



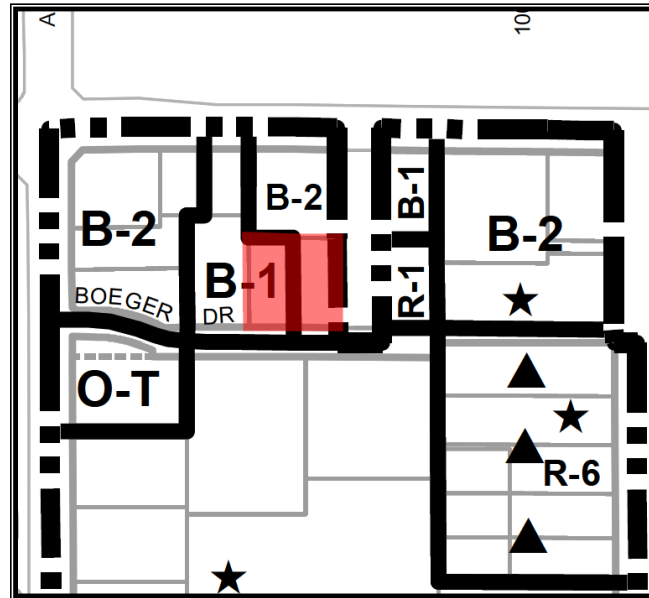
VILLAGE OF ARLINGTON HEIGHTS  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**File Number:** PC #17-004  
**Project Title:** Hearts Place  
**Address:** 120-122 E. Boeger Dr.  
**PIN:** 03-08-100-053, 03-08-100-054

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** April 26, 2017  
**Date prepared:** April 21, 2017

**Petitioner:** Richard Koenig  
 Housing Opportunities Dev. Corp.  
**Address:** 2001 Waukegan Rd - PO Box 480  
 Techny, IL 60082

**Existing Zoning:** B-1: Limited Retail Business District, and B-2: General Business District



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

**Requested Action:**

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

**Variations Required:**

1. Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
6. Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

**Project Background:**

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2 (General Business District), while the west lot, which has an existing one-story utility building, is zoned B-1 (Limited Retail Business District).

The proposed action, if approved, would allow UP Development (the petitioner) to construct a two-story 16-unit Permanent Supportive Housing (PSH) rental development that would provide a home for individuals living with disabilities that are in need of supportive services. The development would be disability neutral, meaning that it would not cater to any one type of disability and anyone with a disability may qualify to live there, including physical disabilities, mental disabilities, and developmental disabilities. All units within the building would be 2-bedroom; the first floor would contain seven units as well as laundry and storage space, a community room, and two offices that would be used to provide the supportive services to the residents. The second floor would contain nine units. Occupancy of the units would be restricted to no more than four individuals, which would encompass scenarios such as a family with children, a household of related adults, unrelated roommates, and individuals with live-in assistants. The building would have an overall footprint of 9,400 square feet and a total floor area of 18,800 square feet.

Services for the residents would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services they need to remain independent. According to the Illinois Department of Mental Health (DMH), the goal of PSH is to:

- Provide a stable and safe environment for its residents,
- Ensure comfort and decency, and
- Is financially manageable within the resources that the consumer has available.

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for individuals and single parent families with children. Each dwelling unit would be furnished by the developer and would be fully equipped with bathroom, kitchen, living, and sleeping areas. The support services offered to residents would be in areas such as case management, life & parenting skills, and employment support to assist residents in becoming self-sustaining and contributing members of the community.

Four of the 16 units would be restricted to tenants earning no more than 30% of the Area Median Income (AMI), and the remaining units would be restricted for tenants earning no more than 60% of the AMI. Additionally, rental rates would be regulated so that tenants do not pay more than 30% of their income towards rent. The breakdown of income limitations is shown below:

Household Size	2016 AMI		
	30%	60%	100%
1 Person	\$16,170	\$32,340	\$53,900
2 Person	\$18,480	\$36,960	\$61,600
3 Person	\$20,790	\$41,580	\$69,300
4 Person	\$23,070	\$46,140	\$76,900

There would be two full time staff members (property manager and maintenance worker) who will work 9am – 5pm Monday through Friday. In addition to these two employees, case workers and service provider staff may visit the residents as part of the services provided within the PSH model. Key fobs and a door buzzer system will provide security and access for residents.

