sales and Machinery Sales	One space for each 600 square feet of floor area
Offices - Business, Professional & Governmental	One space for each 300 square feet of floor area
Offices - Medical or Dental Clinics	One space for every 200 square feet of floor area
Medical Center	(Refer to State of Illinois Accessibility Standards for additional requirements.)
Personal Trainer	One space for each 250 square feet of floor space
Restaurant - Carry-Out	One space for each 300 square feet of floor space
Restaurant - Sit-Down	One space for each 45 square feet of seating area
Retail Stores - Not Otherwise Specified	One space for each 300 square feet of floor area

APPENDIX B

2010 Arlington Heights Road Parking Occupancy Summary

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Thursday, February 1st, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11	0	1	1	1	2	1	2	0	0	0	0
B	26	2	4	8	8	7	8	7	6	5	4	1
C	25	3	5	6	9	8	8	9	9	7	3	0
D	12	0	2	3	5	3	3	5	3	3	3	0
E	19	0	5	9	16	12	9	11	7	7	2	2
F	5	0	1	1	0	0	0	0	0	0	0	0
G	23	5	9	13	14	16	10	13	16	8	1	0
H	6	0	1	2	2	2	2	2	2	2	1	0
I - On Street												
Tower Crossing Occupied Total:	127	10	28	43	55	50	41	49	43	32	14	3
Occupancy Percentage:	100%	8%	22%	34%	43%	39%	32%	39%	34%	25%	11%	2%

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Saturday, March 9th, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11		0	0	0	0	0	1	0			
B	26		2	2	2	3	2	1	1			
C	25		9	9	9	9	9	5	2			
D	12		2	3	2	2	1	1	1			
E	19		4	6	6	4	4	2	0			
F	5		0	0	0	0	0	0	0			
G	23		8	11	11	10	7	5	2			
H	6		1	2	0	1	1	1	1			
I - On Street	17		5	5	5	5	5	5	5			
Tower Crossing Occupied Total:	127		26	33	30	29	24	16	7			
Occupancy Percentage:	100%		20%	26%	24%	23%	19%	13%	6%			

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Thursday, March 14th, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11	1	1	0	0	0	0	1	1	1	0	0
B	26	2	5	6	6	7	6	7	6	4	5	1
C	25	2	7	7	9	9	8	7	8	6	4	1
D	12	1	5	5	5	6	6	8	7	5	3	0
E	19	0	7	11	8	11	8	15	12	6	1	0
F	5	0	0	1	1	0	0	0	0	0	0	0
G	23	4	9	15	14	15	15	17	16	11	7	3
H	6	0	3	4	4	4	3	3	4	4	2	1
I - On Street	17	0	1	2	2	2	2	5	2	2	1	1
Tower Crossing Occupied Total:	127	10	37	49	47	52	46	58	54	37	22	6
Occupancy Percentage:	100%	8%	29%	39%	37%	41%	36%	46%	43%	29%	17%	5%

APPENDIX C

Tenant Square Foot & Business

Rent Roll

Properties: SG Arlington Heights MOB LLC - 2010 S. Arlington Heights Road Arlington Heights, IL 60005

Units: Active

As of: 12/31/2023

Include Non-Revenue Units: No

Unit	Sqft	Tenant	Status by SF	Rent	Annual Rent / SF	Deposit	Lease From	Lease To
SG Arlington Heights MOB LLC - 2010 S. Arlington Heights Road Arlington Heights, IL 60005								
41/45	4,144		Vacant-Unrented			0.00		
100	1,329		Vacant-Unrented			0.00		
101	5,909	Nihon Medical Clinic, S.C.	Current	9,685.39	19.67	8,650.00	01/01/2000	02/28/2031
110	2,742	Better Health LLC	Current	4,227.25	18.50	4,227.25	07/01/2023	06/30/2024
121	2,742	McNelis Family Eye Care Ltd.	Current	4,670.00	20.44	10,000.00	09/01/2020	08/31/2029
141	1,349	Midwest Professional Medical Care Inc.	Current	1,803.25	16.04	1,700.00	03/01/2021	02/28/2024
200	1,565		Vacant-Unrented			0.00		
209	3,150	Accumed Center/Patel	Current	3,362.00	12.81	3,200.00	07/01/2019	06/30/2024
210	2,313	Exponent, Inc.	Current	3,573.59	18.54	10,408.50	12/01/2022	11/30/2025
215	1,229	Chicago Family Wellness	Current	1,866.03	18.22	1,689.88	08/01/2018	07/31/2025
218	1,231	Dr. Edward Shim DDS, Ltd.	Current	2,155.52	21.01	2,154.00	03/01/2000	12/31/2032
219	1,416	Verne A. Schwager, MD, SC	Current	2,116.00	17.93	2,054.00	03/07/2022	08/31/2024
225	1,223	Prisms Group LLC	Current	1,630.67	16.00	1,426.83	12/01/2020	01/31/2024
235	1,745	SIWA Enterprises Inc.	Current	2,200.00	15.13	0.00	06/01/2021	05/31/2024
240	1,762	ARC Fertility Ventures, LLC	Current	2,322.90	15.82	2,349.33	03/01/2017	03/31/2026
300	6,229	Advanced Sleep Therapy, Ltd.	Current	5,709.39	11.00	10,000.00	07/01/2020	08/31/2028
16 Units	40,078		82.4% Occupied	45,321.99	16.46	57,859.79		
Total 16 Units	40,078		82.4% Occupied	45,321.99	16.46	57,859.79		

APPENDIX D

ITE Parking Generation Excerpts

Walk-In Clinic (630)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

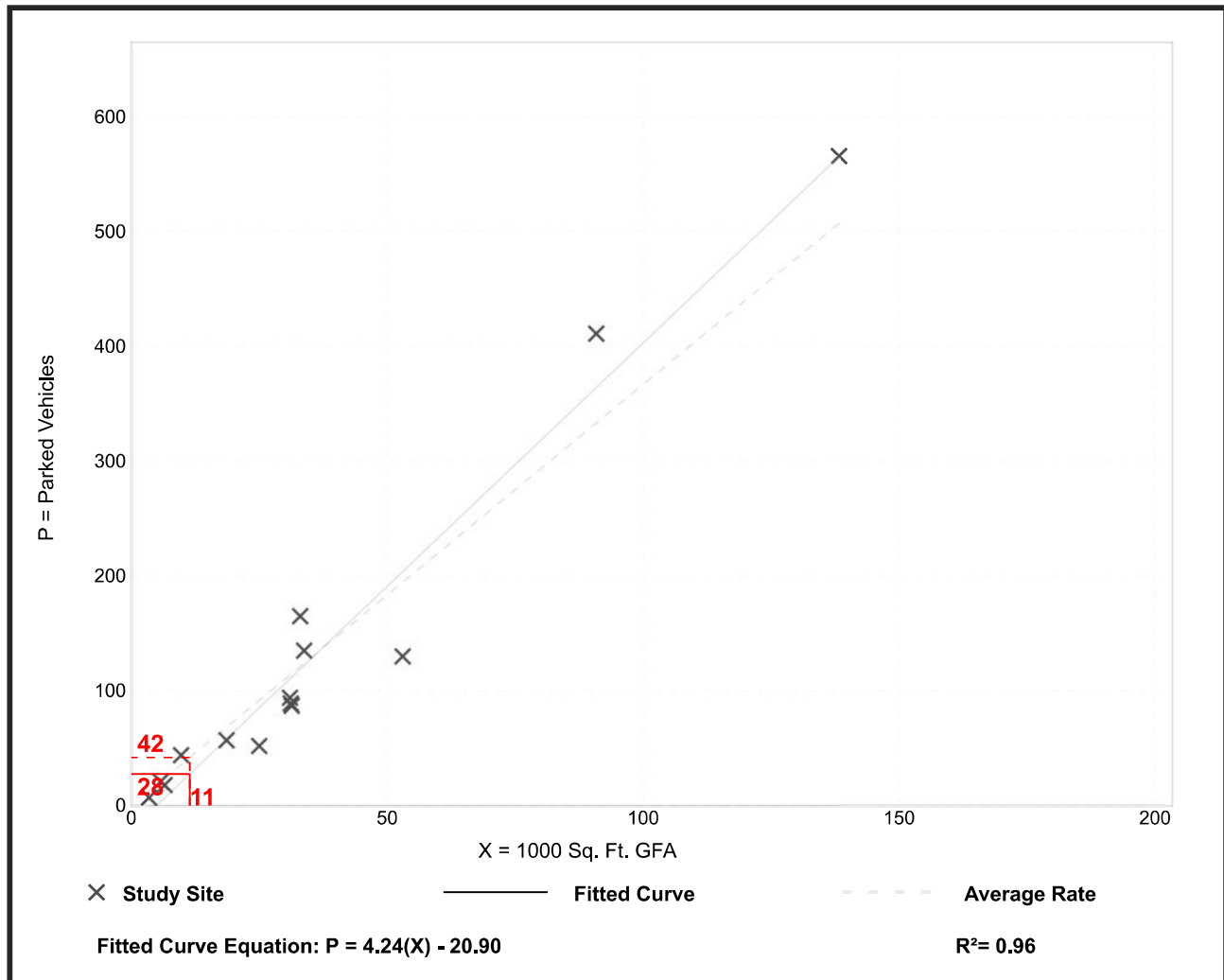
Number of Studies: 14

Avg. 1000 Sq. Ft. GFA: 37

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.67	2.00 - 5.00	2.77 / 4.52	***	0.90 (25%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

APPENDIX E

ITE Percentage of Peak Parking Demand

Land Use: 630 Walk-In Clinic

Description

A walk-in clinic provides out-patient medical care for mild to moderate illness or injury that is not life threatening. A walk-in clinic offers routine preventative care services and primary care treatment for uncomplicated illnesses without requiring a patient to make an appointment. Appointments may be offered for some services but are not required. A walk-in clinic may have a lab facility and supporting pharmacy but typically does not have the equipment and medical personnel that may be available at an urgent care site. A walk-in clinic is typically staffed with a nurse practitioner or physician's assistant. A walk-in clinic is typically open for longer hours than a medical-dental office building but less than 24 hours a day. medical-dental office building (Land Use 720) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at nine study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	59
9:00 a.m.	92
10:00 a.m.	97
11:00 a.m.	100
12:00 p.m.	80
1:00 p.m.	74
2:00 p.m.	89
3:00 p.m.	89
4:00 p.m.	75
5:00 p.m.	44
6:00 p.m.	14
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Specialized Land Use Data

One study provided data for a plasma donation center. Although a plasma donation center is similar to a walk-in clinic, the parking demand for this site differs from the sites included in this land use (patients typically have a longer duration stay with less turnover). Therefore, parking demand data for this site is presented here and is excluded from the data plots. The site, located in New Jersey (Source 607) has a gross floor area of 12,000 square feet and a peak parking demand of 21 on a weekday, 21 on a Saturday, and 18 on a Sunday.

Additional Data

The average parking supply ratio for the nine study sites with parking supply information is 5.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these nine sites is 78 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, California, Maine, Minnesota, Texas, Virginia, and Washington.

Source Numbers

217, 218, 313, 315, 541, 558, 563, 619, 622

Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Review Department Liaison
Department: Public Works Department, Engineering Division
File Number: PCA00001-2024
Project: 2010 S Arlington Heights Road
Review Round: Round 1
Date: February 22, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☐	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
5. PRELIMINARY PLAT ACCEPTABLE.....	YES ☐	NO ☒	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. If a parking agreement with the adjacent property is required for the deficiency in parking stalls, a pedestrian access route from the adjacent parcel to the property is required.


Michael L. Pagones, P.E. 02-22-24
Village Engineer Date



Village of Arlington Heights

Interoffice Memorandum

To: Sam Hubbard

From: Div. Chief Dave Roberts

Department: Fire Deptment

File Number: 24-001

Project: Doctor's Subdivision PUD Amendment 2010 S Arlington Heights Rd.

Review Round: Round 1 Review

Date: February 26th, 2024

GENERAL COMMENTS:

1. The Fire Department has no comments on the above listed Doctor's Subdivision PUD Amendment.

Village of Arlington Heights Interoffice Memorandum



To: Dan Osoba, Planner
From: Sean Freres, Environmental Health Officer 
Department: Health Services Department
File Number: PC24-001
Project: Doctor's Subdivision
Review Round: Round 1
Date: 02/27/24

GENERAL COMMENTS:

Health Services has no comments at this time.

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 1 Review
Date: February 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

February 28, 2024



REVIEW ROUND 1

Project: Doctor's Subdivision PUD Amendment
2010 S. Arlington Heights Rd

Case Number: PC 24-001

General:

7. Based on a review of the Round 1 submittal, the Plan Commission must review the following zoning actions:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 209 parking spaces are required. The final extent of the parking variation (i.e. 209 space requirement) will be verified upon receipt of your response to these comments and the additional clarifications requested within.
8. Provide written justification that individually addresses compliance to each of the approval criteria for the parking variation, which shall be a separate document uploaded in the CSS portal. The criteria for approval for a variation request are listed below:
 - a) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b) 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.
 - c) The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d) The variance requested is the minimum variance necessary to allow reasonable use of the property.

Parking Survey:

9. The Parking Survey, Appendix B 2010 Arlington Heights Road Parking Occupancy Survey is incomplete. Parking surveys are to be completed on at least three days a week and one of those days shall be a Saturday (if any tenants operate on Saturday), as was outlined in the CPRC report and discussed during the CPRC meeting. A one-day survey is not a statistically significant representation of current parking demand on the property. Please note that staff is willing to accept a parking survey from anyone performing such survey as long as the counts are accurate and formatted to provide hourly counts in the same format.
10. Since this property is within a PUD, the Parking Survey must be completed for both Lots 1 and 2 and shall also include a survey of on-street parking on W. Seegers Road adjacent to the 2010 property as was outlined in the CPRC report and discussed during the CPRC meeting. Expand the scope of the parking survey to include the whole PUD and on-street parking areas.
11. Staff reserves the right to re-examine the parking data and projections related to a potential parking issue based on an expanded parking survey as referenced in number 9 & 10. If warranted based on continued analysis, the petitioner may be required to expand the parking in general conformance to the 2002 expanded parking concept (attached) and/or the petitioner shall evaluate, propose, and implement a reconfiguration of the front parking area to improve circulation and increase parking supply.
12. When choosing dates for the parking survey, please choose days in which the majority of tenants are operating or providing specialist medical care on only select days of the week (for instance: if podiatry is offered only on Tuesdays, please include that in the parking survey). Additionally, please verify that the tenants listed on the rent roll are actually still occupying their tenant space when the parking survey is conducted. If they are on the rent roll but not actually operating at that location, then list the space as "Vacant" in the Parking Survey, Appendix C.
13. Provide hours of operation for tenants within the building in the Parking Survey, Appendix C.
14. Update the Current Demand section of Parking Survey, Exhibits 2 & 3 to the peak of the current parking demand of the three days surveyed per item 8 above.

