



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 13, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Medical Office Building - 1519 S. Arlington Heights Rd. - T1540
Rezoning, Amendment to PUD, Preliminary PUD

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Medical Office Building - 1519 S. Arlington Heights Rd. - T1540

Department: Planning & Community Development

Requested Action

1. A rezoning from I-Institutional to O-T Office Transitional and from R-1 Single Family Dwelling to O-T Office Transitional
2. Amendment to PUD Ordinance #13-063
3. Preliminary PUD

Variations Required

1. No variations have been identified yet due to the preliminary nature of the plans. This will be analyzed once formal plans are received.

RECOMMENDATION

Based on a preliminary review Staff is of the opinion that the proposed request has merit and warrants further review. However, the Petitioner will need to address all concerns as listed below and identified during the formal review process.

1. Provide a market analysis that demonstrates a need for this type and size facility at this location.
2. Provide a written justification to support the change in zoning.
3. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
4. Driveway modifications along Arlington Heights Road shall be subject to IDOT approval.
5. Cross access easements shall be required.
6. Provide a detailed Traffic and Parking Study from a Certified Traffic Engineer. This study will need to assess access, on-site circulation, parking, trip generation, trip distribution, and impacts to local streets.

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

ATTACHMENTS:

Description

Staff Report
Aerial
Narrative
Site Plan - Phase I
Site Plan - Phase II

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 13, 2016
Date Prepared: April 8, 2016
Project Title: 1519 S. Arlington Heights Road Medical Office
Address: 1519 S. Arlington Heights Road, Arlington Heights, IL

BACKGROUND INFORMATION

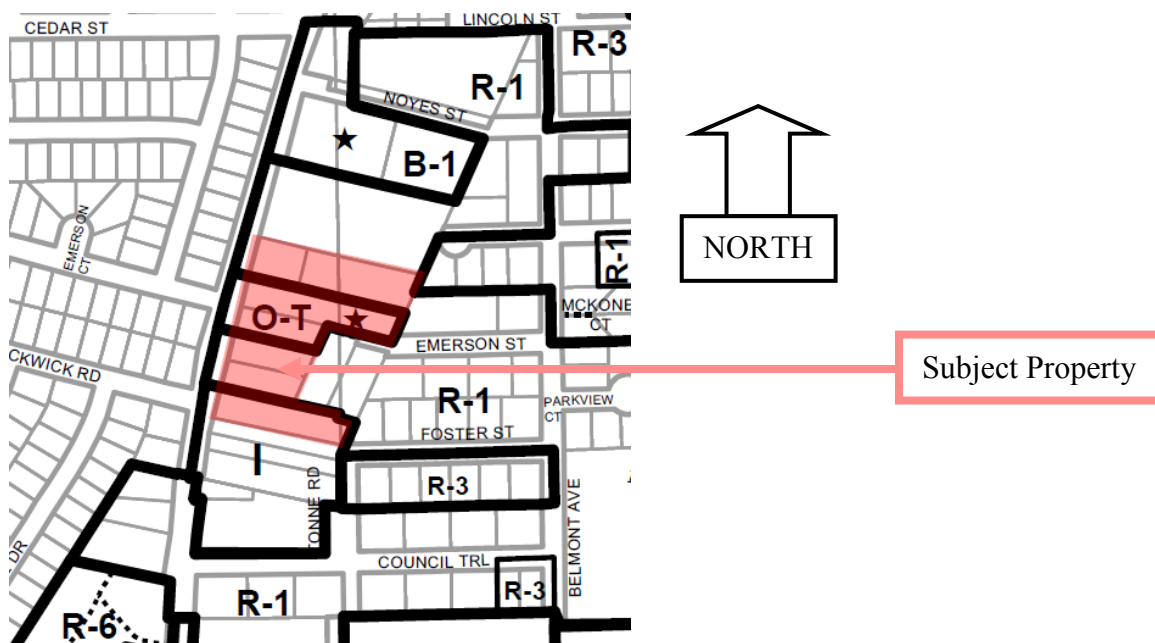
Petitioner: John Kosich
Address: KRealty Corp.
 1111 E. Touhy, Suite 230
 Des Plaines, IL 60018
Existing Zoning: O-T Office Transitional District, R-1 One Family Dwelling District, I Institutional District