**Prior History**

In 2010, the petitioner, who was associated with Daveri Development Group at that time, applied for approval of a PSH project on the subject property, albeit at a different size and density (project was proposed as a 3-story building with 30 units). Multiple variations were required for this project, including the following:

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size to allow a reduction to the minimum lot size from 73,800 to 40,451 square feet (or an increase in the number of dwelling units from 16 to 30 units)
4. A variation from Chapter 28, Section 5.1-8.10c. to allow a 10% reduction to the minimum unit size from 550 to 495 square feet for the Efficiency units, and from 650 to 585 square feet for the 1-Bedroom units.
5. A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 30 to 3 feet
6. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of parking stalls from 62 to 24 spaces (15-spaces + 9 landbanked spaces)

The Village Board did not approve the application from 2010, primarily due to concerns over the number and significance of the requested variations.

Variations #1 and #2 as identified above are still required for the present application, however, the need for Variations #3 and #4 have been eliminated. The variation as identified in #5 is still required, although to a lesser degree than previously proposed.

### **Early Review**

On March 17, 2016, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are attached.

### **Plat and Subdivision Committee**

On February 8, 2017, the Plat and Subdivision Committee met to discuss the proposed development. Some concern was expressed relative to the impact of the proposed development on the surrounding properties and the appropriateness of the subject property location given the proposed residential use. The minutes from this meeting are attached.

### **Housing Commission**

On March 7, 2017, the Housing Commission met to discuss the proposed development. Per the Village's Affordable Housing Policy, 10% (2 units) of the units within Hearts Place are required to be affordable. As Hearts Place will have 25% (4) of the units for individuals earning at or below 30% of AMI and 75% (12) of the units for individuals earning at or below 60% of AMI, the proposed development conforms with the Village's Affordable Housing Policy. The Housing Commission made a positive recommendation to the Village Board, and the meeting minutes are attached.

### **Zoning and Comprehensive Plan**

Based on the information provided, Staff has determined that the land use is most consistent with a *Care Facility, Intermediate*, which according to Chapter 28, Section 3.2-41 of the Village of Arlington Heights Municipal Code is defined as: "A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these". According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a Care Facility, Intermediate is a permitted use in the I, Institutional District. Since the subject property is currently zoned B-1 and B-2, a rezoning into the I District is required.

To proceed forward, the Plan Commission must review and the Village Board must approve three primary zoning actions. The first action is the aforementioned rezoning. The second action is an amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional. The last action is a Planned Unit Development, which is required for any development in the I, Institutional District. Several variations from the zoning code have also been identified and will be discussed throughout this report. For each variation, UP Development has provided written justification based on the following hardship criteria:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

### **Neighborhood Meeting**

Staff requested that the petitioner hold a neighborhood meeting for any interested residents within Arlington Heights and Buffalo Grove that wanted to learn more about the proposed development. The petitioner sent notices to nearby property owners and held a meeting on March 7, 2017. The petitioner estimates that around 30 people showed up to this meeting and has provided a summary of the meeting discussion (attached).

### **ANALYSIS**

To determine if an affordable multi-family housing development is appropriate for this location, the Staff Development Committee conducted a thorough evaluation relative to the long term suitability of commercial for the site, the appropriateness of residential at this location, the relationship to the surrounding commercial properties, and the compatibility with the Village's Consolidated Plan. Staff also evaluated concerns relative to public transit as well as conformance with Village Code requirements. Pursuant to the findings outlined within this report, the Staff Development Committee supports UP Development's request for the following reasons:

1. Complies with the Village's Consolidated Plan.
2. Consistent with the Village's Multi-Family Affordable Housing Policy (adopted on December 7, 1998), which promotes adequate housing for all the community's people; to create and/or maintain sound viable neighborhoods, to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals, and to expand housing opportunities for all members of the community.
3. Consistent with the following Goals and Policies of the Village's Comprehensive Plan:
  - **General Planning Goal #9:** To promote affordable housing for various income levels and housing types.
  - **General Planning Policies #2:** To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents.
  - **Land Use Policies #3:** The rezoning of land should be considered only where such rezoning is supported by detailed studies.
  - **General Population and Housing Goal #4:** Encourage a wide variety of housing alternatives by type, size, and price range.
  - **Population and Housing Policies # 6:** To provide a wide variety of housing for young, elderly, disabled, and single households
4. The proposal is compatible with the surrounding properties

### **Long Term Commercial Suitability**

Contextually, the subject site is part of a larger commercial block that consists of a variety of vehicle intensive and destination related uses that are bounded by Dundee Road to the north, Boeger Road to the south, the Old Arlington Heights Road to the east, and Arlington Heights Road to the west. Based upon the existence of multiple property owners within this area, it is unlikely that the subject site would develop in a unified approach with the adjoining properties. The surrounding properties are developed and have commercial/retail businesses that are well-established and economically viable. Also, the owners of these businesses have re-invested and improved their sites over time. For example, the Popeye's directly behind the property went through exterior renovations last year, and the McDonalds restaurant along Dundee Road was torn down and reconstructed less than three years ago.

