



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 13, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. LaSalle Estates Subdivision - 10/23/19

IV. PUBLIC HEARINGS

- A. ReStore - 955 E. Rand Rd. - PC#19-013
Land Use Variation, PUD Amendment

V. OTHER BUSINESS

VI. ADJOURNMENT

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**Plan Commission
11/13/2019**

Item: LaSalle Estates Subdivision - 10/23/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
LaSalle Estates Subdivision - 10/23/19	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: LASALLE ESTATES SUBDIVISION - 2000 NORTH CHESTNUT AVENUE - PC# 19-009
PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SETBACK VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 23rd day of October, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: Welcome to the Arlington Heights Plan Commission meeting. Please rise and join us in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Please have a seat. So, Sam, would you take roll?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We have five members; we have a quorum so we're good. The first item on our agenda is the minutes from our last meeting on September 25th. I want to thank Commissioner Dawson for filling in for me while I was on vacation. But, so we have the LaSalle Estates Subdivision and Arlington Signs minutes. Can we have a roll call on approval of the minutes?

COMMISSIONER GREEN: I make a motion to approve the minutes.

CHAIRMAN ENNES: Okay, is there a second?

MR. HUBBARD: Yes, so, I'm sorry, Chairman Ennes. You have a blue, I'm sorry, a green sheet. If you could just follow the language on a motion to approve the minutes there?

CHAIRMAN ENNES: Okay, is this new?

MR. HUBBARD: Yes, this is just due to the fact that the last meeting here, there was an error in the public notification. So, we need to acknowledge that in approval of the minutes. So, if whoever is making the motion could just go with that language, second it, and then you can do a --

COMMISSIONER JENSEN: And the recommendation is actually not, it's dropped from the minutes, is that what I understand?

MR. HUBBARD: Well, the minutes are the minutes. They happened, and that's what happened. But the motion to approve the minutes just acknowledges that the motion made in the meeting on September 25th was done in error. So, essentially, you know, it won't --

CHAIRMAN ENNES: So, we're correcting that now.

MR. HUBBARD: Right.

CHAIRMAN ENNES: Okay, so, Bruce, you're going to make the motion? Would you mind reading this?

COMMISSIONER GREEN: Yes. I'd like to make a motion to approve the Plan Commission minutes from the September 25th Plan Commission meeting, noting that the motion for approval made by the Plan Commission was done in error due to the incomplete public notification for this application.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: I will abstain because I was not here. Then, should we immediately, Sam, should we immediately do the next motion?

MR. HUBBARD: Once the public hearing has officially opened, then you can.

CHAIRMAN ENNES: On our first item of business?

MR. HUBBARD: Right.

CHAIRMAN ENNES: Or second item of business.

MR. HUBBARD: Yes.

CHAIRMAN ENNES: Okay, so our second item of business happens to be the LaSalle Estates Subdivision, 2000 North Chestnut Avenue, PC# 19-009. That will be followed by the preliminary and final plat of subdivision and setback variation.

Is our Petitioner here? Would you please come forward and state your name and spell it for the court reporter?

MR. KELLY: Sure. It's Sean Kelly, S-e-a-n K-e-l-l-y. I reside at 110 Delaware, Chicago, and I'm a real estate broker with CRER.

CHAIRMAN ENNES: Okay, would you tell us about, I would say with, since all the details of your project are already in our minutes and the record, you stated these last time, we don't want to have to go through all that again.

MR. KELLY: Sure. Okay.

CHAIRMAN ENNES: Would you please tell us what you're here about tonight?

MR. KELLY: So, as was noted before, I'm reappearing because there was an error in the public notice. It is currently a single-family home situated at 2000 North Chestnut, and the proposed project is a three-lot subdivision that will face LaSalle Street. Since the last meeting, I've just taken some of the comments from the neighbors that appeared and tried to integrate some of their feedback in terms of driveway placements into a revised streetscape elevation which doesn't really have impact on the plat of subdivision but already had some input so I figured I'd start to incorporate that into what we're going to prepare for the Design Committee approval.

CHAIRMAN ENNES: Okay, so are you going to go over that with us, the changes that you made?

MR. KELLY: Correct. I apologize, for some reason this updated PowerPoint is skewed a little bit, but what I was speaking towards is Lot 3 which would be the home situated all the way to the left, which would be the easternmost building site. Some of the neighbors' comments and concerns in the last meeting were having three driveways all enter onto LaSalle. So, working with my architect over the past couple of weeks, we took our initial

plan and flipped it so that it would be garage left, and amended it to have a side-load garage that will exit onto Chestnut, reducing the driveways from three to two onto LaSalle.

Aside from that, we had made some aesthetic adjustments to Lot 1, the farthest design to the west. Unfortunately, some of that is not visible here, but you know, we've been in contact with Steve Hautzinger over the course of the past few weeks just trying to get some updated input from the work that we had developed for a previous meeting and we're trying to bake in some of his input to what, you know, the next step of the Design Committee submittal would be.

CHAIRMAN ENNES: Do you have a physical -- oh, there it is.

MR. KELLY: Sorry. I'm sorry, what was the question?

CHAIRMAN ENNES: Well, I was going to ask you if you had a piece of paper with that picture that we could pass down the row to see.

MR. KELLY: I don't have a hard copy, just what I'd e-mailed in to Planning Department.

CHAIRMAN ENNES: Sam, will you move that over? Can you move it over any more? Is that all of it now?

MR. HUBBARD: I think that's all I can do.

COMMISSIONER CHERWIN: You can take it out of presentation view, Sam, and you can --

MR. HUBBARD: Yes, I don't know.

CHAIRMAN ENNES: But you've seen the full drawings, right, Sam?

MR. HUBBARD: Right, yes. This is more just as a courtesy for, you know, the Plan Commission and any interested neighbors. Obviously, the elevations and design of the homes will be determined as part of the Design Commission approval process.

CHAIRMAN ENNES: Okay, please go ahead.

MR. KELLY: You know, that's the only real adjustments that have been made since I initially appeared.

CHAIRMAN ENNES: Okay, well, are there any Commission questions?

COMMISSIONER JENSEN: Sam's, need Sam's report?

CHAIRMAN ENNES: We'll go to that.

COMMISSIONER LORENZINI: We'll hear Sam first.

CHAIRMAN ENNES: Okay, Sam, would you present the Staff report?

MR. HUBBARD: Sure. So, the property is at 2000 North Chestnut. The existing zoning is R-2, and on the Comprehensive Plan it's designated as a Single-Family Detached Estate 2, which is compliant with the R-2 zoning. The proposed lot sizes also comply with the zoning, and the request this evening is for a preliminary and final plat of subdivision to subdivide the property into three lots.

When the Petitioner appeared at the September 25th Plan Commission hearing, they had not finalized the final plat. However, in the interim time between then and now, they did obtain the necessary signatures on the final plat. So, this evening would be for preliminary and final plat of subdivision approval. Additionally, they are requesting a variation on Lot 3 to reduce the exterior side yard setback from 40 feet to 30 feet.

They did appear at the May 22nd Conceptual Plan Review Committee. Feedback at that meeting was generally positive and they encouraged the Petitioner to move forward.

I'll keep this relatively brief because the items that were discussed at the last meeting will become part of the public record and application for this hearing, but I'll briefly go over the site aerial. The site, you can see the subject property bounded in red and where it sits relative to the homes around it. On the north side, you'll see LaSalle Street which is only halfway complete, and the Petitioner is required to dedicate land along LaSalle and improve that street so that it's the full width of the street.

There is a unique configuration on the western side of the site. There's approximately a five-foot strip owned by a party that is not the Petitioner. So, when they come in for the street, they'll have to work with the Engineering Department exactly on the specifics of how this intersection will be constructed relative to that spite strip. I don't know if there will be a legal basis for the Village to require the full turning onto Walnut there or if, you know, there will have to be some sort of specialty intersection here to accommodate for that piece of property that is not owned by the Petitioner.

I want to touch on some of the variation approval criteria for variations, and this is relative to the exterior side yard variation on Lot 3 which is proposed to be a 30-foot setback as opposed to the 40-foot required by code. There are four criteria necessary for variation approval as you can see highlighted here. Staff analyzed the proposed subdivision and the variation relative to these criteria. We felt that the single-family use on the property was not going to alter the essential character of the locality and it would be compatible with the existing uses and zoning of the properties nearby.

Specifically, we took a look at the four abutting corner lots that have exterior side yards, two directly to the north, and then one kitty corner to the northeast, and then one directly across Chestnut to the east. Out of all those four lots, I'll go through the side yard setbacks, exterior side yard setbacks, one had an approximately 26-foot side yard setback. The other had another approximately 26-foot side yard setback. The third had an approximately 24-foot exterior side yard setback, and the fourth had a 20-foot exterior side yard setback. So, we felt the variation to reduce the setback from the 40-foot required to 30-foot was compatible with the existing uses in the vicinity and the character in the vicinity.

Additionally, there are some unique circumstances that apply to this property. Specifically, again on the west side, there is that piece of land that's a spite strip and doesn't allow access in the normal configuration to the west and for a kind of a normally designed and laid-out subdivision. Additionally, the homes on the frontage of Chestnut which are set back extremely far relative to code requirements from the right-of-way along Chestnut are what dictate the requirement for the 40-foot exterior side yard setback along Chestnut. So, that was kind of a unique circumstance that we felt complied with the approval criteria for the variation.

Again, we felt the proposed variation was in harmony with the spirit and intent of the chapter. One of the purposes of the zoning code chapter is to affix reasonable standards to which buildings and structures shall conform. For the aforementioned reasons, we felt like the setbacks for the exterior side yard along Chestnut would be reasonable.

We do feel like the variance requested is the minimum variance necessary. If you look at, if you take into consideration all of the homes along Chestnut to the north and to the south on the east side of the street in addition to the homes on the other frontages, they all have, you know, relatively reduced setbacks on the Chestnut frontage. A 30-foot setback here would be compatible with those existing setbacks with the exception to the

three to four lots directly south of this that have relatively unique setbacks along Chestnut.

So, we are supportive of the variation. We are supportive of the subdivision. We did analyze the lot sizes relative to the lot sizes in the vicinity, and they were definitely compatible with the existing lot sizes in the vicinity. Again, they conform to the minimum required lot sizes of the R-2 District. The Village is recommending approval of the application subject to the conditions as outlined in the Staff report.

That will conclude my presentation this evening. I'm happy to go into more detail if the Plan Commission would like. But I would say if you are going to approve and make the Staff report part of the public record, please follow the language in number two on the green sheet which will also include the minutes from the September 25th meeting to become part of the public record of this application as well. Thank you.

CHAIRMAN ENNES: And we would do that just after approving your report?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: Could I have a motion to approve the Staff report?

COMMISSIONER GREEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: Should we do roll call on this?

MR. HUBBARD: No, you can do voice vote, that's fine.

CHAIRMAN ENNES: Okay, so moved and a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so we're all in support of that. Can I have a motion for item two?

COMMISSIONER JENSEN: I'll make a motion. A motion to include the September 25th Plan Commission meeting minutes as part of the record for the application as well as the Staff report dated September 18, 2019.

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: There's a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so that is added. Commissioners, do any of you have questions that you want to proceed with to the Petitioner at this point in time?

COMMISSIONER JENSEN: Just a brief one of Staff. There's nothing, is there anything that the Village can do about that strip of land west of where the Petitioner is proposing, you know, his project?

MR. HUBBARD: No. Unfortunately, it's not owned by the Village, it's not owned by the Petitioner. You know, the Village is not going to entertain a taking of that property, so no.

COMMISSIONER JENSEN: Anyone talk to the guy who owns it, whoever owns it?

MR. HUBBARD: My understanding is that the property owner immediately to the south recently purchased that strip of land which also abuts their property as well. So, I

don't know if you can see it, but this would be the property owner I believe who purchased the strip which runs across their property and then all the way up to LaSalle Street here.

COMMISSIONER JENSEN: Okay.

MR. HUBBARD: So, I would imagine that when they redevelop, I imagine they'll be redeveloping at some point soon, but I believe it's to their advantage that they picked up that strip because it allows them access on Walnut so they could essentially do a four-lot subdivision, one lot, two-lot, three-lot, four-lot, although they would have to, you know, incorporate detention somewhere in there.

COMMISSIONER JENSEN: Okay, the last question I have is are these recommendations or conditions that you've listed there, one through seven, are there any modifications from when we looked at the conditions before?

MR. HUBBARD: The only one was, at the September 25th meeting, there was an additional condition for a final plat of subdivision approval, but at this point, they have that so that condition is no longer needed.

COMMISSIONER JENSEN: I don't have any other questions.

CHAIRMAN ENNES: Okay, anyone else?

COMMISSIONER CHERWIN: I mean, you know, we reviewed it last time. I think, you know, I guess I'd commend the developer because, in my opinion last time, one of the underlying themes for a lot of the residents was the three driveways as opposed to two accessing LaSalle Street, and the Petitioner seems to have addressed that.

CHAIRMAN ENNES: Anyone else? Since I wasn't here, if the Petitioner could come back up? I have a couple of quick questions.

MR. KELLY: Sure.

CHAIRMAN ENNES: This gentleman that bought that strip, it might be worthwhile approaching him. Is there any intention for the Village to widen that? It looks like it's just one lane there.

MR. HUBBARD: When a development is proposed along Walnut that includes that strip, it will be required to be improved to the full width. The Village doesn't have any plan to develop it or to widen it. If everybody could speak up, I'm hearing from the audience that they're having trouble hearing us.

CHAIRMAN ENNES: I apologize, I have a hoarse voice. I don't know where it came from, but is this better? Okay, sorry.

So, for the Petitioner, I heard mention of the spite strip. What is that?

MR. KELLY: So, there is roughly a five-foot wide parcel that runs the length of the property to the south and abuts 2000 North Chestnut. I don't really know the history behind it, you know, what the purpose of somebody selling that configuration of, you know, a parcel is. That's the extent of my knowledge to it.

CHAIRMAN ENNES: Okay, and that's what's being called the spite strip, that piece of land?

MR. KELLY: Correct, correct.

CHAIRMAN ENNES: Okay, I'm sorry.

MR. KELLY: One thing that may be, that I don't think I touched on but maybe it's worth noting in addition to my original appearance comments and tonight's is Lot 1 which would be the most west side if you will, in the kind of finalizing of the proposed plat of

subdivision, we worked with Staff's suggestion to increase the required side yard setback on that side of the, on the west side if you will of Lot 1 to make it more consistent aesthetically with a more conventional corner lot. So, we felt that was, you know, a reasonable ask and we addressed that in our engineering work.

CHAIRMAN ENNES: So, then on Lot 3, that's the house where you changed the drive to the side?

MR. KELLY: Correct, correct. Several people had just brought up, I mean, to my recollection, you know, a couple of things that stood out, you know, in my notes was, you know, this arrangement of three front-load garages exiting on to LaSalle may be deemed, you know, crowded for the surrounding homes. So, that was an easy remedy.

Then another point that was brought up was the possibility of adding a stop sign because of its proximity to a school bus stop. I discussed that with my engineer in my follow-up conversation, and all he had said to me was, you know, in the final approval process, if the Engineering Department makes that request, we'll certainly incorporate it.

CHAIRMAN ENNES: Okay, so you didn't rotate that house, you just changed the side of the garage that the driveway is coming out of?

MR. KELLY: Correct. So, originally it was a front-load garage that was garage right from the curb looking at the home. So, I just instructed my architect to flip the design, and then instead of having a front-load garage exit onto LaSalle, to amend the drawing so it exited to the east on Chestnut.

CHAIRMAN ENNES: Okay, that sounds good to me. I don't have any other questions. Can we have a motion? Or we should go to the audience. Can I see a show of hands? Is there any people in the audience that would like to ask? Okay, so there's a couple here.

Please have a seat and we will move on. Let's start on the right side, farthest back, whoever wants to come up.

QUESTIONS FROM AUDIENCE

MR. OBERMAN: Richard Oberman. I don't know if you need my address, 1970 North Walnut.

CHAIRMAN ENNES: Yes, okay.

MR. OBERMAN: So, I live just a few houses away from where the construction will be. A couple of questions here I jotted down on my notes. You mentioned, and it's Mr. Kelly, right?

MR. KELLY: That's right.

MR. OBERMAN: You mentioned that the --

CHAIRMAN ENNES: Please direct your questions to the panel.

MR. OBERMAN: Right on. So, my question is the setbacks are going to be how many feet from the street or from the sidewalk? What is that, where are you measuring from on the setbacks?

CHAIRMAN ENNES: Sam, that's from the street, right?

MR. HUBBARD: Setbacks are measured from the property line.

MR. OBERMAN: Well, which would end of the sidewalk?

MR. HUBBARD: A property line is generally one foot in from the edge of

the sidewalk.

MR. OBERMAN: From the sidewalk, okay. So, on the west side, where is the setback from? Because there is no sidewalk. Would the sidewalk, are you --

COMMISSIONER GREEN: Maybe I can help you. I'm an architect, maybe I can help you.

MR. OBERMAN: Okay.

COMMISSIONER GREEN: Chestnut has a 66-foot right-of-way. From the center of the street going in east and west in both directions is 33 feet. That 33 feet from the center of the road is the property line. So, from that point, you have another 30 feet.

MR. OBERMAN: Okay, so the center of which portion of Chestnut? No, I'm sorry, not Chestnut, I'm talking about on Walnut because Walnut has that silly configuration. So, are you saying from the middle of that road 30 feet?

COMMISSIONER GREEN: From the five-foot goofy little strip right there.

CHAIRMAN ENNES: Spite strip.

COMMISSIONER GREEN: The spite strip.

MR. OBERMAN: Right.

COMMISSIONER GREEN: Okay, that is the property line, that five-foot line. So, and then from there, on this gentleman's, Mr. Kelly's property, they're moving in 30 or 40, I forget --

MR. KELLY: 30 feet.

COMMISSIONER GREEN: 30 feet, 30 feet.

MR. OBERMAN: So, I guess what I'm trying to get at is let's suppose down the road you want to make this look like a normal looking neighborhood and you want to put a sidewalk down there. Is that sidewalk going to be in line with the sidewalk that is on the north side of LaSalle?

MR. HUBBARD: Yes, it would. I mean, generally speaking, it would. It's difficult to see, I mean, you can kind of see it here and you can see the sidewalk to the north.

MR. OBERMAN: Right.

MR. HUBBARD: And then the full right-of-way width is already maintained on Walnut, so Walnut already has the code-required 66-foot width which should match what's to the north. So, yes, the sidewalk would be continued, you know, down in almost the same configuration as it is to the north.

MR. OBERMAN: Okay, yes, I would just encourage you to do whatever you can as a board to proceed with the sidewalk. That land around there in that neighborhood is terrible. Today I was going for a job and I was going down the street on Chestnut, and the sidewalk, you're running on the sidewalk then the sidewalk stops, and I want to go over to the park to run which is a block-and-a-half from our house. But it takes like six blocks to get there, so I'm going down the sidewalk. So, the sidewalk ends and then you've got to go out in the street, then cars are looking at you, why is this guy in the street. Let's not let that happen here. Let's get this addressed and make it look uniform.

COMMISSIONER JENSEN: Sam, a question following up on that. Is that the responsibility of the Petitioner? The Village? I mean, what responsibility would the Petitioner have to do that?

CHAIRMAN ENNES: There's procedure for that, right?

MR. HUBBARD: Right. The Petitioner doesn't have frontage on Walnut

because of this five-foot strip of land. So, the Village requirements only, for improvements to Walnut only kick in when there's actual frontage on the street. Because there is that five-foot strip, there is no frontage. So, the developer's responsibility ends, you know, at LaSalle and doesn't translate to the Walnut side. You know, it's great because, you know, for his bottom line, he doesn't have to pay to improve the street. But it's terrible for him because he can't design a subdivision that has access onto Walnut. So, it's kind of, you know, a blessing and a curse so to speak.

COMMISSIONER JENSEN: So, Mr. Oberman has made a wonderful point, but it has nothing to do with this petition or this Petitioner and it's not in our purview, is that what I understand?

MR. HUBBARD: Right, I mean, it's something that he'd have to raise with the Village Board. Ultimately, it's a capital improvement project by the Village.

