



Village of Arlington Heights  
Conceptual Plan Review Committee  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
July 13, 2022  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Forest View Educational Campus - 2121 S. Goebbert Rd. - 5/25/22
- B. Ecole 360 Childcare - 1515-1519 W. Dundee Rd. - 5/25/22

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. 116-120 W. Eastman St. Redevelopment - T1759  
Planned Unit Development, Land Use Variation, Variation for Lot Size  
and Loading Berth

**VII. OTHER BUSINESS**

- A. Public Comment

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, [rmaldonado@vah.com](mailto:rmaldonado@vah.com) or (847)368-5791.



**Conceptual Plan Review Committee  
7/13/2022**

**Item:** Forest View Educational Campus - 2121 S. Goebbert Rd. - 5/25/22

**Department:** Planning & Community Development

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Forest View Educational Campus - 5/25/22	Minutes

REPORT OF THE PROCEEDINGS OF  
**THE CONCEPTUAL PLAN REVIEW COMMITTEE**  
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

May 25, 2022

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**Project Title:** Forest View Educational Center SUP

**Address:** 2121 S. Goebbert Road

**Petitioner:** Andrew Jose  
Green Associates

**Address:** 1437 Harmony Court  
Itasca, IL 60143

**Requested Action:**

1. Special Use Permit to allow a high school on the subject property.
2. Planned Unit Development to allow more than one principal building on a zoning lot.

**Variations Required:**

- Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

**Attendees:** Andrew Jose, Clearbrook  
Bruce Green, Plan Commissioner  
Jay Cherwin, Plan Commissioner  
John Sigalos, Plan Commissioner  
Sam Hubbard, Development Planner

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**Project Summary:**

The subject property is approximately 34.71 acres in size and occupied by the Forest View Educational Center, which is part of School District 214. The educational campus houses six different District 214 programs that provide a wide variety of services and learning environments for students that may not be able to receive these services within the traditional high schools in the district. The Forest View Educational Center is also home the District 214 administrative offices, maintenance & operations facility, and includes an athletic building and football stadium which is used by Robert Morris University.

District 214 is interested in a remodeling a large portion of the building interior as well as construction of a 420 square foot security vestibule and a new 5,680 square foot addition within one of the interior building courtyards, which would be used as a new educational training facility. Maximum enrollment within the school is not expected to increase as a result of the proposed improvements.

**Meeting Discussion:**

**Mr. Jose** introduced himself as an architect with Green Associates, which was the architect of record for projects within District 214. The purpose of this project was program consolidation, which involved an analysis of the departments within the campus. Forest View is a very large facility which houses high school functions, including five special education programs within the building. The campus also houses the District's administration offices, the operations department and some shared spaces, including a gymnasiums and a stadium and athletic building shared with Robert Morris College. The purpose of the program consolidation was to analyze all of the departments to improve and optimize intradepartmental adjacencies and to provide new services and to modernize some of the programs within the school. The result of this analysis is a proposal to renovate 30% of the approximately 85,000 square foot three-story wing, which is the north wing of the facility.

They will be moving all the educational programs into that building and also provide for a single education administration

office on the first floor. The second portion of the work was to renovate Building “E”, which is the center two-story wing on the west that is currently administration offices and will remain as administration offices but will be fully renovated. That area of work encompasses about 30,000 square feet. The third piece is an existing 5,600 sq ft. landscaped courtyard that will accommodate a new building addition for a training/conferencing facility. The District provides training and conference activities for staff through-out the year and their current facility does have sufficient space for the number of individuals that need to use it.

All of the proposed work would be interior except the courtyard infill portion, which triggered the Special Use permit process. Mr. Jose stated they are currently looking at the property boundaries as they differ from the PIN numbers. They are trying to resolve that issue, which involves going through documentation and requesting a new title; they will also be creating a new plat. The requested Special Use permit will encompass a piece of vacant land at the north of the campus that the District had recently purchased. He said they are finalizing their site analysis to determine what, if any, variations would be required.

**Mr. Hubbard** said the property is in the R-1 district and P-L district; schools are permitted only through issuances of a special use permit in those districts. Forest View has never been granted a Special Use permit, therefore the new infill addition is triggering the need for this process. As part of Plan Commission review, the District will need to justify the special use permit per the three criteria for approval. There is more than one principal building on the overall campus zoning lot, which will require a PUD to be granted for the site. All Special Use or PUD applications require submission of a traffic and parking study and the petitioner has indicated they will likely be requesting a waiver from this requirement, so staff will need to see that justification. The Village is preliminarily amenable to this variation as the building addition and site improvements are not intended to increase enrollment at the school. The Comprehensive Plan designates the site as “schools” so the use is compatible. Once detailed plans are received, they will be analyzed for zoning compliance.

There may be existing nonconformities on the site relative to building height, floor area ratio, or building lot coverage. On past Special Use permit applications for existing schools, the Village has granted variations for existing site non-conformities. No Design Commission review will be required. They will be submitting a plat of survey with the application so that the Village has an accurate depiction of the overall property owned by the District and a legal description that encompasses the site. Originally, staff believed that stormwater improvements would be required for the infill building, however, the MWRD has recently issued a determination letter stating that no stormwater improvements would be required. Per parking calculations it appears that there may be a deficit onsite relative to code requirements. This deficit exists due to the parking regulations that are calculated under the assumption that all areas of the site are used at peak capacity at the same time, meaning the football field, athletic building, school building, and district offices. Programmatically, that is not how the site functions, so the Village is open to a variation should it be determined that a parking deficit exists. Staff is supportive of the concept, just waiting for some of the details.

**Commissioner Sigalos** stated he had no questions. Relative to parking, he was assuming that peak stadium usage occurred after school or on Saturdays and not while school is in session. He is supportive.

**Commissioner Cherwin** said that the only time he’s seen the parking lot being used at peak capacity was during St. Viator football games. He did not consider this to be a significant problem as these instances occurred very rarely during the year and street parking was able to accommodate the overflow demand. He is supportive of the concept and supports the traffic waiver.

**Commissioner Green** echoes what Mr. Cherwin had to say. He was supportive of the project.

**Commissioner Cherwin** asked what the plan was for the small triangle piece that was recently purchased from the Lutheran Church.

**Mr. Jose** responded that the plan was to leave it as is; there was no plan yet for that property. The thought was that the property could potentially be used for stormwater detention, however, it is not needed for stormwater at this time.

**Commissioner Green** opened up the floor for public comment.

No comments from the public were received.

**RECOMMENDATION**

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair  
CONCEPTUAL PLAN REVIEW COMMITTEE  
Sam Hubbard, Recorder



**Conceptual Plan Review Committee  
7/13/2022**

**Item:** Ecole 360 Childcare - 1515-1519 W. Dundee Rd - 5/25/22

**Department:** Planning & Community Development

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Ecole 360 Childcare - 1515-1519 W. Dundee Rd. - 5/25/22	Minutes

REPORT OF THE PROCEEDINGS OF  
**THE CONCEPTUAL PLAN REVIEW COMMITTEE**  
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

May 25, 2022

**Project Title:** Ecole 360 Childcare  
**Address:** 1515-1519 W. Dundee Rd.  
**Petitioner:** Mesut Birgen  
 Ecole 360 Childcare  
**Address:** 1540 W. Algonquin Rd.  
 Palatine, IL 60067

**Requested Action:**

1. Special Use Permit for a Day Care Center on the subject property.
2. Land Use Variation to allow a "Private School" in the B-3 District.

**Variations Required:**

- None identified at this time

**Attendees:** Meg Birgun, Ecole 360  
 Mesut Birgun, Ecole 360  
 Birol Topaloglu, Project Architect  
 Bruce Green, Plan Commissioner  
 Jay Cherwin, Plan Commissioner  
 John Sigalos, Plan Commissioner  
 Sam Hubbard, Development Planner

**Project Summary:**

The subject property is approximately 79,325 square feet in size (1.82 acres) and was last occupied as a two-tenant commercial building by a medical office (Amita Health) and a bank with a drive-through (Huntington Bank). The building is currently vacant and consists of approximately 7,900 square feet of floor area. Access to the site comes from two full access curb cuts along New Wilke Road, as well as a third full access curb cut to New Wilke Road located on the Days Inn property to the east (granted by a perpetual access easement). Adjacent to this third access point, New Wilke Road intersects with Dundee Road with a full access signaled intersection. Via internal drive aisles, the Days Inn property is connected to the restaurant to the east (Jameson's Charhouse), which also leads to the Napleton Dealership and eventually provides access to Kennicott Drive. Although this internal connection exists, it does not appear to be formalized through an access easement. Parking is shared between both the hotel property and the subject property, which together contains a total of 205 parking stalls.

Mesut Birgen, who is owner and operator of Ecole 360 Child Care Center and has existing daycare facilities in Palatine and Schaumburg, has the subject property under contract and is interested in establishing a third daycare location in Arlington Heights. The facility that would offer care for children aged six weeks old through age 12. The proposed facility anticipates a maximum of 130 children with 22 full time staff members. Hours of operation would be between 6:30am and 6:30pm Monday through Friday. There would be a total of eight classrooms; one infant room, two toddler rooms, three rooms for children aged two years old and above, and two elementary school classrooms.

**Meeting Discussion:**

**Ms. Birgun** the owner said they are proposing a daycare/preschool in Arlington Heights. It would be their third location, they have one in Schaumburg and one in Palatine. They will have 6 weeks babies through 12 years old. Operating hours will be 6:30 am – 6:30 pm. They are licensed by DCFS. Planning one infant classroom from 6 weeks to 15 months. Two toddler

classrooms from 15 months to 24 months old, and two classrooms for kids 2-3 years old. A preschool classroom for kids 3-4 years old, and a pre-kindergarten classroom for up to 20 kids. Every classroom will be staffed 4:1. Their license will be for kids up to 12 years old but they will only provide care for children up to Kindergarten age. They do not provide elementary age education. She stated there will be 22 staff members. The daycare will offer breakfast, lunch and snack. There will be a kitchen. Drop off starts from 6:30am to 9:00 or 10:00am. Peak time for drop off will be from 7:30am to 9:00am. Pick up time starts at 3:00-3:30pm, and it continues until 6:30pm. Parents park the cars in the parking lot of pick up and they enter the building. Normally they get a passcode to enter the classrooms for pick-up and drop-off. There are no plans for exterior changes, but the interior will be modified. There is plenty of parking, they have a good surplus.

**Mr. Hubbard** stated the property is the B-3 Zoning district, which is a General Service, Wholesale and Motor Vehicles District. The district allows daycare uses through issuance of a Special Use Permit. The petitioner will need to justify their request per the three criteria for Special Use approval. Additionally, the petitioner will need to provide further clarity on the ages of children that would be in the facility, which could kick in the need for a land use variation for a private school in the B-3 District. If children of 6 years or older attend the daycare it will be necessary to get the land use variation.

**Ms. Birgun** asked if they get the permit now for up to kindergarten as described, what if something changes?

**Mr. Hubbard** responded that if they don't get a land use variation for a school, then you can only have children less than six years old at the facility. You would need to reapply in the future if something changed. Mr. Hubbard explained if there are children only up to five years old and no older, it would be just a special use request.

**Ms. Birgun** stated that they would provide services to children only through five years old.

**Mr. Hubbard** said that the site is designated as commercial on the Comprehensive Plan. Mr. Hubbard stated as part of any special use request, Staff would require a market study be provided, it should identify the similarities or anything unique about this daycare that sets it apart from the other daycares in the vicinity.

