



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
August 28, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. The Moorings Independent Living Expansion - 811 E. Central Rd. - 8/14/24

B. Spent Grain Brewing - 17 N. Vail Ave. - 8/14/24

IV. PUBLIC HEARINGS

A. Chapter 28 - Red Flag Resolution - 106-110 W. Eastman Ave. - PC#24-002

V. OTHER BUSINESS

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: THE MOORINGS - INDEPENDENT LIVING EXPANSION
 811 EAST CENTRAL ROAD - PC #24-008
 PLANNED UNIT DEVELOPMENT AMENDMENT, HEIGHT VARIATIONS,
 PARKING VARIATION

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 14th day of August, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
 HAILEY NICHOLAS, Assistant Planner
 MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

(Gavel pounded.)

ACTING CHAIRPERSON WARSKOW: All right, calling the Plan Commission meeting to order.

Would everyone please rise for the pledge?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: Can we have roll call, Sam?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

So, we have approval of minutes next on the agenda.

Do I have a motion to approve the minutes from the last Commission meeting?

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Okay, all those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

COMMISSIONER DROST: No, but I was not in attendance for the meeting.

ACTING CHAIRPERSON WARSKOW: Okay, the motion passes.

All right, so we will get to our first petition on the agenda, which is The Moorings of Arlington Heights.

Sam, have all public notices been given?

MR. HUBBARD: They have.

ACTING CHAIRPERSON WARSKOW: Okay, anyone who will be speaking on behalf of the Petitioner, if you could please come forward to the podium?

First, I'm going to ask you to swear in. So, raise your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Great. So, who will be giving -- all right, wonderful. Before you get started, I just want to ask if you've looked over the conditions of approval that Staff provided, and if you're in agreement with those conditions?

MS. VANDERMARK: We did look over the conditions of approval and we are in agreement.

ACTING CHAIRPERSON WARSKOW: Excellent. All right, so go ahead and give your presentation.

MS. VANDERMARK: Am I on? Do I need to be on? Can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes, it sounds like you're on.

MS. VANDERMARK: Okay, my name is Lisa Vandermark; I'm the Executive Director of The Moorings. I'm joined tonight by members of our Moorings staff as well as Moorings residents. The Presbyterian Homes President and CEO Nadim Abi-Antoun and the professional partners will introduce themselves as they come up to the podium.

Presbyterian Homes has been in existence since 1904 and we acquired The Moorings in the year 2000. Since that time, we have been investing in the community and enhancing the amenities that we have in addition to the existing site. In 2005, we added 22 villa residences, and in 2015 73 assisted living apartments, and on the site of the old assisted living building 20 additional memory support assisted living units.

Tonight, we're seeking approval of the 70-unit expansion of our independent living community. This is in response to market studies that show there is a continued demand for senior living, and also to support our mission which is to create communities that foster a sense of security, joy, wellness and independence. I'm not biased or anything, but I think we do a pretty good job of that.

We appreciate the relationship that we've had with the Village of Arlington Heights throughout this time. We have sought to be good neighbors, not only outside of our immediate area, the white fences, but also in the greater Arlington Heights community. We thank you for the opportunity to present the proposed plan tonight.

With that, I'll turn the microphone over to Scott Freres from the Lakota Group.

ACTING CHAIRPERSON WARSKOW: Before you get started, could I ask you to just say and then spell your last name first?

MR. FRERES: Sure. Scott Freres, F-r-e-r-e-s.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

MR. FRERES: Thanks so much, Madam Chair, Commissioners. Appreciate the opportunity to be before you this evening. My name is Scott Freres, I'm the President of the Lakota Group. I've had the good pleasure of working with the Presbyterian Homes folks for the last 20 years on a number of their initiatives at all their campuses but most notably The Moorings which you'll hear before you this evening to seek your approval on an addition to the campus that will provide additional independent living, a new independent living wing to the existing facility that's at the site along Central Avenue.

Before I start speaking on the planned topics this evening, I want to point out other team members that you will be hearing from this evening. First and foremost is Perkins Eastman. You're going to hear from Drew with regards to the specifics of the project, the design, the architecture of the site. You're going to hear from Lakota Group, our firm represents the land planning and the landscape architectural components of the firm. You're also going to hear from our civil and traffic engineer, and that is Eriksson Engineering.

I'll say that each of these members of the team have had a long history working with Presbyterian Homes and on this campus on a number of initiatives. That's important to recognize because we've been here before you before on other initiatives that we'll talk about, special use and amendments to the PUD. Our process, I would want to point out that we've had a journey over the last year putting this together and it started back in September of

last year at this time with really an informal discussion with staff and moving our way through the process.

I would want to highlight in kind of the orange colors that you see are important milestones of communicating not only with our residents on the vision that we have but also our neighbors. This is indicative of the process we went through on previous efforts, and that is reaching out to our neighbors on all three sides of us. So, as you know, part of our property is adjacent to Arlington Heights, but also the east side of the property is adjacent to Mount Prospect. So, we recognize making sure that the residents are aware of what we're doing, hearing their concerns and addressing those are an important of this public process.

A little bit about our site in specific and what we've highlighted before you are three specific areas of the campus. They represent investment from 2005, 2015 and our current process. In 2005, on the northwest corner of the campus, additional independent living villas were built back in 2005-2006. Those were new additions to the overall site of campus. Those are one-story additions to the property.

In the kind of peach color that you see, back in 2015, we sought your approval to build an assisted living facility, a memory care unit, and there's a small chapel connector back to the main complex of independent living. There were also improvements made to the site landscaping, the stormwater detention area, and what I would call our path network system that are a part of the overall circulation on the campus.

Today, before you, we ask for your approval of the northeast corner of the site, the greenish color area. That is the location of our project that will be before you this evening and the independent living proposal.

Just to give you a sense of what it looks like in reality the area that we're talking about, we're really talking about improvements made to the arrival sequence to our campus that is off of, our main entrance is off of Central Avenue. We are fronted on the west by Douglas. We have an emergency access point that's located at that area, a controlled access gate that you can't get in and out of. There's also a secondary access point, controlled access point along Central Avenue to the west of the main entrance that you see.

The site of our request this evening occurs on what is the existing parking lot on the campus today. So, on that lower left-hand photo, you'll see an area that's open parking and the entrance to our existing independent living. That is the location of the new facility that you're going to see presented to you this evening.

The statistics, what we call the vital statistics of our plan, very simply were asking for your approval for 70 additional independent living units in this building. That brings the total of living units, or the beds on the campus to 521. As part of that, there's also 70 structured parking, inside parking spaces that's part of this, for a total of 621 parking spaces on our campus. This building is a five-level building. It matches the existing building heights that are out there, the building levels that are out there. It is 67.5 feet in height. Now, I point that out, and I also point out our building coverage and our FAR because our building coverage and FAR still are far below the minimums allowed on this site.

We are asking for three components of this plan variations. As you heard Lisa mention, we are in full compliance with the conditions that were set forth this evening by Staff and your Plan Commission. Those three requests are for a building that's 67.5 feet tall, five stories, two 6.5-foot tall elevator overruns above the height of the proposed building, and a total parking count of 621 spaces down from the required 636 parking spaces.

I'm going to turn it over to Drew Roskos who is going to talk about the

architectural aspects of our plan.

ACTING CHAIRPERSON WARSKOW: Once again, if you could state your name and spell your last name, please.

MR. ROSKOS: My name is Drew Roskos. That's spelled R-o-s-k-o-s. Good evening, Commissioners. It's a pleasure to present before you.

Thank you, Scott, for the introduction.

This slide layers on top of the scope of work that we're proposing. What's important to note about this slide is we're representing the number of levels that are existing on the site. So, you'll see that we have five levels at the existing independent living building, and also four stories at the IL site side, and also on the assisted living portion.

One of the key components within the goals of the project is to not increase the travel distance that the residents currently have on site. So, you'll see on the aisle portion, there's a little note that says 455 foot travel distance. That's important to the client because they don't want to provide a building that increases the current travel distance for their residents. So, what we have proposed is a smaller footprint, and therefore, a taller building.

The proposed site plan and proposed building is five levels, matching the number of levels adjacent on the existing building. Can I point with this? Yes. So, on the top right of the image, you can see the site entry, it's the only entry on to the campus. We are, in our building design, we are respecting the Round Barn that is existing on site, and we are maintaining the building entry. So, the main entry that exists today will be the main entry that will be done at the completion of the project.

The other point that we want to make is that we're enhancing the arrival experience as you come on to the site and you arrive at the building. We think that, through the requirements and the way that we have designed the footprint of the building, we have created an enhanced version of what the arrival sequence is.

Quickly, I'll just note that we are taking cues from the existing buildings to inform the architecture or the design of our building. So, the levels and the setbacks on our existing building are giving cues on when we are turning or modifying the proposed building. We are also matching our materiality to the existing building. So, on the bottom image, you'll see where that red dashed-in area, our material is brick, responding to the brick that's on the existing building. Then in that blue area, we're using materials that respond to the Round Barn. We're sort of blending or interlocking those facade designs to create a cohesive facade around and having five-sided architecture where each facade responds to the element around it.

This is a closer version of the ground floor plan and the surrounding site. So, again you're coming, you're arriving on the site and you're coming in on the east boundary and then moving in towards the main entry if you're arriving by car to visit or do a drop-off. The access points for residents is that they will, you know, be coming in through the main building entry. There is also a connection point through the proposed building so that residents can access the area around the Round Barn and their existing garden.

The loading zone which is on the left side of the image is an existing loading zone that serves the existing building to the left of the screen. So, we're matching or mirroring that activity by putting a loading zone on that side.

I'm going to hand it back to Scott to talk about the landscape design. Thank you.

MR. FRERES: Do you need me to recite my name again or it's actually once one and done?

Very quickly on the landscape, important to note that landscape is a very important feature of this overall arrival sequence. The new building is the focal point upon coming in and a significant amount of effort has been put into providing for a new experience from a landscape standpoint, from the pondage standpoint, some of the features as part of this whole arrival sequence to the building. Also, inherent in this is a little bit more focus and celebration on the Round Barn itself and using that as a feature for perhaps a patio and integrating it into the active programming and use on the site.

So, we thought about the opportunity here of really enhancing the brand experience upon coming to this new building and coming to the site. That's inherent in this overall site landscape plan, the character of which mirrors the efforts and design intent that's been completed at the assisted living facility and the new pond that's already been done in the campus. So, with each of these requests, with each of these improvements or investments, we have upgraded the landscape experience and the overall character to be much more connected and sympathetic. This plan shows an investment in walking, in pedestrian mobility which is one of the highlights of the campus but an important element that everybody wants to have, and that is the ability to move safely throughout the site from an accessible standpoint.

What you see before you is a series of connected walkways. The dark blue represents the existing system as part of our plan. The orange lines and colors are the areas of improved pedestrian experience and connectivity throughout the site.

As we spoke, there is an opportunity here to enhance that arrival sequence and improve our lighting, our pedestrian street level lighting, improve that walking experience. Thinking about the landscaping, one of the conditions that was before us this evening that we've already started to address is understanding the landscape buffering of our neighbors to the east. Presbyterian Homes has made a significant investment early this spring and already beginning to plant along the eastern edge of our property with evergreens, deciduous plant material which will grow over the time before we even start this project.

As part of that, our plan and as part of our discussion with city Staff, we have identified additional plantings along our parking area, this parking area that's shown on the northwest corner, as able. There's existing trees there. We want to make sure that we're doing everything we can to save the existing trees but infill the planting where possible.

Signage will be a part of this component. We've presented the signage to Design Review Commission and they gave us their concerns and thoughts. We have adjusted those, they were based on the height and scale of the signs that you see before you.

Essentially, there's three signs as part of this package, one that is going to run perpendicular to Central Avenue. Today they run parallel, you can't see them when you're driving by at 35-40 miles an hour. This will run perpendicular, the top one called the entry monument sign. We have way-finding signs, so that will be part of a masonry pier and they're helping our visitors and our residents navigate the campus of where they're going and where the front doors and entrances are. The bottom sign is an entry identity sign at kind of the focal point when you come into the site at that first pond at the front of the building.

These blow-up areas show our entry courtyard area. As Drew mentioned, you come into this courtyard, you come into the entry behind the building. So, that experience is important to make sure that it's clear and definable with the two ponds that we're creating out there. We're also creating the idea or the illusion of a faux bridge that you come in and really putting the effort into taking advantage of some of the opportunities that are inherent with this building configuration, this unique configuration.

With that, I'm going to turn it over to Chris Fish with Eriksson Engineering to talk a little bit about the stormwater management on the site.

MR. FISH: Thank you, Scott.

ACTING CHAIRPERSON WARSKOW: State your name and spell your last name, please.

MR. FISH: Chris Fish, last name F-i-s-h, the animal. All right, thank you. I just want to briefly go over the stormwater and sewer site improvements that we're planning on making for this project.

The Moorings campus already has a comprehensive stormwater management system in place. It was first designed in 1987, it's been updated subsequent times since then. The campus has five existing detention basin areas and two separate watersheds. In the image on the screen, the shaded area is tributary to the southeast portion of the campus where it connects to a 72-inch Mount Prospect storm sewer. The unshaded area goes to an existing sewer in Central Road.

To accommodate the runoff from the proposed improvements and to accommodate increased rainfall data that we now use today to model our stormwater systems, we'll be improving on two existing detention basins in the northern section of the campus, the two near Central Road. We'll also be adding a new detention basin, a sixth basin, on the east side of the, just east of the new addition. This will allow for the campus to discharge a net zero amount of stormwater off site.

I also want to talk briefly about the grading and utilities around the campus. It's very important for the residents of the campus to have first floor continuity throughout the building for ease of movement. So, we'll be meeting the existing first floor elevation of the building. All access entryways into the building, sidewalks, walkways will be ADA accessible. We will have one location where we will be providing an ADA accessible ramp to meet the difference in grade that is brought about by the change in elevation.

Sanitary and water infrastructure relocations will be required where they conflict with the new addition. Outside of those relocations, we don't see the need for any major improvements for sanitary and water on the campus.

With that, I'll hand it over to Steve Corcoran to talk about traffic and parking.

MR. CORCORAN: Good evening. My name is Steve Corcoran, C-o-r-c-o-r-a-n. I'm Director of Traffic Engineering at Eriksson Engineering and prepared a report in your packet. That report actually has like three sub-studies, excuse me: a traffic impact study, we also looked at a traffic signal need study, and then we did our traditional parking demand study.

Traffic impact study. We went out at The Moorings' entrance which is opposite Dryden Road on Central Road and counted for 13 hours. We found two sets of peak hours, that we have the traditional commuter peak hour, you know, in the morning and the afternoon, or evening, and then we also picked out the peak arrival order, dismissal traffic at the entrance coming in and out of The Moorings, so basically the two peak hours of Mooring-related traffic. Of course, as I always say, seniors are smarter than us because they don't travel during rush hour, that's why their peaks are in the middle of the day.

We also collected crash data for the intersection as a whole. The report covered the years 2017 through '22 and found, you know, just over one crash per year at the intersection. Since then, we've collected some additional years worth of data, including the 2023 which was just released, and the numbers basically don't change that much. It goes from

1.34 to 1.2. So, it's definitely a low crash intersection.

We estimated the amount of traffic that was going to be generated by the 70 new independent living units. Depending on which peak hour you looked at, we're adding 14 to 21 trips in and out of the development for the independent living units.

We also then looked forward to the year 2030 to do our analysis to project future traffic. We included the independent living unit traffic. We also added in the Dryden School Kindergarten addition traffic, which is not open, to the study, and then we added regional birth rates on Central Avenue.

In essence, it's probably no surprise what our reports are. Basically, the intersection at Dryden, Central and The Moorings operates well except for one movement. At times, coming out of The Moorings going northbound, it can be, you have to wait a little bit in order to make your left turn. That's not unusual on a state highway. During rush hour, for people to make a left turn, you have to wait a little longer, but since we have lower volumes coming out of The Moorings, the queues are short also.

In response to concern about being able to get in and out of The Moorings, we also did a signal warrant study. A warrant is basically a test that we have to look at in order to see if it meets the minimum requirements to install a traffic signal. There are nine warrants in total, we just have to meet one in order to warrant a signal, but based on the study, we don't meet any warrants and a traffic signal is not warranted.

Then parking, you've heard most of these numbers already, 636 required, 621 provided, so we need a small variation of 15 spaces. Then accessible parking, we exceed the required 13 by providing 18.

So, who's next?

MR. PENNY: Good evening. My name for the record is Brendan Penny, last name P-e-n-n-y. Again, thank you for your time, and it's a pleasure to be here before you this evening.

I just wanted to conclude by running through our request for relief. Naturally, we are requesting approval to amend the PUD to allow for the development that we've walked through this evening. We are also requesting three variations which Scott mentioned earlier and I'll just summarize again for you now, which is to increase the maximum building height to 67.5 feet and five stories whereby your zoning ordinance would normally allow a maximum of 45 feet and four stories. We are also requesting approval for two 6.5-foot elevator overruns to be constructed on top of the height of the building, and then also approval for a variation to reduce the required parking by 15 spaces from 636 to 621.

Now, we have also, along with our submissions, submitted detailed responses to the land use variation criteria. They are somewhat lengthy responses, so I won't go through them in turn, but if you did have any questions or concerns with respect to those, we're here and available to answer any questions you have.

With that, I will turn it over to you and answer any questions you have. Thank you so much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, now Staff's report, please.

MR. HUBBARD: Sure.

All right, so the subject property as you heard this evening is The Moorings campus that's located at 800 East Central Road. The zoning of the site as existing is I which is the Institutional Zoning District. That's the appropriate zoning district for a facility such as

The Moorings. Additionally, it is classified as 'institutional' on our Comprehensive Plan which aligns with the existing zoning and aligns with the existing and proposed uses on the site.

The technical zoning action that's being requested this evening is an amendment to the original PUD that governs the site. That original PUD was approved in 1985 and has been amended eight times since then, most recently, as you heard, in 2015 to allow for the assisted living addition and memory care building on the property.

The Petitioner is also requesting three variations as you just heard, and I will be touching on those briefly throughout this presentation.

So, here's an aerial of the site showing the existing campus and the proposed building addition generally shown by the yellow box on the graphic. North is on the top of this aerial, Central Road is bounding the site to the north. To the east and south are single-family homes within Mount Prospect, and to the west is Douglas Avenue bounding the site on the western side.

Access to the site comes from three different points. There is one access point on Douglas Avenue at the west, and there are two access points on Central Road. The first one would be the western access point, and then the other one, the eastern access point at Moorings Drive which is opposite from Dryden Place. The Central Road western access and the Douglas Avenue access are closed for traffic. They're only for emergency services. So, all site traffic comes through the eastern access point on Central Road.

Additionally, I would like to point out the Wheeler-Magnus Round Bard, this is one of three structures in Arlington Heights that's on the National Register of Historic Places. Currently, it's an amenity for The Moorings but maybe not quite utilized to the fullest capacity. Currently, right to the west of it is an existing trash compactor, and then there is some material storage in that area as well, and then it abuts the service court delivery and loading zone on the western side.

Last thing I would point out is, as you can see and as was mentioned in the Petitioner's presentation, the existing building is going to be located on an area that's currently used for parking by visitors and residents of The Moorings. On the south of the site, there is an existing one lane, one row of parking lot that will be expanded as part of this project. We'll touch on that more a little bit later.

Here's a perspective aerial of the site. This kind of shows more of the scale of the existing buildings within the campus, and the proposed location again is going to be extending up here and then over here into the existing parking area. Again, this is the existing single row parking lot to the south of the existing independent living facility. It has just one single row of parking and will be expanded as part of this project.

Here's the overall campus plan again. The Petitioner has worked with Staff pretty extensively throughout this process to design a site plan that works well with the existing drive aisles and is proposing a building that's centrally located more or less within the campus to keep it outside of the perimeter. In preliminary discussions that we had with The Moorings, they were interested potentially in a more intense land use, a larger development, a larger building addition, perhaps two buildings. But, you know, ultimately, in working with their constraints and through communications with Staff, they settled on this proposed alternative for a 70-unit building that again harmonizes pretty well with the existing site.

I want to point out the enhancements to the Wheeler-Magnus Barn which is right under this red pointer. There's going to be a small patio area added to the site of the Wheeler-Magnus Barn that can now be used for programming for some of the residents

within The Moorings. They're going to be adding a little retaining wall here, and they will be removing the previous storage and trash compactor components that were in close proximity to the barn, relocating those a little bit farther south and more to the interior of this kind of a loading and service maintenance courtyard. They will be enhancing this area as well with landscaping, so this will definitely be an improvement to this existing amenity feature on the site.

They are requesting three variations. The first one is for the elevator overrun that's going to be located in two components on top of the building. You can see them here shown in red, and that's on the site plan, and then circled again here in red on the roof plan.

The Staff Development Committee is supportive of these two variations, and we note that these are very small components of the building. Each are about 67 square feet, so they are relatively minor compared to the overall scope of the building. They are set back six feet on this side from the edge of the building and 12 feet on the other side, so they're not right up against the edge of the building in a more prominent visible location. They are only 6.5 feet maximum in height, so we believe that these are appropriate. They meet the standards for approval. We note that elevator service for a senior living facility is necessary for the reasonable use of the property.

They are requesting a building height variation to allow a 67.5-foot tall, five-story building where within the I District maximum building heights are limited to 45 feet and four stories. We are supportive of this variation as well. We would note that in 2015, during the last PUD amendment, they were approved for a height variation for the proposed assisted living building at that time to allow a 50-foot tall approximately building.

We do support this variation for the following reasons. Again, it is centrally located in the site. It's not up against the perimeter, so it clusters the intensity towards the interior of the site. It is generally compatible with the existing building locations. That area highlighted in red is a five-story building, and again the area in blue is the assisted living building that was constructed in 2015-2016 at approximately 50 feet in height. It is set back approximately 180 feet from the closest property line abutting single-family homes. The proposed height, as you've heard from the Petitioner's team, it allows for more preservation of the green space on the site rather than a longer building with less stories. It allows for preservation of green space and reduces those corridor widths within the building for access and circulation by the residents within. So, we are supportive of this height variation as well.

Relative to the landscaping, The Moorings does a really good job already with the site landscaping, and their proposal here matches the quality of the existing landscaping on site. They did make, as you heard, some initial investments in improving the landscape buffering back in the spring of this year to allow those to begin to grow and fill in some of the spaces on the eastern property line. The proposed addition is bounded in red and you can see the landscape plan here. It does conform to all requirements for screening and for parking lot landscape islands as well.

We are recommending a condition of approval, however, relative to this parking area at the northeast corner of the site. There are some opportunities potentially for further densification of the landscape screening in the eastern property line to better comply with code requirements. We're deferring that until the end of this project to determine, you know, how well the trees here in this location survived, to what extent the existing trees that were planted in May have been able to grow and infill some of the gaps in landscaping, but if upon completion of the site work in this area it's determined by the Village that additional landscaping is needed to comply with code requirements, there is a condition of approval for the Petitioner to work with us

and add that landscaping in.

One of the additional conditions of approval related to alternative configuration to the site plan. The Village of Arlington Heights currently goes by the 2018 International Fire Code, and per that code, there is a full fire lane required on the south and southeast sides of the building that goes all the way up like this. Had the Village adopted the 2021 or 2024 International Fire Code, this fire lane would not be required in this location provided that the building meets certain construction standards which the Petitioner has indicated they are likely to conform to. So, they have initiated a request with the Building Code Review Board to basically amend the Village Code to allow for this exception to waive the fire lane requirement in this location, and that would allow for this alternative configuration here.

The Staff Development Committee is supportive and prefers this orientation here. It allows for more green space in close proximity to the building. It increases the parking supply here by seven parking stalls. It decreases some of the impervious surfaces. Here you have just one single entry point, here you have two drive aisles in kind of a one-way circulation fashion, and then it would allow for elimination of the fire lane proposed on the east, kind of northeast of the building and replace that with just a better walking path with more landscaping. So, one of our conditions of approval that we're recommending is that if the Village Board does adopt the exception to the 2018 Code to allow implementation of that waiver via the 2021 or 2024 Code, that the Petitioner be required to implement this configuration of the site plan.

Relative to traffic, we did analyze the traffic analysis submitted by the Petitioner. All of the intersection study within that analysis were projected to operate no less than a level of service D with, again as you've heard, exception to The Moorings entrance/exit drive and the southbound Dryden Place intersection at Central Road. But again, queuing here would be minimal and there are very few trips during peak times that would be attributed to this development. They did perform, as you've heard, the signal warrant analysis for this intersection and determined that even with the projected traffic volumes, the warrants wouldn't be met. But it is important to note that as part of the 1985 PUD approval, there is a condition that requires The Moorings to pay for design, construction and maintenance of a signal at that Moorings entrance drive should the warrants ever be met. So, if for some reason the traffic is much worse than anticipated and warrants are met, The Moorings would be responsible for implementing that traffic signal.

Relative to parking, again, they are proposing a variation to reduce the parking requirements by 15 stalls, allowing 621 stalls where 636 are required. The Staff Development Committee is supportive of this variation as well. I would note the following that back in 2015 when they received a PUD amendment, they were granted a 40-space parking deficit as part of that project. The 15-space deficit in this instance would be improving on that situation, and the villa units which are essentially, you know, attached single-family homes all providing at least a one-car garage, some with two-car garages, really account for a pretty large extent of this variation.

The villa units require 148 parking stalls and they provide 109 parking stalls, so that's about a 39-space deficit. So, they're really responsible for a large part of the overall deficit on the site. The villas actually each provide a driveway space that, technically from a code standpoint, is not included in the parking supply, but from a practical need standpoint can provide an additional parking should there ever be a need for each of those residents.

During the parking survey that the Petitioner did for the independent living units, they found that demand was at about 0.83 cars per unit. The villas exceed that

requirement, providing at least one car/one parking space per unit. Overall, upon completion of the project, considering the other independent units, the development would provide about 0.93 parking stalls per unit. So, it would exceed what they have found demands to be based on a survey of the existing residents and car ownerships within The Moorings.

Relative to staff parking, again they will be providing additional areas for staff parking. So, the Staff Development Committee is supportive of the variation and recommending approval.

That being said, we are supportive of the overall project, recommending approval of the application subject to the conditions as outlined in the Staff report and summarized here. I'm happy to answer any questions on those conditions or any additional questions from the Plan Commission. That would conclude our presentation.

ACTING CHAIRPERSON WARSKOW: Thank you very much, Sam.

Do I have a motion to include the Staff report in the record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON WARSKOW: Is this roll or voice?

MR. HUBBARD: Voice is fine.

ACTING CHAIRPERSON WARSKOW: Voice, okay.

All those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: All those opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: Okay, motion carries. Thank you.

I'll start with initial questions from the Plan Commissioners before I turn it to public comment.

So, starting with Commissioner Jensen?

COMMISSIONER JENSEN: I don't have any questions at this point. I'd really like to hear what the public has to say.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Drost?

COMMISSIONER DROST: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Commissioner Ennes?

COMMISSIONER ENNES: I'll wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: I'd like to wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: And Commissioner Dawson?

COMMISSIONER DAWSON: Same.

ACTING CHAIRPERSON WARSKOW: Same.

Okay, so we will open it up to public comment. A few notes here before we get started, we certainly want to hear from everyone who has something to say about this development. Just as the Petitioner did, when you come to the podium, if I could ask you to clearly state your name and spell your last name? It is optional to provide your address. I would ask that you keep your comments to a reasonable time period and be mindful of what others in front of you have already said, so that any comments that you make are not just repeating those that have already been given.

So, having said that, I'm going to start on this side of the room with the front row. Is anyone in the front row wanting to speak? All right.

PUBLIC COMMENTARY - PC #24008

MS. PHILLIPS: Good evening. Jennifer Phillips, P-h-i-l-l-i-p-s, resident to the west on the Arlington Heights side off of Douglas. I appreciate the time to learn more about everything today from the Plan Commission and all the partners, and that there are needs for additional senior resources in our community and the thoughtfulness of this plan.

My items are twofold. One, throughout the traffic studies, the maps and the comments, as well as prior development things back to 2015, we have been assured that the emergency exit on Douglas will remain an emergency exit on Douglas. So, as we balance the needs of The Moorings and the community there, we ask to continue to balance the needs of the neighbors to the west, our safety, our health and well-being and our quality of life, and continue to make that an emergency exit, please, and thank you, as has already been discussed and promised in prior meetings.

The other thing I'll say is as you just look at the trend of the height of the buildings overall, just a comment, not a question, we've seen there was a variance by about plus 25 percent on the height that's supposed to be approved for a building in that space when the 2015 addition was made. Now, with the 2024 plan, we're up to 50 percent higher than that area is generally allegedly supposed to be. So, not a question but just comment, that things have continued to get higher and higher and higher, and approved, approved, approved. Thank you for listening.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in the front row? All right, moving to the second row? Anyone who would like to speak? No, okay, behind them in the third row, anyone? All right, moving to the fourth row, anyone? Please come forward.

MR. BABICZ: Good evening, I'm Ted Babicz. I'm at 1124 South Douglas Avenue in Arlington Heights, and I'm directly across from the emergency exit as I'm going to speak to and Jen, you know, addressed that issue also.

I'm here on behalf of our neighbors in the 1000-1100 block of South Douglas Avenue in Arlington Heights. We're looking for the Village of Arlington Heights Plan Commission to work and support both The Moorings personnel as well as the residents of Douglas Avenue. We want to keep this as a residential street.