COMMISSIONER JENSEN: So, at the next level, he certainly can raise that again and they might be able to do something about it. But it's not within the Commission's purview.

MR. HUBBARD: Right, it's not something we can require the developer to do.

COMMISSIONER CHERWIN: Can I just make a note to Staff? If we do have the property to the south come in for a petition, then as part of that, you know, we should try to address comprehensively his property which would include dealing with this five-foot strip. We're going to, if there's any relief requested on that southern adjacent parcel now that he's taken in that five-foot wide strip, that's going to be a part of that approval process.

CHAIRMAN ENNES: And that would be the time to do it.

MR. HUBBARD: Right.

CHAIRMAN ENNES: Okay, the next audience member?

MR. EHRLICH: I didn't put my name on that paper, but my name is Steven Ehrlich, E-h-r-l-i-c-h. I'm at 1960 North Walnut, so really kind of behind there, right actually next door to Rich towards the end of that cul-de-sac.

A couple of things of concern. One is, so on the road on LaSalle, how far are you knocking into those trees or whatnot to build a complete road there? Is it 10 feet? I mean, how far are you coming in to build a complete road there?

CHAIRMAN ENNES: Sam, can you answer?

MR. HUBBARD: Yes, I mean, you know, it's hard to see measurements on the plans here. I mean, the entire, I mean essentially, there's a slight jog from, you can see LaSalle here, and then you know, the right-of-way doesn't line up exactly. But you know, it's going to come, I mean, all of the vegetation there is going to get taken down. I think we've been working with the Petitioner to save one or two of the relatively mature and healthy trees there, but most of the trees there are volunteer growth, you know, buckthorn and box elder, that type of thing. So, in order to, you know, create the subdivision, most of the trees will have to be removed.

MR. EHRLICH: So, it won't be parallel to, across the way heading east on LaSalle? There'll be a little bit of a --

MR. HUBBARD: There's a slight jog, yes, instead of directly lining up.

MR. EHRLICH: Okay, and then you answered the one question about the strip which is absolutely ridiculous. So, the property owner that's in between the really long front

home that's on Chestnut in the new development is the owner of that strip, is that correct? Are they waiting to try to, all right, so that's a whole different animal.

The thing that kind of concerns me on this is it almost looks like you're trying to fit 10 pounds of rocks in a two-pound bag. It looks like it's an awful lot. I think you did a nice job at least of addressing one of the driveways going off into Chestnut, I think that probably helps a little bit. But it just, it really does seem like you're trying to cram an awful lot in that little area.

The hard part is I don't know, like I've got a little bit of a better idea of the split of land that's in the middle right there. I mean, these things aesthetically are going to kind of fit in with the rest of the neighborhood without feeling like you're cramming in a bunch of stuff in one small little area? Do we all feel pretty comfortable about that?

CHAIRMAN ENNES: Sam, in regard to that, do you know what the land to building ratio is for these three lots? Or the lot coverage?

MR. HUBBARD: The lot coverage is going to be 35 percent of the lot, I believe, it's either 30 or 35 percent.

CHAIRMAN ENNES: And you said from your review that this is comparable to the area? We have some that have more, we have some that have less?

MR. HUBBARD: Well, if you're talking about lot coverage, it's going to be the same across all lots. You know, the regulation is based on the zoning district, but the lot sizes that are being proposed comply to the R-2 Zoning District standards. There was an extensive study on the lot sizes of the neighboring, you know, lots. You know, the lot sizes here on average are 12,000 square feet. Here they're 12,300. Here they were 10,085, 13,320. So, you know --

CHAIRMAN ENNES: So, we're actually --

COMMISSIONER CHERWIN: So, Sam, this --

CHAIRMAN ENNES: -- comparable with the size of the neighborhood?

COMMISSIONER CHERWIN: I was just going to say the size of the lots comply with the zoning in that area?

MR. HUBBARD: They do, and they're compatible with what's in the vicinity as well.

COMMISSIONER CHERWIN: They're comparable and they're in excess of many lots around them. Then the ratio of buildable, you know, the size of the houses in each of those lots --

MR. HUBBARD: Will have to --

COMMISSIONER CHERWIN: -- will also conform to what's required for that zoning district.

MR. HUBBARD: Yes. No variation has been requested to the floor area requirements.

COMMISSIONER CHERWIN: So, no size of buildable area regulation, it's all in line with what that zoning district calls for?

MR. HUBBARD: Correct.

COMMISSIONER CHERWIN: Thanks.

CHAIRMAN ENNES: So, do you live right across the street?

MR. EHRLICH: I live on the Walnut, on the 12300 east side, yes, and that goes all the way down.

CHAIRMAN ENNES: Oh, okay.

COMMISSIONER JENSEN: Just a question. Can you go back to the last slide that you had before? So, to put less on this piece of property, not that one but the one, yes, what are you suggesting? That there only be two houses built there and then we have --

MR. EHRLICH: Well, I just want to know, yes, I mean, it seems like --

COMMISSIONER JENSEN: Is it two you want --

MR. EHRLICH: Maybe because of the way that the bushes block the actual sides, you know, it's hard to get, you know, you've got a small street and you've got a lot of trees that are blocking everything. So, I don't really, I don't get the whole depth on that thing. It seems small for three houses. What size, let me ask it differently, do we know what the size of the homes are going to be for each respective one? Or is that still to be determined?

CHAIRMAN ENNES: No, the lot coverage is about 30, did you say 30 or 35 percent?

MR. HUBBARD: The floor area ratio is what's going to really dictate the size and bulk of the homes.

MR. EHRLICH: Is it 3,000 square feet, 4,000?

COMMISSIONER GREEN: It's the same as your house. In other words, they can't build anything any bigger than your house. In other words, your restriction I should say. Maybe you didn't build to the max, but everybody in the neighborhood has the same ability to build up to a certain point based on the size of their lot.

MR. EHRLICH: And it's got the room, in other words it's got the room.

COMMISSIONER GREEN: Same thing, same thing. Same thing, it's no different.

MR. EHRLICH: Okay, that's all. All right.

CHAIRMAN ENNES: Okay.

MR. EHRLICH: I think that's it for me then.

CHAIRMAN ENNES: Thank you. The next gentleman?

MR. MARAK: My name is Steve Marak; I live at 2010 North Walnut. These homes are going to be a lot smaller than the homes that are already in the area, is that correct? Size-wise? I mean, we have basically 3,000 square-foot homes. What size are these homes going to be?

MR. HUBBARD: What homes are you comparing it to? The homes to the south? The homes to the north?

MR. MARAK: Yes, the ones on Walnut.

MR. HUBBARD: The homes to the south on Walnut?

MR. MARAK: Yes.

MR. HUBBARD: So, you're comparing it to these homes?

MR. MARAK: Yes.

MR. HUBBARD: I don't know what size you're thinking, you know, for the size of the homes.

MR. KELLY: I can speak towards that. So, yes, a couple of things. So, what we have developed to date, those three different home styles, to my recollection, range from 3,500 square feet to 3,700 square feet. They vary from plan to plan, and to touch on the public walk and, you know, kind of challenge in visualizing, you know, what the finished product is.

As it was noted previously, part of the scope of work for the site improvements is going to be widening roughly 400 linear feet of frontage, both on Chestnut and LaSalle, and placement of 400 linear feet roughly of curb and public walk, parkway trees and so on.

CHAIRMAN ENNES: So, like 12,000 square-foot lots, at 30-35 percent you can be building 3,000 to 4,000 square feet easily.

MR. KELLY: Correct. I think the FAR is actually, we're talking about two different things. The FAR or the floor area ratio I believe it 0.4. We're going to be below that. In terms of the lot sizes, to my recollection, the minimum requirement for R-2 zoning is 10,000 square feet, and these are all proposed at 12,000 square feet.

COMMISSIONER JENSEN: So, you don't have a vision of anything under 3,000 square feet for these houses, is that what you're telling us roughly? I mean, probably?

MR. KELLY: Yes. I mean, what we've worked through to date, and you know, we've only taken it to a certain, you know, point.

CHAIRMAN ENNES: Sure.

MR. KELLY: And just kind of baking in some of the feedback and work we've done with Staff to date. But those homes to my recollection are like 3,500, 3,600 and 3,700 square feet, respectively.

CHAIRMAN ENNES: Are these going to be spec or are you going, are these going to be contracted?

MR. KELLY: That's, I'm not sure at this moment. We're just trying to get through kind of part one.

CHAIRMAN ENNES: Okay, so you're not overcrowding the lot, but the size of the homes will be very comparable to the area?

MR. KELLY: I would say so. You know, the homes to the south are quite large. I don't know offhand what the square footages are, but for new construction in Arlington Heights, usually you're seeing 3,000 to 3,500 square feet. So, they're a little bit bigger, there's an ability to be a little bit bigger, but the sites are much larger than in-fill tear-downs like one-off sites.

CHAIRMAN ENNES: Okay, thank you much.

MR. KELLY: Sure.

MR. HUBBARD: I would also comment that, you know, compatibility of homes, bulk, mass and ability to fit in with the existing homes in the neighborhood will be a discussion that will occur at the Design Commission when an actual home is proposed for the lot. So, you know, they take into consideration, you know, the compatibility and the size of a home relative to what's in the neighborhood.

CHAIRMAN ENNES: Is there anybody else on the right side that wants to comment? Okay, then let's move over to the left side, and let's start with you.

MS. WAYMAN: I'll jump up.

CHAIRMAN ENNES: Give us your name and spell it.

MS. WAYMAN: Hi, I'm Connie Wayman, W-a-y-m-a-n. I live at 444 West LaSalle Street, that is directly across the street from the property. That's me. My house actually is 3,767 square feet. If you're putting a house that size or almost that size on a lot that is less than mine, it's ridiculous aesthetically. I don't know if it can fit. It probably can fit.

To Mr. Chairman's point, yes, the lots allow the amount of property

on it. But just because you can do it doesn't necessarily mean that you should do it. I do appreciate you're turning one of the driveways onto Chestnut, that makes a big difference.

I believe there are 14 houses along Walnut and two on LaSalle right now. So, we're looking at a minimum of 28 cars. I know of at least two people that have three cars per home, so that's another two more cars. My concerns, because I presume we'll never get down to two lots or two homes on this property, is that LaSalle Street is wide enough so that if people are parking on both sides of LaSalle, which does happen or at least does happen on our side, the side with the houses, is there going to be enough room for fire equipment to get through? If one of the houses on LaSalle is being dealt with with fire equipment, are the people on Walnut going to be locked in and not able to access out?

So, major concern is safety to make sure that street is wide enough.

CHAIRMAN ENNES: Well, part of our approval process, just so you know, is to have the Fire Department approve and do drawings to make sure their vehicles can get in there.

MS. WAYMAN: And that's not at this stage, that's in the next stage?

CHAIRMAN ENNES: No, that's already been done.

MS. WAYMAN: That's already been done?

CHAIRMAN ENNES: Right.

MS. WAYMAN: Okay, one last thing with the five-foot strip of land, and I know you're probably sick of hearing about this land already --

CHAIRMAN ENNES: We can't do anything about it.

MS. WAYMAN: Why can't the Village approach the individual who bought the land and buy it? Or you?

COMMISSIONER JENSEN: Ms. Wayman?

MS. WAYMAN: Yes?

COMMISSIONER JENSEN: You could talk to the Village Board. They actually have the authority to do something about it.

CHAIRMAN ENNES: We can't.

COMMISSIONER JENSEN: It's not in the purview of the Plan Commission.

MS. WAYMAN: You can't do it, all right. So, then we'll go to the Village Board on that issue. The other question about that --

CHAIRMAN ENNES: We review these proposals based on zoning codes.

MS. WAYMAN: Right, okay.

CHAIRMAN ENNES: And if it's allowable, we're good with it.

MS. WAYMAN: Okay, one other thing. Oh, no, I just lost my train of thought. Okay, if the person south of there decides to develop his land, he owns the land all the way up to LaSalle Street, correct? That five-foot strip, that's where we are today?

MR. HUBBARD: I believe. They haven't told me that they have, but in public records the same last name is the owner of both.

MS. WAYMAN: Okay, so then who ends up paying to develop that area that doesn't front his property? The five-foot edge that goes from LaSalle to that part, who has to develop that?

COMMISSIONER CHERWIN: Well, I think the --

CHAIRMAN ENNES: That can vary.

COMMISSIONER CHERWIN: Yes, and --

CHAIRMAN ENNES: And it's not up to us today.

MS. WAYMAN: So, it wouldn't be up to this gentleman who has been developing the property because he doesn't own it, and the guy who has the next property may not develop it because it doesn't affect his homes.

CHAIRMAN ENNES: If he changes that property, that can be a condition to get it done, and then both properties can be done.

MS. WAYMAN: Okay, I just want to make sure that at some point Walnut actually ends up being finished and doesn't look like it does now with gravel and disintegrating roads which is absolutely ridiculous, especially when there's a fire hydrant right on that corner.

CHAIRMAN ENNES: But unfortunately, this gentleman does not own that property.

MS. WAYMAN: I know this one doesn't.

CHAIRMAN ENNES: Pardon?

MS. WAYMAN: I know he doesn't own it.

CHAIRMAN ENNES: Right, so we can't make him do that. We can't --

MS. WAYMAN: We can't strongly suggest that he approach the other guy and buy it?

COMMISSIONER GREEN: No.

CHAIRMAN ENNES: No.

COMMISSIONER GREEN: Why don't you buy it and then give it to him?

MS. WAYMAN: Well, I don't think I'd give it to him but I might buy it and then have it developed. We'll have to see how much it costs.

COMMISSIONER GREEN: In other words, what we're trying to say is the what-ifs are a little hard to deal with because we're dealing with zoning issues and that's what's before us.

MS. WAYMAN: I get it, and who knows, maybe I will reach out to the gentleman and see what the hold up is and why he purchased it all the way to the corner. Thank you for listening.

CHAIRMAN ENNES: Yes.

COMMISSIONER JENSEN: Sam, a question. What is the relative size of Ms. Wayman's property versus any one of the three that are proposed in the petition?

MR. HUBBARD: It's in the 13,320 square-foot range, so it's a little bit larger than the proposed lot sizes.

COMMISSIONER JENSEN: And that might be true of both of those properties on the north part of LaSalle?

MR. HUBBARD: Right.

COMMISSIONER JENSEN: But everything else around there is certainly not much bigger or less, okay. Thank you.

CHAIRMAN ENNES: So, also on the subject property that we're addressing, the depth of these lots is much greater than the lot, the 13,320 square-foot lots across the street. They have a very wide frontage but they don't have the depth. So, these lots are bigger than I think people give them credit for because they're saying, oh, there's three houses, there's only two across the street. They're good-size lots, 12,000 square-foot.

But anybody else that wanted to address the subject at hand?

MS. RICHARDS: Hi, I'm Tina Richards; I'm at 2104 North Walnut. So, I'm

the north end of Walnut.

CHAIRMAN ENNES: Are you past LaSalle, above LaSalle?

MS. RICHARDS: Yes, north of LaSalle.

CHAIRMAN ENNES: Okay.

MS. RICHARDS: So, I had a couple of issues. Firstly, in the last meeting we talked about, in September, about flooding that occurred on Walnut in the houses and their basements in 2011. One of the Commissioners or Sam, I'm not sure who said that, the completion of the Ladd retention pond was sufficient to address this past flooding, but we had already sat down so we didn't get a chance to rebut that. In fact, the flooding took place after the Ladd retention pond was put in.

So, we just want to make sure that the additional runoff from the property is not going to create flooding concerns, and make sure that the storm sewer sizing is sufficient to address this past flooding that we had. Just to put it on the record, that Ladd was already in place, so I don't think we addressed that.

MR. HUBBARD: Sure. I don't know if that was me that said that, but you know, certainly the proposed subdivision and the lots will conform to all the Village requirements relative to stormwater. I believe your husband maybe spoke with me after the meeting and I think I put him in touch with somebody in the Engineering Department to discuss that. If it wasn't your husband, it was somebody.

MS. RICHARDS: Do we know if the sewers are designed in a way that will accommodate the additional runoff that's going to happen from these properties being built given the fact that we had flooding with the, you know, in 2011?

MR. HUBBARD: That would be a technical question for someone in the Engineering Department. I can't guarantee what the sizes are of the existing storm sewers. I can guarantee that this development and any of the lots will meet all Village codes and requirements relative to stormwater capacity. So, if there is a need to upgrade and it's a code requirement, he'll be required to upgrade it. If it's not a code requirement, you know, he'll still meet all of the Metropolitan Water Reclamation District requirements and Village requirements.

MS. RICHARDS: I'm not really sure --

COMMISSIONER JENSEN: I think she's asking two different questions. First of all, he's only required to take care of all of the runoff on his property so that it doesn't create any flooding from his property. But the Village may have a problem, and you should address the Village Board with that because that's not his problem. That is the Village's problem and it becomes your problem. So, they are the ones you have to talk to if you think they have inadequately handled the storm sewers and you're having flooding. What this process is going to do is make sure he doesn't contribute to the problem.

MS. RICHARDS: Well, that's my next point is by adding these houses, you've got like impervious surfaces, that's going to be more runoff definitely on to Walnut and as well as LaSalle. But that last property that's going on to Walnut, where is that runoff going to go?

COMMISSIONER JENSEN: Those have to be dealt with --

MS. RICHARDS: There's no trench like on, excuse me, like on Chestnut, there's properties without sidewalks and there's like this, I don't know what you call it, they're trenches along the road.

COMMISSIONER GREEN: Culverts.

MS. RICHARDS: Culverts. So, there's nothing like that on Walnut, and you've got these three new houses going in, and where is the runoff going to go? There's no additional sewers or curbs or sidewalks, and normally you would --

CHAIRMAN ENNES: If that's required, based on the amount of water, then the engineers that approve this, they're the professionals. They know more than we do about the runoff. They will not allow this development to come in, and if your neighborhood has a water flooding problem; that's your neighborhood's problem, okay.

MS. RICHARDS: Well, I'm convinced this will contribute to that.

CHAIRMAN ENNES: Okay, well, the engineers, the Village is very sensitive to flooding now. If anything, there's a little overkill in there.

COMMISSIONER CHERWIN: I think if you look at the site plan Sam is laying out where the catch basins will be on the lots, they'll run north from the lots to LaSalle Street and then connect in on a sewer to Walnut. Then I presume that goes north to the new detention area, Sam, is that correct?

MR. HUBBARD: Yes, towards the north.

COMMISSIONER CHERWIN: So, the incremental of the impervious surface will have to be accounted for. I mean, you know, like I have, you know, in our neighborhood there's flooding. We're in a low area, a lot of that has to do with degradation of grading and stuff over time. It's not necessarily the capacity of the sewers, it's lot specific type of issues.

So, you know, I think as a fellow Commissioner said, it's really not, you know, as long as he takes care of the incremental runoff, that's all we can ask of him. He will have to do that in order to get his building permits. But I think as Commissioner Jensen said, if there's a bigger problem, the Engineering Department should know about it so that if there's something with the system that's not lot specific or grading specific that the Village can do, then they should be aware of it. But it may just be something that is not specific to the system but lot specific.

COMMISSIONER LORENZINI: Actually, I'm the one who raised that issue last time, and Sam explained that the lots are designed to handle the runoff per code and the sewers are not. But you have an excellent question; it's the same question I asked. They're going to dump into a sewer and our little sewer is adequate. Now, whether they are or not, that's up to the Engineering Department who can answer. But I don't think we should penalize somebody who is developing and is meeting all the codes for what he's developing.

MS. RICHARDS: Okay, I'm sure I'm going to get the same response to this one, but the other issue is you've got the 20-foot setback on Lot 1, and then that combined with the five-foot setback gives you 25 feet setback which is the requirement for a corner lot, which is why I think you agreed to do the 20-foot setback. So, you're meeting some of the requirements for this corner lot because it is a corner lot, but yet we're stopping short of requiring the curbs and the sidewalks and the whole thing. So, I guess that's just the way it is.

COMMISSIONER GREEN: Because he has no frontage property.

MS. RICHARDS: And do we have any assurance that it will be developed when the properties, and what is the requirement for developing that? I'm sure that's part of the long-term plan to have that street finished, but what will make that, what will trigger that?