He said they are not proposing much change to the exterior of the building. Some of the pavement on the west of the building will be removed and made to outdoor play area. A Design Commission application is not being required. However, staff is asking for details on all proposed fencing, the new dumpster enclosure that is needed, and details on all the play equipment. Fire Department is asking for a fire truck turning exhibit so that will need to be provided. There are areas that have to be enhanced with landscaping. A plan is needed. Traffic and Parking study is required with the special use permit; staff would like to hear feedback from the CPRC relative to the need for a traffic and parking study. Staff is open to a variation to waive this requirement. Access doesn't seem to be a problem with this site. There is a parking agreement shared between the hotel to the east and this site, both properties rely on the same parking. As far as the parking there is a 50-space surplus. Staff is generally supportive of this project.

**Commissioner Cherwin** stated he feels a traffic and parking study should be completed for this project given the site. Questioned the cross access within the parking lot. Wanted to make sure the play area was sufficiently protected from the drive aisles, specifically with traffic coming from the abutting property. The existing swale would protect the play area from Wilke Road.

**Mr. Topaloglu** stated they are installing a 5-foot privacy fence along with guard rail for protection.

**Commissioner Sigalos** stated he is also concerned with the playground area and fencing material. Wanted to make sure play area was safe from traffic coming through site. He said he is supportive of the concept for re-use.

**Commissioner Green** stated he is supportive of the project and also agrees that a traffic study should be completed.

**Commissioner Green** opened up the floor for public comment

No comments from the public were received.

**RECOMMENDATION**

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair  
CONCEPTUAL PLAN REVIEW COMMITTEE  
Sam Hubbard, Recorder



**Conceptual Plan Review Committee  
7/13/2022**

**Item:** 116-120 W. Eastman St. Redevelopment - T1759

**Department:** Planning & Community Development

**Requested Action**

1. PUD approval to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces.
2. Land Use Variation to allow principal use to be residential in the B-5 District.

**Variations Required**

1. Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.
2. Variation to Chapter 28 of the Municipal Code, Section 10.7, to allow one 10' x 35' loading berth where two are required.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed PUD to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces, and a Land Use Variation to allow a principal use to be residential in the B-5 District, and the following Variations from Chapter 28 of the Municipal Code:

1. Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.
2. Variation to Chapter 28 of the Municipal Code, Section 10.7, to allow one 10' x 35' loading berth where two are required.

The Staff Development Committee is generally supportive of the effort to redevelop this property and requests the petitioner to address the following as they proceed through the Plan Commission review process:

1. The petitioner shall provide written justification to the following hardship

criteria for each variation requested:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Special Use Permit approval (or SUP Waiver approval if eligible) is required for any future restaurant on the subject property.

3. The petitioner should provide a "Existing" cross section showing the St. James street with the residential structures on the north and the existing office buildings on the south. Additionally, a "Proposed" cross section should be provided for review of the bulk and mass of the proposed structure in relation to its neighbors.

4. The petitioner shall coordinate with neighboring property owners to the east and west relating to possible concerns of impacts.

5. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting to introduce the project to the surrounding property owners and obtain early input from the residential neighborhood.

6. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The study shall analyze existing parking and circulation on the shared access aisle, as well as provide details on how parking will be managed and shared/allocated amongst the different tenants on the subject property.

7. The petitioner shall provide a market analysis to show market demand for the multi-family housing development of this type at this location.

8. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.

9. Sidewalks along St. James and Eastman shall be removed and replaced. A water main must be extended along St. James.

10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required. The study

shall analyze parking along the shared drive aisle and how the proposed development could impact the development to the west. The plan shall provide detailed information on how parking will be managed and shared/allocated amongst the different users on the subject property.

11. The petitioner shall evaluate access to the loading zone and provide details on move-ins/refuse collection, and deliveries.

12. A Design Commission application will be required for architectural review of proposed buildings.

13. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.

14. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.

15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

**ATTACHMENTS:**

**Description**

Staff Report  
Aerial  
Project Narrative  
ALTA Survey  
Conceptual Plans

**Type**

Board or Commission Report  
Exhibits  
Correspondence  
Exhibits  
Exhibits



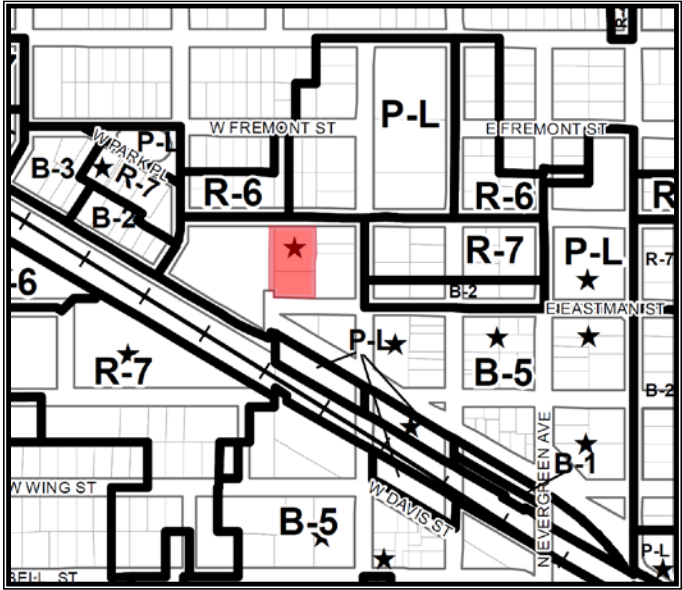
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**Temp File Number:** T1759  
**Project Title:** 116-120 W Eastman Redevelopment  
**Address:** 116-120 W. Eastman Street  
**PIN's:** 03-29-316-001, 03-29-316-008

**To:** Conceptual Plan Review Committee  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** July 13, 2022  
**Date Prepared:** July 1, 2022

**Petitioner:** Joe Taylor  
 Compasspoint Development LLC  
**Address:** 202 S. Cook Street – Suite 210  
 Barrington, IL 60010

**Existing Zoning:** B-5 Downtown District  
**Comprehensive Plan:** Mixed-Use



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multiple-Family Dwelling District P-L: Public Lands District	Single-family homes, at-grade parking lot.	Single-Family Attached
South	B-5: Downtown District	Single-story retail sales building	Mixed-Use
East	B-5: Downtown District	Two-story office building	Mixed-Use
West	B-5: Downtown District	Village Bank & Trust	Mixed-Use

**Requested Action:**

1. PUD approval to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces.
2. Land Use Variation to allow principal use to be residential in the B-5 District.

**Variations Required:**

- Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.
- Variation to Chapter 28 of the Municipal Code, Section 10.7, to allow one 10' x 35' loading berth where two are required.

### **Project Background:**

The subject property is 43,580 square feet in size (1 acre) and currently occupied by two office buildings, each of three stories in height. Along the western side of the site there is a 33-foot easement for pedestrian and vehicular traffic and parking; half of that easement is located on the subject property (16.5') and the other half is located on the property to the west (210 W. Northwest Highway). The site was originally approved for a PUD in 1965 to allow a three-story office building and a seven-story apartment building with 65 units. After the three-story office building was constructed on the north side of the site, the PUD was amended in 1968 to eliminate the residential component and construct a second three-story office building in its place. To the west of the site is a multi-tenant office building including a real estate office (Baird & Warner) and the Village Bank & Trust that has a drive-thru lane. To the east of the site is a two and a half story office building occupied by AT&T. To the south is single-story commercial building and to the north are single-family homes and a surface parking lot owned by the Village.

Access to site comes from a curb cut on St. James Street on the north and Eastman Street on the south. Additionally, the shared drive aisle on the west of the site provides a third means of ingress/egress, which operates in a one way fashion from south to north.

The petitioner, Compasspoint Development, LLC, has the property under contract and is proposing demolition of the existing buildings and site and constructing a seven story multi-family rental building with 154 residential units and limited commercial space on the ground floor and basement. The property would consist of eight two-bedroom units (5%), 120 one-bedroom units (78%), and 26 studio units (17%). The ground floor would include approximately 2,500 square feet of commercial space and the basement would include approximately 1,000 square feet of commercial space. Both units are targeted towards food/beverage users and would be located at the southern end of the building. No commercial space is contemplated along the northern side of the site. The building would include 158 interior parking stalls located on the ground floor and second level of the structure. There would be a total of 16 surface parking stalls located along the western side of the building and accessible from the shared drive aisle along the west. The entrance into the garage would also be come from the shared access aisle. There would be one curb cut on the south of the building, which would lead to a 12' x 45' loading zone at the southeast corner of the building.

### **Zoning and Comprehensive Plan**

The subject property is zoned B-5, Downtown District, which allows mixed-use development with ground floor commercial spaces and multi-family units above. While the proposed development proposes around 2,500 square feet of commercial uses on the first floor, along with approximately 1,000 square feet of additional space in the basement, the overall space does not appear large enough to constitute a mixed-use development. The overall mix of uses need further analysis, however the Staff Development Committee is generally supportive of the limited commercial spaces as proposed and notes that commercial spaces along the north side of the site and adjacent to the single-family homes in that area should be avoided. A Land Use Variation for the apartment building use would be required, and all developments within the B-5 District require Planned Unit Development approvals.

The Comprehensive Plan designates the property as Mixed-Use and the multi-family use with limited commercial space is generally compatible with this designation. No amendment to the Comprehensive Plan is warranted, and staff notes that the subject property is not directly referenced in the Downtown Master Plan with specific guidelines. However, the Downtown Plan generally indicates that zoning in this area should

allow for structures between 70' and 100' in height. The proposed structure is 90' in height, which is the peak height allowed with B-5 zoning without qualifying for height bonuses.

The petitioner will likely need a variation from the following code section:

- **Chapter 28 of the Municipal Code, Section 5.5-1, Permitted Use Table, to allow a multi-family apartment building in the B-5 District.**

In order to demonstrate conformance with the standards of approval for this Variation, the petitioner must provide written justification to the following hardship criteria:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is generally supportive of the requested variation given that north side of the building is not appropriate for ground floor commercial. Any future restaurant user within the ground floor and basement commercial space would be required to obtain special use permit approval (or a special use permit waiver if eligible). The petitioner should be aware that the provision of food is required in all establishments that require a liquor license.

Since the project involves a fairly large-scale redevelopment with a portion of the subject property located across the street from single-family homes to the north, the petitioner shall hold a neighborhood meeting well in advance of appearing before the Plan Commission, which shall introduce the project to the surrounding property owners to understand what concerns they may have. Additionally, it is recommended that the petitioner meet with the property owner of the site abutting to the east to understand their future plans for redevelopment of the site. Should that site redevelop in the future with a multi-story structure built up to its western property line, certain units on the subject property may have poor access to sun and light.

As part of the Plan Commission application, the petitioner will need to provide a construction schedule and phasing plan. Additionally, the petitioner shall provide a market analysis to show market demand for the multi-family housing development of this type at this location.

### **Impact Fees & Affordable Housing**

Impact fees (school, park, library) shall be required for all residential units. With regards to affordable housing, the project will be required to conform to the Inclusionary Housing Ordinance, which will require a certain number of onsite affordable units. Specifically, the project requires a minimum of 5% of units be provided as onsite affordable units and a fee in lieu of an additional 2.5% of units be required. With 154 units proposed, the development is required to provide eight onsite units and provide a fee in lieu of additional units. A total of nine onsite affordable units have been proposed, and as part of the Plan Commission process, the developer will need to provide additional details on their affordability plan. Ultimately, an appearance before the Housing Commission shall be required.