First, I need to say The Moorings have been and are good neighbors. They take good care of their property and they have worked very closely with the residents to resolve issues and problems, and have done them very quickly. You know, I don't know if some of you folks but, you know, The Moorings is integrated within a quiet neighborhood, all sides of the property with residents owning single or two-story homes. Some of the residents have been on Douglas for a long time, 10 plus years, or been there when they were raising their children as well as taking care of their properties.

In 2015 and after the initial stages of The Moorings' assisted living construction, I've actually been with the, I've lived now on Douglas for 47 years, so I've seen the progressions all the way along, I developed a good working relationship with Nancy Tolland who was the Director of Facilities of the Presbyterian Homes and Jim Martin, the Project Manager for the 2015 project. We worked together to resolve issues, support each other, as well as the

neighbors of South Douglas Avenue. As I do not see their names in the documentation, I'm assuming that they are no longer, you know, part of the, you know, this development. What I'd like to do is to build the same relationship with the new management that is running this project.

A bit of history, this is from the minutes of the Village Board meeting on October 19th, 2015 and these are taken directly from the notes. It started out with Trustee LaBedz asked for, sorry, elaboration on the fire access on Douglas. Mr. Perkins said that there is an emergency exit onto Douglas which also provides fire access to some villas. Trustee Sidor asked about sensitivity to the surrounding neighbors during construction. Nancy Tolland, Director of Facilities for Presbyterian Homes, said contractors will comply with work time constraints and there will be penalties for those who don't. There will be no contractor parking on any streets outside of the community, and they will provide outside parking and bus people in when necessary. She said they will comply completely with all noise, delivery and parking restrictions.

Later in the meeting, I presented to the Board, he, Ted Babicz, asked the Village to require The Moorings to install a sign for No Commercial Vehicles on Douglas to keep the street residential. He asked that no trucks or workers park on Douglas during the construction. He asked for commercial traffic only to go through Central Road. Ms. Tolland's response said that all construction delivery will occur off Central Road, the gate at the fire access remains locked, no vehicle access would go in and out of there. They will adhere to restricted hours of delivery both during and after construction per the Village requirements.

Mr. Babicz also asked that a sign be posted For Emergency Exit Only, which has been done off of Douglas. It's worked very well. People see it and take off for Central Road.

President Hayes said that if Mr. Babicz sees this exit being used for construction, to call the Village and they will enforce the non-construction use stipulation. So, we've been through some of this in the past.

We're asking to keep the same rules and regulations of the 2015 project to be in place. It's already set a precedent and, you know, it's part of the previous project. What we're looking for is the emergency entrance on the 1100 block of South Douglas be kept as an emergency exit and entrance that is gated and blocked. It has been in the past and currently in place. South Douglas Avenue will not be open to any Moorings traffic at any time unless due to an emergency. No Moorings personnel, guests or construction equipment will be allowed on or along Douglas Avenue.

The previous project, they had staging of supply trucks, concrete trucks and the like, and I worked with the folks to resolve that issue. No construction workers will be allowed to park on Douglas Avenue. Use Central Road for all access, now and in the future.

Douglas has become, I guess, a fairway between Golf Road and Central Road; many semis that supply stuff to The Moorings, Sysco, box trucks, all kinds of things all day long. At 5:00 o'clock in the morning the bread trucks come in with their deliveries, so it's kind of goofy. But I'm kind of hoping that now and in the future all commercial vehicles serving, supplying goods and services, including Moorings personnel, not use Douglas Avenue for the convenience of parking or access to The Moorings property. All Moorings business will be conducted via the Central Road access. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, anyone else from that row?

MS. GATES: Hi, my name is Jane Gates, and I live at 18 Audrey Lane. We've been there since 1994. The Moorings has always been great neighbors to us, but we

have some concerns regarding, we heard at the first meeting over at The Moorings, regarding sight lines and landscape buffering. Now, like we're exactly across from where I live, there's going to be a five-story building? I just want to know if like these trees don't actually grow in, if that's going to be literally what I can see in my backyard.

The last time they did a project, it was enormously disruptive and loud for two summers where there was so much construction traffic. We couldn't even like have any of our windows open or conversation in our house because it was so loud.

But overall, you know, I think this design plan looks awesome, and I think there is a need for this in the community. I know several people who live at The Moorings and are looking very forward to this new structure going in place. But, you know, just know that people that live right directly across from where it's going to take place, that it is going to be very disruptive for a minute. So, perhaps we could have some more specific ideas of what it's going to look like and, you know, how long it's going to last and things. I think that would be very helpful for neighbors, not in Arlington but in Mount Prospect. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in that row? All right, moving to the next row, anyone who want to speak there? Anyone else on this side?

No, okay, moving over to this side, I see we have Petitioners in like the first two rows, so going to the third row, would anyone like to speak? Okay, come forward please.

MS. STEWART: Good evening. Thank you. My name is Connie Stewart, S-t-e-w-a-r-t. Arlington Heights is known as the Village of Good Neighbors. I have lived here for over 40 years and I have raised three children here. This community has a wonderful reputation of schools, parks, recreation areas, dining areas, shopping areas, and housing options for all in this community.

Arlington Heights is known as good neighbors of many ages. Many older neighbors wish to retire here in Arlington Heights after living here for so many years and experiencing a wonderful family life. I am one of those persons. I have retired here in Arlington Heights. I have retired at The Moorings four years ago. One of the reasons I did retire and choose to live at The Moorings is because of their mission projects, their service to the community, and how they feel faithful in what they do for the community in which they reside.

We can continue to be good neighbors to each other. We can be good neighbors to all who want to live independently, including our older citizens in this community. The Moorings has responded to the need for having multi-generational persons being able to live in the community of Arlington Heights. They have responded by offering new independent living residences for all.

I encourage the Commission to support The Moorings project. Keep Arlington Heights a village of good neighbors, of good neighbors who live multi-generationally with each other. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Would anyone else in that row like to speak? All right, moving on to the next row, anyone there? All right, and then I believe the last row? No. One last call, anybody who would like to come forward and speak?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, so I am closing the public commentary for this petition. That means even though you might hear something for which you

want to ask a question or make a comment, that time period is closed. So, now will just be a discussion between the Commissioners, Staff and the Petitioner.

Okay, going back to the Commissioners, we'll start on this side this time with Commissioner Dawson.

COMMISSIONER DAWSON: I just would like some clarity on the height. Who is talking to the height of the building? I just want to get this on the record. You keep talking about a five-story building, but --

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: -- the adjacent five-story building is going to be, well, you asked for 67 feet, so it's 17 feet smaller than this five-story building, correct?

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: So, I would just like to get that on the record, that we're really putting in a six-story building which is only five stories. Okay, yes, I mean, it's a five-story building, but it's, but we can't keep talking about a five-story building that's next to a five-story building when this building is going to be 17 feet higher, and then there's the elevators on top of that --

MR. ROSKOS: Sure.

COMMISSIONER DAWSON: -- and we're in an area where the maximum height set is 45 feet. It's just interesting to me that none of the Commissioners brought up that just two weeks ago, that same logic was used to strike down a proposal. Just putting that out there. I think it's very interesting and enlightening. This one is actually higher than the other proposed one that was struck down for the same reason that is being requested here.

I was also curious, just again fresh off of two weeks ago, I didn't hear any comments about what kind of criminal background checks we're doing on the residents. That was a big hot topic two weeks ago. What kind of criminal background checks are we doing? Do you have any, I didn't see any in the presentation.

MR. ROSKOS: I can speak to the building height, but I can't speak to the criminal background.

COMMISSIONER DAWSON: All right, yes, okay. Again, I just noticed that none of the Commissioners asked about criminal background checks of these applicants whereas that was a huge hot topic two weeks ago.

That's it. Those are all the only questions I have that I wanted to get out there. Thanks.

COMMISSIONER SIGALOS: I would just like to continue with what Sue Dawson was just bringing up about the height. You have two five-story buildings. Why is this one 17 feet taller than the adjacent five-story building? What is the difference? The design or why?

MR. ROSKOS: Sure, I can help try to expand on why it's taller. There are a number of factors. One is where a more current building where market demands for a floor-to-floor height is different from when the building was originally built, and so there's an increase there. The other portion is that the building, as was mentioned earlier, we're trying to continue the existing first floor elevation of the existing building. The building grade falls off as you go north on the site, and so the way that the building height is defined in Arlington Heights is that it's the average grade. So, we're maintaining our first floor level on the campus and the grade falls down, and so we're starting to count below the first floor level. So, that is factored into the overall building height.

So, there are a number of factors that play into why the building is taller. Those are just a couple of them.

COMMISSIONER SIGALOS: You also mentioned due to marketing, that there's a marketing request or requirement for taller. I mean, what are we talking about; 10-foot, 12-foot ceilings in the spaces?

MR. ROSKOS: Nine-foot-six in the apartment.

COMMISSIONER SIGALOS: And the adjacent five-story building is what, eight-foot ceilings?

MR. ROSKOS: I believe so, yes. Seven-foot-six.

COMMISSIONER SIGALOS: Seven-foot-six?

MR. ROSKOS: Between seven-foot-six and eight feet.

COMMISSIONER SIGALOS: I mean, seven-foot-six is low, but eight-foot as a minimum I would think would suffice. Maybe that would help reduce the height of this building.

MR. ROSKOS: Market demand, in my experience, eight-foot ceiling heights are less desirable to people looking to live in an apartment.

COMMISSIONER SIGALOS: I don't necessarily agree with that. I'm not a designer, but I mean, as a homeowner, the homes I've always lived in are eight-foot, 8.5-foot ceiling heights and they've been perfectly fine. To me, most people look for square footage of area to live in rather than increased ceiling height. So, I would think that maybe that's something you could look at to help reduce the height of this building and not have it be 17-foot taller than an adjacent five-story building.

Other than that, I'm in favor, but I think it's, you know, a good location for this. I like what you're doing with the barn there, but I'd like to see you maybe address that ceiling height a little bit. That's all I have.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. You can stay up here, thank you, since you were answering those. And you might want to defer to one of your other people, but with 0.93 parking spaces per resident, where do guests and visitors park? There isn't that kind of demand, there isn't one-car parking requirement per resident?

MR. ROSKOS: There are different requirements for the type of individual, but there are areas for staff parking and there are areas for non-resident visitor parking.

COMMISSIONER ENNES: But those are included in that total 0.93 parking spaces?

MR. ROSKOS: Yes.

COMMISSIONER ENNES: Per resident.

MR. ROSKOS: Yes. Can I, Steve, can I ask you to respond?

ACTING CHAIRPERSON WARSKOW: Sam is shaking his head, I can see.

MR. HUBBARD: No, in addition to that. The 0.93 is just for residents, and then they have multiple areas of visitor and employee --

COMMISSIONER ENNES: In addition to the 0.93?

MR. HUBBARD: In addition, correct, yes.

COMMISSIONER ENNES: Okay, that answers my question.

MR. ROSKOS: Okay.

COMMISSIONER ENNES: In regard to the flood plain, your engineer, if you could come up? I believe he's, yes. Are you aware of any flood issues, flooding issues on the property?

MR. FISH: No, I'm not.

COMMISSIONER ENNES: Okay, that's all I have. So, the systems that you have in place, there will be no new flood plain systems built with this additional permeable surface coverage?

MR. FISH: Correct.

COMMISSIONER ENNES: And nothing required, and you don't think and Staff doesn't think that this will create any flood --

ACTING CHAIRPERSON WARSKOW: Isn't there a new detention pond?

MR. FISH: There is a new detention pond, yes.

COMMISSIONER ENNES: Oh, there is a new detention pond.

MR. FISH: Yes.

COMMISSIONER ENNES: Okay.

MR. FISH: No new, when you say like flood plain, there's no new flood plain or wetlands is what I was thinking.

COMMISSIONER ENNES: Okay, but it's a detention pond to retain stormwater?

MR. FISH: Yes. To retain stormwater, yes.

COMMISSIONER ENNES: Okay, let's see. I think I have one other question. Oh, in regard to the addition in the height and to Audrey Lane, how many feet is it from the building to the residences on Audrey Lane?

MR. FISH: I think Sam had noted it was approximately 180 feet to the closest property.

MR. HUBBARD: Property line, yes, and then farther if you account to the actual structures/homes there.

COMMISSIONER ENNES: Okay, I also agree, I think that it's nice you want to maintain this first floor lot elevation or occupancy elevation, but I would prefer to see these properties more in line with the existing additional variance we've already added.

ACTING CHAIRPERSON WARSKOW: All right.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON WARSKOW: Thank you.

Commissioner Drost?

COMMISSIONER DROST: Yes. First of all, I want to at least make a disclosure that I had served as a past board member of the Presbyterian Homes so that all of you know for transparency purposes. But I have just a few questions, and maybe Lisa Vandermark can address the concerns of the neighbors, the ones that were raised by Jennifer Phillips about the emergency exit and the use of the fire exit, Mr. Babicz and the communication that will go on when there is construction, and the progress reports for Ms. Gates, if those could be answered?

ACTING CHAIRPERSON WARSKOW: Yes, if you could step forward, please?

COMMISSIONER DROST: Or if you don't want to do it, find somebody else, Lisa.

MS. VANDERMARK: Except nobody is racing me up here.

COMMISSIONER DROST: Yes.

MS. VANDERMARK: Appreciate the neighbors, and Mr. Babicz, I've heard the name, it's nice to meet you in person, and I know we did have conversations during the 2015-16 project. I am not aware that we would open up that emergency entrance for anything. We've

kept it closed and I believe if we did have situations where there were contractors parking there, you notified us and we cleared them out, and so we would have that same policy going forward.

As for Ms. Gates, I know that she attended the meeting that we hosted in May for our neighbors. We did show, I believe we showed a view from Audrey Lane and what that person would see at the height we are proposing for the building. It was, Scott, correct me if I'm wrong, but I think it was trees. So, even though I can appreciate that Ms. Gates can see the drawing and think that it's going to be right in her backyard, I don't believe it will be based on the studies that we've done, but it doesn't mean that it won't be noisy and dusty and dirty for, you know, the length of the project.

COMMISSIONER DROST: And while you're up there, just nod your head, is that satisfactory to at least some of the issues that you have been asking about?

Going to the marketing report or the survey that you had updated, and we'll address one specific item, eight-foot ceilings for units. I think the demographics, if we read into the marketing report, is that the type of resident that you will be getting or you anticipate getting is ones that would like a higher finish to their units if that is a correct interpretation, and that the type of facility that The Moorings is, although there's comparables, it's called a CCRC which is a continuing retirement community, and its model is a little bit different than the competitors that were identified in that marketing report. Do you want to address those?

MS. VANDERMARK: I want to use the lifeline please and I'll --

COMMISSIONER DROST: Yes, so, no, and this is a very good time to use the tag team, but --

MS. VANDERMARK: Thank you very much.

COMMISSIONER DROST: -- we have to swear him in.

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ABI-ANTOUN: I did sign my name though.

ACTING CHAIRPERSON WARSKOW: Okay.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: If you could state your name and spell it?

MR. ABI-ANTOUN: Yes. Nadim Abi-Antoun, last name is A-b-i-A-n-t-o-u-n. I'm the President and CEO of Presbyterian Homes.

Just to respond to some of the questions about the height, it really is very market-driven for the type of product that we're building. We've got to ensure that we have demand and that we're able to attract seniors to come live with us. Also, for a community like Presbyterian Homes, similar to our other communities, we want to make sure that the design lasts.

We've been here for 30 plus years. Some of our other communities have been around for 100 years. So, we're really not just building for the next 10 years but we're building for the next 50 years. So, while we don't know what the demand is going to look like down the road, we have to make sure that we account for more scenarios because we plan on being at The Moorings hopefully for the next 50 years as well. We want to make sure our buildings continue to stay relevant in the marketplace.

Our market, we did a lot of market studies, a lot of market demands. We've talked to competitors in the area. What we're proposing is really what has become standard in our industry, in what we design, and we understand the concerns about height, but we also want to balance demand and really long-term this building being viable for the community

and adding value to the Village as well.

COMMISSIONER DROST: Yes, thank you. I think that's helpful to, you know, at least clarify, you know, at least where this is going. It's not to try to ruin sight lines or whatever, it's basically to try to meet that market, not for today but going into the future. That is it for me.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. ABI-ANTOUN: Thank you.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON WARSKOW: All right, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I really have no questions for anybody. I think it's a pretty good project, well thought out. I liked the responses everybody had.

The only general comment I have is, again, going to the height, the code is set at a certain height for a reason. The reason we're exceeding them makes sense, but the code is the code and we should meet and obey it once in a while.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I am in favor of the project, too, but I would like one clarification. When you indicated that part of the apparent height of the building is due to the grade, can you give me a sense of how much of that apparent height is due to the grade? Is it eight feet or whatever? Which may make the building seem a little less tall because you're adding in some non-building height there.

MR. ROSKOS: Yes, bring it up, on the end of the appendix to our presentation.

Yes, so on the right-hand of the image, you can see that the proposed building is measured at 62 feet and six inches. The line at the bottom of that dimension is the site average elevation, so that's the proposed average grade. So, that's where our building height starts being counted, below the first level, because again the grade falls off and so there is a slope on the site that we need to account for. We are also adding feet to anticipate the unknown unknowns. If there are changes in the proposed grade or if there are necessary construction changes, we are adding in a buffer.

COMMISSIONER JENSEN: So, you still need a pretty good size variance but not quite as high as what you have to ask for given the way that this is calculated. So, it looks like there's about six feet that is due to the grade if I'm reading that correctly, and then you said that the building, if things go as you hope, it won't be 67 feet, it will be 62.5 feet?

MR. ROSKOS: Correct.

COMMISSIONER JENSEN: Okay, thank you. I don't have any other questions. I think it's a good project.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

I am also very supportive of the project. Actually, my mother at one point in time applied to be a resident in The Moorings, so I became very familiar with the property and the services and think it's wonderful.

My question is, because you are talking about raising, you know, the style, the finishes, will you be charging a higher deposit on these particular units in the new building? Can someone come forward and answer that?

MR. ABI-ANTOUN: Do I need to state my name again?

ACTING CHAIRPERSON WARSKOW: No. No.

MR. ABI-ANTOUN: No, okay, thank you. So, we are still in the process of

assessing, you know, construction costs and what the cost of this project is going to look like. We do anticipate that this is a newer product and it will have a different price point than our existing product, but we need to understand what the total expense is and what is available for us from a funding standpoint to determine what the final entrance fees or the monthly service fees will look like for this new product, but we do anticipate a difference.

ACTING CHAIRPERSON WARSKOW: For your current product, do you have currently a waitlist for that product?

MR. ABI-ANTOUN: So, we offer multiple products at The Moorings.

ACTING CHAIRPERSON WARSKOW: Right.

MR. ABI-ANTOUN: And for some of our product, we do have a waitlist.

ACTING CHAIRPERSON WARSKOW: Well, for the assisted living, or not the assisted, the independent living apartments, is there a waitlist?

MR. ABI-ANTOUN: Yes, independent living, even within the independent living, we look at our villas, our cottages differently from our apartments. Even within our apartments, we look at two-bedroom apartments versus one-bedroom apartments. So, for some of our larger units and some of our cottages and villas, there is a waitlist, specifically on some types of units as well. Some of our one-bedrooms that are smaller do not have, we have some vacancy in those, and some of them have much shorter waitlists depending on the size and what the prospects are looking for.

ACTING CHAIRPERSON WARSKOW: Okay, in working with my mother, I'm finding a place for her, we did come across some situations where there isn't enough demand and causes a problem with the continuity of care situation where people are not getting their deposits back if they leave the community, or their descendants are not getting the deposit back. So, I want to ensure when you're building this building of 70 units, that you do have the demand for it.

MR. ABI-ANTOUN: We have done market studies, actually we've done three market studies. We've been looking at, all of our communities get a market study every three years, and so we're always trying to assess the demand for the market. The initial study that we did about 2.5 years ago was confirmed with another study about a year-and-a-half, and we just did this one this January. This is a significant investment for Presbyterian Homes and we want to make sure that the demand is there and what we have, the number we're proposing is lower. I think there is demand for about 120, maybe 130 units similar to what we're proposing, and this building has 70 units in it. So, we know there is still more demand than what we're even supplying, but we want a balance.

I do want to, if I'm up here, if I may add just one more comment on the height? I think it was mentioned earlier in the project that we do look at travel distances for seniors. So, having the higher elevation helps on longer walking distances, also having the higher elevation helps with more green space on campus so that we're not taking up more of the landscape that we're going to maintain for our residents. As I was reminded by the team as well, that some of the newer HVAC systems do require higher ceilings and don't allow us to sort of remain within the eight-foot height that we have.

So, I just want to make sure, I know this was a concern that was raised and I want to make sure we just provide the answers or at least the why for what we're proposing.

ACTING CHAIRPERSON WARSKOW: While you've opened the door there, when we're talking about HVAC systems and all, what is the design imperative in terms of

energy efficiency?

MR. ABI-ANTOUN: I think there are smarter people here that may have answers on that. I think it's still a work in progress. There's a couple of different options that we're looking at. Obviously, the entire approach for this project does account for energy efficiency and the systems that we're using and obviously whatever is available now. I'm not sure we've fully really decided yet on where, we have to take, every one of these lovely folks here costs a lot of money, so we're trying to also preserve the how much.

You know, there is a sequence and a cadence for how things occur and we have not quite gotten there yet. But that is on our, we've done energy efficiency projects at The Moorings. We do them constantly.

ACTING CHAIRPERSON WARSKOW: Okay, well, yes. But I'm talking beyond LED lighting and, you know, caulking kind of things.

MR. ABI-ANTOUN: Yes.

ACTING CHAIRPERSON WARSKOW: So, I would love if you would consider some of the newer HVAC technologies that are beneficial for many reasons.

COMMISSIONER DROST: Yes, and I think for the record, too, Presbyterian Homes has other locations, one is in Lake Forest and then one is in Evanston, The Westminster.

MR. ABI-ANTOUN: Correct.

COMMISSIONER DROST: And this is again ongoing; there is a lot of experience in those areas in, you know, LEEDs and climate and environmental aspects. So, that's a good point. I'm just supporting that theme that you have here.

ACTING CHAIRPERSON WARSKOW: All right. Okay, thank you.

MR. ABI-ANTOUN: Absolutely, so are we.

ACTING CHAIRPERSON WARSKOW: All right, do I have any more questions from the Commissioners?

(No response.)

ACTING CHAIRPERSON WARSKOW: Are we at a point where someone can make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of an Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

This recommendation is subject to the following variations:

1. Section 10.4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5-foot tall, five-story building where building heights are limited to 45 feet and four stories.
3. Section 6.10, to allow two 6.5-foot tall elevator overruns to be constructed above the maximum building height permitted in the I District.

This recommendation is subject to the following conditions:

1. Prior to issuance of a building permit for demolition of the existing parking areas

within the location of the proposed 70-unit building, the Petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the south parking lot ("future lot") as generally depicted on the campus parking exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the future lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a certificate of occupancy for the proposed 70-unit building should the Petitioner adequately demonstrate to the satisfaction of the Village that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

2. The Petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2A.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon site work completion. All landscape improvements must be installed prior to issuance of a certificate of occupancy.
3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the Petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24) for final review and approval by the Village.
4. An MWRD permit shall be required.
5. Compliance with the July 9, 2024 motion by the Design Commission shall be required.
6. School, park, and library contributions ("impact fees") in accordance with the Municipal Code shall be required prior to the issuance of a building permit.
7. The Applicant must comply with all federal, state, and Village codes, regulations, and policies.

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Roll call, Sam.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

All right, well, congratulations. You have --

COMMISSIONER DAWSON: Comments.

ACTING CHAIRPERSON WARSKOW: Oh, sorry. Go ahead.

COMMISSIONER DAWSON: First, I just want to apologize to the Petitioner for putting you on a spot for making a point that had nothing to do with your petition, but I do again just want to reiterate that I would presume that this assisted living facility will be accommodating disabled individuals and veterans, and yet you received unanimous approval on a higher height variation when two weeks ago the same was denied by the same individuals simply because the word affordable was in the motion. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, now I will say you have --

COMMISSIONER DROST: No, I've got one.

ACTING CHAIRPERSON WARSKOW: Please.

COMMISSIONER DROST: My comment is basically a response to Commissioner Lorenzini's statement about following the rules and basically the requirements that our Village Code requires. The point is going to be to the Trustees, that we are in a dynamic environment and things change maybe faster than our legislation to monitor these things. We've had this conversation before and we have to adapt if we're going to compete and basically continue to be the Village of Good Neighbors.

ACTING CHAIRPERSON WARSKOW: All right, thank you. I think that's everybody, okay.

You have a unanimous recommendation for approval from the Plan Commission, so congratulations on that. Is there a date for the Board?

MR. HUBBARD: I think we're tentatively thinking September 3rd, but we'll communicate to the Petitioner's team and we'll confirm that date.

ACTING CHAIRPERSON WARSKOW: All right, thank you very much.

(Whereupon, at 8:56 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: SPENT GRAIN BREWING - 17 NORTH VAIL AVENUE - PC #24-009
 SPECIAL USE PERMIT FOR A BREW PUB IN THE B-5 DISTRICT

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 14th day of August, 2024 at the hour of 8:56 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
 HAILEY NICHOLAS, Assistant Planner
 MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

ACTING CHAIRPERSON WARSKOW: All right, well, we have another Petitioner here. So, if I could ask them to come forward for the Spent Grain Brewing? Hello, good evening. All right, so I'm going to ask you to swear in.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: All right, excellent. Have you read the Staff report and the conditions of approval, and do you agree with them?

MR. LAMKINS: We do with one exception, regarding the recommendation for parking for employees. We'd like to discuss that.

ACTING CHAIRPERSON WARSKOW: Okay. All right, so go ahead and give us your presentation.

MR. LAMKINS: Okay, obviously the name is Spent Grain Brewing. We are looking to take over the space that once had Bangkok Thai. Thought we'd just throw up a quick definition of what is spent grain, that comes up a lot. It's part of the grain process when making beer. I'm not going to read it, I'm just going to kind of paraphrase there for now. Spent grain can be utilized after the brewing process is done, and today we actually utilize a lot of it in our own house. Bigger breweries tend to donate to farms where they feed it to pigs and cattle, it can even be reutilized as fertilizer.

Quick introduction to who we are. I am a 15-year resident here, married to my wife Heather for 14 years. We're local business owners. I've owned my company Stone Soup 3 Creative here in town for 15 years. We're co-owners of the Kilwins here in downtown for the last five years. We're beekeepers, we have a company called Beelife Apiary. We actually have four different apiaries throughout town with 16 hives where we produce honey. Well, they do the honey, we just harvest it. I have had 20 years experience in restaurants and brewing for about 23 years now.

Anything else do you want to add to that?

MRS. LAMKINS: No, we're good.

MR. LAMKINS: She's good, all right. So, Spent Grain Brewing is a nano-brewery. A lot of us hear terms like micro-breweries or larger breweries. So, a nano-brewery, essentially what we will be doing is producing one barrel of beer which is 30 gallons of beer at a time. The idea would be that all the beer would be brewed on site by us. We're not looking to bring in bottled or canned beer or even keg beer from other providers, strictly on-site beer production.

We're going to provide a fine wine selection, a menu that includes appetizers, soups, salads, dinners and entrees, all made using spent grain whenever possible. We're also offering a whiskey tasting selection, so that would be hard-to-find unique whiskeys, where you would be able to purchase a glass and try something that maybe you'd like to try but don't want to spend \$120 a bottle.

We will have a small dining area with mixed casual seating and a large bar, which we will get to in a second.

Okay, part of our plan with this is to work with the community and be part of the community. If any of you have been to our Kilwins, we already offer a month of giving where we work each month in selecting local charities to give back to. So, part of that is going to come back into Spent Grain as well. We've already been working with the Historical Museum, so we will be selling, instead of selling Coke or Pepsi, we're actually going to sell the Arlington Club beverages as our service selection. We're also looking to carry a Berliner Weisse which basically

there was at one time Berliner Weisse produced here in town by Muller. So, we're going to do that and actually take the proceeds and give that back as part of the donation to the Historical Museum to help raise money for them. We're also going to be offering Zingabrew which is brewed by a local member here in town.

Let's see here. We're working with a wine shop in town to have them actually make the wine selections that we'll sell so that we can offer in our menu that the recommendations can be purchased at their wine shop.

We're going to do a little bit different as far as the walls in the store. They're going to be actually blank canvasses for other artists. A good example is here in City Hall, used to be for COVID you'd come down and there was, you know, presentations by the Arlington Heights Photo Club and that art was here. So, what we're actually going to do is offer quarterly offerings to local artists to have their art shown in our bar so it is a way to, again, you know, hey, this is, you know, the Arlington Heights Photo Club this month or this quarter and you can see their artwork on our walls.

The other things we are looking to do is something a little more unique. Obviously being a home brewer, you know, unless you know me and you come to my house, you probably have never had a beer I've made. So, one of the opportunities here is we'll work with other home brewers. If somebody says, hey, I have a beer, it's really cool, we can brew their recipe for them and have it on tap and let it, you know, be known that Jim Smith of Arlington Heights has been a home brewer for 12 years, this is his pour, you know, and kind of introduce other people's home brews to more than just your neighbors and friends.