COMMISSIONER LORENZINI: That was actually a question I was going to ask, the same question. Now, that lot to the south, when he comes to develop it, can he just

say, well, I'm just going to develop the street in front of my lot or will he be required to go all the way up to LaSalle Street?

COMMISSIONER GREEN: But his lot goes all the way up to LaSalle Street.

MR. HUBBARD: Right. From my understanding, there would be a requirement to pave the entire street so that they get access to, you know, their lot. You know, it's a unique situation, you know, and it would have to be done in coordination with the Engineering Department. So, my understanding is that it would be fully improved, but given that it's a unique situation, you know, there could be some negotiation with the Engineering Department and, you know, I don't know what their plans are.

I had the same question. I asked the Engineering Department and, you know, they said when a development is proposed here, we'll address, you know, what the requirement is for the street. I can guarantee you, when there's a development proposed here, at the very least this portion of Walnut would be improved to the full width.

The question is what would happen here?

MS. RICHARDS: Right.

MR. HUBBARD: My guess is it would also be required to be improved to the full width, but again, you know, in my conversations with the Engineering Department, they said we need to wait until we see what development is proposed so that we can analyze exactly the implications towards our public infrastructure.

MS. RICHARDS: Right, because I'm afraid when it comes to that, it's going to be a question of who is going to pay for it. That Lot 1 is who benefits, so they're going to not be quick to agree to pay for it, I don't know. So, I'm afraid it won't happen if we don't address that now.

CHAIRMAN ENNES: It does happen. I live about a half a mile from here, and we had a very similar situation when I first bought my house right around the corner. We had a half of a street for three blocks, four blocks. It was, the lots actually were unincorporated, so they had the detention ditches, culverts all around their properties. But once they got sewer added in, which is already here, once that happened, then the Village came out and finished that street because these developers wanted to come in and it was a requirement.

If it would be, I'm sure it would be a requirement for him to do it if this strip of land wasn't in his way. But somebody else owns it, unfortunately. So, that's what kind of handcuffs us.

COMMISSIONER JENSEN: But Sam, the question is, I assume that the Village owns the parkway there, right?

MR. HUBBARD: Right, the Village owns the full width and --

COMMISSIONER GREEN: 66 feet.

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: So, why doesn't the Village actually just widen it so that it looks like a regular street? Even though you're not putting the curbs and gutters and sidewalk, you could still get rid of that parkway and widen the street and make the flow of traffic better.

MR. HUBBARD: We could. There's no additional right-of-way needed. You know, it would be a capital improvement project. It would have to be included in the, you know, capital budget. You know, it's something that if the neighborhood wants to, you know,

lobby the Village Board and make their needs and wants known, you know, it may be a priority to the Village but, you know, it's not --

CHAIRMAN ENNES: But it's not, do you understand that it's not part of this gentleman's development proposal? I can see where you want it for your neighborhood.

COMMISSIONER JENSEN: There's no reason you can't petition the Board when it goes there. I think you and Ms. Wayman ought to be making the point that the Village has the capacity to do something sensible with the parkway and make that into a full street. It may not have a sidewalk, gutter and so forth, but it actually would be a full street and it would help the traffic situation there.

MS. RICHARDS: Would they have the right-of-way to do curbs and gutters, too?

COMMISSIONER JENSEN: Well, they own it. Well, I don't know that they can do that, a half a loaf is better than none, okay? So, you can go for a full loaf if you want, I don't think you're going to get that, but I think you could actually get the street widened.

CHAIRMAN ENNES: We're not fighting with you, but we're limited into what we address.

MS. RICHARDS: I get that, okay.

COMMISSIONER GREEN: Maybe I could help you. I hate to keep bringing this up, but they don't do that. I live in an area in Arlington Heights and we do not have an improved street. So, I have the culverts. So, when the culvert goes away, that means you have a sewer pipe to replace it to haul the water away. The only time a sewer pipe goes in on a street improvement is if you have a full improvement. That means you have curb, you have gutter, you have the foundation for that street that meets Village requirements, and you have sidewalks, streetlights, and everything in there that makes that a one hundred percent Village approved street way.

COMMISSIONER JENSEN: They wouldn't do that?

COMMISSIONER GREEN: So, they won't give you gutter without sewer and without sidewalk and without everything.

COMMISSIONER JENSEN: But what I'm asking, can the Village actually make that parkway smaller so that you can widen the street even though it's not fully developed with all the other stuff, lighting and --

COMMISSIONER GREEN: The Village will not pay for a partially improved street. This is what they gave me years ago, because I asked about that in front of my house.

COMMISSIONER JENSEN: If I were you I'd still ask.

MS. RICHARDS: Yes, because you had the culverts, is that what you call the ditches?

COMMISSIONER GREEN: I had the ditch, yes, because there's no storm sewer.

MS. RICHARDS: But this has neither ditches nor curbs, you know what I mean? It doesn't have any of that.

CHAIRMAN ENNES: Well, but you do have sewers there.

COMMISSIONER JENSEN: Bring it to the Board's attention. They may tell you no but you won't know until you ask.

COMMISSIONER GREEN: Exactly.

CHAIRMAN ENNES: But it's their purview.

COMMISSIONER CHERWIN: Can I ask, Sam, how old are these houses, like west of Walnut?

MR. HUBBARD: I'd be guessing, but I want to say it was in the 70's.

COMMISSIONER CHERWIN: And is that, Walnut down there south, that's a cul-de-sac, isn't it, down in the south? It doesn't go through if I recall?

MR. HUBBARD: Yes, it's cul-de-sacs down here.

COMMISSIONER CHERWIN: Have any of those, prior to this petition, has the Staff received any concern or any, I guess not petitions but any requests or any concern from the neighbors in that area to widen that street? I mean, has it been an ongoing issue?

MR. HUBBARD: They wouldn't have been addressed to the Planning Department likely, so I'm not aware of any. It's not to say that people haven't raised the issue before, but I'm not aware of any.

COMMISSIONER GREEN: The answer is special assessment.

COMMISSIONER CHERWIN: Yes, the whole neighborhood pays.

COMMISSIONER GREEN: The homeowners pay. If you have a 100-foot frontage, you pay for 100 feet of the improvement.

COMMISSIONER CHERWIN: Right.

COMMISSIONER GREEN: So, it's not a Village, they don't pick up the tab, they pass it on to you.

COMMISSIONER CHERWIN: I get that. I'm just concerned, you know, it's coming up as like a serious issue now and I'm just wondering why it hasn't been brought up before, if it hasn't been brought up before.

CHAIRMAN ENNES: Well, but unfortunately, it's not something that we can really address. Is there anybody else on the left side that would like to come up and talk? Please do.

MR. VAN WAZER: Roger Van Wazer, V-a-n W-a-z-e-r. I am in the 2007 North Chestnut, the house immediately across the street to the east of the property.

I don't want to beat a dead horse with the strip, but that is one thing that really messed this up because if you look at this, the practical sense is to have one house go to Walnut, one to LaSalle, one to Chestnut. What I'm learning from this is it's not, despite it being the most practical solution, the developer doesn't want that because then that would certainly force the improvement of Walnut. But then suddenly it's sold, you know, just coincidentally after all this planning happens, it's sold.

It just makes a lot of eyebrows go up. It's like why? Why is it all of a sudden sold in what looks for like a nominal fee, when the thing that made the most sense if it was going to go for 5,000 bucks is to have one house go each direction. That's only my observation. I understand you're saying it's not your purview but, you know, from a practical sense it's part of this development.

In terms of the variance, the strip plays a part in that, too, because by even making an effort to buy that strip, that's eating away at the bottom line, right? Even if it would be \$5,000 or \$10,000, it is. So, for the purposes of maximizing the bottom line for the development, we don't buy the strip. At the same time, we want a variance on the other side to maximize our bottom line so we can build as big a house as we can on Lot 3. It just doesn't work that way for anybody else.

If any of us wanted to do something in our, like on my corner lot, if I

wanted to extend my house north which I'd love to do, I can't because I violate two side lines. So, it just doesn't seem to be a level playing field here. I know just one person is not going to do anything about it, but I had to say it.

One last question is I know there's some concern about whether these three houses are going to be built at the same time or whether it's going to be staggered.

CHAIRMAN ENNES: Any other questions on the left side?

MR. OBERMAN: I got a question regarding something that was brought up. Can I speak again please? It will just take one moment.

CHAIRMAN ENNES: Sure.

MR. OBERMAN: So, again it's Rich Oberman. Let's suppose that the homes are built here, and then now when the second developer comes in to develop this property where the vacant house is there.

CHAIRMAN ENNES: To the south?

MR. OBERMAN: On the south, what if that little strip of land, well, we're going to sell a part of that land now, so that land gets sold. So, now that's not his land to develop. So, now it's just some random person that owns that little five-foot strip. So, now that would, you know, he wouldn't be responsible for developing that area.

CHAIRMAN ENNES: Who wouldn't?

MR. OBERMAN: The gentleman that would be to the south.

CHAIRMAN ENNES: Okay, and that house is vacant now?

MR. OBERMAN: Yes.

CHAIRMAN ENNES: Okay, he wouldn't be responsible for developing --

MR. OBERMAN: Because he might sell that little portion of land, not the entire strip, just the north, just everything north of his property line.

CHAIRMAN ENNES: I don't know he would do all --

MR. OBERMAN: If he's selling his five-foot by 40 feet or something.

COMMISSIONER JENSEN: You know, it's odd enough that the guy to the south wanted to have that, extend up to LaSalle, that's odd. But I can't imagine anyone in their right mind buying that little strip. I mean, we could deal with outliers that are so far out that they make no sense. But I would bring this up to the Board because this isn't, we can't address it.

MR. OBERMAN: Right, okay. I agree. So, and the last point. There's an older gentleman that lives on our block on Walnut, and his grass was getting a little high and then the sort of Village was telling him you know what fella, you've got to get that grass cut or we're going to fine you. The guy that owns that lot over there, the Village cuts his lawn. So, we're paying for that, that grass is being cut on the back of the taxpayer.

CHAIRMAN ENNES: No, it's not.

MR. OBERMAN: It absolutely is. Who's cutting it?

CHAIRMAN ENNES: If the Village is doing it, they've given him notices and he hasn't done it, then they bill him.

MR. OBERMAN: No, the Village cuts all of that grass, am I correct?

AUDIENCE MEMBER: That's correct.

CHAIRMAN ENNES: Wait, the south vacant lot?

MR. OBERMAN: All of that strip. All of that strip all the way down, that gets cut.

COMMISSIONER GREEN: That green part that we're looking at?

MR. OBERMAN: Absolutely, right where that flasher is.

COMMISSIONER GREEN: That's on Village property.

CHAIRMAN ENNES: Other than the five feet.

COMMISSIONER GREEN: Other than the five feet.

MR. OBERMAN: Well, they're cutting all the way over to the fence row.

COMMISSIONER CHERWIN: Well, that's the Village's issue, not the

Petitioner's.

MR. OBERMAN: No, I know that. I just wanted to mention it. I felt bad for the old guy, they were roughing him up a little bit when this is the guy they ought to get after.

COMMISSIONER JENSEN: Well, Mr. Oberman, do you know that they're not billing the guy who owns that?

MR. OBERMAN: Oh, gee, I don't know, geez.

COMMISSIONER JENSEN: Well, that's right, we don't know. It's a Village issue, Village Board issue.

MR. OBERMAN: Yes, right. All right, I just wanted to mention it. It kind of ruffled my feathers that, you know, I felt bad for the old guy but they allowed that. So, all right.

CHAIRMAN ENNES: Well, I don't know that they allow it.

COMMISSIONER CHERWIN: Lynn, could I address that? Lynn, I think you brought up the question of the strip. I think what you're saying is why would they have sold the whole thing. Well, first of all, because the guy, that strip is most valuable to the guy to the south because if he doesn't get it he has no access to Walnut and he only has two lots he could build on instead of four.

CHAIRMAN ENNES: Right.

COMMISSIONER CHERWIN: So, the value to the guy to the north, two, you know, three lots with two or three entrances on LaSalle Street is not a big deal but, you know, whether he enters into LaSalle or Walnut. But this guy to the south, he needs that to access Walnut. The second thing would be I don't know that he would be able to spin off a part of that under the subdivision code. There may be a restriction to, if you're selling off a lot that's part of a whole lot and it's not to an adjacent owner, you're restricted from doing that under the plat act.

COMMISSIONER JENSEN: Even if you weren't restricted, who would buy that?

COMMISSIONER CHERWIN: Yes, it's not marketable.

MR. EHRLICH: Can I ask, isn't that --

CHAIRMAN ENNES: Wait, wait. Before we keep carrying this on, do you have something new? Wait, wait, let me finish my question, related to the subject property? Are we going to, I don't want to go off into intangibles and other people's property.

MR. EHRLICH: No, it's a simple question.

CHAIRMAN ENNES: Okay.

MR. EHRLICH: So, for example --

CHAIRMAN ENNES: No, you've got to come up to the podium.

MR. EHRLICH: So, you've got somebody right behind you that owns the strip, okay. Then if they develop --

CHAIRMAN ENNES: Wait, we're not talking about the strip because --

MR. EHRLICH: Well, wait, I have one simple question. Why can't we, who

do we ask to go for eminent domain on that one strip that --

COMMISSIONER JENSEN: You ask the Village Board which is --

CHAIRMAN ENNES: We've said this 10 times.

MR. EHRLICH: Well, but no one has --

COMMISSIONER CHERWIN: You guys can buy it. You guys can buy it.

CHAIRMAN ENNES: The next level of this is the Village --

MR. EHRLICH: This is going to be garbage. If that guy builds out and then he's going to hold on to that strip of land that's going to have no purpose for anything.

COMMISSIONER CHERWIN: You guys can buy --

MR. EHRLICH: That's why everyone is aggravated about it.

COMMISSIONER JENSEN: We've been told a number of times who you ask. You ask who do you ask. You ask the Village Board.

CHAIRMAN ENNES: Village Board.

MR. EHRLICH: Wonderful.

COMMISSIONER CHERWIN: You can buy it and donate it.

CHAIRMAN ENNES: You go to the next hearing on this petition and they have a broader scope.

MR. EHRLICH: Okay.

CHAIRMAN ENNES: Okay, I'm going to close the citizens' public hearing on this. I would, are there any other questions for the Petitioner?

COMMISSIONER LORENZINI: Yes, I have a question for Sam or maybe for Jay, our attorney. How could that strip of land even been created?

MR. HUBBARD: I know the history of it. When this subdivision was created back in the 70's or 80's or whenever it was, this piece of land was also owned by whoever did this entire subdivision. When they dedicated the land for Walnut Avenue, they had all the required width that they needed for Walnut Avenue, so there was no need to dedicate this additional portion of land as right-of-way. So, it was just kept as some weird outlying piece that was owned by the subdivider, but was not needed for public right-of-way to complete the full width on Walnut Avenue. So, it stayed as this weird outlot piece for years and years and years, and somehow it changed hands.

COMMISSIONER CHERWIN: I would just add the reason they call it a spite strip is because historically when developers go out in expanding areas, potentially for highway dedication, farmers would be dedicating their land for interstate. Some folks would keep a very narrow strip of land to control all access. So, it was a way of a farmer giving a road away but then, you know, sometimes with full knowledge of the buying party, sometimes without, they would keep a small strip so that the party that thought maybe that they could develop next to it would need to come back to the person who kept the strip to get access to the road. So, they were maintaining control of access to the road so that the only way the land could be developed would be to come back to the people who originally sold the roadway and to pay them more money for access to the street.

COMMISSIONER LORENZINI: So, is it fair to say that this strip has been there like this for quite a while and it wasn't something recently developed to save somebody from developing that side of the street?

MR. HUBBARD: It's been there for decades.

COMMISSIONER LORENZINI: Okay, thank you.

COMMISSIONER JENSEN: I'd just like to ask Mr. Kelly, did you make, was this ever in your calculation to try to purchase that strip?

MR. KELLY: Excuse me. I wasn't aware it was for sale.

COMMISSIONER JENSEN: Okay, and so you've made no effort because you didn't know it was --

MR. KELLY: So, at the point that the closing or approaching the close, in research, the property that I'm here speaking towards, apparently the former owner, in my research just based on what was discovered on Realist like an MLS, you know, entity identifier, in my research it was, if I recall, part of an estate or a recently deceased party that was in town. But again, I wasn't aware that it was for sale and that it traded hands.

It's logical to me that the person to the south bought it for the reasons that you brought up. It's a control, you know, it's a control issue. I mean, I'm not going to speak towards somebody else's intent but, you know, if it's a vacant home which I wasn't aware of and the property to the south has purchased that five-foot spite strip, I think it's fairly logical to assume that at some point in the near future they would propose a four-lot subdivision. Again, I can't speak towards somebody else's intent, but I don't know why you would pursue the other parcel unless you were going to take some sort of action on that.

COMMISSIONER JENSEN: Thank you.

MR. KELLY: Sure.

CHAIRMAN ENNES: Commissioners, any other questions? Can we have a motion?

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-009, a Preliminary and Final Plat of Subdivision to subdivide the subject property into three lots, and the following variation:

1. A variation from Chapter 28, Section 5.1-2.2, *Required Minimum Yards*, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet.

This recommendation shall be subject to the following conditions:

1. The existing home on the subject property must be demolished as part of final plat of subdivision approval, and must be completed no less than six months after recording of the final plat of subdivision.
2. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both right-of-ways shall be fully improved to comply with Village requirements.
3. A Design Commission application shall be required for all new homes proposed on the subject property.
4. A \$9,002 fee in lieu of onsite detention shall be required.
5. Land contribution fees shall be required for Lots 1 and 3.
6. The tree preservation and landscape plan shall be revised so that the eight-inch Mulberry tree that is slated for preservation shall be removed and replaced with a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.
7. The Petitioner shall comply with all federal, state, and Village codes, regulations

and policies.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Could we have a roll call vote?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

CHAIRMAN ENNES: So, you have a unanimous approval. You are familiar with the seven conditions?

MR. KELLY: Yes, I am.

CHAIRMAN ENNES: You're agreeable with all those? I forgot to ask you that earlier.

MR. KELLY: I am, yes.

COMMISSIONER JENSEN: Sam, when is this going to the Board?

MR. HUBBARD: So, it's tentatively scheduled for November 4th, but the November 4th meeting agenda of the Village Board could be quite a heavy meeting. So, it may be pushed back to November 18th. That's something that we'll be in communications with the Petitioner on. For any members of the public interested, they can monitor the website or they can reach out to me and I will inform them as soon as I know when the agendas are set for the November 4th meeting, which will be sometime next week likely.

COMMISSIONER JENSEN: Well, it would be good to see if we could try to let the residents know so that they have that other avenue they can pursue to deal with the questions that are not in the purview of this Commission.

CHAIRMAN ENNES: Yes. I'd like to say we like it when the neighbors come in because they make us aware of some things that we don't normally hear about. But there is nothing we can do with some of those issues. Mr. Oberman, good luck.

COMMISSIONER JENSEN: Kelly.

CHAIRMAN ENNES: Oh, I'm sorry. I'm sorry, Mr. Kelly. So, we have one more point of order. Is that --

MR. HUBBARD: No, this is the last item on the agenda.

CHAIRMAN ENNES: Okay, nothing to sign with plats? Because none of this is done yet, with the building sizes.

MR. HUBBARD: Right, I'll have to get it for you and you'll have to sign it this evening. But other than that, no. Other than that, we have no other business this evening.

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN ENNES: And is there a second?

COMMISSIONER LORENZINI: Second.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Thank you.

(Whereupon, the above-mentioned petition was adjourned
at 8:41 p.m.)

DRAFT



**Plan Commission
11/13/2019**

Item: ReStore - 955 E. Rand Rd. - PC#19-013

Department: Planning & Community Development

Requested Action

- 1. Land Use Variation to permit a "Secondhand Store" in the B-1 District.
- 2. Amendment to PUD Ordinance 72-052.

Variations Required

- 1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
- 2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.