It should be noted that Section 7-1709, Development Cost Offsets, of the Inclusionary Housing Ordinance allows density bonuses (at the discretion of the Village Board) equal to no more than one market rate dwelling unit for each required affordable dwelling unit constructed within the building. At 154 units proposed on the site, the development is nine units above maximum density requirements. However, they are proposing nine onsite affordable units and therefore code allows a nine-unit density increase, which can be authorized by the Village Board:

- **Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.**

### **Building, Site, Landscaping:**

The B-5 District allows for zero-setback structures and mid-rise height to foster the type of development found in transit-oriented development downtown areas. The proposed development would be built out to a 0' setback along the north, east, and southern property lines. Along the west side of the site, the building would extend above/over surface parking stalls adjacent to the shared drive aisle. The north side of the building would be built with a tapering effect with the first two levels built directly on the northern property line with the seven-story portion of the building tapering back and beginning approximately 20' setback into the property. The petitioner should provide a "Existing" cross section showing the St. James street with the residential structures on the north and the existing office buildings on the south. Additionally, a "Proposed" cross section should be provided for review of the bulk and mass of the structure in relation to its neighbors.

The primary entrance to the building would be located on the southern (Eastman Street) side of the no building, and as mentioned above, the interior garage would be accessed off the western elevation/shared drive aisle. The 3<sup>rd</sup> floor would include a rooftop pool/deck on the western elevation and the eastern elevation would have a small setback for a 3<sup>rd</sup> story roofdeck/dogrun. The seventh floor would include a rooftop deck at the southwest corner of the building.

Based on a preliminary analysis, the structure conforms to all height, setback, and bulk standards of the B-5 District. A Design Commission application shall be required, and the petitioner will need to outline any wall mounted meters/panels/building infrastructure, fire department connections, and transformers as part of the architectural review process. All mechanical units shall be appropriately located on the rooftop and screened from view. A comprehensive analysis of zoning requirements will be completed during the Plan Commission process once detailed and dimensioned plans are prepared and submitted for review.

### **Infrastructure**

Preliminary engineering plans must be provided as part of the Plan Commission application, and a code complaint landscape and photometric plan shall also be required. Detention must conform to all Village and MWRD standards for stormwater management, including any applicable volume control standards. Any underground detention vault must be designed to support the weight of any truck/fire engine that may need to drive or stage on top. The developer should provide a summary in their narrative regarding sustainable development features they are proposing within their building.

The existing brick sidewalk along Eastman Street must be removed and replaced with the Village's updated downtown standard. The sidewalk along St. James will need to be removed and replaced, which may require slight re-alignment. Along St. James Street, a new 8-inch water main must be extended to service the development. The building will be required to connect to this line, which will require an IEPA permit.

**Parking and Traffic:**

As mentioned above, the existing circulation of the western shared drive aisle is as a one way south to north direction. The petitioners plan appears to modify this drive aisle to become two-way with an unobstructed width of 26-feet (with exception to a portion on the northwest corner of the building). The Building & Life Safety Department will need to analyze the western fire access to determine if any modifications are needed. In addition to the western shared drive aisle, fire lanes would exist along St. James and Eastman. The petitioner will need to provide fire truck turning exhibits verifying the responding vehicles path of travel through the site.

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The study shall analyze parking occurring along the shared drive aisle and how the proposed development could impact the development to the west. The petitioner is encouraged to reach out to the owners of the property to the west to understand what concerns they may have. Along with data from similar apartment developments in downtown suburban settings, the petitioner shall provide detailed information on how parking will be managed and shared/allocated amongst the different users on the subject property. The Planning Department typically sees parking demand in downtown Arlington Heights around 1.3-1.5 spaces per unit and the proposed development must provide details on space allocation.

Finally, code requires parking stalls at a ratio of 1 per unit for studio/1-bdrm units and 1.25 per units for 2-bdrm units. The residential component requires 156 parking stalls. The development provides 158 residential parking stalls with an additional 20 stalls as tandem options. It is assumed that the 16 surface parking stalls would be allocated to the patrons of the commercial establishments.

If the total of the commercial spaces is over 5,000 square feet, a second loading berth shall be required. The petitioner should be aware that the loading zone is only 12' wide and information should be provided on delivery truck, moving schedules, and refuse loading must be provided.

**Table I: Parking Per B-5 Regulations**

Use	Seating Area sq. ft. / # of Units	Parking Ratio	Required Parking
Residential	154		
Studio/1 Bedroom	146	1 per unit	146
2 Bedroom	8	1.25 per unit	10
Com./Rest./Office	Unknown		
Basement Bar/Restaurant	950	1 space per 200 sq. ft. of seating area	5
1st Flr. Restaurant/Lounge	1,520	1 space per 200 sq. ft. of seating area	8
<b>Total Required</b>			<b>168</b>
<b>Total Provided On-site*</b>			<b>174</b>
<b>Surplus / (Deficit)</b>			<b>6</b>

\* Does not include 20 tandem spaces

Petitioner has indicated that out of the 174 parking spaces (which does not include the 20 tandem spaces), 158 may be allocated for residential uses. Per code, 156 spaces are required for the residential uses.

## **RECOMMENDATION**

The Staff Development Committee reviewed the proposed PUD to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces, and a Land Use Variation to allow a principal use to be residential in the B-5 District, and the following Variations from Chapter 28 of the Municipal Code:

- **Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.**
- **Variation to Chapter 28 of the Municipal Code, Section 10.7, to allow one 10' x 35' loading berth where two are required.**

The Staff Development Committee is generally supportive of the effort to redevelop this property and requests the petitioner to address the following as they proceed through the Plan Commission review process:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Special Use Permit approval (or SUP Waiver approval if eligible) is required for any future restaurant on the subject property.
3. The petitioner should provide a "Existing" cross section showing the St. James street with the residential structures on the north and the existing office buildings on the south. Additionally, a "Proposed" cross section should be provided for review of the bulk and mass of the proposed structure in relation to its neighbors.
4. The petitioner shall coordinate with neighboring property owners to the east and west relating to possible concerns of impacts.
5. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting to introduce the project to the surrounding property owners and obtain early input from the residential neighborhood.
6. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The study shall analyze existing parking and circulation on the shared access aisle, as well as provide details on how parking will be managed and shared/allocated amongst the different tenants on the subject property.
7. The petitioner shall provide a market analysis to show market demand for the multi-family housing development of this type at this location.
8. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.
9. Sidewalks along St. James and Eastman shall be removed and replaced. A water main must be extended along St. James.
10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required. The study shall analyze parking along the shared drive aisle and how the proposed

development could impact the development to the west. The plan shall provide detailed information on how parking will be managed and shared/allocated amongst the different users on the subject property.

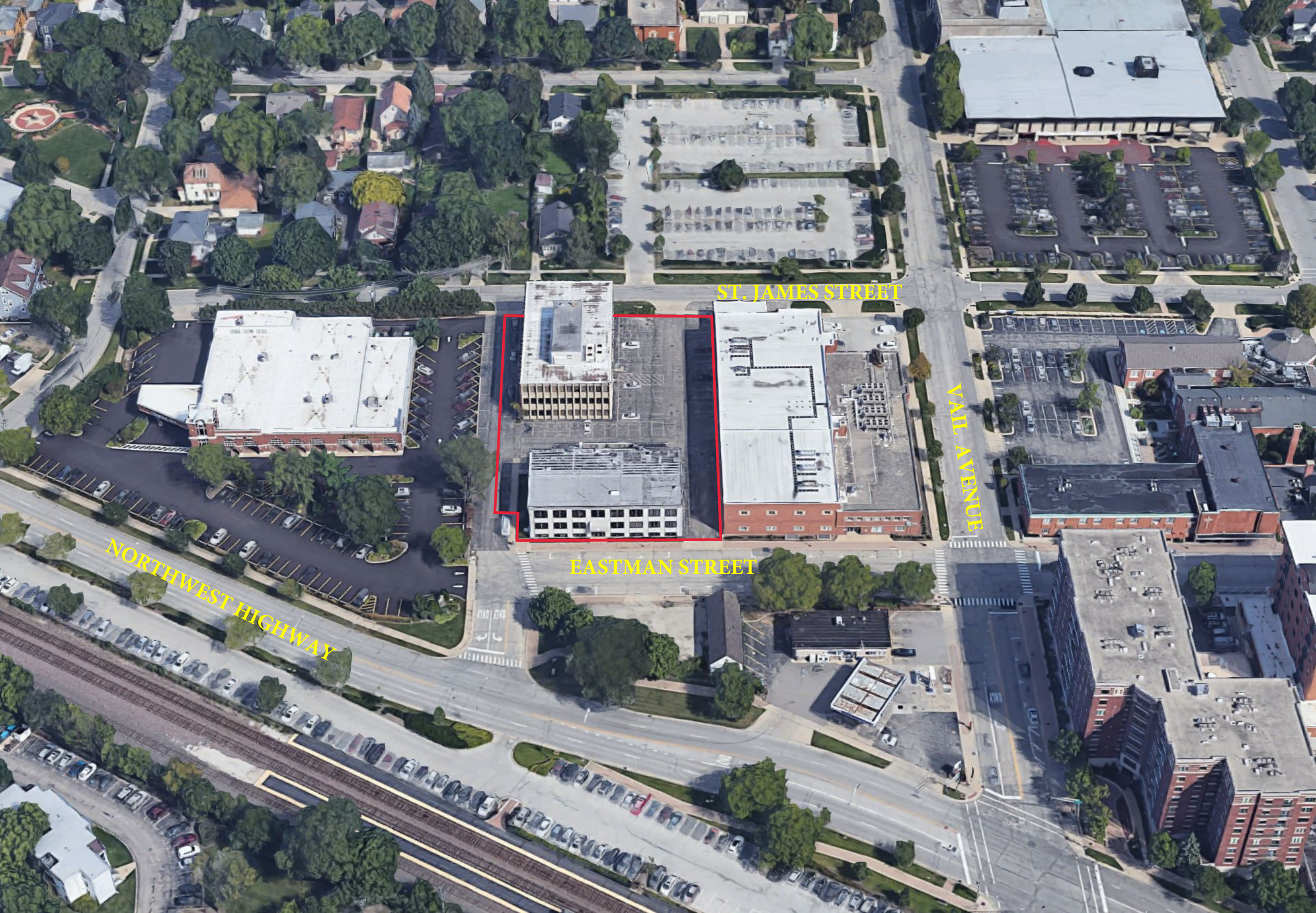
11. The petitioner shall evaluate access to the loading zone and provide details on move-ins/refuse collection, and deliveries.
12. A Design Commission application will be required for architectural review of proposed buildings.
13. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.
14. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.
15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 1, 2022

---

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1759



ST. JAMES STREET

VAIL AVENUE

EASTMAN STREET

NORTHWEST HIGHWAY

Compasspoint Development LLC is under contract to purchase and develop the property located at the south east corner of Highland and St. James (north east corner of Eastman and Highland). The property comprises 43580 sq.ft. and is zoned B-5.

The development team, Compasspoint Development, LLC, is an experienced developer, having developed over 2,000 residential apartments around the country, and over 300 apartments in downtown Des Plaines with projects The Ellison (113 units) while at Opus Development and 1425 Ellinwood Apartments (212 units) with Compasspoint Development. Compasspoint develops best-in-class residential apartment buildings that redefine the skyline of any town/city they develop in.

The project will consist of a seven story mixed use building. Floors two through 7 will include a total of 154 apartments comprising a total of 26 studio apartments, 93 one bedroom apartments, 27 one bedroom with den and 8 two bedrooms. One hundred seventy four parking spaces will be provided.

The building will feature indoor bicycle storage and a service area for loading and trash pick-ups. First floor amenities will contain a residential lobby, leasing office, and a full-service restaurant (owned and operated by the developer). The basement will consist of a co-working space (for tenants in the building), a speakeasy lounge, and a fitness area for building's tenants. The third floor will consist of an outdoor pool and landscaped roof deck, indoor club room including a bar (not open to the public) and an outdoor dog run. lounge. On level seven there will be a resident Sky Lounge with outdoor roof deck.