As I mentioned, we're taking over the Bangkok Thai's space, so just kind of like a concept of what the outside is going to look like. We're looking to do, similar to Cortland's, we'll have garage doors that open with screens that come down. Currently, that is a two-unit location, 17 and 19 North Vail, which if you've been out there recently you'll know there's two doors. We're actually going to relocate the door to the far right to give us a better use of the space inside, because if you've been in there it gets a little chopped up because of that double door.

Then, let's see, we'll get to the floor plan here. So, kind of a rough idea of what the inside is going to look like. We're looking at dining in the north, oh, there's a pointer here. The red button can do pointing?

MS. NICHOLAS: Yes.

MR. HUBBARD: Keep in mind that the Commissioners won't be able to see it, but you can.

MR. LAMKINS: Oh, that's true.

COMMISSIONER DAWSON: It's okay, we can look.

MR. LAMKINS: Okay, so we're looking at doing, we're just skipping that, dining on the upper end left side of the drawing. The lounge area which you see coming down and around the space is basically going to be more like couches, tables and chairs, comfortable chairs, and not necessarily dining tables. The bar is going to seat 14.

As far as our hours, we're looking right now just preliminary because of staffing and, you know, when we're going to be open, Wednesday through Thursday from 3:00 to 10:00, Friday-Saturday is 11:00 a.m. to 11:00 p.m., and Sundays 11:00 to 8:00 p.m.

As far as the brewing and everything else goes, the brewing system is actually in the kitchen in the back right side which is the three circles. All of the fermenting and all of the storage of beer would actually be down in the basement. So, the beer gets brewed

upstairs and then transported downstairs as part of the process.

Let's see. That's it, a little shorter.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

COMMISSIONER DROST: What did you want to discuss on the parking?

MR. LAMKINS: So, in regards to the parking, there is a notice that requires that we'd purchase employee parking permits for all employees at the parking garage. So, twofold thing, I live one block away, so I don't need a parking pass, nor does she. We do have one parking spot allotted to us behind our unit as well, so I do have an opportunity to give an employee parking behind our building. Likewise, most of our hours take place after the top floor of the garage is open for free parking, so there wouldn't be a need for any employee to have to pay for parking, or for me to pay for a parking pass when the parking is available to them otherwise. So, that's the only one that we've questioned.

ACTING CHAIRPERSON WARSKOW: Okay, I'm sure Staff can address that in their report. All right, thank you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Now we'll have the Staff's presentation.

MS. NICHOLAS: All right, thank you.

So, the subject property is located at 17 North Vail Avenue on the southeast corner of Vail Avenue and Davis Street. The property is zoned B-5, the Downtown District. The Comprehensive Plan designates this property as appropriate for mixed use land uses, and the Petitioner is requesting a special use permit to allow a brew pub as well as a variation from the requirement to provide a traffic and parking study from a qualified professional engineer.

This is an aerial of the subject property in which the subject unit is part of a multi-tenant building with some of the co-tenants being the LaTasca Tapas Restaurant and the Domain on Vail Apartments.

Here is the proposed floor plan. As the Petitioner also shared, the unit is approximately 2,500 square feet along with an approximately 520 square-foot basement. The main floor would include a dining area, bar and kitchen, while the basement would contain the storage and brewing area.

They are also proposing an outdoor dining area as shown here. They propose four tables, each with two chairs. This dining area would be offered possibly year round and also during the Arlington Al Fresco season. The Petitioner is aware that they would need to work with the Planning Staff to pursue license agreements in relation to any outdoor dining that they plan to offer with their business.

Additionally, as the Petitioner mentioned, their business operations would include brewing beer products, cooking food, serving food and alcohol. Their hours of operation would be 3:00 to 10:00 p.m. on Wednesday and Thursday, 11:00 to 11:00 on Friday and Saturday, and 11:00 to 8:00 on Sunday. They anticipate to have around 10 to 16 employees.

As for the parking on site, since this is a downtown business, off-street parking requirements can be met through provisions of spaces within Village-owned parking facilities such as the Vail Avenue parking garage. The Staff Development Committee is requesting a condition of approval for the project that would require the Petitioner to purchase employee parking permits for parking within the Village-owned garage system for the maximum

number of employees working on the subject property during the largest work shift. This would be in order to guarantee that there is adequate parking available for customers to the site, so that the employees will be parking on public parking garage as opposed to the street parking adjacent to the site.

The Petitioner is requesting a variation from the requirement to provide a traffic and parking study from a professional engineer. Since the proposed use would be occupying a former restaurant space with similar seating capacity, Staff is supportive of their requested variation and does not anticipate traffic generation from the proposed use to be a significant issue. So, this table includes the parking requirements for the business which is similar to that required for the previous tenant of the subject property.

Moving along, the Petitioner has provided responses to the criteria of approval for the special use permit and variation requests. This shows the summary of the Petitioner's responses to the special use permit criteria. In summary, it mainly discusses the lack of a brewery in the Village and how the proposed business would fill this gap in the local market. Here are their responses to the variation approval criteria which Staff has also found sufficient.

Overall, the Staff Development Committee recommends approval to this petition with the conditions of approval as outlined during the presentation. That concludes the Staff presentation. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Do I have a motion to accept the Staff report into the record?

COMMISSIONER DAWSON: So moved.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the motion carries.

All right, so does any of the Plan Commissioners have any initial questions before we -- Commissioner Dawson?

COMMISSIONER DAWSON: I just want more information about the parking, and it's really more for Staff than Petitioner. Do we frequently waive this? Is this something that is never waived? What's the waiving, how often does that happen?

MR. LYSICATOS: So, I think I can, are you talking about for the customers or for the employees?

COMMISSIONER DAWSON: For the staff, the staff.

MR. LYSICATOS: The staff. We don't normally waive, in the downtown, we don't normally waive it. The reason is that the free parking that's in the garage is supposed to be reserved for visitors and customers coming to the downtown. There are other spots that are designated for the employees that we arrange for purchase. That's the reason for that.

We can work with the Petitioner on the number that we would require. They can say, well, we only have six people driving to the site in that peak hour. We can work with that number, but that is why we do that.

COMMISSIONER DAWSON: Okay, I think that, I'm glad to hear we can work with them maybe on the number, and the fact that we really don't waive it is helpful to me. I would also just point out to the Petitioner that I respect that you live a block away now, but I can't

control where you'll live in a year or six months, I'm sorry.

MR. LAMKINS: No, can I come up?

COMMISSIONER DAWSON: No, if you want to come up, sure, you can come up and address that. I'm just, it doesn't really matter what you say to me.

MR. LAMKINS: I understand.

COMMISSIONER DAWSON: I can never control where you're going to live in six months.

MR. LAMKINS: Well, I don't plan on --

COMMISSIONER DAWSON: I know.

MR. LAMKINS: My main business is one flight down from my bedroom, and when my wife opened up her business, we maybe walk three blocks. So, we aren't planning on moving from Arlington Heights unless we sell our businesses.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I respect that, but the reality is we have room on our driveway for six cars and our house is closer to the business than the parking garage is.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I would still tell you I'm not going to, I would prefer not to pay for a parking pass when they could park on my driveway closer. I guess to your point, if I decided to truly sell my house and move from being this close to where I'm working, I would then have to, you know, voluntarily say yes, I need to buy parking passes at that time, but I don't, the truth is I'm going to be living here in that house until --

COMMISSIONER DROST: You go to The Moorings.

MR. LAMKINS: Well, I'm kind of thinking Wisconsin when I retire. I think that would be my answer there.

MRS. LAMKINS: The one thing I would like to say to that effect is opening the store in Kilwins, we were not required to do this at that time. Currently, because I have staff, they all work part-time, he'll have the same thing. My staff work two days a week. I have 26 team members. The parking pass for the fifth floor for daytime is \$15 a person. That's a lot of --

COMMISSIONER DAWSON: Is that a monthly?

MRS. LAMKINS: It's a monthly, yes.

COMMISSIONER DAWSON: Okay.

MRS. LAMKINS: So, I can't afford for 26 employees to have \$15 per employee per month. Most of my staff parks in the parking garage, the fifth floor is never full. So, that's just my response to that.

MR. LYSICATOS: We can work with you on the amount that's actually needed.

MR. LAMKINS: Okay.

MR. LYSICATOS: It's not going to be a max number. We would look at that peak hour shift, see how many people are working, how many you think will be driving to the site. The previous tenant had I believe four or five passes that they purchased from the Village.

MRS. LAMKINS: But the passes are not sharable. How do you get around that?

MR. LYSICATOS: I don't know exactly how Finance sells them, whether it is or isn't.

MRS. LAMKINS: Well, I can tell you that.

MR. LYSICATOS: So, like I said, we will work with you to come up with a

number that we think will suffice.

MR. LAMKINS: Okay.

MR. LYSICATOS: So, that's why we don't want to put an exact number --

MR. LAMKINS: Right.

MR. LYSICATOS: -- because we know you're still staffing up, working with your shifts.

MR. LAMKINS: Right, because I mean, the number of employees definitely is not the number of people we're going to have on shift.

MR. LYSICATOS: Right. We also want to work with our Finance Department to find out how many of those passes are available and kind of work it in an equitable way.

MR. LAMKINS: Okay, great, thank you.

MR. LYSICATOS: All right.

COMMISSIONER DAWSON: Great, thanks. I hate to see additional burden on small business owners because I know it's a struggle. I also know the Village feels the same way, but there is a very valid reason for the way, the reason this was implemented. So, I'm glad for that dialogue. That's very helpful. That was really my only question, thank you.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: No, I really don't have any other questions. My one was just answered with the employee parking arrangement. I think it's a great use of the space. I'm glad to see it hopefully going forward. So, I'm in favor of it.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a question. Could we go to the aerial? Is their space going to be that whole property or just a suite in that property?

MS. NICHOLAS: No, so their space is units 17 and 19 on Vail. I can try to, so these two units here, right? Oh, these two corner.

MR. LAMKINS: So, the one in the corner, right. See where the corner bumps out a little bit?

COMMISSIONER ENNES: 15 and 17?

MR. LAMKINS: That's the two units.

COMMISSIONER ENNES: That's what I thought.

MR. LAMKINS: Yes.

COMMISSIONER ENNES: It would have been easier for me to just see that space highlighted, because all of a sudden I'm thinking wow, there's a lot of businesses that are going to be gone. Okay, that's all I have. I think it's a good idea. Great use down there, I'm sure you're going to have a lot of visitors, especially if you have good high end wine samples.

COMMISSIONER DROST: Yes, I mean, I'll wait for public comment.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, is food required to be served on site here to meet code?

MR. LYSICATOS: Yes. So, the Village doesn't permit bars, so we allow restaurants that serve alcohol. So, they have provided their menu to us which we found acceptable. So, there will be food to go along with the beer.

COMMISSIONER LORENZINI: Okay, all right, thank you.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I'll wait until public comment.

ACTING CHAIRPERSON WARSKOW: Okay, all right then.

COMMISSIONER ENNES: Can I just ask a question about that?

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER ENNES: I've heard different comments over the years about whether bars have to serve food. We have bars in town that can't prepare food, but you can order within or something, but is that, what actually is the --

MR. HUBBARD: There's a special I think liquor license created for one of our restaurants, but you do have to provide food service. It doesn't necessarily have to be cooked on the premises, but --

COMMISSIONER ENNES: Okay.

MR. HUBBARD: -- you do have to provide food service.

COMMISSIONER ENNES: So, that was a special provision?

MR. HUBBARD: I believe it was a special liquor license classification that maybe happened around 2016. I may be mistaken on that, but I know that the, you know, you do have to provide food service. It doesn't necessarily have to be cooked on site.

COMMISSIONER DROST: Yes, that's on the third floor of the Metropolis Performing Arts Center building.

COMMISSIONER ENNES: Correct.

COMMISSIONER LORENZINI: That's why I asked the question.

ACTING CHAIRPERSON WARSKOW: Okay, I'm going to open it up to public commentary. So, let's start on this side this time. Do you wish to speak on this petition? No, okay. Going on this side, anyone on the first row?

PUBLIC COMMENTARY - PC #24-009

MR. DRAPALA: Hello, Commissioners. Jason Drapala, D as in David, r-a-p-a-l-a. I'm entirely unprepared for this, so I appreciate you accommodating me.

I live directly across the street from the proposed brewery, and I'm a little concerned about, I just have a tiny little bit of anxiety about the garage doors and the noise level. Zooming through the presentation, I think I saw the word 'noise' in there once or twice. But if anyone has been to Bird's Nest, it's absolutely deafening in there, right? I'm just concerned that the noise levels would have an impact.

So, I would just appreciate some consideration of the noise level and efforts to mitigate it. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, second row?

MR. RIDLER: Good evening. My name is John Ridler, R-i-d-l-e-r. I serve as the Executive Director of the Arlington Heights Chamber.

I'm just questioning your requirement for the parking. I'm not sure if that's a new code that's for the downtown. Is that going to be for all of the restaurants in the downtown?

MR. HUBBARD: It's part of the special use permit requirement. It's not, you know, not a standard requirement for any restaurant. It's something that, you know, the Village enacts when it's part of the special use permit and part of the zoning entitlements, yes.

MR. RIDLER: So, it won't be enforced for any of the other businesses in the downtown?

MR. HUBBARD: Unless they're going through a special use permit process.

MR. RIDLER: Okay, would not the, so the Chamber brought ideas to the Village several years ago, they adopted one. So, downtown businesses can actually get a parking permit for half price for their employees. Would that not be enough incentive for them to get their employees to park in the Vail Garage with the half price permit without the requirement?

MR. LYSICATOS: I mean, it's possible. Again, we would have to work with our Finance Department to find out actually what's available in the parking garage to begin with. As you know, parking isn't solved, it's managed because it changes, our demands, especially on some of our summertime events. During Thursdays, we have a really high demand for those parking spots, weekends. So, it's a matter of getting a sense of what the need is for the business as far as employees, what kind of demand we have in the spaces so we can start accounting for those things. It's I think about predictability when it comes to how parking is utilized.

MR. RIDLER: Sure. My understanding, in the last parking study the Village did, they said there was enough parking in the downtown because the fifth floor was never over-utilized which is actually free after noon. So, my daughter works at Kilwins, she comes to work, she parks on the fifth floor and doesn't need a permit but doesn't take up parking for customers because it's really never full according to the Village study; is that correct?

MR. LYSICATOS: Well, the study was in 2018, so one of the issues with the study is it's pre-COVID. So, a lot has changed since then. We've had a lot of change in utilization. We're looking at potential kind of new scenarios for how we utilize our parking, and part of that is to account for what's being used. So, like I said, it's flexible. We didn't put a number on it because we have to kind of work through it with Finance. We don't have an exact number of employees yet, so we're trying to figure out where that sweet spot would be.

MR. RIDLER: Yes, I understand. I'm not supporting the required part. I think they're going to do right by their staff, they're going to do right by the Village. I think it's difficult for the Village to say it's required when during Al Fresco they block off how many parking spots on the street to allow for the downtown. So, I'm, you know, as a chamber, I think we probably shouldn't be requiring it at this point. If it's going to be a universal thing for businesses, I think you'd probably have to approve it at that point, but I'd encourage you not to make that one of the conditions tonight. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else from that row? Okay, come forward.

MR. MANNO: My name is Paul Manno, my last name is spelled M-a-n-n-o. I live at 14 West Campbell Street. I've known Eric and Heather for six years, and they are very responsible individuals. They're my tenant. I own the building that Kilwins is in.

I've been in Downtown Arlington Heights for 38 years and I've seen a lot of change in that span of time. These two individuals are individuals that have a lot of good qualities about them. They're responsible individuals and the type of people that have made this downtown area what it has become over the years, and I encourage you to accommodate them. I'd really appreciate it, thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Yes?

MR. MEERSMAN: Hello, my name is Donald Meersman. I've been an Arlington Heights -- M-e-e-r-s-m-a-n. I've been an Arlington Heights resident for 43 years. I live in the 400 block of West Wing.

I'm encouraging you to grant their request. I'm not an expert but I am

a witness to my neighbors' consideration for their staff and their management at Kilwins. They do a very good job. I encourage you to grant their request. I think it will be to the benefit of everybody in Arlington Heights. We are all neighbors, but this is literally my neighborhood, I live a couple of blocks away from there and I think their management of the property will benefit all of us. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? Okay.

MR. CLARK: Hello, my name is Dave Clark, C-I-a-r-k. I have worked at Tuscan Market for about 12 years; I think some of you, we've had some pizzas and drinks together. I currently work at Ale House.

I'm a little confused on the employee parking. Working at Tuscan again for the last 12 years and now working at Ale House, I've never been given an employee parking badge ever in the 14 years that I've worked here. I also live at 315 North Salem which is right behind the post office, so I can walk here but there are times when I come from my full-time job to my secondary job and I don't have the time to park and then walk over this way. So, I'm a little confused on the employee parking thing and when this came into effect and how employees, which I have employees that are currently working at Ale House that don't live in Arlington Heights and don't have the luxury of walking to work, where are those employee parking passes for us?

ACTING CHAIRPERSON WARSKOW: Okay, does Staff want to address that or would that be --

MR. HUBBARD: Yes, I mean, we'd have to talk to your operator and owner of that site. I would assume, and I believe it was the case when they got their approval they were required to purchase the parking passes, too.

MR. CLARK: That's never been an option to us ever in my 14 years I've worked there.

MR. HUBBARD: I mean, again, that's a Village requirement. That may be is between you and them and maybe we need to have a conversation with the owner. I'm not saying you're wrong, I'm just saying maybe it's not happening and it should be.

MR. CLARK: Understood. No, and do those grant us, as employees, do those grant us accesses to levels 2, 3, 4?

MR. HUBBARD: It would be for the merchant parking areas.

MR. CLARK: So, 1 and 5 or where in the parking garage is that going to grant us access, too?

MR. HUBBARD: The exact levels, yes, I can't say off the top of my head, yes.

MR. CLARK: Okay, no, I understand, because, and again, 1 is always access to us, 4 and 5 are always access to us, but I think it's 2 and 3 where we also see, you know, a lot of parking spaces that aren't utilized and are permissible I think, you know, those are all permissible parking spaces.

MR. LYSICATOS: One of those are on permit, yes.

MR. CLARK: Yes, and going through there, having to go then find a parking space, I can go through there. So, 2 and 3, there's no cars on there ever and they're always empty, you know. So, I think those are available parking spaces that should be used for, not only employees, but also people that want to come to Arlington Heights and enjoy the downtown area. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, anyone else on this side?

MS. ARDEN: Hi, my name is Gayle Arden, A-r-d-e-n, and I live in the 44 Vail building across the street from where the brew pub will be opening.

I'd just like to build on something Jason said, not because he's my son but simply because he's brought up a good point. The noise that comes from opened garage door windows, I know we already have Cortland's on that side which also produces its own level of noise. My question, and I don't know, Eric, if you're planning on any like light music or any music coming out from the premises, but my question for all of you is, is there some sort of decibel level that businesses are required to adhere to?

MR. HUBBARD: I mean, their hours of operation that they're required to adhere to, you know, there are standards in the Illinois, you know, State Codes for maximum decibel levels, and the Village has adopted those regulations as well but, you know, that will be something that our Health Department would have to look into if there are concerns over noise generated from it.

MS. ARDEN: Okay, so there are decibel levels that are in state law you said?

MR. HUBBARD: Yes, they're state law.

MS. ARDEN: Okay, all right, that's fine. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, one last time, anyone else?

MR. LAMKINS: You want me to address the noise thing now or later?

ACTING CHAIRPERSON WARSKOW: Why don't we close public commentary, and then I'm sure we'll bring it up with one of the Commissioners? So, I'm going to go ahead and close public commentary for this Petitioner and go back to the Commissioners.

Anyone have any questions?

COMMISSIONER JENSEN: Yes, I have one question. In the spirit of what Michael, you were talking about as we discussed the parking, should we be changing that requirement to read something like the Petitioner shall be required to work with Village Staff to determine the number of employee parking permits within the Village-owned parking garage that will be needed? I'd like to change it, rather than requiring it to be the maximum number of employees. So, I wouldn't want to approve it the way it's written now.

MR. LYSICATOS: I mean, I think we could put something in there, but I think we still want to say work with the Staff to see what will be required because it is going to be a Staff requirement.

COMMISSIONER JENSEN: Yes, I think we should put that in there, but I don't think it should say for the maximum number of employees.

MR. LYSICATOS: Yes, and we've used that. That's not, it's a metric pulled off one of our other restaurant approvals that we've worked with, that's why we used that language. We can alter it since there are some considerations of where the business operators live and things of that nature, although those aren't static as Commissioner Dawson has mentioned, but we are close to a train station, we are close to transit assets. We do want to take those things into consideration, and we take that into consideration when we look at any transit-oriented development as well.

So, yes, we can ask them to coordinate with Staff to find out how much parking would be required based on staffing needs.

COMMISSIONER JENSEN: I would feel better if it were worded that way. Something, the wording I had was, and you may want something different, but the Petitioner --

MR. LYSICATOS: I'd prefer we keep the "what would be required" because we will have something, and if we say nothing is required, nothing is required. If we say 10 is required, that's, we want to have that, so that way when it goes to the Board --

COMMISSIONER JENSEN: Well, saying you're required to work with Staff, isn't that enough? That you're required to work with Staff to determine the number of employee parking permits within the Village-owned parking garage system? If they're required to work with Staff --

MR. LYSICATOS: I'm going to ask that that will be required, I would ask that be at the end because it says we're still coming up with a number, but instead of --

COMMISSIONER JENSEN: I'd stay away from the maximum number of employees, because I think --

MR. LYSICATOS: That's what I'm saying, we're changing it to coordinate with us on what will be required instead of the metric that we're required to follow.

COMMISSIONER JENSEN: That would be great. I think that should be fine.

MR. LYSICATOS: So, we can understand it better, sure.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have a question for the Petitioner. Would you come up, please? Just briefly, what type of menu are we looking at here?

MR. LAMKINS: Okay, we're looking at, right now, somewhere between four to eight appetizers. Probably two soups, a French onion and then a seasonal soup. Possibly three salads, but definitely two salads for sure right now. Then our entrees are looking to be about six to eight entrees.

COMMISSIONER LORENZINI: All right, and what's your ideal schedule for opening up?

MR. LAMKINS: As far as like construction/when we can open?

COMMISSIONER LORENZINI: Yes.

MR. LAMKINS: Well, depending on how this hearing goes, and then I think I have one more to go, and then if everything goes quickly, I'd love to be open before the end of the year, but I mean, I can't really put an official date until we get permits approved. So, that will come together when we kind of finalize that.

COMMISSIONER LORENZINI: Yes, everything you've said that you wanted to do sounds great, and if you achieve all that, I think it's going to be a pretty fascinating business for you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, anybody else?

COMMISSIONER DROST: Yes. First of all, I want to sort of reiterate what my neighbors, Gayle Arden and Jason Drapala, have said because we're in the same building. Usually the solution is calling 847-368-5200 and, you know, bring somebody from Public Safety out to tone it down. But I think it would be basically self-regulating, I would think; if it got too noisy, people wouldn't come. If there is a problem, I think we get into what Michael was relating to the ambient noise levels. There is always going to be some noise, there is energy in the community. We love it, we just don't want to get it abused where it goes on past the 11:00 o'clock closing time. I'm pretty sure you're aware of that, too, Eric, aren't you?

MR. LAMKINS: Correct. Yes, I mean, I'll address it now real quick if that's okay.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON WARSKOW: Please do.

MR. LAMKINS: So, a couple of things to keep in mind. We have residents directly above us, and so per the landlord, I'm going to be required to have basically all the guests out at 11:00 o'clock on Fridays and Saturdays, meaning last call is going to be 10:50, which means that the doors are closed and the staff are cleaning. There's no customer base in there at that time.

Part of the design of our bar is, I mean, this is Arlington Heights, we love it here. We're offering a brewery which, you know, breweries have a certain air to it and the Daily Herald kind of talked about it a little bit when we first brought this here which is we're trying to make it a little bit different than breweries. I mean, I love breweries, my wife likes to travel and to see breweries, but they're always concrete floors with stainless steel and Metallica cranked as loud as you can get it. I like Metallica but I don't feel like everybody brewery has to be that way, and I don't think it makes sense to make a brewery in Downtown Arlington Heights that way.

So, we're not planning on having loud music. If we did it, it would be a single guitarist in the back corner unplugged, you know, not amped. There is no need for that I don't think. As far as like the concerns, like you're right, Bird's Nest is loud. They're a concrete floor with brick walls with a steel ceiling. We are a wood floor, dry walls, it's, you know, a different environment.

Then, lastly, you know, again, you've pointed out to it, Cortland's is right across the street, Peggy's. Our footprint compared to all of our neighbors is probably half, if not less. LaTasca has probably four times the minimum of outside dining than we'll be allowed. So, the reality is I don't think my noise will ever compare to the noise around us, even if we wanted to be louder, just because by volume, we're going to be so many less people. I think if you're going to hear noise, it's not going to be coming from us, it will be the noise around us, even with the garage doors open.

Again, I appreciate the comments about that, but it's also, again, we're looking to be, you know, a little more lounge. We're not looking to bring in the college kids. It's not, you know, kids aren't going to come in and buy a glass of, you know, a \$20 whiskey on the rocks to try. We're not going to have wild drinks, we're not going to have mixed drinks. I mean, it really is, you know, a fine glass of wine or whiskey that's already a different customer base than what you might find at Ale House at 11:00 o'clock.

COMMISSIONER DROST: Yes, so you're going to resemble more like a Shakou which has got the --

MR. LAMKINS: A little bit I guess, yes. Although I've never thought of it that way, but I guess you could say that, yes. It's definitely just a different, we're not, we don't want people to think that it's going to be this big brewery that's --

COMMISSIONER DROST: Yes, I mean, and there's a model there and we've all, you know, at least some of the Commissioners who have had some time here, we've endorsed that open window concept, you know, to really kind of bring in the street to the clientele that you have and to create that ambience that I think has been created and kept a really nice balance. Being a prior and owner of Kilwins, you went through the pandemic and, you know, you thought curtains, but you made it which is good history. I mean, the fact that you, you know, had the perseverance to do that.

Then I look at this as an opportunity for Mr. Ridler, John Ridler, you know, this is a great time to talk about the parking issues and employee requirements for parking.

That's another, you know, item for the Trustees. So, and you know, you can handle this one on this individual basis but there's a broader issue which needs to be looked at so that, you know, you can balance people, if you can get them, find them to work and then serve the clientele.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments?
Commissioner Dawson?

COMMISSIONER DAWSON: I have a question. I was just, so one quick question before on the, back on the parking. Along with Commissioner Jensen's recommendation, if we added something to the degree of if it becomes an issue or if there's complaints, then we can revisit the number of parking, would that help minimize the parking requirement? I mean, I agree we're going to, we shouldn't waive it all together. I understand your plight, I really do, but if we're not waiving it for others, we shouldn't waive it for this situation, but I think we can work with you, but if it becomes a problem, the Village should have the right to go back and say this has become an issue, we need to revisit it.

MR. LYSICATOS: Yes, I think we can craft a condition. First, I think that the language, we appreciate the language and we appreciate the spot small businesses are in, to coordinate with the Staff to find out what needs to be required so that we can kind of revisit this and figure out exactly the dynamics. We have still to do a little more research and we can research the historical use in our parking garage. We have sensors throughout the parking garage. We can actually find out exactly how much is being used at different times.

So, we can kind of revisit that to determine, but we can add second step that talks about, because you're going to have to make a recommendation, you know, that it could be at the discretion of the Village to revisit the requirement, you know, if there's issues, yes.

COMMISSIONER DAWSON: Great, okay.

MR. LYSICATOS: Because we do that with other conditions.

COMMISSIONER DAWSON: Exactly, right.

MR. LYSICATOS: We do that with, you know, that is at the discretion of the Village to require that.

COMMISSIONER DAWSON: And that might allow us to start with a much lower number --

MR. LYSICATOS: Correct.

COMMISSIONER DAWSON: -- because we can go back and revisit if it's an issue, but from everything you're saying, I doubt that it will ever been an issue and there we go.

MR. LYSICATOS: And that goes to the point of softening the comment to have a hard requirement at this point to coordinate this, find out what their perfect number is, and then I appreciate that. We can talk about that, you know, Staff can revisit the issue, you know, at the discretion of the Village if there's any reported issues.

COMMISSIONER DAWSON: Okay, great. Then really more of a side question, are you going to be serving hop water? Because I'm totally into this hop water phase at the moment, I was just curious.

MR. LAMKINS: I haven't crossed that bridge yet. So, I've never made it yet, it's not to say that I won't get invested into the idea of trying to make it. One of the other things that's on there is to possibly make seltzers but real seltzers.

COMMISSIONER DAWSON: That was the other thing I was going to ask.

MR. LAMKINS: So, like Humble Forager is something I would strive to be able to produce. That's to me a real seltzer, I definitely don't want to go down the avenue of a

White Claw.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: So, but those are all things that are a future plan.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: Just because, obviously, we've got to get, you know, get up and running first before I worry about playing a lot with what we put on tap.

COMMISSIONER DAWSON: Well, hop water is non-alcoholic, in case anyone doesn't know what it is --

MR. LAMKINS: Right.

COMMISSIONER DAWSON: -- and it has a beer flavor to it so it's a great option for if you have a designated driver with you or if you're just, you know, you don't want a lot of beer, but you still want that taste. So, I'm just obsessed with hop water at the moment. Seltzer, yes, I was going to ask about that, too.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: I don't know if you're familiar with Second Salem Brewery up in White Water?