Recommendation

The Staff Development Committee reviewed the proposed PUD Amendment and Land Use Variation to allow a secondhand store on the subject property, and recommends approval of the application, subject to the following conditions:

- 1. Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.
- 2. The "Fenced Merchandise Area" noted on the Proposed Site Plan, dated October 22, is not approved as part of this petition, and requires a separate variation to be constructed.
- 3. The proposed 3 foot tall parking lot screening shall be located on private property only.

ATTACHMENTS:

Description	Type
-------------	------

Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 8-28-19	Minutes
Project Description	Exhibits
Written Justification to Variation Criteria	Exhibits
Petitioner Parking Survey Summary	Exhibits
Survey	Exhibits
Site Plan	Exhibits
Elevations	Exhibits
Floor Plans	Exhibits
Firetruck Autoturn Diagram	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



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

PC File Number: 19-013

Project Title: Habitat for Humanity ReStore

Address: 955 E. Rand Rd.

PIN: 03-20-209-006, -007, and -008

To: Plan Commission

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: November 13, 2019

Date Prepared: November 8, 2019

Petitioner: Barbara Beckman

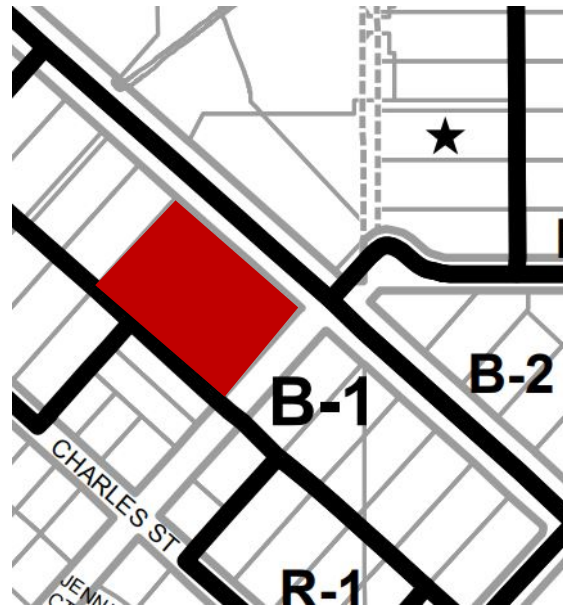
Habitat for Humanity

Address: 56 S. Grove Avenue

Elgin, IL 60120

Existing Zoning: B-1: Business District Limited
Retail

Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center	Commercial
South	R-3, One Family Dwelling District and R-1, One Family Dwelling District	Single Family Homes	Single Family Detached
East	B-1, Business District limited Retail	Office, Warehouse Uses	Commercial
West	B-1, Business District limited Retail	Retail Store	Commercial

Requested Action:

1. Land Use Variation to permit a "Secondhand Store" in the B-1 District
2. Amendment to PUD Ordinance 72-052

Variations Required:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.

Project Background:

The subject property is located at 955 E. Rand Rd., and is currently developed with a 36,770 square-foot retail building with warehouse space. The site was approved as a PUD in 1972 via Ordinance 72-052, which allowed for construction of the existing structure and use as a furniture store. As the petitioner is proposing a change in use from that approved within the PUD, and the petitioner is proposing site modifications (detailed in the *Site and Landscaping* section of this report), the PUD must be amended.

The petitioner, on behalf of Habitat for Humanity of Northern Fox Valley, is proposing to occupy the building and use it for a ReStore facility, which engages in the sale of donated construction supplies and building materials. Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations – in Chicago and Elgin.

Approximately 27,277 square-feet of space would be used for the retail sale of goods and materials, as well as office space. The remainder of the structure would be used as warehouse and loading dock space.

ReStore would employ approximately 4 persons once operational, with an additional 4 volunteers, for a total maximum of 8 representatives on-site at any given time. ReStore would be open from 9AM to 5PM or 10AM to 6PM on Wednesday-Sunday. Donations would only be accepted during operational hours.

Zoning and Comprehensive Plan

The subject property is located within the B-1 Zoning District, and the proposed use is classified as a “Secondhand Store”, which is not a permitted use within the B-1 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a special use permit, the petitioner has provided written justification to land use variation criteria.

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed retail sale of materials and goods is compatible with this designation.

Site Plan and Landscaping

The applicant has identified several site alterations as part of the proposed project. These include a reconfiguration of the eastern portion of the parking lot to allow for a drop-off lane, as well as the relocation of existing parking spaces to the eastern side of the drive aisle. In the northern portion of the lot, the petitioner is proposing restriping to accommodate an additional handicapped space to meet Illinois Accessibility Code requirements. With respect to landscaping, the petitioner is proposing parking lot screening compliant with code. While the provided site plan shows proposed screening extending into the public right-of-way, it should be noted that all screening shall be planted on private property.

Also shown on the site plan is a “Fenced Merchandise Area” at the front of the building. The petitioner has indicated that they will not be constructing this area as part of the initial improvements to the property. Outdoor storage of materials is prohibited in the B-1 District, and as such the petitioner would need to seek a separate variation (if not sought now) to display furniture or materials outdoors within this area. Staff does not support a variation to allow outdoor storage.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage of each use. Retail and Office space was assessed at

ratio of 1 space per 300 square-feet, and the warehouse and loading dock were assessed at a ratio of 1 space per each 2 employees. A preliminary parking estimate shown in **Table 1** below:

Table 1: Required Parking				
<i>Required Parking</i>				
<i>Use</i>	<i>SF</i>	<i>Employees</i>	<i>Ratio</i>	<i>Requirement</i>
Retail/Office	27,277	-	1/300	91
Warehouse	9,493	8	1 per 2 Emp.	4
		<i>Parking Required</i>		95
		<i>Parking Provided</i>		53
		<i>Surplus/Deficit</i>		-42

Per the Staff analysis, a total of 95 spaces would be required for the proposed ReStore facility. The subject site is currently improved with 53 spaces, resulting in a code-required parking deficit of 42 parking spaces.

Therefore, the petitioner has requested the following variation:

- **Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.**

To justify the requested parking variation, the petitioner has provided an estimate of parking demand based upon the actual parking lot utilization at an existing ReStore facility of a comparable size in Elgin, IL. Counts were taken of parking lot utilization on 6 days in August 2019, including a two Saturdays, once per hour during the hours that ReStore was open for business. These counts with their respective days and times are included in **Appendix I** at the end of this report. Peak parking lot utilization occurred on Saturday, August 24th, at 1:00 PM, when 44 vehicles were observed accessing the site. This would translate to a 9 space surplus at peak times at the subject property. Typical parking lot utilization was observed to be in the range of 20 to 25 vehicles. As peak parking lot utilization at a comparable ReStore facility did not exceed the spaces provided at the subject property, Staff supports the requested parking variation.

Additionally, per section 6.12-1 of Chapter 28 of the Municipal Code, any Plan Commission project over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. The petitioner is seeking relief from this requirement as well. Staff supports the requested variation to waive the provision of a parking study due to the fact that the structure and parking lot are already in existence, and due to the fact that the petitioner has provided an estimate of parking demand as detailed previously.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As there is a change in the number of required vehicular spaces for the proposed ReStore from the previous use, provision of bicycle parking spaces is required as part of this petition. In total, a rack for 7 bicycles is required, per **Table 2** below:

Table 2: Required Bicycle Parking

<i>Required Parking</i>				
<i>Use</i>	<i>SF</i>	<i>Employees</i>	<i>Ratio</i>	<i>Requirement</i>
Retail/Office	27,277	-	1/6000	5
			1 per 40 Emp., Min. 2	
Warehouse	9,493	8		2
<i>Parking Required</i>				7

The petitioner will be providing a bicycle rack for 7 bicycles at the entrance to the store, meeting this requirement.

RECOMMENDATION

The Staff Development Committee reviewed the proposed PUD Amendment and Land Use Variation to allow a secondhand store on the subject property, and recommends approval of the application, subject to the following conditions:

1. Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.
2. The "Fenced Merchandise Area" noted on the Proposed Site Plan, dated October 22, is not approved as part of this petition, and requires a separate variation to be constructed.
3. The proposed 3 foot tall parking lot screening shall be located on private property only.

_____, November 13, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 19-013

Appendix 1: Elgin IL ReStore Parking Survey

<i>Date</i>	<i>Time</i>	<i>Occupied Spaces</i>	<i>Date</i>	<i>Time</i>	<i>Occupied Spaces</i>
8/8/2019	9:00 AM	8	8/24/2019	9:00 AM	9
	10:00 AM	18		10:00 AM	20
	11:00 AM	21		11:00 AM	26
	12:00 PM	26		12:00 PM	38
	1:00 PM	30		1:00 PM	44
	2:00 PM	16		2:00 PM	35
	3:00 PM	18		3:00 PM	35
	4:00 PM	22		4:00 PM	27
	5:00 PM	6		5:00 PM	14
8/9/2019	9:00 AM	9	8/25/2019	9:00 AM	10
	10:00 AM	24		10:00 AM	15
	11:00 AM	26		11:00 AM	25
	12:00 PM	22		12:00 PM	37
	1:00 PM	24		1:00 PM	40
	2:00 PM	24		2:00 PM	34
	3:00 PM	23		3:00 PM	41
	4:00 PM	22		4:00 PM	39
	5:00 PM	4		5:00 PM	24
8/10/2019	9:00 AM	9	8/27/2019	9:00 AM	12
	10:00 AM	22		10:00 AM	21
	11:00 AM	40		11:00 AM	25
	12:00 PM	32		12:00 PM	37
	1:00 PM	31		1:00 PM	19
	2:00 PM	33		2:00 PM	14
	3:00 PM	34		3:00 PM	15
	4:00 PM	23		4:00 PM	16
	5:00 PM	6		5:00 PM	6

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 13, 2019, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 19-013, a Land Use Variation for a "Secondhand Store" in the B-1 District and an amendment to PUD Ordinance #72-052 for the subject property, located at 955 E. Rand Road in Arlington Heights, IL, and legally described as follows:

LOTS 72, 73 AND 74 IN C. A. GOELZE'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMENCING AT THE NORTHEAST CORNER OF LOT 74 ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST RAND ROAD; THENCE SOUTH 30°15'44" WEST ALONG THE EAST LINE OF SAID LOT 74 FOR A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74; THENCE NORTH 59°41'47" WEST ALONG THE SOUTHERN LINES OF LOTS 74, 73, AND 72 FOR A DISTANCE OF 338.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 72; THENCE NORTH 30°15'44" EAST ALONG THE WESTERN LINE OF SAID LOT 72 FOR A DISTANCE OF 249.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 72; THENCE SOUTH 59°43'39" EAST ALONG THE NORTHERLY LINES OF LOTS 72, 73, AND 74 FOR A DISTANCE OF 338.56 FEET TO THE POINT OF COMMENCEMENT.

COMMONLY KNOWN AS: 955 E. RAND ROAD, ARLINGTON HEIGHTS, IL 60004. PROPERTY INDEX NUMBERS: 03-20-209-006-0000, 03-20-209-007-0000, AND 03-20-209-008-0000

As part of said petition, the petitioner is requesting the following variations from Chapter 28 of the Municipal Code: 1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Terrance Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 29, 2019 (4534759)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/29/2019 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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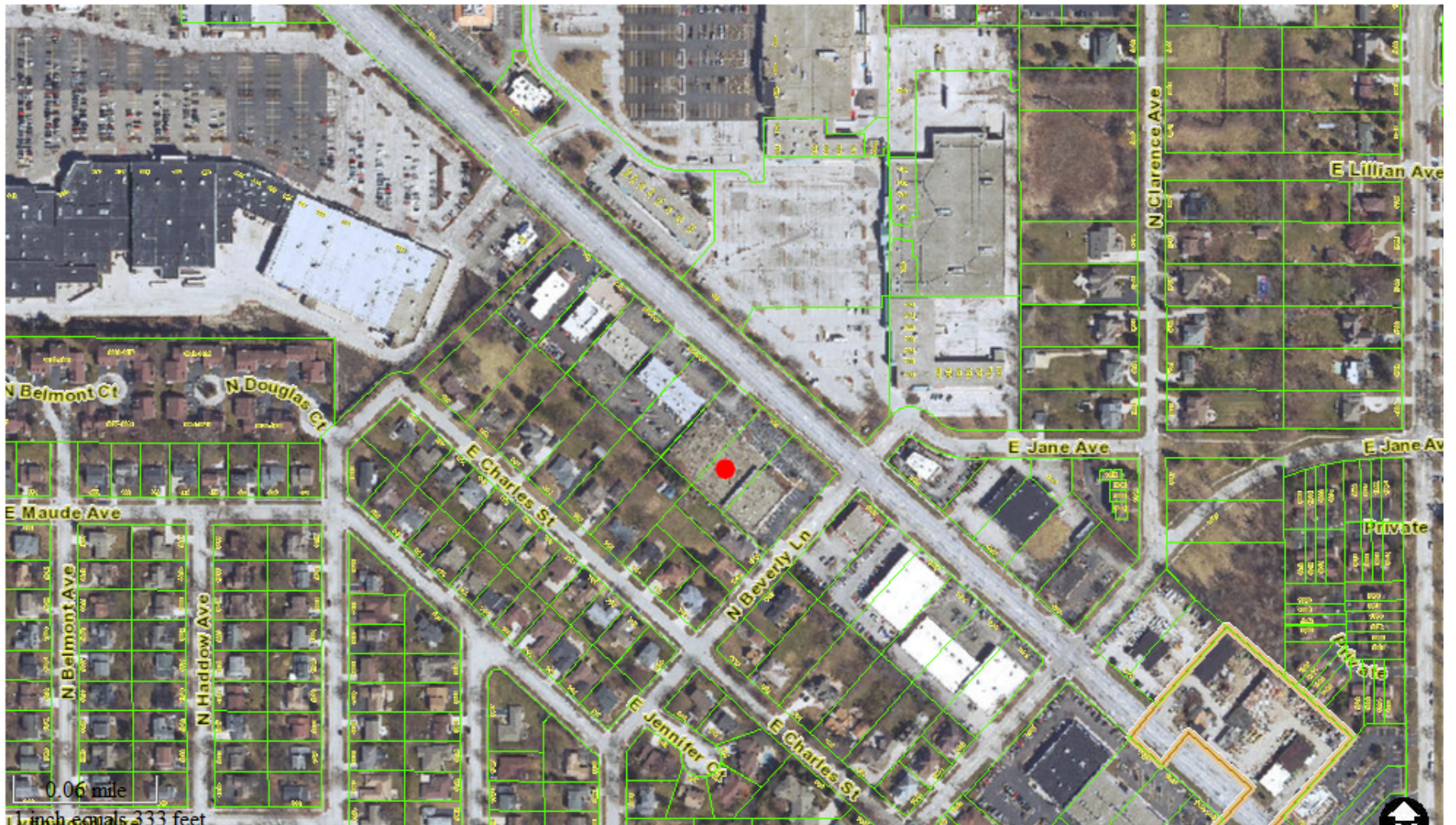
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NOV 06 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Map created on August 22, 2019.

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**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

August 28, 2019

Project Title: Habitat for Humanity ReStore

Address: 955 E. Rand Rd.
Arlington Heights, IL 60005

Petitioner: Deanna Davies
Habitat for Humanity
56 S. Grove Avenue
Elgin, IL 60120

Requested Action:

1. Land Use Variation to permit a "Secondhand Store" in the B-1 District
2. Amendment to PUD Ordinance 72-052

Variations Required:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 57 spaces.

Attendees: Warren Fuller, Atty., Keller and Buckley
Deanna Davies, ReStore Director for Habitat for Humanity (Northern Fox Valley)
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at 955 E. Rand Rd., and is currently developed with a 36,770 square-foot retail building with warehouse space. The site was approved as a PUD in 1972 via Ordinance 72-052, which allowed for construction of the existing structure and use as a furniture store. As the petitioner is proposing a change in use from that approved within the PUD, and the petitioner is proposing site modifications (detailed in the Site and Landscaping section of this report), the PUD must be amended.

The petitioner, on behalf of Habitat for Humanity of Northern Fox Valley, is proposing to occupy the building and use it for a ReStore facility, which engages in the sale of donated construction supplies and building materials. Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations – in Chicago and Elgin.

Approximately 27,277 square-feet of space would be used for the retail sale of goods and materials, as well as office space. The remainder of the structure would be used as warehouse and loading dock space.

ReStore would employ approximately 4 persons once operational, with an additional 4 volunteers, for a total maximum of 8 representatives on-site at any given time. ReStore would be open from 9AM to 5PM or 10AM to 6PM on Wednesday-Sunday. Donations would only be accepted during operational hours.

Meeting Discussion:

Mr. Fuller began by explaining Habitat for Humanity was seeking a Land Use Variation to open a “ReStore” secondhand store at 955 E. Rand Road. The store would be similar to existing ReStore facilities in Chicago and Elgin. The building has been vacant for an extended period of time. The petitioner has a signed executed lease for the property.

Ms. Davies explained that ReStore takes in donated home improvement materials, and resells these items to the public. Proceeds from sales benefit Habitat for Humanity of Northern Fox Valley operations. There are other ReStore facilities operated nationwide by different chapters of Habitat for Humanity, as well as some in Canada. The Elgin location is the most successful location in Illinois, with the Chicago location being the second most successful in Illinois.

Commissioner Green asked what types of materials ReStore accepted and sold.

Ms. Davies stated that any types of items that could be found at Home Depot would be accepted and sold. As an example, if a person was to renovate their kitchen, the used cabinets and appliances would be accepted by ReStore. This enables people of limited means to renovate or improve their homes, or for people to reuse materials and divert them from landfills. 50% of materials accepted are new and unused, donated by retailers or distributors.

Commissioner Green stated that the concept was a good idea. He stated that it is unfortunate that quality home goods are often discarded, and that it would be better to find these items a new home.

Ms. Davies added that some new items are used by Habitat for Humanity’s affiliate, which are incorporated into the construction of their homes. Primarily, though, items are taken in and sold to the public to generate income for Habitat for Humanity operations.

Commissioner Green asked **Mr. Schmidt** to present the Staff report.

Mr. Schmidt stated that the proposed ReStore would be classified as a “secondhand store” per code. The subject site is zoned B-1, which does not permit secondhand stores. Therefore, a Land Use Variation would be required. The subject site is designated as ‘Commercial’ per the Comprehensive Plan, and the proposed use is compatible with this designation. The subject site is governed by a PUD Ordinance, Ordinance 72-052, which allowed for development of the existing building and operation of a furniture store. Two variations have been identified as part of this petition, those being a variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer, and a variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 57 spaces. The building is approximately 36,000 square feet in size. With respect to parking, the proposed use would be classified as a retail use, which increases code-required parking for the site. Due to the increase in required parking, proposed site modifications, and the change in use, an amendment to the existing PUD is required. The retail area would be 27,000 square feet in size, with the remainder of the facility dedicated to warehouse space. The facility would employ 4 persons once operational, with an additional 4 volunteers, for a maximum total of 8 employees on-site at any time. The facility would operate between the hours of 9am and 5pm, or between 10am and 6pm on Wednesday through Sunday. Donations would only be accepted during operational hours. The petitioner would have to provide written justification for the requested Land Use Variation and Zoning Code Variations. To justify the parking variation, the petitioner shall provide a parking survey showing parking demand at existing ReStore facilities. . The petitioner is proposing modifications to the parking lot, including the addition of a drop-off lane and relocation of existing parking spaces to the east side of the property. Additional spaces are also proposed on the north side of the building. The petitioner is proposing to use the open arcade at the front of the building for

outdoor display of items, and is proposing to enclose this arcade with a fence. Staff has concerns with the appearance of this enclosure, as well as the fact that outdoor storage of materials is prohibited in the B-1 District. Staff would support enclosure of the arcade with glass, which would still allow for display of items. Parking lot landscaping and condition will be evaluated as part of this process to ensure code compliance. Per code, parking for 7 bicycles would be required. Overall, Staff is supportive of the project, subject to provision of written variation justification, the parking survey, and provision of adequate landscaping and site improvements.

Commissioner Jensen stated that he was in favor of the project. He asked if the other ReStore locations had bike racks.

Ms Davies stated that the other locations did not have bike racks.

Commissioner Jensen asked if customers or employees would use the required bike racks at the proposed facility.

