

May 18, 2021

PROPOSED “CRESCENT PLACE”
FAMILY APARTMENT DEVELOPMENT
310 W Rand Road, Arlington Heights

Developers: Housing Trust Group & Turnstone Development



GENERAL PROJECT & COMPREHENSIVE PLAN
MODIFICATION NARRATIVE

The proposed affordable-housing development at 310 W Rand Road (Crescent Place) will include a new-construction, Four (4) story, multifamily building with approximately 45,000 square feet and containing forty (40) units. The project will provide eighty (80) surface parking spaces (2 spaces per unit). The main entry and community space portion of the building is situated to interface with Rand Road. This element will be (3) three stories in height. The currently vacant site is situated between the existing Arlington Plaza commercial center to the south and the four-story Stonebridge Apartments development to the north.

The proposed unit mix consists of twenty (20) one-bedroom / one-bathroom units and twenty (20) two-bedroom / two-bathroom units. The units designed to be 15% larger than the Illinois Housing Development Authority (IHDA) minimum standards. Consistent with the intent of Arlington Heights Inclusionary Housing Guidelines, Crescent Place is designated to serve families with units set-aside for both families earning 60% AMI or below and for families earning 30% AMI or below.

Crescent Place will include several communal amenity spaces to promote resident interaction and engagement. Interior community spaces include: fitness center, community room, library, computer café, open lobby, individual tenant storage, and secure bicycle storage. Exterior amenities are scheduled to include: weather protection covered entries; community patio; outdoor bicycle storage; and resident garden plots.

The development partnership team consists of: Housing Trust Group (HTG) – a Florida based organization with over 40 years of history and over three dozen affordable communities located primarily in the southeast United States and Arizona; and Turnstone Development – an Illinois-based not-for-profit organization dedicated to providing affordable housing opportunities, either independently or in partnership with other developers, to Illinois residents with about two dozen existing developments in the immediate Chicagoland area.

It is requested to rezone the property from its existing combination of R-6 (Residential) and B-2 (Commercial) to be R-6 (Multi-family Housing) in its entirety. A Plat of Consolidation is proposed to unite the two existing parcels into a single lot of record. It is also requested that the Current Village Comprehensive Plan and Map (2015) be modified over the portion currently depicted for commercial to medium density residential over the total lot area.

The proposed property manager is Carefree Management who manages numerous affordable housing developments in the Chicagoland Area. The specific property management team for Crescent Place will include a full-time property manager and a maintenance supervisor. A leasing agent will be employed the first year after the project is completed in order to ensure thorough background, credit and other financial checks are conducted while maintaining the highest level of compliance necessary for IHDA and the multiple private financial investors. The building will also utilize key-fob readers at all entry doors and have security cameras throughout. The asset manager and corporate staff will visit the property once a month to ensure cleanliness, safety, and compliance.

Comprehensive Plan:

Fronting on Rand Road, the Crescent Place site area is located within Corridor “D” (Rand Road: Hintz to Oakton) as defined within the current Village Comprehensive Plan. The site area, while formerly a restaurant location, is immediately adjacent to the Stonebridge Apartments development and isolated from nearby commercial properties to the south and east by a ComEd transfer station facility and power service lines. Crescent Place, as a moderate density multiple family residential proposal, provides a transitional use that offers to meet several of the goals and policies outlined in the Village Comprehensive Plan:

- Redevelopment Plans:
 - To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening. (Objective 2)
- General Planning Goals
 - To create a flexible plan which will reflect changing conditions (Goal #4)
 - To promote affordable housing for various income levels and housing types (Goal #9)

- Land Use Goals
 - Incompatible zoning should be avoided (Goal #4)
 - Future growth should be accommodated and encouraged through a redevelopment program in selected priority areas as identified in the Comprehensive Planning Program (Goal #7)
- Population & Housing Goals
 - To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units (Policy #4)
 - To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing (Policy #6)
- Sustainability
 - The building and site design will be consistent with a number of energy and environmental green building practices outlined in the "Sustainability" section of the Comprehensive Plan. These are planned to include: commitment to achieve National Green Building (NGB) Bronze Level status; use of locally native seed mix in detention/bioswale/volume control areas; majority percentage of locally obtained/native species planting materials; retaining of a number of existing, healthy mature trees on the subject property; minimization of impervious surfacing via design of parking with vehicle overhangs to reduce overall stormwater run-off surface area; "Energy Star" rated appliances, exhaust systems, and light fixtures throughout building; energy and water efficient plumbing fixtures in all units; communal garden area; separate waste chute for recyclable materials; plastic bag collection containers on each floor; third party testing and inspection for compliance with applied energy efficient standards during construction.

CRESCENT PLACE Proposed Family-Housing Apartment Facility

310 W Rand Road, Arlington Heights, IL

June 3, 2021

GW #DD57

GENERAL SITE AND ZONING DATA

<u>ZONING:</u>	Existing:	Parcel 1	General Business	B-2
		Parcel 2	Multi-Family Resid	R-6
	Proposed:	Entire Site Area	Multi-Family Resid	R-6
<u>SITE AREA:</u>	Required:			N/A (See "Density")
	Actual:	Parcel 1	1.977 Acre	86,120 SF (net)
		Parcel 2	<u>0.345 Acre</u>	<u>15,047 SF</u>
		Total:	2.322 Acres	101,167 SF
<u>PROPOSED USE</u>	Permitted		Under R-6 Zoning	Multi-Family Resid
	Proposed			Multi-Family Resid
<u>EXISTING SURROUNDING USES</u>	North (R-6)	Multi-Family	South (B-2)	Powerlines & Commercial
	East (R-1)	Utility (ComEd)	West (R-6 & I)	Townhomes/Memory Care
<u>LOT WIDTH</u>		Minimum:		N/A
		Existing	N-S at Parcel 1	150'
<u>BUILDING HEIGHT:</u>	Permitted		4-stories	50'
	Proposed		4-stories	45' (+/-) to roof
<u>COVERAGE:</u>	Impervious	Permitted	50% max	50,583 SF
		Proposed	49.80%	50,375 SF
	Buildings	Permitted	35%	34,408 SF
		Proposed	11.76%	11,900 SF
<u>DENSITY</u>	Permitted	(for 1 & 2 Bedrooms)	101,167 / 2,500	40 DU
	Proposed	(1 & 2 Bedrooms only)		40 DU
<u>FLOOR AREA RATIO</u>	Permitted	151,750 SF (150%)	Proposed	45,500 SF (30%)
<u>DWELLING UNIT FLOOR AREA</u>		1-Bdrm DU	600 SF min Required	635 SF Proposed
		2-Bdrm DU	750 SF min Required	845 SF Proposed
<u>YARDS:</u>	Front Yard:	Rand Road	Required	25' min
			Proposed	95' (min) (Building)
	Corner Side:	Chestnut	Required	20' min
			Proposed	20' min (Bldg & parking)
	Side	South side of site	Required	17.9' (10% of site)
			Proposed	65' min (Building)
			Proposed	10' min (Parking)
	Rear:	East Side of site	Required	30' min
			Proposed	220' min (Building)
			Proposed	30' (+/-) (Parking)
<u>PARKING:</u>	Required:		2.0 spaces / DU	80 spaces
	Proposed:	Senior Housing	2.0 spaces / DU	80 spaces
<u>LOADING</u>	Required	Residential	10'x35' min	1 stall
	Proposed		10'x35' min	1 stall