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: It's one of my favorite, favorite places, and they're seasonal. My son goes to White Water.

MR. LAMKINS: Okay.

COMMISSIONER DAWSON: Yes, I don't drive up there just for funsies.

MR. LAMKINS: Actually we have.

COMMISSIONER DAWSON: Okay, I would.

MR. LAMKINS: I totally would drive up for beer.

COMMISSIONER DAWSON: I totally, I would drive up there just to go there because that's how much I enjoyed it. Their seasonal seltzers are amazing.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: So, I'm really excited about the business coming in, I think it's a great addition to the downtown. So, thank you.

MR. LAMKINS: Thank you.

COMMISSIONER ENNES: Can I just make a comment? My understanding of the original intent of the parking permits for staff employees downtown was to keep all of those cars from parking on the street in the street parking spots.

MR. LYSICATOS: Right.

COMMISSIONER ENNES: Right, and that's why that program was set up.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments?

COMMISSIONER DAWSON: No, it sounds like Lynn has an idea for a motion?

COMMISSIONER DROST: No, I'll do the motion. If that's okay?

ACTING CHAIRPERSON WARSKOW: Yes.

A motion to recommend to the Village Board of Trustees approval of a Special Use Permit to allow a brew pub in the B-5 District.

This recommendation is subject to the following variation:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

This recommendation is subject to the following conditions:

1. The Petitioner shall coordinate with Village Staff on the number of required employee parking permits to be purchased within the Village-owned garage system. However, should there be any parking issues encountered in the future, the Village shall revisit the required number of parking permits at their discretion.
2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER DROST: I just had a question as to whether we require the maximum required parking?

COMMISSIONER JENSEN: I would avoid that language if I could, but I think we just had the Staff to --

COMMISSIONER DROST: Okay, we'll take it as such.

MR. LYSICATOS: So, I'll say that I think, correct me if I'm wrong, it would be to coordinate with Staff on the number of required parking spaces.

COMMISSIONER DROST: Yes, that's what I was thinking, yes.

MR. LYSICATOS: And then the second part of it would be if any, you know, if there are any parking issues that are encountered, that additional parking could be required at Village's discretion.

COMMISSIONER DROST: Yes, the Petitioner shall coordinate with Staff, is that okay?

MR. LYSICATOS: For the first part, yes.

COMMISSIONER DROST: On the amount that will be required.

MR. LYSICATOS: We will just make it a coordination on what is required, and then if there are any issues in the future, the Village will be able to revisit that requirement at their discretion.

COMMISSIONER DROST: Yes, and they promise not to be noisy, okay.

COMMISSIONER ENNES: I'll second that motion.

ACTING CHAIRPERSON WARSKOW: All right, roll call.

MS. NICHOLAS: Okay, Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. NICHOLAS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. NICHOLAS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. NICHOLAS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. NICHOLAS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. NICHOLAS: And Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

No comments, so I can go right ahead and say congratulations, you have the unanimous recommendation from the Plan Commission.

Any date for going to the Village Board or is that still to be decided?

MS. NICHOLAS: To be decided.

ACTING CHAIRPERSON WARSKOW: To be decided, okay.

They will coordinate with you, but best of luck to you.

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



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
8/28/2024**

Item: Chapter 28 - Red Flag Resolution - 106-110 W. Eastman Ave.
- PC#24-002

Department: Planning & Community Development

Item Description:

At the direction of the Village Board through Resolution 2023-041, A Resolution Regarding the Zoning and Regulation of Properties Within the Vicinity of 116-120 W. Eastman Street (referred to as the "Red Flag Resolution"), a public hearing was held by the Plan Commission on April 11, 2024 to gather feedback from the public, property owners, and the Commissioners on possible future amendments to development regulations.

Based on staff research and feedback that was gathered at the public hearing, staff is recommending amendments to the Comprehensive Plan and the Downtown Master Plan as outlined in the attached exhibits.

The Comprehensive Plan amendments include changes to the Future Land Use Map for various subject properties. Amendments to the Downtown Master Plan include new redevelopment guidelines specific to properties including and the immediate vicinity of 116-120 W. Eastman Street.

These Comprehensive Plan amendments are for consideration by the Plan Commission as recommendations to the Village Board. Changes that may effectuate zoning are not part of this set of recommendations, but after deliberation and feedback, may be part of a separate meeting in the future.

ATTACHMENTS:

1. Notice of Public Hearing Letter_PC24-002
2. Legal Ad_PC24-002
3. VB Minutes - 12-18-2023
4. PC Minutes 4-11-24
5. R2023-41 Red Flag Resolution
6. 234 W Northwest Hwy - Village Bank Recommendation
7. 106 W Eastman St - AT&T Recommendations
8. 116-120 W Eastman St - Eastman Recommendations
9. Park Place & Chestnut Ave Properties - Recommendations
10. 400-424 W Northwest Hwy - Recommendations
11. 110 & 112 W St. James St - Village Owned Property Recommendations

12. 217 & 307 W Campbell St - Recommendations
13. Staff Recommendations

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON AUGUST 28, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-002, A request for an amendment to the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights, adopted on January 16, 2007 for the subject properties located at 210 W. Northwest Highway, 116 – 120 W. Eastman Street, and 106 W. Eastman Street, and an amendment to the Comprehensive Plan Land Use Map to reclassify one (1) subject property from the High Density Multi-Family classification to the Moderate Density Multi-Family classification for the subject property located on the west side of N. Chestnut Avenue. The subject property is located at 404 N. Chestnut Ave, located generally on the east side of the block bound by W. Park Place to the north, N. Chestnut Avenue to the east, W. Walnut Avenue to the west, and W. Northwest Highway to the south; an amendment to the Comprehensive Plan Land Use Map to reclassify five (5) subject properties located on the south side of W. Park Place from the High Density Multi-Family classification to the Moderate Density Multi-Family classification. The subject properties are located at 301 W. Park Place, 307 W. Park Place, 309 W. Park Place, and 315 W. Park Place, abutting commercial properties to the south along W. Northwest Highway, located generally on the north side of the block bound by W. Park Place to the north, N. Chestnut Avenue to the east, W. Walnut Avenue to the west, and W. Northwest Highway to the south; an amendment to the Comprehensive Plan Land Use Map to reclassify two (2) subject properties located on the south side of W. Park Place and N. Fremont Street from the High Density Multi-Family classification to the Moderate Density Multi-Family classification. The subject properties are located at 400 W. Northwest Highway, abutting commercial properties to the south along W. Northwest Highway, located generally on where W. Park Place and W. Fremont Street intersect on the north side of the block bound by W. Park Place to the north, N. Chestnut Avenue to the east, W. Walnut Avenue to the west, and W. Northwest Highway to the south; an amendment to the Comprehensive Plan Land Use Map to reclassify approximately a .15-acre portion one (1) subject property located on the north side of W. Northwest highway from the Commercial classification to the Moderate Density Multi-Family classification. The subject property is located at 400 W. Northwest Highway. The portion of the property to be reclassified is located on the northern portion of the property abutting W. Fremont Street and N. Walnut Avenue with the southern limits of the reclassification defined by the rear lot lines of the adjacent residential properties to the east along W. Park Place on the north side of the block bound by W. Park Place to the north, N. Chestnut Avenue to the east, W. Walnut Avenue to the west, and W. Northwest Highway to the south; an amendment to the Comprehensive Plan Land Use Map to reclassify two (2) subject properties located on the north side of W. St. James Street from the Single Family Attached classification to Government or Institutional classification. The subject properties are located at 110 W. St. James Street and 112 W. St. James Street, generally located on the southwestern corner of the municipal parking located on the western side of the block bound by W. St. James Street to the south, W. Fremont Street to the north, N. Vail Avenue to the east, and W. Chestnut Avenue to the west; and an amendment to the Comprehensive Plan Land Use Map to reclassify two (2) properties located on the south side of W. Campbell Street from the High Density Multi-Family classification to Moderate Density Multi-Family classification. The subject properties are located at 307 W. Campbell Street and 217 W. Campbell Street, generally located at the northeast corner of the block bound by W. Campbell Street to the north, S. Sigwalt Street to the south, S. Chestnut Avenue to the east, and S. Mitchell Avenue to the west.

The PIN's for the subject properties are 03-30-406-032, 03-30-406-031, 03-30-406-008, 03-30-406-007, 03-30-406-006, 03-30-406-033, 03-30-406-003, 03-30-406-002, 03-30-406-029, 03-29-308-004, 03-29-308-006, 03-30-424-020, 03-30-424-023, 03-30-409-002, 03-29-316-008, 03-29-316-001, 03-29-316-004, 03-29-316-009, and 03-29-316-011.

The Plan Commission will consider any zoning actions or relief from Chapter 28 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

(To be published in the Arlington Heights Daily Herald on Tuesday, August 13, 2024)

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Jay Cherwin, Chair
 ARLINGTON HEIGHTS PLAN COMMISSION
 Published in Daily Herald August 13, 2024 (4618235)

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 08/13/2024 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

Danula Baitz

Designee of the Publisher of the Daily Herald

Control # 4618235





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

December 18, 2023

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack
269

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/15/2023 Approved

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

The Motion: Passed

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

- B. Village Board 12/03/2023 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Richard Baldino Seconded the Motion.

XIII. LEGAL

A. Resolution Regarding the Zoning and Regulation Approved of Properties in the Vicinity of 116-120 W. Eastman Development

Mr. Perkins said at the last Board meeting there was discussion of creating a Red Flag Ordinance for properties zoned B-5 next to residential. There are 2 properties in this category; on the west side of Chestnut and the Vail/St. James Corner. The proposed Resolution recommends 4 areas to be studied for potential re-zoning: 234 W. Northwest Hwy (Village Bank and Trust), the AT&T site on St. James, 301-303 W. Park Place and 402-404 N. Chestnut. Mr. Perkins showed other properties in the Village that could be looked at in the future.

Mr. Passman said these preliminary recommendations may change after detailed review and input from property owners and the neighborhood. This Resolution formally starts the process to evaluate changing the zoning. After evaluation, the Plan Commission will come back to the Board for a final decision.

Mr. Recklaus clarified this Resolution only deals with the properties adjacent to Eastman. If the Board is inclined, they can direct staff to start working on the other items.

Trustee LaBedz asked for the difference between R-7 and R-6 to be explained, along with the high density and moderate density designations.

Mr. Perkins said in the Comprehensive Plan high density translates to R-7 and a 60' height, without much land. Moderate density is R-6 and 50' which is a lower density and lower height with a difference in land area. Trustee LaBedz said she was surprised that Park Place, across from Memorial Park would be R-7. She would not high density next to the park. Mr. Perkins explained that the early downtown plan was to have R-7 around the downtown. Until recently, the neighborhood was R-6, but has now stepped down to R-3 which changes the original thinking.

Trustee LaBedz said she is in favor of the Resolution and studying the other parcels especially on South Chestnut.

Trustee Grasse asked if there are other areas like near the hospital or Wilke Road across from Arlington Park which should be addressed. Mr. Perkins said there may be other possible incompatibilities. Rezoning evaluation is a huge undertaking and he said he was not sure how we could do it right now. Trustee Grasse said she is open to updating the notification process to ensure residents are more aware if something big is coming to their neighborhoods.

Mr. Recklaus said there is always the potential for conflict when a property owner can do something by right. The HANA area where an apartment building was proposed did not require zoning action. Most of the other issues give the Board more authority and control without any negative legal consequences.

Trustee Tinaglia clarified his previous position saying he didn't think it was fair to focus on 1 or 2 pieces of property. By looking at more sites, it makes the Resolution more reasonable. He wanted to ensure the potential change would be discussed with the owners of these properties. Mr. Recklaus said yes, that is the intent. Mr. Passman said any hearing at the Plan Commission will require notice to the owner. Trustee Tinaglia noted we are potentially changing what an owner can do with their property. This is not a property owner asking for permission.

Trustee Tinaglia asked if something could be done to improve the parking yard behind the building on Northwest Highway. Mr. Perkins said staff is aware of the situation, and it is tricky as the zoning is grandfathered.

Vivian Menzies thanked the Board and Staff for the idea of the Red Flag Ordinance. It feels like a positive step for setting up future developments that is a win for all. There were a few things that stood out in the Eastman process, there seem to be some places that are unclear, like the Park Place lot. The process could use some tweaking. When residents come, they are frustrated and don't understand what you can say at which meeting. Sometimes it seems too late to make your voice heard. She asked for more continued collaboration and suggested a preservation committee be created to look at these issues.

Tom Gaynor thanked the Board and Staff for the down zoning of the HANA neighborhood and the Eastman project. He said the resulting building is probably the right solution as compromise occurred on both sides. He was grateful for the Red Flag Ordinance and hopes it addresses some of the systemic issues in zoning. He said he hoped the Board appreciated the respectful approach the HANA neighbors have taken in an emotional situation.

Jon Lewis said he was supportive of the Red Flag Resolution. He said there was some inconsistency on parcels 4 and 5; there is a parking lot zoned R-3, but the Comprehensive Plan identifies it as high-density housing. He would like it to stay R-3 and would not want it to be R-7. The car lot is a problem. Some cars have been there for over a decade. And there is a large population of feral cats on the site.

Trustee Robin LaBedz moved to approve R2023-41. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 9:35 p.m. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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

APPROVED

PLAN

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

COMMISSION

RE: RED FLAG RESOLUTION - 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 11th day of April, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Planning & Community Development
DAN OSOBA, Assistant Planner
HALEY NICHOLAS, Assistant Planner

APPROVED

ACTING CHAIRPERSON WARSKOW: I'm calling the Plan Commission to order.

Can we all stand and say the Pledge of Allegiance?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, roll call, please.

MR. LYSICATOS: Commissioner Cherwin.

(No response.)

MR. LYSICATOS: Commissioner Sigalos.

(No response.)

MR. LYSICATOS: Commissioner Ennes.

(No response.)

MR. LYSICATOS: Commissioner Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. LYSICATOS: I don't have my list, sorry.

COMMISSIONER GREEN: Commissioner Lorenzini.

MR. LYSICATOS: Yes, sorry. Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: And Commissioner Jensen.

COMMISSIONER JENSEN: Here.

COMMISSIONER SIGALOS: Excuse me, I didn't hear you call my name, but I'm here, Sigalos.

MR. LYSICATOS: I think I got you at the beginning.

COMMISSIONER SIGALOS: Okay.

ACTING CHAIRPERSON WARSKOW: All right, our first piece of business is approval of the minutes from the last Commission on March 13th for Arlington 425.

Do I have such motion?

COMMISSIONER JENSEN: I'll move.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER LORENZINI: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: I will abstain because I was not there.

COMMISSIONER SIGALOS: I will abstain also; I was not there.

ACTING CHAIRPERSON WARSKOW: Okay, now we can move the motion with three?

MR. LYSICATOS: I think, yes, it will be a majority of the members that are here.

ACTING CHAIRPERSON WARSKOW: Okay, that works.

Now, we are on to the main part of today's hearing is to hear about the Red Flag Resolution.

MR. LYSICATOS: Thank you. Actually, I think we need a motion to open the public hearing.

ACTING CHAIRPERSON WARSKOW: Oh, okay, then I'll make a motion to open the public hearing.

APPROVED

COMMISSIONER GREEN: I'll second that.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the public hearing is opened.

MR. LYSICATOS: So, thank you for having us tonight to have a public hearing regarding the zoning regulation of properties in the vicinity of 116-120 West Eastman. This is a resolution that was passed by the Village Board a few months ago in October which called for a public hearing to discuss some of the issues that were discussed around the approval of the Eastman project about two or three months ago at this point, or no, about four months ago at this point.

What the Staff has done, we've prepared a presentation that's gone through all the steps that we've taken so far. This will be our first public hearing which was required as part of that resolution. What I'll do is I'll walk through the presentation and then come back to specific properties and then get comments from the Plan Commission. Specifically, we have some materials that we'd like for you to kind of take some notes or give us some input if you're not necessarily wanting to discuss in detail at the moment.

So, without further ado, I'll start going through the resolution summary. Basically, it's going to lay out what the Village Board adopted on December 18th and directed the Plan Commission and the Staff to gather public comment concerning the possible amendments to regulations regarding the properties within the vicinity of the Eastman project. These are basically in the north side of Northwest Highway, between Vail and Walnut, and there's a few properties along St. James directly adjacent to the Eastman project.

We are directed to do research that could possibly lead to the establishment of overlay zoning, rezoning of certain districts and certain properties, and revision to the Comprehensive Plan and the Downtown Plan. What we've done is we narrowed it down as part of the presentation with the Village Board to about six properties where we would probably recommend more detailed conversation and possible changes. There were some preliminary recommendations made in December that will just give us a little bit of history of where we've been since that point.

The Red Flag Resolution overview itself required the notice within 90 days which we did furnish, and I'll put that on record that we did do the appropriate public notice for this. We put it in the paper, notified all the property owners that were identified in the resolution, and met our legal requirement in that regard. We'll be looking at all of the standard documents that really make up what we do here from a comprehensive master planning standpoint and a zoning standpoint. You see the Comprehensive Plan, the Downtown Plan, the Zoning Code, our Zoning Map, our Subdivision Controls. I've highlighted the Comprehensive Plan because I think that's where we're really going to have our discussion tonight which is really kind of focused on the concept rather than get into detail of zoning and those kinds of elements. The Master Plan and the Comprehensive Plan I think are really where we want to focus our discussion tonight to determine what the process is going to be through the Plan Commission, but also just what the general thinking are for these specific properties.

So, the public hearing will obviously give the Plan Commission their first chance to give us feedback based on your institutional knowledge where you've seen , you

APPROVED

know, plans and projects, and also going through the process with Eastman, and also the public to have an opportunity to make comment, for you to take that into consideration.

We have a few maps that I'll walk through the specific area that we're looking at here. You see the big number one and the big number two on the map, right in between them is the Eastman project. These are all the properties north of Northwest Highway with Vail Ave being on the east or the right-hand side, and then Walnut on the left. There's also an additional property, number six, on the south side of the tracks that we included. It's sort of a housekeeping item from a Comprehensive Plan standpoint. It's a parking lot currently, and we kind of brought it into the conversation because it's very similar in the discussion topics. We also included some of the zoning, that's not going to be a specific emphasis tonight. We really want to think from the master planning and land use standpoint, long-term land use standpoint. This will kind of clarify a little bit more how many parcels we're talking about.

Number one is the bank property, Village Trust Bank. Number two is the AT&T building. Number three are some of the single-family homes; there is a quad townhome, an apartment building, all on Park. Number four are the auto-oriented business uses on the corner with Walnut. Number five are actually two lots that are currently the public parking lot owned by the Village. Those are still zoned residential, so I think they're in the Master Plan residential. So, it's about cleaning that up, some sort of housekeeping you'll see here. That's number five. Number six, specifically, are sort of looking, and this is an important map for us to think of that comprehensive master planning sort of land use standpoint.

Steps in the process. So, to give you a little bit of background where we are with research, what we've done is we've met with the specific property owners at each of those numbers. We've reached out to all six of them. We haven't heard from two, but we have met with the rest of them at this point. We had a neighborhood meeting on March 21st which I'll get into detail what we actually did to prepare for that meeting. Then, here we are today with our initial public hearing on April 11th.

The next steps will be further research based on what we hear from you tonight. I think your input will be important, especially from that 30,000-foot kind of level for land use. That will determine really what the process is and we'll have some discussion tonight on how you want to take the process; whether it's the whole Plan Commission, breaking out into some of your subcommittees which we think the larger Plan Commission is probably a good idea to carry that conversation forward because there's a number of moving parts here. It might get really clunky to have the conversation separately and then try to put them back together again, but we can get into more detail later. Then any additional public hearings that will be required legally whether we change the Comprehensive Master Plan, any of the zoning, overlays, whatever the process is, we'll have to follow through dictated by state law.

The property owner discussion process, what we do is begin with outreach. We've sent out letters to all the taxpayers of records on the properties, scheduled individual meetings with them. Several of the property owners were reached out by phone, we were able to currently have contacts for them, or they reached out to us after they got the letters. So, like I said, the status of the meetings, we had four meetings.

In the Park Ave properties, there were a number of owners in that area so it broke out into several properties, there's I believe five buildings, four or five buildings there. It outlines who we speak to here. Again, that's the West Park Place, I accounted for two of them. We did get some feedback through e-mail from another owner on Park Place, and then the commercial property owners right along Northwest Highway including the corner, there's auto-

APPROVED

oriented uses, actually the same owner. I believe they're here tonight. Also, the Village Bank property, we got a one-on-one discussion with them.

The neighborhood meeting summary, what we did was we sent out 127 mailers for this. We had a Village website, a simple Village website as you can see on the screen, that was set up. We used the e-mail notifications from the Eastman project, and that e-mail list that was generated of people who were interested, we used that for e-mail blast. We had about 14 people that came out to the meeting and we had a really robust conversation, a lot of detail about different concerns, about the potential redevelopment of those six properties, and just overall individual concerns with the neighborhood.

Now, what I'll do is I'll go through each of the properties just to give you a sense of the ones we're looking at in a little bit more detail, the feedback that we received, then we'll come back to number one here and we'll get your feedback on what you think really should be those master planning goals, those larger land use questions.

Number one is the Village Bank & Trust building property. It's the largest property that we're considering. You can see just here in some of the photos that we gathered, so that's what it is at this point. We all got new photos for everything. So, what we heard from them will also give you a sense of what it's zoned for. So, the property itself right now is in the B-5 district which is what Eastman was. It's probably our most intense zoning district that we have. So, you can see what's possible here if you built it out to the maximum that you could. This is what's allowed there. So, it could be a significant redevelopment.

At the December meeting, there was a recommendation to discuss this more because it had so much of a comparison to Eastman where it could potentially redevelop. What we heard from the property owner and from the neighborhood is that it's not going where that Eastman project is right now, and I'll get into some detail there. The property owner, they just invested in the bank property; right now, there are no plans to redevelop. They plan to be there for a while, they're not going anywhere, they really want to focus on being good neighbors. They do want to be able to consider their future redevelopment. They are cognizant of the concerns, whether it's the step-backs from the property on the first floor or even setbacks on the higher floors, they understand those concepts. As it stands, they're really concerned about their access on St. James with the drive-through; to them it's really critical for that function.

When we spoke with the neighborhood, obviously the maximum heights were a concern. Similar to what we heard during Eastman, they would like to see those step-backs on the initial floor, and then step-backs as higher floors come in. Density is a concern, and what that would generate from a traffic standpoint and access standpoint, and if, you know, it does get to a point of redevelopment at some point in the future, considerations for more green space. You'll see a lot of the neighborhood feedback would be really consistent across these properties.

The AT&T property which is just east of Eastman, currently, AT&T has long-term operations at this facility. There's very little staff that works there. We actually haven't been able to get a hold of the management company for this one, so we're not sure what their plans are for it. Again, this is in a B-5 Zone, so it does have the capability of being a larger building if it does get redeveloped at some point in the future. This was one that we obviously wanted to get into further study and more detail, it's probably the other more complex property in this discussion.

I think what we heard here is a little bit more specific from the neighborhood which was how it dovetails with the Eastman project as it's been approved. What

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would be the massing next to that building? Would it match those heights? Because there's still the opportunity for a lot of the same issues in terms of shadow from the building, things of that nature. So, how would that come into play with the Eastman project? Staff has been looking at it, and obviously we have to take that into consideration, especially when Eastman is built to have the two buildings work together.

The next set of properties are along Park Place. This one as I described earlier is a mix of uses there, a mix of typologies with the buildings. So, there's 303, 303 is an apartment building. You have 307 and 309 which are the single-family homes. Then you have the townhomes at 402. Then 315 is a new one, it's actually a quad townhome, and we had a pretty robust conversation with the owners at 315.

As it stands, it's an R-7 Zone. So, it would allow for a little bit more density than there is now, especially the single-family homes. If they were to be redeveloped they could be developed in a larger intensity. We've recommended that this actually get down-zoned to an R-6 in our December meeting. The conversation we had, especially with the quad townhome, they did not have issues with that. The one concern was that what they have there is grandfathered because it would put a cap on that density. That project wouldn't necessarily get through without modifications, but it doesn't affect what's been built. They just really wanted assurance of that.

I can outline it here, I sort of got through it already, but that group of owners also were in favor of changing the corner with Chestnut to multi-family, or potentially high density. They did talk about not having larger buildings on Northwest Highway. They were concerned about that overshadowing their backyards. On-street parking came up with the property owners and also with the neighborhood. It's a very narrow roadway on Park, so how on-street would be affected by potentially more density or more traffic and just to be cognizant when those things potentially redevelop.

When we spoke with the neighborhood, you know, they really wanted to keep the character of that neighborhood. It's one of the three sides of the triangle around the park, potentially keeping those two single-family homes. They are two of the older homes in that neighborhood. And I think I touched upon, you know, increased traffic and access and how any redevelopment in the future would impact those. Also, the green space keeps coming up.

Number four is the two auto-oriented commercial properties on the corner of Northwest Highway and Chestnut. Both properties are actually currently under the same ownership, the same company owns both of those. They're both currently occupied. Let me give you some snapshot of the zoning. So, right now it's a B-3 Zone which is a Business Zone that does allow for auto uses. So, the current occupants do comply with the zoning.

The December 18th conversation did potentially recommend going to a B-2 to sustain more of that commercial gateway into the downtown. As it stands, these are the zoning regulations for B-3. They're the same for B-2 when it comes to residential as far as how much land you need. When we spoke with the property owners there were significant concerns from them with reducing development rights and potential density. We did hear about the maximum height on the B-2 which is really dictated by the size of the land, because remember, you can get more units the bigger the property. There isn't a height limit per se, it's a unit limit, and that really limits what you can do there with the size of the property, how high you can go.

There was a question on a concern about the commercial aspect of it, and what they relayed to us is that they're having concerns with newer development. It's harder to get some of the local businesses because it's a brand-new building and higher rents.

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As it is, they can't get the national retailers in because the traffic on Northwest Highway isn't as attractive as on Rand Road or Palatine which get those high volumes and we're seeing a lot of those national commercial properties come in.

They did prefer an R-6/R-7 Zoning to maximize the development potential which would drive it up to three, four potentially higher stories. Access to Park Place was important for potential redevelopment because of that intersection at Northwest and Chestnut. You can't really access that corner, it's a very congested corner. It has the railroad, it's complex, so redevelopment would require some sort of access out to Park.

They were comfortable with the current tenants and they're actually able to get attractive rents because of the limits right now. Limits on properties for these types of auto uses near residential or commercial areas. A lot of it is in warehouse zones which aren't as attractive, so they're actually able to do pretty well with the existing uses.

I alluded to the fact that the neighborhood is worried about the maximum height along Northwest Highway since it's directly adjacent to those residential buildings in the back. Access onto West Fremont was a concern, again the traffic into the neighborhood, access onto Park. Those are things that if it redevelops, we would have to look at and possibly limit the access or at least the direction of the access so it didn't just cut through the neighborhood. I think we could balance that, and then obviously the green space.

So, the next two are really focused on parking lots, and this is where we do a little bit of housekeeping. The two lots that you see there are not aligned with the rest of the parking lots. Those were purchased by the Village and turned into a parking lot. So, you can see. If you're familiar with the Farmer's Market, you'll know that well.

Right now, you can see that their master plan and their zoning isn't correlating with what it is now. The Village purchased that to create the parking lots, so the Comprehensive Plan, our recommendation is it should be changed to a Government Institutional use so it just complies with how we're using it. The neighborhood did have an interest to potentially bring back single-family homes at some point, and obviously, if that lot gets improved, potential green space, or if it gets redeveloped into something at some point, the parking lots could potentially be land-banks in the future, bringing more of that green space back. You see some themes as we go through.

Then the last one is the property to the south of the tracks. This is on the corner of Chestnut and Campbell. It's the parking lot and there's also a single-family home that are owned I believe by the same owner. You'll see the zoning here is R-6, so it is a multi-family high density Comprehensive Master Plan use right now. There was a recommendation to bring it to a moderate density, so the orange would extend all the way to the corner. That's what we recommended just to bring it in line with, you know, what we've heard from the neighborhood, and also with the Master Plan.

The property owner here is obviously concerned with restricting development rights, including height and density. The neighbors were really worried about the maximum heights as well. There is this sort of balancing act between the two, so that's why we felt like a moderate density would allow it to develop something like a townhome, but not a larger building where we're getting the density across the street with Arlington 425 if and when that gets built. That's sort of density sort of balances it out.

So, these are the six properties. What I'll do now is I'm just going to backtrack to one, and I'll ask for any comments from the Plan Commission. What I did is I've left you those sheets of the four properties we felt are the most comment-worthy. The two parking

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lots we feel are sort of housekeeping at this point. You can make comments there or just make your notes.

What we've done is tried to organize how we're going to approach the Master Plan standpoint into four areas which is the architecture, the building height, setbacks, and density. Any other concerns, you can just kind of fill in into Other, but we feel that those are the big picture things we want to discuss with you with what you've seen, you know, year after year with different properties, and especially with what you just went through with Eastman. So, I'll start with the Village Bank and, through the Chair, kind of hear what the Plan Commission has to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you for that very thorough presentation. I am going to start off with my fellow Commissioners.

Commissioner Jensen, do you have any questions, comments?

