



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  
February 8, 2017  
7:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. Hearts Place Apartments - 120-122 E. Boeger Dr. - T1582  
Rezoning, PUD for Assisted Housing

**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:** Hearts Place Apartments - 120-122 E. Boeger Dr. - T1582

**Department:** Planning & Community Development

### **Requested Action**

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

### **Variations Required**

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 16 feet.
4. Other Variations may be necessary as identified when detailed plans are received.

### **Recommendation**

Although the Staff Development Committee continues to promote and support affordable housing in the Village, further details from the petitioner are needed before a formal recommendation can be rendered. The petitioner should address the following items in their formal application to the Plan Commission.

1. Provide a written justification to support the change in zoning and land use as well as demonstrate that said use is appropriate and suitable for the site and provides the type of housing as identified in the 2015-2019 Consolidated Plan.
2. The applicant should provide further details on the target population of "individuals living with disabilities" to ensure that the proposed development conforms to the specific populations as identified within the Consolidated Plan.
3. Provide a written justification for each variation based on the following hardship criteria outlined in the Zoning Ordinance:
  - *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
  - *The plight of the owner is due to unique circumstances.*
  - *The variation, if granted, will not alter the essential character of the locality.*
4. Prior to a public hearing of the Plan Commission, a neighborhood meeting shall be held to obtain early input from adjacent property owners and residents both within Arlington Heights and Buffalo Grove.
5. The development shall be deed restricted so that it remains in perpetuity as an affordable supportive housing development for those with disabilities. Market rate units shall not be allowed.
6. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process.
7. A market assessment shall be required to demonstrate a need for this type and size development at this location. In addition, a response to the Village's Affordable Multi-Family Housing Policy shall be required and shall include an assessment on; i) the affordability of the proposed development, ii) information concerning the inclusion of affordable units, and/or iii) other information related to the development's responsiveness to the Village's Affordable Multi-Family Housing Policy.
8. Provide a detailed description on the security measures that will be provided within the proposed facility.
9. A code compliant tree preservation and landscape plan shall be required.
10. Design Commission review shall be required prior to a formal hearing of the Plan Commission.
11. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.
12. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.

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

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Staff Report	Board or Commission Report
VB Minutes 3/7/16	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
Project Narrative	Correspondence
Conceptual Building Elevations	Exhibits
Rendering	Exhibits
Site & Floor Plans	Exhibits
Preliminary Engineering	Exhibits



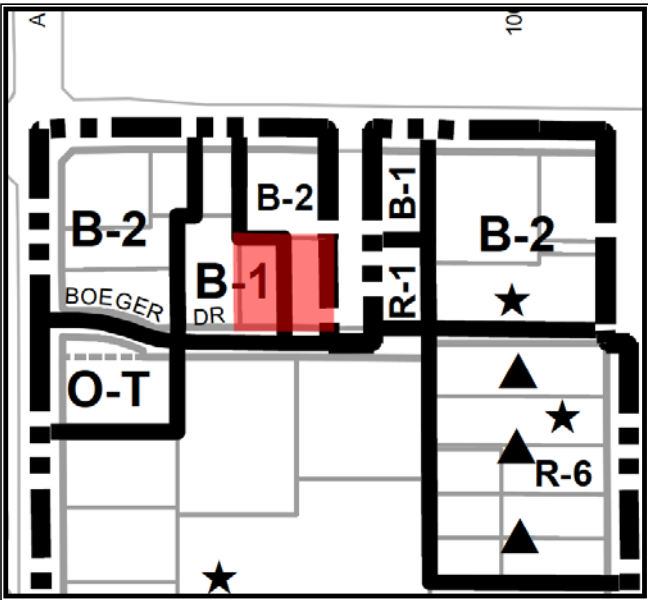
VILLAGE OF ARLINGTON HEIGHTS  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

Temp File Number: T1582  
Project Title: Hearts Place  
Address: 120-122 E. Boeger Dr.  
PIN: 03-08-100-053, 03-08-100-054

To: Plat and Subdivision Committee  
Prepared By: Sam Hubbard  
Meeting Date: February 8, 2017  
Date prepared: February 3, 2017

Petitioner: Jessica Berzak  
 UP Development, LLC  
Address: 900 W. Jackson Blvd. #2W  
 Chicago, IL 60607

Existing Zoning: B-1: Limited Retail Business District, and B-2: General Business District



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

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  3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
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- Variations Required:
1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
  2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
  3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 16 feet.
  4. Other Variations may be necessary as identified when detailed plans are received.

### **Project Background:**

The subject property consists of lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot, which has an existing one-story utility building, is zoned B-1, Limited Retail Business District.

The proposed action, if approved, would allow UP Development (the petitioner) to construct a 16-unit multi-family development that would provide a home for families living with disabilities that are in need supportive services. All units within the building would be 2-bedroom. The first floor would contain 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. These services would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services that they need to remain independent.

Proposed market rents are contemplated at \$1298 per month for each apartment at Heart's Place. This figure is contingent on the development receiving an allocation of funds from the state, as well as project based subsidies from other sources. Rental subsidies would ensure the tenants do not pay more than 30% of their income towards the rent. The maximum tenant contribution for a 2BR unit is \$1,026, however this figure is subject to change as the financing mix changes.

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for individuals and single parent families with children. Each dwelling unit would be furnished by the developer and would be fully equipped with bathroom, kitchen, living, and sleeping areas. The support services offered to residents would be in areas such as case management, life & parenting skills, and employment support to assist residents in becoming self-sustaining and contributing members of the community.

### **Prior History**

In 2010, the petitioner, who was associated with Daveri Development Group at that time, applied for approval of PSH project on the subject property, albeit at a different size and density (project was proposed as a 3-story building with 30 units). Multiple Variations were required for this project, including the following:

1. *A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.*
2. *A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.*
3. *A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size to allow a reduction to the minimum lot size from 73,800 to 40,451 square feet (or an increase in the number of dwelling units from 16 to 30 units)*
4. *A variation from Chapter 28, Section 5.1-8.10c. to allow a 10% reduction to the minimum unit size from 550 to 495 square feet for the Efficiency units, and from 650 to 585 square feet for the 1-Bedroom units.*
5. *A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 30 to 3 feet*
6. *A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of parking stalls from 62 to 24 spaces (15-spaces + 9 landbanked spaces)*

The Village Board did not approve the application from 2010, primarily due to concerns over the number and significance of the requested Variations.

Variations #1 and #2 as identified above are still required for the present application, however, the need for Variations #3 and #4 have been eliminated. The Variation as identified in #5 is still required, although to a lesser degree than previously proposed. At this point it is not certain if a parking Variation is required (see Parking section below).

### **Early Review**

On March 17, 2016, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are attached.

### **Village of Arlington Heights Consolidated Plan**

The Village of Arlington Heights Consolidated Plan is a comprehensive five year planning document that identifies the overall housing and community development needs of the Village, outlines available programs and resources, and establishes a strategy

for prioritizing and addressing housing needs and economic opportunities for low and moderate income people within the community. The Consolidated Plan and Annual Action Plan constitutes the Village of Arlington Heights' application for Federal Community Development Block Grant (CDBG) funding for housing and community development programs through the US Department of Housing and Urban Development (HUD).