15. The parking requirement for Lot 1 is listed in the table below. The total required parking is calculated for all tenant spaces (including vacancies) as medical office uses. Please verify that this tenant list and square footage is accurate; there is a discrepancy in square footage of certain units between the rent roll list provided with the parking survey and correspondence with staff during the CPRC review process.

Tenant	Suite	Use	Square Footage	Parking Ratio	Parking Required
Vacant	41/45	Vacant	4,144	1 space per 200 sq. ft.	21
Northwest Adult Medicine	100	Medical Office	1,329	1 space per 200 sq. ft.	7
Nihon Medical Clinic, S.C.	101	Medical Office	5,909	1 space per 200 sq. ft.	30
Signature Medical Group	110	Medical Office	2,742	1 space per 200 sq. ft.	14
McNelis Family Eye Care Ltd.	121	Medical Office	2,742	1 space per 200 sq. ft.	14
Midwest Professional Medical Care Inc.	141	Medical Office	1,349	1 space per 200 sq. ft.	7
Vacant	200	Medical Office	1,565	1 space per 200 sq. ft.	8
Accumed Center/Patel	209	Medical Office	3,150	1 space per 200 sq. ft.	16
Exponent, Inc.	210	Medical Office	3,574	1 space per 200 sq. ft.	18
Chicago Family Wellness	215	Medical Office	1,866	1 space per 200 sq. ft.	9
Dr. Edward Shim DDS, Ltd.	218	Medical Office	2,156	1 space per 200 sq. ft.	11
Vacant	219	Medical Office	2,116	1 space per 200 sq. ft.	11
Prisms Group, LLC	225	Medical Office	1,631	1 space per 200 sq. ft.	8
SIWA Enterprises, Inc	235	Medical Office	2,200	1 space per 200 sq. ft.	11
Advanced Reproductive Center	240	Medical Office	2,323	1 space per 200 sq. ft.	12
Advanced Sleep Therapy, Ltd.	300	Medical Office	6,229	1 space per 200 sq. ft.	31
PARKING REQUIRED					225
PARKING PROVIDED					127
SURPLUS / (DEFICIT)					-98

Total Bldg Sq. Footage: 45,024

16. In regards to the petitioner's contention that the required parking should be 176 parking spaces per Chapter 28 and the provisions within Section 28-10, staff has verified that the provisions within 28-10 were established in 1959. Since this building was constructed after the effective date, all parking and loading facilities shall be provided as required by the current regulations of the districts in which such buildings or uses are located (see above Parking Requirement table for required parking spaces).

Traffic & Site Circulation

17. Per Ord. 02-019 (which amended Ord. 70-089), a cross-access easement between Lot 1 and Lot 2 of the PUD should be pursued and executed. Considering both sites operate at a significant deficit relative to required parking, the cross-access easement would make it more feasible to accommodate high parking demand uses and bring both sites closer into compliance. Please reach out to the property owner of the 2020 S. Arlington Heights Road building to begin discussions on implementing a reciprocal shared parking agreement between both sites and provide an update on the status of these discussions.
18. Based on # 11 & 17, please review the plans attached to the end of this letter from the 2002 PC application that included concept plans for expanded and modified parking along the front of the buildings and the drafted (but not executed) shared parking concept for an expanded parking lot that overlaps between both properties. Explore and propose possible modifications to the front parking area to maximize the amount of parking that can be provided within this parking lot.

Resubmittal

19. Provide a formal response to all Round 1 Department Review Comments and submit files via the CSS portal on the Village website.
20. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 
 Dan Osoba

Village of Arlington Heights

Interoffice Memorandum



To: Dan Osoba, Planner 1
From: Derek Mach, Landscape Planner
Department: Planning and Community Development
File Number: PCA 001-24
Project: 2010 S. Arlington Heights Road
Review Round: Review Round 1
Date: February 27, 2024

LANDSCAPE & TREE PRESERVATION:

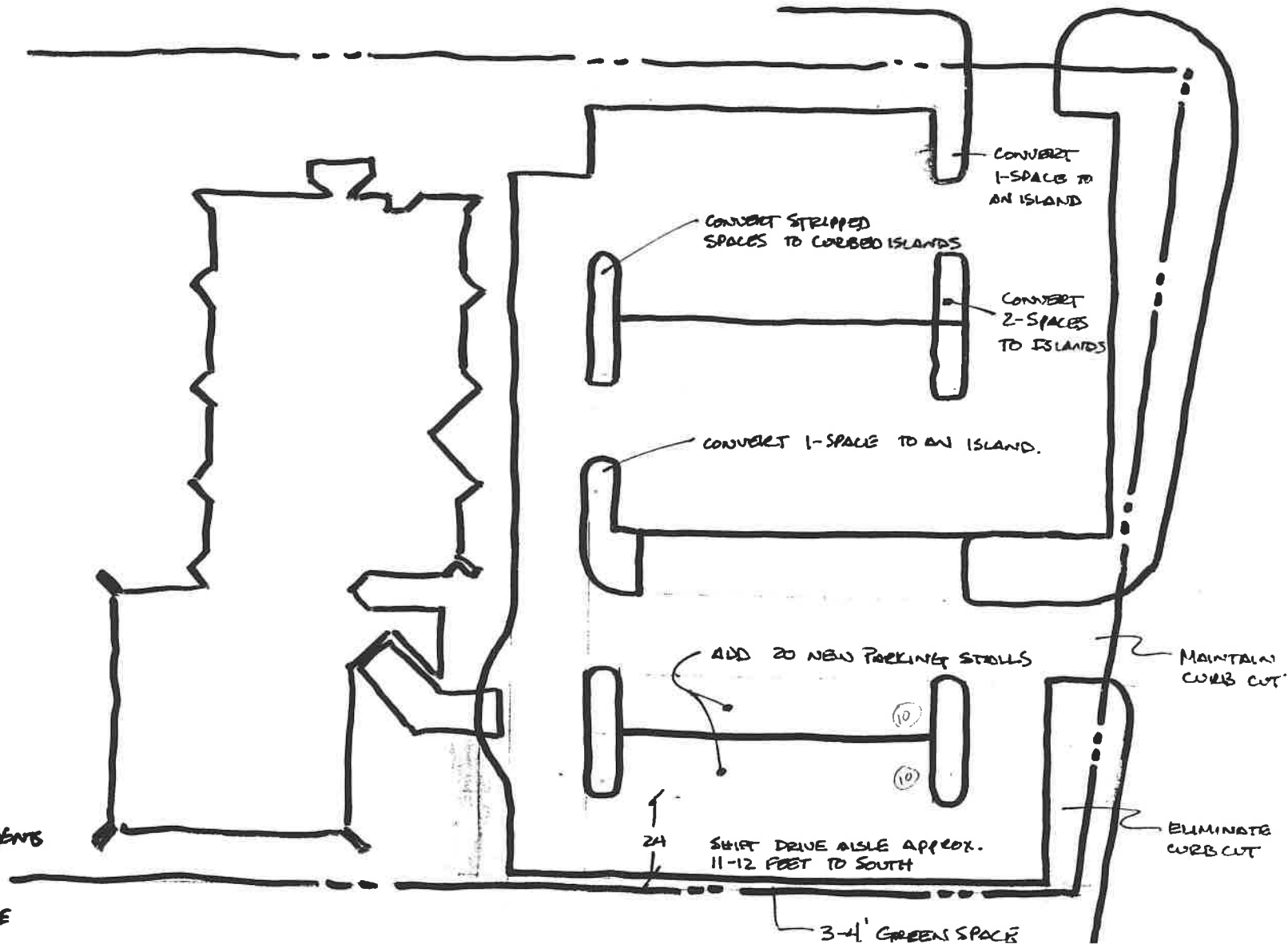
	YES	NO
<u>1. Complies with Tree Preservation Ordinance:</u>	N/A	
<u>2. Complies with Landscape Plan Ordinance:</u>		X
<u>3. Parkway Tree Fee Required:</u>		X

General Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way adjacent to the parking area. For 2010 S Arlington Heights Road, infill with the code required screening along the Arlington Heights Road and Seegers Road frontage where the landscaping is absent.

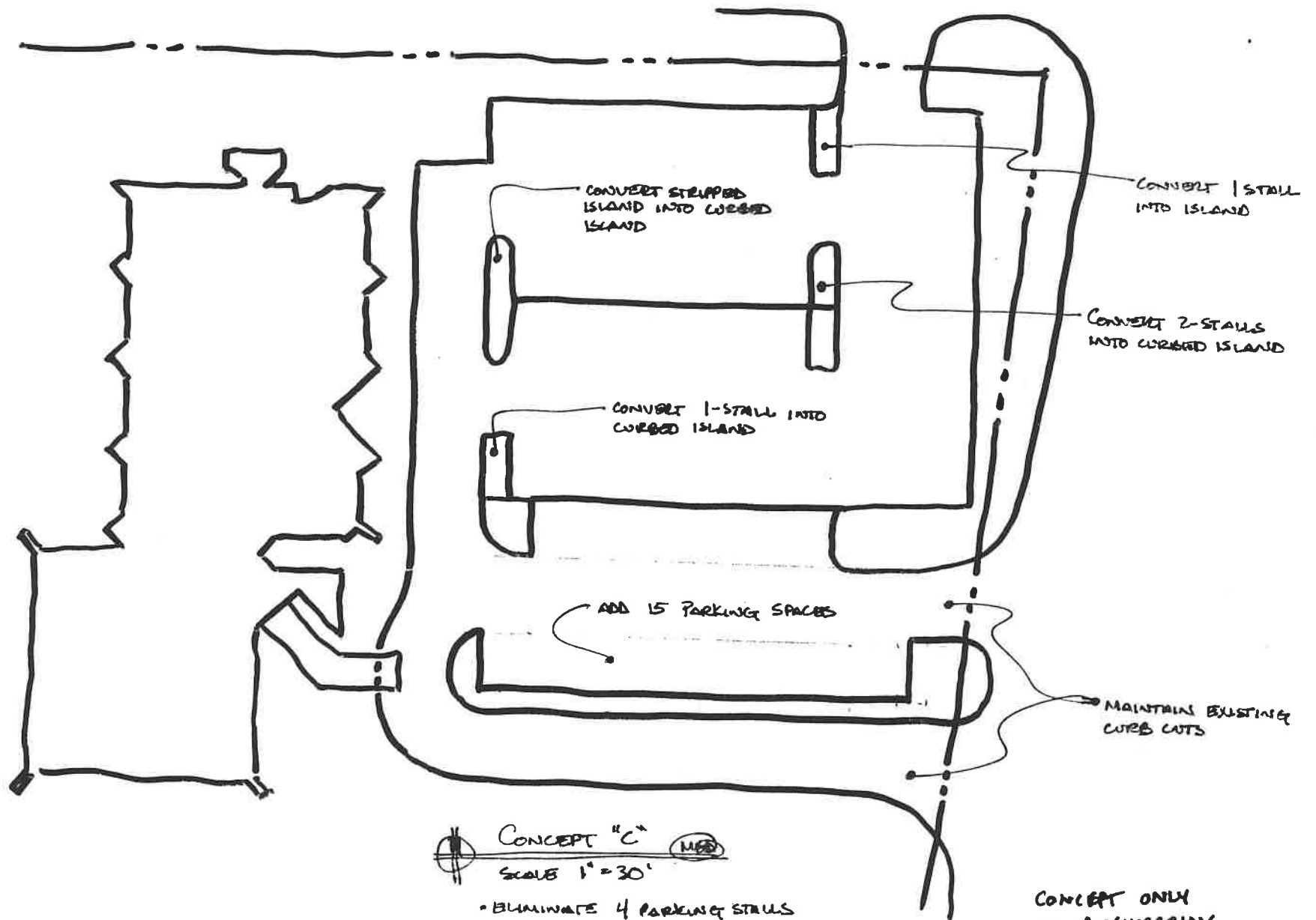
CONCEPT "A" MSP SCALE 1" = 30'

- NEW PARKING ADDED = 20
- PARKING ELIMINATED = 4
- NET GAIN = 16



CONCEPT ONLY
NO ENGINEERING
RETENTION REQUIREMENTS
NOT FACTORED

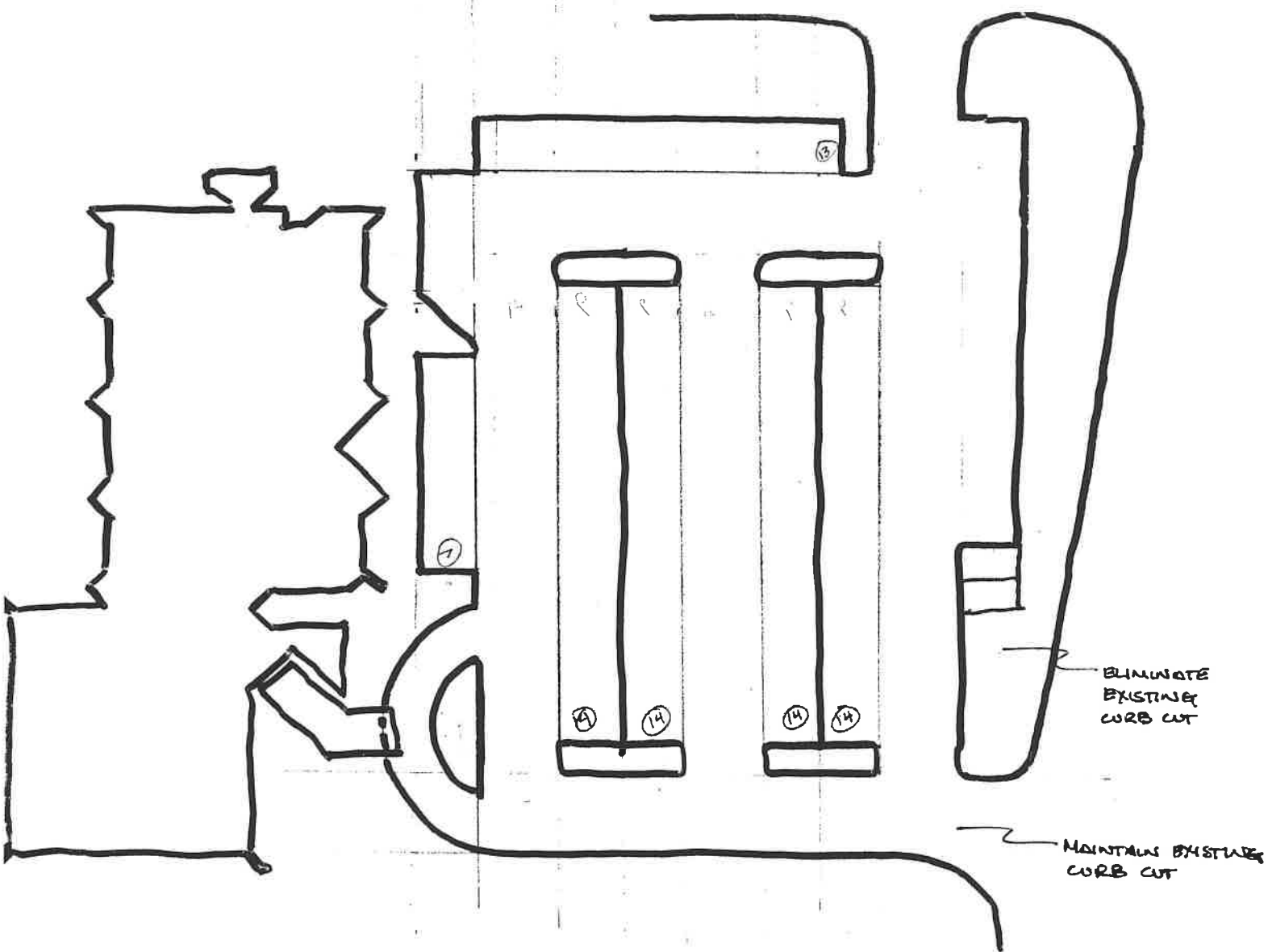
SUBJECT TO CHANGE



CONCEPT "C"
SCALE 1" = 30'

