

## Memorandum

To: Chairman Ennes and Members of the Plan Commission  
From: Bill Enright, Deputy Director Planning and Community Development  
Date: May 14, 2019  
Subject: South Arlington Heights Road Corridor – Overlay Zoning District

On April 16, 2018 the Village Board approved the South Arlington Heights Road Corridor Plan, which outlined a vision for future improvements along the corridor from I-90 north to Golf Road. Included in the Plan were several recommendations, one of which is to “develop (an) overlay zoning district with development standards and permitted uses specific to this corridor.” In addition, the Village amended the Comprehensive Plan for the east side of Arlington Heights Road from I-90 north to Seegers Road to ‘Mixed Use’ to facilitate redevelopment of several parcels.

On April 10, 2019 the Ordinance Review Committee met to discuss the proposed Overlay Zone and recommended moving forward with the proposal. The minutes of the meeting are included in this packet.

One area designated for redevelopment includes approximately 17 acres at the southeast corner of Arlington Heights Road and Algonquin Road. The properties are currently zoned either B-3 commercial or M-2 manufacturing (see Exhibit A). In order to facilitate mixed use redevelopment of this area consistent with the Mixed Use designation on the Comprehensive Plan, the Village should establish an overlay zone for these parcels to allow for high density residential and commercial land uses. Since the M-2 zoning does not allow residential uses, the parcels currently zoned M-2 would need to be rezoned to commercial as part of a Planned Unit Development. The overlay zone then would allow for densities similar to downtown Arlington Heights, among other development standards outlined on page 2.

Key Development standards for this site were outlined in the Corridor Plan as follows:

- *Mixed Use commercial, restaurants, retail, hotel, residential, and entertainment uses;*
- *High density up to 10 to 12 floors, however the previously approved STAR Line Master Plan called for up to 25 floors with transit options;*
- *Consolidate access points;*
- *Move sidewalks 8 to 10 feet off roadways and create landscaped parkways;*
- *Key access at Tonne Road and Algonquin Road;*
- *Create focal points at corners of site.*

## Proposed Text Amendments to Chapter 28

### South Arlington Heights Road Overlay Zone

Section 28-5.1-21 Overlay Zoning District - South Arlington Heights Road. The purpose of the overlay zoning district is to implement the goals of the South Arlington Heights Road Corridor Plan by establishing guidelines specific to the corridor area. The following conditions of use shall supplement the underlying zoning for the area, but supersede the underlying zoning where different.

Section 5.1-21.1 Conditions of Use:

**a. Height: 200 feet (20 floors)**

*Note: Downtown allows 140 feet; Arlington Downs PUD originally approved for a 19 floor residential development; STAR Line Master Plan called for up to 25 floors; all development subject to a PUD to evaluate parking, traffic, design, etc.*

**b. Parking Lot Setback: 15 feet from public right of way**

**c. Sidewalks along major arterials: Setback 8 to 10 feet from curb**

*Note: Allows for landscaped parkways to separate pedestrians from high volume arterial roadways to enhance pedestrian experience.*

**d. Building Setbacks: 3 floors and less: 15 feet;**

**over 3 floors: 50 feet**

**e. Parking: Studio: 1.0 parking spaces per unit**

**1 BR: 1.5 parking spaces per unit**

**2 BR+: 2.0 parking spaces per unit**

*Note: Development trends towards smaller single person households and less vehicles per household for multi family development. Code requires 2.0 per unit, no matter the unit size. This overlay requirement more in line with actual demand.*

**f. Density: studio: 250 sf of land per dwelling unit**

**1 BR: 300 sf of land per dwelling unit**

**2 BR: + 400sf of land per dwelling unit**

*Note: Downtown requires 300 sf of land per unit for both 1 bedroom units and studios, this overlay would require slightly less land area per unit for the studio units. The 2 bedroom and over is the same as downtown.*

**g. Prohibited Uses: motor vehicle repair, auto/motor vehicle sales; pawn shops, currency exchanges; second hand stores.**

*Note: Certain uses are not desired in this primary entry corridor into the Village.*

