

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: ARLINGTON GATEWAY DEVELOPMENT/PHASE I - 1, 15, 111 EAST
 ALGONQUIN ROAD, 2355 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-012
 PLANNED UNIT DEVELOPMENT FOR MIXED-USE DEVELOPMENT, REZONING
 FROM THE B-3, GENERAL SERVICE, WHOLESALE, AND MOTOR VEHICLE
 DISTRICT TO THE B-2, GENERAL BUSINESS DISTRICT, PRELIMINARY PLAT OF
 SUBDIVISION APPROVAL TO CONSOLIDATE INTO ONE LOT, AND VARIATIONS
 FROM CHAPTER 28 MUNICIPAL CODE

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 29th day of November, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Vice Chairperson
 LYNN JENSEN
 JOE LORENZINI
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
 CHARLES WITHERINGTON-PERKINS, Director Planning & Community Development

VICE CHAIRPERSON WARSKOW: All right, I am going to call the Plan Commission meeting to order for November 29th, 2023. If we'd all please stand and say the Pledge?

(Pledge of Allegiance recited.)

VICE CHAIRPERSON WARSKOW: Great.

Sam, can we have a roll call please?

MR. HUBBARD: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Vice Chair Warskow.

VICE CHAIRPERSON WARSKOW: Here.

MR. HUBBARD: And Chair Dawson.

(No response.)

VICE CHAIRPERSON WARSKOW: All right, next on the agenda is approval of the minutes from the prior Plan Commission meeting on November 8th.

COMMISSIONER ENNES: I'll make a motion to approve the minutes.

COMMISSIONER GREEN: I'll second that.

VICE CHAIRPERSON WARSKOW: Okay, all in favor?

(Chorus of ayes.)

VICE CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

VICE CHAIRPERSON WARSKOW: All right, motion passes.

All right, so we're moving on to, yes, yes, we're moving on to our hearing for this evening. Can I have the Petitioners for the Arlington Gateway Development come forward, which would include anybody who will be testifying, giving information to the Plan Commission? First thing I need to do is swear you all in, so if you'll raise your right hand and just repeat after me.

(Witnesses sworn.)

VICE CHAIRPERSON WARSKOW: Okay, thank you very much. Whosoever is starting off, if you want to give us your presentation?

MR. ROSZAK: Good evening, thank you so much. My name is Thomas Roszak. I'm with Thomas Roszak Architecture and Mocerri & Roszak. We are co-developers with Bradford Allen on the Arlington Heights Gateway project.

I'd like to first introduce just part of my team that will be helping me

make the presentation: Bruce Huvard is our zoning attorney; we have Gail Lissner who is our market study specialist; we have Steve Greenberger from V3, civil engineer; Luay Aboona who is our traffic engineer with KLOA; my two partners, Michael Moceris and Paul Boulter, both architects and developers; and then our co-development partner Brian Carley with Bradford Allen.

So, thank you again for letting us present to you. I'm going to go through the project slide by slide and just kind of give you an introduction. I know you've seen the project and I'll just go over the highlights.

Again, I'm an Architect and a Developer. I've been doing this for about 34 years. We've done many multi-family projects throughout Chicago and in the suburbs, particularly in Evanston.

So, first slide, please.

MR. HUBBARD: Yes, there's an advancing button.

MR. ROSZAK: Oh, I get to do it?

MR. HUBBARD: Yes.

MR. ROSZAK: Beautiful.

MR. HUBBARD: Right.

MR. ROSZAK: All right, so if we can actually do the videos first, that'll be great.

So, this is a video, like if you're Superman flying around, this is you're going down Algonquin eastward. You'll see the project from above, and this gives you a sense of the scale. It's an eight-story building. Turning around at the corner here to Tonne and looking westerly, and now we turn and go across, and on the fourth floor you see their amenity space including a pool, outdoor pool and deck. I will get into more of these details. I just want to give you a sense of the scale and the details and so forth.

Then over here we have some retail, parking, cafe, florist, maybe a music shop. On the corner there, you see one of those focal points. We call them an obelisk, and I'll talk a little bit more about that later. Next slide, or next video, please.

COMMISSIONER JENSEN: Could you speak up just a little bit? I'm having a little trouble hearing you.

MR. ROSZAK: Yes, sorry. So, this is the next video. This is now going down Algonquin Road going westerly, and this is as if you're walking around the site as a pedestrian or in a vehicle. It gives you a sense of scale of what you would experience from the street or the sidewalk. Turning the corner here onto Arlington Heights Road, as we walk around, and now down this access road that we have and coming down here, that's the entrance where you drive in to drop off people or come into the front lobby. I'll show you that in a second. The next one, one more.

So, this is an entry walk, so this is as if you're coming into the front door. So, you're driving or walking towards the front entry of the lobby. You have this green portal that kind of signifies the entrance. It lets people know where the entrance is. You can drop off someone or pick up an Uber.

This is the front entrance door. There's a food drop-off there, our leasing and management center, a seating area for the lobby, there are some co-working spaces back there, mail pickup, a very hospitality-like experience, coming in through the door to the elevators that then takes you upstairs to the apartments. And then one more video.

This is the level four amenity. So, if you're on the fourth level, you're coming into kind of a social area. There's TV theater area, seating area, there's billiards and

ping-pong, there's a couple more co-working spaces, a catering kitchen. There's a golf simulator back there, a lot of public space for people to enjoy.

Then there's an outdoor area, so you could come out to the terrace and there's grilling stations. You can have dinner outside. There's a seating area, a lounging area, there's fire pits. Then kind of hover over the pool, you kind of see where the pool is. The pool is facing south obviously, lounge seating. There's actually a pool and a hot tub spa.

Then we come around and we're going to look at the fitness area. A lot of landscaping, a lot of details, architectural details. Going to come back in and then we go to the right here and then there's a workout area, both aerobic and then weight-lifting and yoga. So, a highly-amenitized building, kind of top of the market. Thanks, we can go back to the presentation.

So, our project is an eight-story, 301-unit multi-family, full-rent apartment building. We have street level retail. The building is contextual, welcoming, has a dynamic design. We are in the Overlay District and the Overlay District is all about, you know, focusing on beautification, redevelopment, walkability and place-making. We are place-making, creating a place that right now is just almost a four-acre site that has vacant and dilapidated buildings.

We are landscaping the entire site plan with ornamental trees, shade trees, shrubs, perennials and annuals. The building is eco-friendly, attractive, sparking new retail and streetscape vibrancy. Arlington Heights needs more quality housing and that's what we're providing here. Next slide.

So, this is actually four phases of the future projects. So, our Phase I is on the corner -- there's no pointer here, is there?

MR. HUBBARD: There is, but they can't see it on the Plan Commission.

MR. ROSZAK: Okay. All right, no worries.

So, at the very top corner there on Algonquin and Arlington Heights Road is our Phase I project. So, that's what we're talking about here tonight. But just to give you context, Bradford Allen has acquired the Phase III and the Phase II properties and is working on the Phase IV assemblage. So, I know we're orientated here, but again, Algonquin Road, we're on the northwest corner here, some of the site views.