Requested Action:

1. A rezoning from I-Institutional to O-T Office Transitional and from R-1 Single Family Dwelling to O-T Office Transitional
2. Amendment to PUD Ordinance #13-063
3. Preliminary PUD

Variations Required:

1. No variations have been identified yet due to the preliminary nature of the plans. This will be analyzed once formal plans are received.

**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling	Vacant Land	Offices Only
South	I, Institutional	Residential Memory Care Facility (Autumn Leaves)	Offices Only
East	R-1, One Family Dwelling and R-3, One Family Dwelling	Single Family Homes	Single Family Detached
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Project Summary

The Subject Property is approx. 4 acres (174,240 sq. ft.) in size and currently undeveloped. It is located just north of the Autumn Leaves memory care facility, which is at the northeast corner of Council Trail Road and S. Arlington Heights Road. The Subject Property is within multiple zoning districts, including the I, Industrial District on the southern portion, the R-1, One Family Dwelling District and O-T, Office Transitional District in the center area, and the R-1, Single Family Dwelling District on the north side of the site. KRealty Corp. (the "Petitioner"), would purchase the northern parcel of the Autumn Leaves property and include it within their development, which parcel is currently used for a portion of the detention for Autumn Leaves and also contains a part of the drive aisle that provides access onto S. Arlington Heights Road. The location of the drive aisle would remain unchanged, however, the detention basin would likely need to be redesigned.

The proposed development would proceed in two phases. Phase I would be located on the southern 1.5 acres of the site and would include the development of a one-story, 14,400 square foot care medical office building to be leased to Access Community Health Network. Phase II would be located on the remaining 2.5 acres located on the northern side of the Subject Property, and would include the development of an approx. 22,000-24,000 square foot office building for a variety of medical/office tenants. Users for the second phase have not yet been signed; therefore, the second phase may change as this project moves forward. However, both phases should be designed and approved concurrently, with the understanding that Phase II may need revisions and additional appearances before the Plan Commission and Village Board to authorize any deviations from the approved plans.

Zoning and Comprehensive Plan

Since the proposed plan involves the purchase of a small part of the Autumn Leaves property, the existing PUD that governs the Autumn Leaves site will need to be amended to remove that part from the PUD, allowing it to be incorporated into the Petitioner's development. Furthermore, all developments within the O-T, Office Transitional District must proceed as a PUD, so the Subject Property is required to develop as its own PUD. Additionally, as portions of the Subject Property are currently in the R-1 and I Districts, these areas must be rezoned into the O-T District. Additional zoning actions and variations to the Village's Municipal Code may be required once more information and detailed plans are provided. Before a final recommendation relative to the appropriateness of the land use can be rendered, the Petitioner must;

- Provide a justification to support the change in zoning as well as a market assessment demonstrating a need for a development of this type and size at this location.
- Hold a neighborhood meeting prior to scheduling a public hearing of the Plan Commission,
- Address all applicable site development concerns that are identified during the review process.

Staff notes that a conceptual interior floor plan contains a space noted as "Walgreens". Retail sales of any kind within the O-T District is prohibited, and pharmacy uses are neither a permitted or special use within the O-T District. Although a Land Use Variation could be granted for a pharmacy use within the O-T District, staff must analyze the viability of this proposed use and its impact on parking and site design. Further communication with the Petitioner on this matter is needed.

The Comprehensive Plan classifies the entire Subject Property as "Offices Only" and therefore the proposed development conforms with the Comprehensive Plan. Based on a preliminary review, the proposed request has merit and warrants further review.