Ms. Davies stated that it would be difficult for customers to drop off or pick up materials on a bike. Employees however may want to bike to work.

Commissioner Jensen stated that there is a process the petitioner could undertake to seek relief from bicycle parking requirements, as it is unlikely 7 employees will need bike parking and unlikely any customers will use the bike rack. He encouraged the petitioner to seek relief from the requirement. He asked **Mr. Schmidt** what process the petitioner would need to undertake to seek relief from bicycle parking.

Mr. Schmidt stated that he was unaware of any administrative process to waive or reduce the bicycle parking requirement, but that he would look into it. Likely, it would be a zoning code variation.

Commissioner Jensen stated that he did not want to impose a requirement onto the petitioner if it didn't make sense.

Commissioner Sigalos agreed that 7 bicycle parking spaces did not seem reasonable for this project. 1 or 2 spaces would be more appropriate. He asked the petitioner what the hours and days of operation would be.

Ms. Davies indicated that the hours and days of operation would be 9am and 5pm, or between 10am and 6pm on Wednesday through Sunday.

Commissioner Sigalos asked the petitioner if they would explore outdoor display of materials with the glass enclosure requirement.

Ms. Davies stated that outdoor display of items is not necessary, but it would be nice to display patio furniture and grills outdoors near the entrance.

Commissioner Sigalos asked if they had outdoor display of items at other locations.

Ms. Davies indicated that they did, but brought the items back in at night. She was open to bringing the items back in at night at the proposed location as well, the fence was not critical.

Mr. Schmidt added that if the petitioner provides information on the items to be displayed outside, indicating that it wouldn't be construction materials like cinderblocks, Staff could explore outdoor display of items and potential fencing opportunities. It's possible a variation could be granted for outdoor display of items.

Commissioner Sigalos stated that outdoor display of items was common at Lowe's. He stated that he would be in support of outdoor display of items.

Commissioner Green stated that he understood that the Village was concerned with the appearance of outdoor display of construction materials at the front of the building, but would be open to outdoor display of furniture. He thought overall the proposed use would be a good use for the site.

Commissioner Sigalos asked if the proposed facility was the same size as the other ReStore facilities in Elgin and Chicago.

Ms. Davies stated that it was in between the size of the Elgin and Chicago stores.

Commissioner Sigalos asked if the employee count was accurate.

Ms. Davies indicated that it was.

Commissioner Jensen asked if there were other resale stores close by.

Mr. Schmidt stated that there were.

Commissioner Sigalos asked if the store would generate sales tax.

Ms. Davies stated that it would.

Commissioner Jensen stated that he was not opposed to bicycle parking requirements or alternative modes of transportation, but did not want to impose a requirement onto the petitioner if it didn't make sense.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE**

Jake Schmidt, Recorder



ReStore Arlington Heights Project Description

Retail with a mission...

ReStore accepts donated new and gently used home improvement and building materials from individuals, retailers, manufacturers, distributors and contractors. The materials are sold to the general public and the funds raised support Habitat for Humanity's local home construction and repair program. Habitat for Humanity of Northern Fox Valley (HFHNFV) currently operates two ReStores; located in Elgin and Chicago. The Chicago location is in partnership with Habitat for Humanity of Chicago. ReStores are considered destination retailers.

ReStores mission consists of three elements:

- Raise funds to support the construction, rehab and repairs of homes for families in need of affordable housing.
- Be stewards of the environment by diverting usable building materials from already overflowing landfills.
- Provide new and gently used materials to the public at reduced prices, thereby helping those who may not otherwise be able to afford to fix up their homes.

Operations / Personnel

ReStore Arlington Heights will function in the same manner as ReStore Elgin and ReStore Chicago.

1. Approximately how many people, max at one time, would work at this location?

Staff: 4

Volunteers: 4

ReStore utilizes volunteers to aid in store operations. This cuts costs and helps us to provide more funding for the home construction and repair programs. Volunteers work in 3-4 hour shifts, but we hope to have 4 on site at any given point of the day. Minimally there will be 3 staff on any given day. Some positions will be consolidated, therefore a couple of staff would split their time between our ReStore in Elgin and Arlington Heights and not be on site all the time.

2. Approximately how many customers at one time do you typically expect, based upon your other locations?

Based on the transaction numbers pulled together for our first several months of operation at ReStore Chicago, it could be approximately 10 customers at any one time. Of course, some days will be busier than others, such as Saturdays. Also, that number should increase over time. Last fiscal year, ReStore Elgin averaged approximately 24 customers at any given time. Elgin has been open since April 2006. ReStore Chicago averaged approximately 19 customers at any given time. Chicago opened in November 2014.

3. Would the hours of operation be consistent with your other two stores?

The days of the week we plan to be open would be Wednesday-Sunday. Closed Monday and Tuesday. As for hours of operation, we will either be open 9am-5pm (ReStore Elgin hours) or 10am-6pm (ReStore Chicago). Therefore there will be no late hours of operation.

4. Can anyone drop off merchandise at any time? Or are there set hours for this?

Yes, anyone can drop off merchandise. We do encourage the public to call ahead to find out if we are accepting the items they are interested in donating. While we accept donations during our open hours, both ReStore Elgin and ReStore Chicago ask that donations be dropped off a half hour before closing.

Information and Performance Statistics

ReStore Elgin

- Opened April 2006
- 40,000 Square Feet (retail, warehouse, office)
- FY 2018 Sales: \$1,606,192
- FY 2018 Actual Transactions: 62,640
- Materials diverted from landfills: 1,900 tons
- Illinois ranking: Sales and profit - #1
- National ranking (750 ReStores reporting):
Sales- #26 / Profit- #15



ReStore Chicago

- Opened November 2014
- 29,000 Square Feet (retail, warehouse, office)
- FY 2018 Sales: \$1,309,203
- FY 2018 Actual Transactions: 44,291
- Materials diverted from landfills: 854 tons
- Illinois ranking: Sales and profit - #2
- National ranking (750 ReStores reporting):
Sales- #50/ Profit- #33



ReStore Arlington Heights – 955 E. Rand Road

Justification for Land Use and PUD

I. Land Use Variation to permit a “Secondhand Store” in the B-1 District

Justification:

1. 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.

Secondhand stores not being permitted at this property prohibit the acquisition of the building by Habitat for Humanity of Northern Fox Valley (NFV). As the prospective buyer, Habitat for Humanity is asking the Village to consider that the property has been vacant for many years and that utilizing the property as a secondhand store is compatible with previous uses well as nearby current uses and would be better than allowing the building to remain vacant.

2. The plight of the owner is due to unique circumstances.

Habitat for Humanity of NFV, a not-for-profit organization, is seeking to acquire the building to operate a ReStore. The organization has successfully opened and operated 2 other ReStores. Revenue from ReStores has a unique use – to build and repair homes for low-income families in the community. Therefore, the purpose of this store is charitable and has a community-minded mission.

3. The variation, if granted, will not alter the essential character of the locality.

Habitat for Humanity of NFV's proposed use as a secondhand store of building materials, appliances and furniture will not alter the essential character of the locality which was previously a furniture store. The building was previously used for retail purposes and would have a retail purpose again. Three additional secondhand stores are in close proximity to the subject property.

II. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Justification:

1. 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.

Habitat for Humanity of NFV is requesting a waiver of the requirement to provide a traffic and parking study from a certified Traffic Engineer. Habitat performed and submitted data from two, three-day parking studies at one of its existing locations. The petitioner is willing to gather additional data upon the Village's request.

2. The plight of the owner is due to unique circumstances.

As a not-for-profit that wants to be the be a good steward of donated funds, Habitat for Humanity of NFV is requesting that the Village accept the studies done by Habitat for Humanity and waive the requirement and additional costs associated with studies done by a certified Traffic Engineer.

3. The variation, if granted, will not alter the essential character of the locality.

The variation to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer, if granted, will not alter the essential character of the locality.

III. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 51 spaces.

Justification:

1. 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.

Requiring 95 parking spaces at this property will prohibit the acquisition of the building by Habitat for Humanity of NFV. 51 on-site parking spaces exist at the subject property. The parking studies done by Habitat for Humanity show the actual parking utilization at the ReStore in Elgin, a 40,000 square foot facility that has been open since April 2006, did not exceed 51 vehicles at any one time. Two, three-day studies were completed and both included Saturdays which have the highest customer transactions. Counts were taken once per hour while the ReStore was open for business. The highest utilization was 44 parking spaces. The subject site also has a physical property constraint to adding parking spaces.

2. The plight of the owner is due to unique circumstances.

Since the parking demand will not exceed the existing parking lot capacity, adding additional spaces does not seem necessary and would create a financial hardship for the prospective, not-for-profit buyer, Habitat for Humanity of NFV.

3. The variation, if granted, will not alter the essential character of the locality.

The variation to waive the requirement to reduce the required amount of on-site parking from 95 spaces to 51 spaces, if granted, will not alter the essential character of the locality.



ReStore Parking Study:

The following narrative is addressing the city of Arlington Heights concern that the proposed ReStore site at 955 E Rand Rd in Arlington Heights may not have adequate parking spaces given the guidelines on zoning and business use. To address this we conducted a parking study at our Elgin facility, which is similar in size to 955 E. Rand Road, to gather key information on usage. Below are the metrics surrounding this parking study. We have also attached the actual hourly tally sheets that were used.

Study Dates: August 8, 9, 10, 2019. These dates were a Thursday thru Saturday.

August 24, 25, 27, 2019. These dates were a Saturday, Sunday and Tuesday (Closed Monday)

Study Hours: We monitored hourly from 9:00 am to 5:00 pm.

Study Days: Air temperatures for both studies were in the mid 70's to mid 80's. No inclement weather was experienced.

Elgin Building Statistics: The Elgin ReStore is 40,000 square feet. Per our contract we have been allotted 51 parking spaces. This includes regular and handicapped spaces.

955 E. Rand Road Statistics: Approximately 37,000 square feet. 51 spaces existing plus 2 handicap. Proposed 55 spaces plus 2 handicap.

Metrics: The 3 days respectively generated the following totals:

August 8, 9, 10, 2019: Total number of vehicles: 165, 178 and 230.

Average vehicles per day: 18.3, 19.7 and 25.5.

Highest hourly number: 30 (1pm), 26 (11 am) and 40 (11 am).

August 24, 25, 27, 2019: Total number of cars: 248, 265, 165

Average vehicles per day: 27.5, 29.4, 18.3

Highest hourly number: 44 (1pm), 41 (3pm), 37 (12pm)

Assessment: Although there may be other factors to consider it would appear that the 51 existing spaces at the 955 E Rand address would be more than adequate to satisfy the vehicle volume we could expect on any given day. Our average vehicles each day never reached 60% of capacity and our highest number of vehicles any hour never went beyond 87% of capacity.

**RESTORE ELGIN
HOURLY PARKING LOT STUDY
AUGUST 8,9,10 2019**

TOTAL PARKING SPACES (INCLUDING HANDICAP): 51

HOURS OF OPERATION: 9:00AM-5:00PM

DAY	TIME	# OF VEHICLES
AUGUST 8	9:00 AM	8
	10:00 AM	18
	11:00 AM	21
	12:00 PM	26
	1:00 PM	30
	2:00 PM	16
	3:00 PM	18
	4:00 PM	22
	5:00 PM	6
AUGUST 9	9:00 AM	9
	10:00 AM	24
	11:00 AM	26
	12:00 PM	22
	1:00 PM	24
	2:00 PM	24
	3:00 PM	23
	4:00 PM	22
	5:00 PM	4
AUGUST 10	9:00 AM	9
	10:00 AM	22
	11:00 AM	40
	12:00 PM	32
	1:00 PM	31
	2:00 PM	33
	3:00 PM	34
	4:00 PM	23
	5:00 PM	6

**RESTORE ELGIN
HOURLY PARKING LOT STUDY
AUGUST 24,25,27 2019**

TOTAL PARKING SPACES (INCLUDING HANDICAP): 51

HOURS OF OPERATION: 9:00AM-5:00PM

DAY	TIME	# OF VEHICLES
AUGUST 24	9:00 AM	9
	10:00 AM	20
	11:00 AM	26
	12:00 PM	38
	1:00 PM	44
	2:00 PM	35
	3:00 PM	35
	4:00 PM	27
	5:00 PM	14
AUGUST 25	9:00 AM	10
	10:00 AM	15
	11:00 AM	25
	12:00 PM	37
	1:00 PM	40
	2:00 PM	34
	3:00 PM	41
	4:00 PM	39
	5:00 PM	24
AUGUST 27	9:00 AM	12
	10:00 AM	21
	11:00 AM	25
	12:00 PM	37
	1:00 PM	19
	2:00 PM	14
	3:00 PM	15
	4:00 PM	16
	5:00 PM	6

ALTA/NSPS LAND TITLE SURVEY

ENTITY NO.

Known as 955 East Rand Road, Arlington Heights, IL.

LOTS 72, 73 and 74 IN C. A. GOELZE'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Prepared for: AMERCO Real Estate Company

Survey No: 167697-SMC

As surveyed perimeter description requested by client:

Lots 72, 73 and 74 in C. A. Goelze's Arlington Heights gardens, being a subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commencing at the Northeast corner of Lot 74 on the Southerly right of way line of East Rand Road; thence South 30°15'44" West along the East line of said Lot 74 for a distance of 250.00 feet to the Southeast corner of said Lot 74; thence North 59°41'47" West along the Southern lines of Lots 74, 73, and 72 for a distance of 338.56 feet to the Southwest corner of said Lot 72; thence North 30°15'44" East along the Western line of said Lot 72 for a distance of 249.82 feet to the Northwest corner of said Lot 72; thence South 59°43'39" East along the Northerly lines of Lots 72, 73, and 74 for a distance of 338.56 feet to the point of commencement.

A. Basis of Bearings

Bearings are based on the South line of East Rand Road, which is assumed to bear South 59°43'39" East.

B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-927220-PHX1, effective date of September 14, which lists the following easements and/or restrictions from schedule B-11:

Part One:

1, 4-6. **Not survey related.**

2, 3. **Visible evidence shown, if any.**

Part Two:

1-3, 6-7. **Not survey related.**

4. Terms, provisions, covenants and conditions contained in the agreement made by and between The Village of Arlington Heights and First Bank of Oak Park as trustee under Trust Number 9798 recorded April 15, 1975 as Document 23049972. **Affects site by location - General in nature, cannot be plotted.**

5. Survey prepared by Michael J. Emmert Surveys, Inc., dated September 19, 2014, under Job No. Undisclosed, shows the following:

Unrecorded easement for ingress/egress in favor of the property Northwesterly. **Visible evidence shown, if any.**

C. Flood Note

According to flood insurance rate map of the Village of Arlington Heights, community panel number 17031C0201J, effective date of August 19, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 51 regular and 2 handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to North American Vertical Datum of 1988 (NAVD 88).

Starting benchmark: NGS monument LD020, elevation 734.95'.

F. Municipal Zoning

A zoning report was not provided. Information obtained by surveyor. Site is zoned B1 - Business District Limited Retail according to the Cook Viewer (Cook County Online Map Application), accessed October 15, 2018.

G. Notes

There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

No information regarding proposed changes in street right of way lines was made available to the surveyor by the controlling jurisdiction.

There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There was no evidence of wetland flags on the site observed in the process of conducting the fieldwork. No wetland designation exists at time of survey per the National Wetlands Inventory Mapper (www.fws.gov), accessed October 15, 2018.

To: Amerco Real Estate Company, a Nevada Company

U-Haul Co. of Illinois

First American 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 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The fieldwork was completed on October 11, 2018.

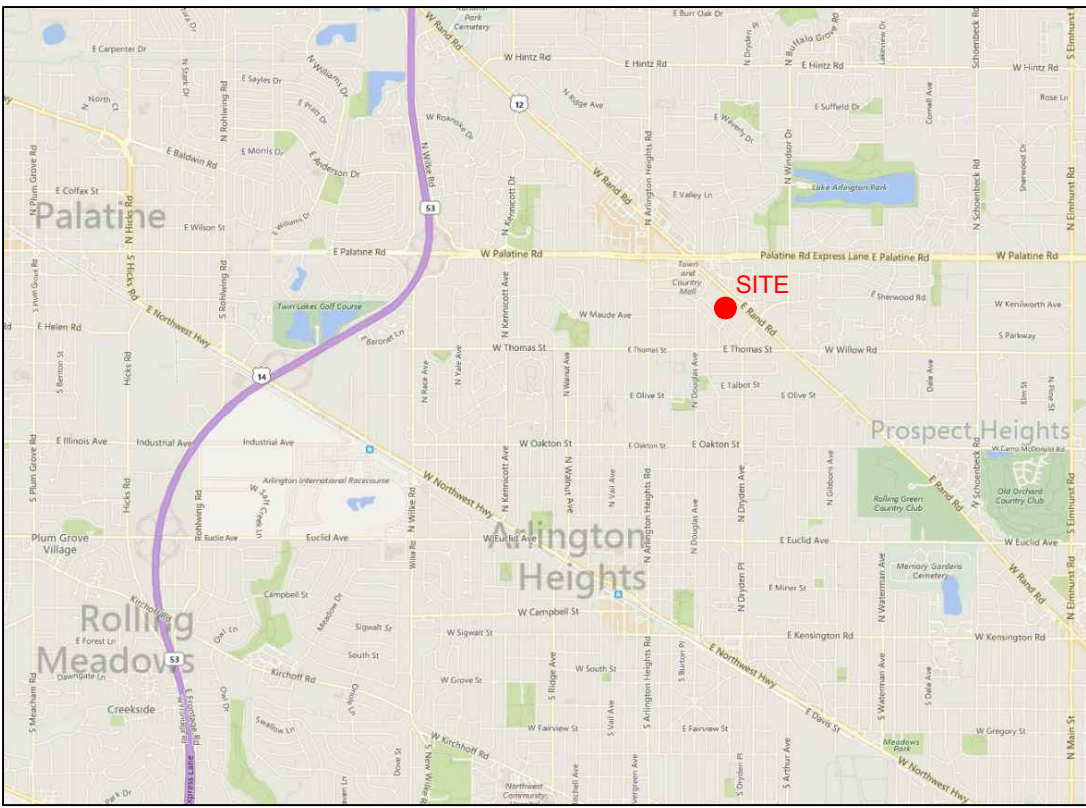
Date of Plat or Map: October 23, 2018

Eric R. Sturm
Professional Land Surveyor
Registration Number 035003366
eric.sturm@rasmith.com



raSmith
CREATIVITY BEYOND ENGINEERING

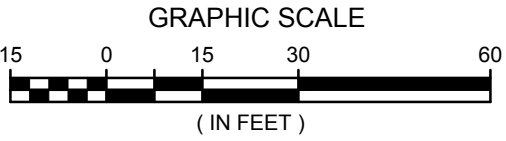
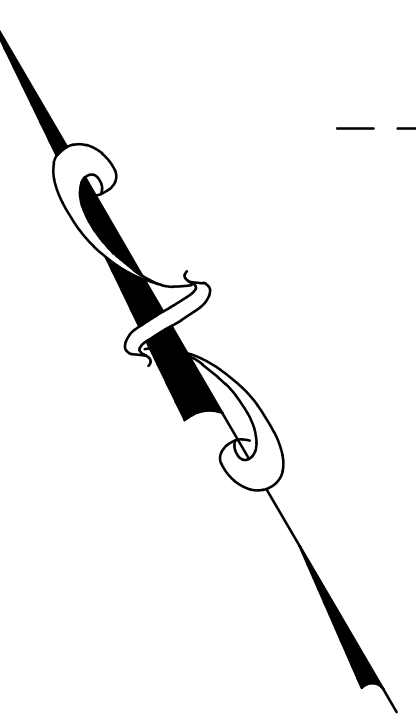
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



VICINITY MAP
NOT TO SCALE

E. RAND RD.

100' PUBLIC R.O.W.



