



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 12, 2014
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Savory Salads - 10/08/14
- B. I-Cubed / Food Commissary - 10/08/14

IV. PUBLIC HEARINGS

- A. 909 W. Campbell St. Subdivision - PC#14-019
Preliminary Plat of Subdivision
- B. Aurelio's Pizza - 2944 W. Euclid Ave. - PC#14-021
Special Use to allow a Restaurant

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Savory Salads - 10/08/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
PC Minutes 10/08/14 - DRAFT	Minutes

DRAFT

PLAN

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

COMMISSION

RE: SAVORY SALADS - PC #14-017

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
8th day of October, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

Latika Bhide, Development Planner

DRAFT

CHAIRMAN LORENZINI: I'd like to call to order the meeting of the Plan Commission. Would you please all rise and repeat the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Take roll call please.

MS. Bhide: Commissioner Cherwin.

(No response.)

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

(No response.)

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, thank you. The next item on the agenda is approval of meeting minutes from August 27th. Do we have a first and a second?

COMMISSIONER WARSKOW: I make a motion to approve the minutes of August 27th.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

COMMISSIONER SIGALOS: Aye.

COMMISSIONER WARSKOW: Aye.

COMMISSIONER DROST: I'll abstain, I was absent.

COMMISSIONER ENNES: I'll abstain.

COMMISSIONER DAWSON: I was absent as well.

CHAIRMAN LORENZINI: So was I, so we can't approve it.

MS. Bhide: We can defer them to the next meeting if we don't have quorum.

CHAIRMAN LORENZINI: All right.

COMMISSIONER DAWSON: Well, we have quorum, we don't have, we can't do the vote.

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. Next item on the agenda is, we have two public hearings tonight. The first one is Savory Salads, PC #14-017. Is the Petitioner here?

DRAFT

MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Would you please come forward and I'll swear you in? Is anybody else going to testify besides you?

MR. BUTTITTA: No.

CHAIRMAN LORENZINI: Okay. You want to raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Please state your name, spell it, and give your address for the court reporter.

MR. BUTTITTA: My name is Dominic J. Buttitta, Jr., D-o-m-i-n-i-c, middle initial J, Buttitta, B-u-t-t-i-t-t-a, Jr., J-r. My address is 117 South Cook Street, 2nd Floor, Barrington, Illinois 60010. And I'm with the law firm of Carponelli, C-a-r-p-o-n-e-l-l-i, and Buttitta, B-u-t-t-i-t-t-a.

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read the conditions and do you agree to them at this point?

MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. You want to give us a brief overview of your project please?

MR. BUTTITTA: Yes, absolutely. Well, first, let me please, the Commission, I appreciate the opportunity to speak here before you this evening. I will do my best to make this brief with regard to Savory Salads.

As you are aware, Savory Salads applied for a special use permit for the property located at 2932 west Euclid Avenue in Arlington Heights. In case some of you don't know the exact address, it is a shopping center known as the Esplanade, which is located on Euclid Avenue, just down from the Rolling Meadows courthouse, on the backside of Arlington Race Track.

Savory Salads is a boutique dining type of operation. What I mean by boutique dining is they provide homemade panini sandwiches, and particularly homemade salads with fresh produce that they classify as being fresh and being homemade, and being able to provide that to the consumer. Savory Salads had negotiated with the Esplanade to occupy space at the Esplanade Center with the intention of opening a Savory Salads at that location.

At that current location right now, the majority of the center as it is relatively new is vacant, less a Starbucks, less a Subway, as well as an office for the Esplanade, Stonestreet Esplanade themselves. Basically, we have been able to read the Board's, or the Commission's recommendations. This is purely an application to be able to open a restaurant at that location. The seating area obviously, at the request of the Board, was asked to be limited to 490 square feet indoors with 44 seats, and 280 square feet outdoors with a 24-seat maximum. Savory Salads has no problem and will abide fully by the

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Board's condition with regards to that.

In addition, Savory Salads agrees to comply with federal, state and Village code, regulations and policies. Obviously, in addition to not only being granted the potential granting of the special use permit, Savory Salads also agrees to abide by the procurement of any permits that need to be done for as far as build-out within the location. They'll abide by all Village codes and regulations as far as that's concerned as well.

Simply stated, this is a petition to open a restaurant at 2932 West Euclid and that's why we're here today.

CHAIRMAN LORENZINI: Okay, thank you. Staff report please.

MS. Bhide: Sure. Good evening. Before you tonight is Savory Salads. They are seeking a special use for a restaurant at 2932 West Euclid Avenue in the Esplanade Shopping Center. As you can see, the center is located at the northeast corner of Euclid Avenue and Salt Creek Lane.

CHAIRMAN LORENZINI: Excuse me. Can everybody hear okay? Okay.

MS. Bhide: Would you like me to repeat?

CHAIRMAN LORENZINI: No.

COMMISSIONER DAWSON: We're good.

MS. Bhide: The shopping center is approximately 18,000 square feet. It has 115 parking spaces. Other tenants at the center include Starbucks. There is a Subway. At this time, approximately 53 percent or 9,800 square feet of the tenant space is currently vacant.

Savory Salads which serves salads, sandwiches, paninis and soups will be occupying approximately 1,756 square feet of the tenant space. They have indicated that the restaurant will be open Monday to Friday, from 8:00 a.m. to 8:00 p.m., and Saturdays between 8:00 a.m. and 6:00 p.m. They will be closed on Sundays. They will not be applying for a liquor license. And the maximum number of employees at any one time will be 8.

This plan just shows you their location within the center. On the floor plan, you will see that they have approximately 490 square feet of indoor seating area with 44 seats, and an outdoor seating patio area of about 280 square feet with 24 seats. They have indicated that deliveries to the restaurant are expected to occur once a day, and trash and refuse collection will occur once a week.

Per the zoning ordinance, a traffic study is not required based on the square footage at the center, but a parking analysis is needed. Staff supports not requiring a parking count just because of the high vacancy at the center, so parking counts wouldn't really yield any information. Based on their indoor and outdoor seating area, they require a total of 17 parking spaces. As you can

DRAFT

see from the chart, there is a surplus of 22 spaces at the center at this time.

Just some pictures of the overall center and the specific suite that Savory Salads would occupy.

And then the recommended conditions would be that seating area be limited to 490 square feet indoors with 44 seats, and 280 square feet outdoors with 24 maximum seats, and that they comply with all federal, state, Village codes, regulations and policies.

CHAIRMAN LORENZINI: Okay, thank you. Could we have a motion to --

COMMISSIONER DROST: I'll make the motion to accept the report.

COMMISSIONER DAWSON: Second.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. All right. Next, we'll go to questions from the Commissioners. Commissioner Sigalos, would you like to start?

COMMISSIONER SIGALOS: Thank you. I attended the Plat & Sub meeting on this Savory Salads and I think it's a good use. I really don't have any questions at this point. So, I'll pass it on to my fellow Commissioners.

CHAIRMAN LORENZINI: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: I also don't have any questions. It looks like a great use for the site.

COMMISSIONER DROST: I think it's a wonderful use for the site. I don't have any questions at this time.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I might as well ask a question. Is Savory Salads an independent or is it a chain operation?

MR. BUTTITTA: Again, Dominic Buttitta on behalf of Savory Salads. Savory Salads is a family-owned operation. They have one other current location located in the town of Barrington. This would be their second location. So, it's family-run, it's not a franchise.

COMMISSIONER ENNES: Operating under the same name?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: And new shopping center? We don't have any problems with islands or landscaping and all trash enclosures are in the back for the food establishment?

MS. BHIDE: Yes.

COMMISSIONER ENNES: No, I think it's a great use of the

DRAFT

property and looking forward to the new tenant.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I, too, am very supportive. I think it's a great use on the property. A lot of vacancies, so glad to see something move in, something that I think will be beneficial to the new tenants over in the high rise.

My only question, not to the Petitioner, to the Village is what is the pedestrian traffic flow between that shopping center and the new development?

MS. BHIDE: You know, they would have to cross Salt Creek Lane which is not a major, heavily traveled road. I don't think there is a crosswalk there to cross at this point. But I'm sure that's something the Engineering Division can monitor.

COMMISSIONER WARSKOW: Okay, yes. That would be my only comment is as we get more tenants in that area, more that are attractive to that new development, that we look into pedestrian safety in that area.

CHAIRMAN LORENZINI: Thank you. I, too, think it's a good project, especially since that area has a lot of vacancies right now, and it sounds like a good use for it.

So, having said that, now we go to the public for any comments or questions from the public in the audience. Does anybody have any questions on this particular project?

Okay. Seeing none, we'll go back to the Commissioners for final questions and deliberation. Any questions?

COMMISSIONER DROST: No. I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-017, a Special Use to all a 1,756 square foot sit-down/carry-out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 2, 2014:

- 1. Seating area shall be limited to 490 square feet (indoors) with 44 seats, and 280 square feet (outdoors) with 24 seats maximum.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Thank you. Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call please.

DRAFT

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations. This, you got a unanimous vote, but again we're just advisory. The Board of Trustees has the final say so on matters such as this.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:42 p.m.)



Item: I-Cubed/Food Commissary - 10/08/14

Department: Planning & Community Development

ATTACHMENTS:

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PLAN

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

COMMISSION

RE: I CUBED ENTERPRISES/FOOD COMMISSARY - PC #14-018

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
8th day of October, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

Latika Bhide, Development Planner

DRAFT

CHAIRMAN LORENZINI: Okay. The second item on the agenda is I Cubed Enterprises/Food Commissary, PC #14-018. Is the Petitioner here?

MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Would you step forward please? We'll swear you in for this one.

(Witness sworn.)

CHAIRMAN LORENZINI: Okay. Court reporter, do you need the name and address again?

COURT REPORTER: No, sir.

CHAIRMAN LORENZINI: Okay, we'll skip that part. Has the Petitioner read the conditions on this issue?

MR. BUTTITTA: I have.

CHAIRMAN LORENZINI: Thank you. And would you please give a presentation of what you're going to do with this petition?

MR. BUTTITTA: Yes. Again, as you're aware, I Cubed Enterprises is here today requesting a land use variation at the property located at 2910 North Arlington Heights Road. That is the physical address of I Cubed Enterprises.

Currently, I Cubed occupies approximately 6,000 square feet, that is approximate, at which time, currently, the front 2,000 square feet of the premises is used for I Cubed, their offices, their administrative staff, okay. Now, let me rewind for one second because it's important to understand what I Cubed does.

Okay. I Cubed basically manages three different types of business, okay. One is in the fire alarm industry. One is in the data or internet industry, okay. And the third one is the management of Savory Salads, okay.

The president and CEO of I Cubed is Mr. George Jameson, J-a-m-e-s-o-n. Mr. Jameson also is connected with Savory Salads as well as the fire company as well as the data, okay. They're all basically an umbrella around I Cubed that manages all three of these.

Now, I Cubed entered into a lease with Astrotech who is currently the owner of the property, okay. Entering that location and that agreement, there was discussions of the potential of allowing I Cubed to utilize the front 2,000 square feet for their executive type offices for their operations. Obviously, a 6,000 square foot location is very large, okay. I Cubed is not a large company, it is not even a 10-person company. Approximation of employees is probably anywhere between 3 and 5, depending on who actually comes in.

So, the intention of wanting to use that front 2,000 square feet in that regard and the reason why we're here today is

DRAFT

to consider using the rear 4,000 square feet as a food commissary for Savory Salads. It's important to note that the actual physical units, or the actual physical space, the front will be considered I Cubed, the rear will be considered Savory Salads. They will not be considered one, so to speak, they will be operated differently to where there's different aspects of each, okay.

Obviously, we're here because that location at 2910 North Arlington Heights Road currently requires a land use variation in order to open a food commissary at that location. We obviously have submitted a plethora of documentation to the Board to review and answer many of their comments. I'm going to touch on a couple of important things that I know that the Board will want to know about as well as how operations will take place.

To begin, the basis of the food commissary is to provide a location for Savory Salads to prepare certain types of food items to bring to their Savory Salads locations. Those locations include the Barrington location as well as the hopefully new Savory Salads on Euclid Avenue. Okay. Currently, the locations that they have at Barrington as well as the location of Euclid Avenue, the size of those locations, while they justify acceptance as being able to prepare certain amounts of food in-house and seating and obviously distribute that food, the physical ability to prepare all the food is hindered by the size of those locations, which brings us to the reason why we are here today requesting this variation.

To solve why they need this variation is, obviously, Savory Salads, they do homemade bread, they make homemade soup, they make homemade salads, fresh vegetables. All these things have to be prepared for the restaurant, okay. In the size of restaurants that they have, they may have a one-gallon dough mixer that would allow them to make a certain amount of bread when in fact they need 10 gallons of dough of bread that day which obviously requires someone to have to be baking bread the entire day nonstop, morning, noon and night. That's something that we're trying to alleviate by them doing it, to make it more cost efficient.

In addition, in being in a location like Barrington as well as the Euclid property, obviously the location of retail space, the cost of having additional retail space in order to fulfill those requirements is vastly increased versus a location like 2910 North Arlington Heights Road where you can be able to have a location like that, prepare that food, and not be paying an exorbitant amount to have retail space on Euclid Avenue, okay.

Now, what I Cubed would be using, or what Savory Salads would be using, the rear 4,000 square feet at the location for primarily would be to prepare the food for Savory Salads. What does that encompass? Well, it encompasses lettuce, tomatoes, onions, salad

DRAFT

products, the making of homemade salad dressing, cooking of soups, bread, possibly the roasting of, roast beef or turkey. That would be the extent of it. There would not be anything else that would be further done out there, besides possibly baking chocolate chip cookies as they also provide fresh baked cookies.

Once the product is prepared at the 2910 property, this would be the mode of the operation. Okay, first of all, as far as product being delivered to the 2910 property, any product being delivered, there's only two, Savory Salads has two suppliers for their product, for their vegetables and so forth and so on. Those products are delivered in standard box type trucks. They are not delivered in semis. This is not a huge franchise organization. Again, Savory Salads is not a franchise, it would be considered a mom and pop shop. So, the types of, the size of produce being brought in, being delivered is not something that is on a daily basis as a normal large operating restaurant would be or a franchise would be. It's standard box trucks that would be delivering on as-needed basis. Those deliveries would also take place at normal times, likely between the hours of 9:00 and 5:00 upon a delivery date, okay.

At the same time, once that food is brought in and is properly stored and prepared pursuant to any health standards and code procedures which Savory Salads would fully comply with completely in being able to operate in this location, the prepared food would then be distributed to their store locations. The food is not going to be distributed, picked up then by another box truck and brought to Savory Salads. Again, this is a mom and pop type location. It would likely be distributed by a standard car, by the owner's daughter who manages both stores, by another employee in a standard car. It will not be an industrial type truck or any sort of box truck that would be again picking up and bringing it to the locations. It basically would be hand delivered.

Now, the next thing I want to address is what I feel to be what's going to be, in my readings of comments, a concern of the Board's in general, okay. And that is, first off, I want to start with the issue of trash, okay. First of all, I Cubed fully intends, number one, currently there is a trash bin located on the property, okay. That trash bin, it is I Cubed's intention to move that trash bin approximately 200 feet to the north end of the property towards College Avenue, okay. That will move any trash that much farther from any neighboring residential property that is to the south, okay.

In addition to that, it is I Cubed's full intention to screen the trash area, to keep it under lock, to keep it clean, to abide by any and all Village code, regulations and policies regarding the screening of any trash receptacles on a property. In addition to that, as far as the garbage is concerned, as far as what will be put

DRAFT

into the trash can, for starters, I Cubed and in turn Savory Salads has agreed to, that they are intending to double bag, number one, all of their trash. Any trash that is generated from the operation of the food commissary will be double bagged. Not only that, but any trash that is then going to be deposited into the trash receptacle would be deposited at such a time that is allowed to be put in there as close to pickup as possible, okay.

Now, obviously there's food and health regulations that affect the standing of garbage, so you can't store garbage inside in a food commissary. However, when cans fill up, and being that this is only for two stores so we are not talking about a gross amount of garbage that is going to be generated here, it would be then placed in the receptacle. It is I Cubed's intention that once they know how the operation is going, to be able to have that trash picked up as soon as possible. Obviously if they know that they are going to be operating the commissary on Monday and Wednesday, they can certainly schedule trash pickup to be Monday night and Wednesday night, okay. At this point, they don't know what the schedule of the operation will be. However, at any point in the operation, Savory Salads and I Cubed fully intend to never have the time between depositing into the receptacle and pick-up exceed 48 hours. 48 hours is an extremely short period of time for garbage to be anywhere.

Now, there's going to be a couple of things. Number one, the garbage, remember, is double bagged. What that is going to do, first of all, is that is going to cut down on any potential odor that could be emitted from the trash,, okay. Number two, not only does it cut down on the odor that would be sensible to humans but any odor that could possibly be emanated and scented by any surrounding animals in the area. That will make it that much more difficult, okay. In addition, by being in the trash receptacle for no longer than 48 hours, that would prohibit the lingering of any trash which would in turn result in little to no odor to result in the trash. And with the trash being picked up, again, that relates to the fact that there is just not enough time for this trash to linger in such a way as to cause an odor, an infestation or any other sort of odor concern there.

In addition, as far as the inside commissary, it's Savory Salads' intention to provide industrial type hoods which are known to dissipate the large majority of any odors that would be caused by the actual food preparation inside of the commissary. Now, it's important to note that the primary food that will even utilize these hoods would only be the baking of fresh baked cookies, bread, roast beef or possibly turkey, none of which are things that emanate such an odor that is offensive to the senses or noxious in any sort of way. Frankly, with the ventilation systems that would be installed there,

DRAFT

and I can't give you an exact make or model of those systems as depending on the approval of this variation, we'd then go to the next step of designing and again getting Village approval with regards to those vents. But I can tell you that those vents are known to dissipate the large, very large majority of odors that are generated from cooking, okay. I believe that that itself would dissipate any concern for odors itself right there.

So, again, the odors caused by the actual food prep I believe will be non-existent by the installation of the commercial grade hoods that would be installed, okay. Next, the odor caused by the garbage would be dissipated by the double bagging, it will be dissipated by the frequency of pickup. I Cubed fully intends to keep the area clean and sanitary and abide by all Village code, any sort of regulations that are required for them to have which includes screening, which also includes moving the garbage can more than an additional 200 feet from its currently location.