Building Related Issues

Design Commission review and approval shall be required prior to a formal hearing of the Plan Commission. In addition, the proposed structure must incorporate the principles outlined in the Village's Design Guidelines, which include: the use of durable quality materials such as face brick, the limited use of dryvit or light gauge materials, and the use of architectural details to provide a visual interest. The developer should pay careful attention to the architectural aspects and detailing of the building to ensure compatibility with the existing Autumn Leaves facility and to provide a unified development appearance. Fully dimensioned and to scale building elevations and architectural floor plans shall be required.

Site Related Issues – Zoning Code Standards

A detailed analysis of the proposed development's ability to conform to bulk standards has not been completed as formal plans have not yet been received. When these plans are received, staff will analyze both the proposed development's ability to conform to all applicable bulk standards, and the Autumn Leaves development's ability to conform to these standards given that a portion of their

site will be removed and included within the proposed medical office development (which could impact setbacks, open space, FAR, etc. on the Autumn Leaves property). The Petitioner must be cognizant of their potential impact to the Autumn Leaves property.

The Petitioner should note that restrictions on deliveries and trash collection may be added to any zoning approval due to the proximity of the Subject Property to the single-family homes to the east.

Site Related Issues – Access

In Phase I, access to the proposed site would come from the existing driveway entrance along S. Arlington Heights Road, currently located on the Autumn Leaves property but to be purchased by the developer of the Subject Property. There is a Cross Access Easement, to the benefit of the owner of the Subject Property, which allows this access drive to be utilized for their proposed medical office development. However, when this portion of the Autumn Leaves property is purchased by the petitioner, another cross access easement, to the benefit of the Autumn Leaves property, will be required in order to provide them access their development. This cross access easement shall be required during the approval process.

Phase II includes a secondary access point onto Arlington Heights Road to be located to the north of the existing driveway entrance onto Arlington Heights Road. The Petitioner will have to work with IDOT on permitting for this new ingress/egress onto Arlington Heights Road. Staff shall analyze whether a cross access easement, to the benefit of the Autumn Leaves property, will be needed for this secondary access point. Additionally, staff shall analyze if the Subject Property will need cross access onto East Council Trail via the Autumn Leaves property.

Access via Emerson Street shall be prohibited. Additionally, the Petitioner should note that the dedication of land for small portions of Emerson St. and Arlington Heights Road may be required during the approval process.

Site Related Issues – Stormwater

Drainage will be a primary concern to existing residents within the area. Staff will evaluate the plans to ensure that any existing drainage issues will not be exacerbated by the proposed development. Since the portion of the Autumn Leaves property proposed for purchase by the Petitioner contains a small area of the Autumn Leaves detention basin, the Petitioner will have to take into account this fact when designing their stormwater detention areas. No detention area is currently shown within Phase I, however, detention must be provided for this phase of the development.

Landscape & Tree Preservation Issues

A code compliant landscape plan shall be required as part of the formal review process. According to code, a nine foot wide landscape island with a four inch caliper shade tree is required at the end of each row of parking and after every 20 parking stalls. In addition, a three foot high continuous row of shrubs is required to screen the parking lot from the public rights of way (Arlington Heights Road). Moreover, the perimeter of each detention basin needs to be landscaped with a variety of shrubs and trees.

In conjunction with the landscape plan, a tree preservation plan shall also be required. This plan needs to identify all existing trees that have a trunk caliper size of 3-inches or greater. In addition, each tree must be identified by common and botanical name, size, condition (good, fair, poor), disposition (remove, relocate, preserve), and its replacement value. As part of the formal review process, Staff will work with the Petitioner to try and save and/or relocate as many of the existing trees as possible.

The preliminary site plan does not appear to maintain the large landscape area along Arlington Heights Road as established by the Autumn Leaves development. The Petitioner should work to incorporate a similar landscape buffer within their development to ensure compatibility with existing properties and adequate screening from the right of way. Finally, the Petitioner will need to pay careful attention to the residential areas located east of the Subject Property. The proposed development will likely have the most significant impact on these residential areas and the Petitioner should design and implement a substantial landscape screen along their eastern property line to mitigate their impact on surrounding residents.