The 2015-2019 Consolidated Plan identified as a high priority a need for special housing options for persons that are non-homeless, including housing for individuals with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). Specifically, the plans states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community".

As previously mentioned, Hearts Place is a PSH development for individuals living with disabilities. The Village's Consolidated Plan however focuses special housing for those with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). As part of the formal Plan Commission application, the applicant should provide further details on the target population of "individuals living with disabilities" to ensure that the proposed development conforms to the specific populations as identified within the Consolidated Plan.

### **Zoning and Comprehensive Plan**

Based on the information provided, Staff has determined that the land use is most consistent with a *Care Facility, Intermediate*, which according to Chapter 28, Section 3.2-41 of the Village of Arlington Heights Municipal Code is defined as: "A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these". According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a Care Facility, Intermediate is a permitted use in the I, Institutional District.

To proceed forward, the Plan Commission must review and the Village Board must approve three primary zoning actions. The first action is a rezoning from B-1 and B-2 to I, Institutional. The second action is an amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional. The last action is a Planned Unit Development, which is required for any development in the I, Institutional District. Several variations from the zoning code have also been identified and will be discussed throughout this report. For each variation, UP Development must provide a written justification based on the following hardship criteria:

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
- *The plight of the owner is due to unique circumstances.*
- *The variation, if granted, will not alter the essential character of the locality.*

### **Site Plan**

Staff has performed a preliminary review of the conceptual site plan provided by the applicant. The proposed development appears to conform to most bulk and setback requirements, however, a final evaluation can only be performed when detailed plans are submitted. There was one site related Variation identified below, as well as additional landscape and utility issues.

### **Setbacks**

The proposed building conforms to the required setbacks within the I District. However, the I, Institutional district requires a minimum separation of 25 feet between the proposed building and any paved surface. Pursuant to the site plan, the building at its closest point is approximately 16 feet from the new parking lot that is located to the east of the building. As a result, the following variation has been identified:

- **A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 16 feet**

As with the other variations that have been identified in this report, the Petitioner will need to provide a written justification prior to Staff rendering a final recommendation.

### ***Landscape & Tree Preservation Issues***

Staff notes that there are a number of trees around the perimeter of the site. As such the petitioner will need to provide a tree preservation plan that identifies all of the existing trees that have a trunk caliper size that is three inches or greater. This plan must identify each tree by common and botanical name, size, condition (good, fair, poor), disposition (preserve, relocate, remove), and replacement value. In addition, a landscape plan will be required and needs to focus on perimeter landscaping and transitional screening in order to enhance and screen the development from the surrounding properties. Furthermore, the outdoor common/recreational areas need to incorporate a mixture of different plant material in order to create visual interest.

### ***Utilities and On-Site Detention***

The Public Works Department has identified a need to loop the existing water main on Boeger Drive to the east to Old Arlington Heights Road. This loop would allow for the existing main to provide adequate fire protection for the proposed development. Additionally, during the previous proposal, staff identified an existing 8-inch private sanitary sewer that services the adjacent property to the north (Popeye's Restaurant) and bi-sects the subject site. The previous development was asked to relocate the aforementioned sewer elsewhere on site and situate it within a private utility easement, and staff expects the current proposal will also need to relocate this sanitary sewer. In addition, on-site detention shall be required. The exact size and location will need to be further evaluated once detailed engineering plans and detention calculations are provided as part of the formal review process.

### **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 principals 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 building must be fully sprinklered and constructed of non-combustible materials. Lastly, as part of the building permit review process; the Petitioner will need to pay all applicable school, park, and library contributions.

### **Traffic and Parking**

According to Chapter 28, Section 6.12, Traffic Engineering Approval, any PUD that requires Plan Commission review is required to provide a traffic and parking study from a Certified Traffic Engineer. This study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

The proposed development is indicating that a total of 33 parking spaces will be provided (25 parking spaces + 8 land-banked parking spaces). With respect to parking, Village Code requires two parking stalls for each dwelling unit, regardless of the number of bedrooms. As a result, the proposed 16 unit development would require a total of 32 parking stalls for residents, guests and employees. Additionally, the two office spaces within the development will require parking at 1 space per 300 square feet of floor area. The exact size of the office units has not been provided, therefore, if the total size of the office units are 450 square feet or less, only one parking space will be required (for a total of 33 on-site parking spaces required). If the office units are greater than 450 square feet in total floor area, two parking spaces would be required, which would bring the total amount of on-site parking to 34 spaces, and the development would then require a one-space parking Variation or an additional on-site parking space can be added.

Staff notes that multi-family dwellings are required to provide one loading berth at 10' x 35' in size if the overall square footage of the development is greater than 10,000 square feet. One of the documents submitted by the applicant indicates that the size of the building will be 10,218 sq. ft., which would require the provision of a loading berth. The proposed site plan does not show a loading berth and further clarification on the building size is needed. If the loading berth is required and not provided, then a Variation must be requested.

### **RECOMMENDATION**

Although the Staff Development Committee continues to promote and support affordable housing in the Village, further details from the petitioner are needed before a formal recommendation can be rendered. The petitioner should address the following items in their formal application to the Plan Commission.

1. Provide a written justification to support the change in zoning and land use as well as demonstrate that said use is appropriate and suitable for the site and provides the type of housing as identified in the 2015-2019 Consolidated Plan.
2. The applicant should provide further details on the target population of "individuals living with disabilities" to ensure that the proposed development conforms to the specific populations as identified within the Consolidated Plan.
3. Provide a written justification for each variation based on the following hardship criteria outlined in the Zoning Ordinance:

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
  - *The plight of the owner is due to unique circumstances.*
  - *The variation, if granted, will not alter the essential character of the locality.*
4. Prior to a public hearing of the Plan Commission, a neighborhood meeting shall be held to obtain early input from adjacent property owners and residents both within Arlington Heights and Buffalo Grove.
  5. The development shall be deed restricted so that it remains in perpetuity as an affordable supportive housing development for those with disabilities. Market rate units shall not be allowed.
  6. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process.
  7. A market assessment shall be required to demonstrate a need for this type and size development at this location. In addition, a response to the Village's Affordable Multi-Family Housing Policy shall be required and shall include an assessment on; i) the affordability of the proposed development, ii) information concerning the inclusion of affordable units, and/or iii) other information related to the development's responsiveness to the Village's Affordable Multi-Family Housing Policy
  8. Provide a detailed description on the security measures that will be provided within the proposed facility.
  9. A code compliant tree preservation and landscape plan shall be required
  10. Design Commission review shall be required prior to a formal hearing of the Plan Commission.
  11. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.
  12. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
  13. These are just preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

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February 3, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1582

## **XVI. REPORT OF THE VILLAGE MANAGER**

### **A. Heart' s Place - 120- 122 E. Boeger Dr. – Early Review**

Mr. Recklaus said UP Development is seeking Early Review for a 16 unit development for people living with disabilities. The site is the previously considered for Boeger Place which was denied in 2010. Early Review does not commit the Village to approving or denying a development proposal; it is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Trustee Tinaglia recused himself as the petitioner is a client of his on another project. He left the meeting at this time.