In addition, I'll also touch on this as well, is the potential for a grease trap being located on the property. Now, a grease trap can be installed in one of two locations. It can be installed on the exterior adjacent to the garbage can which, if it would be installed there, would be fully fenced, fully shielded. And again, I Cubed has the full intention of keeping the whole area clean in such a way that would inhibit any sort of infestation or anything that could possibly occur from there.

Now, there is the possibility also, if it's required by code and if it's approved by code, many times you locate a grease trap indoors. That would be, is a possibility if it would be approved under Village code. I can't comment as to that as I know it differs in different areas. But obviously, if that is possible, I Cubed is willing to consider that and is willing to do that if that appeases this Board.

In sum, I'll close with this, is that first off, it is I Cubed's request by the Board and have made this request in writing, number one, that the food commissary, if approved at this location, be limited to Savory Salads and I Cubed, meaning that if Savory Salads or I Cubed were to vacate these premises, that this requested land use variation be terminated and the property would revert back to its original pre-approval status quo so to speak, okay. Additionally, again the trash dumpster will be screened from public ways and surrounding uses and will be secured with fencing.

In addition, if the Village determines that, as a result of the commissary, an emission of objectionable odors are in fact emitted, Savory Salads and I Cubed agrees to incorporate any additional measures to make necessary improvements and will address the odor issue immediately upon the Board's or the Village's

DRAFT

recommendations and requirements. Again, trash will be picked up within 48 hours that it is deposited into the receptacle to pickup time at the location. And finally, the Petitioner agrees to comply with all federal, state and Village codes, regulations and policies regarding the operation of the food commissary, procure any necessary permits on the property, and any other regulations or codes that the Village would deem necessary in this location. Thank you.

CHAIRMAN LORENZINI: Thank you. You may have your seat. Latika, have all the proper notices been given to the residences?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you give us your Staff report?

MS. BHIDE: Thank you. The Applicant, I Cubed Enterprises/Food Commissary, is seeking a land use variation to allow "Bakery Products, Wholesale and Production," in the M-1 District at 2910 North Arlington Heights Road. They are also seeking a variation from the requirement for a traffic study and parking analysis from a certified traffic engineer.

As you can see, the site is located at the southwest corner of Arlington Heights Road and College Drive. The site itself is approximately 2 acres in area and the building is approximately 25,000 square feet. The Applicant will occupy about 6,270 square feet at this location. The other tenants, there are two other tenants here, Vimex which is involved in circuit board components, and Astrotech which is an electronics company.

Approximately 67 percent of the tenant space, or 4,220 square feet, is proposed to be used for the food commissary. This use is classified as "Bakery products, Wholesale and Production," which is the closest use in land table, in the permitted uses table. And that use is permitted in the M-2 District whereas this property is zoned M-1, therefore requiring a land use variation.

The Applicant has indicated that deliveries will be received at this location, food will be prepped, and then the prepped food will be distributed to potentially two Savory Salads locations. As they have indicated in their application, the food prep would include chopping of produce, cooking of roast beef and chicken, baking breads and apparently baking cookies as we heard tonight. Any odor because of the food prep and the potential to attract animals would be the concerns for the co-tenants as well as the surrounding property owners. So, both have to be adequately answered for this use to be compatible at this location.

The Applicants have stated that because of the nature of the food prep, none of the items would produce odors that could linger significantly. But they have also committed to adding a commercial grade ventilation system to dissipate any food odors. The

DRAFT

Plan Commission can additionally require, this is not in the Staff report, but they can additionally add a condition that the kitchen and the venting be located as far north as possible to keep it away from the residences that are to the south.

With regards to trash pickup, they have indicated that it is their intention to have trash pickup two to three times a week, depending on their schedule, such that the maximum removal time is no more than 48 hours.

With this location, they anticipate deliveries to be two times a week and no more than four deliveries total even if an additional restaurant was added. They have indicated it would be using standard box trucks, not a semi truck, and that if multiple deliveries are to occur, then they will be staggered so that they are not on back-to-back days. Once food is prepped and packaged, the food would then be distributed using a car or a standard pickup truck either once a day or once every two days.

As you can see in the parking chart here, the required parking for this entire building is 17 spaces. There are 58 spaces provided on site, so there is a surplus of available parking. Staff supports the variation from the requirement to provide the traffic study and the parking analysis based on the delivery schedule that the Petitioner has submitted, the availability of the loading dock, and the surplus of the parking spaces.

Here are some pictures of the site. The first to the top left is the entrance. The top right is the loading bay. And the bottom picture is the picture of the south property line as it adjoins the residences there.

The conditions of recommendation are that the land use variation be limited to I Cubed Enterprises/Food Commissary only, and that any food prep will be limited to just Savory Salads so they couldn't prep for other restaurants. The trash dumpster has to be screened from public ways and surrounding uses and has to be secured with fencing. And to the Petitioner's comment, the Plan Commission can add a condition that the dumpster enclosure be located north of their loading dock so it's as far away as possible from the residences which are to the south. If there are any objectionable odors at the boundary line, then the Petitioner will have to incorporate additional measures or improvements and address that. And again, as I said before, the Plan Commission can definitely add to this condition that any venting be as farther north as possible. You know, once the food preparation schedule is determined, then the frequency of the trash pickup will have to be increased so that trash will not be stagnant in the receptacle for more than 48 hours, and that they have to comply with all federal, state, Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you. Could we have a motion

DRAFT

to include the Staff report into the public record?

COMMISSIONER DROST: Yes, I'll make that motion. And Latika, the two food suppliers, there is reference to Lee Foods and Cisco. Cisco is spelled with a C-i-s-c-o, is that S-y-s-c-o? Is this Sysco?

MS. Bhide: It could be. It could be S-y-s-c-o.

COMMISSIONER DROST: Yes, and maybe the Petitioner can help.

MR. BUTTITTA: I believe so.

COMMISSIONER DROST: S-y-s-c-o? Yes, not the server company, okay. So, we can make that correction in your report then.

MS. Bhide: I will.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Could we have a voice vote? All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Now we'll go to questions from the Plan Commissioners again. Commissioner Sigalos, would you like to start?

COMMISSIONER SIGALOS: Yes, I will. Can you, Latika, can you bring up the site plan? This one here, yes. And then can you show us the location, I'm having a hard time looking at the floor plan.

MS. Bhide: Sure.

COMMISSIONER SIGALOS: The proposed floor plan for I Cubed as to where that will be in this overall building.

MS. Bhide: Sure. So, Arlington Heights Road, sorry, north is up. This is Arlington Heights Road and College Drive is here. This space here is occupied by Vimex. And then this space on the bottom is divided in two; the west is occupied by Astrotech, and then the right would be occupied by the I Cubed/Food Commissary use. The loading dock comes in here. So, the residences are located here on the south.

So, if you go to the next page, again the north is up, this is Arlington Heights Road. College Road would be somewhere up here, and the residences are down here.

COMMISSIONER SIGALOS: And where would the proposed trash enclosure be? I heard it was going to be moved 200 feet away?

MS. Bhide: So, I think what they're saying is that, you know, currently there is no fencing or enclosure for the trash enclosure. There is just a rolling bin sitting on the site. One of the recommended conditions is that there has to be a fence around the trash enclosure and the fence be secured. But rather than having it

DRAFT

here next to the residences, there is room here farther north. There is, you know, next to the parking spaces, there is, back there. So, if it could be moved up here, if it would be that much farther away from the residences. It would be north of the loading dock that comes in here.

COMMISSIONER SIGALOS: So, Staff is suggesting this be a fenced enclosure?

MS. BHITE: Yes, Staff is requiring that this be a fenced enclosure.

COMMISSIONER SIGALOS: Would a masonry enclosure be more appropriate to keep rodents out and so forth?

MS. BHITE: That's certainly something the Plan Commission can recommend, that it be a masonry enclosure with a gate.

COMMISSIONER SIGALOS: And I'm to understand that the food preparation is there only for the two Savory Salads locations, the one in Barrington and the new location that was just approved earlier today in Arlington Heights?

MR. BUTTITTA: That's correct, yes.

COMMISSIONER SIGALOS: Would there ever be an intention to supply food to other restaurants?

MR. BUTTITTA: There would never be --

COMMISSIONER SIGALOS: Not owned by I Cubed or Savory Salads, but I mean let's say Subway or whatever?

MR. BUTTITTA: I could say, an absolute I can say is that there will never be any intention to ever supply food to any other vendor, any other restaurant besides Savory Salads at any point in time ever.

COMMISSIONER SIGALOS: I'm not in the restaurant business or food prep business, but it seems like 4,000 square feet is an awful lot of space for food preparation for these two types of restaurants.

MR. BUTTITTA: Well, that relates back to my comment regarding the cost of increasing space at a retail establishment versus an establishment like this. You are able to have a comfortably sized location here. 4,000 square feet is a significant amount of space, but being able to utilize that back 4,000 square feet with the front 2,000 for your offices, it allows you to have a cost effective method of preparing your food versus doubling your amount of retail space that you need which in turn would ultimately make the operation of the restaurant be very, very difficult on a cost basis.

COMMISSIONER SIGALOS: No, that I understand. But right now you have the one location in Barrington.

MR. BUTTITTA: Right.

COMMISSIONER SIGALOS: Is that food prepared there at that location or is there an offsite prep location?

DRAFT

MR. BUTTITTA: There is not currently an offsite prep location. Currently, the food is prepared there. Part of the reason why I Cubed and Savory is looking to do this is because they literally have to be at the location 24 hours a day, seven days a week, in order to satisfy what they need. Again, being able to have, my example of being able to bake three loaves of bread at a time causes them to have to bake bread all day everyday versus being able to bake 20 loaves of bread at a time and be done with it and satisfy their need. And they are not able to do that in their current locations.

COMMISSIONER SIGALOS: But again, the food that you're preparing almost, I mean it doesn't have a long shelf life. I mean the salad, they may wilt, I mean you have to --

MR. BUTTITTA: Right.

COMMISSIONER SIGALOS: -- right away and serve it right away. Same thing with bread. The cookies I suppose would last a little bit longer. But these are all things that would be baked and then consumed right away, correct?

MR. BUTTITTA: Correct.

COMMISSIONER SIGALOS: I don't have other questions at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I have to just jump on kind of what you're saying. I was a little, I'm confused. I'm not necessarily against the plan, but I'm just a little confused by it, about how they're only going to be open twice a week if all of this is perishable fresh foods.

MR. BUTTITTA: Well, let me clarify that. What I was saying was that depending on their demand, it will depend on how many days that they actually need to prep food there. Obviously this is a new thing for Savory Salads, okay. If they realize that they need to prep Monday, Wednesday and Friday, that will be the days that they do that. If they need to prep Monday, Tuesday, Wednesday, Thursday, Friday, those are the days that they would do that as well. They just don't know at this point what the demand will be.

But regardless of whatever the demand will be, the conditions of the garbage removal and how it's transported stay the same. Does that answer your question?

COMMISSIONER DAWSON: It does, but I usually like to have a little bit more information already figured before a Petitioner comes to the Board. That's just me and not everyone up here agrees with that. So, this kind of 'we're going to figure it out as we go along' is a little troubling for me, especially since it puts a burden on the Village to have to constantly monitor what's going on. Also, just, I can't understand why you're trying to fit this into this 4,000 square foot space. There's lot of vacancy in the area I think. I

DRAFT

don't understand why there perhaps isn't a better fit for a smaller space or, you know, a better area for it. But that's your preference, if you want to buy or rent a space that's too big for you, that's not really my concern.

Going into the trucks, what is the current, you know, the area need for trucks? It would seem like there are other trucks going around this area. Is that, do you have any idea?

MR. BUTTITTA: There certainly are. It is an, directly to the north as you can see on the map is actually an industrial type area. Businesses like, I believe it's G.W. Berkheimer, people like that, industries like that, where there is plenty of trucks that are going down College Drive. It is not a truck-free, by trucks I mean significantly large trucks. This is not a new area for trucks to go through in any way, shape or form. The trucks that would be coming for our purposes wouldn't be those type of trucks though. It would be standard box trucks.

COMMISSIONER DAWSON: Right. And so, I think you just answered my next question which is the trucks tend, they go down College Drive, right, so they wouldn't be coming off Arlington Heights Road onto this little road. I mean would we be able to control the flow of trucks or tell our trucks -- wait, let me get close to that microphone, to come down College to try to keep it away from these houses here?

MR. BUTTITTA: Absolutely. The actual entrance off of Arlington Heights Road is much more of an entrance that would be used for going into Astrotech or to I Cubed's actual executive offices, okay. It's I Cubed's full intention, first off, they want to be able to accommodate, or Astrotech wants to accommodate them by allowing them to consider this use. They want to be able to return that favor, so to speak, to Astrotech by not having trucks go through there.

Now, again, we're not talking about an exorbitant amount of trucks. We're talking about maybe one truck. However, those trucks would enter off College Drive and that would be the instructions that they would have so there would not be any trucks I believe that would enter off Arlington Heights Road.

COMMISSIONER DAWSON: I'm wanting to listen to obviously the neighbors that are here to talk about it. I like the idea, I like the fact you're trying to think out of the box. I like the concept of the restaurant because fresh food is really hard to come by when you're trying to go out to lunch and, you know, the only options you have are fast food.

I can see the challenges. The rent in your retail space has got to be exorbitant. So, we've got cheap rent here, I mean I think it's an interesting concept. It's just not as, it's a little not fleshed out for me, but it's an interesting concept and I see where

DRAFT

you're going and why you're trying to do it. So, I'll wait, I'll reserve until I hear more comments from the neighbors.

MR. BUTTITTA: And if I could just add one comment to one of your concerns. The reason why I'm unable to provide exact demand today is because obviously we don't know what the demand of the Savory Salads-Esplanade is going to bring. Now, obviously we hope that it would do great and we hope that everyone would want to go there, everyone would want to eat there, okay. What we do know is our past experience with the Barrington store and what we do know is that operations as they sit with only having prep done in the store are making it next to impossible to operate in normal times and really be able to be as profitable as they can be in that location. They have that experience.

You know, assuming, if there was a hypothetical that Savory Salads at the Esplanade becomes the number one Arlington Heights place to be, obviously that directly correlates to why we're doing this, okay. It allows us to be prepared for that. This is more of a, I agree that it's preliminary before having really the knowledge that you're referring to, and I agree with you with that. But it's Savory's full intention that this is going to be needed. And again, with the cost savings of being in a location like this versus in the retail center at the Esplanade, it makes it able to happen.

COMMISSIONER DAWSON: All right.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Latika, for the record, what does the Health Department do when it gets complaints about rodents or other undesirables, insects, vermins, I'm reading the neighbor's letter, critters, creatures from spreading and infesting our residential neighborhoods? What's the process here?

MS. BHITE: All right. I mean --

COMMISSIONER DROST: I mean I saw a rat, what do I do?

MS. BHITE: I know that any food prep area has to be in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. I am not as familiar with that code as I should be today. But I think, I would think that if complaints were made about rodents, presumably the code is designed to handle those kind of complaints, to require improvements that do not cause critters and rodents. And the Health Department would investigate that to see, you know, if any of the requirements are not met.

COMMISSIONER DROST: So, but it would be based on a complaint basis, if people found some objectionable object running around their yard or in their, they can call?

MS. BHITE: Sure. And, right, I mean when it's built, it has to be built in compliance with the state code. I don't know if there are yearly inspections.

DRAFT

COMMISSIONER DROST: Yes, so there is a process.

MS. Bhide: Yes.

COMMISSIONER DROST: And are commissaries inspected like restaurants?

MS. Bhide: They fall under the State Food Service Sanitation.

COMMISSIONER DROST: Yes, so I mean there is a process.

MS. Bhide: Yes.

COMMISSIONER DROST: And I think this is what I'm getting at, is that there is some control, it's not just somebody plops into the neighborhood. And so, if you have a stubborn or recalcitrant type of owner or operator, what's usually done if they don't, if there is an enforcement? Do they get ticketed? They end up near the Third Municipal District and then you can have lunch over at the Savory Salads?

MS. Bhide: They would be given a correction notice I presume.

COMMISSIONER DROST: Yes, but I mean there is a process, an enforcement process, ticketing, and then eventually what happens if you're bad, they shut you down, right?

MS. Bhide: I believe the state does that, yes.

COMMISSIONER DROST: I believe they do, too. And when you were comparing this commissary, were there any other establishments that you compared it to? Any other like type businesses?

MS. Bhide: You know, the only one that had come before the Plat & Subdivision Committee a couple of years ago was a location a block or two north of here. But that was for a bakery, like a cupcake place. They never went forward with the Plan Commission application. I think most of this prep happens at the restaurant. I mean they're subject to the same state code.

COMMISSIONER DROST: Yes.

MS. Bhide: But there isn't another one in town that I know of.

COMMISSIONER DROST: Yes. And in the, on odors, we have a pretty comprehensive, I mean I think some of our Commissioners were here when we had the restaurant on Golf. We learned a lot about filters and odors, and that there are ways to address that and there's some pretty sophisticated equipment. How does that compare to what the Petitioner is applying? Is it of a --

MS. Bhide: So, at this point they have not submitted any specific information as far as, you know, what specific make or model of hoods or filters they would use at this location. But again, that is covered in the Illinois code and they would be required to, I'm trying to get to the original. I mean that is one of the requirements in that code that says if odors are detected at the property line that

DRAFT

are above or considered noxious, then they will be required to remediate it.

COMMISSIONER DROST: Yes, and the Village has had some experience with restaurants and particularly in high density areas. I happen to live in the downtown area and I live above several restaurants. And there are ways, too, that we have as being a member of a condominium association, we have ways that we can enforce it. And there are problems that arise. It's not perfect but in a village of good neighbors we can get it done.

So, I just wanted to put that into the record to assure people that there is a process in place and that restaurants can co-habitate with residential areas and food is a desirable thing to have in your community, food operations and restaurants. Okay, thanks.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: For the Petitioner, a couple of questions. My office is in the area of this property, just a block or so down. I'm somewhat familiar with it, 25,000 square foot facility. And from what I understand, it's pretty well leased up.

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: So, the space you're going to take will make it fully leased?

MR. BUTTITTA: I believe there's a space that would be to the east that is still vacant.

COMMISSIONER ENNES: Okay. So, you're going to be taking about 6,000 of the 25,000 square feet?

