



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

CC: Randy Recklaus, Village Manager

Bill Enright, Deputy Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 9/27/2018

Re: Early Review – Arlington 425 Development, Campbell/Highland/Chestnut

Please find attached information regarding a development on the northern three quarters of Block 425 by CCH LLC (property owner). Block 425 is a vacant block of land located in Downtown Arlington Heights bounded by Campbell Street to the north, Sigwalt Street to the south, Highland Avenue to the east, and Chestnut Avenue to the west. Michael Firsell of Firsell Ross is representing the property owner and has submitted a letter, dated September 26, 2018, requesting an Early Review by the Village Board. Also included is an aerial of the subject property, a site plan, and renderings of the proposed development.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The proposed development would involve the construction of three buildings on the site; one building along Chestnut Avenue, one building along Campbell Street, and one building along Highland Avenue. The developer is proposing a five/six-story residential building on the Chestnut Avenue side of the site, an eight-story residential building with ground floor commercial space on the Campbell Street portion of the site, and a 12-story building with five floors of parking and residential units above on the Highland Avenue side of the site.

The subject property is located along Campbell Street between Highland Avenue and Chestnut Avenue in Downtown Arlington Heights. The majority of the property is within the B-5, Downtown District, with a small portion at the southern end of the site within the R-3, One-family Dwelling District. The developer is requesting a rezoning of the R-3 portion into the B-5 District, as well as Planned Unit Development (PUD) approval to allow the proposed development. Certain variations may be required as outlined below, and additional variations may be identified once detailed plans have been submitted. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as Mixed Use. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A summary of the key development attributes is contained on the following page.

Key Development Attributes

	Chestnut Building	Campbell Building	Highland Building	Total
Total Number of Units	73	172	113	358
Studio/1-Bdrm	38	123	89	250
2-Bdrm	35	49	24	108
Height	Approx. 59'	Approx. 85'	134'	-
Overall Number of Bedrooms	108	221	137	466
Setbacks	Required		Proposed	
North	0'		0'	
South	25'		13.2'	
East	0'		Structure overlaps into ROW*	
West	20'		7'	
Dwelling Units Per Acre	132.6*			
	128.7**			
Required Minimum Lot Size (density)	118,200 sq. ft.			
Proposed Lot Size (density)	117,820 sq. ft.*			
	121,392 sq. ft.**			
F.A.R.	TBD			
Building Lot Coverage	TBD			
Parking Spaces Provided	548***			
Parking Space Required (residential)	385			
Parking Spaces Required (commercial)	Unknown			
Parking Spaces Per Unit	1.53****			

*If 8' of ROW is dedicated along both Highland and Chestnut

**If 8' of ROW is dedicated only along Chestnut

*** Number will reduce when handicap stalls are included

*** Number will reduce when handicap stalls are included and parking for commercial is factored in

The petitioner has indicated that they will plan for and include affordable units within the project in accordance with the Village's Multi-Family Affordable Housing Policy. The specific details of this will be discussed and formalized during the standard review process.

Relative to project phasing, the petitioner anticipates construction of both the Campbell and Highland buildings (along with the associated parking structure) as part of the first phase of development. The final phase of development would be construction of the Chestnut building.

Review Process:

The developer has been through several steps in order to finalize their preliminary development concept for presentation before the Village Board at an Early Review. These steps are summarized below:

- Preliminary Staff Review: As is customary with larger developments, the petitioner met with staff on several occasions to discuss their initial proposal. Conceptual plans were submitted for review by the Village, and on May 1, 2018, the Village provided the petitioner with preliminary review

comments on the proposal. These review comments are included within the Early Review materials provided to the Village Board.

- Meetings with Elected Officials: Staff reviewed the conceptual plans in one-on-one meetings with the Mayor and individual Trustees and provided informal feedback from these meetings to the developer for their consideration.
- Neighborhood Meeting: On September 9, 2018, the developer hosted an open house for members of the public to introduce the proposal to the surrounding neighborhood and receive preliminary feedback from the public regarding the proposed development. Invitations for this open house were mailed to approximately 830 households located within the vicinity of the development. A summary of the open house is included within the Early Review materials provided to the Board.

Upon conclusion of the Early Review, the developer can proceed with the standard zoning review and entitlement process. The next step will be an appearance before the Conceptual Plan Review Committee, and once this is complete, the petitioner can submit a formal zoning application to initiate the Plan Commission review process, which will entail a public hearing and public meetings.

Downtown Master Plan:

The Downtown Master Plan was adopted in 2007 and outlined several development parameters for each block within Downtown Arlington Heights. This plan calls for Block 425 to be developed in a cohesive manner, with the northern three-quarters of the block (the subject property) designated with a height limit of 6-8 stories and the southern quarter of the block being 4-6 stories in height. While the Chestnut and Campbell buildings are consistent with this plan, the proposed building along Highland Avenue is not. This building will need careful analysis in order to determine if its height is suitable for this block. However, the proposed height appears to comply with the 140-foot maximum allowable height as per the B-5 District regulations, although the developer will need to clarify how the development qualifies for height bonuses that allow buildings up to 140 feet in the B-5 District.

Site Related:

Overall, the site is well designed with the tallest building proposed away from the single-family homes to the west and not directly adjacent to the existing multi-family mid-rises to the north and east. The smallest building (five/six stories) is proposed along Chestnut Avenue on the western side of the site, and the eight story structure is proposed adjacent to the existing five and eight story buildings on the north side of Campbell Street and the eight story building along Highland Avenue. The site provides an interior courtyard area designed to minimize traffic and loading on public streets and to provide for pedestrian access within the development. Several areas of the plan still need further analysis and revisions, as summarized below.