Traffic & Parking Issues

According to Village code, any application for a rezoning, PUD, or an amendment thereto that is adjacent to a major arterial, such as Arlington Heights Road shall submit a formal Traffic and Parking Study from a Certified Traffic Engineer. This study will need to assess, access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets.

With respect to the parking, the Petitioner should be aware that the inclusion of a Walgreens within the building may alter the parking requirements. Retail sales uses require one space per 300 square feet, as opposed to the one space per 200 square feet for medical office buildings. Finally, the Petitioner should clarify if any basement is proposed for the buildings in Phase I and Phase II.

RECOMMENDATION

Based on a preliminary review Staff is of the opinion that the proposed request has merit and warrants further review. However, the Petitioner will need to address all concerns as listed below and identified during the formal review process.

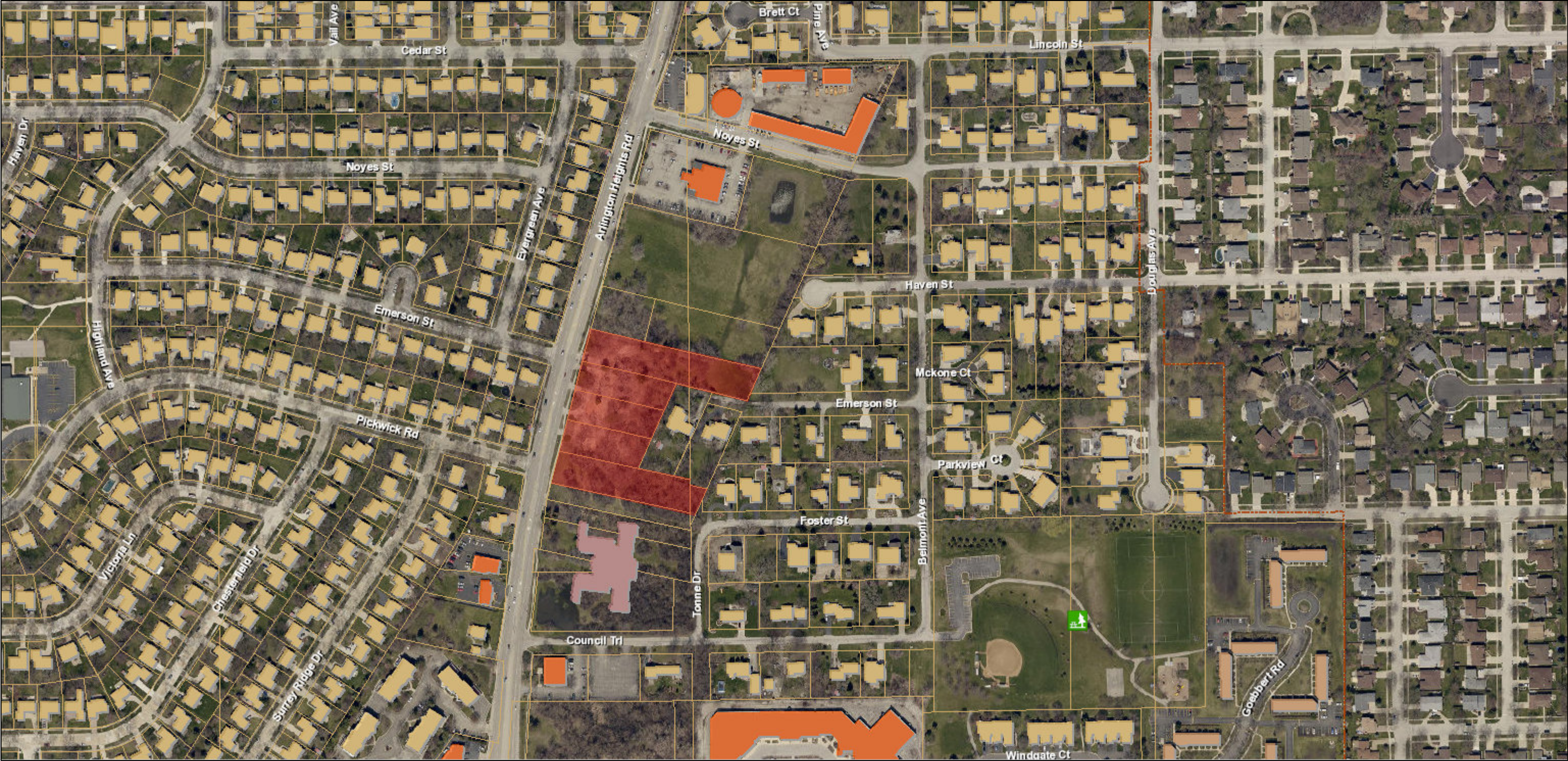
1. Provide a market analysis that demonstrates a need for this type and size facility at this location,
2. Provide a written justification to support the change in zoning.
3. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
4. Driveway modifications along Arlington Heights Road shall be subject to IDOT approval.
5. Cross access easements shall be required.
6. Provide a detailed Traffic and Parking Study from a Certified Traffic Engineer. This study will need to assess access, on-site circulation, parking, trip generation, trip distribution, and impacts to local streets.
7. Provide appropriate landscape buffer to the residential properties to the east.
8. These are preliminary comments only and should not be relied upon as identification of the only major concerns. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