So, we're 301 units. We range from 554 square-foot studios to 1,417 square-foot three-bedrooms. The average square footage is 825 square feet. We have 49 studios, 141 one-bedrooms, 19 one-bedrooms with den, 82 two-bedrooms, and then 10 three-bedrooms.

We have about 25,000 square feet of retail. We envision things like a coffee shop, perhaps some dining restaurants, and other service-orientated retail uses. We are talking to the Guitar Center as well to possibly have them move from their current location into our building. I'll show you where that is in a second.

Affordable housing. We're super proud to be providing affordable housing on site. So, 10 percent of our units are going to be affordable. So, 30 units out of the 301 will be affordable and these will be provided at the 60 percent AMI per the requirements. We've done affordable housing before, so we're very fluent in how this works and we're really excited that this is part of the project.

Amenities. We have about 21,000 square feet of indoor and outdoor amenities, and you saw the video of kind of the look and feel of that. Again, there's outdoor pools, there's fitness areas, golf simulator, social and media rooms, a business center, work from

home conference rooms which we call co-working. We have a dog walk, a dog spa. We have private grilling, catering kitchens, and then we have two butterfly gardens actually and then a lot of landscape pockets with perennials and annuals throughout the site, and I'll show you that in a second.

So, this is the site plan. If you kind of look in the middle with the stripes, that's the kind of entrance area that we drove through. That's where you would drop off somebody or pick up somebody, or you'd go into the parking garage, so through that covered area which is really nice. Then the orange area, the large orange area in the middle, that's our lobby amenity area and the leasing and management center.

The three pink areas, Retail A, B and C, are the 25,000 square feet of retail. The retail area at the top corner, that's the one that we're hoping that Guitar Center will move into. It's kind of a nice story for them to, you know, sell us their property and then move in and stay in the neighborhood. Retail B, we envision some sort of, you know, more service-orientated, maybe cafe, florist, pizza shop, breakfast place, and then Retail C, the far right side near Tonne, like a nice bistro restaurant.

We have 480 parking spaces indoor for the apartments, exceeding the requirements of the zoning. Then we have 85 exterior spaces for retail, again, meeting the requirements.

We have on-site storm detention that's underneath the parking lots outside, and a lot of landscaping, again, a lot of shade trees, ornamentals. At every entrance, we have like little flower kind of pad with perennials and annuals. They'll be kind of a signature piece for the project. At the very top there along Algonquin, it says butterfly garden with bench seating, we have that. Then we have another butterfly garden along the new access road.

The idea there is all about healthy living, it's all about, you know, butterfly and bees and pollinators and kind of expressing that idea, taking it, you know, from buzzing words, kind of bringing that concept here. I think as we move forward and we start marketing, we're going to create a brand, we're going to actually come up with a name that will be better than just Arlington Heights Gateway, something a little bit more market ready. It may have to do with that kind of thing, with nature and healthy living.

So, this is the second and third floor. It shows some residential in the blue there, and then parking in gray, and there are green roofs everywhere. This is the fourth floor and in the middle there you see the orange area, that's the amenities and the pool deck and the sun deck.

We have 50 different floor plans, 50 different unique floor plans that fit into the Studio 1s, 2s and 3s. In this kind of a market, you need a lot of variety to meet the market demands. You know, 50 or 100 square-foot difference, it not only provides a spatial difference but also provides a financial kind of offering. To some people, you know, it's \$300 more but, you know, it's important. Floors five through eight are again all residential.

So, the market, we are envisioning these to be the top of the market, \$3 a foot. That means like 1,000 square-foot unit will be \$3,000; a 500 square-foot studio will be \$1,500. Again, our affordable units would be up to 60 percent AMI. We believe there is a pent-up demand for this type of product and we envision these things being absorbed in about 12 to 18 months.

It's a sustainable building. We're going to seek Energy Star certification. Again, very energy efficient, you know, attributes to the project, eco-friendly strategies that we've used, and we've done this over and over again, so very experienced in

doing this. So, we have a, you know, energy efficient thermal envelope, high efficiency lighting, plumbing. We have heating and cooling with heat pumps, we have electric charging stations. We have on-site stormwater detention. We have a green roof and a solar array on the roof.

Here's just a sampling of a typical studio and a typical one-bedroom. If you just look at the studio, you see you have a kitchen, a living area, a dining area, a sleeping and a work area. These elements are in every single type of unit, whether it's, you know, a one-bedroom all the way up to the three-bedrooms. It's just everything gets a little bit bigger, but it's important to have a dining area or a work area even in the smallest unit.

Here's a typical two-bedroom split two with the bedrooms on each side, and again, all the components are there, just a little bit bigger. The closets get a little bit bigger and so forth. Then, a three-bedroom, and that gives you a sense of all the space kind of allocation.

The design, you know, these are smart and desirable in the marketplace, these units. You kind of have to reverse engineer the product to the market. You have to know what's desirable in the market, what price you're dealing with, and that's what we've done. These are very straightforward, efficient, they're well-lit, we make them enjoyable to be inside the units and in all the amenity spaces and all the surrounding exterior spaces.

Again, this is a catalyst, all about contributing to the rejuvenation and safety of this area. We'll transform this place that's very, you know, sparsely populated and it's going to create, you know, new life, openness and healthy green space. We are enhancing the public realm. This is, you know, architectural design that's pedestrian-friendly and has human scale detailing. You know, we have picked the materials, the materials that we have are here and we have three different colors of siding. This is a fiber cement siding board, we have a brick, a gray-colored brick, and then we have green fins, and then black detailing on the balconies and the windows to give you a sense of that. This is obviously a scale model.

So, these materials are high quality and innovative, and the detailing provides architectural delight. You know, as you walk through, I imagine myself walking through, you know, you need this kind of rhythm and proportion and scale that is appropriate for this type of a development, and I think we've tried to achieve that. We have this special chevron geometry that is accented with these green fins, and it's to kind of provide this kind of, you know, this rhythm and nice detailing so it's not the same kind of details over and over.

Here are some elevations, typical elevations. Here is a detail of the elevations and this is the chevron facade. It's triangulated; when you're looking at it in perspective, it looks flat here, but then we have these green decorative fins and the idea is that these are prairie grass blades kind of dancing in the wind, again, going back to that nature theme.

This is a section of how the building is organized. So, you have, in gray you have parking. Nested into the parking, you have a drop-off area, an amenities lobby, and then in pink you have retail spaces. Then the blue is residential that's on top. We designed the building in such a way you never see the parking from the outside, you'll never even know it's there. We have the same fenestration, whether it's siding or brick for windows.

Here are some typical details from our previous projects to show you kind of the look and feel of what we do in the interior and amenity spaces.

Landscaping, again, creating an inviting public realm, high quality paving materials, lighting, way-finding, plantings. These obelisk sculptures that we're really excited about, that was actually mentioned in the Overlay District as one of the concepts and we went with that. Bench furnishings, and again, beautiful landscaping.

Transportation. All our sidewalks are eight-foot wide and we doubled those bike paths. We meet the requirements of both the residential and retail parking.