MR. BUTTITTA: Right.

COMMISSIONER ENNES: I agree with Commissioner Sigalos. 4,000 seems quite a good size space, and that's what you're going to use for your production of the food?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: And the other 2,000 square is where you're building your office to run three other businesses?

MR. BUTTITTA: Right.

COMMISSIONER ENNES: Or a couple of businesses. And personally, I don't have a problem if you're going in there and you're looking to expand beyond the two stores. You indicated that you have absolutely no intention to be providing food to other businesses.

MR. BUTTITTA: That's correct.

COMMISSIONER ENNES: But I mean if you are going to expand into a couple of other of these type of operations, I sure wouldn't have a problem with that. You probably have the space for it, as long as we have tight enough controls to make sure that there isn't going to be food and an impact, you know, big, negative impact in the area. I should warn you, there's all kinds of skunks and possums roaming around the neighborhood already. So, they'll be there.

DRAFT

This, if we were to require a masonry trash enclosure, would this have a roof on it? Because let me tell you, these creatures can get right over a six-foot wall.

MS. BHIDE: I haven't seen ones with roof on the top, but I'm sure there wouldn't be any code requirement that would prevent them from doing that.

COMMISSIONER ENNES: Okay. Are both of the dock doors of the building in the space you're going to be renting?

MR. BUTTITTA: I'm not familiar with the dock doors in the building.

COMMISSIONER ENNES: Well, I should say the drive-in doors. From this picture here, there's these two doors. And actually there is a third one that I wasn't aware of. Are they in your space?

MR. BUTTITTA: No.

COMMISSIONER ENNES: So, do you have, in your space, do you have a drive-in door where the truck is going to be able to come in?

MR. BUTTITTA: The drive-in door, let me clarify that, I guess the drive-in door, that door --

COMMISSIONER ENNES: Which door? The brown one? The white one --

MR. BUTTITTA: That brown door. And if you go to the next, the other photo that shows the plan? This one, that black space up there, that is the drive-in door.

COMMISSIONER ENNES: So, you have a drive-in well?

MR. BUTTITTA: Yes, you have an actual drive-in delivery overhead door like you just viewed. And that actually is at the rear of Astrotech.

COMMISSIONER ENNES: Okay. So, at the north end of your space?

MR. BUTTITTA: Correct.

COMMISSIONER ENNES: Okay. Where they're talking about putting the --

MR. BUTTITTA: The trash enclosure.

COMMISSIONER ENNES: Trash enclosure.

MR. BUTTITTA: Exactly.

COMMISSIONER ENNES: Okay. Now, is that a truck well or is that ground level?

MR. BUTTITTA: I believe it's ground level.

COMMISSIONER ENNES: Which I would think would be a lot better for your operation.

MR. BUTTITTA: I believe it is. I don't know a hundred percent on that, but if it is a well, it's certainly not a well that would be made for a humongous semi I believe --

COMMISSIONER ENNES: Right, that's what I'm talking

DRAFT

about. Is it a well for a semi to back into?

MR. BUTTITTA: No, it's not a big well like you would find behind a Jewel or a Dominick's Foods or something like that.

COMMISSIONER ENNES: Okay. Okay. Do you do any catering at the stores?

MR. BUTTITTA: They, if people ask for a large amount of food, they do accommodate those people. Primarily, the services of Savory Salads is a dine-in/carry-out location.

COMMISSIONER ENNES: Right.

MR. BUTTITTA: Obviously as in any restaurant, they have some people that want to have a party and they love their salad and they want it, so they do accommodate those people.

COMMISSIONER ENNES: So, this could be, having this type of facility could be an enhancement where you couldn't cook for --

MR. BUTTITTA: Exactly. Exactly.

COMMISSIONER ENNES: If somebody wants a party at their house for 30 people and --

MR. BUTTITTA: Certainly, yes.

COMMISSIONER ENNES: Okay, so that would be a plus. I think it's a good area. I think the main thing is keeping the odors out. Like Commissioner Drost mentioned, we had a situation a couple of years ago, although that wasn't fresh bread and salad that they were cooking, and I think that's a major concern with the neighbors is, although fresh bread smells pretty good in the morning.

MR. BUTTITTA: Let me reiterate that I Cubed, obviously we're here today acknowledging that concern. We understand the residents' concern. And we can assure that we are taking more than adequate measures to terminate that concern. The last thing that we want to do is upset anybody. We just want to be in Arlington Heights and provide cookies and I guess hugs if you want those, too. But that's what we want to do, we don't want to, you know, disrupt the neighborhood and we're not going to. And we're prepared and intend to take measures to do so.

COMMISSIONER ENNES: And just so I understand, you're the attorney for the Petitioner?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: Okay. Do you handle all their corporate legal matters?

MR. BUTTITTA: I do.

COMMISSIONER ENNES: Okay. Just so I understand. That's all I have.

MR. BUTTITTA: Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Latika, you've mentioned that we don't have another food commissary to compare this to. But is

DRAFT

there another use that is relatively similar? I mean what does, like the Luther Village in the mornings, they produce food for a large quantity of people and are in the middle of a residential area. What is the situation there?

MS. BHIDE: Right. So, I mean they have their own dining facilities and kitchens onsite, you know, presumably used by the people who live there so we probably don't hear, we have not heard any complaints or I have not heard any complaints. But all of these facilities are subjected to the same state code.

COMMISSIONER WARSKOW: Okay, because in my mind that's what I'm comparing it to, as that quantity of food preparation. And if that's not causing a problem for the residences in that area, then you know, that's how I equate it in my mind.

MS. BHIDE: And I'll follow up and check on that.

COMMISSIONER WARSKOW: Okay. Okay, I don't have any further questions at this time.

CHAIRMAN LORENZINI: Latika, I'm still trying to get my hands around the orientation of this. Okay, so this loading dock is the big brown door we saw?

MR. BUTTITTA: That's correct.

CHAIRMAN LORENZINI: So, that's on the west elevation?

MR. BUTTITTA: Correct.

CHAIRMAN LORENZINI: Okay. And now, where, no, no, go back now.

MS. BHIDE: I'm sorry, go back?

CHAIRMAN LORENZINI: That's where I want you to go next. Now, where on this drawing is that floor space?

MS. BHIDE: That would be this floor space here.

CHAIRMAN LORENZINI: Okay, how do you get out to the loading dock if the loading dock is on the west end?

MS. BHIDE: The loading dock comes in here at the north end of this space.

CHAIRMAN LORENZINI: So, you come through somebody else's space to get --

MR. BUTTITTA: Right. I can kind of show you here.

CHAIRMAN LORENZINI: Okay.

MR. BUTTITTA: The way, you see it here and then go back to the last one. What happens is, okay, you pull in here. This is the location, right here is there's two doors. There's a door on the left and a door on the right. The door on the left is the Astrotech, the door on the right is the I Cubed. This location is split roughly down the middle this way and goes this way. So, this location, like this in here, is Astrotech.

CHAIRMAN LORENZINI: Okay.

MR. BUTTITTA: The remainder with the dock here is I

DRAFT

Cubed.

CHAIRMAN LORENZINI: Got you. Okay, so it's more of an L shape.

MR. BUTTITTA: Exactly.

CHAIRMAN LORENZINI: Yes, okay. Thank you for that. So, this store you're opening up on Euclid is a little under 1,800 square feet. How big is the store in Barrington?

MR. BUTTITTA: It's about the equivalent.

CHAIRMAN LORENZINI: Okay. Now, theoretically, if this Euclid store does the same business as the one in Barrington, how many days a week would this operate, this commissary, ballpark?

MR. BUTTITTA: Theoretically, four to five days.

CHAIRMAN LORENZINI: Okay. Now, if you don't get this commissary, you're still going to go ahead with the Euclid store?

MR. BUTTITTA: I will say that there is terms in the lease that allow termination and vacating the property. So, I can't fully commit to that one way or another at this point, but it will certainly cause a reconsideration of everything in its entirety.

CHAIRMAN LORENZINI: Okay. The garbage bins that the double bagged garbage is going to be stored in, that's obviously a steel bin with, does it have a lid on it?

MR. BUTTITTA: Yes, it does.

CHAIRMAN LORENZINI: Do they have lids on them? Okay. And let's say you're operating three or four, five days a week. What are the hours going to be?

MR. BUTTITTA: It would be standard hours, 8:00 to 5:00, 9:00 to 5:00. This isn't something, again this location or this business is a family-ran business. So, this isn't something where the morning crew comes in, then the afternoon crew and then the night crew. In addition, the amount of actual employees that would be even doing prep would be a limited amount. It wouldn't be likely 10-20 people, you're talking probably a handful of people that would be there doing this. It's, like I said, it's for two stores, it's a small operation. You're not going to have people there 24 hours a day preparing. It's going to be standard, like it would be a restaurant but just for purposes of prep and cook.

CHAIRMAN LORENZINI: Now, the floor plan we had up there before, are the offices in here also?

MR. BUTTITTA: That is the front look. That is, the bottom part is the offices.

CHAIRMAN LORENZINI: So, I Cubed, okay, I Cubed is going to be in there also, okay. And then who owns the building?

MR. BUTTITTA: It's owned by Astrotech.

CHAIRMAN LORENZINI: And not I Cubed.

MR. BUTTITTA: No.

DRAFT

CHAIRMAN LORENZINI: Okay. All right. And so, revenues that Arlington Heights would get, they'd obviously get the sales tax from the Euclid store. But as far as the commissary goes, the only thing Arlington Heights would get out of this, they wouldn't be getting any sales revenue from the Barrington store, it would just be tax revenue?

MR. BUTTITTA: I would say yes.

MS. BHITE: Right.

CHAIRMAN LORENZINI: Okay. All right, that's all the questions I have. What we'll do next is we'll go to the public for comments and questions. And after that, everybody has a chance to speak, whoever wants to speak, we'll go back to the Commissioners for final questions and deliberation, and then we'll take a vote.

So, why don't we start on this side of the room, my right, your left. We'll start in the front row and work our way back.

So, on this side of the room, anybody in the front row want to speak?

Anybody in the next row? Or just raise your hand if anybody wants to speak. Yes, sir, would you please come forward? State your name, give your address, spell your name for the court reporter please.

QUESTIONS FROM THE AUDIENCE

MR. CORCORAN: Good evening. I'm Kevin Corcoran. I live at 806 West Hackberry. We've been residents forever. I also am a business owner here in Arlington Heights. So, I am very well aware of the plights of a business and the struggles in trying to keep something going.

But I'm here to ask that you deny this petition because there's a lot of not-knowns here. If you just, first of all, just kind of look at the drawing there, that big empty area up there, that's a lot of life area. Then going across that way is where McDonald Creek happens. A little bit south there is where ComEd has their power lines. And to the west is the cemetery.

It is a virtual traffic jam of critters at night. I assure you, our dog got skunked not too long ago. Why would we want to attract more? It's not that they're going to get to the stuff, but it's the odors that attract them. In 38 hours in the summertime, that's like, you know, putting up the vacancy sign for, you know, critters to be all around. Even if they can't get into the trash containers, it's still going to be an attractor.

Secondly, if you look at the layout here, you know, typical industrial parks have a transitional zoning. Because this was the land, the industrial park was incorporated before the homes were, there were no transitional zoning planned into this. This is something that happened in the 1970's. But it's a mistake, there should be

DRAFT

something as a barrier between the homes and the businesses. But we all moved in here and we knew this because we knew exactly what kind of businesses were going to be operating. It was supposed to be research and light industrial.

And we've had our challenges from now and then with some of the businesses. But this is like a whole new dynamic. And I get this idea of we can put burners to, you know, cut the odor, but there's, you know, we have no schedule of when deliveries are going to happen, are they running seven days a week. Their website says they're doing catering. I mean it just is a lot of unknowns. And this room is, what, 3,000 square feet? If they're opening 4,000 square feet of kitchen, that's a big ambition.

You know, there is so much office space, I know because I already lease my properties, it's like a, you know, I mean anywhere you look, there's business to, you know, lease. There's a whole empty office complex to the north of there. They're begging for people. So, there can't be a hardship in this because this is not the building one would say I can't rent it out.

Did you, have they already moved in? Have they moved in already?

CHAIRMAN LORENZINI: If you're going to speak, would you come to the microphone?

MR. CORCORAN: No, I'm sorry. I'm just, you know, do they currently have a business license? Or what was the business license when they took it out as the scope of what the business was going to be?

You know, the burden shouldn't be on the homeowners, because this is an M-1 District. M-2, if you look at the little designation, they have an old chart where they can say, you know, what kind of businesses, what kind can you put in various zones. For bakery, it's only M-2. And M-2 is heavy manufacturing. And there's a reason for that, it's because there are no M-2 Districts that back up to residential.

So, you know, the only M-2 that does is the Hickory Avenue and that's a TIF project. So, that kind of, it is something that the Village is already trying to fix. And there's no food establishments there. And when you talk about, like Luther Manor or, you know, the Moorings, you know, where they have their kitchen is far removed from the nearest residents. It's hundreds of feet. This, we're talking 10 feet, 15 feet. People in the backyard don't have an opportunity to enjoy their weekend if they got catering people coming in and out during the weekend.

So, you know, listen, I have pages of things. And I don't want to waste your time. But you know, I don't know if there's a business plan here, and that bothers me because I don't really get a

DRAFT

sense that this has all been thought out. And I do know that sales tax is the golden child for the Village because that's how they, you know, get most of their revenue for operations. But it can't hold this store in Esplanade as a 'if we don't get this we can't have that.' That's kind of scary, you know, they'll kind of walk in with that kind of premise.

Stuff has to be figured out and, you know, just, you know, there was, you know, thoughts of, you know, are there, what kind of workers are they going to be having? Are they going to be part time? Full time? Are they going to be, you know, trained on how to deal with trash? Are they just kitchen help? Is there a full-time chef on staff? You know, those are the kind of things that, it's kind of like, hey, we're thinking about this but it hasn't been tested.

So, you know, I would have no problem that this is in M-1 if this were blocks in. But to put it right next to houses? You know, I'll just leave you with this closing aspect. You know, the biggest investment we all have is our homes. And the value of our homes are directly based on, when they do a property assessment, in our neighborhood they look at the model. They don't look where it backs up to. And we've had, where our home was appraised, it was appraised for \$100,000 less because we had two homes that were backed up to the industrial area. So, they used those property sales as a value for the whole neighborhood based on those models.

You put this kind of an operation in next to homes and it just becomes a slippery slope of more and more. There is nothing that prevents this from going to the next and then the next and to the next. And what's there hasn't been policed. Fences are in bad shape. You know, the back of these operations are despicable. I mean they're awful. My business, I would never allow the kind of crap that these businesses have, you know, plates and pallets and junk and old cars.

So, you know, I ask that you deny this petition. Give it some good thought and realize that, you know, a lot of these people are here because it's our homes. This is not a lease on a property. This is our homes. And so, I ask that you deny this petition. That you consider it for the facts that remain unknown. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room who want to speak? Please come forward. State your name, spell it for the court reporter, give your address please.

MR. KIMICATA: My name is Bob Kimicata. I live at 906 West Hackberry Drive. And it's K-i-m-i-c-a-t-a, and I've been a resident for over 20 years.

Unlike some of my neighbors, I don't necessarily object to the idea. But I don't really feel like we have enough

DRAFT

information to know whether or not it's a good or bad situation. I talked to Latika this morning and I was surprised that, we understand that the owner has operated other catering and delivery businesses before as well as the facility in Barrington, but apparently nobody has checked with them to find out where their other businesses were operated on and then followed up with those locations to see whether or not they were or were not good neighbors.

And I think that would be very important to know. Has Barrington had a compliance issue with the restaurant? With their previous catering, was that a compliance issue? Or were they very good neighbors? I think that would be very important to know.

As for the hardship, I have to agree with Mr. Corcoran. If they're already in the building and they leased it for the purposes of their offices and they leased a 6,000 square foot building, to come back now and say, well, it's a hardship because we can't, you know, utilize the space cost efficiently, that just sounds like a bad business decision to me. I mean if they leased it on a contingency like they're talking about the other restaurant site, that makes good sense, well, hey, we're going to lease this building if we can get the commissary built. If we don't, we're out of here. So, that doesn't sound like a hardship, that sounds just like a bad business decision or bad planning.

I mean hopefully they're going to be successful, which means, as one of the other Commissioners said, possibly more restaurants, more business. I mean that's, I'm in business, other people are in business, you're not in business to be the same, you're in business to grow. You're in business to do better.

You mentioned the sales tax out of the commissary, they do, on their website they do advertise catering. And if they're going to cater out of the commissary, where is that sales tax going to go? Is that going to go to the restaurant that it was ordered out of even though the food never hits that restaurant? Or is it going to come to the Village? I think that's a very important thing to find out. You know, I can't imagine that they're going to prepare the food there, load it in a car, take it over to Barrington and then deliver it somewhere else. I think that, you know, if the food is made there and delivered directly out of there, we ought to get the sales tax.

The rodent issue, that's a known problem. I walk my dog every night and I see them all over the place. Fortunately, the coyotes are helping to keep that down which are also out at night. So, I don't know, more rodents may equal more coyotes. That could become a public safety issue.

So, I mean, I'm not opposed to it, I'm not in favor of it. But I think, you know, the Board needs, should really have a lot more information before they approve or disapprove the proposal.

DRAFT

And for the Petitioner, two suggestions. For the trash, if you use mint-scented trash bags, that really helps keep the rodents away. And also, they make really tight-locking, a visit to Alaska will show you all the tight-locking garbage cans they have that literally have a seal on them to keep the bears away because they're attracted by the smell even if they can't get into it. So, that same type of trash can should be required for this facility if you approve it. Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Kimicata. Anybody else on this side of the room, my right side, your left side? Okay. If not, we'll go to the other side of the room. Anybody who want to speak, raise your hand please. Step forward, sir. Just state your name, spell it and give your address please.

MR. BRILL: Good evening, my name is Robert Brill. I live at 1439 Mill Creek Drive, I'm in Buffalo Grove so don't hold that against me. But I am actually one of the closer properties to this proposal. If you look up on the map, I am the one that's directly to the east of the building on the corner of Arlington Heights Road and Mill Creek Drive. I'm sorry, my last name is spelled B-r-i-l-l, I apologize.

