

Modified conditions of Approval:

Conditions of approval recommended by the Plan Commission

New Conditions of approval recommended by the Staff Development Committee are shown in GREEN

Conditions that have been satisfied and can be deleted are shown in ~~RED STRIKE THRU~~

1. Final Plat of Subdivision approval shall be required.
2. Impact fees in accordance with Chapter 29 of the Municipal Code shall be required for each unit within the development.
3. The Applicant is responsible to ensure that the subject property is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Village Code, being the Village's Inclusionary Zoning Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:
 - A. Providing in perpetuity, at a minimum, two actual on-site affordable one-bedroom units and two actual on-site affordable two-bedroom units within the development, which units shall be in compliance with Section 7-1707(B)(3) of the Village Code;
 - B. Ensuring compliance with all other provisions of the Inclusionary Zoning Ordinance and Inclusionary Housing Guidelines as applicable;
 - C. The developer shall submit a request for residency and local working preferences to HUD and IHDA in order to seek approval to incorporate Arlington Heights' Inclusionary Housing Ordinance tenant preferences in the tenant selection plan for this development consistent with their regulations; and
 - D. Even if not required, for any units the developer is making available as affordable, that the developer will make reasonable efforts to make those affordable units available according to the tenant preference in the Inclusionary Housing Guidelines (i.e. not only shall the four Village required affordable units be rented according to the tenant preferences in the Inclusionary Housing Guidelines but the developer shall make reasonable efforts to lease the remaining 36 affordable units to preferred tenants as outlined in the Inclusionary Housing Guidelines).
4. Compliance with the May 11, 2021 Design Commission motion shall be required.
 - A. A requirement to remove the 3 blue panels and replace them with the material surrounding it.
 - B. A requirement to continue the brick at the southwest corner on the third floor, per the May 7, 2021 elevation.
 - C. A requirement to incorporate the white 4-inch wide trim at the windows within the blue colored fiber cement panel elevations, per the May 7, 2021 elevations.
 - D. A requirement that the metal colors for the doors and the louvers match the material that is adjacent to them, and that the actual samples be re-submitted, along with the actual materials for the fiber cement panel and the brick, for staff to review and approve based on the commissioners' requirement to match the colors.
 - E. A requirement to remove the white backing on the canopy address at the entrance, and only have the colored fiber cement along with singular letters that would be a proper contrast to meet fire department regulations.
 - F. A requirement to submit material samples for the fiber cement siding panel colors for staff review and approval.
 - G. All signage is required to comply with chapter 30 sign code, or seek variations.

5. At time of Final Plat of Subdivision, the Petitioner shall provide additional details on the light fixtures as well as a revised photometric plan that conforms to all code requirements for review and approval by Staff.
- ~~6. Prior to appearing before the Village Board, the Petitioner shall hold another community meeting with advertisement and invitations to all property owners within 750 feet of the subject property.~~
6. Property owner shall provide an onsite property manager or maintenance supervisor, Monday through Friday during business hours, approximately 9am to 5pm and provide emergency contact for non-business hours.
7. The property owner shall provide one onsite residential unit on the subject property for occupancy by either a property manager or maintenance supervisor in order to provide an extra set of eyes for community watch and contact for the residents, unless otherwise prohibited by IHDA. Property owner shall ensure that the property is appropriately staffed at all times.
8. The subject property shall be constructed in substantial conformance with the Security Plan dated 8/31/21 and attached as part of this Ordinance.
9. The subject property shall be operated in substantial conformance with the initial Tenant Selection Plan dated as revised 2/2021 (subject to IDHA final approval) and attached as part of this Ordinance. The maximum occupancy as outlined in the plan shall be restricted to no more than two individuals per bedroom.
10. In the event that future traffic warrants are met for any traffic improvements to the intersection of Rand Road and Chestnut Avenue, the subject property owner shall contribute their pro rata share or 10% whichever is greater, of the costs for any such warrant study, design, and construction of improvements to this intersection.
11. The property owner shall implement any driveway modifications if determined necessary by the Village.
12. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.