Mr. Perkins said the proposal comes with two variation requests, one to rezone the property to Institutional, the other to amend the Comprehensive Plan. Staff has identified two variations: 1) The minimum lot size. 2) Institutional Districts less than four acres must be located on a collector street and Boeger is a local street. Staff recommends a neighborhood meeting early in the process to inform neighbors of their proposal.

President Hayes asked for the rationale for the Code to require four acres for Institutional properties. Mr. Perkins said he did not know. Typically a minimum district size is to avoid spot zoning. It is a little unusual that the property has to be on a collector street. The four acre requirement is per Village Code.

Michael Ezgur, attorney for the project, said this is a less dense project than the one previously presented with 16 residential units and 33 parking spaces. It is designed to meet or exceed the Village' s affordable housing guidelines. Heart's Place provides permanent supportive housing for people with a variety of disabilities. Wings, Kenneth Young Center and Alexian Brothers are partners for the Development. The developer acknowledges a zoning change is required and that during the plan development process, variations would need to be discussed. They agree with Staff' s analysis to date.

President Hayes said that the proposal targets people living with disabilities. He asked what kind of disabilities will be the target market.

Mr. Ezgar said the target residents are victims of domestic violence, also people with mental disabilities that the Kenneth Young Center addresses. Jessica Berzac of UP Development said there is a key difference than the previous proposal. The State' s policy is different now and projects like these are required to be disability neutral. However, if there is an onsite provider, then those clients are given preference. By partnering with Wings, victims of domestic violence would be placed at the top of the eligibility pool. Other potential residents could include those with medical disabilities like heart failure or diabetes. President Hayes asked for clarification that people who are subject to domestic violence are considered disabled. Ms. Berzac said yes, they are.

The selections are made via a process which includes input from County, State, Property Manager and Service Provider representatives. Wings and The Kenneth Young Center will be the onsite providers.\

President Hayes said he is happy to see this project is much different in terms of density with fewer variations. He said it is something the Board can at least explore.

Trustee Rosenberg asked for clarification between on site and off site staffing. Ms. Berzac said there will be a property manager and social service providers on site with at least 2- 3 people on site each day. As the residents must be able to live independently to qualify for this housing, the clients don't need 24 hour monitoring. Trustee Rosenberg asked if security is an issue for these clients. Ms. Berzac said the service provider would address security. All of the units have 2 bedrooms. The lease holder must be disabled to qualify. If there are two applicants who both qualify, then they could live together if they request it. Residents would not be placed together.

Trustee Rosenberg asked if there were water detention issues. Mr. Perkins said water detention would be evaluated in preliminary plans and on site detention would need to be accommodated. This proposal has more green space that what was presented before. Water will most likely be detained in the green areas. Staff will also evaluate land banked parking and is already suggesting the gazebo be moved in the event that the land bank parking becomes necessary.

Trustee Blackwood asked how residents will access transportation as there is no bus service on Arlington Heights Road. Ms. Berzac said Pace offers van pooling, dial-a-ride is used by many disabled people and case managers do a fair amount of driving. Residents will get around as they do where they currently live. Trustee Blackwood asked if there was a security a risk because the residents are victims of domestic violence. Ms. Berzac said she didn't have those kinds of details now; the service provider would address this issue moving forward.

Trustee Sidor asked if the building would have security. Ms. Berzac said yes, there would be security cameras and key fobs. There would not necessarily be a security person on staff, but that is yet to be determined. Trustee Sidor said he was glad to see the project again and would like to see it go through the process.\

Trustee Labeledz said she is glad this is coming forward as she supported Boeger Place while on the Plan Commission. She said the need is great. She asked if this was a transitional program. Ms. Berzac said no. Trustee LaBedz asked if every apartment was fully handicapped accessible. Ms. Berzac said 20% are fully accessible, the others are fully adaptable. Trustee Labeledz asked if this project was designed for families. Mr. Berzac said yes, that is the intent.

Trustee Scaletta said he was supportive overall but wanted to understand how the balance of people in the building will work out. Ms. Berzac said there are other properties which have a mix of different kinds of disabled residents. The populations of these developments have shared obstacles in society and often work together despite

their differing disabilities. Case managers will be able to work with those with impairments as well as those with domestic violence histories.

Trustee Scaletta asked if a child has a disability, will the parent be able to live with them. Ms. Berzac said the lease holder has to have a disability, so an adult child with a disability cannot have parent live with them unless parent also qualifies. Two people per bedroom are the maximum allowed. There are also limits on number of people in a unit based on sex of children. Boy and girl children may not share a bedroom.

Trustee Scaletta asked how the building would be conducive to the current Code. Mr. Perkins said other than Institutional Zoning, staff would have to look at the land area in regards to density. The parking is okay. The building could be a typical apartment building. Mr. Perkins said UP is requesting the following variations: 1) less than required minimum district size for an Institutional District 2 acres are required and they have .9 acres. 2) The location of Institutional District is on less than four acres and should be on a collector street, this is a local street. They also need two zoning changes: 1) From B-1/ B-2 to Institutional. 2) Amend the Comprehensive Plan which calls for this property to be commercial. Mr. Perkins said the detailed plans might bring other variations. Trustee Scaletta said this is significantly better than what was proposed before when the unit sizes were smaller than the Code required. The square footage for each unit is now between 800 square ft. to 1200 square ft. when previously the units were from 495 square ft. to 585 square ft. Trustee Sidor asked if a child is the victim of domestic violence, can the mother and child live here. Ms. Berzac said she did not know and would investigate.

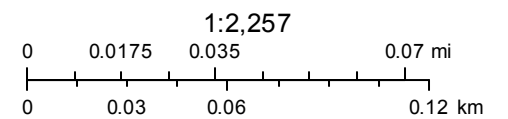
President Hayes said this is Early Review and no indicator of how the Board will vote if the project goes through the process. Ms. Berzac asked for feedback on how to make the process go more smoothly. President Hayes said this was a good start. He was pleased to hear the decrease in the amount of units, the increase in the size of the units and the decrease in the number of variations. He also appreciated the support services provided to the residents.

Trustee Rosenberg suggested that UP have a neighborhood meeting to make sure the neighbors understand the differences between this proposal and the previous one. He recommended they reach out to the different groups who were engaged before.