So, I have just a couple of things I want to address. First of all, I didn't get the notice from the Village planner that all the Arlington Heights residents did. However, I did receive a notice in the mail, which I promptly called the Petitioner's office to find out more information about his petition. The information I was given over the phone didn't quite match what I heard here tonight, so it was probably sugarcoated. A lot of the details such as grease traps, meat products, and the scheduled garbage pickup seemed to be omitted.

Now, I'm not going to hold that against them, plans might have changed, but there was also a lot of unknowns that were given here tonight that we might do this, we might do that. So, we don't have a good business plan here. And we also don't have a way to necessarily enforce this over and above the state codes. You may grant them a variance, but unless someone is going to actively police it, it's going to be a long process if problems do actually arise.

The realities of their plans to use double bag, garbage cans, and a fenced-in garbage area is not going to be anything significant to stop the amount of rodents that are already in the area. Also, with the prevailing winds from the west side, you've got a large residential area immediately to the east of there. We've all seen the weather, it's been getting worse over the years. We have larger winds. That odor is going to expand a good mile or two inland with the right amount of atmospheric conditions and winds.

You've got a wildlife area, you've got some

DRAFT

easements here that rodents are already infested in there. We have skunks every night. We've got possums, we've got raccoons. And adding this attractive odors is not going to make anything better.

As far as the truck traffic, I don't think anybody has an issue about that. We already have trucks going in and out of there and we knew that when we purchased our properties nearby. A box truck is nothing compared to the amount of semis that come in on a daily basis, so that's not really an issue for me.

As far as the grease trap, you already have sewer issues in the area. I don't know if they're necessarily related to the sanitary sewer but it's not going to make anything better, and it's certainly not going to help the rodent problem.

And as far as the zoning, I looked at the zoning and this is not the type of area that this type of business was zoned for. You do have a lot of, Arlington Heights is a large village. There's other areas that can be, excuse me, can be used for this type of business that are more appropriate, that are not adjacent to a residential area. And I think that by approving this petition, I think it would be a big mistake for us. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Anybody else who want to speak from the audience? Okay, oh, yes, sir. Come up. Name and address please and spell your name.

MR. TRAWINSKI: Sean Trawinski, T-r-a-w-i-n-s-k-i. I actually live in the cul de sac right there that it's adjacent to. I bought my home five years ago. I'm a stay-at-home dad. I live outside with my children, pretty much 24-7. If we're not at school, we're hanging out, playing out there. I have a four-year-old and a two-year-old.

I see skunks in the middle of the day out there. Rats, or not rats, mice running around constantly. It's, I mean I don't even feel safe with my children out there because of the amount of skunks. What this is going to bring to those skunks, I can't put my trash out at night. I have to wait until 7:05 a.m., because if my trash is not out at 7:00, I can get no trash pickup and ticketed. So, I have to wait until 7:05 to put my trash bag out so I don't have skunks coming and tearing my trash apart.

I mean I have a 20-minute window to get it out there so they don't devour it, that's how bad skunks are in that area. And this is just not going to help. I mean, what am I going to do when my kids are 7 and 8 playing in the backyard and the skunk is just coming in the backyard and spraying them and everything else?

So, my home also, I bought it five years ago right in the midst of all of our economy going. I got it an okay price. I lost a lot of money in the last few years. In the last, like a year or two years, it's kind of raised back up. Everything I've looked into

DRAFT

about what happens when these types of projects come in, my value is going to go right back to where I just gained it back in the last couple of few years finally, which puts me back to underwater again, which, I mean, you know, it's just not fair to me. I don't see it, or anybody else that lives in this neighborhood, to lose out on property value.

And I mean, you know, they're going to open more restaurants. I worked in the food industry. I worked the day coding. I've been in many processing plants, many food processing plants. 4,000 square feet is, Nestle is happy to put candy bars out in 4,000 square feet of property. 4,000 square feet is going to be more than two restaurants by far.

I mean I get it, they're looking to expand. I fully get that. But you know, why my house? Why? There's plenty of other property in Arlington Heights. I know there is, I've seen it all. I drive around here all the time. So, that's my piece.

CHAIRMAN LORENZINI: Thank you, sir.

MR. TRAWINSKI: Thank you.

CHAIRMAN LORENZINI: Anybody else? Yes, sir. Name and address, please spell your name.

MR. STERRETT: Hi, my name is Guy Sterrett, S-t-e-r-r-e-t-t. And I live at 908 West Berkeley Drive, a little bit to the south.

I came in this evening not convinced one way or the other, which way this ought to go. After listening to the presentation, I'm kind of opposed to having this facility be used in this manner. It seems to me that there are other facilities in the area that are zoned properly rather than looking for a variance.

I'm concerned with the significant number of "we intend." Intentions can't easily be monitored. We intend to double bag, but if we don't, there is no compensatory measure.

I also have some concerns with the air handling. The building itself can be properly ventilated, maybe. However, you're still going to put your trash outside and that's not ventilated, other than by the outdoors. So, during the summertime, we will live with the smell as will people who cross by the other side of Arlington Heights Road.

This seems like a bad idea. The increase in skunks, and it really is kind of a problem because there are no natural predators, it's going to increase and turn that into an opportunity for significant problems in the area for the residents. So, we would request that you look for another location that's better suited for your needs. That's all I got. Thanks.

CHAIRMAN LORENZINI: Thank you. Anybody else from the public who want to speak? Okay, if not, we'll close that portion. Yes, ma'am? Name and address and spell your name please.

DRAFT

MS. OLARU: My name is Julie Olaru, O-l-a-r-u. And I live at 114 East Burr Oak Drive, which is the house right against where they're planning on moving. So, if you go to the very end of the cul de sac to the left, I live right there.

My fence takes up the left half of the first square of the whole cul de sac. So, I have dealt with the rotting fences and I actually had a car from that property drive through my fence one time, from an employee. The reason I ask that you deny this petition is I have a concern that I don't believe was addressed. I believe that food service locations have to be sterilized according to health codes.

CHAIRMAN LORENZINI: Can you speak in the mic please, ma'am?

MS. OLARU: Is that correct?

MS. BHITE: I do not know the specific food service code, but the Health Department would review it to make sure that they would have to comply with the state code.

MS. OLARU: My understanding is that there are chemicals that are required to sanitize these locations, and I don't know where those are going to go to. In the drainage system? Or how frequently that's required. In addition to all of the other issues that were brought up this evening, especially Mr. Corcoran's was right on line I believe with myself along with my direct neighbor which is the house to the right on the map who takes up the rest of the fencing. And we actually do have, I call it domesticated skunks that will walk up to you during the day. And they all live back there in that business park, it's sort of their highway. So, I think that's going to be increased as well.

So, I respectfully request that you deny this. I've lived there almost 25 years now. So, it's a concern about, not just, it's not just a property value issue, it's actually a home where we all live and we don't want to have any aroma, whether it's cupcakes or cookies. It's not a sweet aroma to have in your backyard, I want to smell the air and the grass. And they're also going to be cooking roast beef and chicken or turkey. So, although there are industrial filters, any aroma would be offensive to me if it's a food aroma in my backyard. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, ma'am.

MS. ROTH LISBERGER: Hi, I'm Sue Rothlisberger, R-o-t-h-l-i-s-b-e-r-g-e-r. I live at 110 East Burr Oak Drive, which is the cul de sac right behind the property that we're discussing today.

All I want to say is that I agree with everything that was said today to encourage you to deny this request. My sons and I have lived here for 17 years. We've had our share of problems with some businesses that have moved into that business district under the

DRAFT

M-1 zoning. We had a stamp or a punch operator that we heard ch-chung-ch-chung-ch-chung all night and all day. Fortunately, they have left and not since moved back, but we would like to keep the peace in our neighborhood.

And there is something that I can't wrap my head around and I'm confused with the hardship that's being discussed here. It sounds to me like there's maybe a more interesting piece to this that I don't understand that hasn't been disclosed where the company that has data and fire businesses is now supporting a commissary. It sounds to me like maybe there's something else going on here where this property needs, this business wants to locate to this property for some other financial reason. And maybe it's familiar, maybe it's something else, it's something I just haven't uncovered, but I would be hopeful that you would like into that and find out why this is being pushed on our neighborhood right now. Thank you.

CHAIRMAN LORENZINI: Thank you, ma'am. Okay, anybody else? Yes, sir. Your name and spell it please and your address.

MR. ALJANABI: My name is Sarmad Aljanabi, S-a-r-m-a-d A-l-j-a-n-a-b-i. My address is 118 East Burr Oak.

Okay. I do concur with what the residents just presented protesting that, I think, having industrial facilities next to our home is not correct. And I think from our side, this is not going to be good to the area as well. Thank you.

CHAIRMAN LORENZINI: Thank you, sir. Okay, anybody else? If not, we'll close the public portion of the meeting. And we'll go back to the Commissioners for final questions. Commissioner Sigalos, any final comments or questions?

COMMISSIONER SIGALOS: I don't have any further questions. My only comments are I, you know, appreciate hearing the concerns of the local residents and so forth and certainly take that into consideration. When I first came here tonight, I kind of had a, I didn't realize the problems that would arise and so forth, and so I do appreciate you coming out tonight and apprising us of those. But again, I don't have any further questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: I do have some questions. First of all, is the owner here or is it just the counsel?

MR. BUTTITTA: Just the counsel.

COMMISSIONER DAWSON: So, the owner didn't come to the meeting tonight to answer questions about their specific --

MR. BUTTITTA: No --

COMMISSIONER DAWSON: But you don't own the restaurant, correct?

MR. BUTTITTA: No.

COMMISSIONER DAWSON: You're just the attorney, okay.

DRAFT

Could I ask some questions?

MR. BUTTITTA: Sure.

COMMISSIONER DAWSON: There was mention made of catering. That's the first time I'm hearing that there's more to it than just restaurants. What does that mean? What is the catering aspect?

MR. BUTTITTA: As at any restaurant, if someone comes in and asks that they want a tray of a Greek salad, they accommodate them.

That would be the extent of what catering would be. There isn't a, obviously they offer that. I mean anyone that comes in that wants their food, they're going to, or wants a significant amount of it for a party, they accommodate that. That would be the extent of what their catering would be.

COMMISSIONER DAWSON: Okay, so what's a party? I mean what kind of catering have they done? What size? I mean what's a party? Are we talking about an office party or a huge --

MR. BUTTITTA: A woman comes in and is having a graduation party and wants two trays of Greek salad, they provide her with that.

COMMISSIONER DAWSON: Okay. So, your understanding, but again you're not the owner of the restaurants, so that's why I have questions because they're not here to address this catering question. So, that's your understanding that it's just going to be small.

MR. BUTTITTA: That is factual. If someone comes in and requests, it is exactly what the catering depicts. Someone comes in and wants two trays of salad, someone comes in and wants a tray of caprese salad or bread, they can accommodate however the amount is that they need. That would be the extent of the catering, that is what they do.

COMMISSIONER DAWSON: No, I know what catering is. I just, the size, because catering can be quite large. You can have a 200-person meeting and have it be catered, or 10 people in your house. So, I just wanted a better understanding of what their catering was or their intention.

And regarding the building, what's the length, how long was it vacant before this tenant moved in?

MR. BUTTITTA: I don't know the vacancy of the building prior.

COMMISSIONER DAWSON: Is the owner of the building here? The owner of the building is not here either, okay. Latika, do you know how long that building was vacant, the space, the vacancy? I mean it goes to whether or not the property can yield a reasonable return without this.

MS. BHIDE: I think it has been vacant for some time. You know, I don't know the exact months, but I don't think it has been

DRAFT

vacant for five years, no. I mean it has been for a short length of time.

MR. BUTTITTA: Actually, there is a representative of, attorney here on behalf of the owner in the room.

COMMISSIONER DAWSON: The owner of the building?

MR. BUTTITTA: Yes, the owner's attorney.

COMMISSIONER DAWSON: Do you want to answer that question? Because if so, I think you need to be sworn in.

CHAIRMAN LORENZINI: Would you raise your right hand please?

(Witness sworn.)

CHAIRMAN LORENZINI: Okay. Your name and address please and spell your name.

MR. ZAJICEK: The name is David Zajicek, Z-a-j-i-c-e-k. I'm a partner in the law firm of Hinshaw & Culbertson, and I represent Astrotech, Inc., which is the owner of the building, and I've represented them for 20 years. If you can ask your question again, I'll see if I can answer it.

COMMISSIONER DAWSON: I was just curious as to how long this space was vacant before this tenant came in.

MR. ZAJICEK: This space was not vacant too long. We have, most of the space in the building has been vacant for a long time. We're one of a Class C type building, there are many throughout Arlington Heights, Buffalo Grove, and these buildings are difficult to rent. We did get this tenant fairly soon after the last tenant left, which was a fabrication company, used a lot of grease and oils and solvents and probably made noise. This we think is a far better use.

And we also think it's better to have tenants than not have tenants. And real estate taxes are generally decided on the basis of the rents. And if you have vacancies, the way you appraise real estate then becomes based on an income basis, not a brick-and-mortar basis. So, the Village is much better off having space rented. It's maintained better, it's taxed better. We're happy that it is rented.

I can't say to you that if these people took a hike we'd be lucky enough to have another tenant. I can't say that. But I don't think that's the point. I think the point is this is an industrial use that's been here for a long time. And one of the ladies the riveting and the pounding and the pounding, you're not going to have that kind of use. And all the health codes will be met just like in nursing home areas and I believe assisted living areas.

I also represent Manor Health Care, which is a business here in Arlington Heights. You know, they do this kind of thing all the time. They prepare food for their residents, no problems. I hope that helps.

DRAFT

COMMISSIONER DAWSON: It does.

CHAIRMAN LORENZINI: Did he say how long it's been vacant?

COMMISSIONER DAWSON: No, but he said not too long.

MR. ZAJICEK: Not too long.

COMMISSIONER DAWSON: We can surmise. And then I just want one clarification, I mean I guess I'm just asking just for the sake of everyone understanding. There is light manufacturing and heavy manufacturing in the code, but there is not in the code light bakery and heavy bakery. And therefore, by default, even though this appears to be more of a light bakery type, you have to default to the heavy bakery because that's all our current code has.

And so, unfortunately, I guess from my perspective, as things evolve and businesses grow and change and become new, our code doesn't always and can't always anticipate every use. So, while this is classified in the only place we have it, if this becomes, I'm thinking for example of the personal training when that came before us, we had nowhere to put that and had to go into the health club type area because there was, and there's personal training facilities now because we changed the code, because we addressed the need. They're now everywhere and occupy different spaces than they used to. And this to me seems to be a bit of a similar type of situation where we don't have a proper location for this under the code, so it's being classified potentially incorrectly because our code isn't flexible enough for that.

MS. BHIDE: For the type of prep they are doing, I don't know if it's really even bakery. I mean I understand from their description today that, yes, they will bake some bread and cookies. But that's the closest in our land use table that we can classify it. And that use, you're right, does not distinguish between light bakery and heavy bakery. It's just bakery production, which is allowed in M-2.

COMMISSIONER DAWSON: Okay, no further questions.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Are you going to use Middleby ovens?

MR. BUTTITTA: I'm sorry, I didn't hear the question?

COMMISSIONER DROST: The equipment, Middleby ovens, are you going to use those?

MR. BUTTITTA: I'm not, I don't know the type of ovens. I know they're going to be significantly commercial grade ovens. I'm not familiar with the exact language of B type ovens.

COMMISSIONER DROST: No further questions.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Latika, we have M-1, we have M-2.

DRAFT

Is there another or do we only have those two?

MS. Bhide: Just those two.

COMMISSIONER ENNES: It's light or heavy.

MS. Bhide: That's correct.

COMMISSIONER ENNES: And how heavy is our heavy? I mean would it allow, does that provide for manufacturing facilities with crane ways doing major assembly?

MS. Bhide: Right. I have a land use table here and I can quickly go to it. So, under the manufacturing, you know, I'm looking at just what's permitted in M-2, and here it's processing and manufacturing of apparel, bakery products, beverages, canned fruits, pallets and containers. I mean all of that is permitted in the M-2.

COMMISSIONER ENNES: So, I really envision this operation to be significantly less than that type of assembly. And I think that no matter what kind of a tenant goes into, whether it is somebody who fits the bill who is a stamping operation that qualified as the prior tenant, there's nuisances with that. When you live up against a commercial property, there's nuisances.

I know what that's like. I've had properties next to commercial properties, and when tenants changed, at one time it might be that noise, at the other time it might be odors. And if I can ask the Petitioner to come back up? One of the neighbors had a concern that you said you might double bag. I understood you to say you will double bag.

MR. BUTTITTA: We are double bagging.

COMMISSIONER ENNES: Okay, so it's not you might.

MR. BUTTITTA: And to clarify what that same individual said, I believe his exact words were we're going to do this or we're going to do that. We're saying more than gonna, we are going to double bag. We are going to have the trash picked up no longer than 48 hours. We are going to do our best to have trash picked up at a much lesser rate. We are going to enclose the trash container. We are going to have a closed lid. We are going to install industrial ventilation. We are going to do everything in our power to dissipate as many odors, we hope to dissipate all the odors but obviously, for the sake of the argument, we're going to do everything in our power to dissipate as much as we possibly can. We don't anticipate there to be any problem.

We are aware of the situation that's been voiced regarding the potential rodents. You know, hearing that, it's one thing that's very clear. The area already has a rodent problem, and the baking of bread likely isn't going to make that any better. But frankly, certainly not any worse. In fact, being able to lock up garbage and what we're going to do would not cause any additional problems in that area.

So, we're not saying that we may or going to do

DRAFT

this. We are going to do those things.

COMMISSIONER ENNES: Okay. That's all I have. Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want clarification that you mentioned there is a clause in a contract to be able to get out of the lease. Is that to get out of the Esplanade lease if this doesn't come through or to get out of the lease at this location if this variation does not go through?

MR. BUTTITTA: There is a condition subsequence in both leases.

COMMISSIONER WARSKOW: In both leases, okay. Thank you.

CHAIRMAN LORENZINI: Latika, has the Village looked into the rodent issue or the wildlife issue in this area?

MS. BHIDE: Not that I am aware of, but it's something I can find out about.

CHAIRMAN LORENZINI: Okay. And does the Village, do you know, I know it's not your department but does the Village have any rodent control type of programs in place?

MS. BHIDE: Unfortunately, I do not know the answer but I can look it up.

CHAIRMAN LORENZINI: Yes, it's okay. All right. And one final question for you, Latika. So, you're saying there's really no definition in the code for an operation like this?