- ELIMINATE 4 PARKING STALLS
- ADD 15 PARKING STALLS
- NET GAIN 11 PARKING STALLS

CONCEPT ONLY
NO ENGINEERING
DETENTION REQUIREMENTS
NOT FACTORED
SUBJECT TO CHANGE



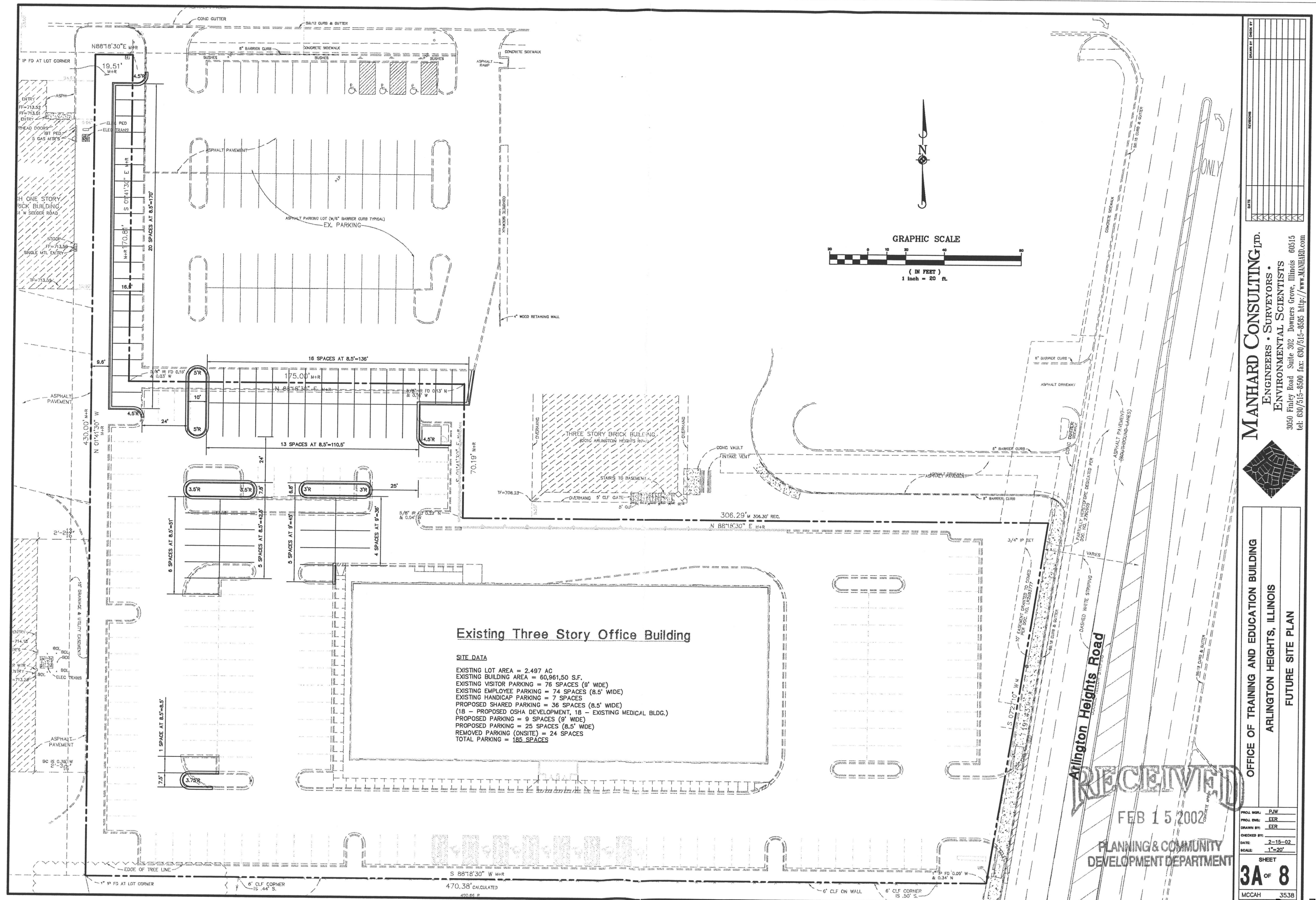

CONCEPT "D" MSSD
 SCALE 1" = 30'

15 SPACES

- TOTAL # OF SPACES = 76 (EXCLUDING THOSE ALONG AH RD)
- TOTAL # OF EXISTING SPACES = 63
- TOTAL # OF EXISTING SPACES IF 200' ISLANDS WERE ADDED = 59
- NET GAIN = 13 SPACES OR 17 SPACES w/ ISLANDS

CONCEPT ONLY
 NO ENGINEERING
 DETENTION REQUIREMENTS NOT
 FACTORED
 SUBJECT TO CHANGE

SHARED PARKING EXPANSION CONCEPT



Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Review Department Liaison
Department: Public Works Department, Engineering Division
File Number: PCA00001-2024
Project: 2010 S Arlington Heights Road
Review Round: Round 1
Date: February 22, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☐	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
5. PRELIMINARY PLAT ACCEPTABLE.....	YES ☐	NO ☒	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. If a parking agreement with the adjacent property is required for the deficiency in parking stalls, a pedestrian access route from the adjacent parcel to the property is required.


Michael L. Pagones, P.E. 02-22-24
Village Engineer Date



Village of Arlington Heights

Interoffice Memorandum

To: Sam Hubbard
From: Div. Chief Dave Roberts
Department: Fire Deptment
File Number: 24-001
Project: Doctor's Subdivision PUD Amendment 2010 S Arlington Heights Rd.
Review Round: Round 1 Review
Date: February 26th, 2024

GENERAL COMMENTS:

1. The Fire Department has no comments on the above listed Doctor's Subdivision PUD Amendment.

Village of Arlington Heights Interoffice Memorandum



To: Sam Hubbard
From: Officer Alexandra Ovington
Department: Police Department
File Number:
Project: 2010 S Arlington Heights Rd, Arlington Heights IL 60005
Review Round: Round 1
Date: 02/26/2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems. Additionally, the Police Department does not see any issues presented in the Parking Study completed for this project.

6. GENERAL COMMENTS:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached.

Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

 583

Supervisor

Village of Arlington Heights Interoffice Memorandum



To: Dan Osoba, Planner
From: Sean Freres, Environmental Health Officer 
Department: Health Services Department
File Number: PC24-001
Project: Doctor's Subdivision
Review Round: Round 1
Date: 02/27/24

GENERAL COMMENTS:

Health Services has no comments at this time.

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 1 Review
Date: February 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

February 28, 2024



REVIEW ROUND 1

Project: Doctor's Subdivision PUD Amendment
2010 S. Arlington Heights Rd

Case Number: PC 24-001

General:

7. Based on a review of the Round 1 submittal, the Plan Commission must review the following zoning actions:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 209 parking spaces are required. The final extent of the parking variation (i.e. 209 space requirement) will be verified upon receipt of your response to these comments and the additional clarifications requested within.
8. Provide written justification that individually addresses compliance to each of the approval criteria for the parking variation, which shall be a separate document uploaded in the CSS portal. The criteria for approval for a variation request are listed below:
 - a) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b) 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.
 - c) The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d) The variance requested is the minimum variance necessary to allow reasonable use of the property.

Parking Survey:

9. The Parking Survey, Appendix B 2010 Arlington Heights Road Parking Occupancy Survey is incomplete. Parking surveys are to be completed on at least three days a week and one of those days shall be a Saturday (if any tenants operate on Saturday), as was outlined in the CPRC report and discussed during the CPRC meeting. A one-day survey is not a statistically significant representation of current parking demand on the property. Please note that staff is willing to accept a parking survey from anyone performing such survey as long as the counts are accurate and formatted to provide hourly counts in the same format.
10. Since this property is within a PUD, the Parking Survey must be completed for both Lots 1 and 2 and shall also include a survey of on-street parking on W. Seegers Road adjacent to the 2010 property as was outlined in the CPRC report and discussed during the CPRC meeting. Expand the scope of the parking survey to include the whole PUD and on-street parking areas.
11. Staff reserves the right to re-examine the parking data and projections related to a potential parking issue based on an expanded parking survey as referenced in number 9 & 10. If warranted based on continued analysis, the petitioner may be required to expand the parking in general conformance to the 2002 expanded parking concept (attached) and/or the petitioner shall evaluate, propose, and implement a reconfiguration of the front parking area to improve circulation and increase parking supply.
12. When choosing dates for the parking survey, please choose days in which the majority of tenants are operating or providing specialist medical care on only select days of the week (for instance: if podiatry is offered only on Tuesdays, please include that in the parking survey). Additionally, please verify that the tenants listed on the rent roll are actually still occupying their tenant space when the parking survey is conducted. If they are on the rent roll but not actually operating at that location, then list the space as "Vacant" in the Parking Survey, Appendix C.
13. Provide hours of operation for tenants within the building in the Parking Survey, Appendix C.
14. Update the Current Demand section of Parking Survey, Exhibits 2 & 3 to the peak of the current parking demand of the three days surveyed per item 8 above.

15. The parking requirement for Lot 1 is listed in the table below. The total required parking is calculated for all tenant spaces (including vacancies) as medical office uses. Please verify that this tenant list and square footage is accurate; there is a discrepancy in square footage of certain units between the rent roll list provided with the parking survey and correspondence with staff during the CPRC review process.

Tenant	Suite	Use	Square Footage	Parking Ratio	Parking Required
Vacant	41/45	Vacant	4,144	1 space per 200 sq. ft.	21
Northwest Adult Medicine	100	Medical Office	1,329	1 space per 200 sq. ft.	7
Nihon Medical Clinic, S.C.	101	Medical Office	5,909	1 space per 200 sq. ft.	30
Signature Medical Group	110	Medical Office	2,742	1 space per 200 sq. ft.	14
McNelis Family Eye Care Ltd.	121	Medical Office	2,742	1 space per 200 sq. ft.	14
Midwest Professional Medical Care Inc.	141	Medical Office	1,349	1 space per 200 sq. ft.	7
Vacant	200	Medical Office	1,565	1 space per 200 sq. ft.	8
Accumed Center/Patel	209	Medical Office	3,150	1 space per 200 sq. ft.	16
Exponent, Inc.	210	Medical Office	3,574	1 space per 200 sq. ft.	18
Chicago Family Wellness	215	Medical Office	1,866	1 space per 200 sq. ft.	9
Dr. Edward Shim DDS, Ltd.	218	Medical Office	2,156	1 space per 200 sq. ft.	11
Vacant	219	Medical Office	2,116	1 space per 200 sq. ft.	11
Prisms Group, LLC	225	Medical Office	1,631	1 space per 200 sq. ft.	8
SIWA Enterprises, Inc	235	Medical Office	2,200	1 space per 200 sq. ft.	11
Advanced Reproductive Center	240	Medical Office	2,323	1 space per 200 sq. ft.	12
Advanced Sleep Therapy, Ltd.	300	Medical Office	6,229	1 space per 200 sq. ft.	31
PARKING REQUIRED					225
PARKING PROVIDED					127
SURPLUS / (DEFICIT)					-98

Total Bldg Sq. Footage: 45,024

16. In regards to the petitioner's contention that the required parking should be 176 parking spaces per Chapter 28 and the provisions within Section 28-10, staff has verified that the provisions within 28-10 were established in 1959. Since this building was constructed after the effective date, all parking and loading facilities shall be provided as required by the current regulations of the districts in which such buildings or uses are located (see above Parking Requirement table for required parking spaces).

Traffic & Site Circulation

17. Per Ord. 02-019 (which amended Ord. 70-089), a cross-access easement between Lot 1 and Lot 2 of the PUD should be pursued and executed. Considering both sites operate at a significant deficit relative to required parking, the cross-access easement would make it more feasible to accommodate high parking demand uses and bring both sites closer into compliance. Please reach out to the property owner of the 2020 S. Arlington Heights Road building to begin discussions on implementing a reciprocal shared parking agreement between both sites and provide an update on the status of these discussions.
18. Based on # 11 & 17, please review the plans attached to the end of this letter from the 2002 PC application that included concept plans for expanded and modified parking along the front of the buildings and the drafted (but not executed) shared parking concept for an expanded parking lot that overlaps between both properties. Explore and propose possible modifications to the front parking area to maximize the amount of parking that can be provided within this parking lot.