# 120-122 Boeger Dr - Aerial



February 3, 2017

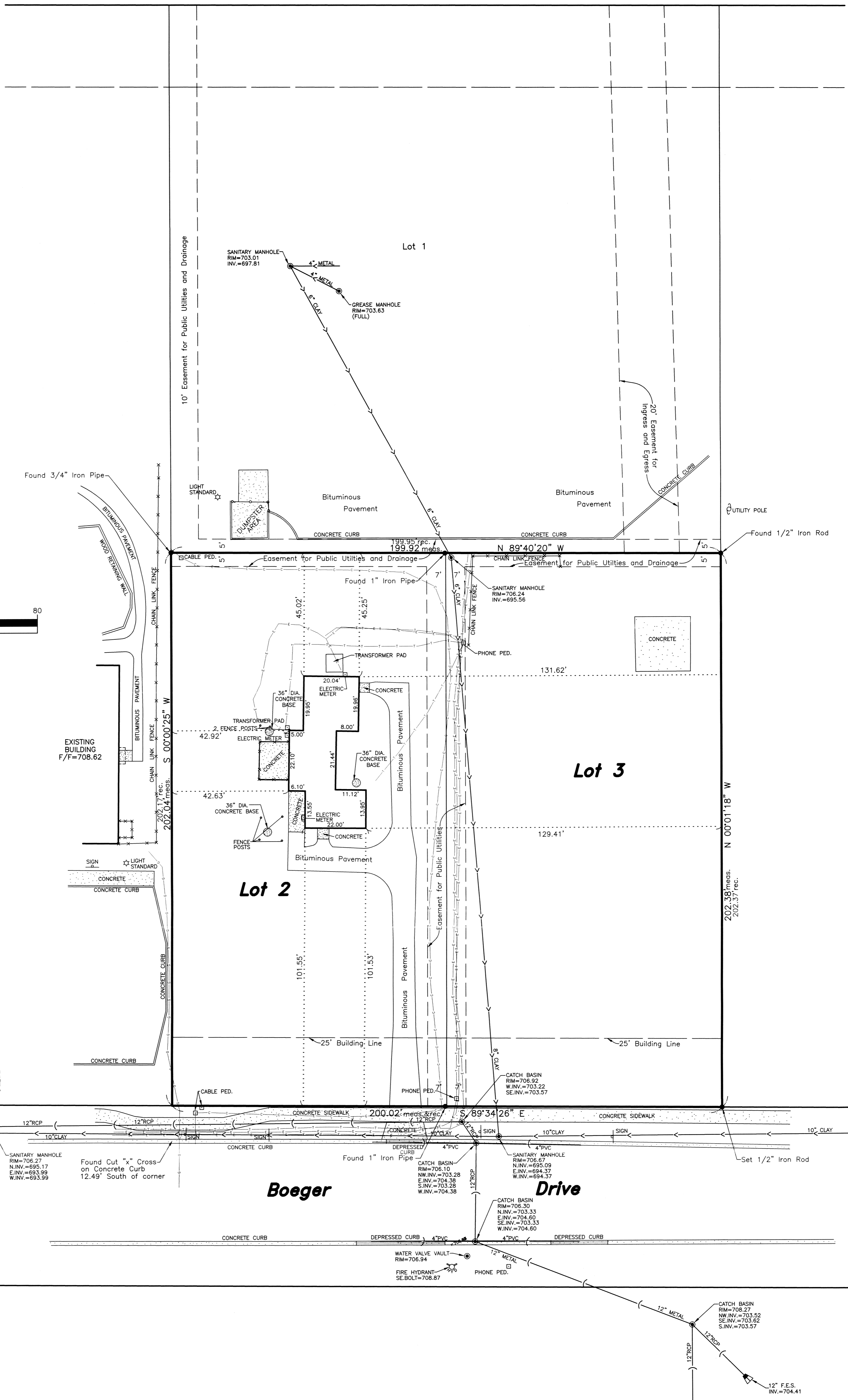
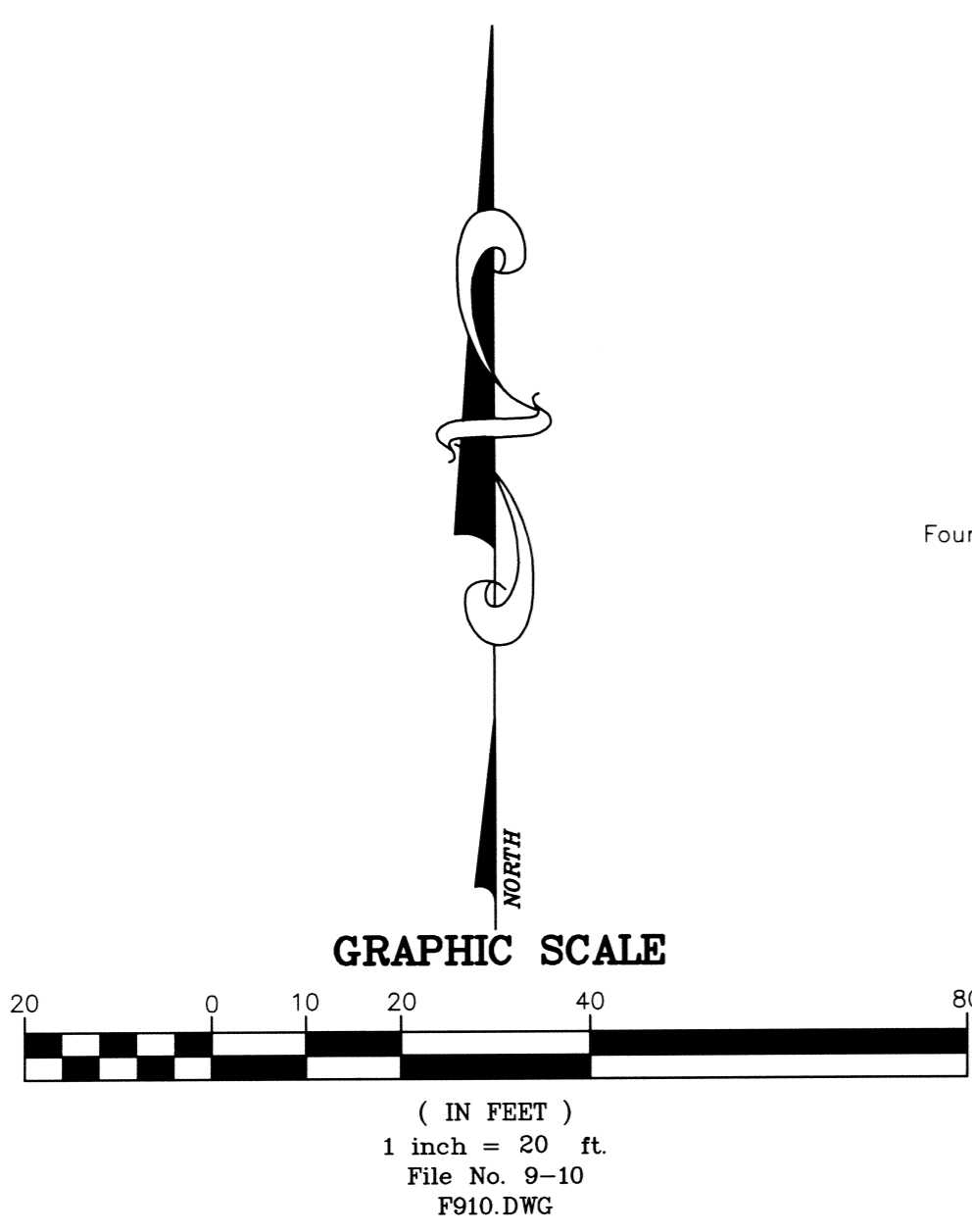