So, these are just some views that you've seen in the video. This is, we're looking at Tonne to the left and Algonquin to the right. This gives you a sense of scale of the materials, kind of the textures of the siding and the brick and so forth. Here's a view with Algonquin to the left and Arlington Heights Road to the right. Again, with the obelisk there, in the center there. You can see the green fins there, and again, it's just a subtle detail, and we'll show you that this green theme, this nature theme is throughout the project. Here is coming in on the new access road which we'll also come up with a nice name for, you know, being a new access road. To the left is Algonquin Road and to our far right is where the Guitar Center is currently.

So, zoning. We're seeking a planned development and, as you guys know, we've been through the Design Commission and the other commissions. We've worked a lot with Sam and Charles and Steve and their teams. So, we are currently zoned B-3 and we are in the Overlay District and, you know, our goal here is to produce a mixed-use development of the highest quality. Again, this is a phased project. This is Phase I of at least three residential phases.

Here are some aerial views of the project.

We have a great team. Leading the team is Bradford Allen and their vision for the site, and we are co-developing with them and we are also the architects. We have a fabulous team of our consultants and engineers, the best in the Chicagoland.

Here's a detail of the obelisk in the day and in the nighttime. We're really excited about this. This is kind of a sculpture, it's almost like a blade, again, like a blade of grass and it's going to be lit, LED lighting. We're really excited about it, and obviously, as we go through the other phases, this element will be incorporated into the next phases. It will become kind of a signature piece.

So, here we are in the lobby. As we come in, and you guys experienced this in the video, but just to give you a snapshot, this is a hospitality-like experience. You know, it's like going into a hotel, a really nice hangout space, beautiful furniture, nice details, beautiful materials, making people feel at home, really nice lighting. We have five artists. All this artwork that you see is all original artwork from five artists.

Behind the curtain there on this first one is a co-working space, and then the farther one is actually the mailroom area. So, this is if you're in the co-working space kind of looking back, again, lots of artwork, workspaces. Then now in the fourth floor, again, more areas to kind of meet and greet, again, another artist and the co-working spaces. Then looking back in the other direction towards the TV kind of theater area, and there's a catering kitchen there so you can prep for when you do your dinner on the grill outside. This is kind of hovering over the pool and the grilling stations. So, a lot of them there are outdoor spaces, highly amenitized.

This is coming off of the elevator, we have two pieces. Actually the theme of these paintings is by Rob Larson, and again, it's going to be all about wildflowers and perennials. But here, again, you see the green tint on the carpet and the experience of the way at the entry door, a celebration of the entrance, beautiful paneling, beautiful paint work.

Here's just a taste of what the units look like. This is a studio, and these aren't final for a brochure. These are kind of hot off the presses, but I wanted to give you a sense of what they look like. So, again, you see the living, the dining and the work area. This is another view of that same studio unit and you see the bed area and the kitchen.

Then this is a larger two-bedroom unit, again, with a galley kitchen. Everything is larger obviously as the units get bigger, and you have a living room, dining room, work area.

So, that's basically what I wanted to show you guys. We're hoping for any questions you have, I have my whole team here. If I don't know the answer, these guys do know the answer. So, I'd love to answer some questions.

VICE CHAIRPERSON WARSKOW: We're going to have the Staff report given by our Staff, and then we'll take questions when that's completed.

MR. ROSZAK: Great.

VICE CHAIRPERSON WARSKOW: Sam, first of all, have all notices been given?

MR. HUBBARD: They have, yes. So, thank you, Chair Warskow.

As you've heard, the subject property is located at the southeast corner of Arlington Heights Road and Algonquin Road. That's kind of at the very southern end of the Village. It is currently in the B-3 Zoning District, but it's also part of the South Arlington Heights Road Overlay Zoning District which was established in 2019 to help facilitate some of the goals of the South Arlington Heights Road Corridor Plan. The site is designated on the Comprehensive Plan as appropriate for a mixed-use development, and the proposed mixed-use building is compliant with that designation.

They are requesting three zoning actions including a PUD and a preliminary plat of subdivision to consolidate the property into one lot, as well as a rezoning from the B-3 District to the B-2 District; rezoning was at the request of Staff. The B-3 District allows for some kind of auto-related uses, repair uses and big box uses which we didn't think were necessarily appropriate in this location, and the B-2 District was a little bit more compatible with how we see redevelopment occurring here. So, the Petitioner is agreeable to rezoning the site into the B-2 District. There are four variations being requested as part of this application, and I'll get into those throughout this presentation.

So, here's an aerial of the site. This is looking north, and you can see, I just want to point out actually this is Tonne Road that comes from the, I don't know if you can see this. Hold on. All right, this is Tonne Road that comes from the north and heading down to connect to Algonquin Road. This is a public section of road, but as it crosses Algonquin Road and reaches on to this redevelopment area, this entire stretch of Tonne Road is private. It's owned by the property owners adjacent to the road, and access rights are granted through easements governing ingress and egress along the road.

So, as I mentioned, the subject property is bounded in red that's kind of at the top of the aerial here. The larger redevelopment area is bounded in blue. The subject property and the land immediately abutting to the south are again within the B-3 District. To the east is M-2 zoning, that's a Light Manufacturing District. To the north are B-3 zoned properties, and a little bit farther north there's R-6 to the northeast and one small section of R-1 to the north. To the east, there is B-2 Zoning District.

So, from the Staff Development Committee's standpoint, we were considering the patchwork of the existing uses and zoning in the vicinity when analyzing this development. Some of the characteristics of the area, being that it's along two major arterials on the north side and the west side, and then on the south is adjacent to the I-90 Tollway, factored into our analysis on what's appropriate here. But we believe that the proposed use will integrate well with the existing uses in the vicinity and we are supportive of the PUD. This development

does comply with a lot of the goals of the South Arlington Heights Road Corridor Plan which I'll touch on briefly as well.

I want to point out the various phases of development and you've heard about those already. The subject property is the first phase of development, that's Phase I. On the southeast side of the site, the former Daily Herald building also owned by the Petitioners, is Phase II of development. That would involve the rehabilitation of the interior of that building and repurpose it for a medical office tenancy as well as the demolition of the two-story garage just to the north which is in for a demo permit currently and the replacement of that with an approximately five-story parking deck.

Phase III would be immediately south of the Phase I property. That would involve a mixed-use redevelopment with approximately 300 units, about 18,000 square-foot of ground floor retail within a building up to 10 floors. Then to the east of the Phase I site is the final phase of development. That would potentially be another mixed-use site involving a 200-room hotel and potentially another 300 multi-family units with about 5,000 square feet of ground floor retail. These future phases are conceptual at this point, but generally aligned to what the developer is thinking for future redevelopment here.

So, the Petitioner has gone through several actions to get them to the point that they're at today. Back in June of this year, they had an early review with the Village Board, and the meeting minutes of that discussion were transmitted to the Plan Commission as part of the packet. About a month later in July, they met with the Conceptual Plan Review Committee. I would say they were generally favorable of the development, they were excited to see redevelopment occur here and supportive of the general concept.