COMMISSIONER JENSEN: Well, I guess I need a little help in getting a crisper statement of what problem we're trying to solve. Obviously, you have a highly dense downtown area and our planning requires a step-down to a transitional area, and then you'll be down to residential and, at most two-story residential or one-story. I'm not sure what problem, I mean, that's kind of the way we've got it set up now. What is it we're trying to solve with this Red Flag Resolution and the approach? Do we want another layer or step-down before so we would go Central Business District, then we have the transitional, and then are you talking you want to put another transitional before we get down to the neighborhood where we have single-family? So, I'm a little confused on what's the problem we're working on.

MR. LYSICATOS: It's a very good question and I think that's actually really an appropriate place to start, right? It's concept and detail. I drive people crazy with saying that all the time, and I drive them crazy by saying that part, too, but it really is about the concept.

So, the concept was coming out of Eastman where we did hear about that step-down. There was technically a zone where it's stepped down, but the reality was those were single-family homes across from the Eastman project, and therein lies the rub. How do you take the two zones where there isn't necessarily the opportunity for that step-down and talk to the neighborhood about those concerns?

That's kind of what we're hearing is that how do you work that in to the Master Plan and redefine what we think is the most important. So, it's almost like a refresh, right, from a concept standpoint. Are those land uses still consistent with what we think is appropriate in these transition areas? I think that's the first question, is to start off and answer it in a large perspective, and then get into the detail of zoning because I think if we're not clear, and that's why I want to hear from you specifically about where we think that land use stands. Is this, the long-term land use outcome, still appropriate the way we've looked at it?

For Village Bank, we're looking at that from a land use standpoint. It's mixed use. From a land use standpoint, is that still what we want there in the long term? Not necessarily what's there now, because we know these things happen in the few years, in decades, we don't know the timing, right? Properties can be sold or they can just be redeveloped based on market conditions. I think that's the first thing we're trying to answer here to your point. Is that the land use? Do we have to look at some consideration to build in some of that transition possibly through an overlay? Things of that nature.

Again, the detail I think we'll get to. I think there'll be a series of discussions we'll have with you to think how that goes best, but I think that's the first question.

COMMISSIONER JENSEN: So, this is for future development.

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MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We're not talking about doing anything necessarily, although the AT&T, as it's almost non-used at this point, maybe one of the early ones that gets redeveloped is something.

MR. LYSICATOS: Potentially, but we don't know that.

COMMISSIONER JENSEN: So, basically, this could be something that doesn't change anything for quite a few years --

MR. LYSICATOS: Correct.

COMMISSIONER JENSEN: -- because it's basically laying the groundwork and restrictions and limitations on what we want to go in here when we start doing some redevelopment.

MR. LYSICATOS: Right, correct. I think that's what it is, is to put a little bit of sunlight on what's allowed here. That we're comfortable with allowing this type of development here. Because something could sit vacant for a long time and people don't realize that that's a B-5 Zone, that's the Downtown Zone, and when it gets developed, there was a little bit of surprise in the room with Eastman. To avoid the process of having to go back and redesign. I think one of the good outcomes for that was the architecture, right? It came in with a little bit more of a modern design, it came back to a little bit more of a neoclassic design.

So, for this specific property, what do we feel is appropriate? Do we feel that mixed use is appropriate? Do we feel the architecture should be more classic or something that should maybe be more bold? You know, I think that those are big questions we could answer tonight, and give us a little bit more to then whittle down based on your feedback, from the neighbors, and give the Village Board that direction to say, you know, we've looked at it again, this is the direction it should stay, this is the direction it should go.

COMMISSIONER JENSEN: The last point I guess I would either address, I mean, it's a question or statement, the architecture should probably be directed or dealt with by the Building Commission.

MR. LYSICATOS: Yes, the Design Commission will definitely --

COMMISSIONER JENSEN: Design Commission, yes.

MR. LYSICATOS: Yes, but I think the Plan Commission and the Village Board will kind of set the policy, will set the guidance of what it should be. Then the Design Commission will make their recommendations in their review based on what's been put into our guidance documents. I think that your role is really to say this is the vision, right? Then the Design Commission gets into the nitty-gritty, like this doesn't really match the vision, or yes, we can play off it. You know, they get into the real detail of some of these architectural elements that may be above my head. Steve is really good at managing that process though.

I think answering these questions about each of these properties on what the Plan Commission thinks appropriate will be important. From your standpoint, you know, is it a classic architecture that you think would build in better with the downtown, or is it something that should be more avant-garde or step out? You know, the density, yes, that should be a maximum density, or no, that should have a transition to it. Same thing with the building heights.

I think if we can answer some of those questions or preferences from Plan Commission tonight, and again you can jot it down, you can take it home with you and say, I need to really think about this, that's fine, too.

COMMISSIONER JENSEN: That's all I have.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

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COMMISSIONER LORENZINI: Thank you.

So, the whole concept of having a transitional zone makes a lot of sense. Ideally, you don't want a 50-story building next to a residential home.

MR. LYSICATOS: Right.

COMMISSIONER LORENZINI: So, the whole concept, we're going to come up, we're looking to come up with a plan for the way it should be. We're not necessarily changing any zoning to these properties. I don't think that would actually be legal to tell somebody they've got a certain capacity they can build to and then you're going to cut it back or rezone it.

MR. LYSICATOS: But we can rezone. I mean, rezoning is part of every municipal process. You can rezone. You want to stay away from spot zoning, that's why I think we're looking at these areas within the Comprehensive Plan to say how do these land uses butt up against each other, and should there be some sort of a transition to it. You know, you can do that with step-backs and buildings, and so you can use overlays to sort of modify potentially some of these zones where you're not changing the zoning, but you're sort of tempering some of the aspects of it.

COMMISSIONER LORENZINI: I guess at this point, I don't know if I should say this, but I wish one of our attorneys were here. But if somebody bought a piece of property that could be developed pretty substantially, can the Village just come in and change every zoning which is going to reduce the value of that land?

MR. LYSICATOS: Well, rezoning happens. The other piece of that, too, is let's say we make no changes, people come in for rezoning as part of the entitlement process as is. So, they may have a project and say I need, yes, I'll step it back on one side, but I need more density on the other side. That might be a variation, that might be a rezoning. So, we do consider those things just as part of the everyday process that we bring to you.

So, it's not necessarily I think a legal conundrum. That's why I want to stay away from zoning per se, because I think that's where we can answer some of those more fine-tuned questions as we get down the process. I think where you start it off with a transition area, I think that's a good sort of place to start is do we want to have, do we want to look at maybe the same zone, but ask for a transition within the piece of property? You know, is that something that the Commission thinks appropriate?

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

COMMISSIONER GREEN: Well, I'm going to address the elephant in the room. We had a transitional zoning up against the single-family residential, and the neighbors opted out of that.

MR. LYSICATOS: Correct.

COMMISSIONER GREEN: So, I am concerned that we're asking for, to install a new transitional piece as Joe said across the street and impose that on the next property owner over, and I don't think that's right. So, the fact that there was, how would you say, things were, the Eastman project was revised three times to accommodate the fact that there is no transitional zoning anymore across the street. I would say for me, the maximum that I would possibly consider would be some kind of a stepping back or something like that.

But I just want to go on the record that I said that you can't take it away and then expect it to come back automatically on somebody else's property. That's my comment for tonight.

MR. LYSICATOS: Okay, that's it. We want to get this feedback and dialogue from you guys because you're in the middle of the process, right? You had to sort of

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help break the eggs and make the cake at the same time. So, that's --

COMMISSIONER GREEN: I'm the guy to do it, too.

MR. LYSICATOS: Right, and I don't mean you specifically to you, but I think everybody on this Board has had a lot of experience going through some of these more difficult projects. That was interesting because it was one of the first redevelopment projects in the downtown in many years, that and Arlington 425 from what I understand are the first ones in 20 years. So, it's not an easy process.

COMMISSIONER GREEN: Well, let's keep in mind that the whole big Downtown Plan has been working for decades than I've been here to get something on the north side of Route 14.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I really don't have any comments at this point in time. If I'm understanding this correctly, right now there's a Village Bank & Trust, the maximum height there, that property could be 90 feet --

MR. LYSICATOS: Correct.

COMMISSIONER SIGALOS: -- and whether that warrants a transitional zoning there, again, I understand the Village's desire to expand the downtown area north of Northwest Highway, so it's kind of like a tightrope we're walking on.

MR. LYSICATOS: Right, right.

COMMISSIONER SIGALOS: So, I don't have any really comments beyond that.

ACTING CHAIRPERSON WARSKOW: Okay, looking at the sheet you provided, what I'm not seeing on there is consideration of access to amenities and what that particular geographic area provides and how we should be considering that. The fact that it has access to the train, it has access to the Jewel, has access to restaurants and other, you know, amenities, it's appropriate for a more dense use in those considerations. So, I don't want to leave those things behind.

I do appreciate the property owners. I live in a home myself, there are things I get concerned about in my neighborhood, but we're not all going to be here in the future, and we do have to give some consideration to those that will be and what is best for them and the Village in the long term.

MR. LYSICATOS: Right, and I think that's why we're having this conversation. I think that's why the Village Board directed us because it's where the two kind of pieces meet and how does that work. How does it meet the goals of the downtown, but also meet the goals of a really stable residential area? I don't think they have to be mutually exclusive, right? I think that, like you said, that neighborhood works well because of all the same access, the positive aspects of that.

So, I think when it comes to, because this is the largest property that could potentially redevelop, I think it's probably going to be the more detailed conversation. Again, we don't have to settle on anything tonight. It's really to get you caught up with where we've been, the discussions we've been having. I understand the consideration you put into everything, so I don't want to, I'm not putting you on the spot. Just putting it out there to see if there's something that's, and they're all great points.

ACTING CHAIRPERSON WARSKOW: I guess my only concern, and I hate the fact that I feel every Plan Commission discussion comes down to this, the parking. So, that

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would be the other area that I would be really open to in terms of putting something, I don't know whether it's, you know, a wish for a redevelopment, but there is adequate consideration to maybe underground parking or, you know, aboveground parking in the first couple of floors to prevent street parking and also, you know, a parking lot, because I, too, would like to see some green space, some attractiveness to that property.

MR. LYSICATOS: Great. Yes, I think those are great things and it's, right, when we get into the nitty-gritty, but these concepts are important, right, it's what do we want the outcomes to be, because then we can go back and kind of backwards engineer, right? I think that's important is to talk about the outcomes. So, I think that's it, to keep that street parking to a minimum, to kind of be respectful to that, and then we can go back into the properties and say, okay, where do we need to modify something.

ACTING CHAIRPERSON WARSKOW: Right, and I mean, I do see much more concern and I'm glad for this about sustainability in the future, and more green amenities in buildings. So, if, you know, you could look at the side facing the residential as, you know, where they provide those type of deck amenities with the patio and the trees and those type of things so that's more attractive than looking at a facade of a building.

MR. LYSICATOS: Right. No, I think those are good things, yes. So, I think that's a good way to look at it, that outcome-based discussion, what the Plan Commission thinks are good outcomes. Then I think that's the easiest way to kind of, the comments I've heard is, you know, what's the process, what are we trying to do here? I think it's to talk about the outcomes we want to see. So, I think that's it, thank you.

ACTING CHAIRPERSON WARSKOW: Yes, that's the outcome I want to see. I want to see the property used well for future, to take advantage of amenities, to build in some more sustainability and green space, and provide something of a transition to the residential, but not lean so far that way that we're not considering the future and what is the best use for that lot.

MR. LYSICATOS: I think that's great.

COMMISSIONER GREEN: Mary Jo, if I could make another comment?

MR. LYSICATOS: Yes, please.

COMMISSIONER GREEN: You know, by zoning, they're required to self-park on the property. What I didn't like about the Eastman first go-around, even though it was code, that for reasons of economy on their part, raising the parking levels up above-grade. As far as I'm concerned, that should not be a consideration because no matter what, no matter how high and how far away, nobody wants to look at a parking garage and you can't do much with it architecturally.

So, you know, I guess what I'm saying is if you're going to develop this and it's going to reach levels of density, then you better plan on going down to get the parking out of sight.

MR. LYSICATOS: Yes, I think that's the outcome, right?

COMMISSIONER GREEN: That in itself, it's just the outcome that would help everything.

MR. LYSICATOS: Right. You avoid the headlights, you avoid the big, blank facade, you avoid all that.

COMMISSIONER GREEN: All the negative stuff that comes with raising things up --

MR. LYSICATOS: To your point, Commissioner Jensen, on what we're

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trying to do here, I think I've finally kind of found a fine point on it is to really guide us on the outcomes. So, I think you started with the best question of the night which is what are we trying to do, and I think what we've kind of come to is what are our preferred outcomes when these things develop.

COMMISSIONER JENSEN: Now, the Village has been here a couple of times. It wasn't that long ago, however long it was, a decade or two ago, when Thomas on Evergreen going up to whatever that street is where Walgreen's is, there were a lot of small ranch houses, and somebody built a McMansion. The whole issue which set the Village afire was what is the character of that area, that neighborhood. The small ranch houses thought the character of the neighborhood was small ranch houses.

MR. LYSICATOS: That's right.

COMMISSIONER JENSEN: And so, a lot of these folks were here and they helped try to, you know, some guidelines, rules and restraints and so forth that allowed it to evolve and so forth. If you go down Evergreen today, it is not small ranch houses.

MR. LYSICATOS: No.

COMMISSIONER JENSEN: It's McMansions and so forth.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We've got a similar problem here. What do we want, what is consistent with the neighborhood, the character of the neighborhood. You've got an unusual situation because you have a highly dense downtown area and you don't have to go very far out here before you're down to some of the single-family dwellings.

MR. LYSICATOS: Right, a block or half a street, right?

COMMISSIONER JENSEN: It's a little hard to decide what do you want the character of the neighborhood to be for that very thin area between the downtown area and the houses. I don't know whether you take the golden mean and you just kind of scale things down from the business district or what. I mean, a lot of these answers would fall out of that. But other than doing that, you know, making sure that the density is not as high as the downtown area and is certainly more than single-family dwelling, you know, you set in place some things that actually do make a step-down.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: I think that's all you can do in terms of either strict, you know, guidelines or regulations or whatever, because quite frankly we have too small of an area now to have a sufficient transition area.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: So, it is going to be a little challenging for the Village to decide what should be the character of this small area. Obviously, the people who have the single-family dwellings do not want to be overshadowed by another Downtown Central Business District with all the mixed density and height and so forth. But we've got to, at least for the areas that look like they're going to be redeveloped in the near future, say in the next 10, 20 or 30 years, we should put some guidelines in that try to create something that balances out the character of the single-family part of the neighborhood and the more densely populated area there.

I think that's the best you can do. I don't know if you're going to be able to put too fine a point on it. It would be nice to have a much bigger transition area and then we wouldn't have this problem.

MR. LYSICATOS: But I think what you just kind of alluded to was the

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outcome, right? The outcome is to try to find a way to balance it and, you know, maybe that means higher on one side than is normally allowed and lower on the other side than maybe they intended. So, but I think that outcome, talking more about those outcomes is going to allow us to at least kind of paint the picture if you will.

COMMISSIONER JENSEN: Since you're going to have to ultimately do it case by case, it's a little hard to see what kind of a general regulation you would put in place.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: Other than take the mean, the golden mean, you know, you scale down from a certain height that's in the Central Business District and it's got to be higher than what you'd have in a single-family, two-story neighborhood. But I don't think you're going to be able to solve with a lot of precision things that are going to be have to be dealt with case by case, like we did with Eastman.

MR. LYSICATOS: Right, but I think, yes, what we'll do is we'll hear these conversations and at least, you know, whether we have to change anything, we don't know, but if we do change something, speak to those considerations. I think that's where we want to go. So, I think this is a good conversation. It's probably the largest property that we're going to consider so I think it's really appropriate because I think that this is, we're talking about the largest potential development and the largest potential impact to the neighborhood, to the developer. So, I think getting through this is really valuable.

I'll move to the second one which is, although not as large, but it's been there for quite sometime. I think they manage a lot of their fiber optics through here, AT&T, though again we have not been able to get a hold of them. It's been this way for quite some time, but as we know, things change, you know, needs change, technology changes. This could get redeveloped.

I think it's, so I just want to hear kind of the same thing. You know, what are the concerns or your opinions on the outcomes if this does get redeveloped that we should be adhering to or really cognizant of? I'll leave it to you, Chair, I really want to roll through it and I'll put this up just to give you a sense.

ACTING CHAIRPERSON WARSKOW: Yes. Just do any of my fellow Commissioners have comments on this property that are different?

COMMISSIONER GREEN: Yes, I can comment on it. I think that this is going to be the same, I could say ditto.

MR. LYSICATOS: And that's fine.

COMMISSIONER GREEN: It's the same --

MR. LYSICATOS: Same discussion.

COMMISSIONER GREEN: -- massive piece of property if you will that incorporates three sites, but it's going to be the same concern, I think.

MR. LYSICATOS: Yes, that's fair enough.

COMMISSIONER JENSEN: Would you say that this is the most likely piece of property in this consideration you've got going on to be redeveloped? So, is this the one that's probably going to get something done first or is there other places that are going to be redeveloped? Because you're going to actually have to create a model. I mean, if this is the place where you're going to take this, you know, parcel and it's going to be redeveloped, I think what the Village is going to have to do is there'll be a lot of case-by-case discussion, but the very first one, you're going to almost have to use that as a model as to how you balance off the competing needs --

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MR. LYSICATOS: Well, I think that's a good point. I think Eastman, the process we went through, is a good model, right? I think when that does get developed, we'll be able to see that, right, in real life. Because renderings are great and the discussion was great, but until something gets built and we live it and we see how it functions, I think that will give us a real sense of how it works. Obviously, you're not building more next to it so there's a, you know, there's a different effect every time something new comes in.

I don't know what the prospects of the redevelopment are here. I mean, for all we know AT&T might say we need that dark fiber for 100 years, you know, they might say, yes, we don't use it that much. We haven't heard from them so we don't know the prospects of a redevelopment at this point. Boy, if I could answer those questions, I would be a very rich man if I could tell you what was going to redevelop first.

The markets are fickle, and that's the other piece, too. Markets can drive a lot of this stuff and drive the values of properties, but as far as a model, I think Eastman will give us a sense of how that works, and I think they give us a framework for how we look at it. We just don't want to have that back and forth, to Commissioner Green's point, during the process, right? We want to put some of these considerations possibly into some of our code where at least we discuss them or say we don't want these aspects so we avoid, and some of that can really drive the way the whole project is envisioned, like the underground parking and things of those nature.

COMMISSIONER GREEN: Or even if you just alert the developer that there's going to be considerations based on what we did next door --

MR. LYSICATOS: Right. Right.

COMMISSIONER GREEN: -- and they can see that and they can read the minutes of the --

MR. LYSICATOS: Right. We heard from the HANA neighborhood and they put a great sort of framework to it as no surprises, right? Having these discussions and putting people on notice from the development and the neighborhood side that this is going to be a discussion, we're having these discussions to get a little bit clearer sense of, yes, we're comfortable with this density, but we want these considerations taken into account. Everybody kind of knows these are going to be the ground rules for the discussion as we move forward. So, I think that's what we're trying to do here.

COMMISSIONER GREEN: Especially on these two pieces of property, they have to be compatible.

MR. LYSICATOS: Yes, exactly.

ACTING CHAIRPERSON WARSKOW: My only consideration here, and this would potentially be, you know, a variation Plan Commission kind of thing is that it's kitty corner from the library, and safety is just my biggest issue there.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Any other Commissioners?
Lorenzini? Sigalos?

COMMISSIONER JENSEN: As you mentioned, probably the first model is the Eastman project. There must be something you can distill from what we did there, where we did scale some things more appropriately in terms of what the neighborhood thought should be done. Probably, we clearly didn't give them everything that they wanted, and we didn't give the developer everything that he wanted.

MR. LYSICATOS: Correct.

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COMMISSIONER JENSEN: So, probably, I think it's going to be very hard to get generalized regulations that even provide much guidance here. I think it really is truly going to be case by case, and you're going to evolve the regulations as some of the pieces start falling in place.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: And it's quite a balancing act, but since we do have the Eastman project, and we did have some setbacks at different levels, you know, the first level, second level and so forth, and we allowed densities in some places and to avoid having them in other places, and setbacks were different.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: I think I would begin by trying to distill what you learned there and try to do it in the more specific, because I don't think you're going to get the general statement of regulations or limitations or whatever that is going to help the development of this very narrow transition.

MR. LYSICATOS: Right, right. Thank you.

ACTING CHAIRPERSON WARSKOW: In terms of architecture, things change so quickly. I mean, what we think is classic now and is desirable, you know, what's modern now might be the desirable for then.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: So, I am, yes, I don't want to restrict on architecture.

MR. LYSICATOS: Okay.

COMMISSIONER GREEN: I might push towards a more traditional approach.

MR. LYSICATOS: That's all right. Everyone has opinions; that's okay.

COMMISSIONER GREEN: Only because the modern to me just looks cheap.

ACTING CHAIRPERSON WARSKOW: But once again, that's a personal --

COMMISSIONER GREEN: I get it's a personal opinion.

ACTING CHAIRPERSON WARSKOW: The residents may not be of your generation and may think that traditional looks stuffy. So, yes, I think it's --

MR. LYSICATOS: But I think the outcome there is that it should be of high quality regardless.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: Correct, right.

MR. LYSICATOS: And I think that's something we do pride ourselves on. I think that's where our Design Commission comes in and is unique, I think from other municipalities, that that's where they really focus, you know, is the quality aspect of the architecture. No, these are all really great comments. If nothing else, I'll move to property three?

ACTING CHAIRPERSON WARSKOW: Sure.

MR. LYSICATOS: So, this one is a little bit of a mixed bag in that they're all in, so I'll go back to this map, they're all in the high-density land use designation which is the dark brown where you see number three. The recommendation from December 18th was to go to the moderate density, and so go back to the picture. When we heard from the property owners on the bottom right, 315, if we put them in R-6, that building wouldn't be as big as it is now. They're grandfathered in, there's no issue with it, but they didn't have an issue with it necessarily

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becoming that more moderate density.

I think, you know, what we heard from the neighborhood is the balancing out of this kind of different prototypes. But I want to hear from you guys as to, from a long-term standpoint, if and when these properties redevelop, what you think is most appropriate there. Is it the moderate density? Is it townhomes? What kind of architecture or density do you think works there?

I know that's a loaded question, sorry. You don't have to answer per se. You could just talk about those outcomes, what you think the appropriate outcome in the street is.

ACTING CHAIRPERSON WARSKOW: I think the outcome, if I envisioned it, would be someone who lived in the higher density apartment building, taking a step-down in density, but maybe not being able to move to a single-family residence at that point. So, giving them options for that step-down.

MR. LYSICATOS: Somewhere in that, that kind of moderate density, right?

ACTING CHAIRPERSON WARSKOW: I don't have any problems with the 315 West Park Place as it stands now. It's a quad, it's not --

MR. LYSICATOS: Oh, it's beautiful. It's very well done, but --

ACTING CHAIRPERSON WARSKOW: Right. So, I don't have any --

MR. LYSICATOS: -- I shouldn't be injecting my personal opinion. Yes.

ACTING CHAIRPERSON WARSKOW: Right, I don't, you know --

MR. LYSICATOS: You did a great job approving that project.

ACTING CHAIRPERSON WARSKOW: Yes, so I'd be fine with that density as it stands now and not, you know, have to have something more restrictive that they'd have to be grandfathered in.

MR. LYSICATOS: Right, and from an architectural standpoint, I think, you know, there's different styles here, but is there any specific sort of feedback or outcome from an architectural standpoint that the Commission thinks is appropriate here?

COMMISSIONER LORENZINI: Well, I don't know if I'd change the density on any of them, but if 301 and 303 ever gets redeveloped, it probably should look more like the other ones to fit the neighborhood better, but the density is what it is.

ACTING CHAIRPERSON WARSKOW: I certainly don't think any architect today would design that building as it is now.

COMMISSIONER GREEN: Does the term barracks mean something?

ACTING CHAIRPERSON WARSKOW: A little bit.

COMMISSIONER GREEN: My opinion is, looking at these five lots, that there was an attempt by 402 and 315 to keep it very residential looking. I think there was, you know, obviously 315 is a little more successful in that there's more roof on it, more house-looking roof, but you can see that there was an attempt to keep the scale of that block to what it was and limit the height to whatever it is.

I have no problem with the density at 315, I think it works for this. I think if there was enough care, if 307 and 309 were to turn into something else, then we would like to see, I would like to see something similar to what we're doing. The density can be whatever the density is, that's the size of the lot, but to keep the Design Commission busy, they would have a model to look at here.

MR. LYSICATOS: Okay, great.

Any other comments?

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COMMISSIONER JENSEN: Well, I'd be interested in Bruce's comment about if we were to make a decision and somebody wanted to do something in this area that looks like 301 through 303, would you say we shouldn't allow that to happen?

COMMISSIONER GREEN: Whatever the density is going to be for whatever size lot that there is, you could take the 301 there and make it look a heck of a lot better than they did in the 50's or 60's, whenever this thing was built.

COMMISSIONER JENSEN: Right, right.

COMMISSIONER GREEN: So, that's what I'm saying. Yes, I have no problem with the density. This is more of an architectural solution.

COMMISSIONER JENSEN: So, this would be the Design Commission trying to make something look --

COMMISSIONER GREEN: Yes, I think that you would just naturally want to do that.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Great.

COMMISSIONER GREEN: At least I would.

MR. LYSICATOS: Thank you.

No, I think we've heard the outcome is that density, this mix is fine, but it's more about architecturally being consistent with the neighborhood.

COMMISSIONER GREEN: Right, you just don't do that and you do something like, you know, the 315 building, it's looking at the 309 and the roof lines and the porches and everything that goes with that residential, and they put it into a little bit higher density residential.

MR. LYSICATOS: Right.

COMMISSIONER GREEN: I like it.

COMMISSIONER LORENZINI: I kind of think what we're all saying is we don't want to penalize the landowners --

COMMISSIONER GREEN: Right.

COMMISSIONER LORENZINI: -- with a density decrease, but at least try to make everything look like it fits in there.

MR. LYSICATOS: Great, thank you.

So, our next one is number four, property four, which I'll bring up the map. Did it have a map? No, it didn't. The map here which is the B-3 on the top, you see the B-3 a little easier. It's number four. So, this is a number of lots, I believe it's six lots. Yes, I believe it's six lots, owned by the same owner, two properties though.

On the top left, so your top left, you'll see the auto use on the front, and then there's another auto use on the back with a parking lot in the back. The bottom picture shows you the parking lot and some of the garage bays, and then the second use which is a freestanding building to the east of it with its own parking lot. So, those are currently conforming in terms of their use, their auto use is in the B-3.

The December recommendation that the Board had discussed, that Staff had presented to the Board, was potentially going to a B-2, which is the same exact density requirements. These are the requirements that are there. This is something that, there were plans to redevelop it that ultimately didn't come to fruition. So, we had a number of discussions with the property owner.

This is probably more, a difficult one, not necessary from step-backs

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and things of that nature, but what we believe is appropriate for the future in redevelopment here, especially in light of the residential properties to the north. Maybe even specific aspects, what's the outcome on that corner of Fremont, I guess it's Fremont as it hits Chestnut, and what do we think is appropriate. What you think is appropriate I should say.

COMMISSIONER LORENZINI: I've got a question. The comment on the bottom?

MR. LYSICATOS: Yes.

COMMISSIONER LORENZINI: About the Comprehensive Plan, to change the back half of the property from commercial to moderate density multi-family, what is the back half of the property?

MR. LYSICATOS: So, you can see my cursor, right? So, you see, if you took number three where the dark brown was?

COMMISSIONER LORENZINI: Right.

MR. LYSICATOS: And you just kept that going northwest so that half the block was brown and half the block was red, that's essentially what that means. So, if you look at the top, it would be those top two parcels and half of the left parcel, whether, you know, what the Plan Commission feels about those.

COMMISSIONER JENSEN: Well, I'd have to ask. We don't want the higher density, higher heights and so forth, encroaching on what should be family dwellings. Do we really want to have family dwellings come all the way up to Northwest Highway? How much encroachment do we want to have to what now is largely commercial?

You might want to redo it, and I would suggest we take a look and see if there's any lessons to be learned from the South Arlington Heights Master Plan that you guys have just developed, because you've got the same issue. You've got a bunch of strip malls, but you want it to look different. There's been a lot of work that's been put into that, and it seems to me you might be able to get some ideas from that.

But does it make sense to reclassify what is now essentially commercial to get it back to residential so that it runs all the way right up to Northwest Highway? I'm not sure that that's a good direction to go.

MR. LYSICATOS: I don't think we're recommending that the residential goes all the way down to Northwest Highway, just the northern half of the block as it cuts to Chestnut, but then the red part that fronts Northwest Highway stay commercial. Is that what you feel is appropriate?

COMMISSIONER JENSEN: That I think you ought to take a look at what they did in South Arlington Heights, the Master Plan for that, but you're running into the same problems. You're going to have high density in what is now four on Northwest Highway, and then you've got this, you can have some increased density beyond single-family dwelling, but is that, that's pretty, is the step-down what you want I guess is what I would ask in that area.

MR. LYSICATOS: Right, I think as they are now, again it's really driven by the size of the parcel, so if the parcel is not that big, you don't end up getting that much density by code there. Say like two-and-a-half stories, depends, and it's the unit mix that drives it. That's where the code, it's a little complicated, but let's say you're doing all single bedroom units, that's where you need 600 square feet per dwelling unit, not to get to the zoning, again. But as it's zoned, it's probably that two, two-and-a-half-story, that's kind of what you're looking at there right now based on, even if you combined all the properties together. So, is that --

ACTING CHAIRPERSON WARSKOW: We don't even have occupancy in

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what we have, and we're talking about, you know, making more commercial. That's my concern.