Resubmittal

19. Provide a formal response to all Round 1 Department Review Comments and submit files via the CSS portal on the Village website.
20. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 
 Dan Osoba

Village of Arlington Heights

Interoffice Memorandum



To: Dan Osoba, Planner 1
From: Derek Mach, Landscape Planner
Department: Planning and Community Development
File Number: PCA 001-24
Project: 2010 S. Arlington Heights Road
Review Round: Review Round 1
Date: February 27, 2024

LANDSCAPE & TREE PRESERVATION:

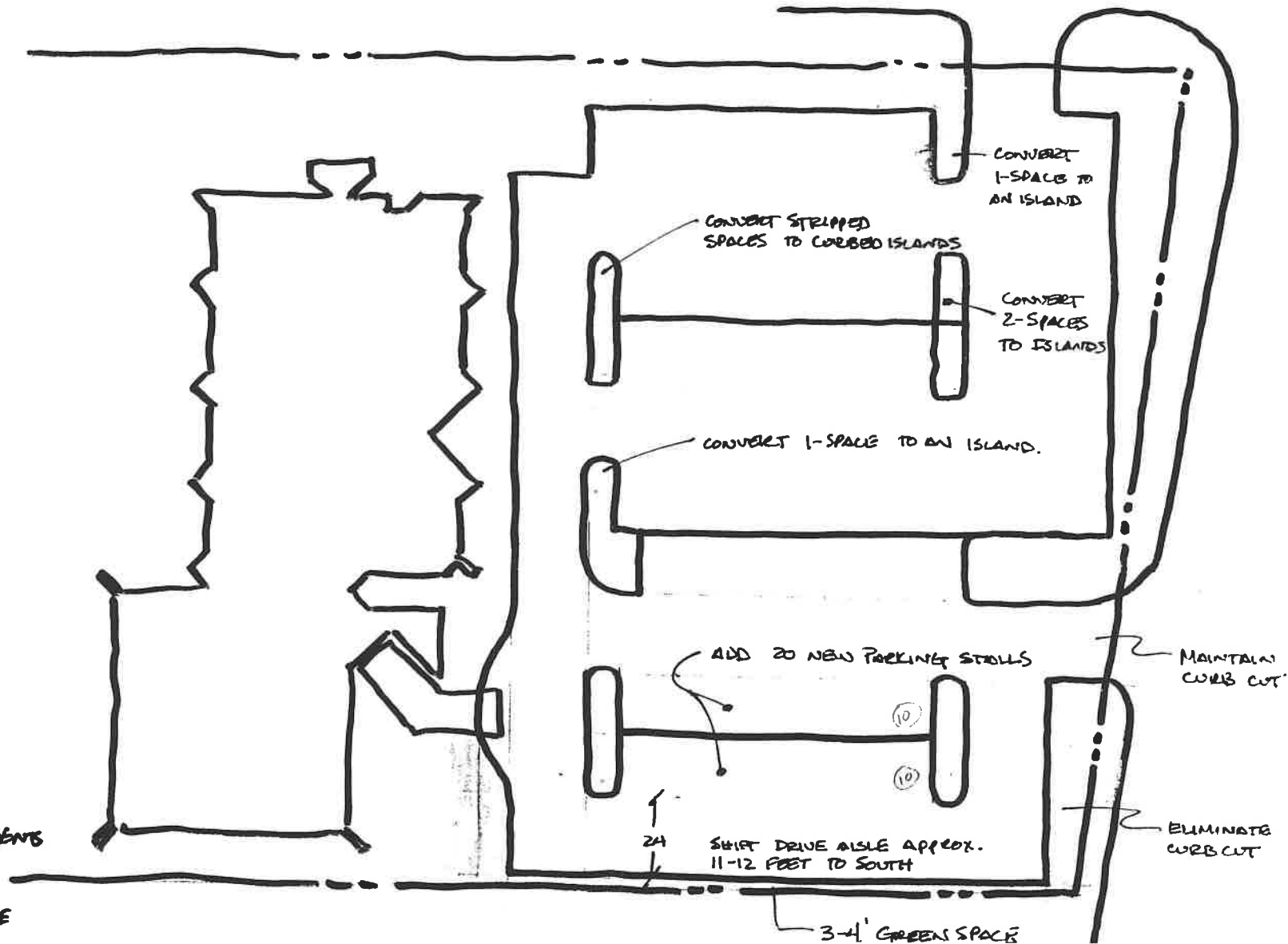
	YES	NO
<u>1. Complies with Tree Preservation Ordinance:</u>	N/A	
<u>2. Complies with Landscape Plan Ordinance:</u>		X
<u>3. Parkway Tree Fee Required:</u>		X

General Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way adjacent to the parking area. For 2010 S Arlington Heights Road, infill with the code required screening along the Arlington Heights Road and Seegers Road frontage where the landscaping is absent.

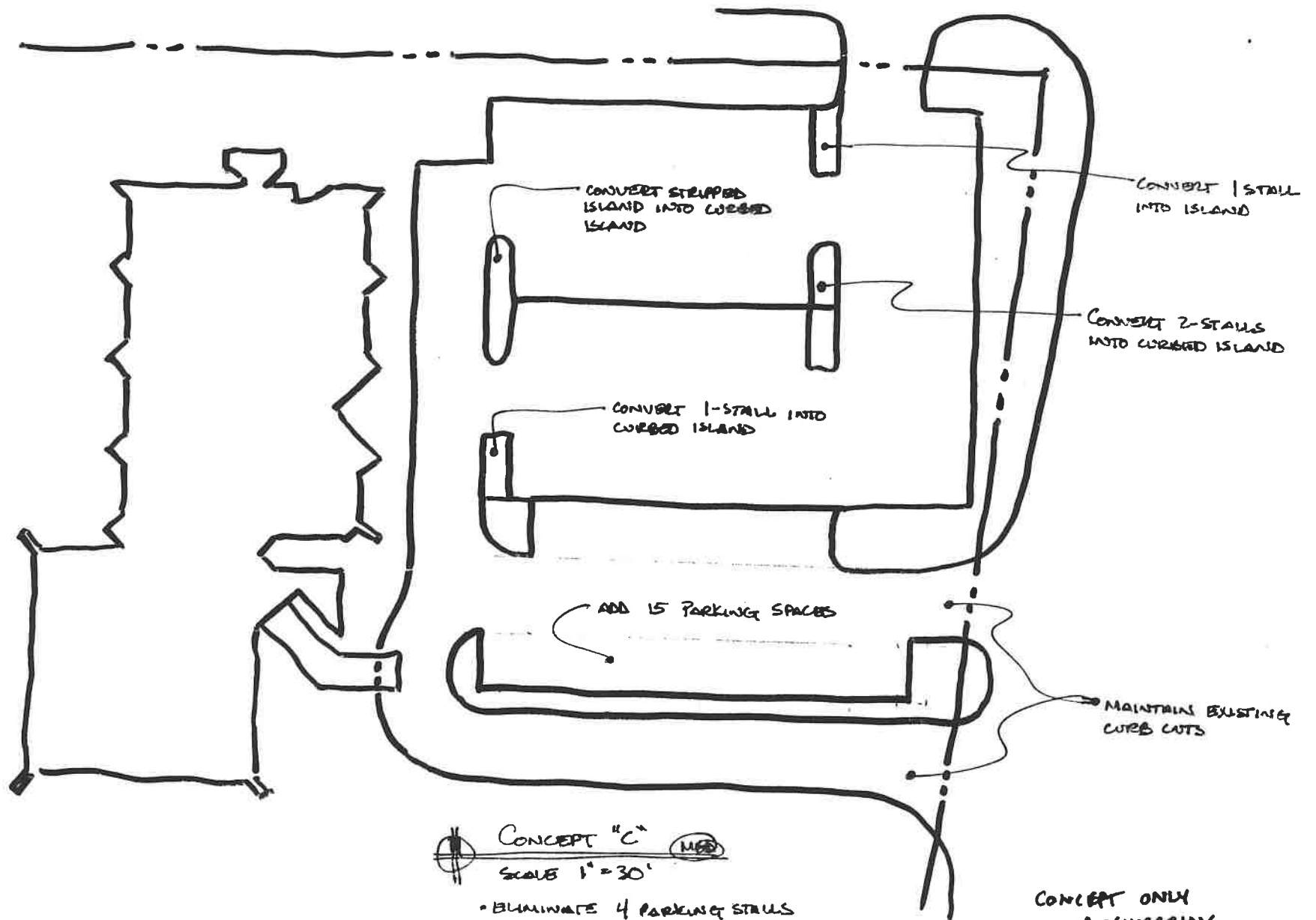
CONCEPT "A" MRB SCALE 1" = 30'

- NEW PARKING ADDED = 20
- PARKING ELIMINATED = 4
- NET GAIN = 16



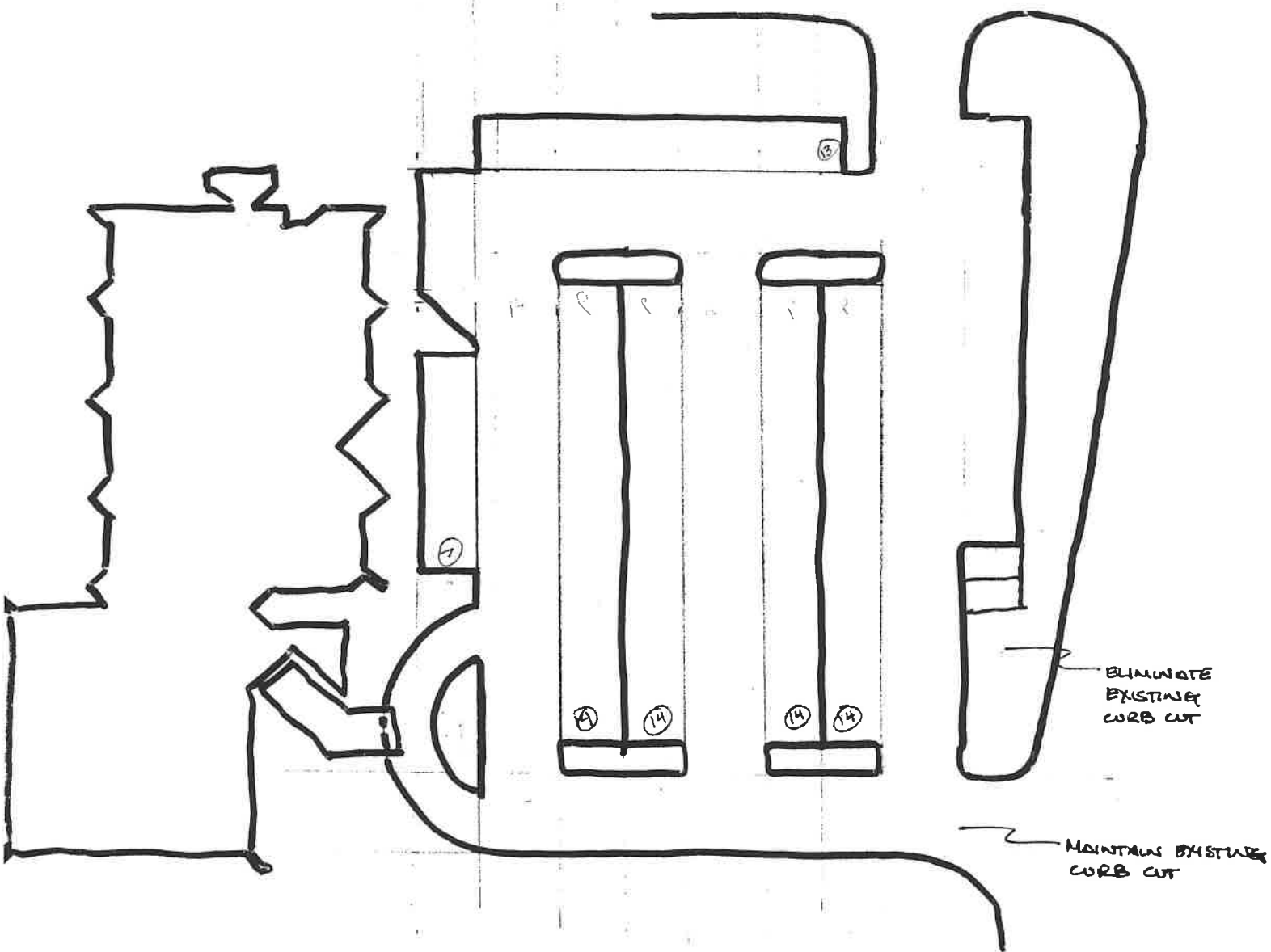
CONCEPT ONLY
NO ENGINEERING
RETENTION REQUIREMENTS
NOT FACTORED

SUBJECT TO CHANGE



- ELIMINATE 4 PARKING STALLS
- ADD 15 PARKING STALLS
- NET GAIN 11 PARKING STALLS

CONCEPT ONLY
 NO ENGINEERING
 DETENTION REQUIREMENTS
 NOT FACTORED
 SUBJECT TO CHANGE



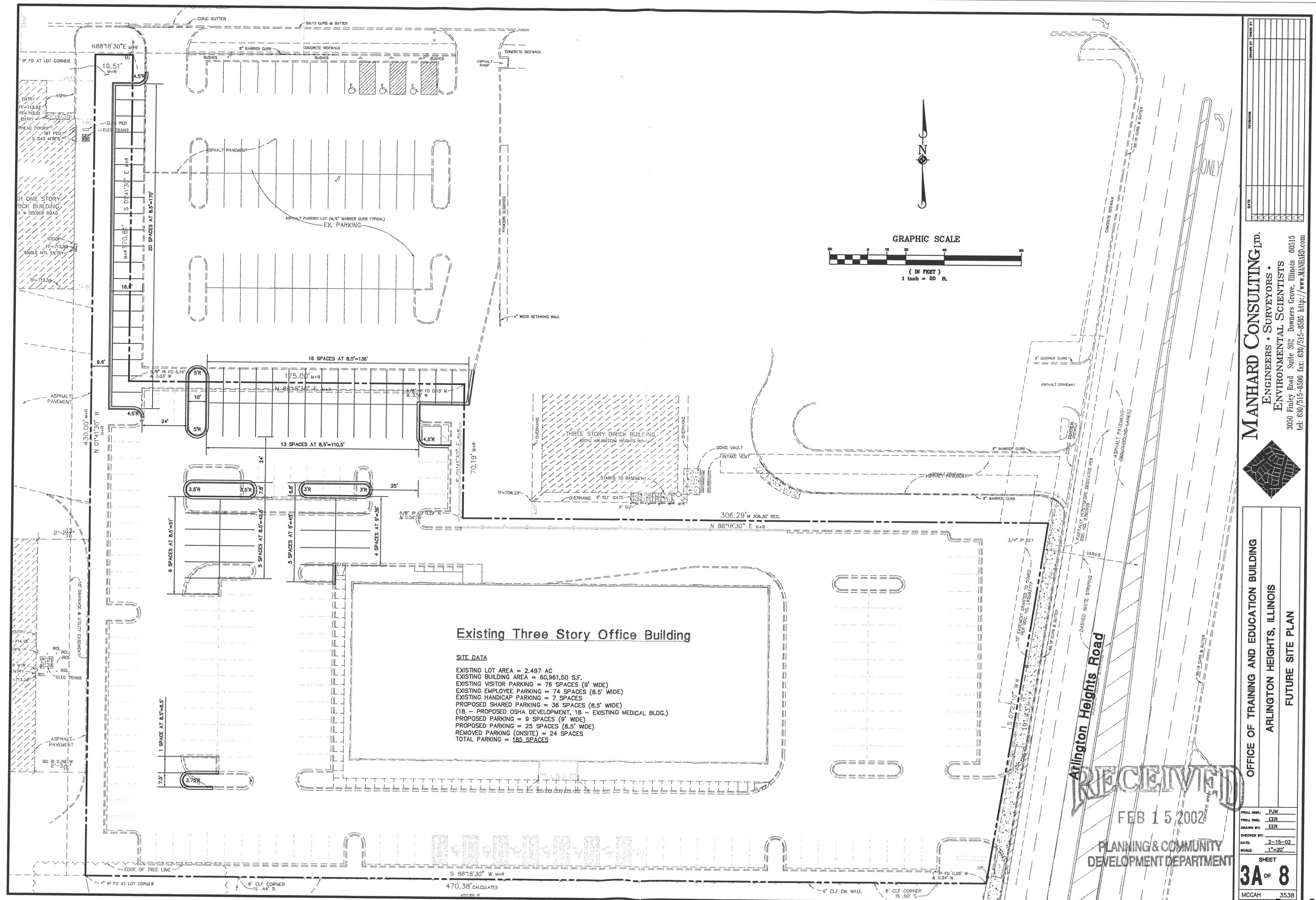
CONCEPT "D" MSO
SCALE 1" = 30'