Then in August, the Petitioner held a neighborhood meeting at a nearby hotel to make some of the neighboring property owners aware of what they were proposing, but nobody showed up for that meeting. In October of this year, they appeared before the Design Commission and received a unanimous recommendation of support subject to one requirement on the hue and shade of the lights within the garage. Then on the 15th of this month, they appeared before the Housing Commission and received a unanimous recommendation of approval of the affordable housing component of this development which will comply with the inclusionary housing regulations.

So, here's an excerpt from the South Arlington Heights Road Corridor Plan. This was established in 2018 to outline a vision for redevelopment and strategies to realize that redevelopment along with some standards for redevelopment within certain key areas. I'll go through some of these briefly.

So, some of the standards were to create a mixed-use commercial development with restaurants, retail, hotel, residential and entertainment uses. So, this development as a mixed-use development complies with that standard. Additionally, the plan called for high-density development with up to 10 or 12 floors. As an eight-story development, this is compliant with the plan.

Additionally, the plan wanted to consolidate some of the access points. There are currently four curb cuts onto Arlington Heights Road to the subject property -- I'm sorry, three curb cuts on Arlington Heights Road and four are on Algonquin, and this development would be reducing that to one on Algonquin and one on Arlington Heights Road. Additionally, the plan called for the sidewalks, which are currently carriage walk style and right up against the street, to be relocated back about eight to 10 feet off the roadway to create some landscape parkways, and the plan does meet this standard as well.

Additionally, the key access to the site will still come from Tonne Road and Algonquin Road. As you've heard, they are proposing focal points in some of the corners of this site, most particularly at the northwest corner along Algonquin and Arlington Heights Road intersection with an obelisk and then some flatwork and pavers and -- and landscape elements, and then as well on the Tonne Road side. So, it is very compatible and meeting some of the development standards within the South Arlington Heights Road Corridor Plan.

Additionally, as I mentioned, the site is within the Overlay District and this development does meet all of the standards of the Overlay District. It's at seven stories in height, I'm sorry, eight stories in height which is below the 200-foot height requirement. The parking lot meets the right-of-way setback. As we discussed, the sidewalks are set back. There are variations requested to the building setbacks which I'll discuss briefly.

It is compliant relative to parking in the residential component. There are 480 spaces required for the residential parking, I'm sorry, 480 provided and 474 are required, so there's a six-space surplus above code requirements on residential parking. It does comply with the density regulations, the prohibited use regulations. PUD is requested. Commercial is located on the ground floor fronting Algonquin and Arlington Heights Road.

This development is proposed at just under 50 percent lot coverage, and is limited to a maximum of 75 percent. Again, there are a lot of green elements included in this proposal. There are solar panels on the rooftops, green roofs, EV charging stations, et cetera. So, it does meet the Overlay District standards to a "t", with exception to the setbacks.

So, there are three setback variations requested. You can see this exhibit is highlighting them. The first one is relative to the first floor which is required to be set back 15 feet from the property line. There's a small section at the northeast corner that doesn't meet this requirement. We are supportive of this variation. As you can see, the odd configuration of the lot with this kind of cutout on the property line contributes to the need for this variation.

Additionally, the Overlay District requires floors 4 and above on a multi-family structure to be set back 50 feet from property lines. So, there are some areas on the south and east of the building, these crosshatched blue areas, that do not meet that requirement. As the building goes up, levels 4 through 8, it won't meet these requirements in these limited areas of encroachment. This 50-foot building setback was crafted when the Overlay District was designed in consideration of the maximum height allowed, up to 200 feet. So, while, you know, on 16-story building, a 50-foot setback may be more appropriate, on an eight-story building we felt that the 20-foot and 30-foot setbacks on these small portions of the building were appropriate.

So, we are supportive of these variations. The last one relating to the balcony projections on these particular portions of the building where it projects into the setback, we're supportive of that variation as well.

The last variation relates to photometric levels, illumination at the south of the property, specifically in this area bounded in red. The standards for photometric output limit foot candle readings to two-foot candles along the property line. On the south area, these foot-candle readings reach up to just under four-foot candles, so a variation is required. We are supportive of this variation. Again, it's a small area on the southern side of the site. It's not, for example, adjacent to a single-family residential neighborhood. There's commercial on the other side and it is illuminating this access road and we feel it is appropriate to provide safe and adequate light on that road, so we are supportive of this variation as well.

Some of the areas of the plans and certain details we're still waiting

for, and the Petitioner is working with us on these things as they finalize this development. As I mentioned earlier, they are applying for a preliminary plat of subdivision approval at this point. They will have to finalize the final plat and final engineering and submit that for review and appear at a future Plan Commission meeting for approval of that.

Additionally, there are several easements that both benefit and run through the site, some of which, all of which going through the site have to be vacated and abrogated as part of this redevelopment. Then some of the improvements proposed on the shared east-west access road need to be addressed through modifications or the establishment of new easements for that access. So, the Petitioner is still working with us on these elements. They will be required to execute and have recorded all of these easement vacations and new required easements prior to final plat of subdivision recording.

Pace has a small bus stop on the northeast side of the site. We're working with Pace to upgrade that to potentially a bus shelter. There are some streetscape improvements they're still working with us on. In addition, they will be burying some of the utility lines on the north side of the site, so they're working with ComEd to work out those details. There is a small realignment of the driveway that may be needed in the future on the east side. Then when this project moves forward to the Village Board and permit, we're asking for a more detailed construction plan and some details on screening of the mechanical units on the southern side of the building. So, we've outlined a host of conditions to address some of these details that are still being finalized at this stage.

Relative to traffic and parking, I mean, this site is very well served. It's adjacent to a 10-lane arterial on the west side, and on the north side a six to seven-lane arterial road, very close to the tollway with the on-ramp and exit ramp to the south. So, it is well served by the vehicular transportation network, but regardless the Petitioner did prepare a detailed traffic study that analyzed all the neighboring intersections. It did not find that improvements were needed to accommodate for the development other than the first phase of development requires some signal timing at the Tonne Road and Algonquin Road intersection to be recalibrated. That's a minor change that the Petitioner can work with IDOT on. However, the study did point out that in the future, by the time full build-out is complete of all four phases, they will need a dual left turn lane on both legs of the Tonne Road intersection, the north leg and the south leg.

So, we'll continue to study this during all phases of redevelopment to determine at what point this is triggered and when warrants are met for this new dual left turn lane, and we have some conditions crafted to iron out the responsibility and timing of when these improvements need to be implemented, but we'll continue again to monitor this as the future phases of development come forward.

Lastly, I'll touch on parking. From a code standpoint, the development complies with code requirements with an eight-space surplus. On the residential side, there's a six-plus surplus, 480 spaces are provided and 474 are required by code. This translates to about a 1.6 parking stall per unit ratio, and we believe that this should be adequate to capture peak demand for residential parking. There may even be a small surplus, but certainly, you know, 1.6 parking stalls per unit should be adequate to accommodate for expected residential demand.