The site and its surrounding environs are zoned B-1 and B-2. These districts are intended for commercial/retail related uses. Staff is of the opinion that this site is a marginal commercial site given that the property fronts onto a Local Street (Boeger Road) and lacks direct access and visibility to Arlington Heights Road and Dundee Road. It is important to note that if said property was located along a major arterial street, Staff's position on the viability of the site for commercial would be different and the recommendation would be to preserve the underlying commercial designation. The more likely use for the property is a destination related use such as professional office. Staff estimates that a 13,000 square foot office building could be built on the property and comply with code. However, the office market is weak with the vacancy rate in the northern portion of Arlington Heights at 17.7%, and the vacancy rate for the Northwest Suburban Office market as a whole at 20.7%. These vacancy rates and the secondary nature of Boeger Road, further adds to the challenge of redeveloping the site for commercial. Furthermore, the property owner has marketed the site on and off for more than ten years and has had little success and interest from commercial developers. According to the real estate agent for the property, the price has been reduced 12 times over the last several years, resulting in a 69% reduction to the original asking price.

### ***Residential Suitability***

Staff is of the opinion that the site is adequate for an affordable residential development. Even though the property is encircled by commercial zoning, the nature of the surrounding land uses are compatible with an affordable multi-family development. To the north are several commercial businesses and restaurants (some with a drive-through) that have operating hours that do not extend beyond 11:00 PM. To the south, there is an antenna tower and a lawn care/landscape contractor. To the east is a vacant parcel of land that is located in the Village of Buffalo Grove and zoned for commercial development (B-1, Limited Retail). Further beyond this site are several one story office buildings and a housing development that is approximately 225 feet from the site and commonly known as Timber Court, which has several affordable units. To the west is a day care facility. The site is also within a short walking distance to a major commercial node at Arlington Heights Road and Dundee Road. This node includes a grocery store, drug store, various restaurants, and several general merchandise businesses. The land use relationship between the proposed multi-family and the surrounding commercial uses is not unique. Throughout the Village there are commercial developments abutting residential neighborhoods. With proper screening and design, these land uses are compatible.

### ***Village of Arlington Heights Consolidated Plan***

The Village of Arlington Heights Consolidated Plan is a comprehensive five year planning document that identifies the overall housing and community development needs of the Village, outlines available programs and resources, and establishes a strategy for prioritizing and addressing housing needs and economic opportunities for low and moderate income people within the community. The Consolidated Plan and Annual Action Plan constitutes the Village of Arlington Heights' application for Federal Community Development Block Grant (CDBG) funding for housing and community development programs through the US Department of Housing and Urban Development (HUD).

The 2015-2019 Consolidated Plan identifies as a high priority a need for special housing options for persons that are non-homeless, including housing for individuals with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). Specifically, the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community". The proposed development is not a shelter for homeless individuals and will provide permanent housing for persons with disabilities, as well as supportive services for the residents that reside there. In this way, the proposed development conforms to the Consolidated Plan of the Village.

To demonstrate a need for this type and size facility at this location, the applicant commissioned an independent market assessment that was prepared by Development Strategies. Within the Village of Arlington Heights, an estimated 3,000 people are living with disabilities and could qualify for this type of housing. The study analyzed similar facilities within nearby communities such as Mount Prospect and Glenview, and found those facilities to both have extensive waitlists. Staff believes substantial demand exists for this project.

### ***Access to Public Transit***

Since most of the residents will not own an automobile, having access to public transit is an important component of the development. Currently, PACE Route 604 runs along Dundee Road with a bus stop at the corner of Arlington Heights Road and Dundee Road. This route provides transportation to the Woodfield Mall in Schaumburg, as well as to the Northwest Transportation hub near the Woodfield Mall, which allows transfer to eight additional bus lines. The 604 runs Monday through Saturday and does not run on Sundays.