15 SPACES

- TOTAL # OF SPACES = 76 (EXCLUDING THOSE ALONG AH RD)
- TOTAL # OF EXISTING SPACES = 63
- TOTAL # OF EXISTING SPACES IF 200' ISLANDS WERE ADDED = 59
- NET GAIN = 13 SPACES OR 17 SPACES w/ ISLANDS

CONCEPT ONLY
NO ENGINEERING
DETENTION REQUIREMENTS NOT
FACTORED
SUBJECT TO CHANGE

SHARED PARKING EXPANSION CONCEPT



 **LAW OFFICE OF
SAMUEL A. ORTICELLI, ESQ.**

432 Tremingham Way
Venice, FL 34293
630-776-9456
sorticelli@illinoispropertylawyer.com

March 5, 2024

Mr. Dan Osoba
Development Planner
Planning & Community Development
Department
Village of Arlington Heights, IL
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

**Re: Petitioner's response to Round 1 Comments
for proposed Parking Variation
2010 Arlington Heights Rd.**

Dear Mr. Osoba:

This letter is the response of the Petitioner, SG Arlington Heights MOB LLC, to the Round 1 Comments of the Planning & Community Development Department to the Petitioner's Application for an Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation. The variation requested is to allow 127 parking stalls where the Code requires 200 parking stalls.

1. Response to Public Works Department, Engineering Division, File Number PCA00001-2024 comments dated February 22, 2024.

Petitioner acknowledges that The Engineering Division stated that there are no public improvements required, no permits required (other than Village), no R.O.W. dedications required, the Traffic Study is acceptable, and no stormwater detention required. In addition, the requirement of a pedestrian access route between the adjacent property and the subject property will be addressed if a parking agreement (Reciprocal easement for parking) is required by other departments.

2. Response to Fire Department, File Number 24-001 comments dated February 26, 2024.

No response since the Fire Department had no comments.

3. Response to Police Department, (no File Number), comments dated February 26, 2024.

No. 2: Lighting at the subject property is currently sufficient and to Petitioner's knowledge is up to Code.

No. 6: Petitioner will provide up-to-date emergency information/contact card to the Police Department. The form was not attached to Police Department comments. Landscaping currently provides open sightlines and does not foster ambush locations or havens for illegal activities.

4. Response to Health Services Department, File Number PC24-001 dated February 27, 2024.

No response since the Health Services Department had no comments.

5. Response to Planning and Community Development Department, File Number PC 24-001 dated February 28, 2024.

No. 7: Petitioner notes that the zoning action described in this comment states that 209 parking spaces are required. This is not correct, and apparently is based on the square footages shown in the table that appears in comment No. 15. Counsel for Petitioner was told that the square footages shown in the table were taken from the Parking Survey that was submitted. Upon review of the Parking Survey, it is clear that the Planning and Community Development Department must have mistakenly taken the monthly rent amounts for seven of the tenants shown in the Parking Study and substituted those amounts for the square footage amounts that should have been used for the table. The correct square footage for all spaces is 40,078, the Parking Survey is accurate with respect to the square footages of the leasable spaces, and the required number of spaces is 200, without consideration of Petitioner's position as stated in No. 16 below.

No. 8: Petitioner will upload a separate document to the CSS portal that addresses compliance with each of the 4 approval criteria for the parking variation. In short, (a) the proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property, since the exact same parking area has been in use for over 20 years; (b) The unique circumstances of Petitioner include the fact that Petitioner purchased this property 2.5 years ago and neither the prior owner nor Petitioner has ever received notice from the Village that the parking was deficient until recently when approval for a new tenant was sought. Also, since Petitioner has been owner, no less than three new tenants have been approved by the Village with no issue regarding parking having been raised; (c) the proposed variation is in harmony with the spirit and intent of the Code since presumably the goal of the Code is to foster uses of properties that benefit the community as a whole and not to cause owners unnecessary expense where there is no practical need to do so.

No. 9: Petitioner is in the process of having the Parking Survey updated to satisfy the comments in numbers 9, 10, 12, 13 and 14. Petitioner is confident that the addition of a Saturday and another weekday to the survey will be further evidence that no additional parking is necessary for this property.

No. 10: Petitioner has no objection to including a parking survey of on-street parking on W. Seegers Road, and the updated Parking Survey will include that. Petitioner DOES object to having the Parking Study include a survey of the adjacent Lot 2. Lot 1 and Lot 2 are currently completely independent properties and operate completely independently. There is no association and no sharing of any expense or services. The Village received a Parking Study for Lot 2 when the first amendment to the PUD was issued in 2002. This requirement would be an unnecessary added expense to Petitioner but more importantly unnecessary because it would not be relevant to the sufficiency of the current number of spaces on Lot 1.

No. 15: See comment to Number 7 above.

No. 16: Petitioner respectfully disagrees with staff that Section 28-10.1 is not applicable to the Petitioner's situation. Petitioner contends that the requirement of one space for every 200 square feet of floor area was established subsequent to 1970 when the building on the subject property was built. Prior to 1970, the requirement for parking was 1 space for every 250 square feet of floor area, PLUS 1 space for every three anticipated staff members. That standard would result in a requirement of approximately 180 spaces, depending on the number of staff members. Thus Section 28-10.1, which provides that when a building permit is issued prior to the effective date of the Code section (i.e., subsequent to 1970), parking facilities as required by the updated Code need not be provided (and the prior Code sections would be applicable). This is relevant when identifying the alleged deficit in parking spaces.

Nos. 17 and 18: Petitioner again asserts that pursuing a cross-access agreement with the owner of Lot 2 would be both futile and unnecessary. The breakdown in negotiations when this endeavor was last attempted was based on what both sides deemed an unnecessary cost, and how that cost would be split. Current economic conditions are worse now than when the prior attempt was made. There is a significant risk that adding significant expenses for reconfiguring the parking lot on either Lot could impact the viability of the building and ultimately cost the Village significant tax revenue. Petitioner suggests that this requirement be tabled at least until the results of the updated Parking Survey are reviewed.

6. Response to Planning and Community Development Department, Landscape Planner, File Number PCA 001-24 dated February 27, 2024.

General Comments: Petitioner requests that staff investigate whether a landscape plan was approved as part of the initial development of this property. If so, then satisfaction of that plan should be sufficient. If the requirements of that plan are not met currently, perhaps because of shrubbery having died over the years, then Petitioner would be willing to

restore the required plantings. However, this should not delay the approval of the proposed variation, which Petitioner emphasizes is immediately necessary to continue the viability of the building.

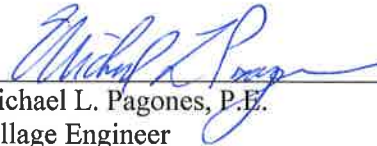
7. GENERAL COMMENTS. Petitioner wants to emphasize that during its period of ownership of the property (i.e., starting on 2022), it has entered into no less than 3 new leases of space in the building. Not once was there ever an objection by the Village to occupancy by the new tenant, based on insufficient parking or otherwise. Similarly, since 2002 when the first amendment to the PUD was allowed (reducing the number of required spaces for Lot 2), there have been no less than 7 new leases of space in the building, and again not once was there ever an objection by the Village to occupancy based on insufficient parking or otherwise. Petitioner has never received a citation or notice of violation from the Village, nor has Petitioner ever received a complaint from any tenant that parking was insufficient. Petitioner respectfully suggests that staff consider whether requiring additional parking at this property would be a robotic insistence on compliance with Code without considering the practicalities of the situation or the unnecessary expenses that would be incurred by Petitioner.

Very truly yours,


Samuel A. Oricelli, Esq.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
Round 2

13. The petitioner's response to comment nos. 11 and 12 are acceptable. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 3/19/24
Village Engineer Date

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 2 Review
Date: March 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

March 28, 2024



REVIEW ROUND 2

Project: Doctor's Subdivision PUD Amendment
2010 & 2020 S. Arlington Heights Rd

Case Number: PC 24-001

General:

21. The petitioner's response to item #7 is noted. The calculations for required parking have been updated to reflect the rent roll square-footage of 40,078 square-feet. The required number of parking spaces per code is 200. The updated zoning actions are as follows:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 200 parking spaces are required.
22. The petitioner's response to item #8 is acceptable.

Parking Survey:

23. The petitioner's response to item #9 is acceptable.
24. The petitioner's response to item #10 is insufficient. Staff continues to suggest that you survey the parking at the OSHA site and reach out to the property owner to discuss a shared parking arrangement. The Village may require the execution of a shared parking agreement as a condition of approval. It is highly recommended to put forth a contingency plan based on recommendations or suggestions that the Village has discussed in the CPRC meeting, Staff Development Committee review, and this Plan Commission review showing how parking on the property could be expanded or more efficiently utilized should a parking problem arise from 100% medical office tenancy. This contingency plan would be conditioned such that there may be a future parking problem and the Village has assurance to implement such a plan if the need arises. As proposed currently and without a contingency plan of some kind, staff may not support the petition.
 - a) Please note that the parking survey was revised as requested to expand the scope of analysis to include on-street parking on W. Seegers Rd; however, those 17 parking spaces should not be used to calculate percentages of parking occupied for *off-street* parking. The on-street parking spaces may be used in analysis to further justify a parking variation but should not be included as an addition to the 127 off-street parking spaces currently located on 2010 S. Arlington Heights Rd.
25. The petitioner did not respond to item #11. The petitioner shall continue to be required to work with staff to address the onsite parking shortage. Please reach out to the adjacent property owner to discuss the potential for shared parking.
26. The petitioner's response to items #12 and 13 are acceptable.
27. The petitioner's response to item #14 is noted. The Current Parking Demand, Exhibits 2 & 3 were updated using the peak demand based on surveyed parking. However, the total parking included in this calculation includes the 17 on-street parking spaces on W. Seegers Rd. As stated in item 24.a above, the on-street parking spaces may be used as analysis for justification of a parking variation, but should not be utilized to make judgements on a percentage of code required *off-street* parking spaces occupied. For example: the actual percentage of "% Occupied" parking based in Exhibit 3 should be (114/127) 89% at 2:00pm. Staff analysis of occupied parking based

on the required off-street parking per code will be utilizing the 127 off-street parking spaces instead of 144 spaces shown in these exhibits.

28. The petitioner's response to item #15 is acceptable. Please reference the updated parking table below:

2010 S. Arlington Heights Rd – Parking Calculated as All Medical Offices					
Unit	Unit Type	Tenant Name	Square Area	Parking Ratio	Required Parking
41/45	Vacancy	VACANT	4,144	1/ 200	21
100	Vacancy	VACANT	1,329	1/ 200	7
101	Medical	Nihon Medical Clinic	5,909	1/ 200	30
110	Medical	Better Health LLC	2,742	1/ 200	14
121	Medical	McNelis Family Eye Care	2,742	1/ 200	14
141	Medical	Midwest Professional Med Care	1,349	1/ 200	7
200	Vacancy	VACANT	1,565	1/ 200	8
209	Medical	Accumed Center/Patel	3,150	1/ 200	16
210	Medical	Exponent, Inc.	2,313	1/ 200	12
215	Medical	Chicago Family Wellness	1,229	1/ 200	6
218	Medical	Dr. Edward Shim, DDS	1,231	1/ 200	6
219	Medical	Verne A. Schwager, MD, SC	1,416	1/ 200	7
225	Medical	Prisms Group LLC	1,223	1/ 200	6
235	Medical	SIWA Enterprises Inc	1,745	1/ 200	9
240	Medical	ARC Fertility Ventures	1,762	1/ 200	9
300	Medical	Advanced Sleep Therapy, Ltd.	6,229	1/ 200	31
TOTAL REQUIRED (per Code)			40,078		200
TOTAL PROVIDED					127
SURPLUS / (DEFICIT)					(73)

29. The petitioner's response to item #16 is noted. Your objection is noted; however, staff will continue to apply the code section as it is written, which requires that any building constructed after the effective date of the ordinance (i.e. 1959) is subject to the current code requirements of Section 28-10.

Traffic & Site Circulation

30. The petitioner's response to items #17 and 18 is noted. Staff continues to request a plan outlining how the site could be improved to accommodate more parking. It is requested that the petitioner re-evaluate the front parking area and propose modifications that could increase the parking

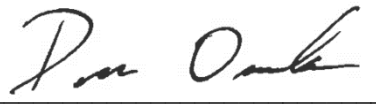
supply. Additionally, you're encouraged to reach out to the OSHA building property owner and discuss shared parking. See item 24 for more information.

31. The petitioner did not respond to item #19 regarding the conceptual plans for expanded and modified parking.

Resubmittal

32. Provide a formal response to all Round 2 Department Review Comments and submit files via the CSS portal on the Village website.

33. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 
Dan Osoba



LAW OFFICE OF SAMUEL A. ORTICELLI, ESQ.

432 Tremingham Way
Venice, FL 34293
630-776-9456
sorticelli@illinoispropertylawyer.com

April 3, 2024

Mr. Dan Osoba
Development Planner
Planning & Community Development
Department
Village of Arlington Heights, IL
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

**Re: Petitioner's response to Round 2 Comments
for proposed Parking Variation
2010 Arlington Heights Rd.**

Dear Mr. Osoba:

This letter is the response of the Petitioner, SG Arlington Heights MOB LLC, to the Plan Commission Round 2 Comments to the Petitioner's Application for an Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation. The variation requested is to allow 127 parking stalls on Lot 1 where the Code requires 200 parking stalls.