The redevelopment of the site will dramatically improve the existing site made up of the exiting two and three story buildings and accessory parking lots. The project's main emphasis will be on Eastman whose façade reflects this axis. The upper floors are setback from St. James which address the nearby residential neighborhood.

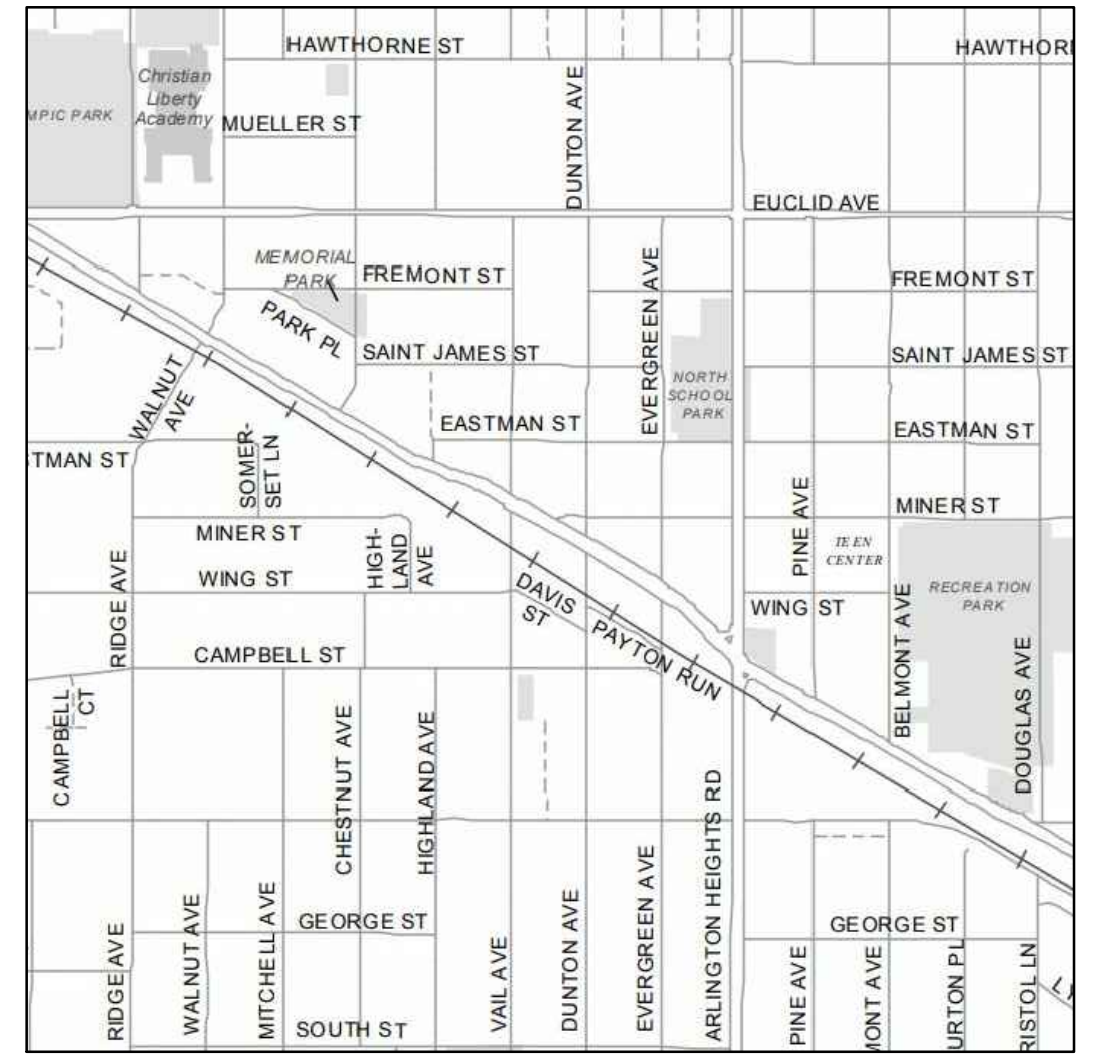
The project will have a substantial financial benefit to the Village and its local businesses and residents in the form of a significant increase in property and retail tax revenues. The project will add a significant number of residents to the Village's downtown area that will ultimately improve the urban fabric and financial stability of the downtown. Adding residential dwelling units at this location naturally creates a more inviting streetscape, as more people will be walking and driving to the site. This creates an energetic, safe and people-friendly hub in place of the current buildings and parking lot. The restaurant and speakeasy further act to create active commercial uses in the downtown. This creates a pedestrian draw to what is now a quiet unattractive area of the downtown.

The building design consists of white, light and dark grey and wood tone exterior that mixes fiber cement panels, full face normam brick, glass windows with first and second floor aluminum and floor to ceiling glass window panels and a concrete and wood frame structure. All units will feature punch windows and large sliding patio doors with inset balconies and juliet style metal railings. The north two floors will mainly consist of brick along with glass and aluminium storefronts.

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 916-6262

VICINITY MAP  
NOT TO SCALE



GENTILE AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC INFORMATION  
AND IMPROVEMENT LOCATIONS

**LEGAL DESCRIPTION**

**PARCEL 1:**

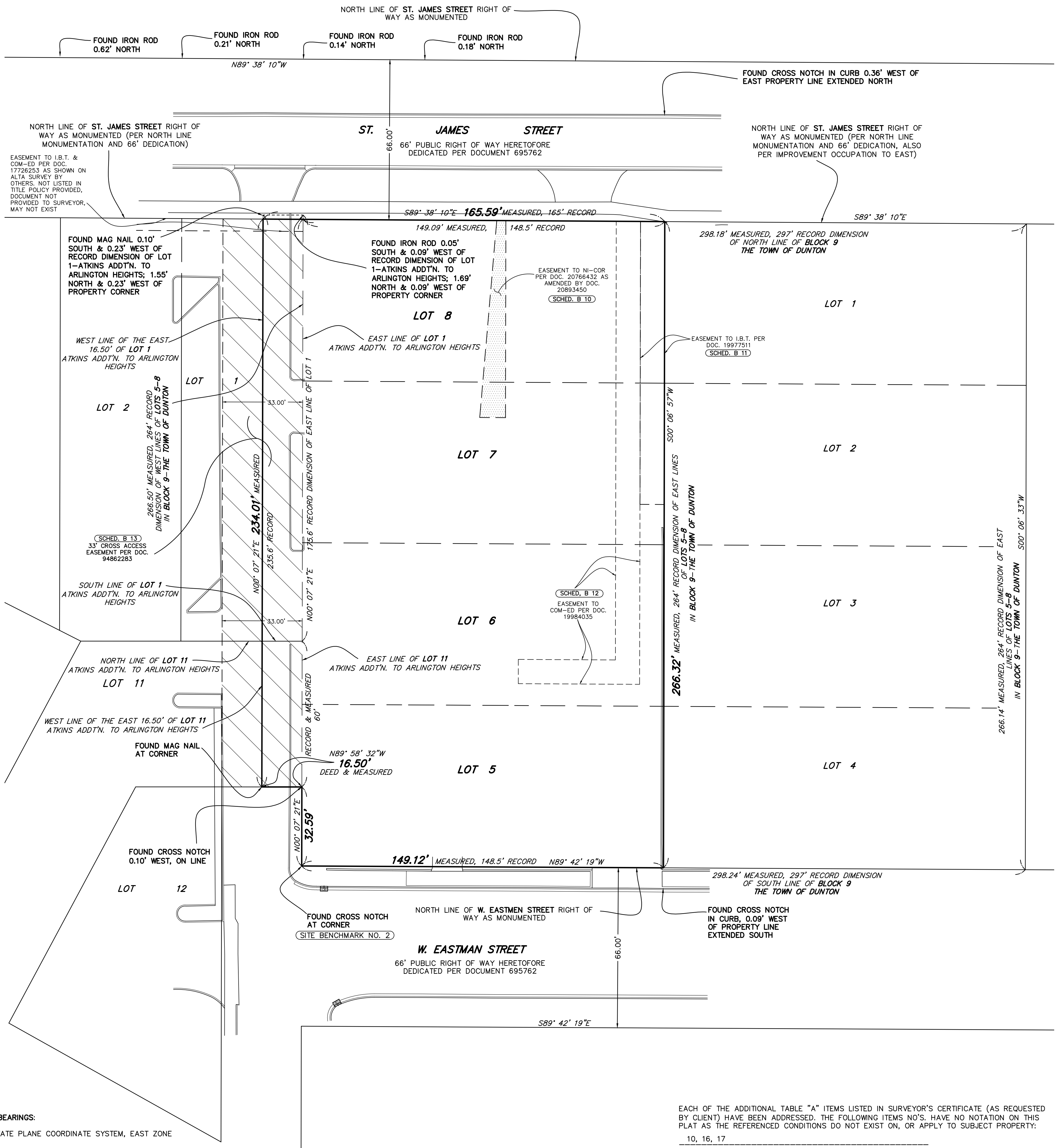
LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN TOWN OF DUNTON, COOK COUNTY, ILLINOIS, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EAST 16.50 FET OF LOT 1 AND THE EAST 16.50 FEET OF THAT PART OF LOT 11 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 1 IN BLOCK 6 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL 60004

CONTAINING: 43,580.50 SQ. FT., 1.00 AC. (MORE OR LESS)



**NOTES:**  
BASIS OF BEARINGS:  
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

**FLOOD ZONE INFORMATION:**  
PER F.E.M.A. MAP NO. 17031C0203J, EFFECTIVE AUGUST 19, 2008, SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD

BASE SCALE : 1 INCH = 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF  
ORDERED BY : RWG ENGINEERING, LLC  
DRAWN BY : VAF  
CHECKED BY : JFG  
SURVEYED BY : LR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 22-22486

SHEET 1 OF 2

**MATTERS OF TITLE:**  
PERTAIN TO CHICAGO TITLE COMMITMENT NO. 22820249-IL DATED DECEMBER 30, 2021. SCHEDULE B, PART II SURVEY RELATED EXCEPTIONS ARE ADDRESSED AS FOLLOWS:  
1-3) SURVEYOR HAS ACCESS ONLY TO PUBLIC RECORDS (OR OTHER DOCUMENTS) PROVIDED BY TITLE COMPANY AND/OR CLIENT  
4) ALL PERTINENT INFORMATION SHOWN HEREON EXCEPT FOR THOSE RECORDS NOT PROVIDED TO SURVEYOR  
5-9) NOT SURVEY RELATED MATTERS  
10) PLOTTED AND SHOWN HEREON (SCHED. B 10)  
11) PLOTTED AND SHOWN HEREON (SCHED. B 11)  
12) PLOTTED AND SHOWN HEREON (SCHED. B 12)  
13) PLOTTED AND SHOWN HEREON (SCHED. B 13)  
14) UTILITY MARKINGS IN FIELD WERE LIMITED IN SCOPE (PER CLIENT). ALL MARKINGS VISIBLE AT TIME OF FIELD SURVEY ARE SHOWN HEREON AS WELL AS UTILITY INFORMATION GATHERED FROM FIELD INSPECTION.  
15) PLOTTED AND SHOWN HEREON PER FIELD INSPECTION (SCHED. B 15) (SEE SHEET 2 OF 2)  
16) NOT A SURVEY RELATED MATTER