It's on the commercial parking that we start to run into problems. So, 85 commercial parking stalls are proposed; these are the exterior parking spaces, surface parking spaces on the exterior of the site. 83 parking spaces are required for the commercial uses. So,

that's only a two-space surplus, a very small surplus. The 83 parking stalls are based on only retail uses being located within the commercial spaces. So, any time a restaurant were to locate there or, you know, a barber shop or a salon or, you know, karate studio, a daycare, if any of these other types of uses were interested in locating in these commercial spaces, there would be a deficit relative to code requirements on the commercial uses.

Currently, the way that parking is structured, again, all of the commercial parking would be located in those surface parking stalls, and the 480 garage spaces would be dedicated entirely for the residential uses. Because we do have some concern that if a restaurant or a non-standard retail use were to locate in these commercial spaces, that there could be a parking problem, and there definitely would be a parking problem relative to code, we're recommending a condition of approval that if parking is insufficient to meet demand, that the Petitioner work with us on establishing use restrictions for some of the commercial tenants or shared parking in the residential garage, maybe some parking for the commercial employees or valet parking for any of the restaurants that may locate here, or arranging some off-site parking locations that can accommodate any spillover should some of these commercial uses be residential or higher parking demand generating uses as opposed to just a standard retail use.

Additionally, we want to make sure that the garage is designed to accommodate dual usage, so there may need to be some sort of segregation or separation of the commercial and any shared residential parking areas. So, that's one of the final conditions of approval we are recommending that the Petitioner make sure that they have that ability when they design the garage, that if in the future it's needed to share parking demand, that it could be easily retrofitted to do that.

So, that being said, we are supportive of this application subject to 22 recommended conditions of approval, many of which I touched on this evening but were all outlined in the Staff report. I'm happy to get into detail should the Plan Commission feel that necessary.

VICE CHAIRPERSON WARSKOW: Thank you for that very thorough Staff report, Sam. Much appreciated.

So, at this point, we're going to open it up and see if any of the Commissioners have preliminary questions before we would open up to public comment. Then we'll have public comment, we'll come back to the Commissioners, okay? So, that's the way we'll work it.

So, I'm going to start -- oh, I'm sorry, yes. Pardon me, I don't have my normal cheat sheet to go off of.

COMMISSIONER GREEN: Could I make that motion to enter the Staff report?

VICE CHAIRPERSON WARSKOW: Absolutely.

COMMISSIONER ENNES: I'll second it.

VICE CHAIRPERSON WARSKOW: Okay, could we have roll call?

MR. HUBBARD: Voice vote should be fine.

VICE CHAIRPERSON WARSKOW: Oh, just voice vote, okay.

All right, all those in favor?

(Chorus of ayes.)

VICE CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

VICE CHAIRPERSON WARSKOW: Okay, motion passes.

MR. HUBBARD: And then you may want to ask the Petitioner if they've read the condition of approval.

VICE CHAIRPERSON WARSKOW: Thank you. Thank you, everyone, for prompting me.

So, have you read all of the conditions outlined, and are you in agreement with those conditions?

MR. ROSZAK: We have and we are.

VICE CHAIRPERSON WARSKOW: Excellent, thank you.

Okay, so now I'm going to go to this end, to Jay.

COMMISSIONER CHERWIN: I'll probably just wait for public comment and then I may ask a few questions. Thank you.

VICE CHAIRPERSON WARSKOW: Okay, moving down?

COMMISSIONER SIGALOS: I was just curious as to the timeline on this. When would you anticipate, if everything goes well, starting construction and then subsequent Phase II, Phase III, Phase IV and so forth?

MR. ROSZAK: Yes. So, Phase I, we're hoping to start construction in April of next year. It'll take approximately 18 months to build the project. We don't have a timeline yet for Phases II, excuse me, Phases III and IV, but we assume we're going to be able to kind of flow through and kind of have an overlap so that, you know, every couple of years we're producing another building.

COMMISSIONER SIGALOS: So, you're looking maybe overall, like maybe eight to 10 years?

MR. ROSZAK: Something like that. That's conservative, yes.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have.

MR. ROSZAK: Thank you.

COMMISSIONER ENNES: I have nothing right now.

VICE CHAIRPERSON WARSKOW: Okay, Commissioner Green?

COMMISSIONER GREEN: I remember you guys from the Plat and Sub and I think it's a great project, so I have no questions at this point.

MR. ROSZAK: Thank you.

VICE CHAIRPERSON WARSKOW: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, I also think it's very well thought out. It looks like it's a nice development, but one question, is there only one elevator bank at that entrance, the lobby entrance?

MR. ROSZAK: No, there's actually two banks of elevators and there's a total of, how many elevators?

MR. MOCERI: Four total, banks of two.

MR. ROSZAK: Yes.

COMMISSIONER LORENZINI: Okay, because if it's only at the entrance, I was thinking it's quite a long walk to the other end of the building.

MR. ROSZAK: Yes, we have it kind of split up, so you don't have to do that.

MR. MOCERI: You can see on the model. These are the -- elevator. The one that the video came through is this one. A lot of people will be driving to the garage and not going through the lobby, this designated one right here.

COMMISSIONER LORENZINI: Okay, that's all I had. Thank you.

COMMISSIONER GREEN: It's a healthy building though.

VICE CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: Yes. First of all, I do want to commend the Petitioner and Staff for their excellent reports, one of the best that I've seen since I've been on the Commission. Excellent market study as it relates to the residential. I'd like to have you talk a little bit about the commercial. I'm very concerned about a couple of things.

We see commercial and retail moving more online and a lot of buildings and shopping malls and so forth, you know, becoming vacant. I know the Village Staff loves to call for a lot of commercial, but I'd like to have your thoughts on what kind of commercial or retail you're going to have in there, and do you have any analysis that supports that, because you've got a lot of retail.

MR. ROSZAK: We do, we have 25,000 square feet. I think your comment is spot on right. It's always a little risky. I think, you know, the retail kind of market is always changing and it's been changing, I mean, for the last 10 years it's completely different, right? So, we're, you know, envisioning maybe that Guitar Center would move to that one site. I think they're a perfect use there. They have, you know, A stores, B stores and C stores, you know, this is an A store, it's one of the most profitable stores in the country. So, that would be a great use.

Then along Arlington Heights Road, we see those as being small service type, and I think when you have a population of, you know, say 400 or 500 people, you know, a coffee shop, a sandwich shop, you know, a florist, some of the service type things that, you know, a retailer that's maybe close by will want to move into a higher quality kind of space. So, that's what we envision with those. Then we'd love to see if we can get a bistro or some other type of appropriate use along Tonne there.

But your question is, I worry about that also.

COMMISSIONER JENSEN: Well, if you don't, if over time you're not able to actually use all of that retail space, is there any flexibility or alternative that you would have for that space so that it's just not vacant?

MR. ROSZAK: You know, it's usually just a question of price. It's not will it lease, will it lease that year kind of, you know, target number. We've had, not only Bradford Allen has looked at it, but also, we have other retail brokers, Bond Realty and First Realty Retail have looked at it, they think it's a fantastic location and, you know, they're very positive about it, but it does take time. I mean, you know, usually what happens is you fill up all the apartments and then the retail kind of follows but, you know, we believe we'll be successful with that.

COMMISSIONER JENSEN: Great. Well, in summary, I think it's a wonderful project. It's going to look a lot better than what's there now. I think it will be a real addition to the Village and I'm very supportive. Thank you.