1. Response to Public Works Department, Engineering Division, File Number PCA00001-2024 Round 2 Review comment dated 3/19/24

No. 13: No response as Comment 13 only stated that Petitioner's response to Comment nos.11 and 12 are acceptable.

2. Response to Planning and Community Development Department, File Number PC 24-001 Round 2 Review dated March28, 2024.

No. 21: No response as Comment 21 only stated that Petitioner's response to Item 7 is noted and that the calculations for required parking and the zoning actions have been updated.

No. 22: No response as Comment 22 only stated that Petitioner's response to Item 8 is acceptable.

No. 23: No response as Comment 23 only stated that Petitioner's response to Item 9 is acceptable.

No. 24: Petitioner is attempting to reach out to the owner of Lot 2 to discuss a shared parking arrangement and in furtherance thereof has sent a letter to Adam D. Portnoy who is listed as the Manager of GPT Properties LLC on the Illinois Secretary of State website for Business Entity searches. GPT Properties LLC is the record owner of the OSHA site according to the Cook County Property Tax Portal. As of the date of this Response letter, Petitioner has had no response from Mr. Portnoy. In addition, Petitioner again states that a survey of the parking at the OSHA site is overly burdensome, overly expensive, duplicative (since a parking survey of that site was done when the parking variation for Lot 2 was considered and there has been no change in tenancy since then), and irrelevant since the parking study for Petitioner's property, as revised, shows no need for additional parking even if the building was fully occupied. It is further emphasized that the parking areas (front and back) on Petitioner's property are exactly the same as they were when the property was first built in 1970, the property has always been a medical office building tenanted exclusively by medical office tenants, and never before has there been a complaint by either any of the tenants or the Village of Arlington Heights that the parking is insufficient. Notwithstanding the foregoing, Petitioner is willing to propose a contingency plan to expand parking should a parking problem arise in the future. That plan consists of the following basic points: (1) First, there would have to be a determination that there is in fact a parking problem. The Village would make that determination only in the event it has received complaints from tenants of the building or adjacent property owners on at least three separate occasions. (2) Upon such a determination by the Village, Petitioner would commission a new parking study to cover both the OSHA site and the 2010 building property. The new parking study would have to confirm that there is in fact a parking problem. (3) If the new parking study confirms that there is a parking problem on any day during at least two or more hours, then Petitioner will hire an engineer to survey the parking areas of the 2010 property and design a reconfiguration of the parking areas such that the reconfigured parking areas accommodate the deficient parking shown in the new parking study. Reconfiguration as designed would be completed within 270 days of the confirmation of the parking problem, subject to force majeure. (4) As an alternative to reconfiguring the parking areas, if the new parking study showed that capacity of both existing parking areas would be sufficient to accommodate the parking demands for both properties, and if a shared parking

arrangement with the OSHA site could be entered into within 180 days of confirmation of the parking problem, then such an agreement would be in lieu of the reconfigured parking areas. The shared parking arrangement would include cross-access rights to each owner and cross-parking rights to each owner.

No. 24(a): The revised parking survey is being revised again so that the 17 parking spaces on W. Seegers Rd. are not used to calculate percentages of parking occupied for off street parking. Submission of the revised parking study will be made prior to any hearing date on the Petition.

No. 25: As noted in Petitioner's response to No. 24, Petitioner is reaching out to the owner of the OSHA site. Petitioner will continue to work with staff to address a *potential* parking issue if staff determines, after careful consideration of the revised parking study and Petitioner's comments in No. 24 above, that there is a parking issue.

No. 26: No response as Comment 26 only stated that Petitioner's response to Items 12 and 13 is acceptable.

No. 27: As noted in Petitioner's response to Item 24(a), the revised parking survey is being revised again so that the 17 parking spaces on W. Seegers Rd. are not used to calculate percentages of parking occupied for off street parking.

No. 28: No response as Comment 28 only stated that Petitioner's response to Item 15 is acceptable.

No. 29: Petitioner respectfully disagrees with staff's position that Section 28-10.1 is not applicable to the Petitioner's situation. In discussing Section 28-10.1 with staff, it is evident that staff considers Section 28-10.1 to not be applicable because by its wording it applies only to buildings and structures erected *and all uses of land established* after the effective date of the Section. Staff contends that the use of the building was changed from an all medical office use to a partial office, partial medical office use after the effective date, which staff contends is sometime in 1959. Petitioner contends that the use of the building has always been exclusively medical office use only, and thus the requirement that parking facilities shall be provided as required by current regulations is not applicable. Petitioner contends that the requirement of one space for every 200 square feet of floor area was established subsequent to when the building on the subject property was built in 1970. Prior to 1970, the requirement for parking was 1 space for every 250 square feet of floor area, PLUS 1 space for every three anticipated staff members. That standard would result in a requirement of approximately 180 spaces, depending on the number of staff members. Thus Section 28-10.1, which provides that when a building permit is issued

prior to the effective date of the Code section (i.e., subsequent to 1970), parking facilities as required by the updated Code need not be provided (and the prior Code sections would be applicable). This is relevant when identifying the alleged deficit in parking spaces.

No. 30: See response to Comment 24 above.

No. 31: Comment 31 states that Petitioner did not respond to Item 19. Item 19 is an instruction to provide a formal response to all Round 1 comments, which Petitioner has done.

No. 32: This letter constitutes Petitioner's formal response to Round 2 comments.

Very truly yours,


Samuel A. Orticelli, Esq.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

**Plan Commission
10/9/2024**

Item: Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002
Extension of PUD and Preliminary Plat of Resubdivision
Approvals

Department: Planning & Community Development

Item Description:

Project Background

On May 3, 2021, the Village Board adopted Ordinance #21-013, which granted an amendment to the Arlington 425 Planned Unit Development (PUD) approvals to allow modifications to the previously approved development plan for the site. As required by the Municipal Code, the PUD approval was valid for 24 months. Additionally, the Preliminary Plat of Resubdivision approval was set to expire 24 months after approval of Ordinance #21-013. In sum, both of these zoning entitlements were set to expire on May 3rd of 2023.

Pursuant to Village Code, an initial 12-month extension of both the PUD and Preliminary Plat can be granted directly by the Village Board. On April 17 of 2023, the petitioner requested a one-year extension of both the PUD and Preliminary Plat of Subdivision, as well as a one-year extension to the deadline for submission of a building permit for the Chestnut Building (from April 30, 2028 to April 30, 2029), all of which was granted by the Village Board.

A subsequent extension was requested and recommended by Plan Commission to the Village Board on March 13, 2024. The request was approved by the Village Board which extended the PUD and Preliminary Plat of Resubdivision approvals until November 3, 2024.

Request

At the recommendation of staff, the petitioner has requested an additional extension to the PUD and Preliminary Plat of Resubdivision approvals until May 6th of 2025. They have outlined the reasons for this request in a letter included within the packet provided to the Plan Commission.

Recommendation

It is recommended that the Village Board approve the following:

1. An extension to the PUD and Preliminary Plat of Resubdivision expiration deadline, from November 3, 2024 to May 6, 2025.

ATTACHMENTS:

1. Staff Memo to PC 10.3.24
2. Village Letter - PUD Extension Request 2024-2 - DRAFT 092524.1 - CLEAN
3. Village Board Minutes - 4-17-23
4. Village Board Minutes - 4-15-24
5. 2021 Approved Site Plan - For Reference



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: October 3, 2024

To: Chair Cherwin and Members of the Plan Commission

From: Michael Lysicatos, Assistant Director

Attachments: 1) PUD Extension Request 2024-2
2) Village Board Minutes - April 17, 2023
3) Village Board Minutes – April 15, 2024

Project Background:

On May 3, 2021, the Village Board adopted Ordinance #21-013, which granted an amendment to the Arlington 425 Planned Unit Development (PUD) approvals to allow modifications to the previously approved development plan for the site. As required by the Municipal Code, the PUD approval was valid for 24 months. Additionally, the Preliminary Plat of Resubdivision approval was set to expire 24 months after approval of Ordinance #21-013. In sum, both of these zoning entitlements were set to expire on May 3rd of 2023.

Pursuant to Village Code, an initial 12-month extension of both the PUD and Preliminary Plat can be granted directly by the Village Board. On April 17 of 2023, the petitioner requested a one-year extension of the both the PUD and Preliminary Plat of Subdivision, as well as a one-year extension to the deadline for submission of a building permit for the Chestnut Building (from April 30, 2028 to April 30, 2029), all of which was granted by the Village Board (minutes attached).

A subsequent extension was requested and recommended by Plan Commission to the Village Board on March 13, 2024. The request was approved by the Village Board which extended the PUD and Preliminary Plat of Resubdivision approvals until **November 3, 2024** (minutes attached).

Request

At the recommendation of staff, the petitioner has requested an additional extension to the PUD and Preliminary Plat of Resubdivision approvals until **May 6th** of 2025. They have outlined the reasons for this request in a letter included within the packet provided to the Plan Commission.

Staff notes that the petitioner has undertaken several significant steps demonstrating continued efforts towards finalizing the zoning entitlements and commencing construction of this project:

- On December 12th of 2023 and January 9th of 2024, the petitioner appeared before the Design Commission to authorize modifications to the design and architecture of the Highland Avenue garage. These modifications were also approved by the Design Commission subject to several conditions of approval.
- The petitioner has made several submissions and revisions to the Final Plat, and Building Permits since the second extension approval in April of this year. Significant progress has been made in addressing staff comments.
- A consultant was hired to assist with code compliance for certain aspects of the building permit review due to the complexity of constructing the Highland Avenue garage in such close proximity to the Village-owned Vail Garage. As a result, there was a delay in providing all the required conditions for finalizing the design of the Highland Garage.

- The petitioner has received approval from the Village to apply for an MWRD permit.
- The petitioner has received a design timeline from ComEd.
- Village Staff met with the petitioner and their team of professionals on September 3rd to review all outstanding items regarding the building permits and Final Plat in order to provide a coordinated strategy to finalize the review of the project.

Given the complexity of this development, the Village informed the petitioner it is unlikely that Final Plat would be approved by the Village Board on October 21st (the last Board meeting prior to the November 3rd expiration date), and the issuance of a building permit was unlikely to occur prior to the same deadline.

Outstanding Issues:

- Highland Garage Review – A consultant was hired to assist with certain aspects of the building permit review due to the complexity of constructing the Highland Avenue garage in such close proximity to the Village-owned Vail Garage. This resulted in an extended building permit review timetable referenced by the petitioner in their extension request.
- Highland Garage Modifications – The petitioner’s request letter mentions a potential shift in the building location. This modification is still in the process of being considered by the petitioner’s team of professionals to determine the feasibility of such a change in order to alleviate concerns detailed by the Village in terms of impact to the Village-owned Vail Avenue Garage. This shift has not been required by the Village but identified as a potential solution to other structural concerns. This would introduce an additional delay in the completion of the building permits and Final Plat but may alleviate major issues in regards to constructing the Highland Avenue garage and mitigate construction impacts on the Village-owned Vail Avenue garage. If and when it is determined a shift in the building is feasible and the correct course of action, staff will provide a zoning review to determine if any additional entitlements or a change in the existing entitlements will be needed.
- License Agreement – The Village provided a draft License Agreement to the petitioner on June 6, 2024 which was returned on July 29, 2024 with substantial comment on virtually every aspect of the agreement. The almost total re-write of the agreement is not acceptable to the Village and staff has requested identification of specific areas of concern for further discussion based upon the original Village draft. This will need to be completed on the same timetable as the building permits and Final Plat.

The building permit will take several layers of review beyond Village staff, which will likely prolong the permit issuance process, such as MWRD review, ComEd review for removal of the utility lines, and the potential shift in the location of the Highland Avenue garage. Given that the petitioner has demonstrated that they are proactively working towards finalizing the zoning entitlements and obtaining a building permit and working in a coordinated fashion with staff, the Staff Development Committee is supportive of the requested 6-month extension.

Recommendation

It is recommended that the Village Board approve the following:

1. A 6-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline, from **November 3, 2024** to **May 6, 2025**.

CC: Charles Witherington-Perkins, Director of Planning and Community Development

CCH LLC
838 Busse Highway – Park Ridge, IL 60068
T.847.655.7700 F.847.655.7701

September 24, 2024

Mr. Charles Witherington-Perkins
Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Arlington 425 Planned Unit Development Ordinance 19-019 (as Amended by Ordinance 21-013) – Request for Further Extension

Dear Charles,

As discussed at the meeting that your Department hosted on September 3, 2024 between the Village staff and our team to discuss the status of the Final Plat and building permit applications and the timeline to complete everything, this is our request for a further extension of the subject Ordinance as detailed below, knowing that Village staff fully supports it. To that end:

PUD STATUS:

Reference is made to Village Ordinance 19-019 enacted on June 3, 2019 (“Original Ordinance”) as amended by Village Ordinance 21-013 passed and approved on May 3, 2021 (“Amended Ordinance”).

Section 5.K. of the Amended Ordinance set a deadline for both issuance of building permits as well as expiration of the preliminary plat of subdivision, as May 2, 2023. This date was extended to May 2, 2024 *viva voce* at the meeting of the Board of Trustees on April 17, 2023.

Section 5.L. of the Amended Ordinance set a similar automatic expiry for submission of a building permit application for the Chestnut building on or before April 30, 2028 (effectively 5 years thereafter). Those minutes also extended this date to April 30, 2029, but this request is in no way a request to extend this date.

Section 9.12 (“Enforcement of Development Schedule) of the Village’s Zoning Code (as amended) provides for a 12-month extension through submittal to your department for final approval by the Village Board of Trustees. Technically, as such, we understand that the extensions granted on April 17, 2023, are the only extensions that can be granted without further consideration by the Board of Trustees.

Then, pursuant to our request dated February 27, 2024, and your support, on March 13th the Plan Commission approved a further extension from May 3, 2024 to **November 3, 2024** that the Board of Trustees confirmed *viva voce* at its April 15th regular meeting (“current extension”). At the time of that request, and at each hearing, we in good faith assumed and hoped that this six

Mr. Charles Witherington-Perkins
September 24, 2024
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(6) months' extension would be adequate to meet all of the conditions for both approval of the Final Plat of Subdivision as well as positioning all building and related permits to be ready for issuance.

EXTENSION REQUEST:

We hereby request an extension *beyond the current extension*, through and including **May 6, 2025**.

RATIONALE:

In recent weeks it has becoming increasingly clear that while we have made substantial progress toward Final Plat approval and permits, and continue to do so, the current extension expiration date of November 3, 2024 has proven, in hindsight, to have been overly optimistic, due in great part to matters that have arisen only recently. This is a complicated development project, as we all have acknowledged, and one thing is clear: the road from approved "Amended Site Plan Documents", while paved with good intentions, does not always lead to a development project that can be permitted and built without significant "adjustments".