Located 1.3 miles to the east at the intersection of Buffalo Grove Road and Dundee Road (and accessible via the 604) is PACE Route 234, which provides access to four Metra Stations (Wheeling, Mount Prospect, Cumberland, Des Plaines) along two Metra Lines (North Central and Union Pacific Northwest), as well as the Holy Family Hospital, and Randhurst Mall. Route 234 also extends to the Buffalo Grove Metra Station (North Central Line), during rush hour on weekdays. The 234 only runs on the weekday.

Wheeling Township offers a Dial-a-Ride service to residents who are either 60 and older or have a permanent disability. Future residents of Hearts Place would qualify for this service, which operates between 9:00 AM and 3:30 PM on weekdays only. Although several public transit options exist during the weekday for individuals living at Hearts Place, these residents will need to find viable options for transportation on Sunday. The petitioner acknowledges that limited transportation options on weekends exist at other facilities within their portfolio, and residents tend to structure their week to work around Sunday travel limitations. There are adequate transportation options exist within the surrounding vicinity to accommodate the needs of Hearts Place.

### ***Compatibility to adjacent properties***

Staff has toured Meyers Place in Mount Prospect, a 39 unit PSH facility for individuals with disabilities, as well as the Axley Place in Glenview, a 13 unit PSH development for individuals with disabilities. Both developments appeared well maintained on the inside and outside, with attractive designs and quality exterior landscaping. While touring each sites, staff observed ample parking available at both facilities (although Axley Place in Glenview is in the final stages of construction and not all families have moved in yet).

The Arlington Heights Police Department reached out to other communities to determine if similar facilities have had a history or issue associated with public safety. Their findings included an analysis of the history of emergency calls at the Myers Place facility in Mount Prospect, which found that the number of calls was not abnormal and was typical for what could be expected at a 39 unit rental apartment facility. Furthermore, the Mount Prospect Police confirmed that the owner of the site (UP Development) was cooperative and easy to work with. Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and a daycare facility to the west.

When a similar PSH development was proposed for this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony backgrounds. Per council, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it is necessary to achieve a substantial, legitimate, nondiscriminatory interest. The petitioner has stated that they will require all applicants to undergo criminal background checks and a criminal history may render an applicant ineligible for housing.

During the previous application in 2010, the applicant provided the Village with a preliminary "Tenant Selection Plan" that outlined the selection process and tenancy requirements and procedures for eligibility. The applicant has provided staff with a blank "Tenant Selection Plan" within the current application, which should be completely filled out to allow staff to understand selection preferences for residents and the screening process for applicants. A condition of approval to require a draft of this document prior to Village Board preliminary approval has been included.

Finally, the petitioner has provided three studies which evaluate the impact of permanent supportive housing facilities on neighboring property values. Each study concluded that these facilities have a negligible effect on neighboring property values, and often cases when they involve the redevelopment of blighted or vacant properties, they often improve the value of property in the vicinity. These studies have been attached.

### ***Conformance with Zoning Standards***

A detailed zoning assessment was conducted as part of the formal review process. Pursuant to said review, the proposed development complies with all Institutional zoning standards relative to building setbacks, density, unit size, Floor Area Ratio, lot coverage, and building height. However, several other variations relative to the zoning district size, location, accessory structure location, and loading space requirement have been requested.

#### ***Minimum Zoning District Size***

The minimum size for an Institutional zoning district is 2 acres. In addition, all institutionally zoned land that is less than four acres in size must have frontage along a Collector Street as defined by the Village's Thoroughfare Plan. Since the property is 0.93 acres and is located along a Local Street, the following variations are required:

- **A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2 to 0.93 acres.**
- **A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.**

The size of the property is sufficient to accommodate the scope of the project. The building complies with all applicable bulk requirements, such as building setbacks, lot coverage, and Floor to Area Ratio. Also, the orientation and positioning of the building allows for parking along the east side of the building, which preserves the greenspace between the building and the daycare facility to the west. The development is a low intensive use that will not have an adverse traffic impact on Boeger Road.