MR. ROSZAK: Thank you.

VICE CHAIRPERSON WARSKOW: Okay, I am the last one and I'll save, I have a number of questions, but I will save them until after public comment.

So, I'm going to open the public comment. I know there's a lot with the project on this side, but if the gentleman in the back? No comment on this side? No comment, okay.

So, I'm going to close this portion of the public comment and come back to the Commissioners. Do you have any questions at this point?

COMMISSIONER CHERWIN: Yes, so I also was at the --

COMMISSIONER GREEN: Conceptual Plan Review, sorry.

COMMISSIONER CHERWIN: Thank you, I forget what they call it now.

COMMISSIONER GREEN: I called it the Plat and Sub.

COMMISSIONER CHERWIN: And I liked it then. I remember I was very impressed with your model then and I still am. It was a nice presentation. I thank you for all the visual, you guys went over, you know, above and beyond to help visualize what it's all about. So, very impressive.

Just a couple of questions. I really don't have any problems with it at all. I mean, I love almost everything about. The question I had for you thought, just curious, you had a 20-floor, so 200-foot limit I think in the Overlay District that allowed you to go and you guys stopped where you were. I'm just curious what kind of brought you to this particular, you know, size and everything compared to what maybe you were able to do?

MR. ROSZAK: Yes, that's a great question. I think, you know, it's architecturally, you know, like we're kind of sort of creating context. We don't really have like an adjacent building, right? So, I think, you know, in this location we thought something in that eight to maybe 12-story height was appropriate. You know, as we move along to the next phase and the next phase, we're going to study that, what's the right height and the right kind of massing.

But we thought at this corner, I think an eight-story building, that's why we worked really hard on just the fenestration to get the scale right, to make it have a lot of movement. I mean, if you look at it, it has nine outside corners and that's really unique. We did that on purpose to have this thing have this kind of very friendly scale, and it's more efficient if you are a shorter building than the taller building, you know, in this kind of location. We have almost four acres, so it's better to be able to kind of spread out a little bit than to go vertical.

We're very experienced and we do, you know, 20 to 30-story buildings in Downtown Chicago, so we know how to do that, but we thought this was more appropriate for Arlington Heights.

COMMISSIONER CHERWIN: Okay, no, that's good. Yes, I think, you know, the only other thing I guess I'd echo as usual, it's like Lynn and I are always, you know, thinking the same thing, but you know, it is a lot of retail space and that would be a concern. My thought was, you know, maybe if there's an interim type of thing. I mean, I do work in this, you know, area and represent folks that sell buildings like this all the time all over the country, so I see kind of how the square footage lays out. A lot of times you're dealing with, you know, 10,000 square feet or less of space that's not fully occupied, you know.

So, you know, we've got a lot of units here, that would be a little concern of mine because it is kind of a big thing to bite off, you know, all that retail space. My only thought would be maybe if there is, you know, you don't want a vacant space, right, that doesn't do anybody any good. That was my only concern was the lot, but I'm sure you guys will come to whatever makes the most sense for the building.

MR. ROSZAK: That's interesting. I think, you know, sometimes if you have too little of retail, it sometimes doesn't work, but if you have, you know, I mean, 25,000 is actually enough to get kind of a, you know, again, creating a place, and if we can do that and have this kind of density of people and density of retail, I think then it kind of works together. It's kind of, you know, there's a synergy to the different retail uses and the residential above.

COMMISSIONER CHERWIN: You'll have more uses coming in eventually with the later phases, too.

MR. ROSZAK: Right, right. So, I think any retail will see that as a potential that there's going to be growth, there's going to be, you know, future population of, you know, maybe 1,000 or 2,000 people.

COMMISSIONER CHERWIN: Yes. No, I think that makes a lot of sense. That's a very nice looking building. You guys did a great job. I really don't have any other questions. I looked at it, I mean, you guys agree with the, you know, the Staff recommendations. It looks good. Thank you for all your effort, and Staff.

VICE CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: I also would like to commend you for an excellent presentation, and the Staff report was excellent. I was also at the Conceptual Plan Review. I think it's a great project. It's going to be a tremendous building there as you come into the south corridor of Arlington Heights and that gets developed.

The overall site plan, the present location of the Guitar Center is in one of the future phases, is it not?

MR. ROSZAK: Yes, Phase III.

COMMISSIONER SIGALOS: So, if they did move into your building, they'd have to vacate and move elsewhere?

MR. ROSZAK: Actually, our idea is that we would complete Phase I and then be able to move them into Phase II and then start demolition on, excuse me, finish Phase I and then take them from what we're calling Phase III where their current building is and move them into there, so they only move once. That's the idea.

COMMISSIONER SIGALOS: Correct, right. So, that seems like a natural fit and they would occupy quite a few, a thousand square feet in the retail space.

MR. ROSZAK: Yes, it's almost a perfect fit.

COMMISSIONER SIGALOS: Right, correct. No, I have no further questions. I think it's an excellent project and I'm totally in favor of it.

MR. ROSZAK: Thank you. Well, the presentation, again, I have a great team. This is, you know, everybody here is an expert in this type of product, and again, it's a collaboration. I've never actually had this kind of experience that we've had with Arlington Heights. You guys are very, very professional and we've done this in Chicago, Evanston and even in Arizona. So, we appreciate that, it makes it easier.

COMMISSIONER SIGALOS: Thank you.

COMMISSIONER ENNES: I have a question for Sam. Sam, about six years ago when we were originally talking about the redevelopment of this area, we talked about the possibility of a transportation hub with train and buses and whatnot. Do you have or can we access that overlay to show us how that lays out in this area compared to where this development is?

MR. HUBBARD: I don't have that in the presentation, but I can kind of point it out a little bit. I mean, that was supposed to be --

COMMISSIONER ENNES: Farther east, right?

MR. HUBBARD: Yes, it was down kind of towards this area, even farther southeast where there was in theory supposed to be a transit stop, yes.

COMMISSIONER ENNES: Okay, that's all I have. I'm impressed with the project, with your proposal. I hope you keep the enthusiasm you have right now with this whole thing.

VICE CHAIRPERSON WARSKOW: All right, going to this side, Commissioner Jensen?

COMMISSIONER JENSEN: Well, the only thing I'd say is you do have a lot of commercial coming online with the other phases, too. So, I have the same concern I guess

with just the commercial if you need to as you're bringing the other phases online because it's smaller amounts, but you do have commercial and retail coming up with the other phases of this project.

MR. ROSZAK: Yes, our dream would be -- if you go to the site plan, Sam, if you could?

Yes, our dream would be in Phase III where the Guitar Center is, is to have a grocery store there and that would be the 18,000 square feet. You've got to dream, right?

COMMISSIONER ENNES: Yes.

MR. ROSZAK: And then in the Phase IV, we actually only have 5,000 square feet there, and again, that could be either a restaurant or some sort of supportive use for either the hotel or the apartments. But again, I think the, you know, the concept is that it's along Algonquin and Arlington Heights Road, so once you get deeper into the thing, you don't really want to have a retail that's not really appropriate, it's not going to get rented. So, it kind of makes sense that in this corner it has the most.