MS. BHIDE: No. I mean we looked at our land use table and the closest we could find was "Bakery Products, Wholesale and Production." That's the closest one. You know, there isn't a food commissary kind of classification in our code.

CHAIRMAN LORENZINI: So, we put it into the M-2, that's the only place it's defined or somewhat defined.

MS. BHIDE: Yes.

COMMISSIONER DAWSON: Can I just interject? I know you have some more questions but in M-1, is there any examples of food type industries that are allowed in M-1 that you can list off?

MS. BHIDE: Sure. I mean beverages, bottling and distribution is permitted in M-1. As is, not dairy products, that's M-2. That's the only one. Sugar and confectionery products are also permitted only in the M-2, the manufacturing.

CHAIRMAN LORENZINI: Latika, to the best of your knowledge, is there much vacancy in the M-2 areas of the Village?

MS. BHIDE: I couldn't speak to that.

CHAIRMAN LORENZINI: Okay. Petitioner, could you come back up please? Why did your client pick this location? Can you tell me? In other words, are there locations that are in M-2 that are more suitable and available?

DRAFT

MR. BUTTITTA: He picked this location because the space he believed met his needs appropriately. It had a loading area, which is always nice to have that in that type of location. Frankly, he's a man of character and he found the owners of Astrotech to have good character and he likes working with those type of people and be involved with them and being able to have a lease with them. I mean that was really the reason why he chose the location.

He did look at other areas. But given how he thought about Astrotech, and also given the proximity of this location to Savory-Esplanade, which is not too far, as well as to Barrington, it's virtually in the middle. And if he was in another location, there was nothing that was suitable that he could find, that would be suitable in the area without leaving Arlington Heights in its entirety. And he wants to be in Arlington Heights.

CHAIRMAN LORENZINI: One of the residents raised concern about 24-7 operation. There is nothing in the motion about just Mondays through Fridays, but can you tell me your intention of working Saturday and Sunday?

MR. BUTTITTA: I can tell that this is absolutely not a 24-7 operation by any sense.

CHAIRMAN LORENZINI: What about Saturdays and Sundays?

MR. BUTTITTA: At this point, we would say that they would anticipate five days a week, that Saturdays and Sundays would not be included in that time. We would like to leave it open to be able, if we needed perhaps a Saturday, I can tell you this, it would never be seven days a week. That would not be possible. Not only that, just purely the amount of the people that they have working which is a handful, it's not a 24-hour operation. It's literally, to consider for the purposes of this meeting, it's Monday through Friday, 9:00 to 5:00, 8:00 to 5:00.

CHAIRMAN LORENZINI: I mean you say that and I believe you, but you and I may not be here next year. So, all right, that's all the questions I had.

COMMISSIONER DROST: I just wanted to add this. On the rodent problem, I think we had sort of a similar situation when Frontier Park had sort of a dead zone. And this was brought to the attention of the Plan Commission and also I think the individual residents who were concerned about that. And so, the good news and the bad news was that it identified this problem and it could get the animal control people involved in getting rid of the existing problem and minimizing any future problems. So, there is mechanism, and again, I don't know if any other Commissioners recall that same problem and how it was addressed.

COMMISSIONER ENNES: I can't relate to that but I do have one other comment. As I mentioned before, I have business in the

DRAFT

area, too, about two blocks north on Arlington Heights Road. And that whole commercial area to the west of Arlington Heights Road and south of Dundee is very high vacancy, and the real estate prices in the area are depressed. And they're depressed because there aren't enough buyers that want to buy those properties.

The office building that I am in, we've had about 30 percent occupancy for three years. So, I mean that just gives you, it is hard to get commercial tenants over in that area. I'm not saying we just accept anybody, but it is a problem affecting those buildings.

CHAIRMAN LORENZINI: Any other comments or any motions? I'm sorry, the public portion is closed at this point. No, sir, not at this point. Well, the point is whatever we do or say here is advisory only, and the Board of Trustees has final say-so in this matter.

So, any other questions or any motions?

COMMISSIONER SIGALOS: If I can just ask one further question to bring up the issue of the trash? I know you can't, with health code requirements, you cannot keep trash within the building. Would it be possible within that loading dock, if there was an enclosed area there that it's not outside of the building but it's within that building dock, does that building dock serve only of this proposed space or does that also serve Astrotech?

MR. BUTTITTA: I believe it only serves this space.

COMMISSIONER SIGALOS: I'm just throwing it out if that's a possibility, rather than outdoor trash enclosure. If it was kept within that loading dock, I'm assuming you're going to have a private refuse company, it's not going to be like what we have, Groot that services twice a week. This would be like a separate --

MR. BUTTITTA: This is how I can address that. If, pursuant to code and regulation including food and health code, if it would be permitted to have that trash receptacle inside that area, I Cubed certainly would have no issue putting it on the inside. I can't speak to what the food and health requirements would allow with that. If it would be, we would be fully willing to do it. And again, if it cannot be, again we would have an enclosed area, locked and shielded.

COMMISSIONER SIGALOS: I'm just throwing it out there as something to explore.

MR. BUTTITTA: Certainly.

COMMISSIONER SIGALOS: It's outside of the building, the commissary area that would be subject to health regulations. And maybe that would then keep, rather than have it, because again if you have an outdoor trash enclosure, if you have a 6-foot high, 8-foot high, they're going to climb over it, no matter if it's masonry, wood fence, chainlink fence, it doesn't make any difference. But if there was space allowed within that loading dock area, I think that would be something worthwhile looking at and that your refuse company would

DRAFT

actually pull into the dock to pick up the trash.

MR. BUTTITTA: I do know that storage of trash is not permitted pursuant to food and health codes within a restaurant or any sort of food commissary.

COMMISSIONER SIGALOS: I agree.

MR. BUTTITTA: But again, as you stated, if that is an option, it's something that we definitely would go forward with, absolutely.

COMMISSIONER ENNES: And if the Health Department doesn't allow that?

MR. BUTTITTA: If the Health Department doesn't allow --

COMMISSIONER ENNES: If they don't, would you consider doing a sealed container outside, masonry with a roof?

MR. BUTTITTA: Absolutely, we would.

COMMISSIONER DAWSON: But how do we put that in the motion when there's a lot of ifs, whens, then maybe this, and if we can do that then maybe we can do that? So, how do we put that --

COMMISSIONER DROST: I think what you do is you have sort of an expandable clause there about any issues that may arise with the odors and the trash can be addressed, and we've done that in the past where there are, you know, we don't know everything. We can't certainly foretell the future, but we can put sort of an elastic condition in this that the use of the kitchen, odors, trash be monitored. And again, if there's complaints, then those complaints would be acted upon by the Village for enforcement purposes. But that there be some monitoring, especially at the inception of the project if it's approved. Any comment there, folks?

COMMISSIONER DAWSON: We could also modify the motion to say that the trash dumpster would be located internally if permitted. And if not permitted, then this would take place.

COMMISSIONER ENNES: That there would be a sealed enclosure.

COMMISSIONER DAWSON: Right.

CHAIRMAN LORENZINI: And moved to the north side.

COMMISSIONER DAWSON: And moved to the north side.

COMMISSIONER DROST: Is that agreeable to you guys?

MR. BUTTITTA: That would be agreeable by Petitioners.

CHAIRMAN LORENZINI: And so we're moving the dumpster to the north. And we also talked about item number 3, the exhaust would be moved farther to the north, too, or as far north as it can be moved.

COMMISSIONER DAWSON: And we again don't know what kind of ventilation system you're using. But I'm assuming by the time you get to the next phase you'll have that information?

MR. BUTTITTA: Absolutely. We will have full drawings,

DRAFT

I mean obviously with having what sort of permits we have to have at that point.

COMMISSIONER DAWSON: The Village Board meeting?

MR. BUTTITTA: Exactly.

COMMISSIONER ENNES: I would suggest that the owner come to the Village Board.

MR. BUTTITTA: Certainly.

COMMISSIONER DAWSON: That would be a strong recommendation.

CHAIRMAN LORENZINI: Any other discussions or a motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of the PC #14-018, a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 District; and a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a certified traffic engineer.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 2, 2014:

1. The Land Use Variation is limited to I Cubed Enterprises/Food Commissary only and food prep shall be limited to Savory Salads.
2. The trash dumpster on the site will be screened from public ways and surrounding uses and secured with fencing.
3. If the Village determines that the proposed use results in the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond, then the Petitioner will need to incorporate additional measures and/or improvements that will address the odor issue.
4. Once the food preparation schedule is determined, the frequency of the trash pickup will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER DROST: And we'll add the additional conditions of monitoring the site for any issues that would arise related to the residents' concerns: odor, rodents, traffic, whatever.

COMMISSIONER ENNES: And one with the trash, number two

DRAFT

of moving to the north.

COMMISSIONER DROST: Right, and that would be an additional condition.

COMMISSIONER ENNES: It should be a modification of number 2.

COMMISSIONER DAWSON: Clarification. Are you just amending to move it to the north or are you amending to require first that it be attempted to be located in the loading dock if possible? Just want to know what your motion is.

COMMISSIONER DROST: I think they're in agreement to move it to the north, so that we would amend it to a trash dumpster located on the northerly part of the site.

COMMISSIONER DAWSON: They said they would be willing to move it into the loading dock if that was allowed.

COMMISSIONER DROST: All right, or the loading dock.

COMMISSIONER SIGALOS: I'd like to see it in the loading dock as a preference.

COMMISSIONER ENNES: And if that's not to be acceptable to the --

COMMISSIONER SIGALOS: And if it's not acceptable, then to move 200 feet to the north.

COMMISSIONER ENNES: To the north and the seal.

COMMISSIONER SIGALOS: And to seal the enclosure.

COMMISSIONER DROST: Yes. Do you want to write it as and/or?

COMMISSIONER DAWSON: No, if allowed. Well, it's your motion.

COMMISSIONER DROST: Yes. No, but I want to get some consensus here so that we don't have to --

COMMISSIONER DAWSON: My, I don't know what I'm, I'm still, my mind is still foggy.

COMMISSIONER DROST: Move it to the loading dock.

COMMISSIONER ENNES: Right, move it to the interior or.

COMMISSIONER DROST: So, with that addition to 2, to move the dumpster to the loading dock, and then add the enforcement and monitoring provision as an additional condition. Then it would be 1 through 6.

MS. BHIDE: And would you also add to number 3 that the exhaust venting be moved as far north as possible?

COMMISSIONER DROST: If that was --

COMMISSIONER ENNES: Yes, item number 3.

COMMISSIONER DROST: Yes. Okay, so we've parsed this up.

CHAIRMAN LORENZINI: We have a motion by Commissioner Drost.

COMMISSIONER ENNES: I'll second it.

DRAFT

CHAIRMAN LORENZINI: Second. Roll call vote please.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: You have to start with me, don't you? I'm so on the fence. I'm just, I'm going to have to say no with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes, with comment. My comment is I relate very well to one of the residents who said this wasn't here when we moved in. But I guess the thing that's kind of the tipping point for me is that there really is no definition, a good definition for this in the code, should it be in M-1 or in M-2. It's an M-2 by default but it sounds like it could very well be an M-1. And I think the Petitioner is making every effort they can to make this a satisfactory situation.

And I would also ask Latika if, maybe if you can look into if there is any type of Village rodent control program. It looks like the, this area could use it, whether or not this facility is here or not.

COMMISSIONER DAWSON: I'd like to add my comment. My comment is that I'm not against the project. I just don't feel that there was enough information here tonight for me to recommend it to the Village Board. If there were more information, if the owners had been here, if I had been, I don't feel the special use criteria was clearly enough set out for me to make the recommendation. With more information, it would have been a yes.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER DAWSON: Possibly, I should say, because I don't know what the answers would have been.

CHAIRMAN LORENZINI: And Latika, is there a date this is going to go to the Village Board?

MS. Bhide: Well, dependent on the minutes being received and then resolving some of the comments or getting us more information. So, at this point, no, I don't have.

CHAIRMAN LORENZINI: Okay. And how would the residents know when that meeting would take place?

MS. Bhide: I would be more than happy to call if people gave me their numbers, or I have a couple of e-mails, I would be more

DRAFT

than happy to disseminate that information.

CHAIRMAN LORENZINI: At the Village website, too, right?
This would be on the website.

MS. BHIDE: It will be on the website. It typically is the Friday before the meeting, but I would be more than happy to call once we have a date.

CHAIRMAN LORENZINI: Okay, thank you. Thank you all for coming. Let's see, any other business we need to cover?

CHAIRMAN LORENZINI: Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER WARSKOW: I second.

CHAIRMAN LORENZINI: All in favor, aye?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the public hearing was adjourned
at 9:25 p.m.)



Item: 909 W. Campbell St. Subdivision - PC#14-019

Department: Planning & Community Development

Requested Action

Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

Variations Identified

1. Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
2. Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
3. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
4. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT.
5. Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around.

Recommendation

The Staff Development Committee recommends that the Plan Commission continue the petitioner's request so they can adequately address the Kennicott Avenue street within the right-of-way and the Tree Preservation related issues.

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Legal Notice	Correspondence
Notification Affidavit	Correspondence
Location Map	Exhibits

Plat & Sub Minutes	Minutes
Plat of Survey	Exhibits
Preliminary Plat_Revised	Exhibits
Preliminary Engineering_Revised	Exhibits
Tree Preservation Plan	Exhibits
Landscape Plan	Exhibits
Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence
ZBA Minutes - 5/12/14	Minutes

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Campbell Street Development
Address: 909 W. Campbell Street

BACKGROUND INFORMATION

Petitioner: Mark Salvatore
D. R. Horton/Cambridge Homes
Address: 880 S. Milwaukee Ave.
Libertyville, IL 60048

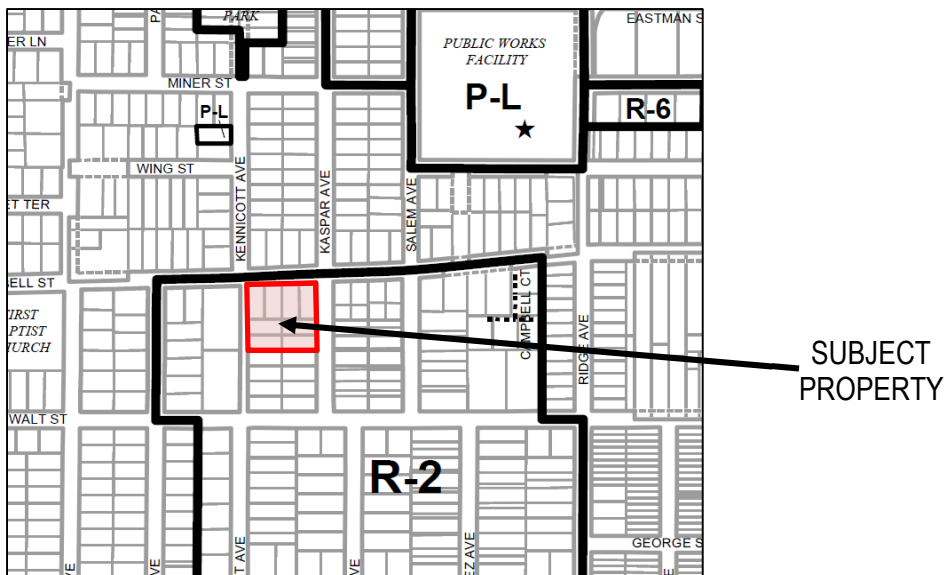
Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

Variations Identified:

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Single Family Homes	Single Family Detached
South	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
East	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
West	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2

Project Summary

The property is commonly known as 909 W. Campbell and the site consists of eight platted parcels that do not currently meet the minimum R-2 standards. The eight platted lots are part of the Arlington Manor Subdivision, which was platted in 1924 via Document Number 9637217. The lots lack adequate size and width to meet the lot size standards in the R-2 zoning district. Earlier this year, the applicants sought relief from the Zoning Board of Appeals to allow substandard lot area and lot width to create 8 buildable lots. The Zoning Board of Appeals denied the petitioner's request (Minutes attached).

The subject site is approximately 69,300 square feet (1.6 acres) and is bounded by Campbell Street to the north, Kaspar Avenue to the east and the unimproved and partial right of way of Kennicott Avenue to the west. To the south is vacant land. Currently, the property is approximately 264.76 feet wide (along Campbell Street) by 268.90 feet deep along Kaspar Avenue. The property is currently vacant as the existing residence on the site has been demolished.

The proposed action, if approved, would allow the Petitioner to subdivide the property into six single family lots and a detention basin. Details for the six lots are provided below.

As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-2 Lot	Corner	Interior	Corner	Interior	25'	10 % of lot width (minimum 7 FT)	30'	10'
	10,000	10,000	90'	75'				
Lot 1 (corner)	10,301		96.35		25	10/10	30	25
Lot 2		10,244		92.09	25	10/10	30	NA
Lot 3		10,041		76	25	8/8	30	NA
Lot 4		10,043		76	25	8/8	30	NA
Lot 5		10,043		76	25	8/8	30	NA
Lot 6		10,052		76	25	8/8	30	NA
Outlot A (corner)	8,782		76.32		NA	NA	NA	

Additionally, Section 29-307, Residential Lot Standards, within the Subdivision Control Regulations spells out the required minimum lot area and lot widths for residential lots. With the exception of the Outlot for detention, all lots meet the minimum required lot widths of 90 feet for corner lots and 75 feet for interior lots and a minimum lot area of 9,900 square feet for the corner lot and 8,750 square feet for interior lots.

Zoning and Comprehensive Plan

As shown in Table 1, the proposed subdivision, with the exception of Outlot A, exceeds the minimum lot size standards outlined in the R-2 district. The average lot size of the lots on the east side of Kaspar Avenue between Campbell Street and Sigwalt Avenue is 85.3 feet lot width and 11,276 square feet in area. The average lot size of the lots on the north side of Campbell Avenue between Kennicott Avenue and Kaspar Avenue is 66.17 feet lot width and 9,654 square feet in area. The

average lot size of the 6 residential lots within this subdivision is 82.07 feet lot width and 10,075 square feet in area. The proposed lots are consistent with the existing lots in the area.