MR. LYSICATOS: So, is that a concern for the Plan Commission?

ACTING CHAIRPERSON WARSKOW: That is a concern for me, I mean, things are going away from storefront and to online business. So, really considering what are future uses that make sense there?

MR. LYSICATOS: I mean, is there a feeling about we should look in a certain direction? Not necessarily prescribe anything at this point.

ACTING CHAIRPERSON WARSKOW: Well, I'm just thinking, you know, instead of a two-and-a-half-story building that's, what, medical or office or something, you're looking at a Starbucks because you've got a mixed use building a couple of doors down or, you know, something like that.

MR. LYSICATOS: Okay, any other comments or questions on this one?

(No response.)

MR. LYSICATOS: Like I said, the next two are really more, what we believe are more housekeeping comments. We did hear different comments, but this is again making certain recommendations just to make the zoning and Comprehensive Plan consistent with what it is which is the Village bought it to expand the parking lot. The recommendation is just to make it Government Institutional.

ACTING CHAIRPERSON WARSKOW: My recommendation would be to make it look better.

MR. LYSICATOS: Look better.

ACTING CHAIRPERSON WARSKOW: That's my, you could keep it as a parking lot, but make it look better.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: I mean, it's where we hold our Farmer's Market. It looks really --

MR. LYSICATOS: Okay, all valid comments. Then the last one is this parking lot that's on the corner of Campbell and Chestnut, and also the single-family home, whether there's any comment. The recommendation at that point was to turn it to the moderate density kind of land use instead of the high-density land use. This is across from what the, oh, the 425 property is the light blue to the east, so that's the recommendation. I don't know if there's any comments or concerns when it comes to that recommendation.

COMMISSIONER GREEN: So, just extend the brown all the way through?

MR. LYSICATOS: Correct. Yes, that lighter color just all the way to the corner.

COMMISSIONER GREEN: To me that seems to make sense.

ACTING CHAIRPERSON WARSKOW: The orange --

COMMISSIONER GREEN: That orangey brown.

ACTING CHAIRPERSON WARSKOW: Where the brown is now, extend the orange out there.

COMMISSIONER GREEN: Yes, I meant the orange, sorry.

MR. LYSICATOS: Right, the orange. So, just make the whole block consistent.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: The whole thing makes sense.

MR. LYSICATOS: There are smaller lots over here.

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ACTING CHAIRPERSON WARSKOW: I go past there all the time. I'm like, well, how would that ever come about?

MR. LYSICATOS: I don't know exactly what the history of that is. So, I don't know.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER GREEN: Back then they said let's just build it over here and they point and they would build. That's what happens.

MR. LYSICATOS: So, first of all, thank you for indulging me in the conversation. I think this is a lot of value. The process that you were able to navigate through Eastman is a credit to where we got with that. I think, so the point was made earlier, it does give us a model, but it also gives us a model for having the conversations before we get to that point. It won't answer everything, but I think the big picture and the talk about outcomes tonight is important.

We'll follow-up with, what we'll do is we'll take all this back, try to kind of put it into where we think those outcomes are and the priority outcomes that we've identified through the landowners, through the public comment, and through your feedback tonight. Feel free to send me anything here in the next few weeks if you have any specific ideas. I know this is a lot to chew on and I threw a lot at you, and also we have more of you to talk to, so we might follow-up to kind of progress the conversation a little bit further. Just like I said, if we get more people in attendance, we can kind of further it along.

At this point, we do need a public comment on it, and then I'll wrap it up to kind of talk about our next steps.

ACTING CHAIRPERSON WARSKOW: Okay, sounds good.

So, yes, I'm going to ask anyone who would like to speak to come forward. When you do come forward, we'd ask you to say and then spell your name. You can or you are not required to provide your address. Please, you know, consider our time here and keep it brief, but we do want to hear, you know, all your perspectives, but just try not to, if somebody talked before you, try not to repeat the same thing that they said.

So, less people here, I'll start on this side of the room. Do either of our attendees on my left want to come forward and speak? No? Okay.

So, starting in the second row, Mr. Moens, would you like to make comment?

MR. MOENS: No.

ACTING CHAIRPERSON WARSKOW: Okay, the next, third row down.

MR. GAYNOR: Hi, greetings. I'm Tom Gaynor, G-a-y-n-o-r. I live at 208 West Fremont, and I'm currently serving as the HANA Board President. We've spent many a time together. Thank you very much for all your support in the down-zoning, which was recognizing the very special situation that we're discussing here today. We do have a very unique circumstance that I think those warrant our best thinking here. So, I appreciate your thoughtfulness and time spent on this.

The Eastman project was quite a lot, as we all know. The fact that you guys bounced it back based on, not zoning, not on building code, but based on public sentiment and the issues that we brought up I thought was a really good thoughtful way of thinking through a complex situation where we don't have the luxury of setback over a big space. So, I think the collaboration that we've demonstrated is something that the Village Board took up on and launched the Red Flag Ordinance, saying that rather than back to the no-surprises

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approach, the Eastman project, you know, Joe could have, based on zoning and the building codes, could have put something right up to the lot line which would have been just an awful addition to the Village.

I think we did the right thing. We didn't get everything we wanted. The developer didn't get everything they wanted. Given the circumstances we had, I think we did a fine job. So, I think the Red Flag Ordinance, you see that the audience is not packed like you know we can do. There's a degree of confidence that the approach that we're taking will come up with a thoughtful approach towards handling this special situation. That's I think what the Board was looking for, so we don't have to do an Eastman, you know, drill every time. That was just a lot, as you guys well know, right?

So, obviously, I think the philosophy of the Red Flag is really what we're looking for, you know, we've got, our neighborhood is really solid, as you're probably well aware. We know everybody. Back when a lot of the Master Plan/Comprehensive Plan was done, this neighborhood was not necessarily what it is today. It was in transition.

Every one of the homes in the neighborhood is totally solid. They're all being rejuvenated, they're all updated, they're being spent a lot of money on because, guess what, it's an amazing place to live. We're near all the stuff you talked about, near downtown, right? So, the people who built houses here 140 years ago said, hey, you know, this is a good place to build a house, right? That way of thinking applies probably more now than ever. It's a terrific neighborhood.

I won't go on, I know you want to, I'll keep it quick. We did have an amazing meeting I thought with Michael and Haley and Dan who did a great job of capturing the neighbors' thoughts. They did a great job summarizing it. Very efficient. So, I think that worked out really well.

Just a couple of comments on the specifics. Village Bank is probably the biggest concern. If they do a 90-foot thing, with maybe up to 140 based on zoning, it would just be a train wreck. That would just be a disaster for the triangle that we live on.

The AT&T building is, you know, who knows? It's probably the CIA for all we know.

But the fact that there's zero lot line setback on the Eastman project, I think this is something that is just going to be awkward. I think if they build an Eastman project next to the Eastman project, you're going to be able to shake hands on the sixth floor with your neighbor, and I think just think that would just make us all look silly. So, that one I think should be taken into consideration as to how do you handle that very unique situation. There is not another downtown high rise that is touching the next-door neighbor. That was just an awkward one.

The last comment I want to make is on the, I haven't heard the word preservation yet, and I think that actually should be a part of the vocabulary for this committee in our discussions about Red Flag. The two properties, single-family homes on Park Place, should be single-family homes. They've been that way for over 120 years. They both sparkle. They're amazing historic properties, and I think the town should celebration preservation as something that's part of the character.

This Chapter 6 of our Comprehensive Plan, we don't have a historic preservation ordinance yet. We're going to be working on that. I do think that that's something that should be actively embraced saying this is key to our character of our town that we celebrate the history of where we've come from, especially with homes that sparkle. These are not derelict homes. These are really terrific homes across from, you know, Memorial Park. It would just be a

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crime not to preserve the character that has been in place for coming up on a century-and-a-half.

So, with that, I want to thank you again for all your thoughtfulness in getting us to a wrap. The HANA neighborhood is obviously very interested in continuing to collaborate to come up with the right solution here. You can call on us, you've noticed that we've never come up here with pitchforks and an antagonistic approach, right? We tend to want to work to get to the right solution, and I think that's really what the goal is here. This really warrants our best efforts. So, thank you again.

ACTING CHAIRPERSON WARSKOW: All right, anyone else?

MS. MENZIES: Hi, my name is Vivian Menzies, M-e-n-z-i-e-s. What I have to say really is pretty similar to what Tom said. I think the historic preservation aspect of it is a big part.

The historic homes in Arlington Heights for the most part are kind of scattered, somewhat close to downtown, but there is a lot of mix of the ages of homes, but in our little area, that's four blocks that surround Memorial Park, is the most consistent sort of historic area. Because we're so close to Downtown Arlington Heights and all the amenities, we know that we face some hurdles and some issues that not every homeowner faces, that we're always going to have this issue of development close at hand, and having a lot of traffic on our street, and parking on our street every night and those things. We're fine with that, we love where we live.

But what we need from the Village is the continued support and sensitivity to give us that protection and some certainty that we don't have to wonder what's going to happen next, that we know clearly how things are zoned near us and immediately adjacent to us. Because things that we just thought would be there forever, like the commercial buildings where the Eastman project is, well, that's all changing and it needs to change, but we want it to change in a way that isn't going to be harmful to our property values at the same time.

So, I just would like to see the area where we live, this Memorial Park triangle, looked at as kind of a unit, not just, well, there's these blocks here and there's these houses here, but there is, it's kind of a unit. We're bounded by Northwest Highway, by Euclid, by Walnut. So, we're a very self-contained little area.

I think the key to it is the properties on Park Place. Those two homes that are, they are single-family homes in between the quad and the apartment building, and that area is, I think it's R-7 now and wanting to go down to R-6, but I would like to see those two single-family homes be R-3 and stay R-3 because we need to have this anchor of these all single-family homes surrounding Memorial Park.

The quad is fine. It was a single-family home and it makes me sad that it's not anymore. I'm sure where that apartment building is was a single-family home, and that that slipped in at some point in the 50's and 60's, but keeping the continuity of that neighborhood as a whole is what's really important to us. So, I just hope we can find a solution.

Just as a comment about the Red Flag Ordinance in general, I think that's what's so unique about it is just to help us deal with, like if another situation, another development comes up, whether it's at the Village Bank or AT&T or the commercial on Northwest Highway or whatever, that it's not just a given that because it's zoned a certain way, that you get the maximum. Just as with Eastman, they had to give in and make some compromises. I think we'd like to just have that protection continue. Thank you.

ACTING CHAIRPERSON WARSKOW: Anyone else?

MR. MESKAUSKAS: My name is Mark Meskauskas, it's M-e-s-k-a-u-s-k-a-s. I represent the site number four of 380 and 400 Northwest Highway. You know, we certainly

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had worked with HANA. We had looked to redevelop our sites, I don't know, five years or so ago. You know, we had owned that site as well as own the shopping center across the street.

You know, I think that, you know, we had decided not to go ahead with it for many of the reason that I think, you know, zoning and it not being clear. So, I would ask and I think, you know, I've heard it a few times as hey, don't penalize the people that are currently at the zoning. You know, we have B-3 Zoning now. We had asked for R-7. I think R-7 is a good transition from B-5 throughout the neighborhood to a single-family.

I guess the biggest thing that I kind of reflected on after going through that with HANA was right now our two properties are right on the lot lines. They're very narrow sites. They're irregularly shaped. I would ask, or if you had talked to Michael, you know, on overlay zoning is making some changes would be to allow zero lot line along Northwest Highway. That's what we have now. You know, just because again the green space to the transition to the neighborhood, those kinds of things, if it were to be redeveloped, we don't have any plans to do so now.

You know, the other thing would be, as I kind of heard from HANA a ton is Ridge and Walnut right there has a stop light, and obviously Fremont just as a natural cut-through, I would ask if the Village would have any, you know, desire to vacate the street and cut off that natural cut-through that happens when there is a train and a stop light. I think it would, you know, certainly cut down on traffic in the neighborhood and, you know, allow for potentially better development if that was the case. So, you know, that wasn't proposed, either of those items, when we had gone through looking at the multi-family that we were going to. We had certainly tried to step back the setback in the front yard along Northwest Highway versus pulling the building closer to the street, which ultimately, I think would help, you know, the development along there.

So, you know, I would ask that you guys take those, you know, thoughts into consideration. You know, again, we want to be good neighbors as well. You know, and the alternative as I told Michael is they're not making more of, you know, small automotive spaces right now and I get that it might not look the prettiest, but there definitely is a huge need for it and that's why we've continued to operate it the way, you know, the way it is and we're okay with that. You know, so those would be our comments on our site.

ACTING CHAIRPERSON WARSKOW: Appreciate it.

Anyone else?

MS. COUGHLIN: Hi, Elaina Coughlin, C-o-u-g-h-l-i-n. Just want to start by saying of course thank you to everybody here, especially thank you for your help in the Eastman project. You gave the neighborhood legs. You gave us an opportunity for change. You restored I know my faith in local government, and we really made some progress with that. Commissioner Jensen, thank you so much for your thoughtfulness of the neighborhood.

As you know and as you've heard, and as you've probably put into your own homes, we're putting everything that we have into this. The plan doesn't match what's currently there. Please protect us again. We can't go through another Eastman project.

I think I was here on my due date. This is the first time I haven't had a kid with me because the young families can't show up for all these meetings. But on my due date, I was here when you did not recommend the Eastman project, and I was so happy that we made it happen, that we were here to speak on the neighborhood's behalf.

All I can say is please look at the people who are investing so much into Arlington Heights. Our jobs, our kids, our homes, all of it, keeping it clean, cleaning up the

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parking lot. I live next to the Farmer's Market parking lot. I set up a table and chairs in my front yard for people to eat because there's nowhere for anybody to eat.

So, just consider the density. Consider how much our little area can support, and we're happy to do it, but please protect us in the future so we don't have to go through something like that again. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? All right, I'm -- oh, you're coming, okay.

MR. LEWIS: Good evening. I'm John Lewis, L-e-w-i-s. I live at 406 West Fremont, so just north of Tracks 3 and 4.

I echo Elaina's comments. It's been great working with you all and we had that good discussion about the Eastman project. I think when I spoke and a couple of other people spoke, we get it. These are very difficult, sometimes intractable issues, but the key is common sense. I mean, that's what I think ruled the day with the Eastman project. Not everybody got what they wanted, but there was some common sense brought in.

Commissioner Jensen, you opened by saying what particular problem are we trying to solve. I think, if you could go back, could you go back to item three to show the homes on Park Street? To me, I think the problem that we're trying to solve, it's not really even a problem yet which is I think where your comment is coming from, if you look at all these houses here, these sort of reflect the character of the neighborhood, that is where a town got it started, right?

You made some great points about the McMansions. I grew up, I didn't grow up, our first house in Arlington was in Ridge Park, and so they had all those old single-family home ranches up and down like Race and all those streets. They started building the tear-downs 25 years ago and everybody is like, oh, can you believe this? It's a beautiful neighborhood now, right, neighborhoods change.

I would submit that this is a little different though, right? The problem or the challenge that we're trying to solve is avoiding putting like 140-foot building next to these, right? So, I think that just because you could do something doesn't mean that you should. So, trying to like start with the Red Flag Ordinance and try to put some guidance there about common sense. Like we're not making any adamant demands, but just like here's what the Village, here's what the will of the Board is in terms of, what common sense is for these particular areas.

I love your comments about sustainability, right, thinking about future generations. None of us are going to be here forever. This is the neighborhood where our Village got it started, right? I think leaving it better than you found it, that's a key concept to stewardship. Looking at these buildings right here, I think all of us some day in the distant future can look back and be proud that we said, hey, leaving it better than we found it was, hey, we said let's not do 140-foot building, but let's do something that sort of blends in with the neighborhood that sort of preserves the character of the neighborhood, because Tom is right. Like 45 years ago, 50 years ago, this neighborhood was decrepit. That's why all these zoning changes were made in the 80's, right? Because we needed to get some development in here to try to rejuvenate Arlington Heights.

It's a different story now, right? I think the wisdom here is to take a little bit of a different tack and think, okay, now we're in a different moment. So, what was adequate and what was maybe appropriate 45-50 years ago, it's a little different now. That's what we're asking for with the Red Flag is just let's put a little common sense into that so we remove some of the uncertainty for everybody, right?

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I think, I can't speak for everybody else here, but I think the preponderance of people in HANA are supportive of multi-family. It's just a question of what is common sense multi-family, right? 140-foot, even a 90-foot building, that's something that maybe you could do, but it's not something that you should do, right? That's all we're asking for your consideration here.

So, thanks a lot for your help so far. Appreciate your help going forward. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else?

MR. SKRUDLEND: Hi, I'm Kurt Skrudlend, K-u-r-t, S-k-r-u-d-l-e-n-d. I'm an architect so I know maybe a little bit more than most about the history. So, the guy who showed who did the surveying for Chicago had a 66-foot-long chain; that just happened to be who the state hired. Anyway, we have a larger right-of-way because of that than most of the cities on the East Coast. So, they have to deal with more of these setbacks of height restrictions.

So, if you go to New York in particular, you know, what they do is they say, well, we've got 30 feet on this side, we're going to have 30 feet on that side even though the zoning is higher when you do an overlay. We do an angle, slope up 45 degrees angle from there, and that's how we mitigate the fact that, you know, we've got a smaller scale, you know, zoning on this side than on this side. It's just that we have a couple of problematic, you know, areas or whatever, somebody made a decision that, you know, raised it to encourage redevelopment, I guess. But anyway, to address a developer or an owner's concern, in addition to the 45-degree slope, they said, well, we're going to let you build a story or two or increase the FAR or something so that we're not taking away the value of the property, you know. So, against the higher density you get a higher height limit, and against the lower density you have a lower height limit, and it's not all just one height limit.

I think the Red Flag Ordinance, if the goal is to limit development, then I think that Red Flag Ordinance probably helps because you're adding another layer of meetings and, you know, I mean, it's great to get the community input. You know, I think we're doing that now, but I think you need to make rules or guidelines, everybody wants a guideline. A developer, we have a reputation in the community that it's a difficult place to build in, and that's because, you know, you have to go through this year or two long process to get through this planning, whether it's community meetings or Zoning or Planning or the Design Commission, you know, to come to an agreement. In the end, yes, I think the community is happier with the result, but from a developer's point of view, they've had to spend a lot more time, you know, changing their design over and over. It costs them money, you know, not just the time, but the effort for the architects to start over or redo, you know, major parts of their building. So, it's not, it doesn't work for them.

We're not going to encourage good developers and good builders to come here if that's what we're going to continue to do and do it on a case-by-case basis. I think there needs to be some guidelines and somebody needs to do a study and say, well, what about these various properties? What happens when you set up these guidelines? So that, who knows when the AT&T building, you know, gets redeveloped? But you have to, you know, some worst-case scenario, what's going to happen tomorrow and plan ahead.

So, you know, the idea of building a parking lot underground, I wholeheartedly agree that's better. It's a very expensive thing to do. If you're concerned about the value of the property from a property owner's standpoint, you're devaluing their property by

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mandating that if it's not currently mandated. You might as well lop off a story or two from the top of the building because that's less expensive or, you know, it's more costly to dig underground than it is above.

You know, as far as the style goes, I don't think you can mandate style. I think, you know, I agree that, you know, the quality is an issue, but across the board, I mean, classical or traditional or modern, whatever you want to call it, there's a whole huge range in qualities. I mean, obviously, incredible classical buildings have been done, but really crappy ones have been done out of stucco, right, that are awful. I think you can mandate materials. You could say we're not going to allow concrete block; we're going to say it has to be brick for a story or two, something like that, right?

Anyway, thank you. That is all I have to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you, we do appreciate everyone's input, feedback, perspectives. We're here because we don't want the Village to make decisions in a vacuum. So, that's why we show up here for not much money at all.

COMMISSIONER JENSEN: Like none.

ACTING CHAIRPERSON WARSKOW: Like none, to have these discussions. So, yes, we are all invested in making good decisions on behalf of the residents and the government.

I just have one last kind of comment about this. I do understand the unique situation given the location. I just want to make sure we're being equitable when we come up with things like this Red Flag Resolution or Ordinance. If there are other unique circumstances, and they don't have to be the same in terms of height of buildings, that we give those neighborhoods the same consideration.

MR. LYSICATOS: Yes, I think we want to learn from this process, and I think apply it to where, you know, when we look at our Zoning Code, yes, try to take the opportunity to come up where there might be some of these special circumstances. I think to Commissioner Jensen's point, if we come up with a good process where we have these special conditions where we don't have that transition, I think we're going to try to use it as a toolbox to kind of look at other areas and maybe get in front of some of these conversations. So, I think that was a great way to kind of frame it to build this sort of examples.

So, yes, we try our best. We try to get the development through as much as we can. We do have a number of studies and elements we're working on this year, some zoning tweaks. So, you know, we have new staff, fantastic staff we've brought on, so I think it's a process of bringing in some of these new ideas and fresh approach and as we learn the Village, sometimes it's good to kind of see things anew.

ACTING CHAIRPERSON WARSKOW: Sure, absolutely.

MR. LYSICATOS: But as far as process, we're going to take all this back and sort of come up with what we think are the logical next steps. I don't know if there's any feedback from the Plan Commission as far as a process. We would recommend that whatever we bring back and we start to consider as far as next steps, we do as a full Plan Commission. You do have a subcommittee structure, but we feel we should sort of work our way down from the big picture down as a group.

I don't know if anyone has any specific, you know, a different opinion about that? No? I think it would be good, I think we have a lot of experience on this Board. I think it's one of our most consistent bodies that we have in the Village, so there's a lot of

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experience here.

COMMISSIONER GREEN: We work better as a group.

ACTING CHAIRPERSON WARSKOW: Yes, and my only request is meeting facilitation really makes a difference, not treating every meeting in the same format. So, thinking about how to present things, how to gain feedback, how to report back on that feedback is extremely important to the process. So, don't just say we're going to have a meeting and just have the usual meeting.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Really think about how you conduct that meeting.

MR. LYSICATOS: Absolutely, and I think that's, when we went into the Red Flag process, it wasn't necessarily very prescriptive of how we were going to accomplish this process. So, having a neighborhood meeting where it was, you know, just information, but really interactive, having one-on-ones with property owners, we're trying to be as effective as we can. So, we're open to any ideas of how the Plan Commission wants us to couch that conversation.

ACTING CHAIRPERSON WARSKOW: Okay, yes.

MR. LYSICATOS: I've been there. I've done charrettes, I've done visioning.

ACTING CHAIRPERSON WARSKOW: Yes, that's kind of what I'm thinking, yes.

MR. LYSICATOS: Yes, I've kind of done through all those processes and they all have their benefits --

ACTING CHAIRPERSON WARSKOW: Yes.

MR. LYSICATOS: -- and like you said, sometimes it's just a different wavelength, then you get something out of it.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER JENSEN: I would argue that you do want to use the full Commission, because we have a lot of disciplines represented on this Commission, probably more than a lot of others. We don't have any lawyers here tonight; we usually have three of those. They're the most represented.

MR. LYSICATOS: Yes, we do.

COMMISSIONER JENSEN: You've got a good mix of people with a lot of different backgrounds, and I find our conversations are better when you have all of those reflected.

MR. LYSICATOS: For sure. Yes, we feel very fortunate. I think everybody brings something very unique on this Commission and it's a pleasure to work with you. So, I think, yes, absolutely. So, we'll get everybody here. What we'll do is we'll try to anticipate meetings, throw some dates out possibly and say, okay, does everybody think they'll be here for that date, so we get the full representation or as much as the full representation.

But what we'll do is we'll come back, come up with some of that kind of higher-level discussion of where we think we're landing, and then we can have another sort of, I think if we take it piece by piece and take it down levels, then we'll know, okay, what are we getting into as far as changes. I don't think we're there yet. So, probably towards tail end or into the summer, we'll get back to you and have more discussions with you.

ACTING CHAIRPERSON WARSKOW: Okay, any last comments from my fellow Commissioners?

COMMISSIONER JENSEN: I move we adjourn.

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ACTING CHAIRPERSON WARSKOW: I have a motion for adjournment.

COMMISSIONER GREEN: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the meeting is adjourned.

Thank you, everyone.

(Whereupon, at 9:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, JR., 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.

APPROVED

RON LeGRAND, JR.

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

NOTARY PUBLIC

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. 2023-41

A RESOLUTION REGARDING THE ZONING AND REGULATION
OF PROPERTIES IN THE VICINITY OF 116-120 W. EASTMAN STREET

WHEREAS, the Village desires to amend the “2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the “2015 Village of Arlington Heights Comprehensive Plan,” as amended (“*Comprehensive Plan*”), and the “2007 Village of Arlington heights Downtown Master Plan,” as amended (“*Downtown Plan*”), to regulate the properties located on the north side of the Northwest Highway, between Vail Avenue to the east and Walnut Avenue to the west, and the properties along W. St. James Street adjacent to 116-120 Eastman Street (collectively, the “*Properties*”); and

WHEREAS, the President and Board of Trustees have determined that 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;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is directed to hold a public hearing concerning possible amendments to the Zoning Code, the Comprehensive Plan, the Downtown Plan, the official Zoning Map of the Village, and the Village’s subdivision control regulations, which amendments may include, without limitation:

- A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Properties;
- B. The rezoning of certain districts applicable to the Properties; and
- C. The revision of the Comprehensive Plan and the Downtown Plan.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Properties as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES: TINAGLIA, BALDINO, SHIRLEY, BERTUCCI, LABEDZ, SCHWINGBECK, DUNNINGTON,
GRASSE, HAYES
NAYS: NONE

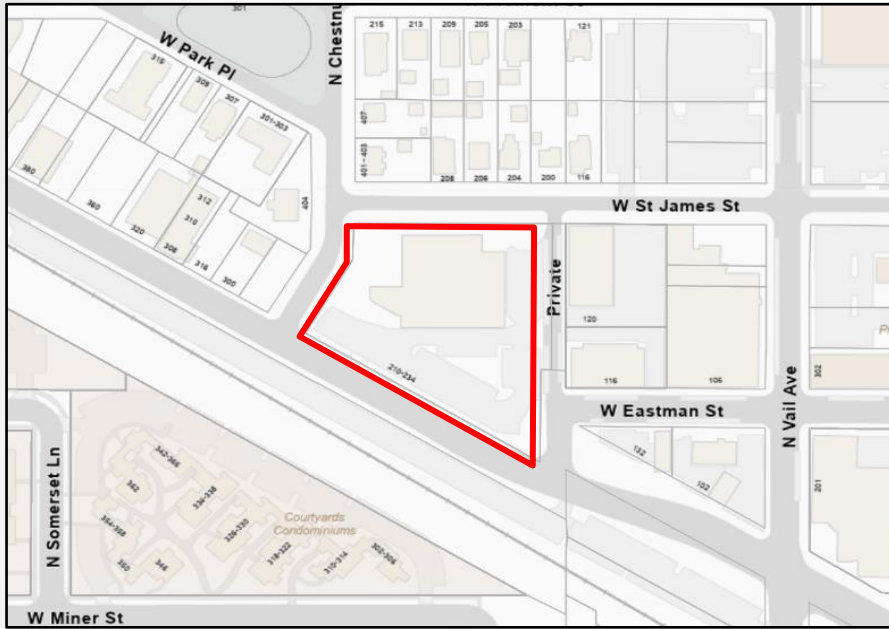
PASSED AND APPROVED THIS 18 day of December, 2023

Thomas W. Hays
Village President

ATTEST:

Rebecca Hume
Village Clerk

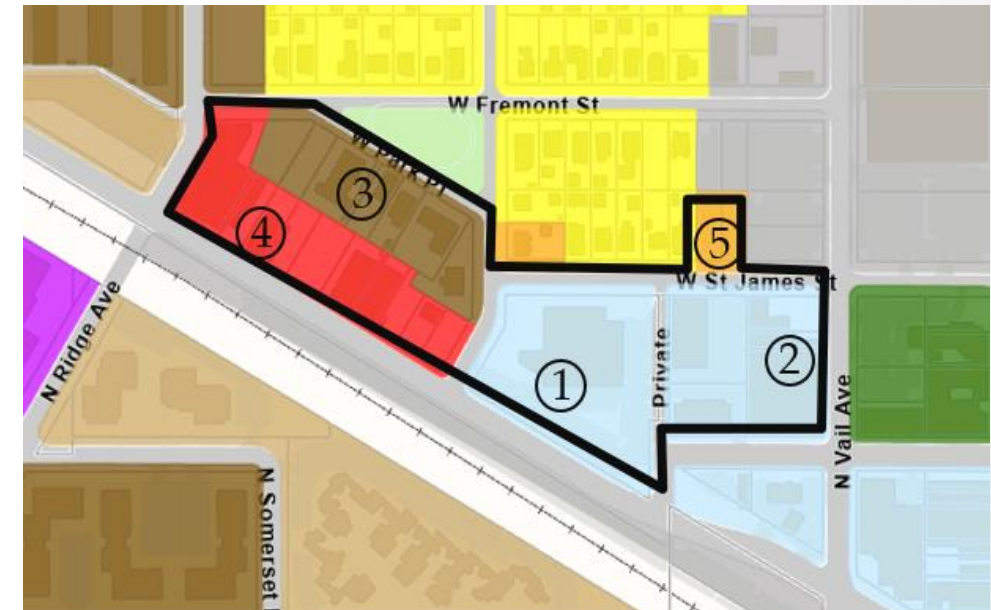
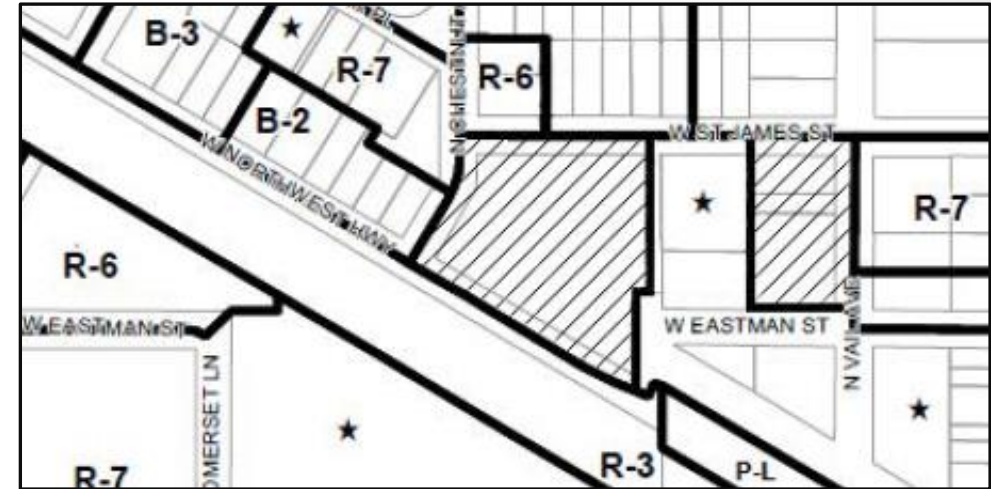
1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)



1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

December 18, 2023 Recommendation:
Include this property in the proposed
“Red Flag” resolution for further study.