### *Building-Pavement Separation*

The Institutional district requires a minimum separation of 25 feet between the building and any paved surface. Pursuant to the site plan, the eastern portion of the building is 15 feet from the parking lot. As a result, the following variation is required:

- ***A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet***

The windows of the three units on the first floor of the eastern elevation that faces the parking lot are setback 17' and 19' from the pavement (with most being 19') and this represents only a minimal encroachment into the 25' setback area. The only portion of the building that encroaches the full 10' into the required 25' setback area is for offices and a mechanical room. Providing, at a minimum, 17' of separation between the 1<sup>st</sup> floor units and the parking lot will not create a nuisance to future residents.

### *Traffic Study*

According to Chapter 28, Section 6.12, Traffic Engineering Approval, all PUD developments requiring Plan Commission approval and not adjacent to a major or secondary arterial must provide a traffic and parking study. The applicant has provided a parking study but has not provided a traffic analysis. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 6.12-13, Traffic Engineering Approval, to waive the requirement for a traffic study.***

Staff compared the number of parking spaces required for a 16 unit supportive living facility (33 spaces) versus the number of spaces needed to accommodate code required parking for a 13,000 square foot office building (43 spaces), and determined that the proposed rezoning and subsequent supportive housing development would result in less traffic when compared to the possible development that could occur under the existing Zoning classification. As such, a traffic study was not warranted and staff supports the requested variation.

### *Accessory Structure Location*

The petitioner has proposed a gazebo located to the west of the existing building, which is located in the side yard. The proposed gazebo is an accessory structure, and all accessory structures are required to be located in the rear yard. As such, the following variation is required:

- ***A variation from Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard***

Given the population of the proposed facility, which will include persons with physical disabilities who have limited mobility, access to outdoor amenities in the immediate vicinity is necessary. Relocating the gazebo further north and into the rear yard would cause the structure to be pushed further away from the rear entrance to the building. Furthermore, moving the gazebo into the rear yard would place this element adjacent to the exterior play area of the daycare to the north, where currently the proposed gazebo is proposed for the side of the daycare building (approximately 32' setback of the daycare building). The gazebo will be well screened from the view along Boeger Drive with heavy landscaping, and staff supports this variation.

### *Loading Space*

All institutional developments within the I District are required to provide a loading space if they are greater than 10,000 square feet in floor area. As the proposed PSH will be 18,800 square feet, one loading space is required. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property***

Given that the petitioner will be providing all required parking spaces, there will likely be ample ability to utilize the open parking spaces for loading or unloading if necessary. Additionally, as the facility will be fairly small with only 16 units, move-ins/move-outs will occur less often, which will minimize the need for a loading space. The requested variation is therefore reasonable and staff is supportive of the request.

**Fire Accessibility**

Fire trucks that may need access to the site will either park along Boeger Drive to access the west of the building, or will pull into the parking lot to access the interior or eastern/northern elevations of the building. In order for a fire truck to conveniently leave the site, it will need to travel north utilizing an existing access easement onto and through the Popeye’s property to access Dundee Road. The applicant will need to work with the owner of the Popeye’s site to coordinate this connection, and this connection will need to be designed as part of the Final PUD approval process. Furthermore, certain changes/additional pedestrian access pathways may be needed to comply with the requirement to provide an unobstructed path of travel to all exterior openings on the building. These minor changes can be made during Final PUD review.

**Landscape & Tree Preservation Issues**

According to the tree preservation plan there are 19 within the property boundaries that have a trunk caliper size of three-inches or greater. All of these trees will be removed due to their location within close proximity to the foundation of the building and the underground infrastructure (sanitary line and storm sewer) that will be installed to serve the development. However, the petitioner has proposed to plant 21 trees onsite, including 8 Colorado Blue Spruce evergreens to accommodate for the removal of the 6 mature evergreen trees of the same species. The end result will be a development that includes more trees and shrubs than the previous property contains. It should be noted that in order to comply with the Design Commission recommendation, the petitioner will be relocating some of the air conditioner units that are along the gazebo to the rear of the site, and additional evergreen plantings will be added to the air condenser units in front of the patio area to further screen these elements from the street.

In order to provide additional screening to the east, west, and north, a 6’ wood privacy fence will be installed around the perimeter of the property. Where this fence crosses the access easement along the northern property line, a swinging or sliding gate will need to be provided that meets the requirements for proper emergency access. Additionally, a code-compliant photometric plan will be required during Final PUD review.