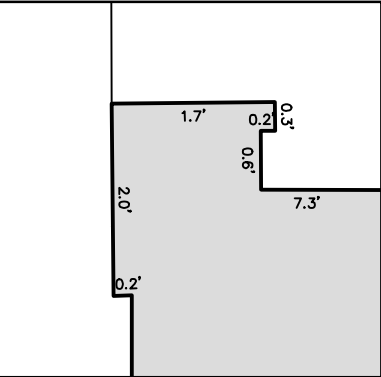
LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

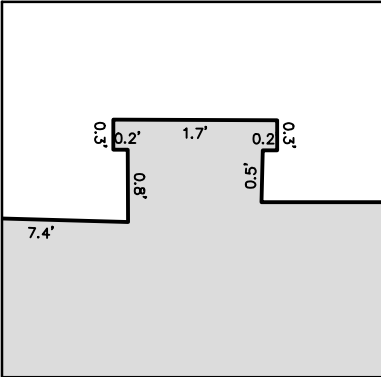
J.U.L.I.E. TICKET NO. X002821486--00X

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

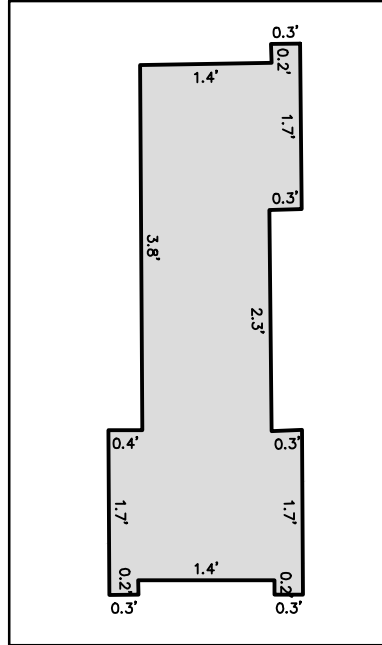
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



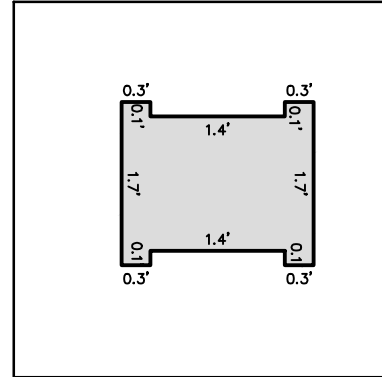
DETAIL 1 - BUILDING
SCALE: 1" = 2'



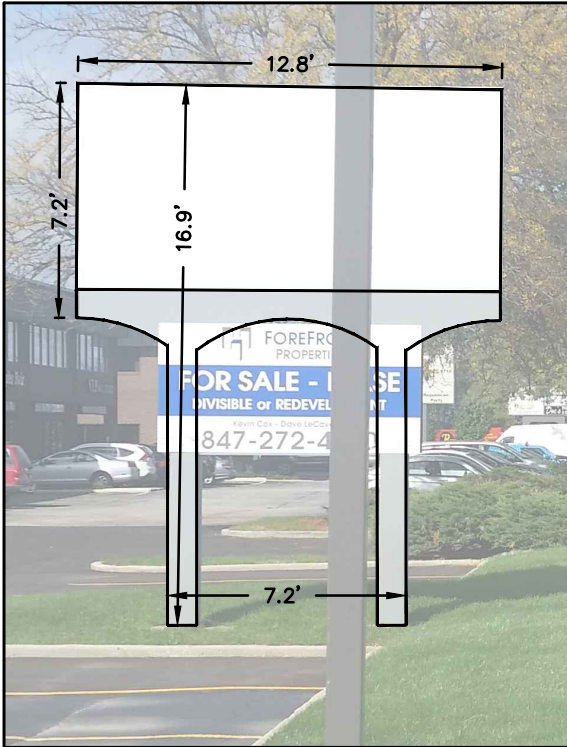
DETAIL 2 - BUILDING
SCALE: 1" = 2'



DETAIL 3 - TYP. COLUMN
SCALE: 1" = 2'

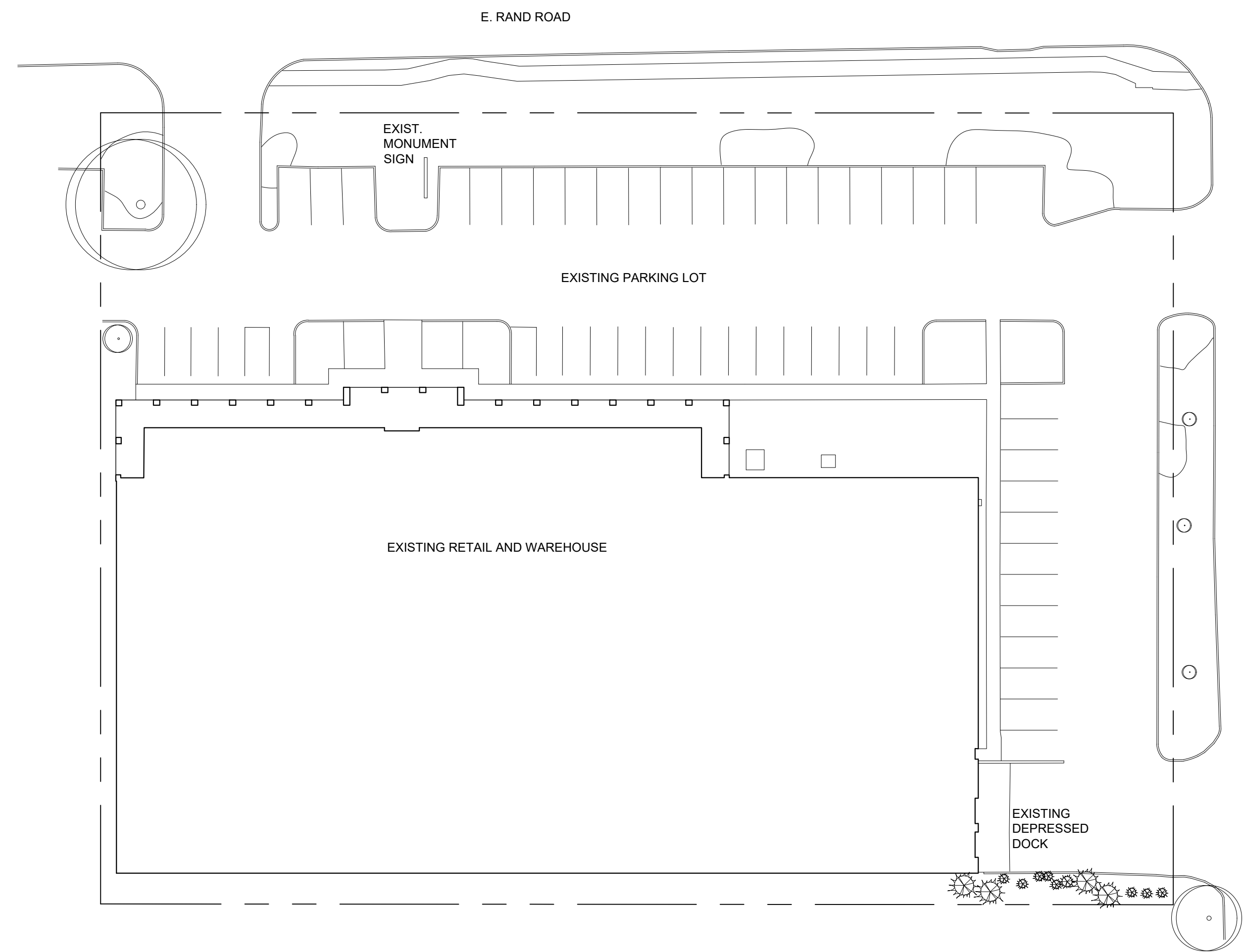


DETAIL 4 - TYP. COLUMN
SCALE: 1" = 2'



SIGN DETAIL
NOT TO SCALE

- Potential encroachment list
- A - Public sidewalk 4.5' South of boundary
 - B - Sanitary sewer manhole 5.5' South of boundary
 - C - Power pole on line with boundary
 - D - Power pole 2.5' South of boundary
 - E - Guy wire 2.6' South of boundary
 - F - Sanitary sewer manhole 6.3' South of boundary and 4.8' West of boundary
 - G - Gravel driveway 4.2' North of boundary
 - H - Landscaping 3.4' North of boundary
 - I - Chainlink fence 3.7' North of boundary
 - J - Back of curb 0.7' East of boundary
 - K - Back of curb 0.5' East of boundary
 - L - Back of curb 0.6' East of boundary
 - M - Back of curb 1.2' East of boundary



EXISTING SITE PLAN
SCALE: 1" = 30'-0"

PARKING PROVIDED

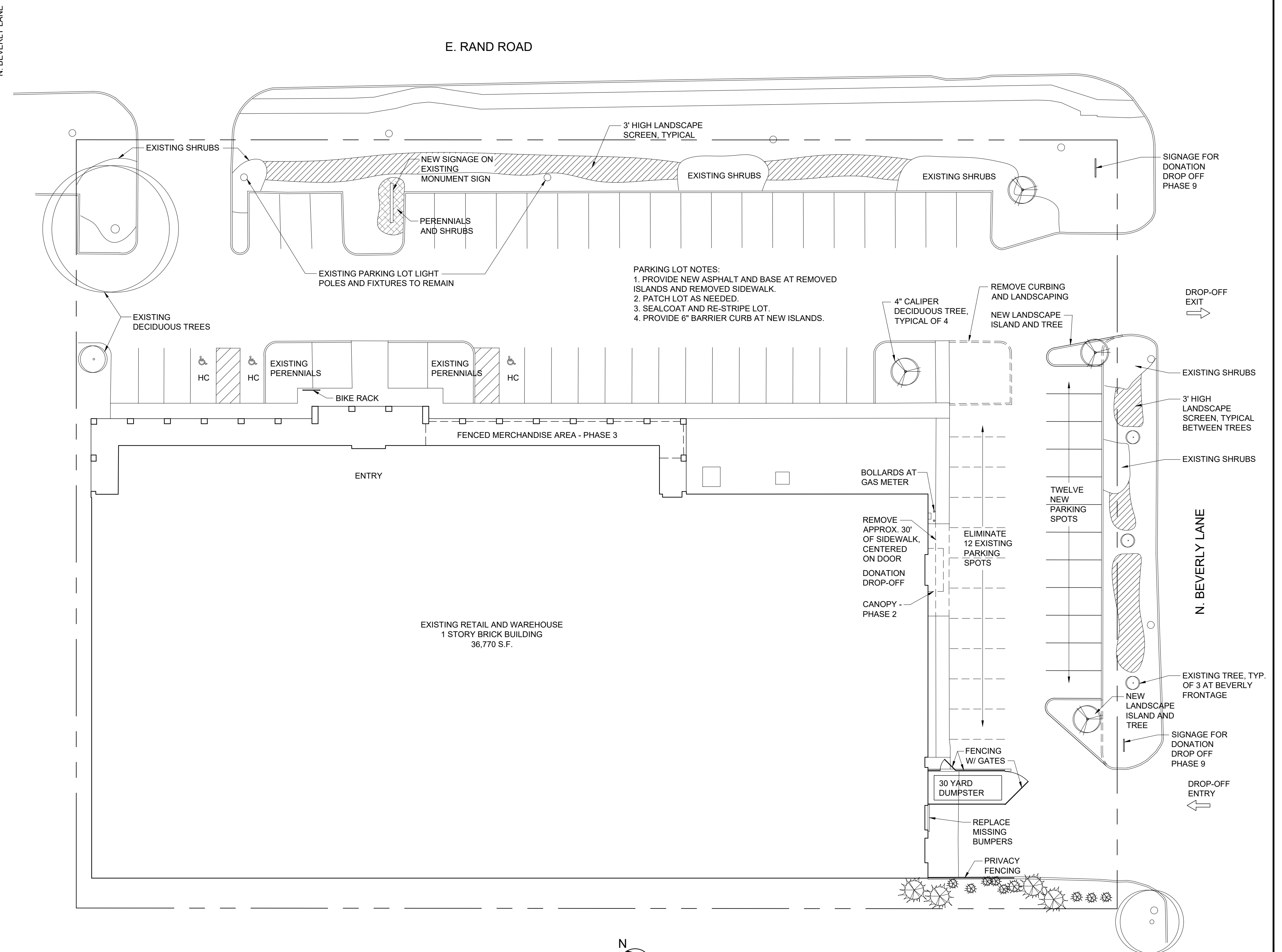
EXISTING: 51 SPACES + 2 HC SPACES + 0 BIKE PARKING SPACES
PROPOSED: 50 SPACES + 3 HC SPACES + 7 BIKE PARKING SPACES

PARKING REQUIRED

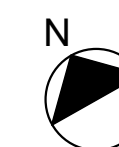
RETAIL: 1 SPACE FOR EVERY 300 S.F.
SALES FLOOR: 24,450 S.F.
TOILET ROOMS: 370 S.F.
SUPPORT: 871 S.F.
WALLS & VEST.: 967 S.F.
TOTAL: 26,658 S.F. / 300 = 88.8 ▶ 89 SPACES REQUIRED

EMPLOYEE: 1 SPACE FOR EVERY 2 EMPLOYEES
4 EMPLOYEES / 2 = 2 SPACES
4 VOLUNTEERS / 2 = 2 SPACES

BIKE PARKING: 1 SPACE FOR EVERY 6000 S.F.
26,658 S.F. / 6000 = 4.44 ▶ 4 SPACES REQUIRED



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



RESTORE

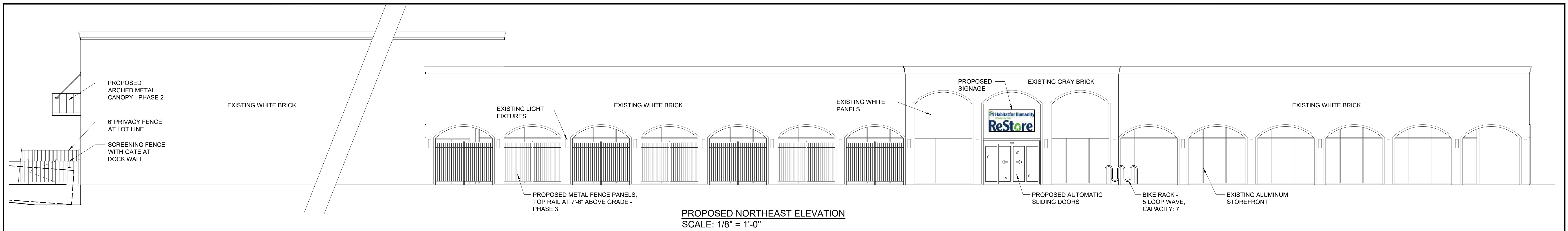
HABITAT FOR HUMANITY - NORTHERN FOX VALLEY
955 E. RAND ROAD ARLINGTON HEIGHTS, IL

AUGUST 20, 2019

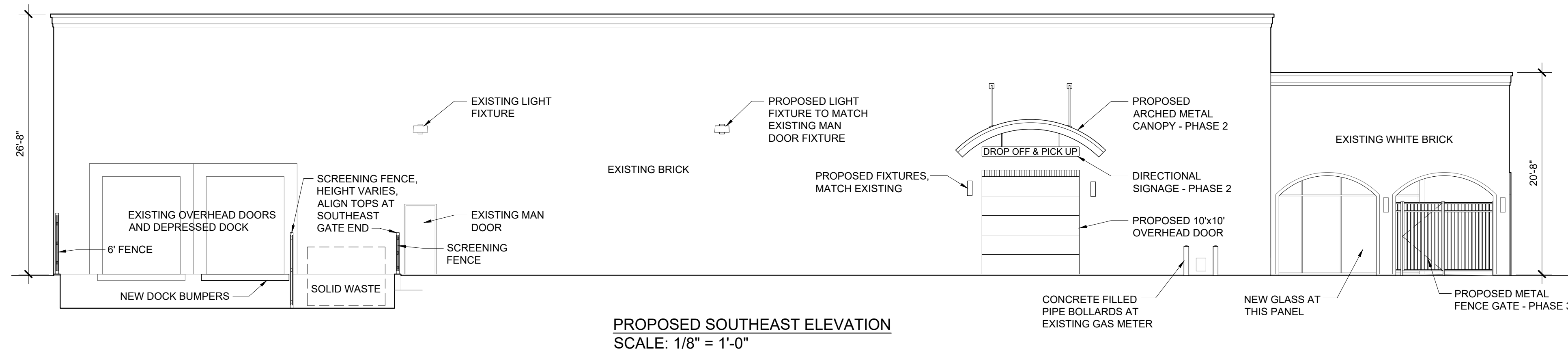
Revised September 9

Revised September 18

Revised October 22



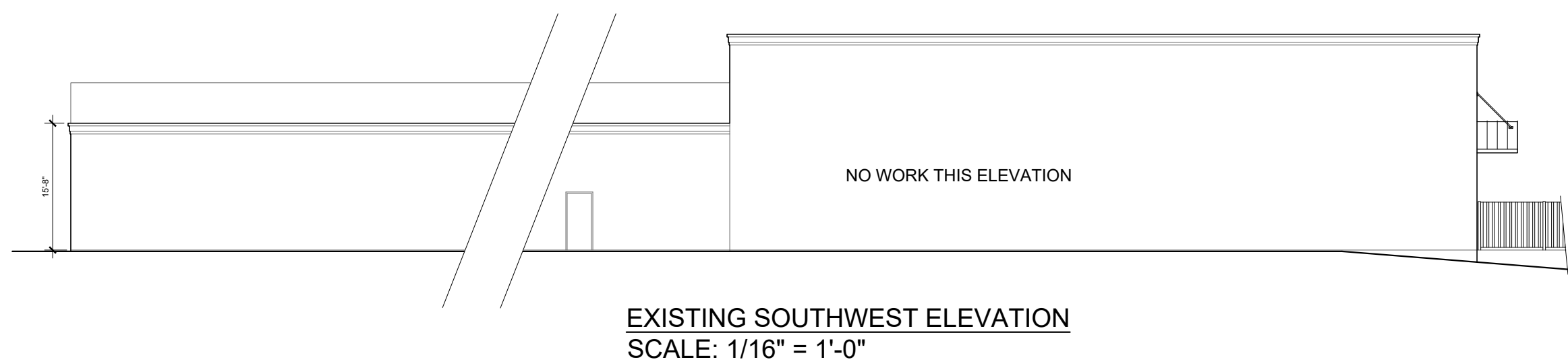
PROPOSED NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



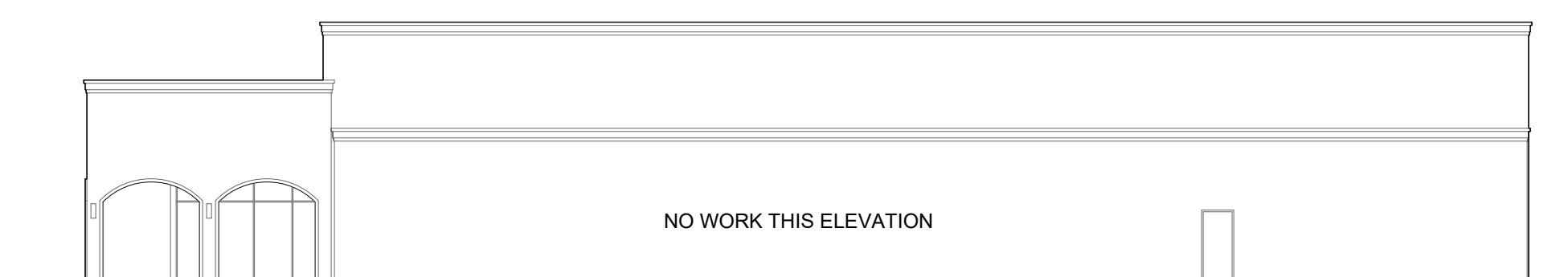
PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTHEAST FACADE
NOT TO SCALE