April 8, 2016

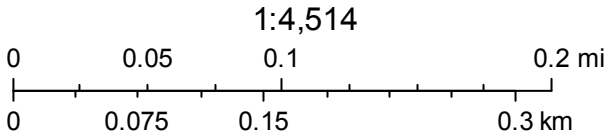
Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randall Recklaus, Village Manager
All Department Heads
Temp File #1540

1519 S. Arlington Heights Road - Office Project (Temp File 1540)



April 6, 2016



KRealty Corp.
1111 E. TOUCHY, SUITE 230
DES PLAINES, IL 60018
PHONE: 847-699-2155
FAX: 847-699-2156

April 4, 2016

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 1519-1620 S. Arlington Heights Road
Arlington Heights, IL

Dear Mr. Hubbard:

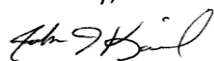
Please allow this letter to introduce our proposed medical office development to be located on the referenced property to the Village of Arlington Heights. We are planning a two-phased project to initially develop and construct on the southern portion of the site an approximate 14,400 sq. ft. single story medical office building to be entirely leased to Access Community Health Network and our timing in this endeavor is immediate.

We would utilize approximately 1.5 acres of the approximate 4 acres to construct the initial building and will proceed through the zoning and site plan approval process with the Village of Arlington Heights immediately. The second phase of the site is currently being marketed and planned as a single story medical office building of approximately 22,000-24,000 sq. ft., but we are discussing the project with several additional tenants, most of whom are medical users and so pending those negotiations, the final site plan may change for the second phase. We suggest that the architectural aspects of the property would blend in and look somewhat similar to the Autumn Leaves property to the south. We will provide pictures of similar properties that we have previously developed.