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on north side of Campbell Ave (between Kennicott and Kaspar Avenues)		Ave. Lot Size on east side of Kaspar Ave (between Campbell Street and Sigwalt Ave.)	
Width	Area	Width	Area
66.17'	9,654	85.3'	11,276

Outlot A, the detention facility for the subdivision, is a corner lot that is 76.32 feet in width and 8,782 square feet in area. The lot does not meet the zoning ordinance or subdivision control ordinance requirements for lot area or lot width. As a result, the following variations have been identified:

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT

The petitioner has submitted a written justification for the variations listed above based upon the following criteria:

- **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.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that they are requesting the variation because Outlot A is not a buildable lot that is used for stormwater detention and will be turned over to the Village and not be privately owned. Staff concurs with these variations as this is an outlot used for stormwater detention.

Plat and Subdivision Committee

On August 13, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good proposal and was overall supportive of the subdivision.

Site Related Issues

The property in question is bound on the west by the unimproved Kennicott Avenue half right of way. Per Chapter 29, Subdivision Control Regulations, Section 304, Street Layout and Design, half streets are prohibited except where the Plan Commission finds that the land adjoining such half-street is unsubdivided and that it will be practicable to require the dedication of the other half of such street at such time as the adjoining land is subdivided. The property to the west of the Kennicott Avenue half right-of-way consists of two parcels between Campbell and Sigwalt Streets, which can be further subdivided.

The petitioner has provided plans that show the half right-of-way for Kennicott Avenue improved to the south end of the subject property. The right-of-way is improved with 20 foot pavement, a 5 foot wide sidewalk along the east side, curb and gutter as well as parkway trees along the east side. Per the Engineering and Fire Department's recommendation, the half street for Kennicott Avenue should be extended to Sigwalt Street to provide adequate access for emergency vehicles. The petitioner has indicated that the project cannot absorb the costs relative to the extension of the street and the project will be terminated if an extension to Sigwalt Street is required.

There are three options that could be considered for Kennicott Avenue:

1. Option 1: Extend Street

Extend Kennicott Avenue to Sigwalt Street per the Engineering and Fire Department's recommendation. A Contribution Ordinance could be adopted to recapture the costs for the extension of the half street for Kennicott Avenue beyond the south property line of the subject property to Sigwalt Street.

2. Option 2: Cul-de-Sac

Per Chapter 29, Section 304, Street Layout and Design, a cul-de-sac shall be provided at the closed end thereof with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet. If the cul-de-sac is of a temporary nature, all land in excess of that needed for the street when extended shall be subject to a temporary easement allowing the turnaround. The plan could be revised to include a cul-de-sac at the south end of the property. However, without obtaining additional right-of-way, this may result in the home on Lot 5 being set back significantly further than the other lots. If a temporary cul-de-sac is installed, the petitioner must post a letter of credit for the removal of the cul-de-sac after the remainder of the Kennicott Avenue to Sigwalt Street is installed.

3. Option 3: Variation

Concur with the petitioner's request for the dead end street.

If the project is approved per the petitioner's request, then the following variation will be necessary:

- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet or in the alternate a cul-de-sac of temporary nature with a similar turn around and easement be provided.

The petitioner has submitted a written justification for the variation listed above based upon the following criteria:

- **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.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that there is not enough room for a cul-de-sac at the south end of the property and have expressed concerns with being able to properly grade a road extension as they do not own the property to the south. Staff does not concur with this variation and recommends that Kennicott Avenue half street be extended to Sigwalt Street or a temporary cul-de-sac provided subject to demonstration that the home on Lot 5 will not be out of alignment with the other homes (north and south) on the street.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. There is an existing sidewalk along Campbell Street, which is required to be relocated 1 foot off the right-of-way, to which the petitioner has agreed. A 5-foot wide sidewalk is proposed on the east side of the Kennicott Avenue right-of-way along the length of the property. A 5-foot wide sidewalk is also proposed along Kaspar Avenue. There are six mature silver maples in the right-of-way along Kaspar Avenue along the frontage of this property, which will be preserved.

Traffic & Parking Related Issues

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 6-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation related issues

The tree survey indicates that there are 111 trees of various trunk caliper size three-inches and greater present on site. As presented, only 6 trees are proposed to be preserved in the Village right-of-way along Kaspar Avenue. Staff has identified 42 trees that could be preserved on the subject property. The petitioner has indicated that they will review with their engineer to determine if additional trees can be preserved. However, staff cannot recommend approval of the subdivision at this time until the petitioner provides a plan which saves more trees.

Building Related Issues

The Petitioner is aware that the proposed residences will require an administrative review in order to determine if a formal Design Commission review is required prior to the issuance of a building permit for each new home.

Preliminary Plat Document

The petitioner has presented a Preliminary Plat document. The following revisions to the Plat document must be incorporated and submitted prior to the submittal of the project to the Village Board.

1. Item #1: Clarify the official name of the Subdivision.
2. Item #3: Provide Plat of Survey for the existing site, which will include a legal description to use as a comparison to the Preliminary Plat.
3. Item #5: The existing subdivision lots and survey monuments (iron pipes, etc.) are to be shown in a dashed 'existing' line type underlying the proposed subdivision shown in bold line type.

Recommendation

The Staff Development Committee recommends that the Plan Commission **continue** the petitioner's request so they can adequately address the Kennicott Avenue street within the right-of-way and the Tree Preservation related issues.

The Plan Commission has the following options:

- 1) Continue the hearing to address the street and tree preservation issues;
- 2) Deny the petitioner's request;
- 3) Approve the petitioner's request with the following conditions:
 - a. The petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes listed above prior to the submittal of the project to the Village Board.
 - b. The petitioner shall continue to work with staff to preserve as many trees as possible on the site.

_____, November 6, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

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 12, 2014 AT
7:30 P.M. in the Municipal
Buildings, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 14-019, a Pre-
liminary Plat of Resubdivi-
sion. The subject site is gen-
erally located on the south
side of Campbell Street,
west of Kaspar Avenue, at
909 W. Campbell Street, Ar-
lington Heights, IL and le-
gally described as:
Lots 245, 246, 247, 248, 293,
294, 295 and 296 in Arlington
Manor Subdivision of part of
the southeast quarter of Sec-
tion 30 and the west 1/2 of the
northeast quarter of Section
31, Township 42 North,
Range 11, east of the Third
Principal Meridian, in Cook
County, Illinois.
As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:
• Chapter 28, Section 5.1-2.5,
Minimum Lot Size, from the
requirement that corner lots
in the R-2 district are re-
quired to be 10,000 SF to al-
low Outlot A, Detention Fa-
cility to be 8,782 SF.
• Chapter 28, Section 5.1-2.6,
Minimum Lot Width at
Building Line, from the re-
quirement that corner lots
in the R-2 district are re-
quired to be 90 FT to allow
Outlot A, Detention Fa-
cility to be 76.32 FT.
• Chapter 29, Section 29-307,
Residential Lot Standards,
from the requirement that
corner lots be 9,900 SF to al-
low Outlot A, Detention Fa-
cility to be 8,782 SF.
• Chapter 29, Section 29-307,
Residential Lot Standards,
from the requirement that
the minimum lot width for
corner lots be 90 FT at the
building setback line to al-
low Outlot A, Detention Fa-
cility to be 76.32 FT.
• Chapter 29, Section 29-501,
from the requirement to
provide sidewalks located
within public areas to re-
quire no sidewalk along
Kaspar Avenue.
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity 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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
October 28, 2014 (4389533)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 28, 2014 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

BY Paula Baltz
Authorized Agent

Control # 4389533

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OCT 31 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Single-Family Application and Procedures

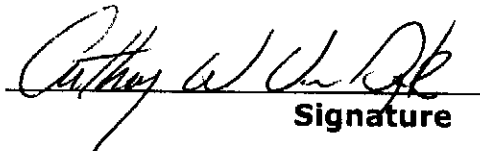
Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

STEP 2 ONLY **NOTIFICATION AFFIDAVIT**

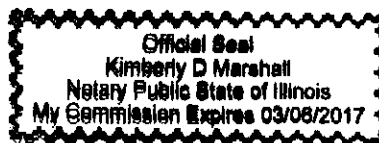
I, Tony Van Dijk hereby certify that the public meeting sign(s) required by Chapter 28, Section 14.2-5.2 of the Arlington Heights Municipal Code were erected on the property commonly known as 909 W. Campbell St. on 10/27/14
(Subject Property Address) (Date of Posting)


Signature

10/27/14
Date

Subscribed and Sworn to before me
this 27th day of October, 2014.


Notary Public



RECEIVED
OCT 27 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



CAMPBELL ST

KENNICOTT AVE

SALEM AVE

KASPAR AVE

PATTON AVE

SIGWALT ST

PIQ

909 W. Campbell Street
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
October 2014



**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE**
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

August 13, 2014

Project Title: Campbell Street Subdivision
Address: 909 W. Campbell
Petitioner: Tony Van Dijk
Emerald Homes
800 S. Milwaukee Avenue, Suite 250
Libertyville, IL 60048

Requested Action:

1. Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

Variations Required:

- None identified at this time

Attendees: Tony Van Dijk, Emerald Homes
Keith Wisniewski, Emerald Homes
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The property commonly known as 909 W. Campbell consists of eight platted parcels that do not currently meet the minimum R-2 standards. The subject site is approximately 69,300 square feet (1.6 acres) and is bounded by Campbell Street to the north, Kaspar Avenue to the east and the unimproved and partial right of way of Kennicott Avenue to the west. To the south is vacant land. Currently, the property is approximately 264.76 feet wide (along Campbell Street) by 268.90 feet deep along Kaspar Avenue. The property is currently vacant as the existing residence on the site has been demolished. The Petitioner would like to subdivide the property into 6 single family lots and a detention basin. All lots meet the minimum required lot widths of 90 feet for corner lots and 75 feet for interior lots and a minimum lot area of 9,900 square feet for the corner lot and 8,750 square feet for interior lots.

Meeting Discussion:

T. Van Dijk said that the property consists of 8 lots platted in the 1920's that do not meet current R-2 standards. They would like to resubdivide the property into 6 conforming R-2 lots with a detention area, hopefully alleviating water issues in the area. L. Bhide provided details of the project. She mentioned that there are trees along Kaspar Ave. that are recommended to be accommodated through the land plan. The existing half right-of-way for Kennicott Ave. must be improved to full Village standards. B. Green asked about the half right-of-way. L. Bhide said that they would be required to improve the right-of-way along the front of their property and that some items may need to be extended to Sigwalt. They will work out those details with the Plan Commission application. Upon L. Jensen's question, K. Wisniewski said that they (Emerald) would be responsible for improving the right-of-way and extending the services and then dedicate it to the Village.

L. Jensen asked if they owned the other half of the block. K. Wisniewski said that they did not. He said that the current owner of the property (in question) is trying to assemble the property. Emerald Homes would be happy to continue the subdivision further south. He said that those were 8 platted lots that would have to be resubdivided into 6 lots. J. Sigalos

asked if the proposed detention would serve just the 6 lots or any future lots to the south? T. Van Dijk said that it served just these lots and that if they develop the property to the south, they would have another detention area serving those lots. L. Jensen asked about the two lots facing the half right-of-way. K. Wisniewski said that those homes would be no different than if they were facing a full street. K. Wisniewski said that it almost works like a private drive. He said that eventually when the property to the west is developed, then the other half of the right-of-way can be put in. J. Sigalos asked about the location of the detention basin. K. Wisniewski said that it was dictated by the topography and it was located at the low point. L. Bhide said that the detention would be turned over to the Village once the project was completed and that they (Village) preferred it to be accessible.

RECOMMENDATION

Commissioner Green said that it was a nice infill development project and agreed that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

PLAT OF SURVEY OF

LOT 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 30 AND THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN NO.: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
COMMONLY KNOWN AS: 909 West Campbell Street, Arlington Heights, IL 60004

Scale: 1 inch = 40 Feet
Distances are marked
in feet and decimals.

KANTHAPHIXAY LAND SURVEYING

RICHARD R. KANTHAPHIXAY
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND MAG NAIL
- SET IRON PIPE
- IRON PIPE OR
ROD NOT FOUND
- ⊙ LIGHT POLE
- CHAIN LINK FENCE
- WOOD OR PLASTIC FENCE
- CONCRETE
- BRICK PAVEMENT

RECEIVED

SEP 29 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

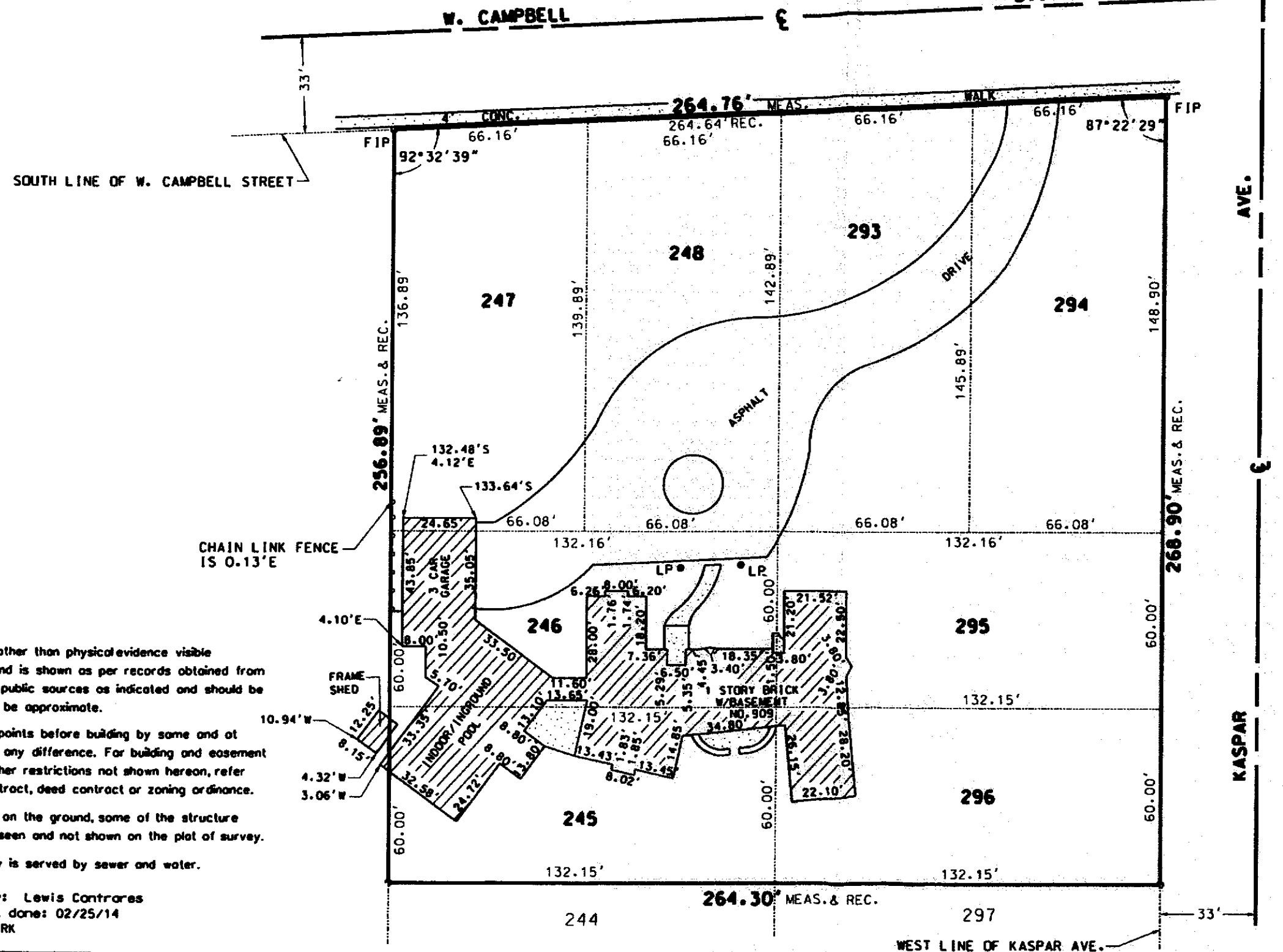


STATE OF ILLINOIS)
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor,
hereby certify that a survey has been made, at and under my
direction, of the property described above, and that the survey
hereon drawn is a correct representation of said survey and
conforms to the current Illinois minimum standards for a
boundary survey.

Streamwood, Illinois, February 26, A.D. 2014

By [Signature]
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2014



NOTES:

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.
- c.) Do to show on the ground, some of the structure can not be seen and not shown on the plat of survey.
- d.) The property is served by sewer and water.

Ordered By: Lewis Contreras
Field work done: 02/25/14
Drawn By: RK



LOCATION MAP  NORTH

AVENUE

KENNICOTT

LOT 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.
PIN NO.: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
COMMONLY KNOWN AS: 909 WEST CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005
AREA = 69,509 SQ. FT. / 1.596 ACRES

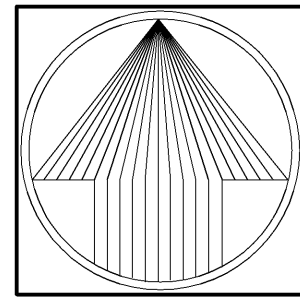
PROPERTY TO NORTH:
BARBARA A. DUMKE
916 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-010-0000

PROPERTY TO NORTH:
BARBARA FRANKS
908 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-020-0000

PROPERTY TO NORTH:
W & N ROOCK
900 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-021-0000

OWNER OF LAND PROPOSED TO BE SUBDIVIDED:
PIN: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

LOT AREAS	
LOT 1	10,301 SF
LOT 2	10,244 SF
LOT 3	10,041 SF
LOT 4	10,043 SF
LOT 5	10,046 SF
LOT 6	10,052 SF
OUTLOT A	8,782 SF
TOTAL	69,509 SF / 1.596 AC



NORTH

SCALE: 1" = 20'

PROPERTY TO WEST:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-308-002-0000

PROPERTY TO EAST:
RALPH C. KUHLMIEIER
815 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-421-017-0000

PROPERTY TO EAST:
DANIEL MAYER
1502 WEST HAWTHORNE
ARLINGTON HEIGHTS, IL 60005
PROPERTY ADDRESS:
15 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-415-021-0000

PROPERTY TO EAST:
THOMAS J. SHECHY & ELIZ
21 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-421-032-0000

PROPERTY TO EAST:
NICKL FRANZ
27 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-421-027-0000

PROPERTY TO SOUTH:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-420-007-0000

PROPERTY TO SOUTH:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-420-013-0000

NOTES:
PUDE= PUBLIC UTILITY and DRAINAGE EASEMENT
FIP = FOUND IRON PIPE *AS SHOWN ON THE EXISTING PLAT OF SURVEY"

ARLINGTON HEIGHTS
PROPOSED MONUMENT
REQUIREMENTS:

A. PERMANENT MONUMENTS SHALL BE PLACED AT ALL CORNERS AND AT ALL POINTS TANGENT TO CURVE LINES ALONG THE BOUNDARY OF THE SUBDIVISION. PERMANENT MONUMENTS SHALL BE CONSTRUCTED OF CONCRETE, THE MINIMUM DIMENSIONS OF WHICH SHALL BE FOUR BY FOUR INCHES AT THE TOP OF THE MONUMENT AND SIX BY SIX INCHES AT THE BOTTOM; SUCH MONUMENT SHALL BE A MINIMUM OF 36 INCHES LONG WITH A COPPER DOWEL OF AT LEAST 3/8 OF AN INCH IN DIAMETER AND 2-1/2 INCHES IN LENGTH EMBEDDED IN THE TOP OF SUCH MONUMENT SO THAT THE DOWEL SHALL BE FLUSH WITH THE SURFACE OF THE MONUMENT AND PLACED IN THE CENTER OF THE MONUMENT.