COMMISSIONER JENSEN: Yes, I think you've thought it through very well. I'm very happy. I think, as I said, I think it's a great project. Looking forward to having you start construction.

COMMISSIONER LORENZINI: You mentioned doing some work somewhere in Evanston. Have you done a building similar to this in Evanston or nearby?

MR. ROSZAK: Yes, we did two large, actually the two largest planned developments that were in Evanston. One is called Sienna right off of Ridge, and that was 264 units, and then we did another one called Chicago Avenue Place on Chicago and Dempster, that was 155 units very similar to this.

COMMISSIONER LORENZINI: How is the occupancy on those projects?

MR. ROSZAK: Those are a while ago. I mean, projects that we've done recently, in Chicago we've done four projects in a row. On JeffJack 190 units, Linea 265 units, Parkline 214 units, and Fulbrix 375 units. That last one actually has 20 percent affordable. So, we've done these things, these are all 16 to 33-story buildings. The occupancy on all of those is 95 percent.

COMMISSIONER LORENZINI: Okay, thank you.

COMMISSIONER GREEN: As I said before, thumbs up, guys. Great job, and as an architect myself, I appreciate all the work you've put into this thing. It really shows. Good job.

MR. ROSZAK: Thank you.

VICE CHAIRPERSON WARSKOW: All right, so now comes to the Commissioner interested in sustainability features. My first question though for you is I see that you're going for Energy Star certification. Is that at all to take advantage of any of the current tax credits or maybe LIHTC certification --

MR. ROSZAK: We are, yes, actually we are going to -- Mike, come up here.

MR. MOCERI: Not LIHTC. There are a couple credits based on the energy performance of the building and meeting baseline code. So, they would both be applied for at the end of the development. Again, it depends on our energy model. If we're 25 percent or 50 percent or greater than code will be the amount of money that we essentially see coming back to us.

VICE CHAIRPERSON WARSKOW: Okay, great.

COMMISSIONER GREEN: Before you go, could you just give your name

and spell your last name for the court reporter?

MR. MOCERI: Yes, sorry. Mike Mocerì, last name M-o-c-e-r-i.

COMMISSIONER GREEN: Thank you.

VICE CHAIRPERSON WARSKOW: See, I've got all these great people helping me along the way.

Okay, so the next question is I see you're using heat pumps, fabulous, love that idea. Central mini-splits. Is there an MEP design yet?

MR. ROSZAK: Yes, they're all individual units for each unit.

VICE CHAIRPERSON WARSKOW: Okay, and do you have gas in the units or will this be an all-electric building?

MR. ROSZAK: We do have gas in the building for water heaters and so forth, but the majority of it is all going to be electric.

VICE CHAIRPERSON WARSKOW: Okay, I had another question though I can't remember it. But I do applaud all of the uses. I do hope you achieve Energy Star certification. I'm glad to see you have additional sustainable components that I don't believe Energy Star addresses like the low VOC building materials and furnishings and things. So, I do appreciate that.

I'm very supportive of this project. I think it will be a great entrance into our community where we have some really awesome spots that people like to come to. So, I'm thinking this will be an even better entry for both residents and visitors. So, very supportive.

COMMISSIONER JENSEN: Just to follow-up on you, are you going to seek LEED certification in some way?

MR. ROSZAK: So, the Energy Star is the certification that we're going to go for. We've done this on all of our buildings, so we've done LEED, we've done Green Globes, and now we're moving to Energy Star. What I like about Energy Star is that it's actually about energy performance and actually truly counting, you know, the energy that you're spending, where the LEED was a little less so. So, this is really kind of important for the environment.

VICE CHAIRPERSON WARSKOW: Good luck in your modeling. I kind of do this for a living, so I know, you know, there can be some frustrating points in that. So, good luck.

Do I have a motion from any of the Commissioners?

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-012, a Planned Unit Development (PUD) to allow an eight-story mixed-use development with 24,972 square feet of ground floor commercial floor area and 301 multi-family residential units above; Rezoning from the B-3 General Service, Wholesale, and Motor Vehicles District to the B-2 General Business District; Preliminary Plat of Subdivision approval to consolidate the subject property into one lot; and the following Variations:

1. Chapter 28, Section 5.1-21.1D, to allow the northeast corner of the first floor to be set back two feet from a property line where code requires a minimum setback of 15 feet for structures three floors and less in height.
2. Chapter 28, Section 5.1-21.1D, to allow the eastern side of floors 4 through 8 to be set back 21.1 feet from a property line, and to allow the southern side of floors 4 through 8 to be set back 19.2 feet from a property line, where code requires a

- minimum setback of 50 feet for structures over three floors in height.
3. Chapter 28, Section 6.6-5.1, to allow balconies on the north side of the building to encroach 0.8 feet into the required 50-foot building setback and on the east and south sides of the building to encroach 16.5 feet into the required 50-foot building setback.
 4. Chapter 28, Section 10.2-12.3B, to allow four-foot candles along a property line adjacent to a Business District where code restricts maximum foot candles to two.

This recommendation is subject to resolution of the following:

Infrastructure/Access

1. Petitioner shall design, permit and install all traffic required improvements, including but not limited to the Phase I Tonne Road traffic signal modifications.
2. Petitioner shall design, permit and construct intersection improvements at Algonquin Road/Tonne Road at the request of the Village, which shall be made when these improvements are warranted as part of the remaining phases of redevelopment (Phase II through IV). These improvements may include but shall not be limited to dual left turn lanes on Tonne Road. The share of costs for any such future improvements on the southern leg of this intersection shall be based on the cost sharing provisions within the existing easement agreement governing the private section of Tonne Road. The share of costs for any such future improvements on the northern leg of this intersection shall be 100 percent the responsibility of the Petitioner. The Village is agreeable to the establishment of a recapture agreement for the northern leg costs to be shared amongst all owners within the overall phased redevelopment area.
3. The Petitioner shall work in good faith with the Village to explore and implement future bicycle access improvements to Busse Woods, if feasible.
4. At the request of the Village, the Petitioner shall be responsible for modifying the east/west access road located on the southern side of the subject property, which shall be realigned at its intersection with Tonne Road as generally depicted within Exhibit III. Said modification shall only be required if/when approval is received from the property owner(s) of the lot directly abutting the subject property to the east, or at such time as the Petitioner becomes the controlling owner of that property.
5. The Petitioner shall be responsible for the burial of the overhead utility lines located on the southern side of Algonquin Road between Tonne Road and Arlington Heights Road, subject to the applicable agency approvals.
6. IDOT approval shall be required for the proposed side access along Arlington Heights Road and Algonquin Road, as well as for any improvements proposed within the IDOT right-of-way.
7. The Petitioner shall implement bus stop improvements to the satisfaction of the Village and in coordination with Pace, which shall be required as part of permit issuance.