Attached is a timeline as to how matters have unfolded since March 3, 2024, when we first submitted our Final Plat paperwork and building permit applications. We believe it is illustrative of the efforts both staff and we have made to achieve finality, as well as the significant delays that occurred through no fault of staff or our team, and thus critical to understand the need for this extension request.

As the timeline clearly demonstrates, the Final Plat and permits processes are inextricably bound together. As discussed at the September 3, 2024 meeting, a few significant items remain requiring additional time and collaboration to complete:

1. Our "Highland Garage". Both staff and our team lost nearly 3 months of precious time over a variety of issues and currently it appears it must "move" minimally for new and additional considerations. That will affect the Final Plat and all the pending permit applications.
2. Thank you for providing the Village sign-off for the MWRD permit application. Even though submitted promptly after receipt, the likely timeline for approval will be 12-14 weeks.
3. ComEd reiterates that its final design and equipment requirements will not be forthcoming for approximately 10 - 12 weeks from now.
4. The "license agreement" for our use of Highland Avenue for construction of the garage, as well as use of Campbell Street and Chestnut Avenue, also awaits finalization.

CCH LLC

Mr. Charles Witherington-Perkins
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The other factors will be not only the upcoming holidays but also the Plan Commission and Board of Trustees meeting schedules (along with required submittal and legal notice dates).

Should you have any questions regarding this matter, or need any further information to begin the process for hearings - please also do not hesitate to contact the undersigned by email or my DID telephone number below.

Respectfully,

Stephen S. Messutta
General Counsel
DID: 847-655-7716

cc: Bruce J. Adreani

DRAFT

ARLINGTON 425 FINAL PLAT AND PERMITS “TIMELINE”:

1. MWRD PERMIT:

- **March 12, 2024:** In anticipation of the Board meeting for the current extension, I emailed the Building Department for clarification of how approvals would proceed, in part to better understand the total approval timeline.
- **March 18, 2024:** This was referred to Nanci Julius, who responded after the current extension was granted by the Plan Commission but prior to the Board approval:

“The Village permits cannot be issued until an MWRD permit is issued, and the Village will not sign the MWRD permit until the final engineering plans are complete. **In addition, the Village will typically not sign an MWRD permit application until the final plat has been approved.** The permit applications can either be uploaded as part of the permit review, or they can be sent directly to me for further processing. I would recommend focusing on completing the final plat process as the engineering plans are reviewed as part of the Plan Commission application.” **[Emphasis Added]**.

- **August 8, 2024:** After much work and complications regarding the final engineering plans, in part due to the existence of underground utilities at the SEC of Campbell and Chestnut, our civil engineer finally was able to submit the MWRD permit application for the necessary Village signature prior to filing with MWRD.
- **September 5, 2024:** We received the Village “sign-off”.
 - Our permit application was received by the MWRD on September 11 that included a note that our first ‘response’ should be expected on October 3.
 - “Final” approval of the permit may not occur until mid-December, 2024.

2. “STRUCTURAL ANALYSIS”: The Amended Ordinance (Section 5.E.3.) requires us to submit a “structural analysis” of how the Village’s Vail garage might be impacted by our planned garage structure. It also allows the Village to require modifications to the Vail garage (at our expense) to “accommodate” our garage. In order to prepare the analysis, our structural engineer asked for “as-built” drawings of the Vail garage (expansion over Highland Avenue within inches of our property line).

- **April 15, 2024:** When the Village Board approved the current extension, we renewed our request for as-built drawings of the Vail garage.
- **May 9, 2024:** Certain as-built drawings were received but none regarding how its footings were installed. This complicated our structural engineering.

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Page 5

- **August 13, 2024:** Without as-built footings' drawings, our team determined that an additional soil boring and pressure meter testing should be taken.
- **September 3, 2024:** At our meeting, the question of seismic implications was discussed for the first time. Our Highland garage would have to 'move' regardless of any other consideration if the Vail garage is affected by a seismic event (it was not constructed with seismic considerations under building code applicable at the time), and that an outside consultant was working on a seismic analysis. After our meeting we were informed that the "minimum" could be +/- 1 foot. With the Vail garage being as close to our planned Highland garage as 4", we would have to await the Village's seismic information. Any change in our construction documents and the Final Plat will affect not only the garage itself, but other site improvements as mentioned above, and thus the other pending permit applications.
- **September 4, 2024:** In speaking with Michael Lysicatos, he hoped to have the seismic analysis available by the end of that week (September 6).
- **September 5, 2024:** TSC, our geotechnical professional, issued an updated report based on the additional boring and testing. While the overall results were consistent with the original 2023 report, the following notation was made regarding the Vail garage's "Seismic Site Class":

"4.2 Seismic Site Class

"Regarding a seismic site class per International Building Code (IBC) and Chapter 20 of ASCE 7, Site Class D may be utilized. To determine whether Site Class C is a possibility, **it would be necessary to determine the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface- wave seismic method such as the Refraction Microtremor (ReMi) method.**" **[Emphasis Added]**.

- **September 17, 2024:** Pending receipt of the Village consultant's seismic information, we did have our garage architectural/structural team provide an alternative 'footprint' location for initial review by key staff.
- **As of the date of this letter,** we all are still awaiting the Village consultant's seismic analysis of the Vail garage,

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September 24, 2024
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3. “WALKER LETTER”:

- **April 25, 2024:** Walker Consultants, the firm that engineered the Vail garage (both original structure and Highland extension) issued a letter requested by the Village regarding our garage. We were not aware of the letter itself until:
- **May 9, 2024:** We received the “Round 2” (v.2.) correction reports from the Village that contained the following **new** comment:

“Comments: Per the Letter Report dated 4/25/24 from Walker Consultants to Cris Papierniak, Director of Public Works, **the west wall of the existing municipal garage and the east wall of the new garage are both required to be fire rated without openings. Please provide details for the proposed infill of the openings in the west wall of the existing garage, including material and finish.** A quality finished appearance is required as viewed from the inside of the existing municipal garage.” [**Emphasis Added**].

- **May 13, 2024:** At our request, the Village provided the entire “Walker letter”. The stated purpose of the letter was to opine on “ . . . potential impacts from adjacent construction of the proposed Highland Parking Garage (HPG) **onto** the existing Vail Garage (VG).” [**Emphasis Added**]. That letter effectively opined that we could not build our Highland garage as approved in the Amended Ordinance. Among other things: (a) we could have no openings in our east wall, prohibiting the residential garage entry/exit doors and the storage/trash room door; (b) our garage had to “move” 3’ west. That impacted not only our Highland garage, but also the adjacent necessary site improvements and planned courtyard.
- **May 13, 2024:** We halted all work on the Final Plat and permits until this could be addressed.
- **July 1, 2024:** We were issued a “Code Modification” to allow our needed openings and to locate our garage where shown on the Amended Site Plan Documents without having to “move”.
- **September 3, 2024:** At our meeting, and as mentioned above, it was disclosed that additional information was to be forthcoming regarding the necessity of engineering our garage for **seismic** considerations that would require that our garage move “westerly” by a minimum amount to avoid potential seismic impact to the Vail garage,
- **September 3, 2024:** Also, for our meeting, staff presented an “updated” letter from Walker, that acknowledged the Code Modification but reiterated several other comments, including how the two garages would ‘function’ in proximity to each other.

Mr. Charles Witherington-Perkins
September 24, 2024
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- **September 13, 2024:** Michael Boyle and Alex Kang called said asked if they could “reject” our most recent responses to the 26 S. Highland corrections report so they could add the Walker “updated” letter comments. Our team had no problem with that to respect the Village’s permitting system.
- **As of the date of this letter,** an updated correction report has not been received, however, potentially in part due to the Highland garage “move” issue.

4. “INDEMNIFICATION” AND “LICENSE” AGREEMENTS:

- **Indemnification Agreement.** Section 5.E.1. of the Amended Ordinance requires that the Developer enter into an indemnification agreement with the Village in the event that the Village determines that “. . . any balcony or portion of any building encroaches into the public right-of- way.”
 - **To date** we are not aware of any such potential encroachments but if any are determined to potentially exist, this agreement will have to be formalized, and we are not in receipt of any draft “template”.
- **License Agreement.** This required agreement would allow us to perform Phase I construction work within the S. Highland Avenue public ROW.
 - **June 6, 2024:** We received a draft agreement. A significant portion of the draft assumed that the “Walker letter” opinions would prevail and required significant changes to our garage.
 - **July 29, 2024:** Due to the “Walker letter” issue and our prioritization of “restarting” our team’s efforts to respond to the Final Plat Round 3 comments and the Round 2 permits comments *after* the July 1st Code Modification, we were unable to address the draft and provide the Village with our comments and concerns.
 - **Present Date:** We are not in receipt of any revised draft of this necessary agreement. This is in part due to various comments from the Site Development permit correction reports that we are not allowed to use any portion of the Chestnut Avenue public right of way for our site logistics and construction staging without a license agreement. While a license agreement has been discussed through the Final Plat and permits’ processes, we have seen no draft that would cover these needs. While we were told that our suggested changes were difficult to follow, our sense is that a fresh look at the agreement or agreements should be taken in light of the Highland and Chestnut components.

5. FINAL PLAT & PERMITS STATUS & CUMULATIVE EFFECT: As you know, the Final Plat must go before the Plan Commission and the Board of Trustees.

Mr. Charles Witherington-Perkins
September 24, 2024
Page 8

- **As of September 20, 2024:**
 - Final Plat: Responses to “Round 4” comments have been submitted.
 - 225 W. Campbell Permit: “Round 3” comments have been submitted.
 - 26 S. Highland Permit: Responses to “Round 3” comments have been submitted but await a “reissued” correction report to encompass additional comments.
 - Site Development Permit: Responses to “Round 3” comments have been submitted.
- **October 9, 2024:** This is the next Plan Commission’s regular meeting at which the Final Plat would have been presented for its approval prior to going to the Board.
- **October 21, 2024:** This is the last date for a regular Board of Trustees’ meeting prior to expiration of the current extension.



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

April 17, 2023

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of Colors by Boy Scout Troop 32
chartered by First Presbyterian Church

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Scaletta, Canty, Schwingbeck, Bertucci, Tinaglia, Grasse, LaBedz, and Baldino.

Also present were: Randy Recklaus, Hart Passman, Rob Horne, Michael Lysicatos and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 04/03/2023 Approved

Trustee Mary Beth Canty moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Abstain: Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 04/15/2023 Approved

Absent: Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

Trustee Nicolle Grasse moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Tinaglia

- A. Permit Fee Waiver - Arlington Lakes Golf Course Approved
Pond Bank Stabilization
- B. Bond Waiver - Chicago Adaptive Sports Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. **Arlington 425 - PUD Extension Request** **Approved**

Bruce Adreani asked to extend the Ordinance, as the market was affected because of the pandemic, supply chain backlogs, financing constraints and market uncertainty. Mr. Lysicatos said the Ordinance was adopted May 3, 2021 and expires next month. The requirement for permit issuance also expires. Staff recommends approves of permitting these extensions.

Trustee Canty said the reasons to not build were appreciated, but other construction projects are happening in the community in the same period with the same setbacks. She said she is not seeing a clear path forward, and asked how will the next 12 months be different from the past 12 months. Is there a path forward, and what is it?

Mr. Adreani responded that high rise construction adds more money than something than a pod type of construction. Power Construction has increased prices, there have been two big increases in steel and concrete. Trustee Canty countered that surrounding communities are moving forward with construction. The issues Mr. Adreani cited are inherent in the construction businesses. She asked again, what is the path forward? Mr. Adreani said he will explore other avenues of development; he may change the plan. No one knows how the Bears stadium will affect the Downtown and he suggested the Downtown may suffer as a result of that development.

Trustee Canty said she heard the challenges in getting shovels into the

ground, but wasn't hearing how the developer will get over them, and it sounds like he is rethinking the project. She said if he needs to start over, do that, but he'll need to go through the process again.

Trustee Schwingbeck said the Board was so excited for this development and everyone wants it to come to fruition. He said he was not convinced Mr. Adreani is going to do anything there. The staff resources have not been offset by fees as yet. Other projects have been built in this time.

Trustee Baldino added the last time Mr. Adreani was before the Board, he asked what were the chances it would move forward, and the question wasn't answered. So, can it be answered now? Mr. Adreani said the economy and market are not good right now. He said he wished he could start it tomorrow, but it is a risk. Trustee Baldino said the Board is wondering about the commitment to it. We are being asked to extend a PUD without hearing of any progress.

Trustee Bertucci asked what would the timeline look like. Mr. Recklaus said staff will ask what will need to happen to get this done, and/or what would be successful in today's environment. Staff has spent a lot of time on the project and now want to make sure any additional time is well spent. Conversations should begin quickly. Trustee Bertucci asked Mr. Adreani if dialogue could occur in the next 30-60 days. Mr. Adreani agreed.

Trustee LaBedz said development is happening all up and down the Northwest corridor. She said she will give Mr. Adreani the benefit of the doubt, but she has concerns that nothing may happen.

Trustee Grasse said she would be willing to give another 12 months and asked if one portion could be approved without the other. The extension for the Chestnut Building permit (#2) does not have to be approved tonight. She said she does not support #2 at this time.

Mr. Lysicatos explained if the petitioner wanted more time after this waiver or if they amended the plan, they would have to go to the Plan Commission process again.

Mr. Adreani offered to build the Chestnut building first because it is a smaller building. That may help alleviate some of the concerns. It has less risk for him, and might energize the plan.

Trustee Scaletta said he is frustrated that it is not moving. He did not think it wise to build the Chestnut Building first. He said if Mr. Adreani can't do the project, he should find someone who can. The Downtown is not going away if the Bears come to town, that is not a valid reason. The atmosphere of a charming Downtown is not going to be the same kind of experience a stadium will be, meaning it will not be in direct competition. He said if Mr. Adreani has lost the passion to get this done, there is not much more the Village can do to help. Trustee Scaletta told him to get something done or move on.

Trustee Schwingbeck asked if it was to fail, what would it mean. Mr. Recklaus said the approvals would all expire. Even if he even wanted to do the same thing, he would have to go through the whole process again. Trustee Schwingbeck asked if there was a way to recoup staff costs. Mr. Recklaus said permit revenue fees do not offset staff time costs. The hope is that if the project is built, tax revenues would increase.

President Hayes said the Board needs to see some progress. The Village cannot have a vacant valuable piece of property. He said he is inclined to grant the request, but this will be the last time. He wants to see the whole thing built, not just the Chestnut Building.

Mr. Adreani said he would be willing to come back in six months.