EACH OF THE ADDITIONAL TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE (AS REQUESTED BY CLIENT) HAVE BEEN ADDRESSED. THE FOLLOWING ITEMS NO'S. HAVE NO NOTATION ON THIS PLAT AS THE REFERENCED CONDITIONS DO NOT EXIST ON, OR APPLY TO SUBJECT PROPERTY:  
10, 16, 17

STATE OF ILLINOIS) S.S.  
COUNTY OF DUPAGE)

TO: COMPASSPOINT DEVELOPMENT, LLC  
116-120 EASTMAN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS

1, 2, 3, 4, 5, 7(a), 8, 9, 10, 11, 16, 17, 18, 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 12, A.D. 2022

DATE OF PLAT: APRIL 27, A.D. 2022

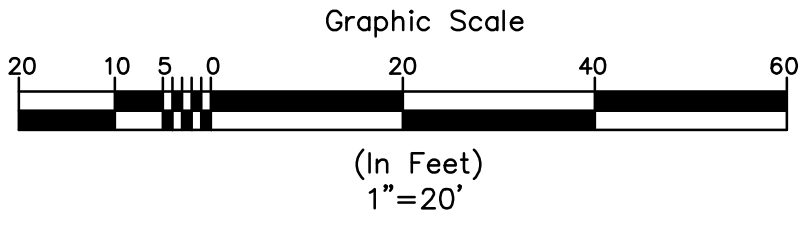
BY: PRELIMINARY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2022  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

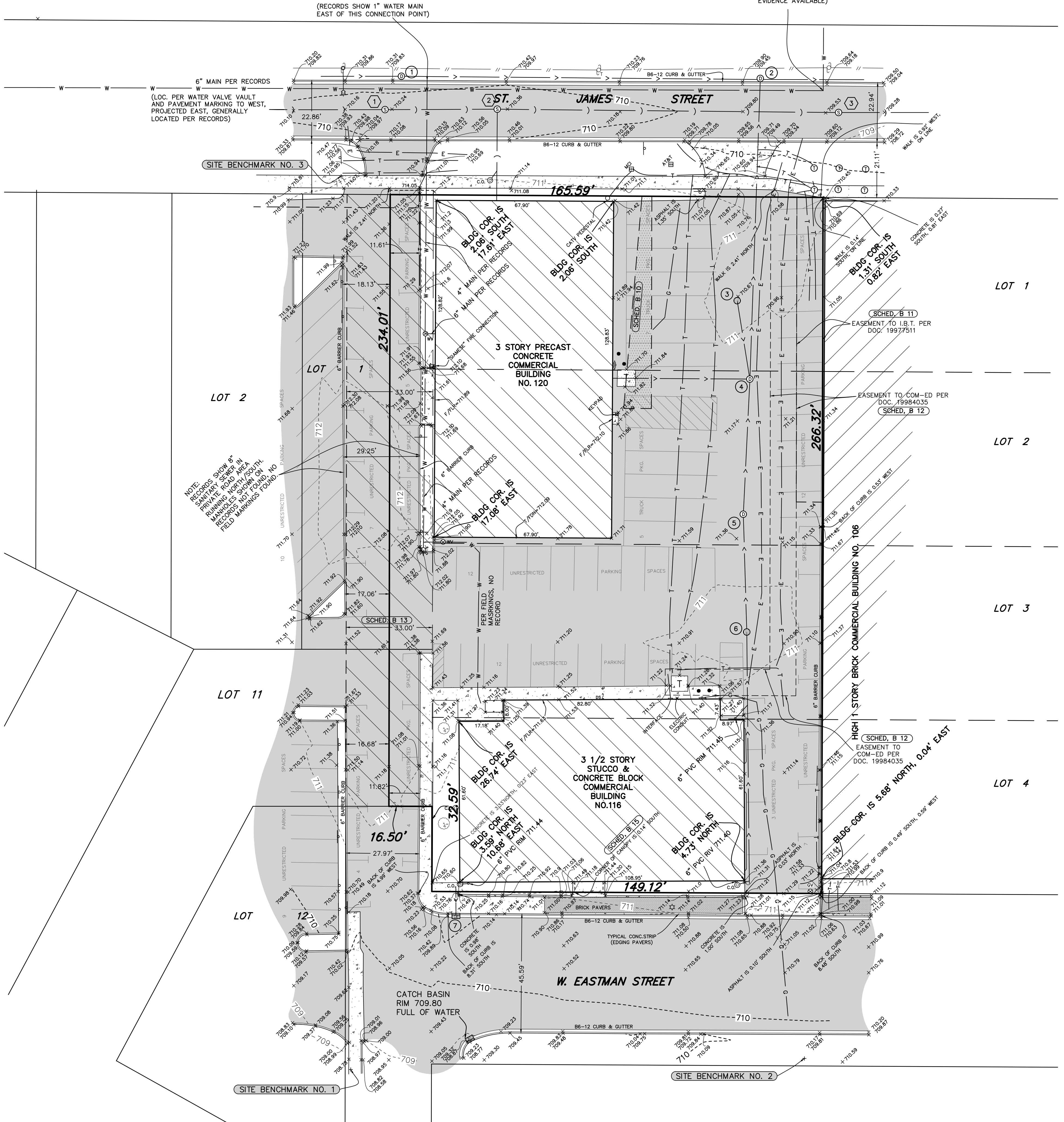
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 916-6262

GENTILE AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION

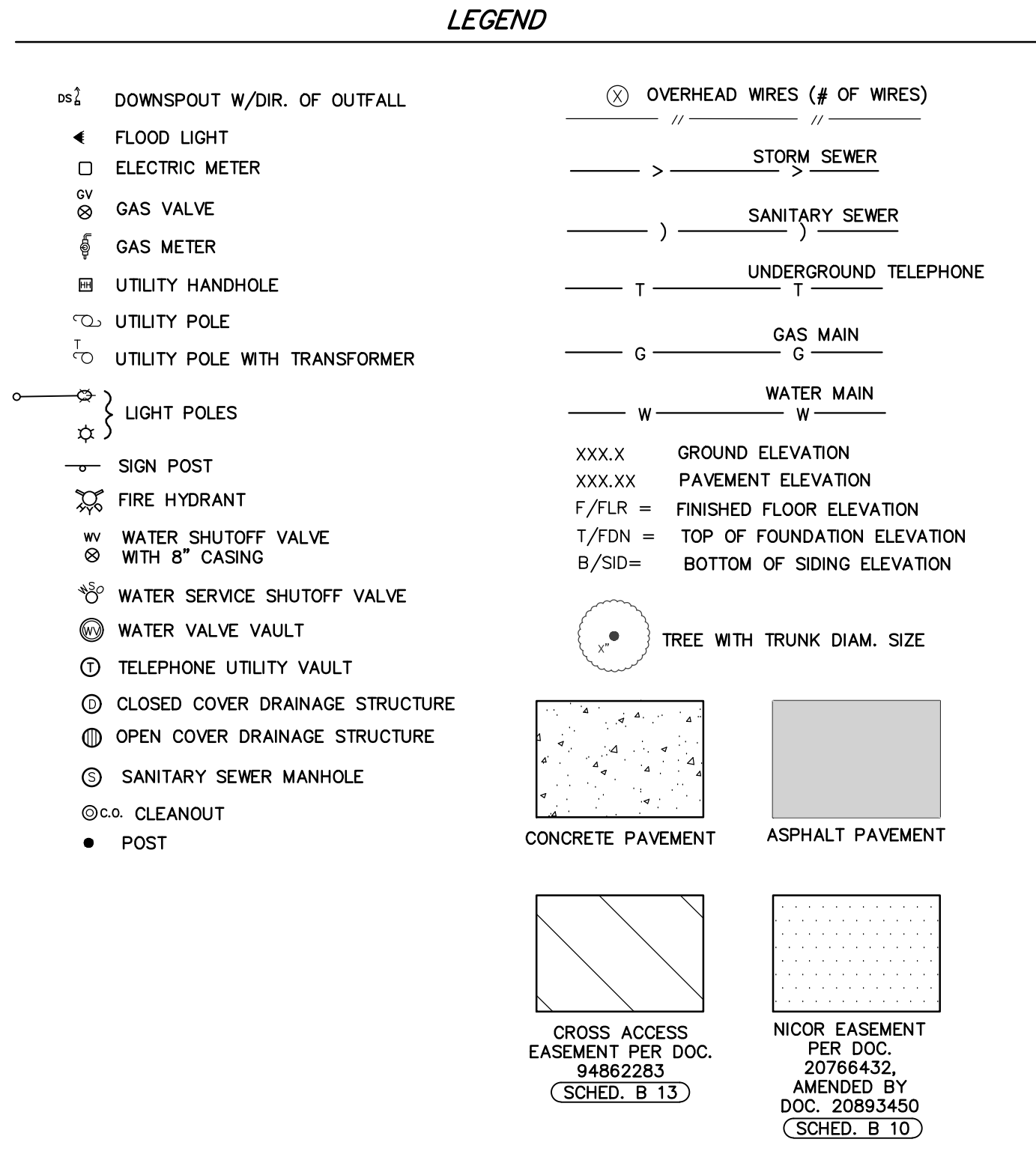


(RECORDS SHOW WATER MAIN HEADING NORTH IN THIS GENERAL LOCATION-NO DIMENSIONS, OR FIELD EVIDENCE AVAILABLE)



NOTE: RECORDS SHOW 6" SANITARY SEWER IN RUNNING WATER AREA. RECORDS SHOW NO FIELD MARKINGS FOUND.

- | STORM SEWERS |  | SANITARY SEWERS |  |
|--------------|--|-----------------|--|
| 1            | STORM MANHOLE<br>RIM 710.34<br>24" RCP W INV 696.39<br>24" RCP E INV 696.24  | 1               | SANITARY MANHOLE<br>RIM 710.26<br>18" VCP W INV 700.77<br>18" VCP E INV 700.77   |
| 2            | STORM MANHOLE<br>RIM 709.65<br>24" RCP W INV 695.52<br>24" RCP E INV 695.35  | 2               | SANITARY MANHOLE<br>RIM 710.35<br>18" VCP W INV 700.58<br>18" VCP E INV 700.53<br>6" VCP N INV 701.15<br>8" VCP S INV 701.36   |
| 3            | CATCH BASIN<br>RIM 710.64<br>10" RCP SE INV 706.79   | 3               | SANITARY MANHOLE<br>RIM 709.52<br>18" VCP W INV 700.42<br>18" VCP E INV 700.39<br>8" RCP NE INV 704.17<br>8" RCP SE INV 704.12 |
| 4            | STORM MANHOLE<br>RIM 710.88<br>10" RCP NW INV 705.73<br>12" RCP W INV 705.73<br>15" RCP N INV 699.00<br>15" RCP S INV 699.18 |                 |  |
| 5            | STORM MANHOLE<br>RIM 711.42<br>15" RCP N INV 700.03<br>12" PVC S INV 704.60  |                 |  |
| 6            | CATCH BASIN<br>RIM 710.50<br>12" PVC N INV 704.90<br>6" PVC S INV 706.20   |                 |  |
| 7            | CATCH BASIN<br>RIM 709.80<br>6" PVC N INV 707.75   |                 |  |



**NOTES:**  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD MARKINGS AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

VILLAGE UTILITY RECORDS DO NOT ACCURATELY REFLECT FINDINGS IN FIELD AND UTILITY MARKINGS HAD BEEN DONE ON A LIMITED BASIS.