# PLAT OF SURVEY

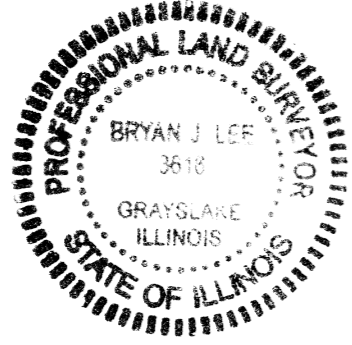
LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:  
 120-122 BOEGER DRIVE ARLINGTON HEIGHTS, IL. 60004  
 PARCEL AREA = 40,435 S.F.  
 PIN: 03-08-100-054  
 03-08-100-053

**Dundee Road**



STATE OF ILLINOIS  
 COUNTY OF LAKE S.S.



I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF February, A.D. 20 19.

UPDATED SURVEY 12-29-2016 B.J.L.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
 MY LICENSE EXPIRES 11-30-18  
 PROFESSIONAL DESIGN FIRM NO. 184-002732

BENCHMARK:  
 MONUMENT RECOVERY SHEET  
 VILLAGE OF ARLINGTON HEIGHTS, ILL  
 #3436 KENNICOTT, ARLINGTON HEIGHTS, IL  
 MONUMENT 6  
 1" DISC ON THE NORTH OF A CONCRETE BASE FOR A TRAFFIC SIGNAL MAST ARM, 52 +/- SOUTH OF THE CENTERLINE OF DUNDEE ROAD AND 32 +/- WEST OF THE CENTERLINE OF KENNICOTT. NAVD 1988 ELEVATION = 742.25

UNDERGROUND UTILITY LEGEND:  
 --- C --- C --- C --- = CABLE  
 --- E --- E --- E --- = ELECTRIC  
 --- G --- G --- G --- = GAS  
 --- T --- T --- T --- = TELEPHONE

FIELDWORK COMPLETED: 12-27-16  
 CLIENT NAME: UP Development, LLC.  
 ADDRESS: 900 W Jackson Blvd, Suite 2W Chicago, IL 60607

NOTES:  
 PLAT IS VOID if the Impressed Surveyors Seal does not appear.  
 Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.  
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

**R.E. ALLEN AND ASSOCIATES, LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030  
 GRAYSLAKE 847-223-0914 ILLINOIS



**UP Development, LLC**  
900 West Jackson Blvd., 2W  
Chicago, Illinois 60607

**T** 312.870.4747  
**F** 312.870.4748  
updevelopers.com

Plan Commission  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**Re: PUD proposal for Heart's Place - 120 E Boeger Dr & 5 W Dundee Rd**

January 10, 2017

Dear Members of the Plan Commission,

Please accept the enclosed materials as our submittal for a PUD proposal for the Heart's Place development, to be located on the adjoining lots at 120 E Boeger Dr (PIN 030810054) and 5 W Dundee Rd (PIN 030810053).

Heart's Place will be a 16-unit, Permanent Supportive Housing apartment building for people living with disabilities and in need of supportive services, developed using funds from the Illinois Housing Development Authority. As you know, the Village Board denied the requested variances for an earlier version of this project in 2010. We have since redesigned the proposal to be more in keeping with the Village's goals, reducing its size and updating key features.

Thank you for this opportunity to bring much-needed affordable and supportive housing to Arlington Heights. We look forward to receiving your comments and answering any questions that may be pending about the project.

Sincerely,

Jessica H. Berzac  
Vice President  
UP Development, LLC



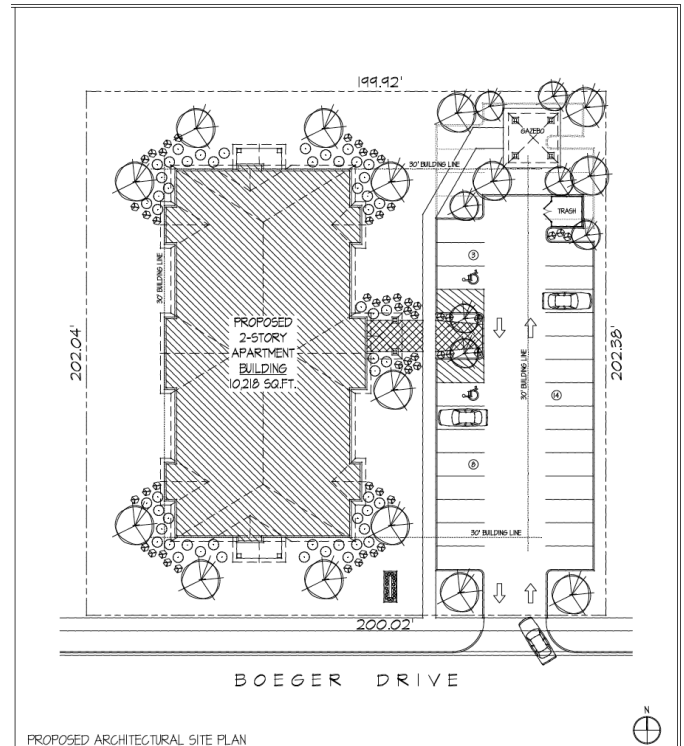
## Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 & 122 E. Boeger Drive in Arlington Heights, IL. This is the same site as the previously IHDA-approved Boeger Place (2010 LIHTC Award), which was denied by the Village Board due to requested variances, specifically for parking reductions and increased density. Now re-designed as a small, family permanent supportive housing development, Heart's Place will be a 16-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. The unit mix will include 2 bedroom apartments of various sizes and targeted to different referral lists, all qualified as supportive households.

The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Heart's Place residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential developments, which ensures that residents have access to the programs and services they need to remain independent.

This project is a strong candidate for IHDA's new Permanent Supportive Housing Development Program, a new program created to fund small supportive housing projects that are not a good fit for Tax Credit funding. This new program recognizes the realities and needs of communities such as Arlington Heights, where there is a serious deficit of supportive housing but the development size is limited by the largely built-out nature of the community. Heart's Place was thus carefully re-designed to meet the state's requirements, the goals of the Arlington Heights community, and the needs of the vulnerable populations it will serve.



