

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: January 28, 2015
 Date Prepared: January 22, 2015
 Project Title: Parkview Apartments
 Address: 212 N. Dunton Ave.

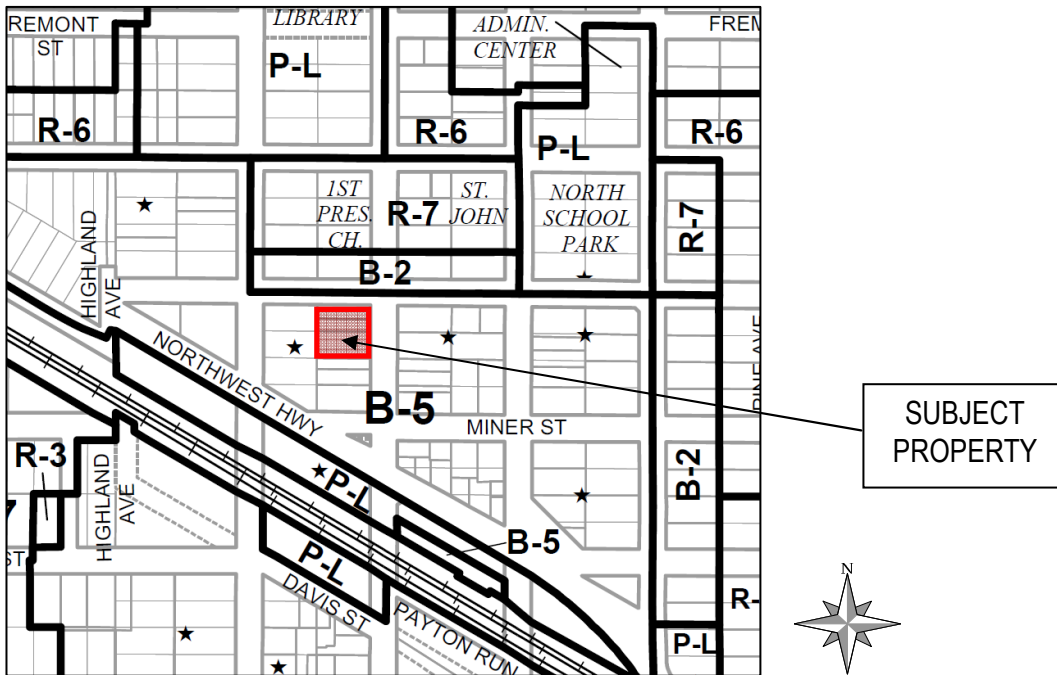
BACKGROUND INFORMATION

Petitioner: Parkview Dunton LLC
 Address: 900 W. Jackson, 2W
 Chicago, IL 60607

Existing Zoning: B-5, Downtown Business

Requested Action:

- A Final Planned Unit Development



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Religious Institution	Government
South	B-5, Central Business District	Commercial	Mixed Use
East	B-5, Central Business District	Multi-Family Residential	Mixed Use
West	B-5, Central Business District	Multi-Family Residential	Mixed Use

Summary:

The subject site, which is currently zoned B-5, Central Business District, consists of three land parcels that have a combined area of approximately 0.4 acres (17,424 square feet). The proposed development would redevelop the site with a mixed-use residential/commercial development. The plan includes a total of 45 dwelling units (16 one-bedroom, 24 two-bedroom, 5 three-bedroom) that would be located on floors three through seven as well as approximately 1,314 square feet of leasable commercial space on the first floor. A total of 60 parking spaces are located on the first and second floors. The proposed

commercial space would encompass the northeast corner of the building with frontage along Dunton Avenue and Eastman Street. Access to the garage would be provided in two locations, one each on Dunton and Eastman.

On September 2, 2014, the Village Board adopted Ordinance 14-043 approving a Preliminary Planned Unit Development for the proposed project along with the following variations:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3";
2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor;
3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development;
4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 20' 2".

Current Request

The Petitioner is now seeking approval of the following action:

- A Final Planned Unit Development

The Final Planned Unit Development plans comply with all applicable Village Codes and are in substantial compliance with the terms and conditions outlines in preliminary PUD Ordinance 14-043.

- Within the said Ordinance, prior to Final PUD approval, the following was required:

Condition #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.

A fee in lieu of detention in the amount of \$6,273.00 was determined based on the stormwater detention calculations. The developer has requested to delay the fee payment until permit as by then they will know if they have secured financing. The Engineering Department has agreed that this fee can be paid at building permit.

Condition #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.

The Petitioner has provided a proposed staging plan as well as a construction schedule acceptable for Final PUD.

- Within the said Ordinance, prior to building permit, the following was required:

Condition #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).

Condition #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.

Condition #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.

Condition #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.

Condition #16: The Petitioner shall comply with all conditions outlined in the May 27, 2014 Design Commission motion.

Condition #17: The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following additional conditions:

1. Prior to the issuance of a building permit, the petitioner shall pay a fee in lieu of on-site detention.
2. Prior to the issuance of a building permit, the petitioner shall be required to complete an indemnification agreement to indemnify and hold harmless the Village for the balconies on the north and east façades that overhang above the right-of-way.
3. In accordance with the Housing Commission motion at their August 8, 2014 meeting, the following shall be applicable:
 - a. The 7 affordable units shall be maintained as affordable in perpetuity under the Village's Affordable Rental Housing Guidelines.
 - b. The affordability requirements of an affordable housing financing program secured for the project (e.g. the Low Income Housing Tax Credit program), which are consistent with the requirements of the Village's Affordable Rental Housing Guidelines, may be temporarily followed with respect to the 7 units during the compliance period of the financing, but at all other times the requirements of the Village's Affordable Rental Housing Guidelines shall apply in perpetuity.
 - c. Any additional affordable units in the project, beyond the 7 affordable units required, are recommended for approval and shall comply with the affordability requirements associated with the project financing.
 - d. The owner, or the owner's designee, shall be responsible for reporting to the Village on a quarterly basis on compliance with the affordable housing requirements utilizing a form prescribed by the Village of Arlington Heights.
 - e. The bedroom mix of the 7 required affordable units shall be provided according to the ratios as proposed by the petitioner at the July 1, 2014 Housing Commission meeting resulting in 2 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit. Any additional affordable units provided shall also comply as much as practical with the bedroom mix ratios proposed by the petitioner at the July 1, 2014 Housing Commission meeting, those approximate ratios being 20% one-bedroom units, 65% two-bedroom units, and 15% three-bedroom units.
4. The plans should ensure the placement of the exhaust venting is designed in such a manner that it does not impact adjacent residents as well as residents of the new building or potential development to the south.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

January 22, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*
All Department Heads