

Memorandum



To: Chairman Ennes and Members of the Plan Commission

CC: Randy Recklaus, Village Manager
All Department Heads

From: Sam Hubbard, Development Planner

Date: 4/5/2019

Re: PC #19-001: Arlington 425 – Plan Commission Hearing April 10, 2019

On March 27, 2019, the Arlington 425 project appeared before the Plan Commission for a public hearing, which resulted in a continuance of the application until the April 10th Plan Commission meeting to allow the petitioner additional time to address issues primarily related to parking, loading, and recommended conditions of approval.

On the afternoon of April 3rd, the petitioner submitted a revised application regarding many of the issues raised in the Village's 3rd round of review comments and items that were discussed at the March 27th Plan Commission hearing. All Village departments are currently in the process of reviewing the revised application material.

The petitioners revised submittal included the following:

- Revised architectural, civil, and landscape plans. One of the major changes has been the modification of the underground parking for the Chestnut building, which has reduced the total number of parking spaces within that parking garage from 84 to 58, and an expansion of the underground parking within the Highland building garage to increase the parking capacity from 460 spaces to 507 spaces. In total, the onsite parking has increase by 21 spaces for a total of 565 parking spaces.
- Response to 3rd round Village review comments, including a summary of conditions to which the petitioner objects and revised breakout of the unit mix and parking for each building.
- Parking Allocation and Management Plan prepared by Briarwood Management LLC.

Based on a preliminary review of the revised submittal, staff has prepared the following:

- Revised peak shared parking demand charts reflecting the newly proposed changes to the parking areas.

- Internal loading space exhibits presenting two alternatives for removing the two loading spaces proposed along Highland Avenue and relocating them within the interior of the site. The Staff Development Committee still believes that these loading spaces should be internal to the site.
- Conceptual design for the requested gateway sign at the southeast corner of Campbell Street and Chestnut Avenue. The Staff Development Committee is still recommending that the developer pay for and construct this sign (which will not require an easement since it will be within the public ROW). This design is consistent with what the developer of Arlington Towne Square paid for and installed when that development was built.

Recommendation:

Due to the significance of this project, which will have an important and lasting impact on downtown Arlington Heights, sufficient time is required to conduct a comprehensive and thorough review of the materials that were recently resubmitted. The Staff Development Committee is continuing to evaluate the revised submission, and further modifications will be required to the potential conditions of approval and further clarifications will be needed to the Parking Allocation and Management Plan. As such, the Staff Development Committee may not be in a position to make a recommendation on this project at the April 10th Plan Commission meeting and an additional continuance to the April 24th Plan Commission meeting may be necessary. Further updates will be provided at the Plan Commission hearing on April 10th.