EXISTING SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



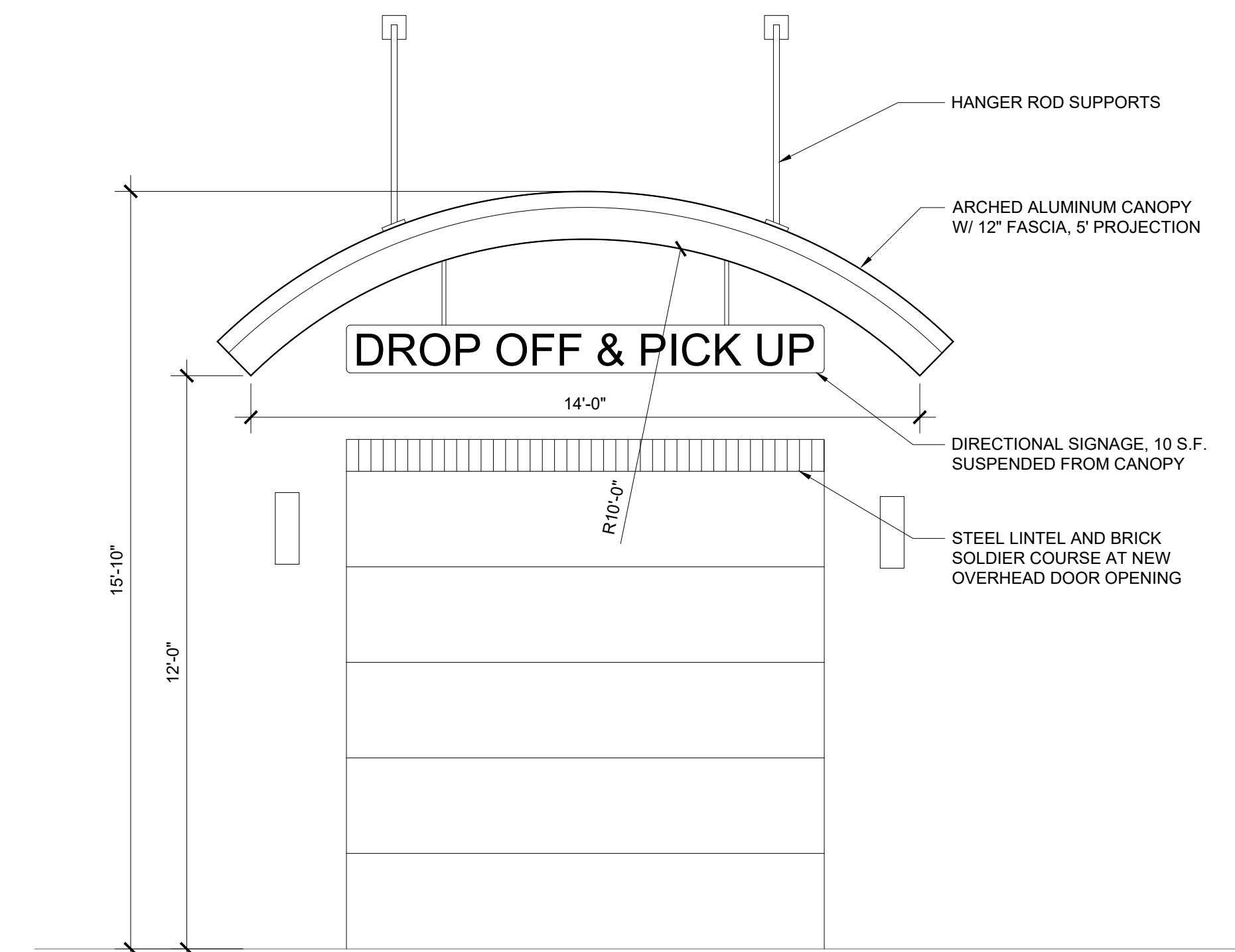
EXISTING NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



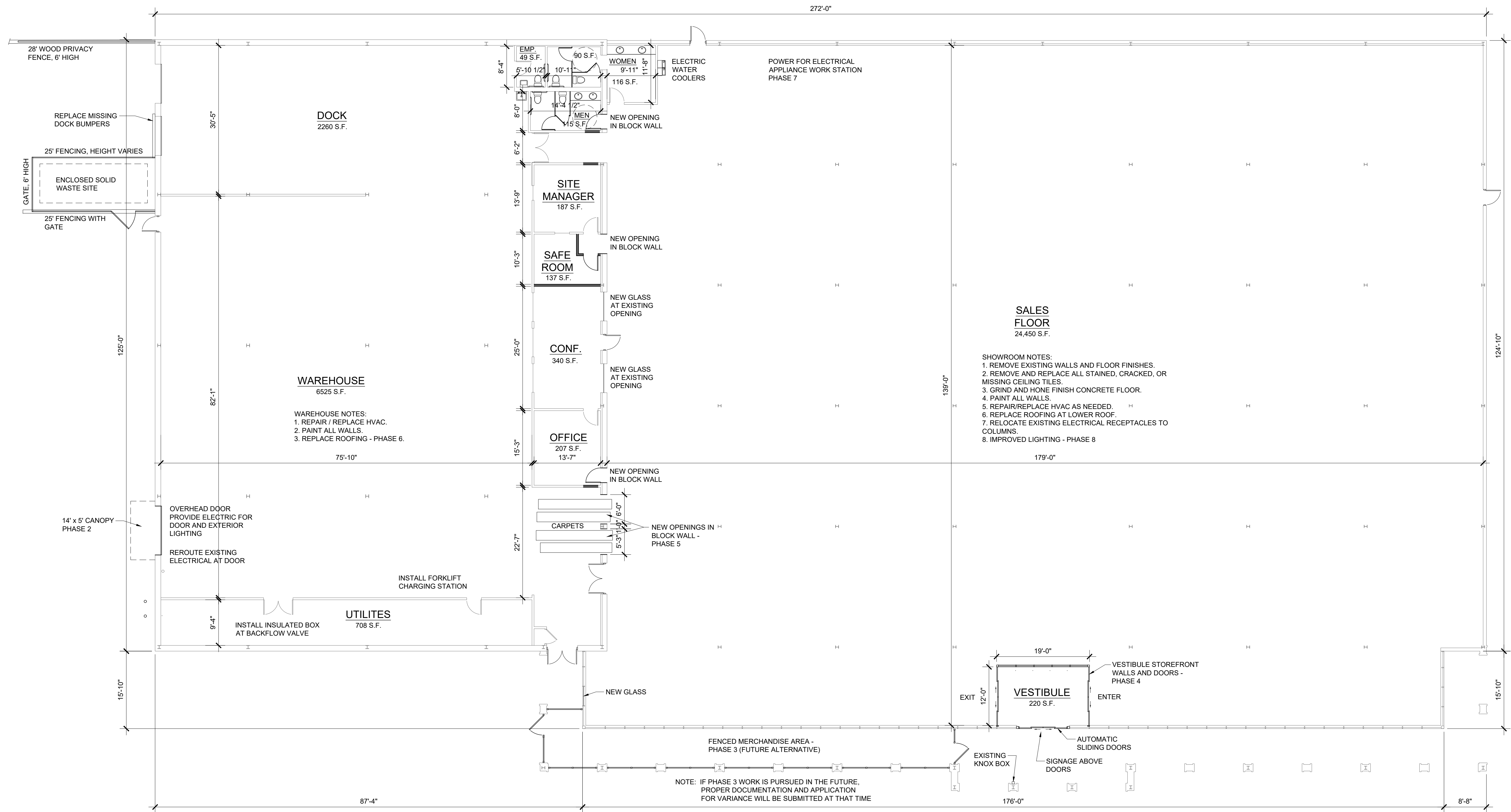
PROPOSED CANOPY TYPE
NOT TO SCALE



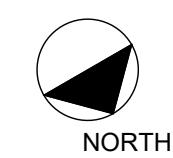
MONUMENT SIGN
SCALE: 3/8" = 1'-0"



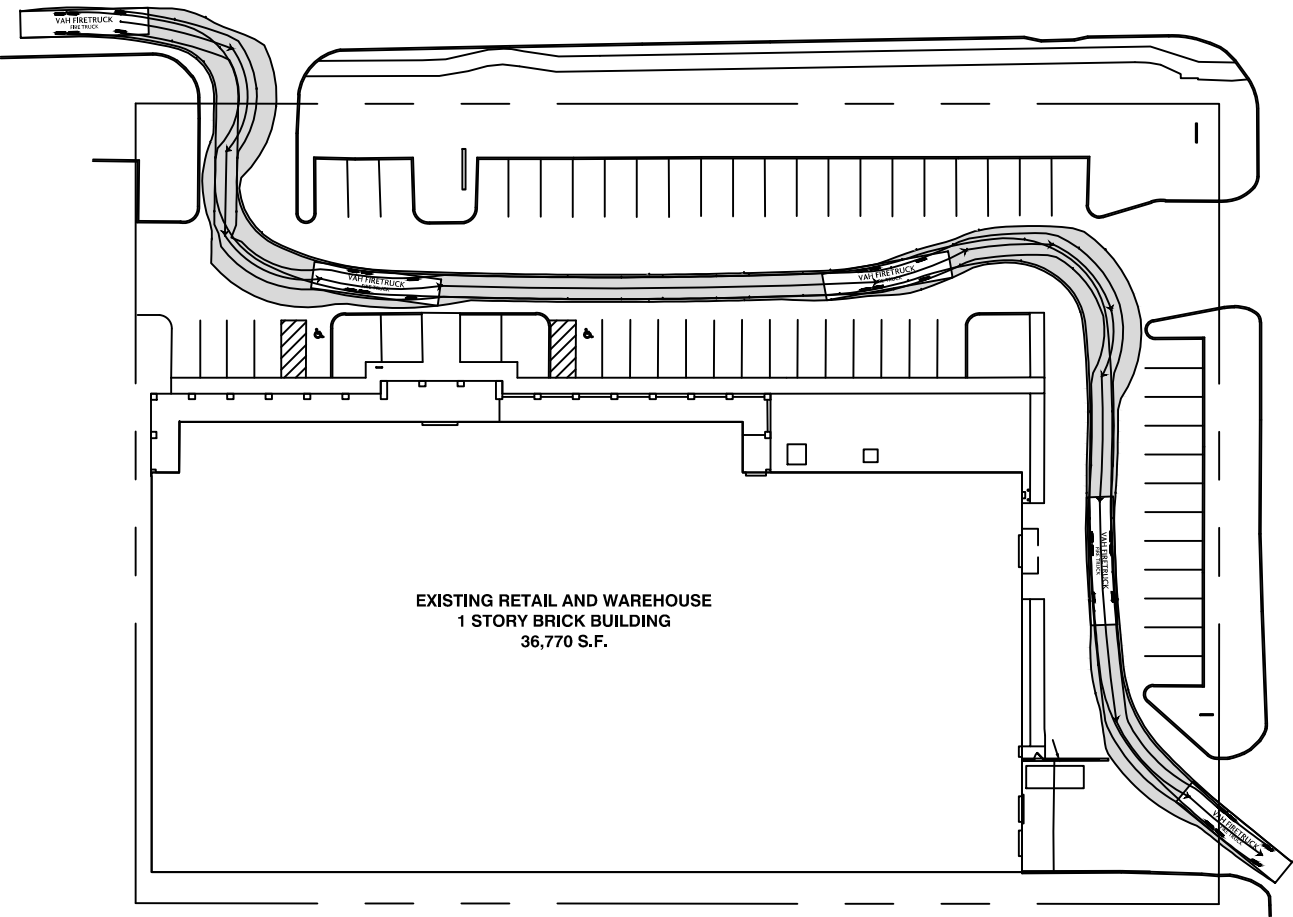
PROPOSED CANOPY - PHASE 2
SCALE: 3/8" = 1'-0"



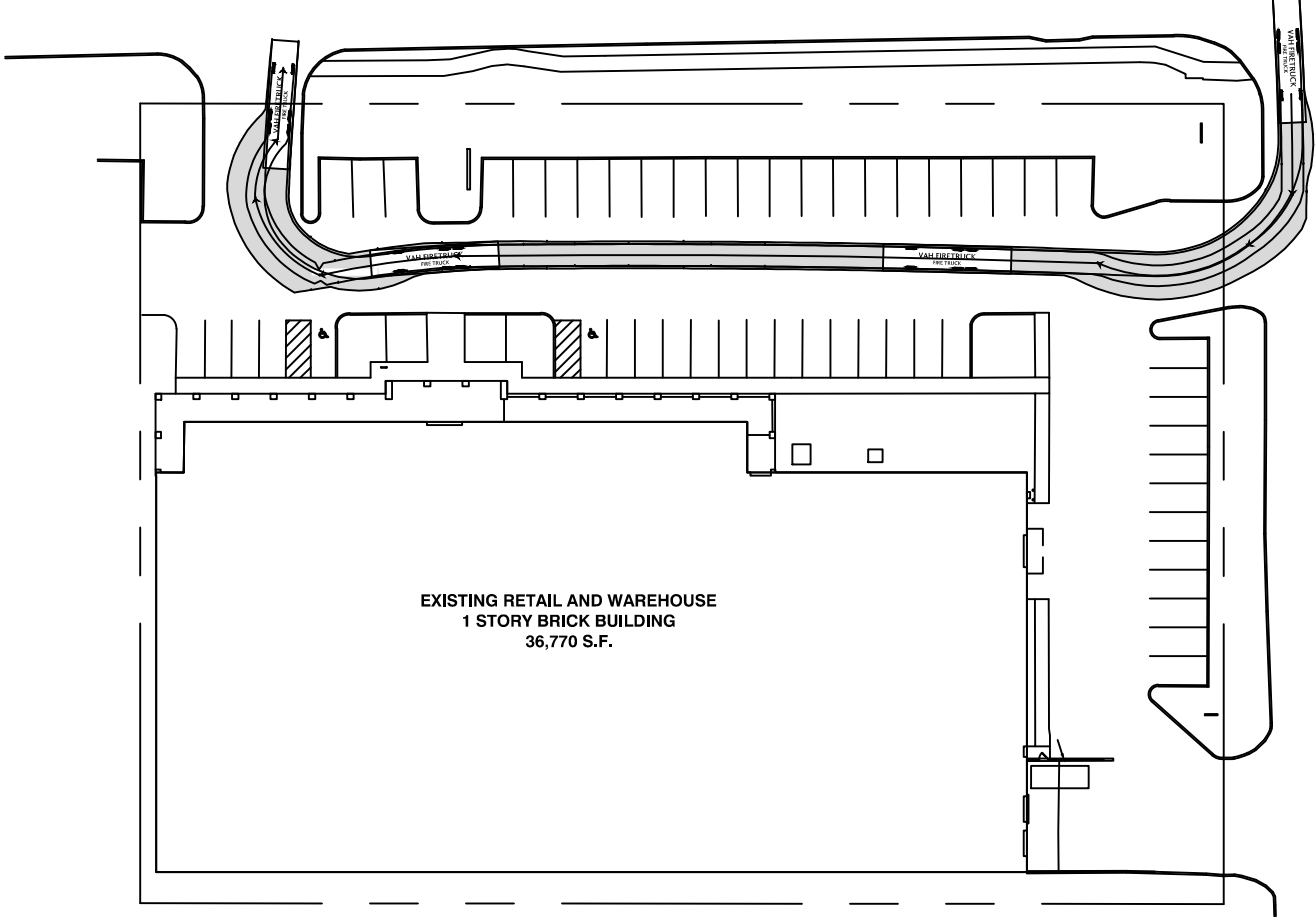
PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"



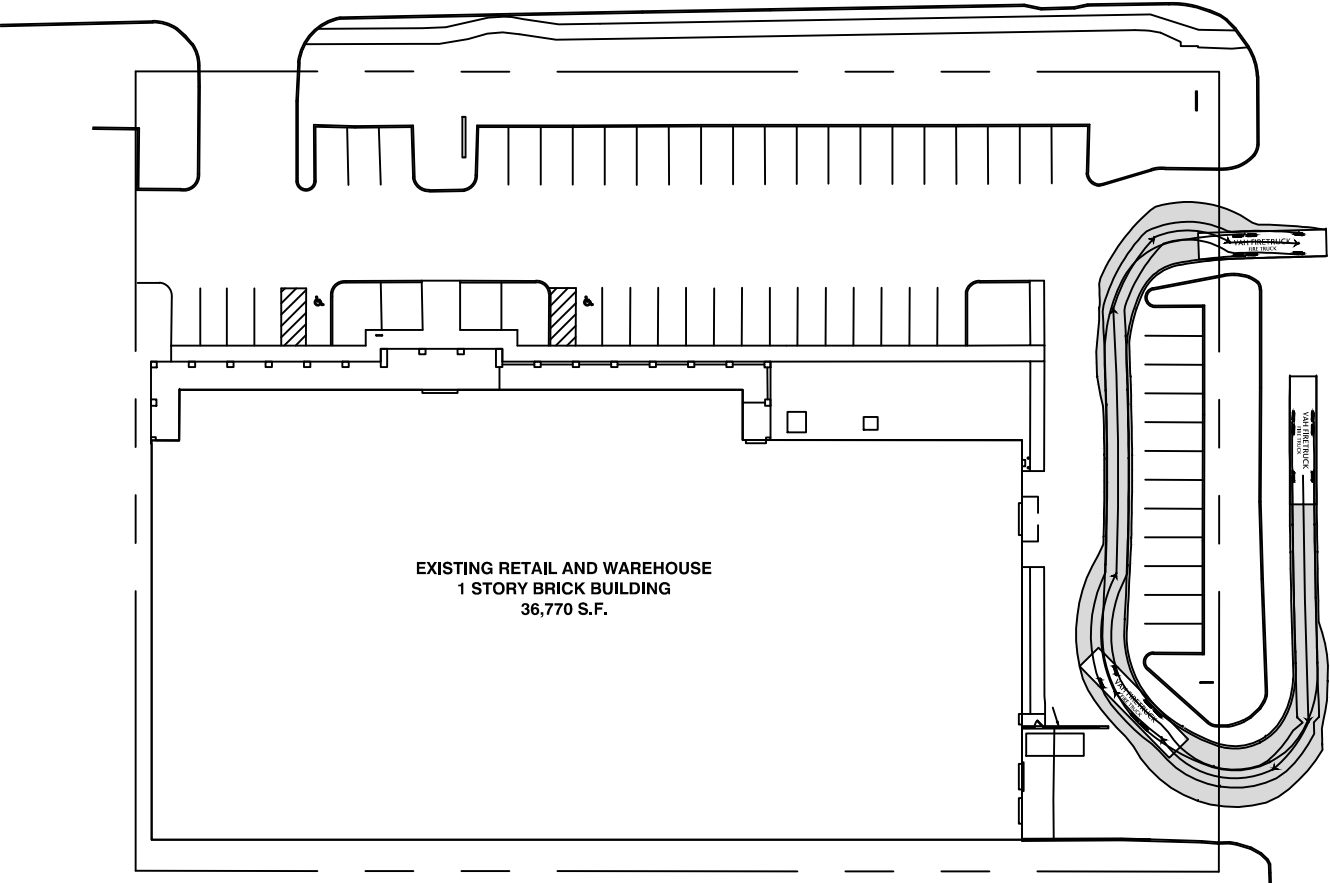
X:\2019\19088\cad\19088-ft.dwg, 10/24/2019 12:22:37 PM, 1:1



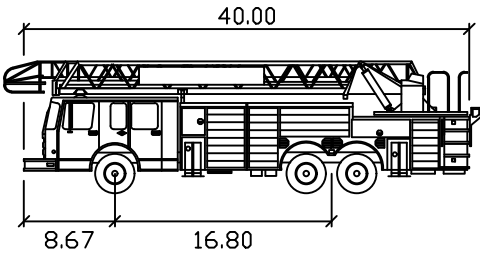
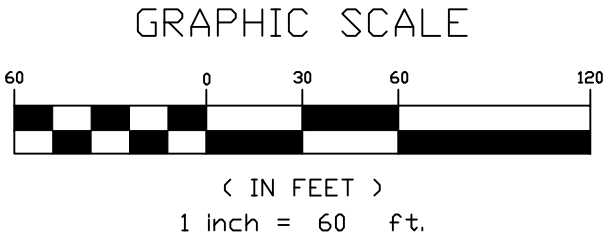
FIRETRUCK AUTOTURN MOVEMENT: EASTBOUND



FIRETRUCK AUTOTURN MOVEMENT: WESTBOUND

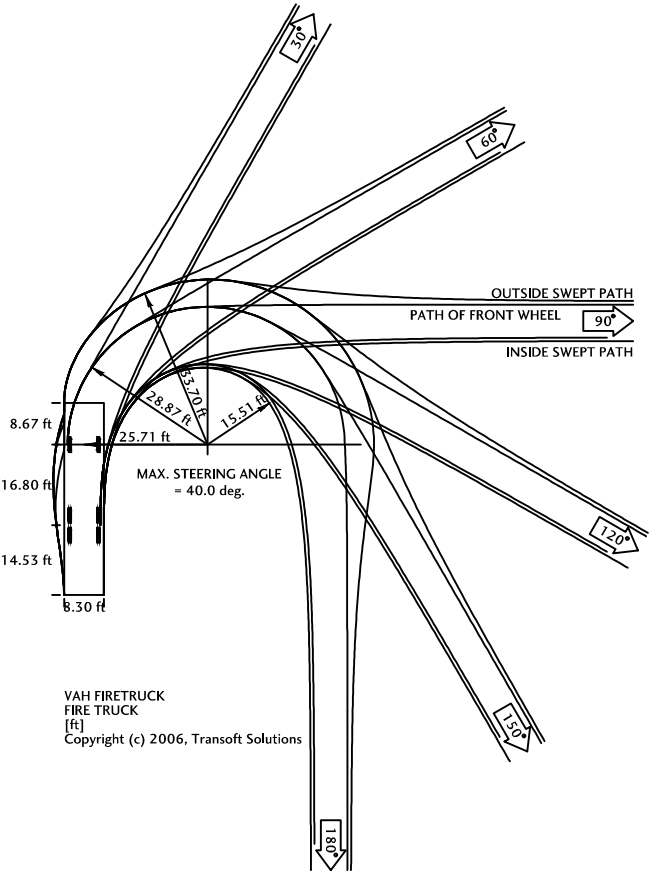


FIRETRUCK AUTOTURN MOVEMENT: NORTHBOUND



VAH FIRETRUCK

	feet
Width	: 8.30
Track	: 6.83
Lock to Lock Time	: 3.00
Steering Angle	: 40.80



FIRETRUCK DATA (N.TS.)