**BENCHMARK:**  
USGS NGS DESIGNATION LD021, PID DM3898, A FLANGE-ENCASED STAINLESS STEEL ROD WITHOUT SLEEVE STAMPED LD021; STATION IS LOCATED ABOUT 5.3 MILES SOUTHWEST OF WHEELING, 2.2 MILES SOUTHWEST OF PALATINE AND 1.2 MILES WEST OF ARLINGTON HEIGHTS; 65.6' SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVE., 21.3' NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.2' EAST OF THE EDGE OF SIDEWALK AND 6.6' WEST OF THE EDGE OF PAVEMENT OF WILKE RD.

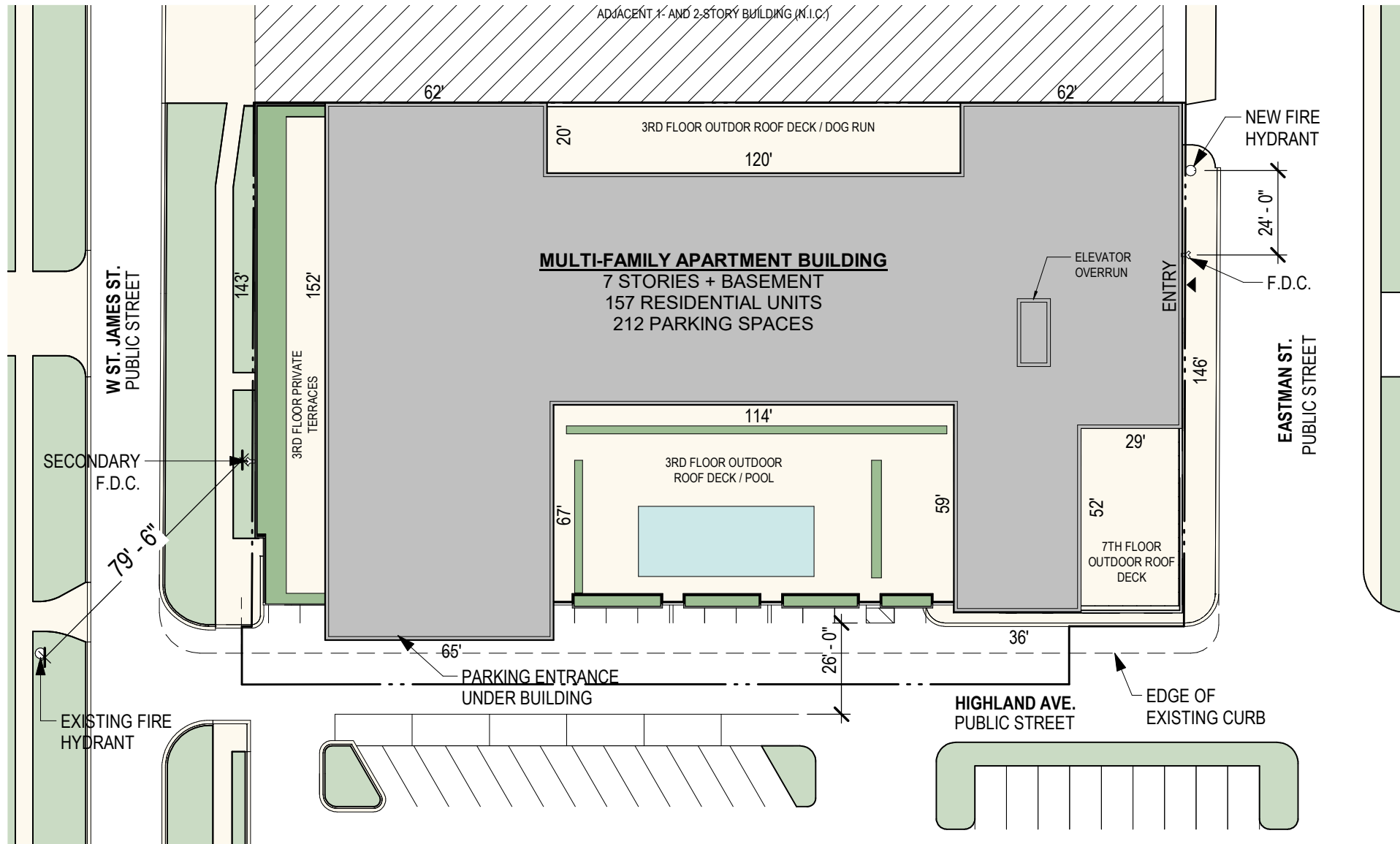
ELEVATION 716.90 (NAVD 88 DATUM)

**SITE BENCHMARKS:**  
1) CROSS NOTCH SET IN WEST SIDE OF PUBLIC WALK IN THE WEST SIDE OF HIGHLAND AVENUE RIGHT OF WAY 74.85' (MEASURED DIRECTLY) SOUTHWEST OF SOUTHWEST CORNER OF PROPERTY.  
ELEVATION 708.72  
2) CROSS NOTCH SET IN PUBLIC WALK IN SOUTH SIDE OF EASTMAN STREET RIGHT OF WAY 66.45' (MEASURED DIRECTLY) SOUTHWEST OF SOUTHWEST PROPERTY CORNER.  
ELEVATION 710.26  
3) CROSS NOTCH SET IN NORTH SIDE OF PUBLIC WALK IN SOUTH SIDE OF ST. JAMES ST. RIGHT OF WAY 20.03' (MEASURED DIRECTLY) NORTHWEST OF THE NORTHWEST PROPERTY CORNER.  
ELEVATION 710.99

BASE SCALE : 1 INCH = 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF  
ORDERED BY : RWG ENGINEERING, LLC  
DRAWN BY : VAF  
CHECKED BY : JFG  
SURVEYED BY : LR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 22-22486



ZONING SUMMARY		
<b>PROPOSED ZONING DISTRICT:</b>		B-5
<b>ZONING DESCRIPTION:</b>		
<b>SITE AREA:</b>		
<b>FAR</b>	<b>ORDINANCE REQUIREMENT</b>	<b>PROPOSED</b>
	N/A	
<b>AREA / DWELLING UNIT:</b>		
1 Bedroom	300 sf lot area / DU	
2 Bedroom	400 sf lot area / DU	
<b>FRONT YARD</b>		
Adjacent Residential Minimum: 5 FT.	0'-0"	0'-0"
Adjacent Other Minimum: N/A		
<b>SIDE YARD (NEXT TO R-ZONE)</b>		
Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley	0'-0"	0'-0"
<b>REAR YARD (NEXT TO R-ZONE)</b>		
Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less. Adjacent Other Minimum: N/A	0'-0"	0'-0"
<b>HEIGHT (W/ GROUND FLOOR RETAIL)</b>	90'-0"	
<b>PARKING</b>		
STUDIO & 1 BEDROOM UNITS	1 space / unit	
2-BR UNIT	1.25 space / unit	
LOADING	(1) 10'x35'x14'H	
<b>TOTAL RESIDENTIAL PARKING SPACES</b>	158	
<b>RESTAURANT</b>		
L1 - 1 space / 200sf seating		
LL - 1 space / 250sf seating		
13 req'd spaces		
<b>TOTAL:</b>	171	212

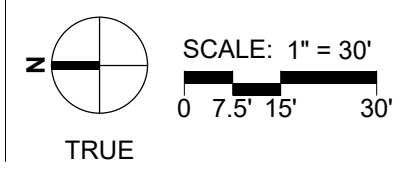
DEVELOPMENT SUMMARY			
<b>BUILDING AREA</b>			
	GROSS	NET (RESIDENTIAL)	PARKING
<b>TOTAL:</b>			
LEVEL LL	7,372	--	
LEVEL 01:	33,235	--	26,633
LEVEL 02:	36,971	5,128	30,248
LEVEL 03:	26,007	18,723	
LEVEL 04:	26,007	22,883	
LEVEL 05:	26,007	22,883	
LEVEL 06:	26,007	22,883	
LEVEL 07:	24,491	19,161	
<b>TOTAL:</b>	<b>206,097</b>	<b>111,661</b>	<b>56,881</b>
<b>PARKING</b>			
	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	80	16	
LEVEL 02	78 (+20 TANDEM)		
<b>TOTAL PROVIDED</b>	<b>158 (+20 TANDEM)</b>	<b>16</b>	<b>174</b>
<b>TOTAL REQ'D</b>	<b>158</b>	<b>13</b>	<b>171</b>

UNIT MATRIX					
	STUDIO	1-BED	1-B+DEN	2-BED	TOTALS
LEVEL 2	--	6	1	--	7
LEVEL 3	8	14	4	1	27
LEVEL 4	4	19	6	2	31
LEVEL 5	4	19	6	2	31
LEVEL 6	4	19	6	2	31
LEVEL 7	6	16	4	1	27
<b>TOTALS</b>	<b>26</b>	<b>93</b>	<b>27</b>	<b>8</b>	<b>154</b>

1 SITE PLAN  
SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

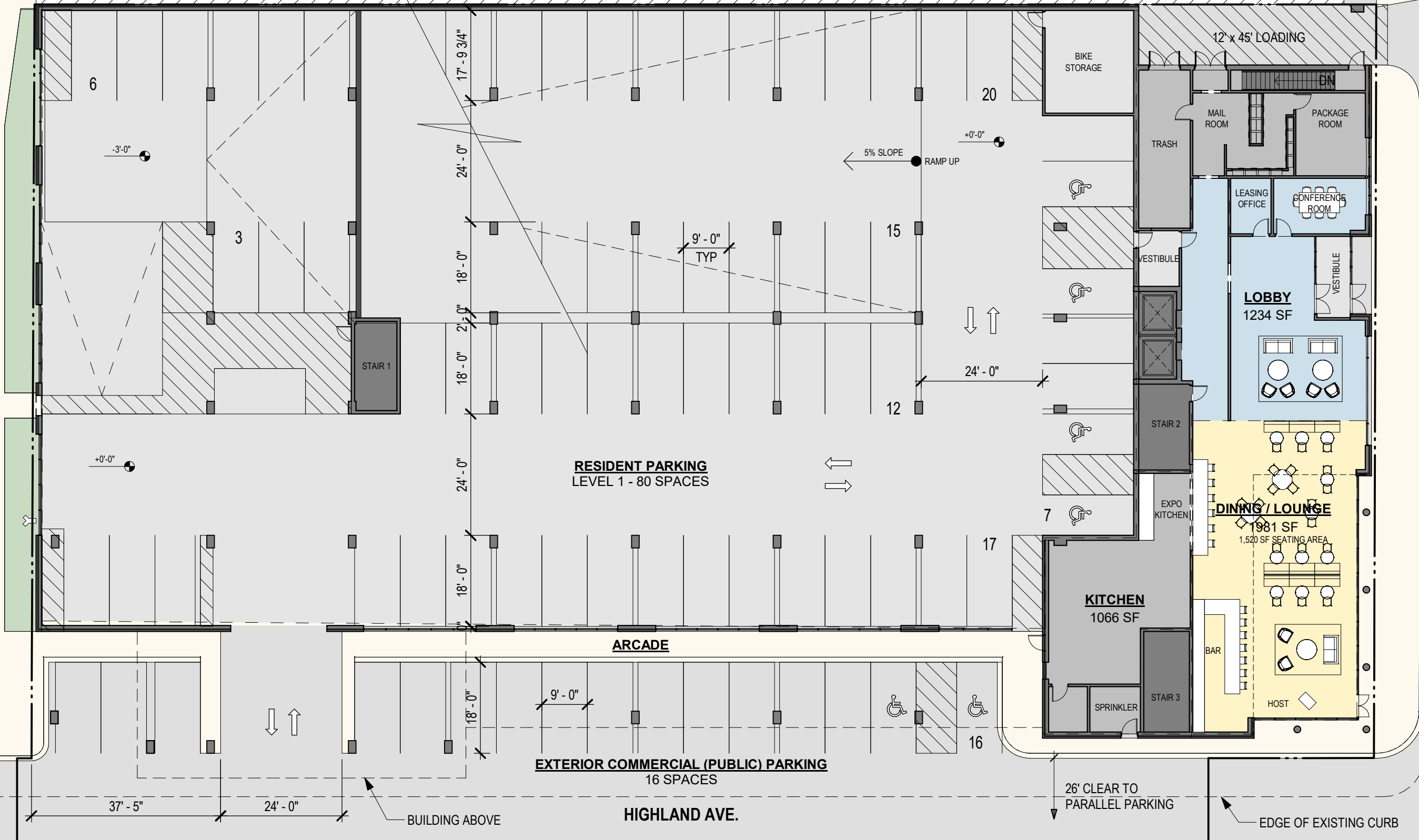


ARLINGTON HEIGHTS MULTI-FAMILY  
116 W EASTMAN STREET  
ARLINGTON HEIGHTS, IL 60004  
06/11/2022 Project #: 22008

ADJACENT 1- AND 2-STORY BUILDING (N.I.C.)