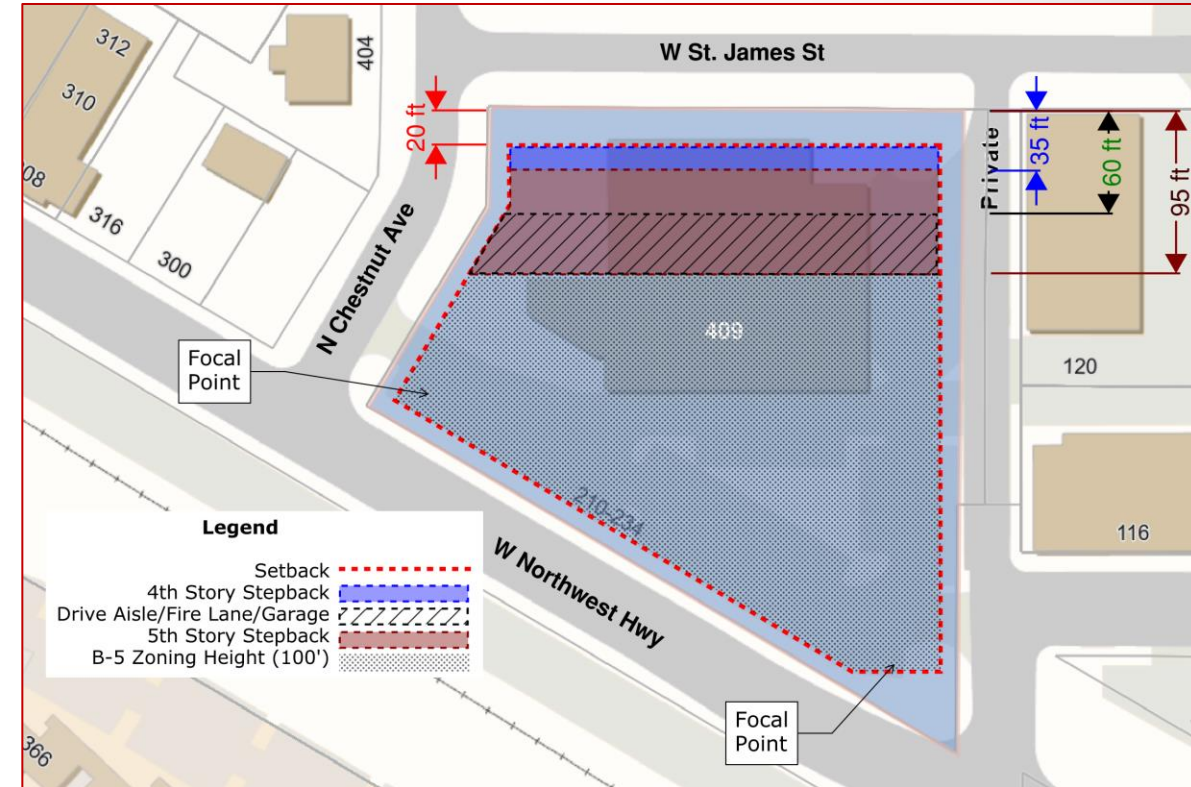
August 28th, 2024 Recommendation:
Amend the Downtown Master Plan
to include redevelopment standards
for the Village Bank & Trust
property at 234 W. Northwest Hwy.



1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

Master Plan Recommendations

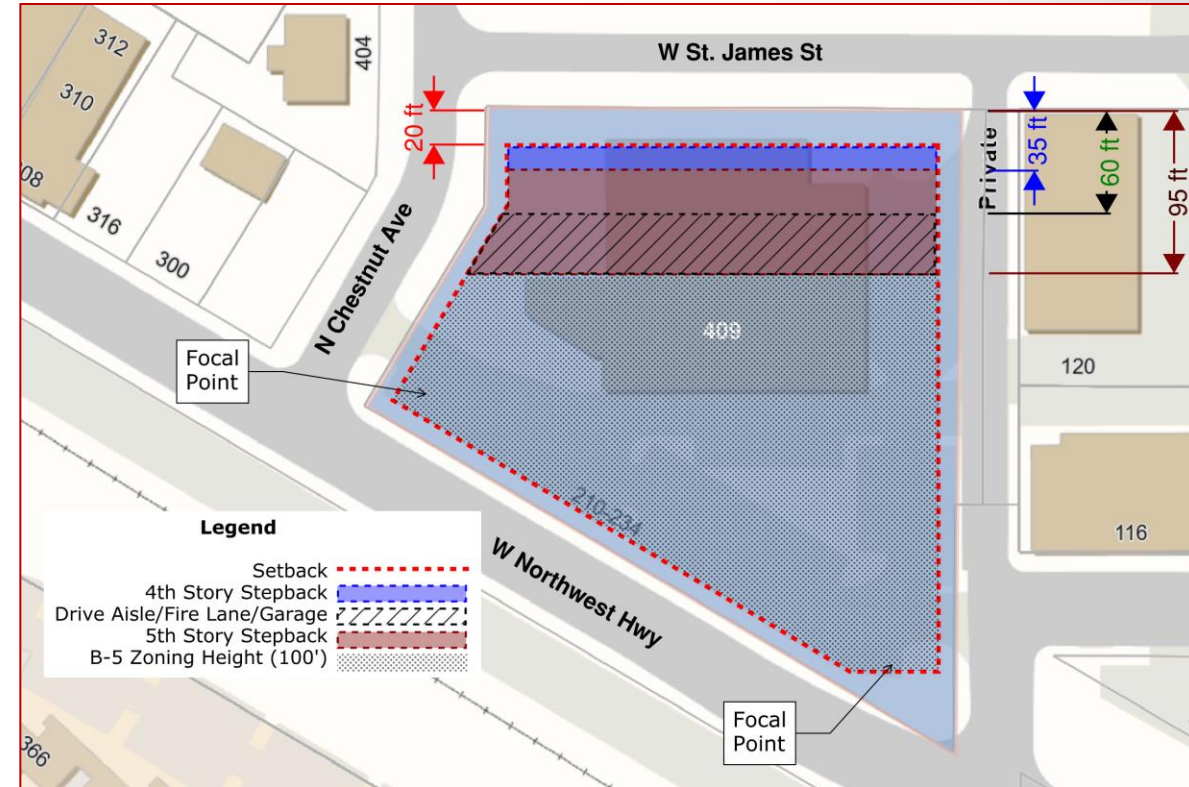
- Recommendation 1: Building setbacks from W. St. James St should be 20-foot minimum. Setbacks from N. Chestnut Ave should be 10-foot minimum. Setbacks from W. Northwest Hwy and from Highland may comply with B-5 District standards.
- Recommendation 2: A larger setback is required for upper stories. The 4th story shall be setback 35-feet measured from the W. St. James Street property line, and the 5th story shall be setback 95-feet measured from the W. St. James Street property line.
- Recommendation 3: Encourage lower-scale, 3-story rowhome or coach home development along the frontage of W. St. James St. Access to parking at the rear of this type of development should be provided at least 60-feet from the property line on W. St. James St.
- Recommendation 4: The maximum building height will be 100 feet with bonuses, starting 95-feet south of the property line along W St. James Street.
- Recommendation 5: Restrict site access from only N. Chestnut Street and Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 6: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.



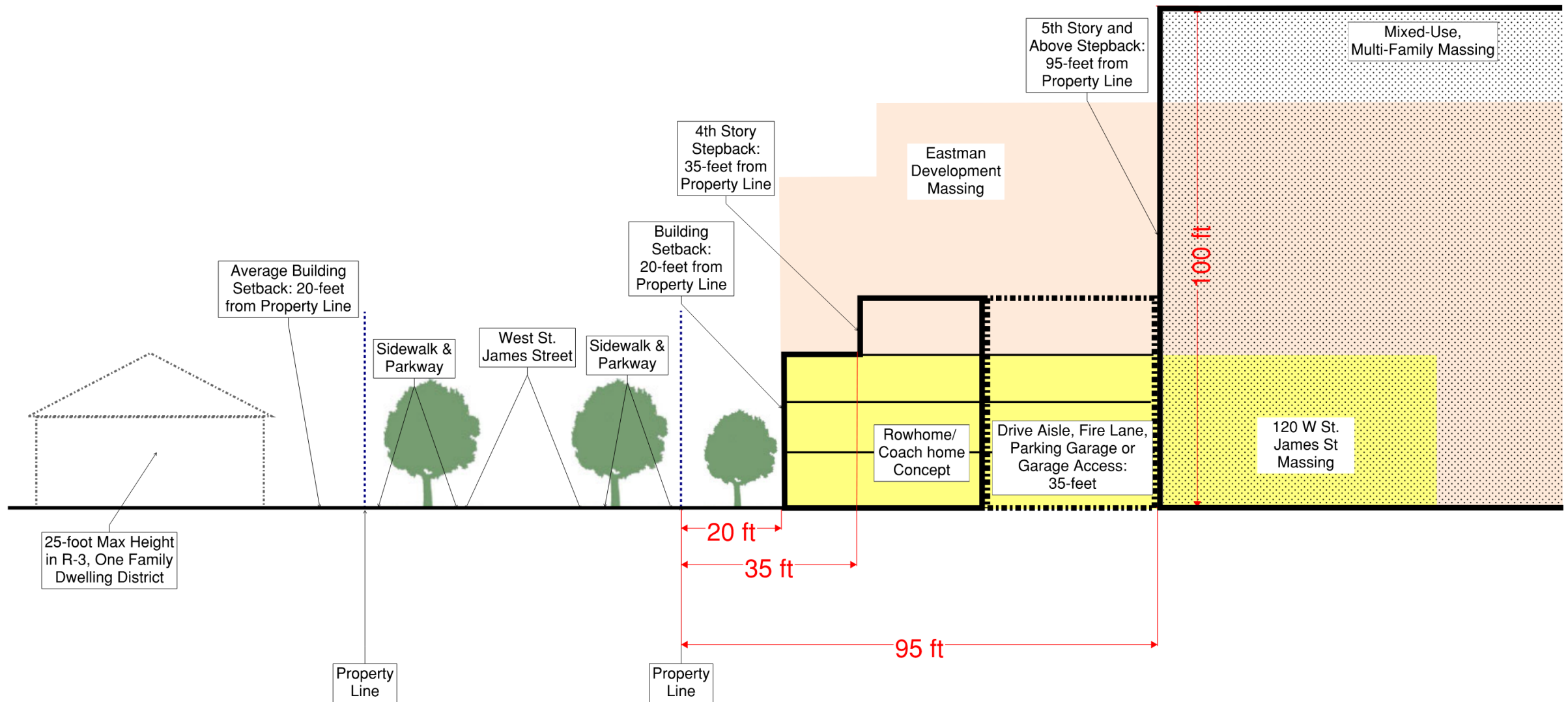
1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

Master Plan Recommendations (cont.)

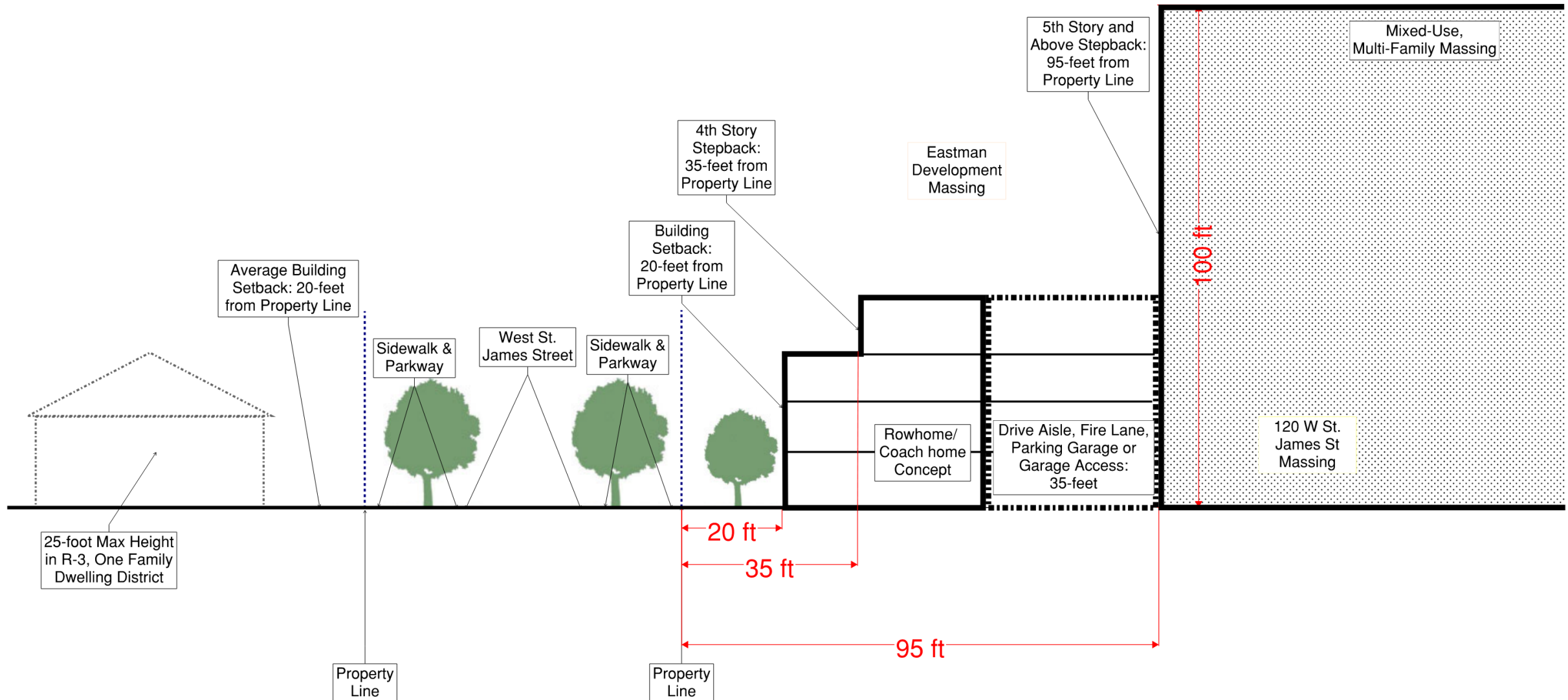
- Recommendation 7: Include focal points at the intersection of W. Northwest Highway and Highland Avenue & W. Northwest Highway and N. Chestnut Avenue. This area may include a plaza/green space as well as architectural elements on the building.
- Recommendation 8: Sidewalks on Highland Avenue and W. Northwest Highway shall meet downtown design standards.
- Recommendation 9: Cohesively develop the property as a unified block rather than in separate or phased pieces.
- Recommendation 10: Ideal redevelopment would include uses that activate the streetscape on W. Northwest Highway and Highland Avenue at W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.
- Recommendation 11: Accommodate all parking for all uses on-site in an aesthetically pleasing way. Parking for mixed-uses should be internalized within the building or underground and surface parking for commercial uses should be provided.



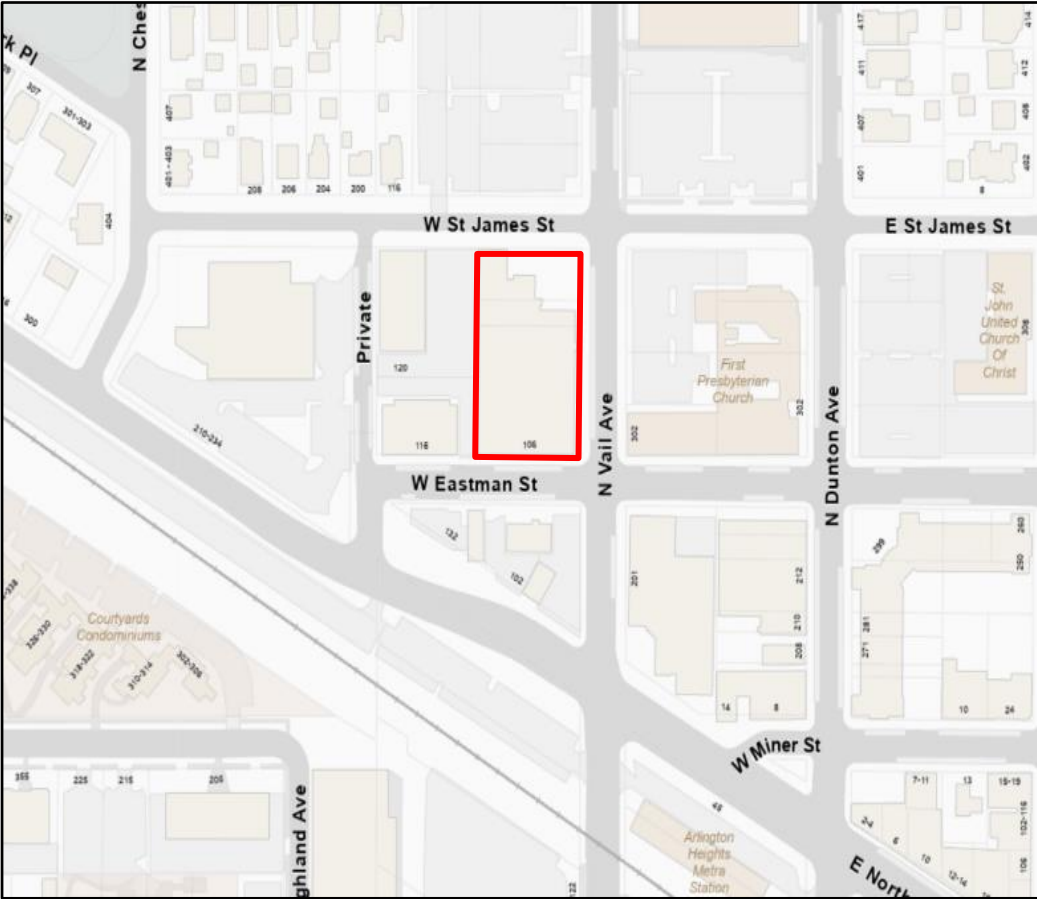
1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)



1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)



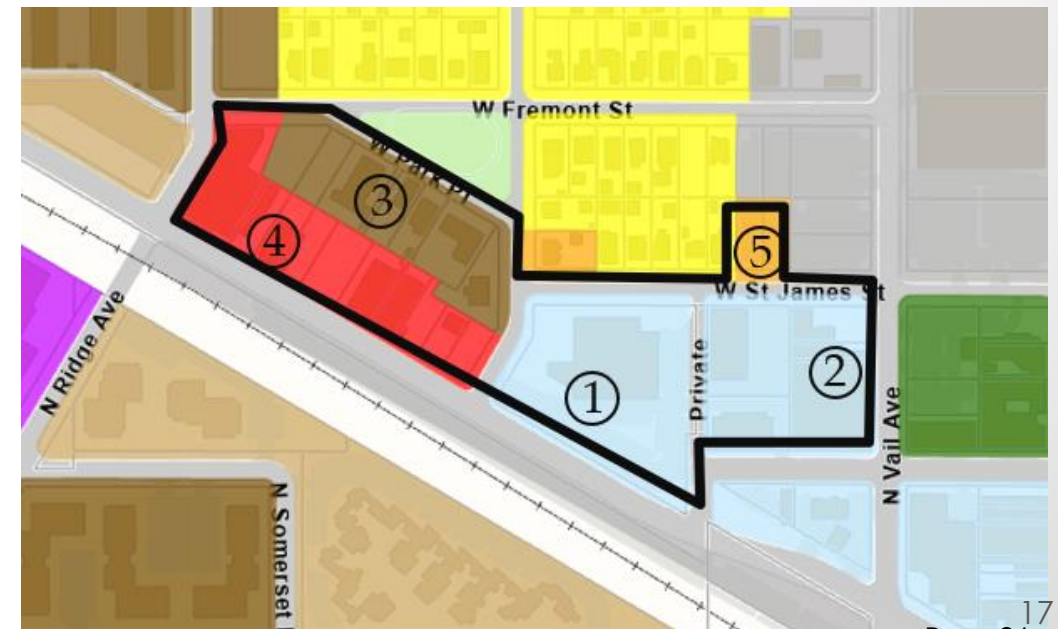
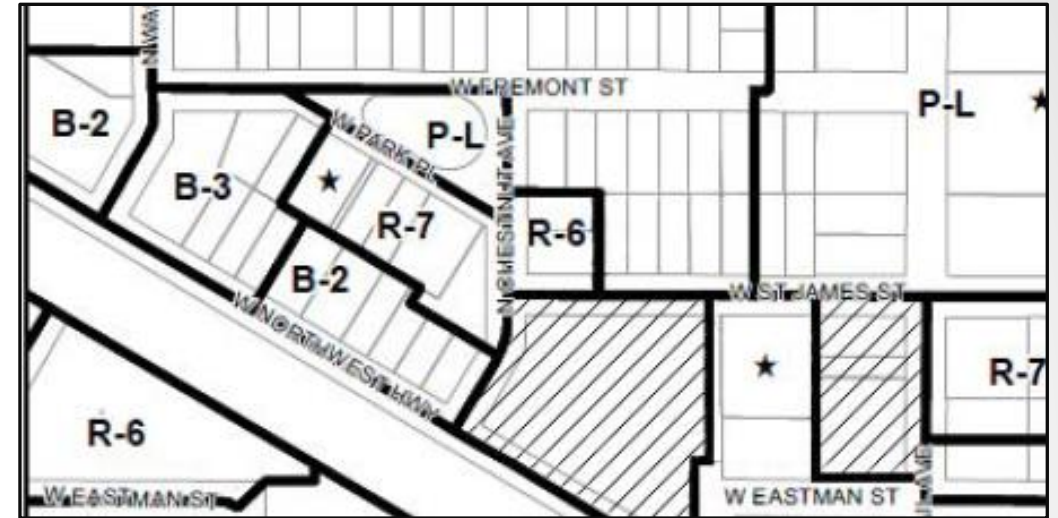
2A. AT&T Property – Block 316 (106 W. Eastman St)



2A. AT&T Property – Block 316 (106 W. Eastman St)

December 18, 2023 Recommendation:
Include this property in the proposed
“Red Flag” resolution for further study.

August 28th, 2024 Recommendation:
Amend the Downtown Master Plan
to include redevelopment standards
for the AT&T property at 106 W.
Eastman St.



2A. AT&T Property – Block 316 (106 W. Eastman St)

Master Plan Update Recommendations

- Recommendation 1: Building setbacks from W. St. James Street should be 10-foot minimum. Setbacks from N. Vail Avenue and W. Eastman Street shall comply with B-5 District standards.
- Recommendation 2: A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3: Limit building height to six stories or 77 feet maximum.
- Recommendation 4: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 5: Include a focal point areas at the northeast and southeast corners of the property. This can include a plaza/green space as well as architectural elements on the building.
- Recommendation 6: Sidewalks on N. Vail Avenue & W. Eastman Street shall meet downtown design standards.
- Recommendation 7: Ideal redevelopment would include uses that activate the streetscape on N. Vail Avenue and W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and uses such as residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour commercial operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.



2B. Eastman Property – Block 316 (116-120 W. Eastman St)

Master Plan Recommendations

- Recommendation 1: Building setback a minimum of 10' on the frontage of the property along W. St. James Street.
- Recommendation 2: A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3: Limit building height to six stories or 77 feet maximum.
- Recommendation 4: Restrict site access to ingress from W. Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 5: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 6: Cohesively develop the entire property rather than in separate or phased pieces.



3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.



3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.

December 18, 2023 Recommendation:

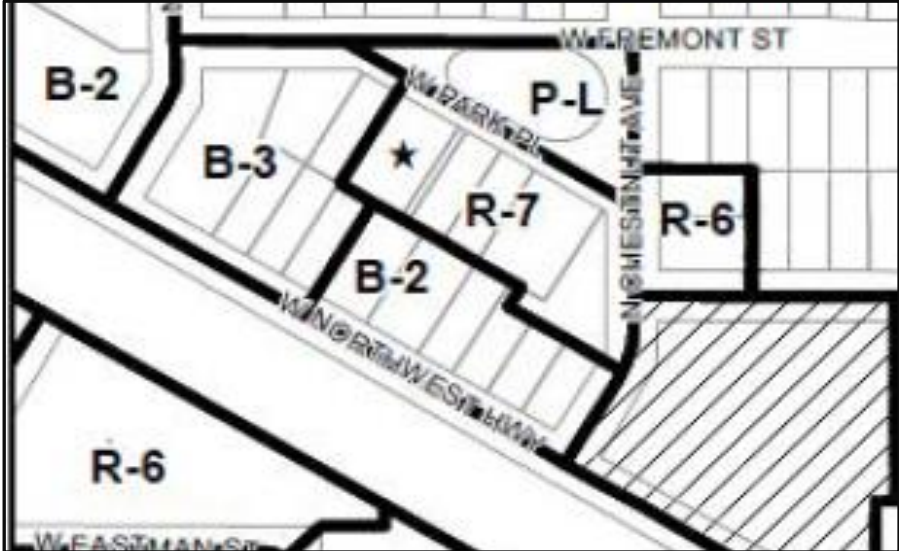
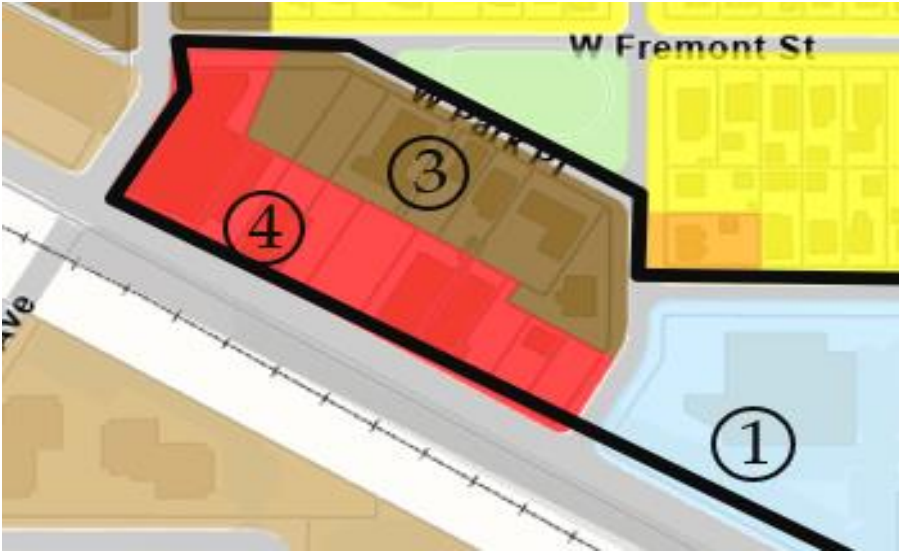
- Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family, and evaluate the potential impacts of rezoning from R-7 to R-6.