**Parking**

Relative to parking, 33 spaces are required by the parking regulations and the applicant has provided 33 onsite parking spaces to comply with code (See Table 1 below). Furthermore, they have also provided, at the request of Village, a limited scope assessment relative to parking. The assessment found that similar PSH developments in nearby suburbs generated a 0.33 parking space per unit demand (on average). Finally, the petitioner has also provided supplemental parking counts at the Myers Place and PhilHaven facilities to verify low parking demand. These counts are summarized below:

	Myers Place		PhilHaven	
	Exiting 67 Space Parking Lot 39 Occupied Units		Exiting 65 Space Parking Lot 37 Occupied Units	
	Parking Spaces Occupied	Parking Spaces Vacant	Parking Spaces Occupied	Parking Spaces Vacant
4/12/17 (Morning)	11	56	21	44
4/12/17 (Afternoon)	7	60	18	47
4/12/17 (Evening)	11	56	17	48
4/16/17 (Morning)	13	54	13	52
4/16/17 (Afternoon)	8	59		
4/16/17 (Evening)	12	55		

Based on their survey which indicates ample on-site parking is available, and the fact that the petitioner’s experience with other similar sized PSH developments found that most residents are not expected to own an automobile, it is not believed that parking will be an issue.

**Table 1: Parking Assessment**

Use	Square Footage / # of Units	Parking Ratio	Required Parking
Apartments	16 units	2 spaces / unit	32 spaces
Office	252 square feet	1 space / 300 SF	1 spaces
<b>Total Required</b>			33 spaces
<b>Total Provided</b>			33 spaces
<b>Surplus / (Deficit)</b>			0



When the Boeger Place development was proposed on the subject property in 2010, that development included 30 units and only provided 15 parking spaces (24 spaces total when including land-banked spots). Additionally, PACE bus route #690 that ran along Dundee Road and served the development had just been discontinued prior to the Village receiving the application in 2010. As a lack of transit options existed at the time, the project was required to explore additional transportation options, including staff provided transport for the residents of the facility. PACE bus route #604 has recently been established to provide transit service along Dundee Road, and adequate transit options exist for the future residents of the facility. As such, no staff provided transportation will be required.

### **Design Commission**

The proposed development was approved by the Design Commission on April 6, 2017. The proposed building design incorporates the principals outlined in the Village's Design Guidelines as well as residential elements including a pitched roof, masonry veneer, large windows, and a low building profile to minimize the overall mass of the structure. According to Code, the maximum building height in the Institutional district is 45 feet. The building height is 24.5 feet as measured to the mid-point of the roof slope. The building does not have a basement, and will be fully alarmed, detected and sprinklered. Furthermore, said structure complies with all applicable accessibility, building, health, and life safety code requirements. Compliance with all Design Commission approval conditions will be a requirement of this PUD.

### **Utilities and On-Site Detention**

In order to serve this development, the water main along Boeger Drive must be extended, which currently terminates east of the subject property. Additionally, an 8-inch private sanitary sewer line that services the adjacent property to the north (Popeye's Restaurant) bi-sects the subject site and must be relocated in conjunction with this development. The engineering plans show both the water main extension and sewer line relocation and the developer will be required to make these infrastructure improvements as part of this project. Finally, on-site detention will be provided within a storm water vault, which will be located underneath the parking lot. Maintenance of this storm water vault will be the responsibility of the property owner.

### **RECOMMENDATION**

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the following items:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
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9. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

This approval shall be subject to the following conditions:

1. The petitioner shall have 24 months from Final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of Final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development become null and void and the zoning reverts back to its original B-1 and B-2 classifications and the Comprehensive Plan designation reverts back to "Commercial".
2. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.

3. The petitioner shall coordinate with property owner of the Popeye's restaurant to provide the required improvements to the access easement to allow for proper exiting and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to Final PUD approval.
4. The petitioner shall provide the following onsite staffing:
  - a. Property Manager and Maintenance Staff – Monday through Friday 9am to 5pm
  - b. Case Workers and Service providers staff – as needed. The petitioner shall provide estimates for the minimum hours for review and approval by the Village
5. Additional unobstructed paths of travel around the building may be required during Final PUD.
6. Shall comply with all Design Commission recommendations from April 6, 2016.
7. The petitioner shall provide a draft of the Tenant Selection Plan and Hearts Place Apartments Resident Manual prior to consideration by the Village Board, for review and approval by the Village.
8. Petitioner shall work with Staff to relocate and screen ground mounted condensing units to the northwest corner of the property to the extent feasible.
9. A code-compliant photometric plan shall be required as part of Final PUD.
10. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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April 21, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC File #17-004