
MEMORANDUM

To: Chairman Lorenzini and Members of the Plan Commission

From: Latika Bhide, Development Planner

Date: August 8, 2014

Re: Parkview Apartments; PC #14-013, Continued Public Hearing August 13, 2014

On July 9, 2014, the petitioner Parkview Dunton LLC, appeared before the Plan Commission to seek approval of a Preliminary Planned Unit Development to allow the construction of a 7-story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 54 interior parking spaces. Several issues were discussed at the Plan Commission meeting. The Commission continued the request to the August 13 meeting to allow the petitioner to address these issues prior to making a recommendation to the Village Board.

In response to the comments at the July 9 meeting, the petitioner has modified their plans to place mechanicals underground, thus creating six additional parking spaces at grade for guests and increasing the total on-site parking for the project to 60 spaces. In addition, Staff has agreed to make available an additional 15 spaces for residents in the Vail parking garage. The revised plans are attached. Additionally, KLOA, the traffic consultants for the project have provided an updated parking evaluation. A copy of the report is enclosed.

Below is a summary of the significant issues that were discussed at the Plan Commission meeting:

- Additional Commercial Space: Approximately 1254 square feet of commercial space has been provided within this project. The developer and Village Staff are in agreement to provide 1,254 square feet commercial space. At the Plan Commission meeting there was discussion regarding the viability of this commercial space. For the Commissions reference, Staff completed an analysis of Downtown spaces in July 2014. There are currently 187 first-floor spaces in the B-5 zoning district, encompassing an estimated total of 481,205 square feet. Of these 187 spaces, 80 spaces range from 300 square feet to 1300 square feet or smaller totaling an estimated 68,996 square feet. The petitioner has also indicated that they are working with a retail advisor who has confirmed that the commercial space provided in this development is appropriate for a number of potential users.

Note: The petitioner has provided an alternative to the plan that eliminates the retail space and replaces it with three additional parking spaces; although given the additional 6 spaces that have been provided on-site and the 15 spaces in the Vail garage, it is not necessary to provide 3 additional spaces.

- Parking: Per Chapter 28, Zoning Regulations, based on the bedroom mix, 54 parking spaces are required for this development. The original plan as proposed had a total of 54 parking spaces, thereby meeting code. However, there was discussion at the Plan Commission meeting regarding the adequacy of the number of parking spaces provided for the residents as well as the lack of guest parking spaces. To address these concerns, the petitioner redesigned the project to locate mechanicals underground, thus creating six guest parking spaces at grade and increasing the total parking for the project to 60 spaces. The petitioner has also committed one of its parking spaces to a car share company to be used by all residents of the project. Guest parking can be accommodated within the development with the added parking and in the Village's Vail and Evergreen garages per the overnight guest permit. Daytime guest/patron parking is available via the on-street parking (two-hour parking) and on the first

floor of the North parking garage (four-hour parking). Over 100 parking spaces (both two-hour and four-hour parking) are provided within one to two blocks of the development. In addition, the Village shall make available, if necessary, up to 15 parking permits within the Vail garage for residents of this development. The petitioner's traffic consultant, KLOA, has provided an updated report (attached) and conclude that given the transit oriented characteristic of this development, the provided parking spaces will meet the peak demand of the residents of this development.

- Loading for move-ins and deliveries: After the initial move-ins, the development is anticipated to have five to six move-in/move-outs per year. The petitioner has indicated that these activities are scheduled and coordinated with the building management. Loading for move-ins and move-outs can happen by blocking off on-street parking spaces with cones with prior approval of staff.
- Information on costs to dig deeper for more parking: The petitioner has indicated that adding a full basement to the proposed development would add an additional estimated \$1.8 million to the project cost. This does not include any premium for contaminated soils beyond the current budget. The petitioner has indicated that the project cannot absorb these additional costs. However, as indicated, a partial basement for mechanicals will be provided.
- Information on future requirements of the IEPA: The petitioner has indicated that the site is subject to a No Further Remediation (NFR) letter issued by the Illinois Environmental Protection Agency (IEPA) after appropriate cleanup and encapsulation activity. They have also indicated that they will be working with an environmental consultant to ensure that the conditions of the existing NFR and any environmental issues that arise in connection with the development are addressed in full compliance with IEPA standards and regulations

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Preliminary Planned Unit Development to allow the construction of a 7-story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 60 interior parking spaces, subject to the following:

General Conditions:

1. This approval shall include the 1,254 square feet of commercial space located on first/ground floor.
2. The southernmost window, along Dunton Street, proposed for the retail space should be vision glass and not spandrel glass.
3. Seven (7) units are to be maintained as affordable in perpetuity under the Village's affordable rental housing guidelines consistent with the Housing Commission recommendation. An additional 12 affordable units may be provided subject to the recommendations in the Housing Commission motion dated August 5, 2014.
4. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
5. An additional shade tree (Honeylocust) shall be provided on Dunton Avenue near the intersection between the crosswalk and the existing light pole.
6. Future merchants/tenants commercial/retail tenant spaces shall procure permits from the Village for employee parking in the public parking garage.
7. The Village shall make available, if necessary, up to 15 parking permits within the Vail garage for residents of this development.
8. Delivery/loading operations shall be restricted as follows: *Retail stores*, 7:00 AM to 3:00 PM, Monday through Saturday with no deliveries on Sunday; and the residential, 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 2:00 PM on Saturday with no deliveries on Sunday.

9. The developer shall obtain staff approval of temporary designation of parking spaces on Eastman Street for move-ins and move-outs.

Prior to Final PUD

10. Prior to Final Planned Unit Development approval, the Petitioner shall pay a fee in lieu of on-site detention, pursuant to the standards established by the Village of Arlington Heights.
11. The Petitioner shall continue to work with the Village to develop an acceptable final construction schedule including a development-phasing plan that includes the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations, to be determined by the Village.

Prior to Building Permit

12. Prior to the issuance of a building permit, the Petitioner shall provide a copy of the remediation plan approved by the Illinois Environmental Protection Agency (IEPA).
13. The Petitioner must provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.
14. Overhead utilities must be buried unless Comed deems that it is not feasible. In addition, all generators, transformers, switch gears, gas and electric meters, etc., shall be fully screened.
15. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the developer shall make cash contribution in lieu of land for school, park, and library districts.
16. The Petitioner shall comply with all conditions outlined in the May 27, 2014 Design Commission motion.
17. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.