



## Grace Terrace Design & Community Process

### How Full Circle Communities was Brought to Arlington Heights

The North/Northwest Suburban Task Force on Supportive Housing (“Housing Task Force”) is a volunteer-based nonprofit organization founded in 2009 dedicated to creating affordable permanent supportive housing for individuals with disabilities. The nonprofit is made up of volunteers from across the north and northwest suburbs including members from Arlington Heights. The Housing Task Force focuses on permanent supportive housing (“PSH”) because it has proven high success rates to allow individuals with disabilities to live independently and stably. In PSH, the support systems are wrapped around each resident, which contributes to the success of individuals living with disabilities.

The Housing Task Force approached Full Circle in 2020 to partner in bringing additional permanent supportive housing to Arlington Heights. The Housing Task Force previously worked to develop Heart’s Place, an 18-unit PSH project built in 2019 and located in Arlington Heights. Heart’s Place is fully occupied with an extended waitlist. Recognizing the continued need for permanent supportive housing, the Housing Task Force approached Full Circle Communities to partner on a new PSH development in Arlington Heights. The Housing Task Force selected Full Circle Communities as their partner due to the organization’s proven track record of success and excellent reputation as an affordable housing & PSH developer.

Together, Full Circle Communities and the Housing Task Force have been working since 2020 to present a development that would add 25 units for persons with disabilities, with a specific preference for veterans with disabilities, to the Arlington Heights community.

The proposed development (“Grace Terrace”) is located at 1519-1625 South Arlington Heights Road. Full Circle Communities worked with the Housing Task Force to identify three potential sites in Arlington Heights for a 25-unit PSH development. These three sites were thoroughly vetted by Full Circle Communities along with their design team. It was determined that the 1519-1625 South Arlington Heights Road site was the most ideal of the three sites due to its regular shape and proximity to local amenities, along with the seller’s support of the project’s mission.

### Community Process to Date

Since February of 2023, Full Circle Communities has been engaged with the Village of Arlington Heights in the zoning process for Grace Terrace. Full Circle Communities requested an Early Review by the Village Board which was the first public meeting regarding the project and was held on May 1, 2023.



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Following the Early Review, Full Circle Communities submitted Plan and Design Commission Applications and worked with Village staff to improve the proposal and ensure all Village standards are being met. While the applications were being reviewed by Village staff, Full Circle Communities hosted a neighborhood meeting on September 5, 2023, and invited approximately 100 of the nearest neighbors via mail.

Once Full Circle Communities satisfied all the feedback from Village staff, we were able to request Housing, Design and Plan Commissions dates, all of which were public meetings.

The Housing Commission was held on September 20, 2023 and the project received unanimous approval.

There were two Design Commissions held. The first was held on October 24, 2023 and the commissioners requested a continuance with requests for revised design elements. The second Design Commission was held on November 28, 2023, and the revised design received unanimous approval with conditional recommendations, all of which have since been incorporated into the design.

The Plan Commission was held on November 8, 2023. Since the Plan Commission is a public hearing, Full Circle Communities posted three signs across the site as well as mailed approximately 100 invitations to nearby neighbors informing them of the meeting. The project received a 4-3 “no” recommendation at the Plan Commission.

The Village Board meeting was held on December 4, 2023. The Village Board meeting resulted in a 6-3 vote in favor of the project. Because the project received a “no” recommendation from the Plan Commission, there was a supermajority requirement to approve the requested variances. This supermajority could not include the mayor’s vote per state law, so the project failed to get the variances approved. The Village Board moved to direct Village staff to continue working with Full Circle Communities to refine the design and address concerns that were raised during the public comment portion of the meeting.

## Design & Community Efforts Since the Village Board Meeting

During the Village Board meeting, the main concerns identified were the height of the building, the proximity of the building to the neighbors to the east, and the orientation of the building with the parking lot facing the east/rear of the building. Full Circle Communities and our design team carefully vetted multiple design options to best address neighbor concerns while still providing a high-quality development that meets the needs of the future tenants. These options were also vetted with Village staff for their feedback.



One of the design options that was considered was reducing the building to two stories. This option posed significant challenges as reducing the height would require the building to be lengthened by 72 feet, necessitating a restart of the design process. This option would extend our timeline and increase the project budget beyond what we can accommodate. This design would also increase the surface area on the site, thereby increasing the stormwater impact on the property. Given these challenges that option was deemed infeasible and we've decided to pursue an alternative revised design.