W ST. JAMES ST.

EASTMAN ST.

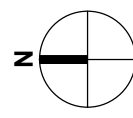


# 1 1ST FLOOR PLAN

SCALE: 1" = 20'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



SCALE: 1" = 20'  
0 5' 10' 20'

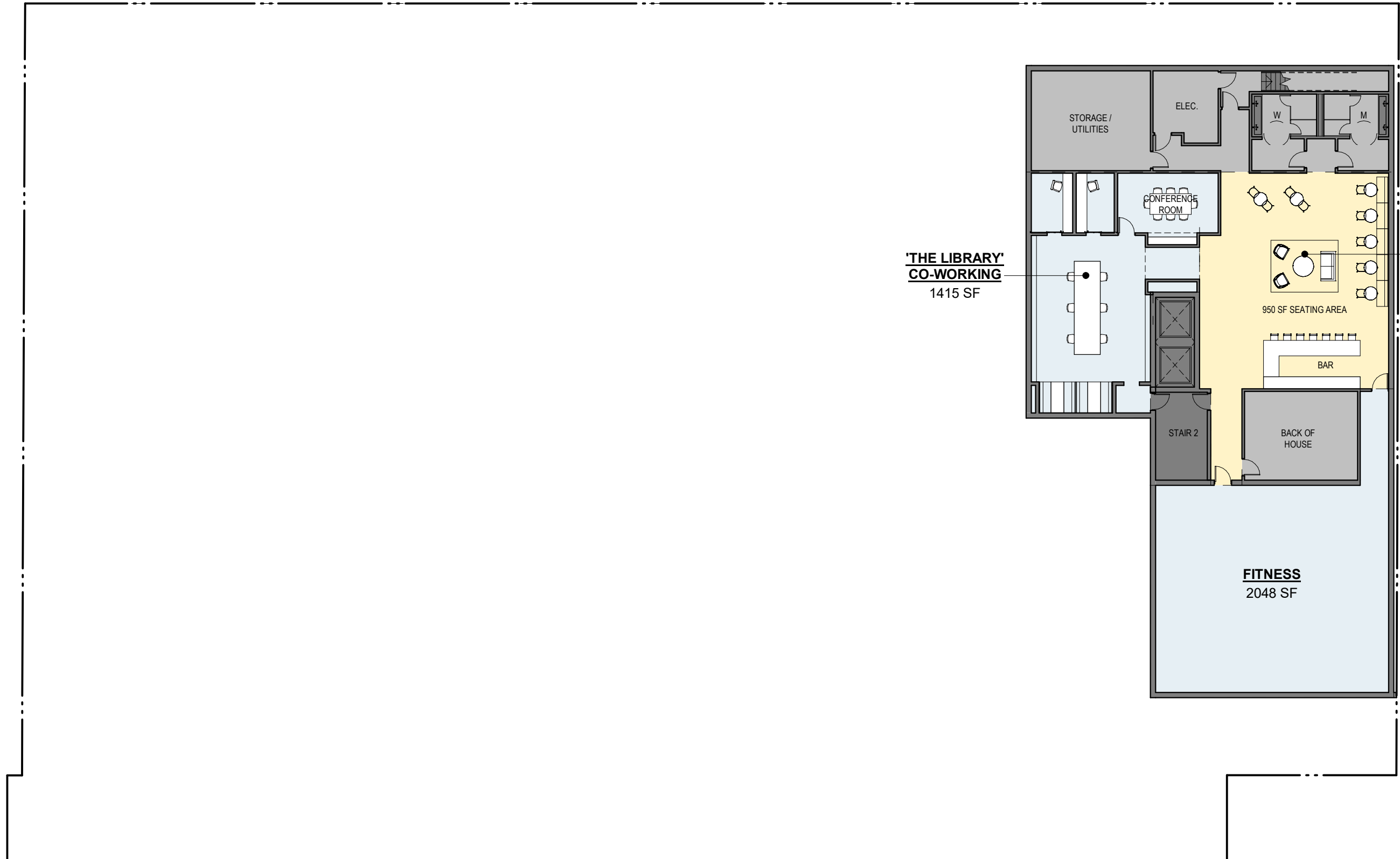


ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET  
ARLINGTON HEIGHTS, IL 60004

06/11/2022 Project #: 22008

01

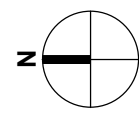


1 **BASEMENT FLOOR PLAN**

SCALE: 1" = 20'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



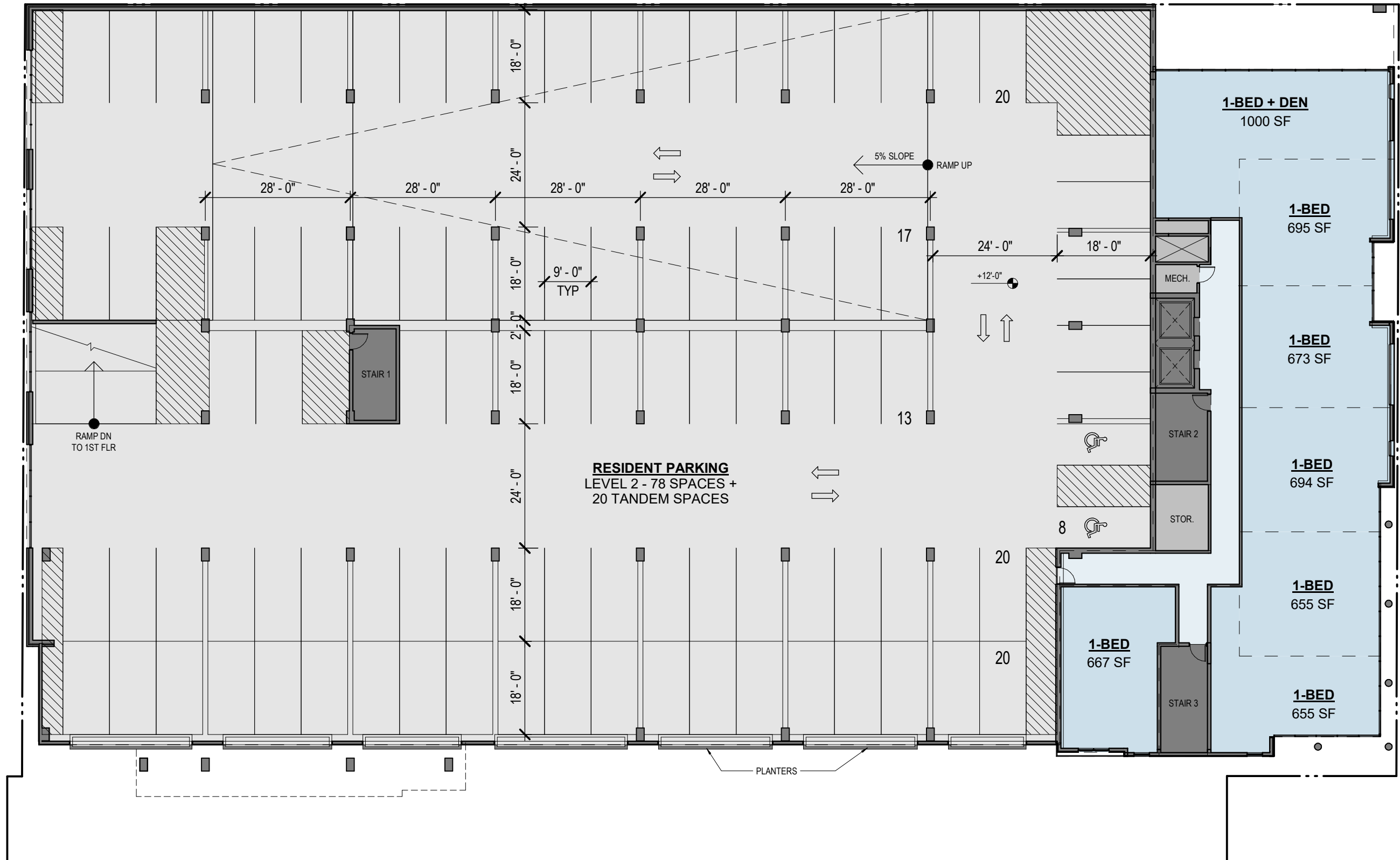
SCALE: 1" = 20'  
0 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET  
ARLINGTON HEIGHTS, IL 60004

06/11/2022 Project #: 22008

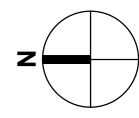


1 2ND FLOOR PLAN - 7 UNITS

SCALE: 1" = 20'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



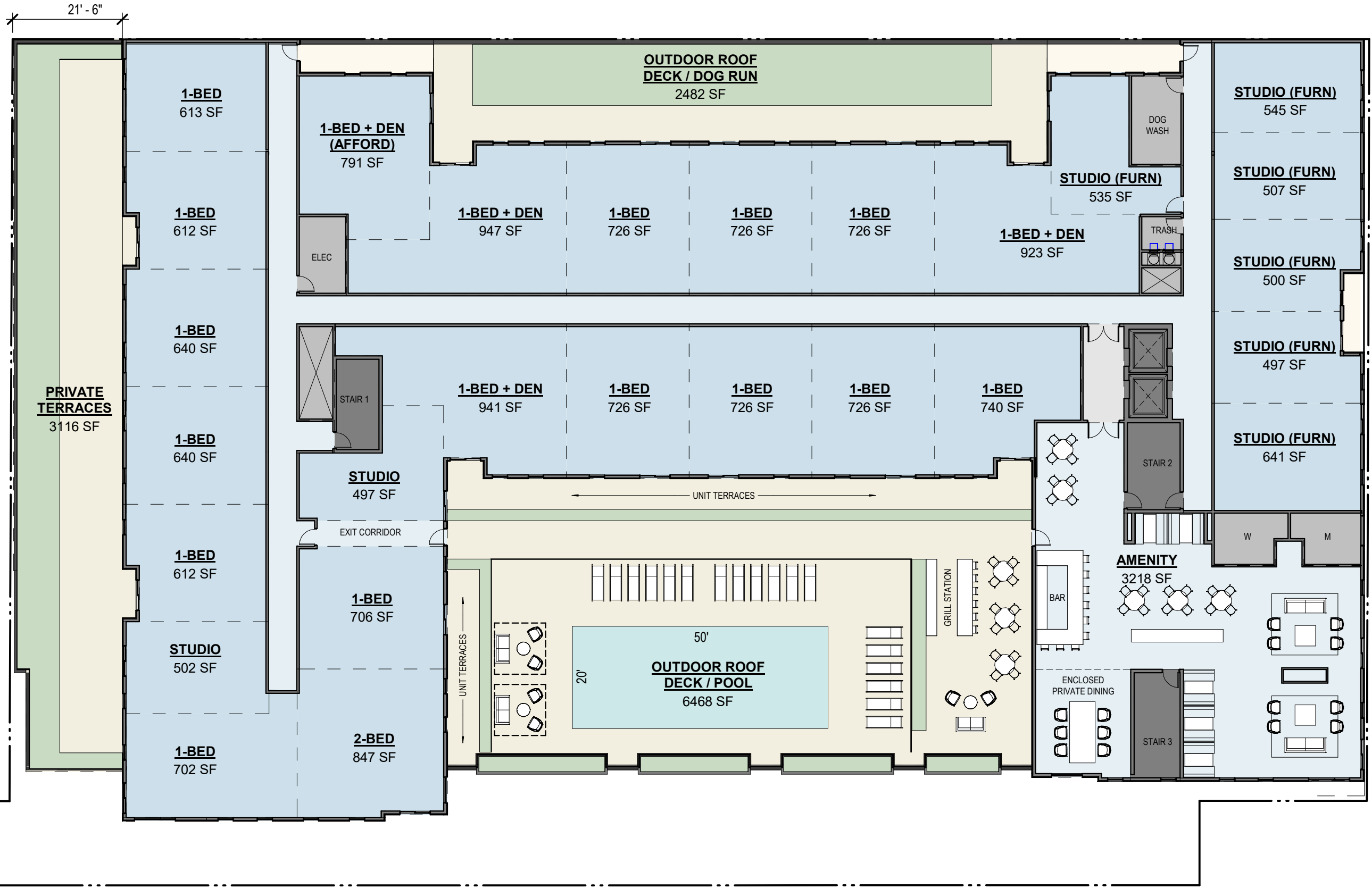
SCALE: 1" = 20'  
0 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET  
ARLINGTON HEIGHTS, IL 60004