August 28th, 2024 Recommendation:

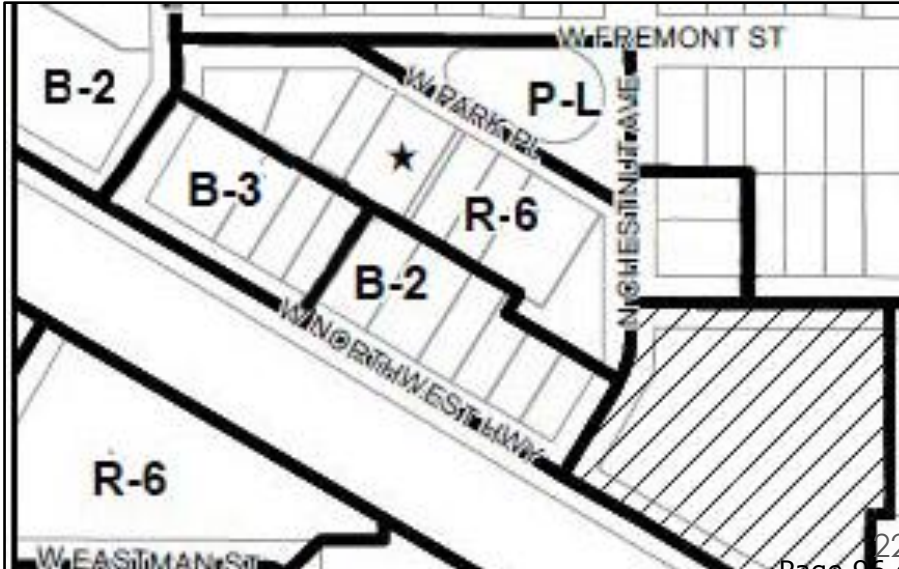
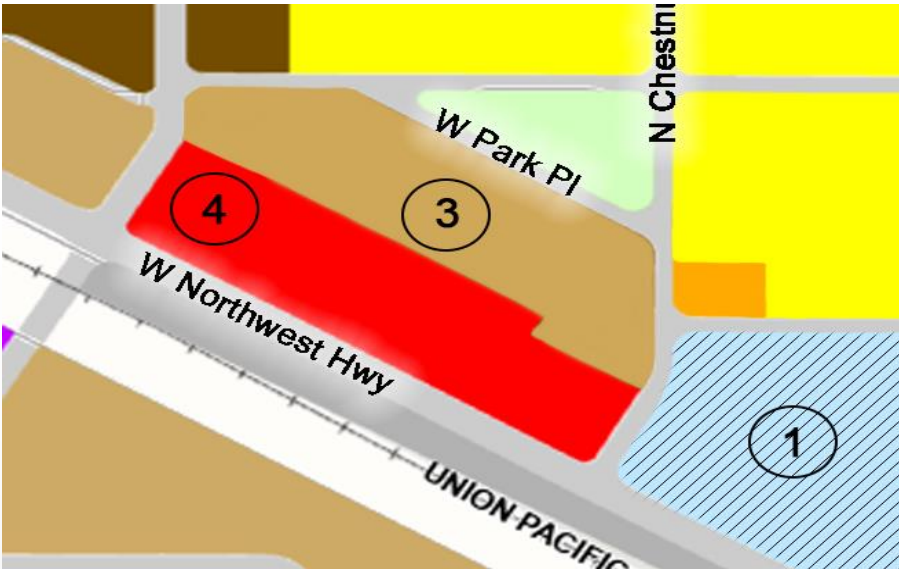
- **Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family.**
- **Evaluate rezoning the properties from R-7 to R-6.**

3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.

Existing



Proposed



4. 400-424 and 380 W. Northwest Hwy.

Northeast corner of Ridge/Walnut/Northwest Hwy.

400-424 W. Northwest Hwy.

View from Northwest Hwy.



380 W. Northwest Hwy.

View from Northwest Hwy..



4. 400-424 W. Northwest Hwy.

December 18, 2023 Recommendation:

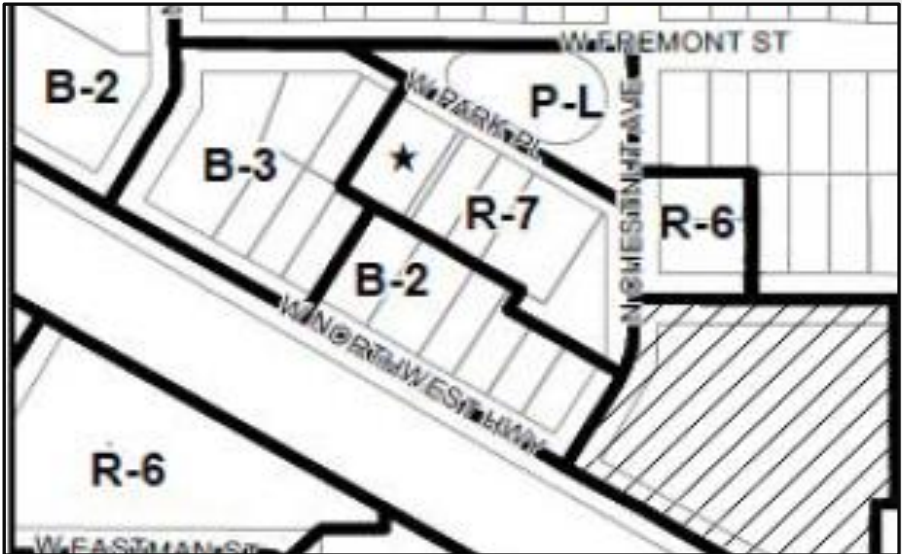
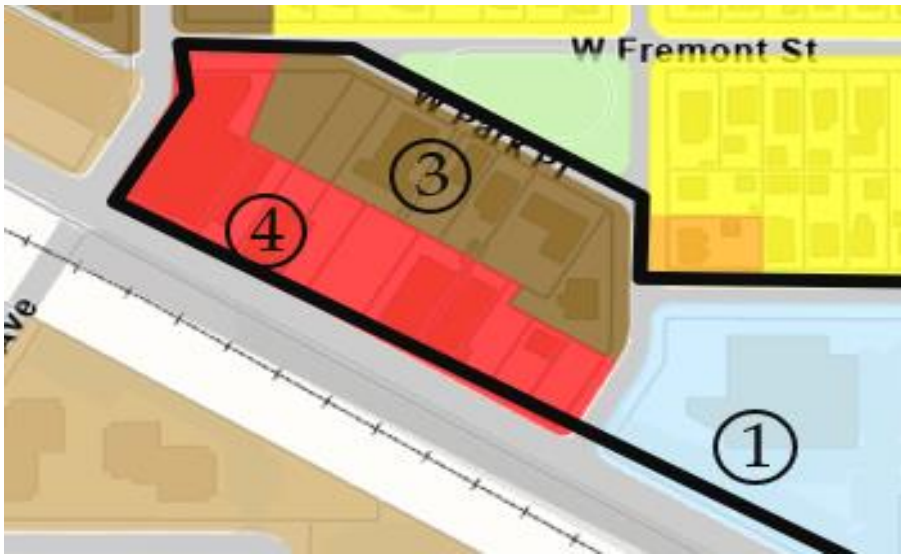
- Amend the Comprehensive Plan to change the back half of the property from commercial to moderate-density multi-family.
Evaluate rezoning of the property from B-3 to B-2.

August 28th, 2024 Recommendation:

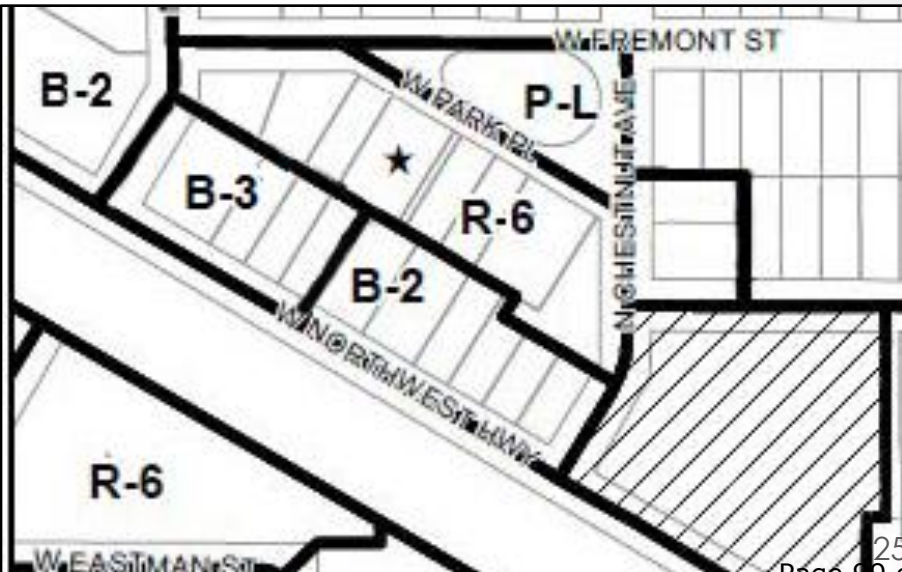
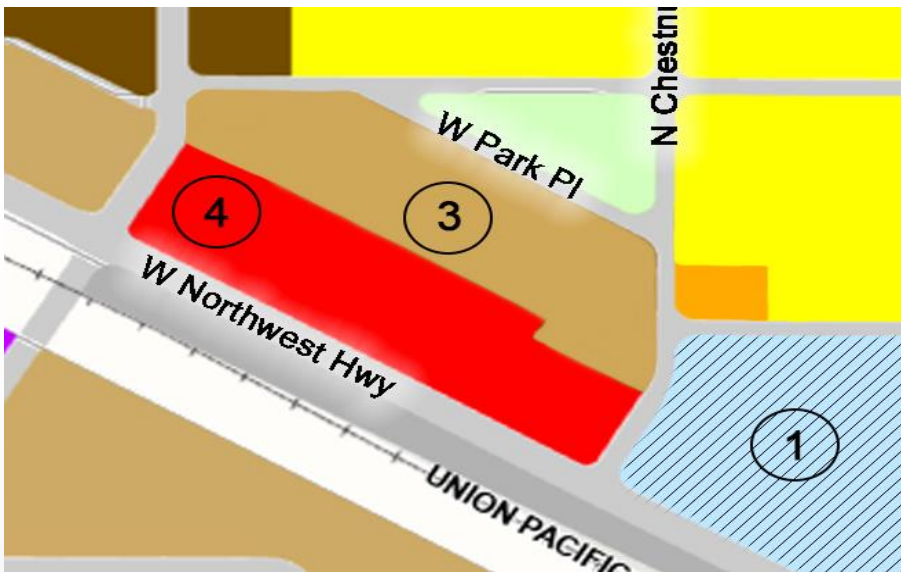
- **Amend the Comprehensive Plan to change the designation of the northern portion of 400 - 424 W. Northwest Hwy from commercial to moderate-density multi-family residential.**
- **Evaluate rezoning the properties from B-3 to B-2.**

4. 400-424 W. Northwest Hwy.

Existing



Proposed



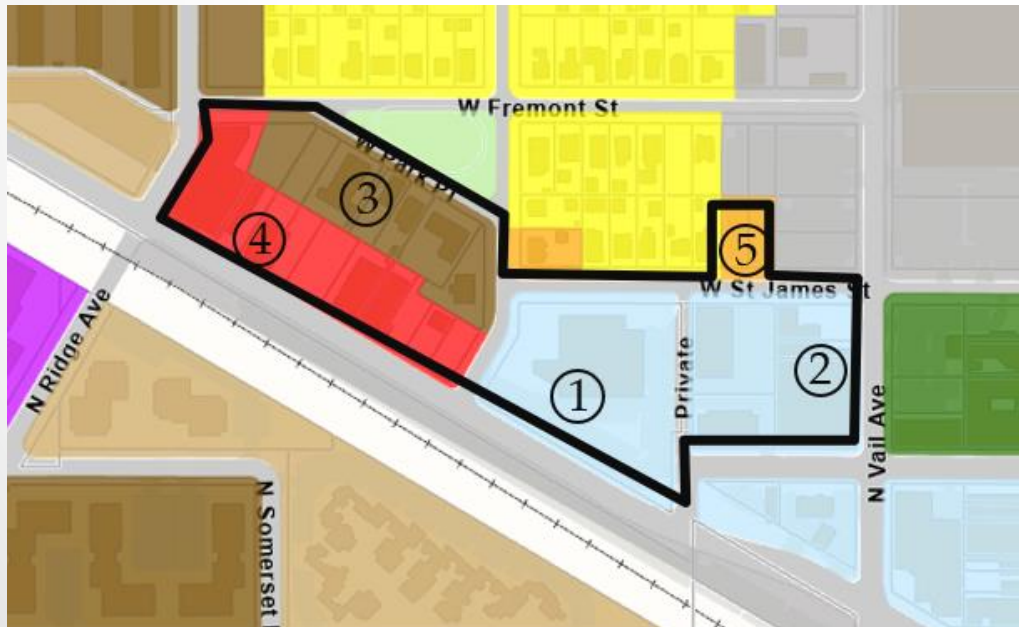
5. Village owned properties at Parking Lot S (110 & 112 W. St. James Street)

December 18, 2023 Recommendation: Modify the Comprehensive Plan from single family attached to Government or Institutional.

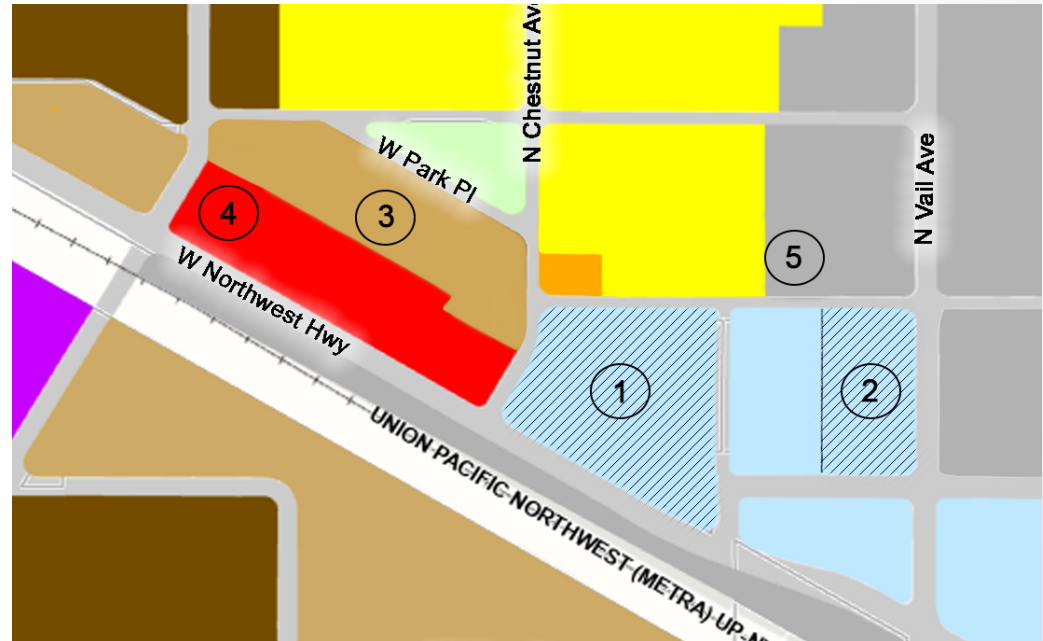
August 28th, 2024 Recommendation: Amend the Comprehensive Plan to change the designation from Single-Family Attached to Government.



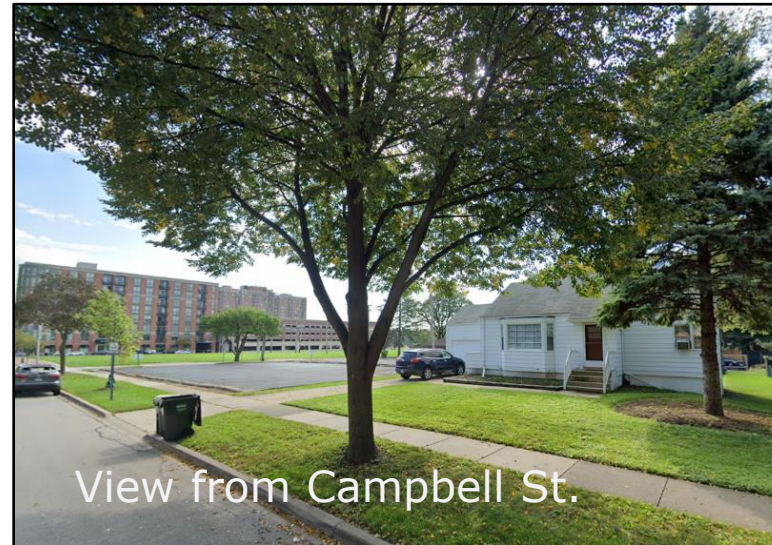
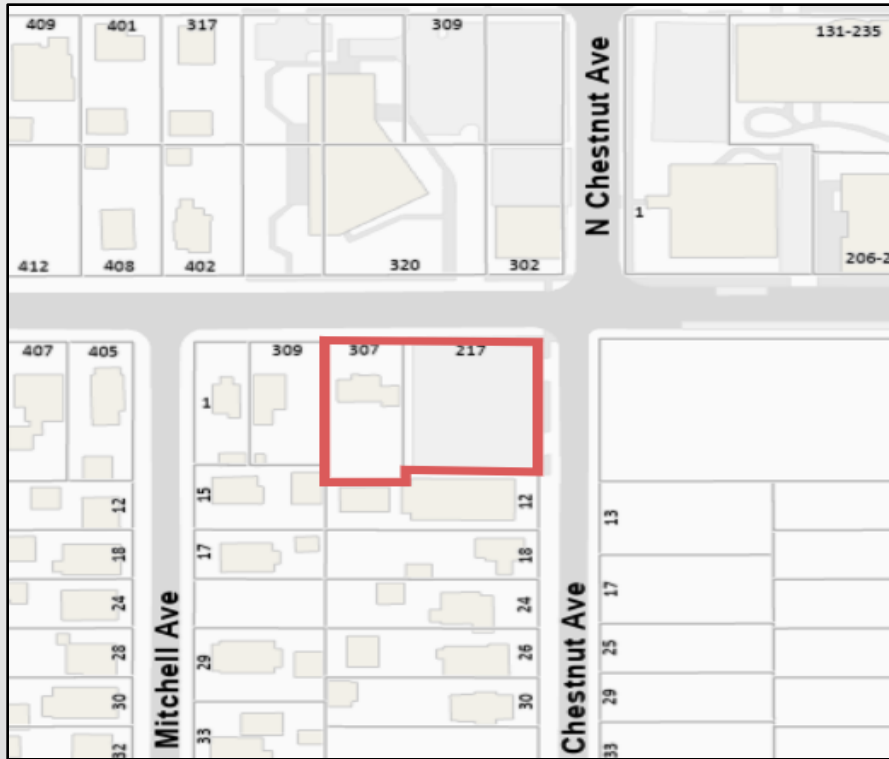
Existing Comprehensive Plan Map



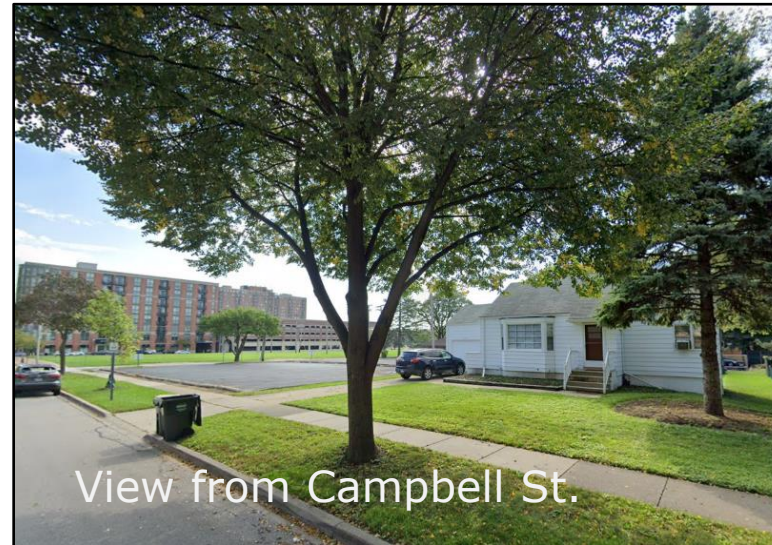
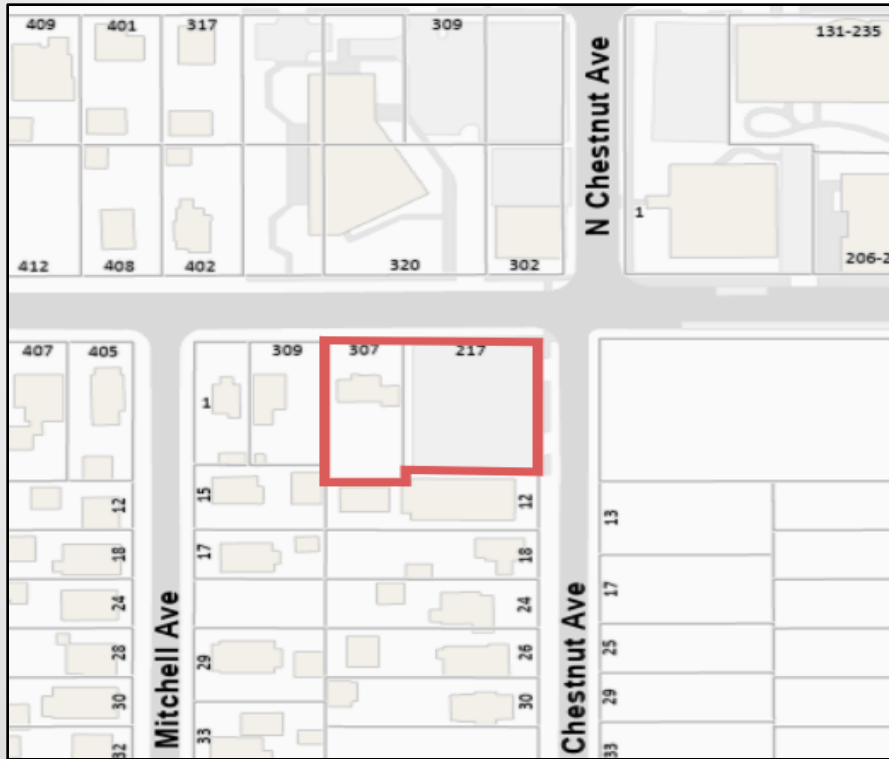
Proposed Comprehensive Plan Map



6. Properties located at the Southwest corner of Campbell St. and Chestnut Ave. (307 W. Campbell Street & 217 W. Campbell Street)



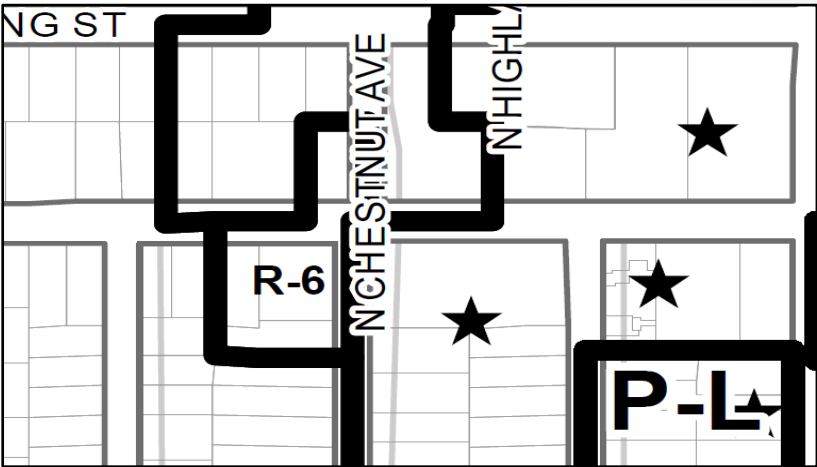
6. Properties located at the Southwest corner of Campbell St. and Chestnut Ave. (307 W. Campbell Street & 217 W. Campbell Street)



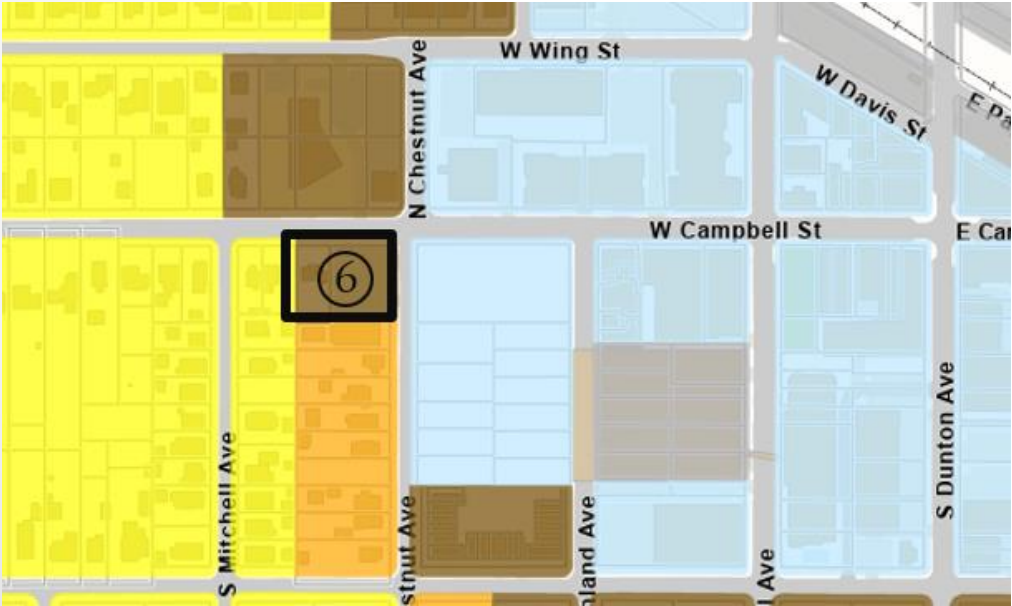
6. Properties located at the Southwest corner of Campbell St. and Chestnut Ave. (307 W. Campbell Street & 217 W. Campbell Street)

December 18, 2023 Recommendation: Modify the Comprehensive Plan from High-density Multi-Family to Moderate-Density Multi-Family.

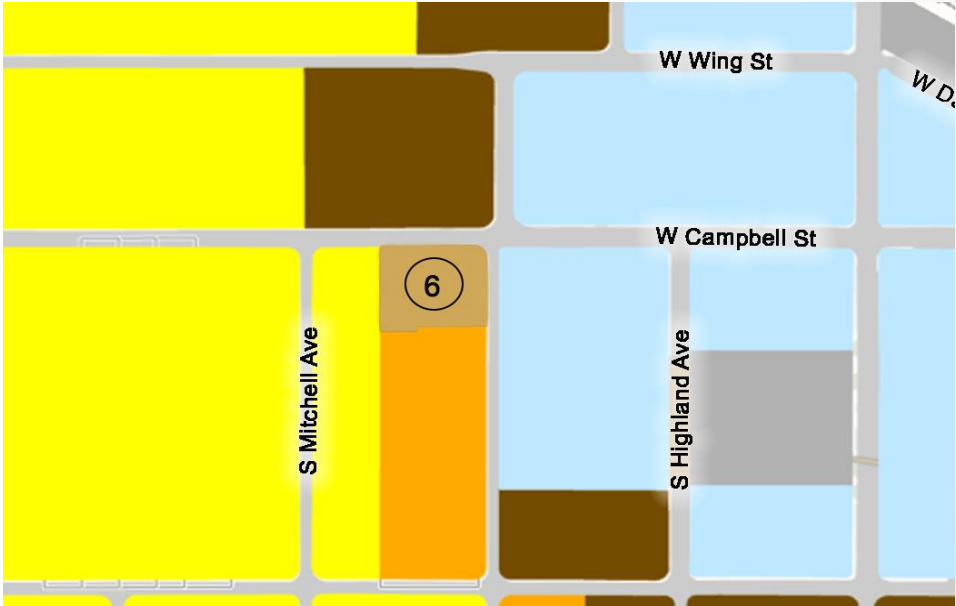
August 28th, 2024 Recommendation: Modify the Comprehensive Plan from High-density Multi-Family to Moderate-Density Multi-Family.



Existing Comprehensive Plan Map



Proposed Comprehensive Plan Map



Recommendations

- 1.** Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights, adopted on January 16, 2017 to include the following:
Section 6 – New page 32A, 32B, and 32C entitled Block 409 (234 W. Northwest Hwy), as illustrated in Slides 12, 13, and 14 of this presentation.
- 2A.** Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights, adopted on January 16, 2017 to include the following:
Section 6 – New page 32D entitled Block 316 (106 W. Eastman St), as illustrated on Slide 18 of this presentation.
- 2B.** Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights, adopted on January 16, 2017 to include the following:
Section 6 – New page 32E entitled Block 316 (116-120 W. Eastman St), as illustrated on Slide 19 of this presentation.

Recommendations

3. Amend the Comprehensive Plan Land Use Map to reclassify the six (6) subject properties located at 301-303 W. Park Place, 307 W. Park Place, 309 W. Park Place, 315 W. Park Place, and 402-404 N. Chestnut Avenue, from High Density Multi-Family to Moderate Density Multi-Family. The changes are illustrated on page 22 of this presentation.
4. **A)** Amend the Comprehensive Plan Land Use Map to reclassify portions of the subject property located at 400 - 424 W. Northwest Highway located on the south side of W. Park Place and N. Fremont Street, from High Density Multi-Family to Moderate Density Multi-Family. The changes are illustrated on page 25 of this presentation.
B) Amend the Comprehensive Plan Land use Map to reclassify a portion of the subject property at 400 - 424 W. 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 N. Walnut Avenue and W. Fremont Street with the southern limits of the reclassification defined by the rear lot lines of the adjacent resident properties to the east along W. Park Place. The changes are illustrated on page 25 of this presentation.
5. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 110 W. St. James Street and 112 W. St. James Street, from Single Family Attached classification to Government. The changes are illustrated on page 27 of this presentation.
6. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 307 W. Campbell Street and 217 W. Campbell Street, from High Density Multi-Family to Moderate Density Multi-Family. The changes are illustrated on
● page 29 of this presentation.