While we cannot move forward with a two-story design, we feel that our revised proposal addresses many of the concerns that we heard at the Village Board meeting. The new proposal has reoriented the parking to be on the west side of the building (instead of the east) to eliminate concerns of noise and proximity to the rear neighbors. We have also further reduced the parking from 41 stalls to 25 stalls and minimized the front setback to accommodate this reorientation and maximize the distance from the building to the rear neighbors.

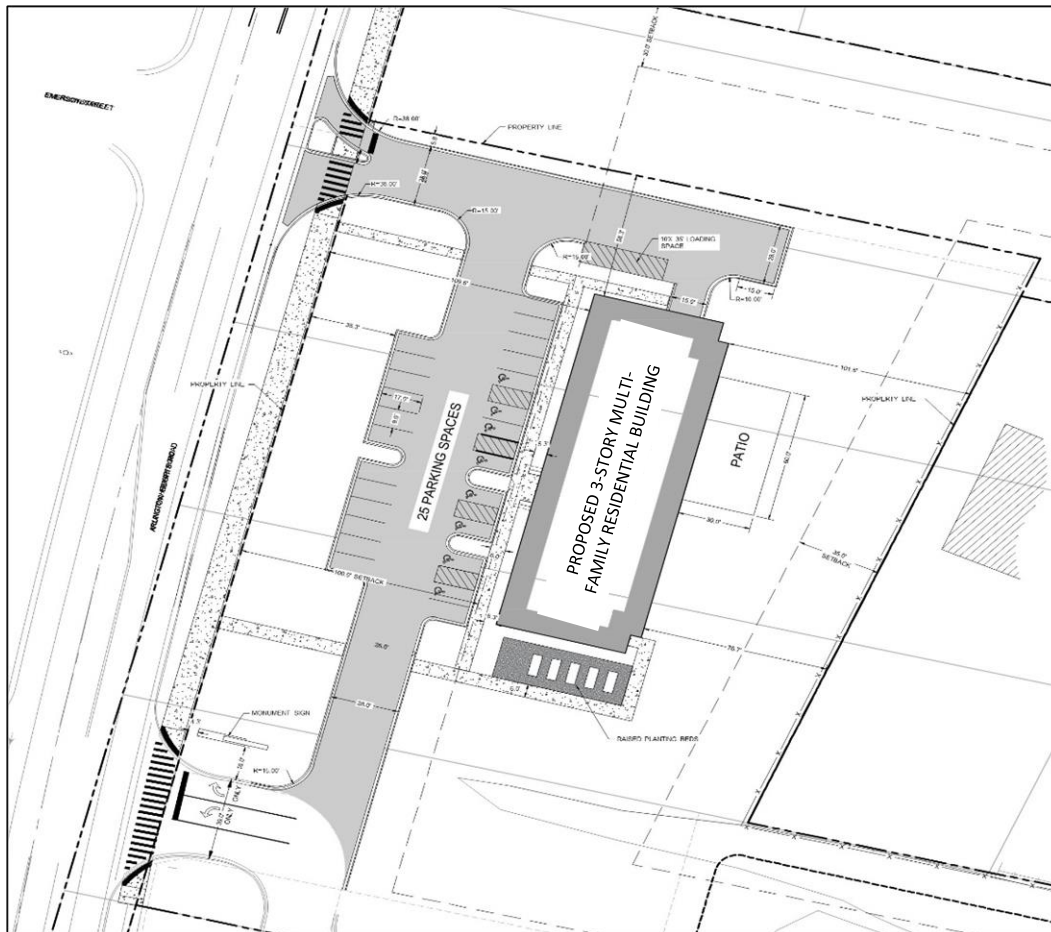


Figure 1: Grace Terrace Revised Proposed Site Plan



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It is Full Circle Communities unwavering commitment to collaborate with the Village of Arlington Heights and its residents to present a development plan that supports our future tenants and the community. We look forward to the opportunity to have more discussions on the new proposal at our upcoming Community Meeting on April 16, 2024, and in future public zoning meetings. We are confident that we can come to a consensus that both addresses neighbor concerns and produces high-quality permanent supportive housing that is desperately needed in Arlington Heights.



*Figure 2: Grace Terrace Revised Rendering of the West Facade*