**h. Planned Unit Development Required**

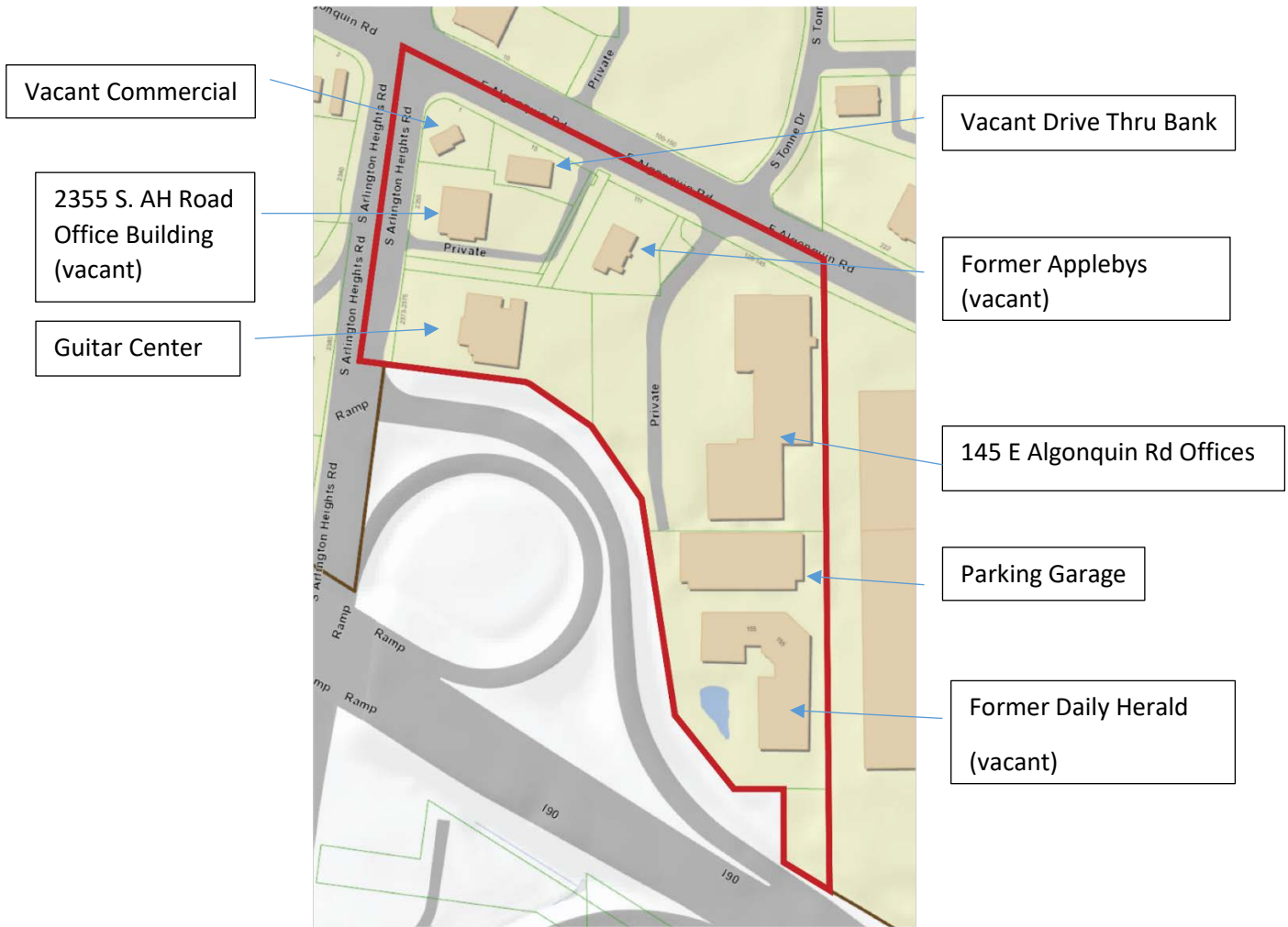
*Note: a PUD shall be required for all development in the overlay to address site planning, parking and traffic, architecture/design, conditions of approval, among other items reviewed with a PUD.*

**i. First Floor commercial required for buildings that front Algonquin Road and Arlington Heights Road frontage.**

**j. Building Lot Coverage: 75%**

**k. Development should include sustainable development features such as but not limited to, permeable pavers, green rooftops, electric charging stations, energy efficient building products, bioswales, solar energy.**

Proposed Overlay Zoning District



## Exhibit A – Current Zoning

Red: B-3 General Service, Wholesale and Motor Vehicle District

Purple: M-2 Limited Heavy Manufacturing District