Right of Way Dedication and Density

Per code requirements, the subject property must be consolidated into one lot to accommodate for the proposed development. Alternatively, the developer can create separate lots for each of the three proposed buildings, however, their preference is to have one lot for the overall development. As part of this consolidation process, eight feet of right-of-way must be dedicated along Chestnut. Staff is evaluating whether eight feet of right-of-way will also be required along Highland Avenue. If eight feet of right-of-way is required along both Chestnut and Highland Avenue, a density variation would be required.

Setbacks:

Given the required eight-foot right-of-way dedication along Chestnut Avenue, neither the Campbell nor Chestnut buildings comply with the required 20-foot setback along this frontage. The Campbell building is proposed at a 15-foot setback from the existing right-of-way line along Chestnut, and the Chestnut building is proposed at a 20-foot setback from this line. After dedication, the Campbell building would be setback seven feet from the property line along Chestnut Avenue and the Chestnut building would be setback 12 feet from the property line along Chestnut Avenue, requiring variations for both buildings. Staff requested that the Chestnut building conform to the required setback along Chestnut Avenue and will further review the Campbell building setback along Chestnut Avenue. The developer has expressed concern regarding compliance with the required 20-foot setback along this street. The front entry to the Campbell building includes a canopy that encroaches on the zero-foot front yard setback and overhangs into the public right-of-way, which will require review and approval of an indemnification agreement with the Village.

The Highland building is proposed at a zero-foot setback from the existing property line along Highland Avenue and would be built up to, but not attached, the Vail Avenue garage. If eight feet of right-of-way is required along Highland Avenue, then the proposed building would encroach eight-feet outside of the property line. As indicated above, staff is evaluating whether right-of-way dedication is necessary along this street.

Site Engineering/Utilities/Fire Access:

The Petitioner will be required to provide on-site stormwater detention as part of their preliminary Engineering submittal, and they have indicated that they will comply with all Village and MWRD requirements for stormwater management. Preliminary utility information must be submitted and analyzed to determine if the existing infrastructure in the vicinity will need upgrades to accommodate for the proposed development. A plan outlining the burial of overhead utility lines shall also be required as part of this development, for further evaluation by the Village.

Fire access will need to be evaluated as part of the formal Plan Commission review process. Additional meetings with the Building, Planning, and Fire Department are recommended to discuss emergency access to the site. The Fire Department will review this project when additional details are provided, including a fire truck turning radius exhibit, Fire Department connection locations, the location of fire access lanes, and details on construction types and overhead utility lines.

Landscape/Streetscape:

The developer will need to work with the Village to develop appropriate streetscape improvements along Highland, Campbell, and Chestnut in conformance with the Village's Downtown streetscape program. The conceptual plans show that the existing downtown style streetscape along Campbell street will be upgraded with additional street trees. Details on the streetlights, landscaping, and street furnishings along this frontage will need to be provided, and the developer should provide space for a downtown "gateway" sign at the northwest corner of the site (maintenance and construction of this sign would be the responsibility of the developer). Along Chestnut Avenue abutting the Campbell building, a reduced version of the Downtown streetscape may be appropriate, and the developer should revise the plans to propose something other than the standard five-foot wide sidewalk and parkway. The standard five-foot sidewalk and parkway is acceptable along the frontage of the Chestnut building.

Dense landscaping shall be required within the greenspaces on the subject property. Details will be needed on the plantings proposed above the basement garage to determine how landscaping will be suitable in this courtyard area.

Parking Garage Structure

The garage structure proposed at the base of the Highland building will be constructed abutting the western edge of the existing Vail Avenue garage. Further review of the proposed garage will be required to ensure that it will not compromise the structural integrity of the Village parking garage. Additionally, the Village will need to ensure that the Vail Avenue garage is properly protected during construction and that future maintenance of the Village garage will not be impaired. The developer will need to provide a structural review of the existing Vail Avenue garage as part of the process.

Traffic and Parking:

A traffic and parking study will be required to assess the traffic impact of the proposed development and adequacy of the proposed parking supply. This study should analyze if a loading/delivery space may be needed on Campbell street at the front entrance to the Campbell Street building, as well as the overall roadway system impacts and ingress/egress at the Highland Avenue garage entrance.

As proposed, parking complies the B-5 requirement, however, based upon Arlington Heights data, 1.5 parking spaces per unit will be required, plus parking to meet all requirements for the commercial portion of the development. The proposed development achieves a 1.53 parking space per unit ratio, however, this will decrease once the developer factors in handicap parking stalls and the required parking for the commercial uses on the ground floor of the Campbell building. Parking for commercial uses should be provided within the development, and parking for the residential uses should not fall below 1.5 space per unit ratio.

Staff has asked the petitioner to evaluate the ingress/egress of the Chestnut building onto Chestnut Avenue. Additionally, the petitioner will need to provide details on the garage ramp leading into basement parking area for the Chestnut building in order to ensure that the knee walls on the garage do not obstruct visibility triangles.

Five loading spaces are necessary in order to comply with code requirements (three for the residential uses, two for the commercial uses). The conceptual plans include two loading spaces within the interior courtyard, and 80-foot long on-street drop off area in front of the Chestnut building. A variation will likely be required to reduce the number of onsite loading spaces. Additional details are needed on how trash collection, deliveries, and move-ins/move-outs will function, for both the commercial and residential uses proposed.

Conclusion

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development.