MDPT OF ROOF  
+24'-6"

SECOND FLOOR  
+9'-8 3/4"

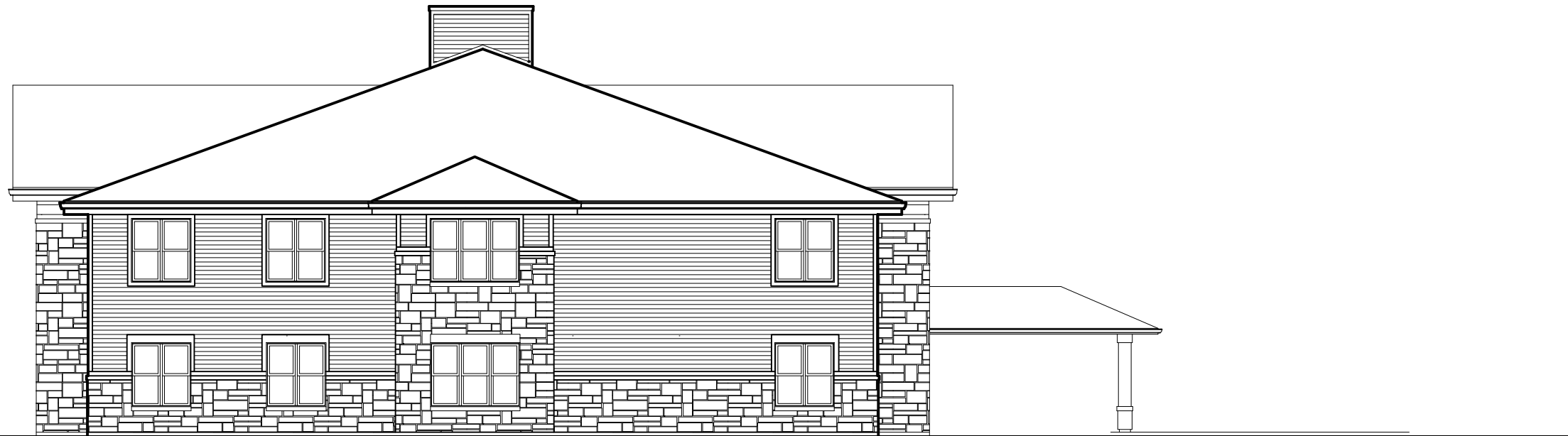
FIRST FLOOR  
+0'-0"



MDPT OF ROOF  
+24'-6"

SECOND FLOOR  
+9'-8 3/4"

FIRST FLOOR  
+0'-0"





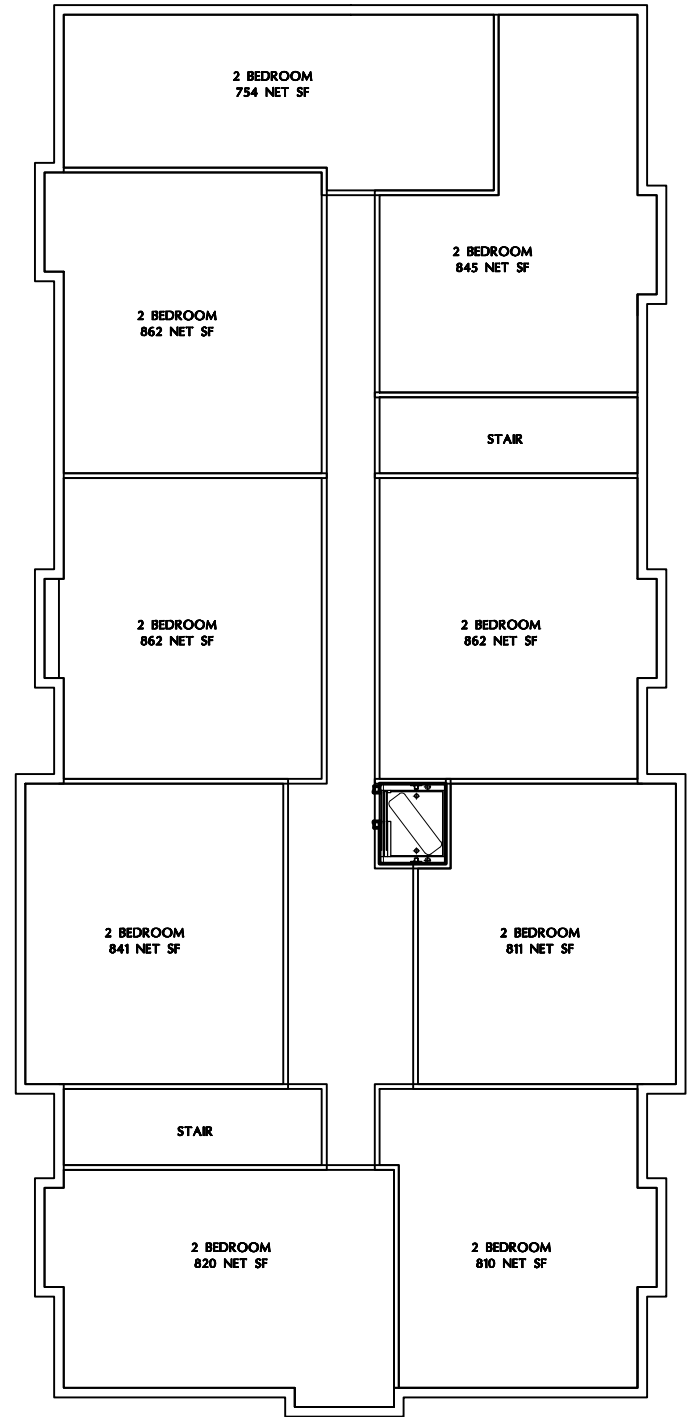
01.03.2017



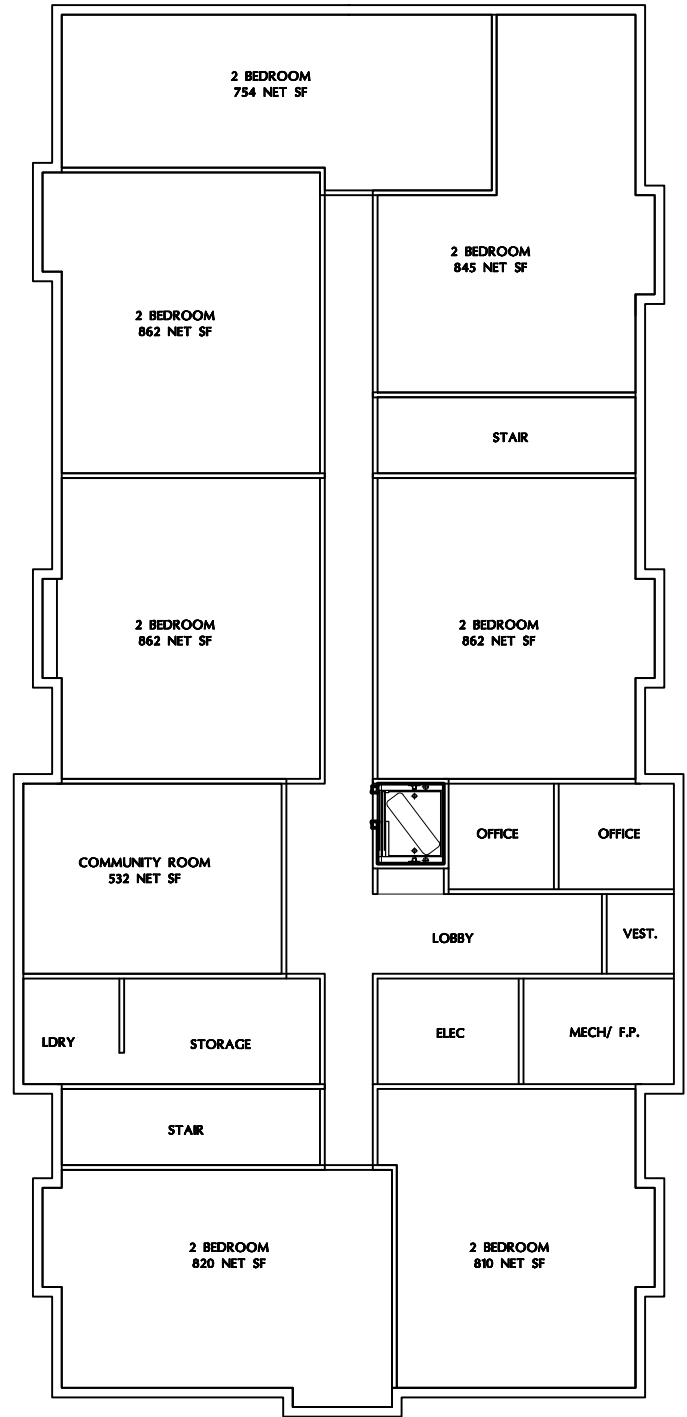
HEART'S PLACE  
120 & 122 E. BOEGER ROAD      ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN, CLARK & ASSOCIATES  
ARCHITECTS: ENGINEERS