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: ReStore – 955 E Rand Rd – LUV, PUD Amendment, Variations
PC#: 19-013 – Round 1
Date: October 3, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Separate permits are required for each sign, including the canopy. Signed and sealed structural calculations shall be provided for the canopy permit. Details shall also include how the canopy will be secured to the building (brick veneer is not a structural element and can only support itself), and how all wall penetrations shall be sealed to prevent water from entering the wall cavity.
2. Signed and sealed foundation details by an architect or engineer for the new monument sign shall be included with the sign permit.

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**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 9/30/2019

P.C. Number: 19-013 Round 1

Project Name: Land Use Variation

Project Location: 955 E. Rand Road

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. The fire sprinkler system shall have the ability to transmit an activated fire alarm/water flow to an approved central station or Northwest Central Dispatch.
3. The fire sprinkler system and fire standpipe shall have a current certificate of testing without any deficiencies prior to any occupancy being approved.
4. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
5. Shop drawings for any fire alarm systems shall be submitted for review and approval prior to system installation.
6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
7. Buildings shall have approved address numbers displayed.
8. Fire lanes shall have signs posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 9-30-19

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: October 9, 2019
Subject: 955 E Rand Road, P.C. #19-013

With regard to the proposed variation, I have the following comments:

- 1) The existing compound meter is obsolete. It must be replaced with an 8" x 1" compound meter and a suitable RPZ must be installed. The existing detector check valve must be replaced with an approved RPZ as well.
- 2) Verify the condition of the sidewalk fronting the property after work is complete. If damage has occurred as a result of the demolition, or drainage is not adequate (ponding), permittee must replace the affected squares.

If you have any questions, please feel free to contact me.

C. file

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Habitat for Humanity of Northern Fox Valley
56 S. Grove Avenue
Elgin, IL 60120
 Owner: 955 E. Rand Road Venture LLC

 Contact Person: Barbara Beckman, Executive Director
 Address: 56 S. Grove Avenue
Elgin, IL 60120
 Phone #: 847-836-1432
 Fax #: 847-695-5912
 E-Mail: barb.beckman@habitatnfv.org

P.I.N.# 03-20-209-006, 007, 008
 Location: 955 E. Rand Road
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ☒ For: Amendment
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: to permit a
"secondhand store" in B-1 District
 Land Use: _____ Current: Retail
 Proposed: Retail
 Site Gross Area: 1.94 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water NO _____

Sanitary Sewer NO _____

Storm Sewer NO _____

b. Surface Improvement

Pavement NO _____

Curb & Gutter NO _____

Sidewalks NO _____

Street Lighting NO _____

c. Easements

Utility & Drainage NO _____

Access NO _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____
X N/A _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RASMTU

DATE OF PLANS: SEPT 13, 2019

Director

Date

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 DEVELOPMENT DEPARTMENT

#74-23, PAID

Michael J. Rogers 10/2/19
 Director Date

PLAN COMMISSION PC #19-013
ReStore
955 E Rand Rd
Land Use Variation, PUD Amendment, Variations
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

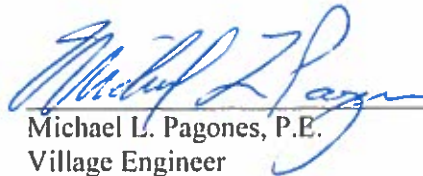
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. If surface detention is provided in the parking lot and the plans are revised to resurface the entire parking lot rather than patch and seal coat, maintain existing grades.

14. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

15. Since modifications to the parking lot are proposed, provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case an Engine. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.


Michael L. Pagones, P.E. 10/2/19
Village Engineer Date

Attachments:

Fire Engine Turning Performance Analysis (2 pages)



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-013

Project Name ReStore

Project Location 955 E. Rand Rd.

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

- 1) The Fire Department will defer to the Village Building and Life Safety Department as to what changes are needed to bring the building up to code due to the change of use.
- 2) A Knox Box shall be located at the main front entrance.
- 3) Install a fully operational annunciator panel or alarm panel at the main front entrance.

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DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date October 3, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

ReStore Land Use Variation Permit

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DEVELOPMENT DEPARTMENT

Round 1 Review Comments

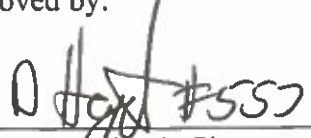
10/10/2019

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

 #555

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-209-006, 007, 008
Petitioner: <u>Habitat for Humanity of Northern Fox Valley</u>	Location: <u>955 E. Rand Road</u>
<u>56 S. Grove Avenue</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Elgin, IL 60120</u>	Subdivision: _____
Owner: <u>955 E. Rand Road Venture LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: ☒ For: <u>Amendment</u>
_____	Special Use: _____ For: _____
Contact Person: <u>Barbara Beckman, Executive Director</u>	Land Use Variation: ☒ For: <u>to permit a</u>
Address: <u>56 S. Grove Avenue</u>	<u>"secondhand store" in B-1 District</u>
<u>Elgin, IL 60120</u>	Land Use: _____ Current: <u>Retail</u>
Phone #: <u>847-836-1432</u>	Proposed: <u>Retail</u>
Fax #: <u>847-695-5912</u>	Site Gross Area: <u>1.94 acres</u>
E-Mail: <u>barb.beckman@habitatnfv.org</u>	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Solid waste storage site is not shown on plan. Show location of solid waste storage site.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Sean Freres, LEHP  10/9/19
 Environmental Health Officer Date

James McCalister  10/9/19
 Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Habitat for Humanity of Northern Fox Valley
56 S. Grove Avenue
Elgin, IL 60120
 Owner: 955 E. Rand Road Venture LLC

 Contact Person: Barbara Beckman, Executive Director
 Address: 56 S. Grove Avenue
Elgin, IL 60120
 Phone #: 847-836-1432
 Fax #: 847-695-5912
 E-Mail: barb.beckman@habitatnfv.org

P.I.N.# 03-20-209-006, 007, 008
 Location: 955 E. Rand Road
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ☒ For: Amendment
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: to permit a
"secondhand store" in B-1 District
 Land Use: _____ Current: Retail
 Proposed: Retail
 Site Gross Area: 1.94 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u>N/A</u> | ☐ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☐ | ☒ | SUBDIVISION REQUIRED? |
| 6. | ☐ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



10/3/19

Date

Planning & Community Development Dept. Review

October 8, 2019



REVIEW ROUND 1

Project: ReStore – Land Use Variation and PUD Amendment

Case Number: PC 19-013

General:

7. The following approval has been requested:
 - a. Land Use Variation to allow a "Secondhand Store"
 - b. Amendment to PUD Ordinance 72-052
8. The following variations have been requested:
 - a. A variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 95 spaces to 51 spaces.
 - b. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
9. The written response to Land Use Variation criteria is acceptable.
10. The written responses to Zoning Code Variation criteria is acceptable.
11. The provided survey of parking lot utilization is acceptable.

Building:

12. Please remove the proposed fencing around the "Fenced Merchandise Area". The area shall be unenclosed, or enclosed with windows.
13. Please clarify if outdoor display or storage of materials is proposed. If outdoor display of materials in the "Fenced Merchandise Area" is proposed, the following variation will be required:
 - c. A variation from Chapter 28, Section 5.1-10.4b, to allow for outdoor display of goods where code requires all activities aside from outdoor cafés and automobile off-street parking facilities take place within a wholly enclosed building.
14. If seeking the variation as noted in comment 13, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.

Site:

15. The proposed 8-foot tall privacy fence is not allowed. Please reduce the proposed fence height to 6-feet maximum.
16. Per the proposed number of parking spaces, one additional handicap parking space is required. As a reminder, per the 2018 Illinois Accessibility Code, handicap parking spaces are permitted to share an access aisle.
17. Please provide screening on all sides of the proposed dumpster area. Currently, the proposed dumpster is only screened on the northeast side.
18. On the proposed site plan, please revise the parking calculation to include all office, conference, bathroom, and non-warehouse space (2,607 SF total), which is assessed at a ratio of 1 space for every 300 square feet. Please also include all volunteers in the employee totals for parking.

19. Per code, 7 bicycle parking spaces are required. Please show a bicycle rack on the proposed plan with capacity for 7 bicycles.
20. It is understood that the provided renderings are conceptual, and that final building and ground signage is to be determined. All signage shall require separate permit review and approval.

Prepared by: _____

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right, positioned over the signature line.

ReStore
955 E. Rand Road
PC #19-013
October 3, 2019

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a 4 inch caliper shade trees are required at the ends of all parking rows. Incorporate a 4 inch caliper shade tree within the existing landscape islands where there is no tree and within the two new islands along Beverly Lane.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided along the frontage of a public way. Provide the code required screen along Rand Road and Beverly Lane.
- 3) Provide landscaping at the base of the ground sign.
- 4) The refuse area adjacent to the loading must be screened. The dumpster must be located within an enclosure that is fully screened.
- 5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

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OCT 03 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Jacob Schmidt

From: Barbara Beckman

cc: Joe Augello, Deanna Davies, David Leali & Dave MacKenzie

Subject: HFH Northern Fox Valley response to Village of Arlington Heights -
ReStore Land Use Variation & PUD Amendment - First Round
Department Comments

Date: October 24, 2019

Below we have addressed each point raised by the village departments. All of our responses are written assuming we have obtained ownership of the property.

Page 1: Building and Life Safety

1. We acknowledge this. We understand that separate permits will be required for the canopy. Any permit request for this will include the necessary structural details.
2. Our current request is to use the existing monument sign and to modify the graphics on the exiting sign.

Page 2: Fire Safety

1. We acknowledge this and realize that all adopted codes shall apply.
2. We acknowledge this. The current system has an annunciator panel alarm with the ability to transmit to an approved central station.
3. The Alarm & Sprinkler systems were tested in April and May of 2019 respectively. This was conducted by the current owner. We will retest both systems upon obtaining ownership.
4. We acknowledge this.
5. None are currently available from the owner or their fire protection service company (USA Fire Protection).
6. The building is equipped with a Knox Box. It is located on a column near the front door to the facility.
7. We acknowledge this and will install approved address numbers.
8. Currently the site has no fire lanes and none are planned.
9. Currently the site has no fire lanes and none are planned.

Page 3: Public Works

1. We acknowledge this and will meet this requirement.
2. We acknowledge this and will meet this requirement.

Page 4: Engineering

1. We acknowledge this.
2. We acknowledge this.
3. We acknowledge this.
4. We acknowledge this. We are treating points 11-15 as an explanation of why the Site Plan is not acceptable.
5. We acknowledge this.
6. We acknowledge this.
7. We acknowledge this.
8. We acknowledge this.
9. We acknowledge this.
10. We acknowledge this.

Page 5: Engineering - continued

11. We acknowledge this.
12. We acknowledge this and will meet this requirement.
13. We acknowledge this. Our plans are to patch and seal the parking lot. The existing grade will be maintained.
14. We acknowledge this. Our current plans will utilize all existing exterior lighting fixtures and add two new lighting fixtures alongside of the new donation drop off door and one set of building mounted spot lights on that same wall. These new fixtures will be incorporated into the architectural drawings. We will provide a photometric lighting diagram with intensities and catalog cuts when we submit our construction drawings for permit.
15. We acknowledge this and will meet this requirement. We have contacted a civil engineer to complete the necessary calculations regarding the turning path of the Fire Departments responding vehicles.

Page 6: Fire Department

1. We acknowledge this. We will work with the Village Building and Life Safety Departments to adhere to code.
2. The building is equipped with a Knox Box. It is located on a column near the front door to the facility.
3. We acknowledge this. The current system has an annunciator panel alarm with the ability to transmit to an approved central station

Page 7: Police Department

1. We acknowledge this.
2. We acknowledge this. Our current plans will utilize all existing exterior lighting fixtures and add two new lighting fixtures alongside of the new

donation drop off door and one set of building mounted spot lights on that same wall. These new fixtures will be incorporated into the architectural drawings. We will provide a photometric lighting diagram with intensities and catalog cuts when we submit our construction drawings for permit.

3. We acknowledge this.
4. We acknowledge this.
5. We acknowledge this.
6. We acknowledge this. Upon obtaining ownership we will provide contact information to the Police Department for the ReStore Manager and the ReStore Director by using the Village website.

Page 8: Health Services

1. We acknowledge this. We have updated the architectural drawings to identify where the solid waste storage containers will be located. All exterior waste storage containers (dumpsters) will comply with the requirements listed from the department.

Page 9: Planning and Development

1. We acknowledge this.
2. We acknowledge this.
3. We acknowledge this.
4. We acknowledge this.
5. We acknowledge this.
6. We acknowledge this.

Page 10: Planning & Development - continued

7. We acknowledge this.
8. We acknowledge this.
9. We acknowledge this.
10. We acknowledge this.
11. We acknowledge this.
12. We acknowledge this. The fencing around the "Fenced Merchandise Area" is listed on the site plan as an alternative. This will not be part of the initial improvements to the property. Should we decide to pursue this at a later date we will submit the proper documentation and appropriately seek a permit.
13. We acknowledge this.
14. We acknowledge this.
15. We acknowledge this. We have adjusted our architectural drawings to reduce the privacy fence height to 6-feet.

16. We acknowledge this. We have adjusted our architectural drawings to utilize a non-handicap space adjoining the north most handicapped space. These two spaces will utilize the same access aisle.
17. We acknowledge this. All exterior dumpsters will comply with the requirements listed from the Health Services department.
18. We acknowledge this. We have adjusted our architectural drawings to include all office, conference, bathroom and non-warehouse space in the parking calculations. We also have included both volunteers and employees in the summary for employee totals for parking. Additionally we have updated the bicycle counts as well.

Page 11: Planning and Developemnt – continued

19. We acknowledge this. We have adjusted our architectural drawings to show a bicycle rack adequate to hold 7 bicycles.
20. We acknowledge this. We understand that separate permits will be required for the signage.

Page 12: Landscape

1. We acknowledge this. We have updated the architectural drawings to identify where existing trees are located and added new trees where they are required.
2. We acknowledge this. We have updated the architectural drawings to identify where existing shrubs are located and added new shrubs where they are required.
3. We acknowledge this. We have updated the architectural drawings to identify where new perennials and shrubs will be added at the base of the existing monument sign.
4. We acknowledge this. All exterior dumpsters will comply with the requirements listed from the Health Services department.
5. We acknowledge this and will meet this requirement.

Should any of our responses require clarification please let me know.

Barbara Beckman, Executive Director
Habitat for Humanity of Northern Fox Valley



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: ReStore – 955 E Rand Rd – LUV, PUD Amendment, Variations
PC#: 19-013 – Round 1
Date: October 3, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Jake...

I have no additional comments.

RECEIVED
OCT 30 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 10/28/2019

P.C. Number: 19-013 Round 2

Project Name: Land Use Variation

Project Location: 955 E. Rand Road

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. No additional comments at this time.

Date 10-28-19

Reviewed By:

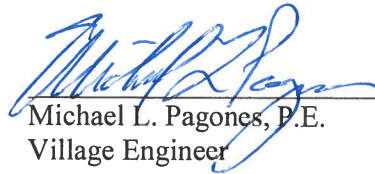
A handwritten signature in black ink, appearing to read "D. J. Ray", is written over a horizontal line.

Fire Safety Supervisor/Fire Marshal

PLAN COMMISSION PC #19-013
ReStore
955 E Rand Rd
Land Use Variation, PUD Amendment, Variations
Round 2

11. The petitioner's response to comment nos. 11 through 13 is acceptable.
12. The petitioner's response to comment no. 14 is noted. The proposed lighting modifications can be addressed at permit.
13. The petitioner's response to comment no. 15 is acceptable.

The Engineering Division has no further comments.


Michael L. Pagones, P.E. 10/30/19
Village Engineer Date

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DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-013

Project Name ReStore

Project Location 955 E. Rand Rd.

Planning Department Contact Jake Schmidt

General Comments

Round 2

The Fire Department has no additional comments at this time.

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DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date October 25, 2019 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

ReStore Land Use Variation Permit

Round 2 Review Comments

10/31/2019

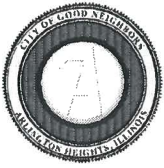
1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

A. Ov #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557
Supervisor's Signature

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NOV 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Jake Schmidt, Assistant Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be 'SF', is written over the name 'Sean Freres'.

CC: James McCalister, Health & Human Services Director

A handwritten signature in black ink, appearing to be 'JM', is written over the name 'James McCalister'.

Date: October 28, 2019

Re: PC# 19-013. ReStore PUD Amendment, Variations 955 E. Rand Rd. Round 2

-
- No comments at this time.

Planning & Community Development Dept. Review

October 31, 2019



REVIEW ROUND 2

Project: ReStore – Land Use Variation and PUD Amendment

Case Number: PC 19-013

General:

1. The responses to comments 1 through 20 are acceptable.
2. All required parking lot screening shall be located on the subject property, and cannot encroach into the public right-of-way.

Prepared by: _____

ReStore
955 E. Rand Road
PC #19-013
October 31, 2019

Landscape Comments

- 1) At time of permit, a more detailed landscape plan must be provided. The plan must include quantities, species and sizes. In addition please provide detail for the proposed trash enclosure.
-

RECEIVED
OCT 31 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Jacob Schmidt

From: Barbara Beckman

cc: Joe Augello, Deanna Davies, David Leali & Dave MacKenzie

Subject: HFH Northern Fox Valley response to Village of Arlington Heights –
ReStore Land Use Variation & PUD Amendment –
Second Round Department Comments

Date: November 7, 2019

Below we have acknowledge each comment provided by the village departments.
All of our responses are written assuming we have obtained ownership of the
property.

Page 1: Building and Life Safety

1. Acknowledged.

Page 2: Fire Safety

1. Acknowledged.

Page 3: Engineering

11. Acknowledged.
12. Acknowledged.
13. Acknowledged.

Page 4: Fire Department

1. Acknowledged.

Page 5: Police Department

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.

Page 6: Health & Human Services

1. Acknowledged.

Page 7: Planning and Development

1. Acknowledged.
2. Acknowledged.

Page 8: Landscape

1. Acknowledged.

Barbara Beckman

Barbara Beckman, Executive Director
Habitat for Humanity of Northern Fox Valley