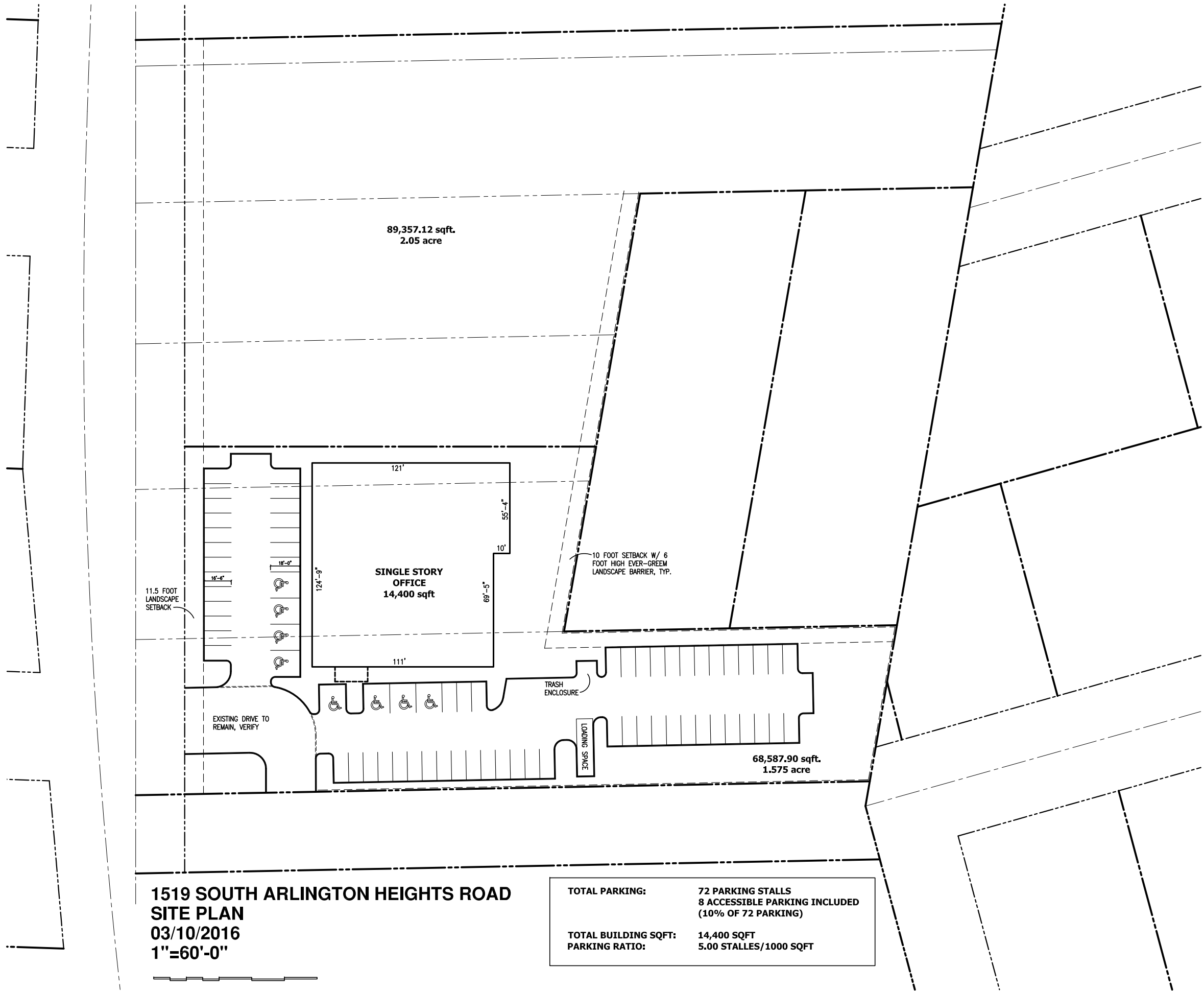
Over the last 10 years, we have developed over 40 properties to include a large portfolio of medical office properties that were leased to many medical organizations including Advocate HealthCare, North Shore Hospital, and Illinois Bone & Joint Institute, LLC. Our properties are well-landscaped and provide inviting access to serve the healthcare industry.

We look forward to the meeting on April 13th. Please let me know what time the meeting will commence.

Sincerely,



John Kosich
Manager



**1519 SOUTH ARLINGTON HEIGHTS ROAD
SITE PLAN
03/10/2016
1"=60'-0"**

TOTAL PARKING:	72 PARKING STALLS 8 ACCESSIBLE PARKING INCLUDED (10% OF 72 PARKING)
TOTAL BUILDING SQFT:	14,400 SQFT
PARKING RATIO:	5.00 STALLS/1000 SQFT