06/11/2022 Project #: 22008

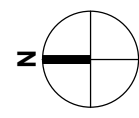


1 3RD FLOOR PLAN - 27 UNITS

SCALE: 1" = 20'-0"



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Chicago, IL 60661



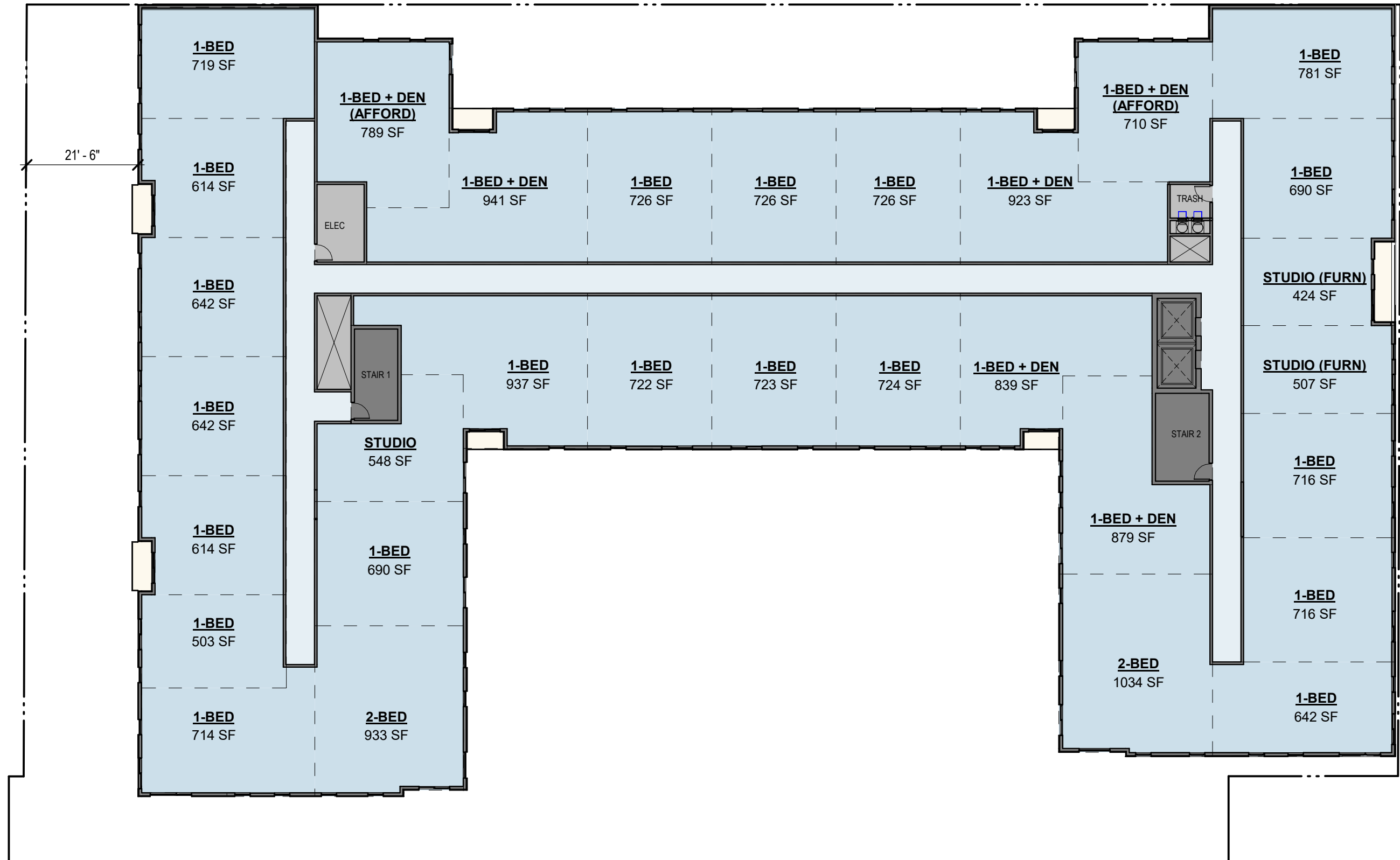
SCALE: 1" = 20'  
0 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET  
ARLINGTON HEIGHTS, IL 60004

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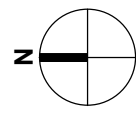


1 TYPICAL FLOOR PLAN (4TH - 6TH) - 31 UNITS

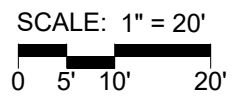
SCALE: 1" = 20'-0"



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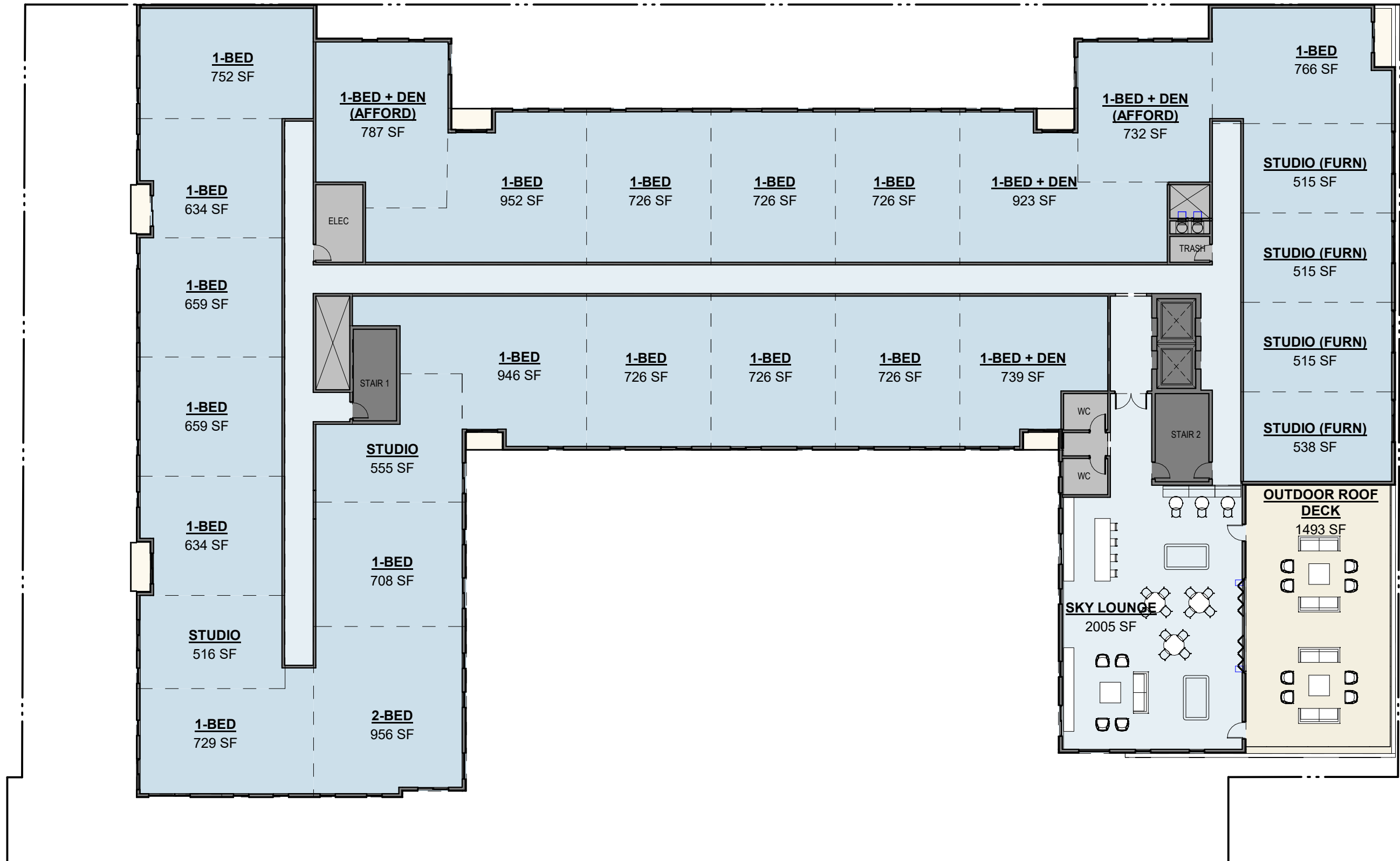
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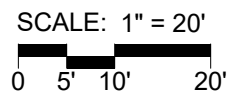
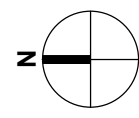


1 7TH FLOOR PLAN - 27 UNITS

SCALE: 1" = 20'-0"



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1 SOUTH ELEVATION  
08 SCALE: 1" = 20'-0"



**2** WEST ELEVATION  
09 SCALE: 1" = 20'-0"

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N  
SCALE: 1" = 20'  
0 5' 10' 20'  
PROJECT

**COMPASSPOINT**  
DEVELOPMENT, LLC

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**09**



DARK GRAY FIBERCEMENT PANELS

BALCONIES

WOOD LOOK FIBERCEMENT PANELS

JULIET BALCONIES, TYP.

PERFERATED METAL SCREEN

BRICK

STONE BASE

EXISTING ADJACENT BUILDING

ROOF  
82' - 0"

LEVEL 07  
71' - 0"

LEVEL 06  
60' - 6"

LEVEL 05  
50' - 0"

LEVEL 04  
39' - 6"

LEVEL 03  
29' - 0"

LEVEL 02  
12' - 0"

GROUND LEVEL  
0' - 0"

1 NORTH ELEVATION  
10 SCALE: 1" = 20'-0"



1  
11 200\_BUILDING ELEVATION\_EAST  
SCALE: 1" = 20'-0"



PERSPECTIVE RENDERING - LOOKING NORTH-EAST



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PERSPECTIVE RENDERING - LOOKING SOUTH-EAST



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