Lisa Doty, lives on Mitchell and said resident support is still very high for the buildings to be built. She said she would like to see the extension be granted. She suggested to the developer to put in a pollinator garden as a place holder. She asked for future developments to install pollinator plants.

Trustee John Scaletta moved to approve a 12-month extension to the PUD and Preliminary Plat of Resubdivision to May 3, 2024 and a 12-month extension to the deadline for submission of a building permit for the Chestnut Building from April 30, 2028 to April 30, 2029. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Canty

Absent: Tinaglia

XIII. LEGAL

- A. Ordinance Amending Chapter 8 of the Municipal Code of the Village of Arlington Heights
Regarding Street Performers

Mr. Recklaus said an Ordinance was drafted based on the direction of the Board regarding street performers (buskers) after a February Committee of the Whole discussion. The Ordinance says street performers are not required to have a permit, are limited to performing between 10 a.m. to 9 p.m., and may not obstruct bike or pedestrian passage. Also, they may not amplify sound. The Ordinance makes it clear these regulations do not apply to a Village performance or a sanctioned part of the Alfresco sidewalk licensing.

Discussion revolved primarily around the Ordinance SECTION 2 which states:

Sec. 8-527 Street Performers.



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

April 15, 2024

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Tinaglia, Schwingbeck, Shirley, Dunnington, and Grasse. Trustees Bertucci and Baldino were absent.

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 04/01/2024

Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Abstain: Schwingbeck

Absent: Baldino, Bertucci

B. Committee of the Whole 04/01/2024

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Abstain: Schwingbeck
Absent: Baldino, Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2024 Approved

Trustee Tom Schwingbeck moved to approve in the amount of \$4,536,311.06. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of John Hersey High School Girls
Gymnastic Team State Championship

President Hayes congratulated the Girls Illinois State Gymnastics Champions from Hersey High School. Sharon Barrett coached the team. Coaches and the student gymnasts received Certificates of Recognition. This is the first State Team Gymnastics Championship for any school in D214.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Wendy Wennerberg said she has some concerns and frustrations regarding the Special Use permit for the Maryville shelter. The approval was for unaccompanied young women refugees. The facility is being used for staff training and meetings. She heard that the home may be converted to a shelter for undocumented men. How is the Village going to hold Maryville accountable? They were told the Board would approve any changes by Maryville. Now it seems to be turning from a long-term care facility for young women to a temporary shelter for young men. The Board should have been given the opportunity to review this change.

Heather Hendrickson said she would like the Board to consider a full review and get public input on the change of use. Why were these changes approved administratively and not with Board review? What is the screening processes? Are these people coming from Border Control? Where will the children be going to school? This is now a short term situation. Where is the money coming from if Maryville did not receive the grants?

Demetra Shamon asked why are things being considered behind closed doors when this shelter will be in a single-family home neighborhood.

Kari Bittner asked why did they lose the contract? Have they tried to

reapply? Will the facility will change back to what it was intended for?

Mr. Recklaus explained that when a Special Use is approved, the applicant can color within the lines. The change from long-term to short-term sheltering of young women was within the Special Use approval. The meetings and training Maryville was holding are in violation of the approved use, they cannot use it as a training facility. What Maryville is proposing to use the building for is more in compliance than was originally contemplated. They will still be hosting female minor refugees aged 12-17 from 7 days to one year. This is a reduction in the possible amount of time they were to stay there. The children will no longer be attending school locally. The children will now be screened by ICE and Border Control versus by Maryville. None of these changes impact the Special Use. Staff does not believe the changes create a greater burden on the community.

While the Village doesn't speak for Maryville, we understand the grant was dropped was because dealing with immigration has changed dramatically within the last year. The State has reallocated their resources. The initial program is no longer being funded. So, Maryville is pursuing it in a different way. The Ordinance did not require them to come back before the Board as they were working within the bounds of the approval.

President Hayes said representatives from St. Anne's and Maryville contacted him when they could not proceed with the intended use. They were disappointed as was he. The revised intended use has been vetted by staff and he agrees that this use is within the prior approval. It is less intense and compatible with the neighborhood. The Board will continue to monitor the neighborhood for adverse impacts.

Mr. Perkins said Maryville still needs to comply with the conditions of the Ordinance which includes: having trained staff, provide adequate staffing 24/7-365 days a year, use an application process, compliance with the plans, and compliance with rules and regulations. Maryville received a Special Use for shelter care. Their new use complies with the definition of shelter care. President Hayes noted the only change is that the girls will be there for shorter term and they not be going to the local schools.

Trustee Shirley said we put some requirements in the Special Use. Recently, there have been measles and TB in shelters in Chicago. Is there any health screening we can require because that was not an issue when this was approved? Mr. Recklaus said we cannot go back and add layers to it. The kids being put here are being screened by ICE and Border Patrol. We have a good relationship with St. Anne's and our Health Department and the Cook County Department of Health can work with them. The girls are not allowed to leave the facility without being accompanied.

Trustee Tinaglia asked where was the original population coming from when we approved the original use. Mr. Perkins said the approval was for teenage girl refugees. That is still the case, the term is just shorter now. When they petitioned, the girls were coming from a different source. Now

they are coming from Border Patrol, Customs and refugee settlements. Before, they were going to stay at the facility until they were 18. Now they will stay for 7 days up to one year. They will then be connected to families or adopted/fostered. They will not go to our schools. Sixteen girls will stay there.

Mr. Recklaus reiterated the facility is not long-term anymore. The State changed their budgeting priorities when the program was originally approved. In the midst, the funding is now going other places. Maryville went to find other programs they qualified for. Maryville is the owner of the facility; the Special Use is linked to them. The use is not transferrable to another organization.

Trustee Grasse asked staff to consider improving communication when issues change within a project.

President Hayes said we will continue to monitor the use and make sure there is no negative impact to the neighborhood.

IX. OLD BUSINESS

- A. 2023 General Fund Surplus Transfer Approved

Trustee Tom Schwingbeck moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- B. Revised Investment Policy Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

- A. 2024 Resurfacing & Sidewalk Program - Approval of Change Order #2 for Additional Parking Lots Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT LEGAL

- A. Ordinance - Rezoning - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve 2024-18. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- B. Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve 2024-19. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- C. Resolution - Preliminary Plat - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve R2024-11. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- D. Ordinance - Volume Cap Transfer - Assist Homeownership Program Approved

Trustee Jim Tinaglia moved to approve 2024-20. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- E. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 - General Fund Surplus Approved

Trustee Jim Tinaglia moved to approve 2024-21. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Chicago Adaptive Sports Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Board and Commissions Reappointments Approved

Trustee Dunnington had this item pulled from the Consent Agenda. She wanted to call out the people who serve on the various committees which serve the community. After review, she discerned there is a lot of good turnover. There are a handful of people who have served over 15 years. It's good to have a mix of new and old perspectives. She would be interested in considering term limits to ensure we are getting diverse views.

President Hayes explained these appointments are based on the Mayor's recommendation with the consent of the Village Board. There are no term limits as the positions are all volunteer. His policy, and that of his

predecessors, has been that individuals should be allowed to continue to serve. They must attend most of the meetings and actively participate and contribute. He asks the staff liaisons before the commissioners' terms are up if any are not fulfilling their requirements. He also inquires if there are commissioners who no longer wish to serve. So far, this approach has served us well. The positions can be time consuming and we appreciate their service. Currently there are 3 vacancies on the Senior Commission and he will be interviewing for those vacancies soon. There will be 3 youth vacancies on the Youth Commission as some of the members are graduating.

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- B. Arlington Gateway Development - 1, 15, 111 E. Approved
Algonquin Rd, 2355 S. Arlington Heights Rd. -
Sign Variation - DC#24-005

Mike Mocerri said they are requesting a variance for temporary construction signage to control the narrative of the project, to add some branding, and offer information. The signage will also help direct construction traffic flow.

Mr. Perkins said staff recommends the signs be allowed for 2 years or when construction is complete, whichever is sooner. The signs would be affixed to the construction fence. Staff recommended a reduction to the original proposal and is supportive of revised variation being presented tonight, 1,288 square feet is recommended. The Design Commission concurred.

Trustee Schwingbeck said the signage is for Phase 1. Will they come back for the additional phases? Mr. Mocerri said they will come back for the following phases with different sign placement requests.

Trustee Tinaglia asked how will we be handling it as the other phases? They will come back for Board Approval for those next stages. It will be the same process. Trustee Tinaglia recommended they keep the site clean so it's easy to say yes next time.

Trustee LaBedz said she likes seeing what is coming when there is a large project. As it is a high visibility area, it will help people look forward to the project.

Trustee Nicolle Grasse moved to approve a variation from Chapter 30 to allow a total of 1,288 square feet of temporary signage and to allow individual temporary signs up to 72 square feet with the staff and Design Commission's recommended conditions. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

C. 44 S. Vail Ave. - Sign Variation - DC#24-008 Approved

Dale Balsitis, with Corporate Sign Systems, said the building has 100% occupancy after renovating the building. There is not a lot of exposure for the businesses on the site. A ground sign would allow the tenants to have exposure. Two variations are required, one for a 7 foot setback where a 20 setback is required, the other to allow the sign to be 4 feet from the building wall versus 6 feet.

Mr. Perkins said the Fire Department vetted the request and said it would allow them access to their facilities. The Design Commission and staff approve of the sign.

Trustee Tinaglia noted this would be the first time a monument sign has been in this position. He doesn't dislike it, but is worried about precedent for other buildings in town. Where are we going with this in the future? Mr. Perkins said each case would have to be judged on its own merits. Mr. Balsitis said by adding the sign, tenants will not be tempted to use decals or add signage to their windows.

Trustee Dunnington asked if a tenant that fronts Sigwalt and wanted a sign, what would happen? Mr. Perkins said if a tenant that fronts Sigwalt came forward with a sign that met sign code, a permit would have to be issued. If the Board does not want signs on Sigwalt, they would need to add that to the motion.

Trustee LaBedz moved to approve the variations to Chapter 30 to allow a ground sign at 44 S. Vail subject to the Design Commission's recommended conditions. Trustee Shirley seconded the motion.

Trustee Dunnington moved to amend the motion to not allow signs on Sigwalt. Trustee Schwingbeck seconded the motion.

Ayes: Dunnington Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia
The Motion: Passed

Trustee Robin LaBedz moved to approve the amended motion. Trustee Scott Shirley Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

D. Arlington 425 - Sigwalt/Chestnut/Highland - Approved
PC#21-002

Zoning Entitlement Extension Request

Trustee Tinaglia recused himself as he is one of the architects working for the petitioner.

Attorney Stephen Messutta said they are asking to extend the PUD to November 3, 2024. They are getting the permits for Phase 1. They have the first-round responses and are working to get their new plans submitted.

Mr. Perkins said the PUD had an expiration date of May, 2023. In April of 2023 the Board granted an extension to May 3rd of 2024. Some modifications came before the Design Commission over the past year which were approved. Their final plat and engineering plans were submitted and they are in Round 2 of revisions on those. After they respond, the project goes to the Plan Commission. Staff does not think it will make it to the Board by May 3. They are in the second round of permit review. The project is very complex and the reviews take a long time. The Plan Commission concurred with extending the PUD to November 3rd.

President Hayes said this makes sense. He is happy progress is being made and understands the practicalities of the time committed. He is glad there is going to be a shovel in the ground.

Trustee Schwingbeck asked about the May date, do they have to have all their approvals and permits complete, not just submitting the paperwork? Mr. Perkins said they cannot receive the permit until final plat of subdivision approval. Even when the permit is ready, it will take several more months dotting the i's and crossing the t's. If we don't grant this, we start all over. They would have to resubmit and go through the zoning process, costing staff time and Commission time. Trustee Schwingbeck said they went back and made several modifications, including changes to parking garage and building. A lot of time was spent during that year trying to make modifications. Things could have been pushed through and we could have been building something. What happened?

Bruce Adreani said he was on a mission to get it done. He has had team meetings each week since last April. In order to get the final plans done to resubmit he had to go back and reconfigure it. Everybody is really happy with the changes. Sometimes, it is worthwhile to wait.

Trustee Schwingbeck asked if you get everything in, prior to November 3, is your financing set? Mr. Messutta said not at this point. He has more than a few feelers out for financing possibilities. They are hoping that pricing will get better and they can look to final pricing once permits are approved. They hope to do that shortly after everything is put in place.

Trustee LaBedz said she was hoping we would not have to do this. She asked if getting the utilities to sign off was of concern. Mr. Adreani said they should not cause additional delay. Staff assisted in working with ComEd.

Resident Keith Moens asked if affordable housing will be in the first building. Mr. Perkins said the Campbell Building provides its proportional share of the affordable housing.

Trustee Nicolle Grasse moved to approve the Zoning Entitlement Extension Request. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley

Abstain: Tinaglia

Absent: Baldino, Bertucci

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus noted it is the beginning of road construction season and recommended that residents check the vah.com/construction website for the map of roads being redone.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee LaBedz said the Village website has a map of the Lead Service lines which will need to be replaced.

Trustee Grasse said the Grace Terrace project page on the website has a lot of useful information on it. Residents can sign up for email alerts on the project.

Trustee Grasse said she is open to conversations regarding Historical Preservation. Mr. Recklaus said there have been recent discussions and staff is hoping to bring some short term protection ideas to the Board for consideration later this year. Trustees Tinaglia and Dunnington said they were interested in seeing this issue move forward as well.

A. Closed Session

Request for Closed Session per 5 ILCS 120/2(c) (21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS 120/2(c)(1): appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

-and-

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn to Closed Session at 9:10 p.m.

Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

LINE OF 8'-0" RIGHT-OF-WAY DEDICATION TO THE VILLAGE (NORTH OF EXISTING VAIL PARKING GARAGE)

CAMPBELL COURT
(8 STORIES)

METROPOLIS
PLACE LOFTS
(8 STORIES)

225 W. CAMPBELL
(10) STORIES
(234) RESIDENTIAL UNITS

5-STORY
CONDO
BUILDING

1-STORY
OFFICE
BUILDING

S. HIGHLAND AVE.

HIGHLAND PARKING GARAGE
SLAB-ON-GRADE
OPEN ROOF DECK
(4) STORIES = (345) PARKING STALLS

33 S. CHESTNUT
(5) STORIES
(85) RESIDENTIAL UNITS
POTENTIAL (44) PARKING STALLS

S. CHESTNUT AVE.

ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

W. SIGNALT STREET

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ARLINGTON HEIGHTS-IL 60004
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www.tinaglia.com

TINAGLIA
ARCHITECTS+INC

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KGB
2	DESIGN DEVELOPMENT	12.21.20	KGB
3	PC/DC SUBMITTAL	2.25.21	KGB

JOB NO. 388315

SHEET NO.
OF 11

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

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