Easements

8. Prior to recording of the final plat of subdivision, the plat of abrogation and grant of

new easements shall be executed and recorded. Said document shall provide the following allowances, which shall be to the satisfaction of the Village:

- Perpetual ingress and egress granted to Lots 1, 2 and 3 in the Lincoln Executive Plaza Subdivision, for usage of the east/west access road on the subject property and on the Guitar Center property; and
 - Perpetual ingress and egress granted to Lot 3 in August Busse's Subdivision (the Guitar Center lot - 2375 South Arlington Heights Road) for usage of the east/west access road on the subject property.
9. A sidewalk easement shall be required for the public sidewalk located on the subject property, which shall be included on the final plat of subdivision.

Parking

10. If parking provided is insufficient to meet demand as determined by the Village, the Petitioner shall work with the Village to develop and implement a parking mitigation plan that may include but shall not be limited to use restrictions for the commercial tenants, shared commercial parking within the residential garage, valet parking for any restaurants on the subject property (either within the on-site garage or at an off-site location) and/or the provision of off-site parking areas.
11. The residential garage shall be designed to facilitate future access restrictions/segregation between commercial parking and residential and guest parking areas should it be necessary to share parking within said garage.

Streetscape/Landscape

12. The Petitioner shall collaborate with the Village on the following streetscape/landscape improvements which shall be implemented by the Petitioner to the satisfaction of the Village:
- A. Implementation of parkway trees within the Arlington Heights and Algonquin Road parkways abutting the subject property.
 - B. Foundation plantings shall be added adjacent to the building where turf is proposed along Arlington Heights Road, Algonquin Road and Tonne Road.
 - C. Decorative pedestrian crossing at Algonquin Road and Tonne Road and at Arlington Heights Road and Algonquin Road. Said crossings shall be designed, permitted and constructed by the Petitioner and subject to IDOT review and approval.
 - D. Prior to issuance of a permit, Petitioner shall provide a full site furnishing plan for review and approval by the Village, including the following items:
 - I. Decorative pavement and paver details;
 - II. Decorative parking lot and driveway lights within the interior of the site and along the east/west access drive;
 - III. Further refinement of the seat wall and pedestrian area at the southeast corner of Arlington Heights Road.
13. If Phase III is not under construction within five years of approval of this PUD, the Petitioner shall install an interim curbing and landscape plan for the south side of the east/west access road, for review and approval by the Village.

General

14. Final plat of subdivision approval shall be required.
15. All restaurants on the subject property shall receive special use permit approval or a special use permit waiver (if eligible), and shall demonstrate to the satisfaction of the Village, that sufficient parking will be made available.
16. As part of final plat of subdivision approval, the Petitioner shall provide details on the proposed mechanical unit screen on the southern side of the building, which screen must be tall enough to screen the mechanical units within and shall be of materials that match the building, for review and approval by the Village.
17. Compliance with the October 24, 2023 motion approved by the Design Commission shall be required.
18. The Petitioner is responsible to ensure that the planned development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including without limitations the following:
 - A. Providing, at a minimum, 10 percent of the total units (30 actual on-site units based on 301 total units) in perpetuity in the planned development in compliance with Section 7-1707 (b)(3) of the Village Code.
 - B. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.
19. Land contribution fees (impact fees) shall be required at time of building permit issuance pursuant to Chapter 29 of the Municipal Code.
20. Residential units are approved as rental apartments. Conversion of the residential units from rental to condominium units will require an amendment to the planned unit development and the provision of sufficient parking for such change as determined necessary by the Village.
21. Medical office uses shall not be permitted on the subject property.
22. Prior to appearing before the Village Board, the Petitioner shall provide a preliminary construction staging plan. At time of application for a building permit, the Petitioner shall provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking, for review and approval by the Village. Emergency access must be maintained at all times during each phase of construction.

VICE CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER SIGALOS: I'll second.

VICE CHAIRPERSON WARSKOW: All right, Sam, can we have a roll call?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: And Vice Chair Warskow.

VICE CHAIRPERSON WARSKOW: Yes.

So, there you have a unanimous recommendation from the Plan Commission. Once again, we're just a recommending body, so of course you'll go in front of the Village Board, but you've already talked to them a little bit about your project so hopefully it will go as well as it did.

Tonight, Sam, is there a date for the Village Board?

MR. HUBBARD: I think we're tentatively talking about December 18th.

MS. NICHOLAS: Correct.

MR. HUBBARD: Yes.

VICE CHAIRPERSON WARSKOW: Okay, excellent. Thank you.

We don't have any other Petitioners on the agenda, but I would re-open public comment for those not specific to the project. Do we have anyone who would like to make public comment?

(No response.)

VICE CHAIRPERSON WARSKOW: No, okay. Then I will close that public comment unless there is any other business not on the agenda?

MR. HUBBARD: No, we're not having our regularly scheduled meeting for December 13th, it has been canceled. We are holding a special meeting on December 20th, and I'm waiting to hear back from three of you on your attendance for that. It's going to be on the third Wednesday of the month.

VICE CHAIRPERSON WARSKOW: Okay, those that haven't responded, and that very well could be me, please go ahead and --

COMMISSIONER GREEN: That wouldn't be me, would it?

VICE CHAIRPERSON WARSKOW: Go ahead and --

COMMISSIONER GREEN: It wasn't me, was it?

VICE CHAIRPERSON WARSKOW: Goodness, at least I owned up to it.

COMMISSIONER GREEN: I'll be there.

MR. HUBBARD: Noted, thank you.

VICE CHAIRPERSON WARSKOW: I'm sorry?

COMMISSIONER ENNES: Could I ask a question?

VICE CHAIRPERSON WARSKOW: Okay.

COMMISSIONER ENNES: Where do we go to get more information about the difference or the similarities between affordable and inclusionary housing? I see inclusionary is used an awful lot and I don't know if that's interspersed.

MR. HUBBARD: I mean, it's mostly the same term. I mean, it's affordable units included within a market rate development, that's what an inclusionary housing is as opposed to affordable units as a separate standalone kind of project or development all by themselves. So, yes, I mean, the Inclusionary Housing Ordinance is the Affordable Housing Ordinance just with a different name, but --

COMMISSIONER CHERWIN: I thought it was nicer.

COMMISSIONER ENNES: -- we have an ordinance named affordable, but now we're starting to call it inclusionary?

MR. HUBBARD: The ordinance is actually called Inclusionary Housing, yes.

COMMISSIONER ENNES: Oh, okay.

COMMISSIONER CHERWIN: It's a marketing tool.

COMMISSIONER ENNES: Okay.

VICE CHAIRPERSON WARSKOW: Well, it could be expanded for inclusionary to mean other things as well, disabled, challenged.

Okay, so do I have a motion?

COMMISSIONER JENSEN: So moved.

VICE CHAIRPERSON WARSKOW: Second?

COMMISSIONER LORENZINI: Second.

VICE CHAIRPERSON WARSKOW: Okay, we are adjourned, thank you.

COMMISSIONER ENNES: All in favor?

VICE CHAIRPERSON WARSKOW: Oh, sorry. All in favor?

(Chorus of ayes.)

VICE CHAIRPERSON WARSKOW: Okay, now we're adjourned.

(Whereupon, at 8:47 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, STUART KAROUBAS, depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

STUART KAROUBAS

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

NOTARY PUBLIC