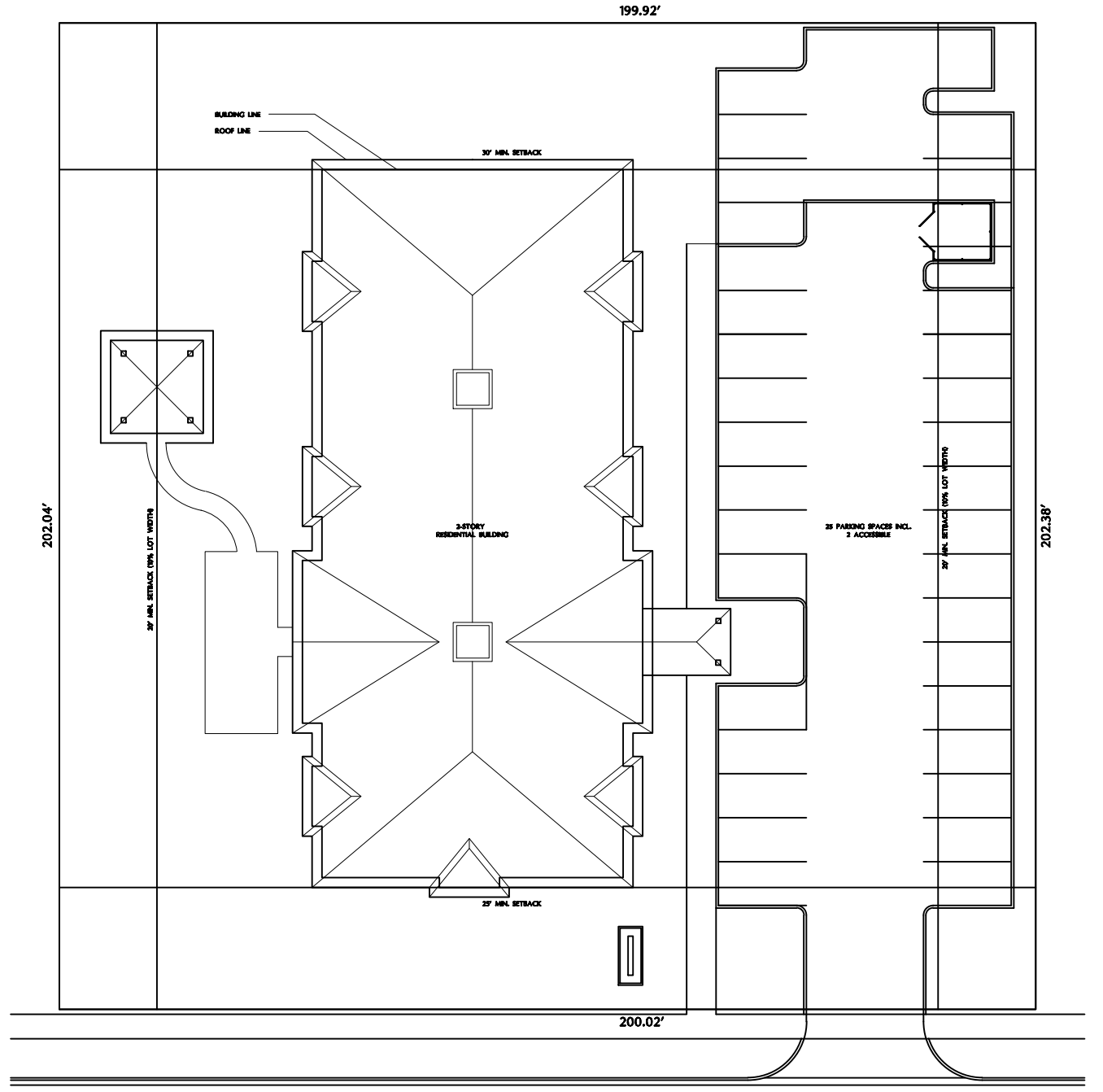
DUNDEE ROAD



SECOND FLOOR PLAN  
1" = 20' - 0"