B. ALL CORNER LOTS OF THE SUBDIVISION WHERE CONCRETE MONUMENTS ARE NOT REQUIRED TO BE PLACED SHALL BE MARKED BY GALVANIZED OR WROUGHT IRON PIPE OR IRON OR STEEL BARS AT LEAST 18 INCHES LONG AND NOT LESS THAN 1/2 INCH IN DIAMETER. THE TOP OF THE PIPE SHALL BE SET LEVEL WITH THE ESTABLISHED GRADE OF THE LOT.

C. FOR EACH 20 ACRES OR FRACTION THEREOF IN THE SUBDIVISION, ONE PERMANENT BENCHMARK SHALL BE ESTABLISHED AT A LOCATION DESIGNATED BY THE DIRECTOR OF ENGINEERING. THIS BENCHMARK SHALL BE CONSTRUCTED OF CONCRETE, FOUR BY FOUR INCHES AT THE TOP, SIX BY SIX INCHES AT THE BOTTOM AND 48 INCHES IN LENGTH WITH A BRASS PLATE SECURELY FASTENED TO THE SURFACE. THE BRASS PLATE SHALL BE INSCRIBED WITH THE NUMBER AND ELEVATION OF THE BENCHMARK.

CAMPBELL STREET DEVELOPMENT

ARLINGTON HEIGHTS, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (847) 387-2557
FAX: (847) 387-2557

E-MAIL ADDRESS: pba@pearsonbrown.com
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DESIGNED BY: A.K.Z.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 09/10/14

PRELIMINARY PLAT

DATE BY

11/06/14

JFC

REVISED PER VILLAGE REVIEW COMMENTS

DESCRIPTION

REVISIONS

SHEET NUMBER

1

OF 1 SHEET

JOB NO.

1458





526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

SCALE

CLIENT NAME AND ADDRESS

**D.R. HORTON /
CAMBRIDGE HOMES**

PROJECT NAME AND SHEET TITLE

CAMPBELL STREET DEVELOPMENT

**CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL**

PLAN DATE _____

SEPTEMBER 16, 2014

SHEET NUMBER

1 OF 2

PROJECT NUMBER

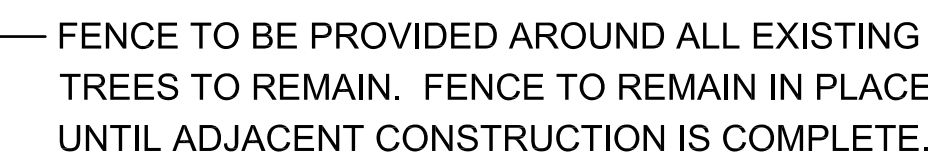
CAMB CAMPBELL A.H.



TREE PRESERVATION SYMBOLS KEY



— EXISTING TREES TO BE PRESERVED
(INDICATED WITH BOX AROUND TREE
SYMBOL)



FENCE TO BE 4' TALL, ROLLED WOOD LATHE
OR APPROVED EQUAL.

SECURE FENCE TO METAL STAKES,
SPACE NO GREATER THAN 8' O.C.

NOTE:
AFTER TREES ARE FENCED, NOTHING IS TO BE
DISTURBED, STORED, OR CUT INSIDE
CONSTRUCTION FENCE. REMOVE FENCE ONLY
AFTER ALL CONSTRUCTION WORK HAS BEEN
COMPLETED.

TREE PRESERVATION FENCE DETAIL

NOT TO SCALE

NOTES

1. TREE SURVEY WAS PREPARED BY OTHERS.
2. TREE INVENTORY WAS PREPARED BY URBAN FOREST MANAGEMENT (FOX RIVE GROVE, IL - TEL 847.516.9708).
3. ALL TREES MEASURING 3" CALIPER AND LARGER ON THE PROPERTY, LOCATED AT 909 W. CAMPBELL, WERE SURVEYED AND INVENTORIED. A TOTAL OF 111 TREES WERE INVENTORIED:

- Tree species inventoried on this property include Boxelder Maple, Norway Maple, Silver Maple, Hackberry, Honeylocust, Black Walnut, Eastern Red Cedar, Mulberry, Pin Oak, American Elm, Siberian Elm and other species in smaller quantities. The most common species inventoried was Norway Maple with 15% of all species inventoried, followed by Mulberry with 12% and American Elm with 10%. Understory species include Buckthorn, Honeysuckle, Eastern Red Cedar, Burning Bush and smaller trees of the same species inventoried. There are some large Buckthorn, which were not inventoried, in the northwest corner of the lot and along the north property line. Six (6) parkway trees were inventoried along Kaspar Avenue, all of these being mature Silver Maple.

- Approximately 17% of the inventoried trees are in fair/poor condition or worse, with four (4) of these being dead at the time of the inventory. Most of the trees contain varying amounts of deadwood, decay and/or structural defects. There were only two Ash trees inventoried on this site, with one of these dying back as a result of Emerald Ash Borer.

4. FOR COMPLETE TREE INVENTORY LISTING, SEE SHEET #2.

TREE INVENTORY

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
1301		Silver Maple	Acer saccharinum	31	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.
1302		Silver Maple	Acer saccharinum	28	4	4	one sided, hollow, multiple leaders	Parkway tree.
1303		Silver Maple	Acer saccharinum	24	3	3	weak crotch, multiple leaders	Parkway tree.
1304		Silver Maple	Acer saccharinum	29	3	3	weak crotch, double leader	Parkway tree.
1305		Silver Maple	Acer saccharinum	30	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.
1306		Silver Maple	Acer saccharinum	28	3	3	minor deadwood, girdling root, trunk swell	Parkway tree.
1307	S.E. property corner	Norway Maple	Acer platanoides	2.5	2	4	over-topped, slight lean, twist in trunk	
1308	E. property line	Norway Maple	Acer platanoides	5	2	4	one sided, over-topped, slight lean	
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	sweep, over-topped	
1310	E. property line	Mulberry	Morus spp.	3	3	4	one sided, over-topped, damaged leader, multiple leaders	
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	weak crotch	Forked at .5' with 8", 7" co-leaders.
1312	E. property line	Norway Maple	Acer platanoides	2	4	4	minor deadwood, basal decay, over-topped	Forked at base with a 2" co-leader.
1313	E. property line	Mulberry	Morus spp.	7	3	4	over-topped, damaged leader, slight sweep, multiple	
1314	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.
1315	E. property line	Norway Maple	Acer platanoides	3	3	4	suckering, over-topped, damaged leader	Forked at base with 2", 2", 2" co-leaders.
1316	E. property line	American Elm	Ulmus americana	5	3	4	weak crotch, over-topped, double leader	Forked with a 2" co-leader.
1317	E. property line	Norway Maple	Acer platanoides	2	3	4	weak crotch, damaged leader, double leader	Forked at .5' with a 2" co-leader.
1318	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, damaged leader, slight sweep	
1319	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, multiple leaders	
1320	E. property line	Tree-of-Heaven	Ailanthus altissima	3	2	3	over-topped, double leader	
1321	E. property line	Pin Oak	Quercus palustris	34	3	3	minor deadwood, weak crotch, multiple leaders	
1322	E. property line	Norway Maple	Acer platanoides	2.5	4	4	basal decay, basal scar, suckering, over-topped, slight lean	Forked at base with 2.5", 2", 1" co-leaders.
1323	E. property line	Norway Maple	Acer platanoides	3	4	4	basal decay, over-topped, damaged leader, twist in trunk	Forked at .5' with 2.5", 2.5", 2" co-leaders.
1324	E. property line	Tree-of-Heaven	Ailanthus altissima	11	2	4	over-topped, slight sweep	
1325	E. property line	Mulberry	Morus spp.	4.5	3	4	damaged leader, slight lean, multiple leaders	
1326	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at base with 4", 4" co-leaders.
1327	E. property line	Norway Maple	Acer platanoides	3.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 3", 2.5" co-leaders.
1328	E. property line	Norway Maple	Acer platanoides	2.5	3	4	over-topped, slight sweep	
1329	E. property line	Norway Maple	Acer platanoides	2.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 2.5", 2" co-leaders.
1330	E. property line	American Elm	Ulmus americana	2.5	2	4	sweep, over-topped	
1331	E. property line	Black Walnut	Juglans nigra	7	3	4	suckering, damaged leader	
1332	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at .5' with 3", 3", 3" co-leaders.
1333	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, damaged leader, twist in trunk	Forked at base with 2.5", 2.5" co-leaders.
1334	E. property line	Norway Maple	Acer platanoides	3	3	4	damaged leader, twist in trunk	Forked at .5' with a 2" co-leader.
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	basal scar, weak crotch, slight sweep	Forked at 3' with a 13" co-leader.
1336	E. property line	Black Cherry	Prunus serotina	12	3	4	minor deadwood, suckering, slight lean	
1337	E. property line	Mulberry	Morus spp.	4	3	4	minor deadwood, suckering, damaged leader, slight sweep	Forked at base with 4", 3", 3", 3" co-leaders.
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	double leader	
1339	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, double leader	
1340	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, slight lean, multiple leaders	
1341	E. property line	American Elm	Ulmus americana	4	3	3	damaged leader, thin crown	
1342	E. property line	American Elm	Ulmus americana	4	3	4	over-topped, damaged leader, slight lean	
1343	E. property line	Boxelder Maple	Acer negundo	4	3	4	minor deadwood, suckering, twist in trunk, multiple	Forked at .5' with 3", 3", 3" co-leaders.
1344	E. property line	Mulberry	Morus spp.	4	3	4	weak crotch, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.
1345	E. property line	Boxelder Maple	Acer negundo	2.5	3	4	damaged leader, slight sweep, double leader	
1346	E. property line	American Elm	Ulmus americana	4	3	4	weak crotch, suckering, damaged leader, double leader	
1347	E. property line	Boxelder Maple	Acer negundo	3	3	4	suckering, over-topped, damaged leader, slight lean	Forked at base with a 3" co-leader.
1348	E. property line	Boxelder Maple	Acer negundo	3.5	3	4	minor deadwood, suckering, damaged leader, slight lean	Forked at base with a 2.5" co-leader.
1349	E. property line	American Elm	Ulmus americana	6	3	4	weak crotch, damaged leader, multiple leaders	
1350	E. property line	American Elm	Ulmus americana	3.5	3	3	damaged leader, thin crown	Forked at base with 3.5", 2.5" co-leaders.
1351	N.E. property corner	American Elm	Ulmus americana	6	3	4	weak crotch, one sided, twist in trunk	Forked at 1' with a 6" co-leader.
1352		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided, poison ivy, lower branches shaded out	
1353		Eastern red-cedar	Juniperus virginiana	8	3	4	one sided, slight lean	
1354		White Spruce	Picea glauca	18	4	3	minor deadwood, poison ivy, lower branches shaded out	
1355		Eastern red-cedar	Juniperus virginiana	6	3	4	one sided, slight lean, double leader	
1356		Eastern red-cedar	Juniperus virginiana	5	4	3	minor deadwood, sparse foliage, multiple leaders	
1357		Crabapple	Malus spp.	7	3	3	minor deadwood, weak crotch	Forked at 3' with 7", 4", 4", 3" co-leaders.
1358		Crabapple	Malus spp.	5	3	3	broken limbs, weak crotch	Forked at 3.5' with 5", 4", 4" co-leaders.
1359		Norway Maple	Acer platanoides	22	4	5	broken limbs, minor deadwood, basal scar, decay, top	
1360		Pin Oak	Quercus palustris	32	3	3	minor deadwood, epicormics, multiple leaders	
1361		Horsechestnut	Aesculus hippocastanum	35	6	3		Dead.
1362		Colorado Blue Spruce	Picea pungens	10	3	3	minor deadwood	
1363		Saucer Magnolia	Magnolia x soulangeana	14	4	3	construction impact, broken limbs, weak crotch,	Forked at 2' and 3' with 11", 10", 9" co-leaders.
1364		Saucer Magnolia	Magnolia x soulangeana	11	4	4	construction impact, broken limbs, basal scar, trunk scar,	1/2 of crown is split off.
1365		Sugar Maple	Acer saccharum	24	3	3	broken limbs, weak crotch, compaction, multiple leaders	
1366		Hackberry	Celtis occidentalis	30	3	3	minor deadwood, weak crotch, multiple leaders	
1367	W. property line	Siberian Elm	Ulmus pumila	3	3	3	over-topped	Forked at base with 2", 1.5" co-leaders.
1368	W. property line	Scots Pine	Pinus sylvestris	15	3	4	vine infested, slight sweep	
1369		Siberian Elm	Ulmus pumila	20	3	4	suckering, slight sweep, double leader	
1370		Scots Pine	Pinus sylvestris	12	3	4	sweep, over-topped, double leader	
1371		Siberian Elm	Ulmus pumila	27	4	4	heavy deadwood, suckering, over-topped, dieback, slight	
1372		Honeylocust	Gleditsia triacanthos	12	3	4	suckering, over-topped, slight sweep	
1373		Honeylocust	Gleditsia triacanthos	16	3	4	one sided, sweep, suckering	
1374		Honeylocust	Gleditsia triacanthos	25	3	3	heavy deadwood, weak crotch, multiple leaders	
1375		Eastern red-cedar	Juniperus virginiana	12	3	3	construction impact, weak crotch, one sided, double leader	
1376		Norway Maple	Acer platanoides	25	3	4	one sided, girdling root, over-topped, multiple leaders	
1377		Concolor Fir	Abies concolor	16	3	4	minor deadwood, excessive lean	
1378		Pin Oak	Quercus palustris	38	3	2	heavy deadwood, epicormics	
1379		Green Ash	Fraxinus pennsylvanica	17	5	4	sparse foliage, excessive lean, suckering, emerald ash borer	

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
1380		Hawthorn	Crataegus spp.	9	4	4	basal decay, suckering, slight lean, slight sweep	Forked at base with a 3" co-leader.
1381		Hawthorn	Crataegus spp.	8	3	4	weak crotch, one sided, suckering, over-topped, slight	Forked at 1.5' with 6", 5" co-leaders.
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	trunk scar, multiple leaders	
1383		Mulberry	Morus spp.	4	3	4	one sided, over-topped, slight sweep	Forked at 1' with a 3" co-leader.
1384		Hackberry	Celtis occidentalis	2.5	2	4	sweep, over-topped	
1385		Silver Maple	Acer saccharinum	3	2	3	weak crotch, suckering	Forked at base with a 2" co-leader.
1386		Norway Maple	Acer platanoides	3.5	2	3	slight lean	
1387		Boxelder Maple	Acer negundo	2.75	3	4	suckering, slight sweep	
1388		American Elm	Ulmus americana	6	3	4	sweep, over-topped	
1389		Siberian Elm	Ulmus pumila	8	3	3	double leader	
1390		Horsechestnut	Aesculus hippocastanum	2.75	3	4	one sided, over-topped	Forked at 3' with a 2.5" co-leader.
1391		Siberian Elm	Ulmus pumila	5	3	4	weak crotch, one sided	Forked at 3.5' with a 4" co-leader.
1392		Siberian Elm	Ulmus pumila	9	3	3	minor deadwood, weak crotch, double leader	
1393		Siberian Elm	Ulmus pumila	3	3	4	over-topped, twist in trunk	
1394		Siberian Elm	Ulmus pumila	8	3	3	weak crotch, thin crown	
1395		Hackberry	Celtis occidentalis	6	2	4	sweep, over-topped	
1396		Siberian Elm	Ulmus pumila	8	3	3	one sided, thin crown	
1397		Green Ash	Fraxinus pennsylvanica	2	2	4	sweep, over-topped	
1398		American Elm	Ulmus americana	2.5	2	4	one sided, over-topped, slight sweep	
1399		Dogwood	Cornus spp.	4	4	4	basal decay, weak crotch, over-topped	Forked at base with 3", 3", 2" co-leaders.
1400		Dogwood	Cornus spp.	4	3	4	sweep, over-topped	Forked at base with 3", 2" co-leaders.
1682		Black Walnut	Juglans nigra	15	2	3	weak crotch, multiple leaders	
1683		Eastern red-cedar	Juniperus virginiana	5	3	4	sparse foliage, one sided, over-topped	
1684		Eastern red-cedar	Juniperus virginiana	4	4	4	basal scar, one sided, over-topped, twist in trunk	
1685		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided	
1686		Colorado Blue Spruce	Picea pungens	13	6	4		Dead.
1687		Eastern red-cedar	Juniperus virginiana	4.5	3	4	over-topped	
1688		Mulberry	Morus spp.	2.75	2	4	weak crotch, over-topped, slight sweep	Forked at 3.5' with a 2" co-leader.
1689		Silver Maple	Acer saccharinum	44	5	3	heavy deadwood, dieback, multiple leaders	
1690		Mulberry	Morus spp.	3.5	3	4	girdling root, slight sweep, multiple leaders	
1691		Paper Birch	Betula papyrifera	4	6	4		Dead. Forked at base with 4", 4", 3" co-leaders.
1692		Paper Birch	Betula papyrifera	4	6	3		Dead. Forked at base with 3", 3", 3" co-leaders.