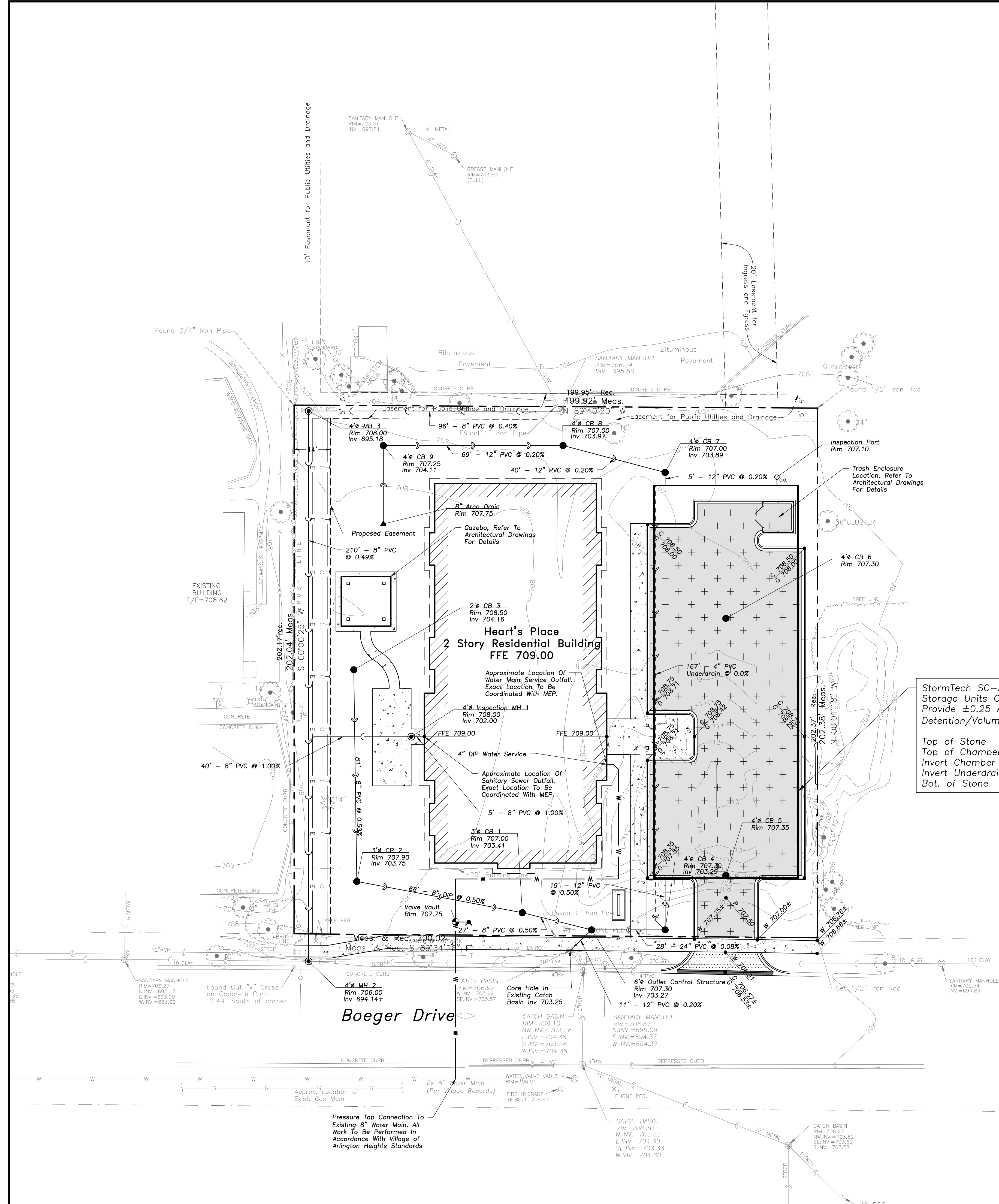
FIRST FLOOR PLAN  
1" = 20' - 0"



SITE / LANDSCAPE PLAN  
1/32" = 1' - 0"

BOEGER DRIVE

EEA - P:\Code\UP\_Development-Hearts Place\Drawings\Siteplan - Hearts Place\_1.dwg  
 Plotted: 1/17/17 @ 4:12pm By: cfontana



**PAVING & SURFACE LEGEND**

- Concrete Driveway Section  
 8" Portland Cement Concrete  
 6"x6" W2.9xW2.9 Welded Wire Fabric  
 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section  
 5" Portland Cement Concrete  
 6"x6" W1.4xW1.4 Welded Wire Fabric  
 2" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section  
 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50  
 3" Hot Mix Asphalt, IL-19.0, N50  
 Prime Coat (0.25 gal/sq. yd)  
 10" Aggregate Base Course, Type B, Crushed

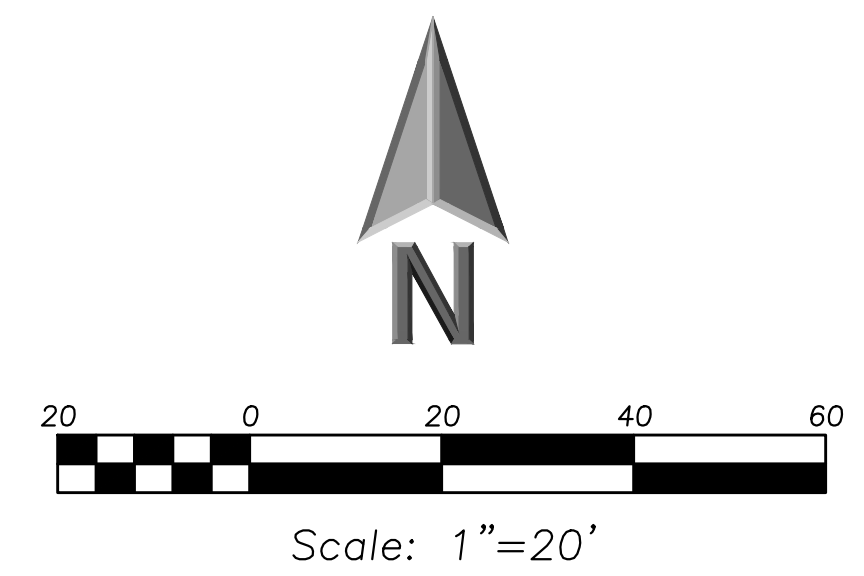
**SURVEY PROVIDED BY:**

Plat of Survey and Topography Provided By R.E. Allen And Associates, LTD. For UP Development, LLC on 12-27-16. Order Number 16-910

**PROJECT BENCHMARKS**

- BENCHMARK: MONUMENT RECOVERY SHEET VILLAGE OF ARLINGTON HEIGHTS, ILL #3436 KENNICOTT, ARLINGTON HEIGHTS, IL MONUMENT 6  
 1" DISC ON THE NORTH OF A CONCRETE BASE FOR A TRAFFIC SIGNAL MAST ARM, 52'+/- SOUTH OF THE CENTERLINE OF DUNDEE ROAD AND 32'+/- WEST OF THE CENTERLINE OF KENNICOTT. NAVD 1988 ELEVATION = 742.25

StormTech SC-310 Stormwater Storage Units Configured To Provide ±0.25 Ac.-Ft. Of Detention/Volume Control Storage.  
 Top of Stone = 705.72  
 Top of Chamber = 705.22  
 Invert Chamber = 703.89  
 Invert Underdrain = 703.39  
 Bot. of Stone = 702.89



**LEGEND**

- | EXISTING | PROPOSED |
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**GENERAL NOTES**

- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

**ERIKSSON ENGINEERING ASSOCIATES, LTD.**  
 145 COMMERCE DRIVE, SUITE A  
 GRAYSLAKE, ILLINOIS 60030  
 PHONE (847) 223-4804  
 FAX (847) 223-4864  
 EMAIL: INFO@EEA-LTD.COM  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 184-003220  
 EXPIRES: 04/30/2017

**HEART'S PLACE**  
**2 STORY RESIDENTIAL BUILDING**  
 120 & 122 W Boeger Drive  
 Arlington Heights, Illinois

Reserved for Seal:  
 Expiration Date: \_\_\_\_\_

No.	Date	Description
1	01/18/17	ISSUED FOR PUD REVIEW

Design By: CDF Date: 01/13/17  
 Approved By: MR Project No:  
 Sheet Title:  
**PRELIMINARY ENGINEERING PLAN**  
 Sheet No:  
**CX001**