PRESERVATION SUMMARY

(6) TREES, TAG #1301-1306, SHALL BE PRESERVED (MATURE SILVER MAPLE TREES ALONG KASPAR AVENUE), ALL OTHER ONSITE TREES SHALL BE REMOVED, A TOTAL OF 982.75".



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526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

REVISIONS

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SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

D.R. HORTON /
CAMBRIDGE HOMES

800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

PROJECT NAME AND SHEET TITLE

CAMPBELL STREET
DEVELOPMENT

CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL

TREE PRESERVATION PLAN

PLAN DATE

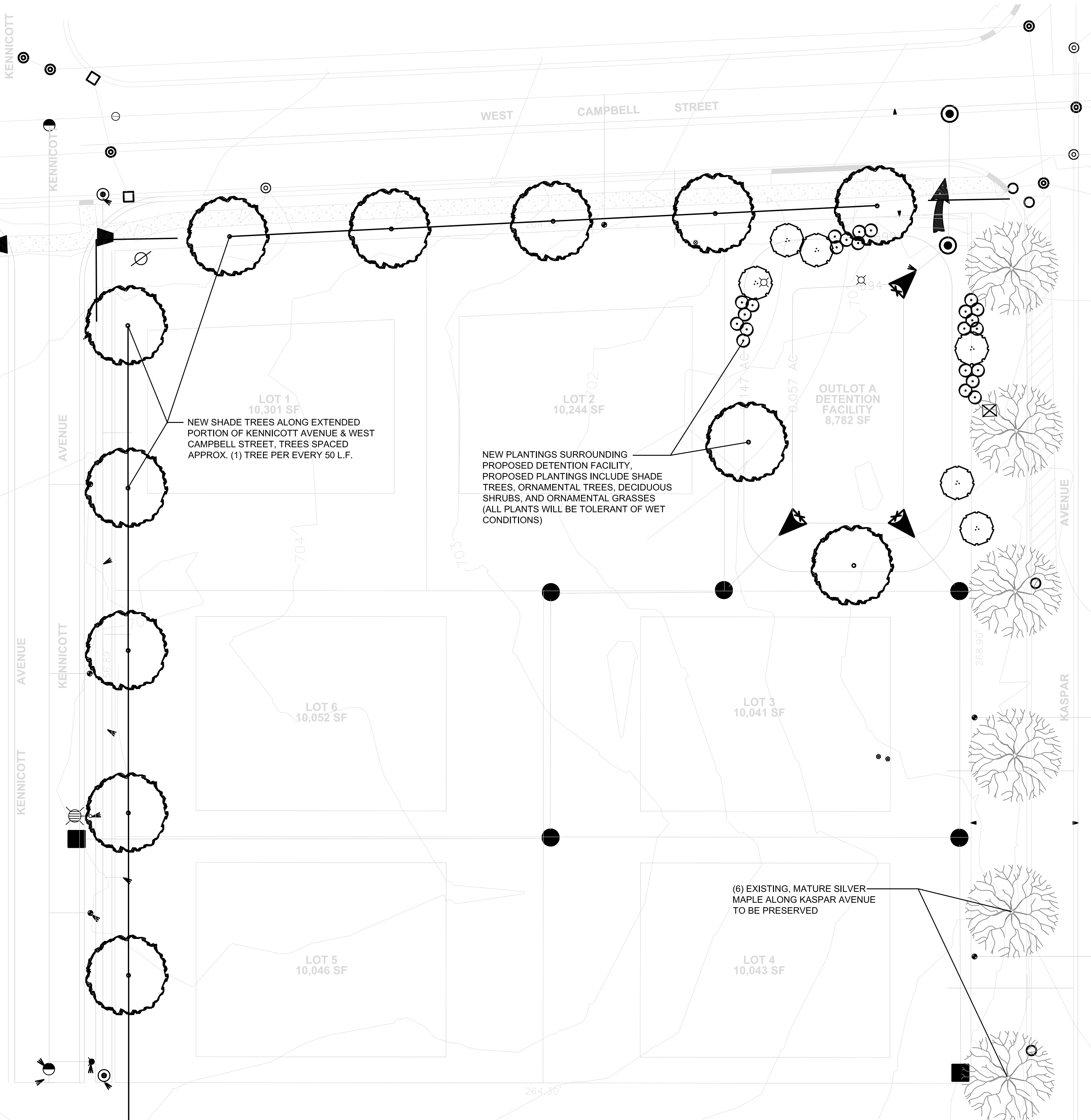
SEPTEMBER 16, 2014

SHEET NUMBER

2 OF 2

PROJECT NUMBER

CAMB_CAMPBELL_A.H.



PLANT SYMBOLS KEY

-
- EXISTING TREE TO BE PRESERVED
-
- CANOPY / SHADE TREE, 2.5" CALIPER: SWAMP WHITE OAK, SILVER LINDEN, DAWN REDWOOD, BALD CYPRESS
-
- UNDERSTORY / ORNAMENTAL TREE, 6-10' TALL: SERVICEBERRY, WITCHHAZEL, BLACKHAW VIBURNUM, ALDER
-
- DECIDUOUS, MEDIUM-LARGE SHRUBS, 36"-48" TALL: REDTWIG DOGWOOD, BUTTONBUSH, CHOKEBERRY

NOTES

1. ALL PLANTING BEDS SHALL CONTAIN 4-12" OF TOPSOIL, FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
2. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A TWO INCH (2") LAYER OF PEAT MOSS, ALONG WITH A ONE INCH (1") LAYER OF MUSHROOM COMPOST, AND A GRANULAR FERTILIZER. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
3. ALL PLANTING BEDS AND TREE RINGS TO RECEIVE SHREDDED HARDWOOD MULCH (NON-DYED, NON-COLORED) AT A DEPTH OF 3".
4. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A SPADED EDGE WHERE BED MEETS TURF.
5. ALL PLANTS SHALL BE ALLOWED TO GROW AND MATURE IN THEIR NATURAL FORM/HABIT.
6. ALL NEW PLANT MATERIAL SHALL BE OF GOOD QUALITY AND IN GOOD FORM.
7. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE.
8. ALL PARKWAY TURF AREAS SHALL BE KENTUCKY BLUEGRASS SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL OTHER TURF AREAS, SHALL BE KENTUCKY BLUEGRASS SOD (MINERAL, NOT PEAT) OR KENTUCKY BLUEGRASS BLEND SEED & BLANKET, UNLESS OTHERWISE NOTED ON THE PLAN.
10. TREATMENT OF ALL DETENTION/WETLAND AREAS ARE BY OTHERS.
11. ~~FOR PARKWAY TREE PLANT LIST, SEE SHEET #4.~~ ALL OTHER QUANTITIES AND SPECIES OF ALL PLANT MATERIAL WILL BE DETERMINED AT TIME OF FINAL PLANS.
12. ~~FOR ENTRANCE MONUMENT & ENTRY DETAILS, SEE SHEETS #5 & #6.~~



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847 878 4019

REVISIONS

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SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

D.R. HORTON /
CAMBRIDGE HOMES

800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

PROJECT NAME AND SHEET TITLE

CAMPBELL STREET
DEVELOPMENT

CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

PLAN DATE

SEPTEMBER 16, 2014

SHEET NUMBER

1 OF 1

PROJECT NUMBER

CAMB_CAMPBELL_A.H.



Mark Salvatore
(847)984-4539

November 6, 2014

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 909 W. Campbell Ave Subdivision (PC 14-019) - Review Comments

Dear Ms. Bhide:

This letter serves as our formal request to the Village for a Variance based on the Preliminary Engineering Review.

We are asking for a Variance from the request to install a cul-de-sac at the south end of the property. Our request is based on the following criteria:

1. There is not enough room for a cul-de-sac at the south end of the property.
2. We do not own the property to the south of our parcel making it impossible to properly grade a road extension to the next southerly intersection.
3. We run the risk of it creating worse flooding problems in the immediate area.

Based on the criteria above we respectfully request a variance to the Zoning Regulations regarding the installation of a cul-de-sac

If you have any questions or concerns, I can be reached at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

Mark S. Salvatore, P.E.
Land Development Project Manager

Cc: Keith Wisniewski - Emerald Homes (via email only)
Tony Van Dijk - Emerald Homes (via email only)



Mark Salvatore
(847)984-4539

November 6, 2014

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 909 W. Campbell Ave Subdivision (PC 14-019) - Review Comments

Dear Ms. Bhide:

This letter serves as our formal request to the Village for a Lot Requirement Variance based on the Preliminary Engineering Review.

We are asking for a Variance from Chapter 28 Zoning Regulations regarding lot requirements for Outlot A, the detention area. Our request is based on the following criteria:

1. Outlot A is not a buildable lot and will only be used for stormwater detention.
2. The Outlot will eventually be turned over to the Village and will not be privately owned property.

Based on the criteria above we respectfully request a variance to the Zoning Regulations regarding lot size, width and corner lot requirements.

If you have any questions or concerns, I can be reached at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

Mark S. Salvatore, P.E.
Land Development Project Manager

Cc: Keith Wisniewski - Emerald Homes (via email only)
Tony Van Dijk - Emerald Homes (via email only)

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-019
 Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Owner: Michael Dean Fravell & Katherine E. Bellock
626 West Sigwalt St.
Arlington Heights IL 60005
 Contact Person: Mark S. Salvatore
 Address: 800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Phone #: 847-984-4539
 Fax #: 866-774-0375
 E-Mail: mssalvatore@drhorton.com

P.I.N.# 03-30-420-001-006 & 011-012
 Location: 909 West Campbell Street
 Rezoning: Current: R2 Proposed: R2
 Subdivision: ✓
 # of Lots: 6 Current: 1 Proposed: 6
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: SF Residential
Proposed: SF Residential
 Site Gross Area: 69,509 SF / 1.596 Acres
 # of Units Total: 6
 1BR: 2BR: 3BR: 4BR: 6

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

- | | <u>YES</u> | <u>NO</u> | |
|----|--------------------------|-----------------|-----------------------|
| 1. | <u> </u> | <u> </u> | VILLAGE BUILDING CODE |
| 2. | <u> </u> | <u> </u> | PRESENT ZONING USE |
| 3. | <u> </u> | <u> </u> | REQUESTED ZONING USE |
| 4. | <u> </u> | <u> </u> | SUBDIVISION REQUIRED |
| 5. | <u> </u> | <u> </u> | SIGN CODE |
| 6. | <u>GENERAL COMMENTS:</u> | | |

NO COMMENTS AT THIS TIME.

CHARLEY CRAIG 10-2-14
 -Director Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-019
Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
Owner: Michael Dean Fravell & Katherine E. Bellock
626 West Sigwalt St.
Arlington Heights IL 60005
Contact Person: Mark S. Salvatore
Address: 800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
Phone #: 847-984-4539
Fax #: 866-774-0375
E-Mail: mssalvatore@drhorton.com

P.I.N.# 03-30-420-001-006 & 011-012
Location: 909 West Campbell Street
Rezoning: Current: R2 Proposed: R2
Subdivision: ✓
of Lots: 6 Current: 1 Proposed: 6
PUD: For:
Special Use: For:
Land Use Variation: For:
Land Use: Current: SF Residential
Proposed: SF Residential
Site Gross Area: 69,509 SF / 1.596 Acres
of Units Total: 6
1BR: 2BR: 3BR: 4BR: 6

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

INSPECTIONAL SERVICES

REFER TO ATTACHED.

RECEIVED

OCT 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Director

10/13/14

Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 10/13/14

**RE: 909 W. Campbell Subdivision
Preliminary Plat of Subdivision**

I have reviewed the submitted material for the above referenced project and offer the following comments:

1. The distance between the proposed location of the new fire hydrant and the existing fire hydrant located on the southeast corner of Kennicott and Campbell exceeds 300ft. Provide an additional fire hydrant mid-block on Kennicott.
2. Per the 2009 International Fire Code, Appendix D, Section D103.1, "Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders." Revise road width for compliance.

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-019</u>	P.I.N.# <u>03-30-420-001-006 & 011-012</u>
Petitioner: <u>DRH Cambridge Homes Inc.</u>	Location: <u>909 West Campbell Street</u>
<u>800 S. Milwaukee Ave, Suite 250</u>	Rezoning: <u> </u> Current: <u>R2</u> Proposed: <u>R2</u>
<u>Libertyville, IL 60048</u>	Subdivision: <u>✓</u>
Owner: <u>Michael Dean Fravell & Katherine E. Bellock</u>	# of Lots: <u>6</u> Current: <u>1</u> Proposed: <u>6</u>
<u>626 West Sigwalt St.</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights IL 60005</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Mark S. Salvatore</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>800 S. Milwaukee Ave, Suite 250</u>	Land Use: <u> </u> Current: <u>SF Residential</u>
<u>Libertyville, IL 60048</u>	Proposed: <u>SF Residential</u>
Phone #: <u>847-984-4539</u>	Site Gross Area: <u>69,509 SF / 1.596 Acres</u>
Fax #: <u>866-774-0375</u>	# of Units Total: <u>6</u>
E-Mail: <u>mssalvatore@drhorton.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u>6</u>

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	<u> </u>	<u>X</u>	<u>Per Comments</u>
Metering	<u> </u>	<u>X</u>	<u>Per Comments</u>
Backflow	<u> </u>	<u> </u>	<u> </u>
Sanitary Sewer	<u> </u>	<u>X</u>	<u>Per Comments</u>
Storm Sewer	<u> </u>	<u>X</u>	<u>Per Comments</u>
2. <u>SURFACE:</u>			
Pavement	<u> </u>	<u> </u>	<u> </u>
Curb & Gutter	<u> </u>	<u> </u>	<u> </u>
Sidewalks	<u> </u>	<u> </u>	<u> </u>
Street Lighting	<u> </u>	<u> </u>	<u> </u>
3. <u>GENERAL COMMENTS:</u>			

Asst Director

Date

SEE Memo dated

Memorandum

To: Latika Bhide, Planning & Community Development
From: Cris Papierniak, Assistant Director Public Works
Date: October 24, 2014
Subject: 909 W. Campbell, PC #14-019

RECEIVED
OCT 28 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Public Works has completed our review of the site plans entitled Campbell Street Development dated 9/10/2014. We offer the following comments:

- 1) Street ID with Dead End notice required.
- 2) Stop sign with stop bar required
- 3) Public Works would prefer if the sanitary sewer is located in the roadway and water main located in parkway.
- 4) Plans should provide patch limits for utility improvements on West Campbell and Kaspar. A specification for the patches should be included.
- 5) How will the west side of the roadway be graded? What is the elevation in the area?
- 6) I did not notice proposed easement for storm sewer.
- 7) Inlet on extended Kennicott should be a catch basin for future expansion. A double grate should be installed due to amount of surface water tributary to it.
- 8) What is type and size of the rear yard storm sewer?
- 9) The proposed water main within the Kennicott ROW needs to be poly wrapped 8" Class 52 DIP. Revise all references to pipe and pressure connections to this effect.
- 10) The proposed water main within the Kennicott ROW needs to be looped between Campbell and Sigwalt with pressure connections within a vault with a minimum diameter of 5".
- 11) The proposed detention within the NE corner of the proposed subdivision needs to drain to a storm water line that is tributary to Wilke II all associated structures are to be marked as such with "Dump No Waste" and fish logo.
- 12) No ornamental vegetation will be allowed within the detention basin except grass.

cc: Jeff Musinski

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-019
 Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Owner: Michael Dean Fravell & Katherine E. Bellock
626 West Sigwalt St.
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 Subdivision: ✓
 # of Lots: 6 Current: 1 Proposed: 6
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: SF Residential
 Proposed: SF Residential
 Site Gross Area: 69,509 SF / 1.596 Acres
 # of Units Total: 6
 1BR: 2BR: 3BR: 4BR: 6

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT

c. ARMY CORP

d. IEPA X

e. CCHD

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OCT 22 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?
4. SITE PLAN ACCEPTABLE?
5. PRELIMINARY PLAT ACCEPTABLE?
6. TRAFFIC STUDY ACCEPTABLE?
7. STORM WATER DETENTION REQUIRED? X
8. CONTRIBUTION ORDINANCE EXISTING?
9. FLOOD PLAIN OR FLOODWAY EXISTING?
10. WETLAND EXISTING?

YES NO COMMENTS

 X

 X

 X

 X

X

 X

 X

 X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BROWN & ASSOC., INC.
 DATE OF PLANS: 9-10-14

John J. Mull
 Director

10/21/14
 Date

PLAN COMMISSION PC #14-019
909 W. Campbell Street Subdivision
909 W. Campbell St.
Preliminary Plat of Subdivision
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 comprehend and accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the curb, roadway, sidewalk, sanitary sewer, water main, and street lighting on Kennicott Avenue, the public sidewalk along Kaspar Avenue, the relocation of the public sidewalk along Campbell Street, the public storm sewers and the storm water detention basin. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they comprehend and accept this understanding.
14. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

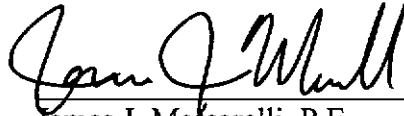
15. Asphalt pavement section of public streets to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.
16. Emergency vehicle access to a dead end street normally requires a cul-de-sac. Given the unique circumstances with this project that only a half right-of-way exists for Kennicott Avenue, and that this 1/2 ROW extends to Sigwalt Street, the proposed street section should be extended through to Sigwalt Street.
17. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.
18. Detention basin volume appears adequate for the site; however, side slopes of the basin are proposed at 3:1, whereas the Village requires a 5:1 minimum slope. The plan shows a naturalized basin, but PW would rather maintain a grass basin.
19. The detention basin must be designed with a 1-foot freeboard and an overflow weir at the 0.5-foot level, in case the orifice gets plugged. These features shall be kept within the lot footprint.
20. Show the proposed basin outlet storm sewer to be connected to the existing storm sewer in the north parkway on Campbell Street. This storm sewer flows west and eventually leads to the Wilke-Kirchhoff II basin. The 36" sewer shown proposed to be connected to flows east and eventually connects to the combined sewer system.
21. Suggestion: extend the public storm sewer to the southeast corner of Lot 1 to provide a connection point for their sump pump discharge pipe. This will avoid a length of private pipe
22. Extend watermain through to Sigwalt Street to properly loop the system.
23. IEPA water permit needed for the water main extension.
24. MWRD permit needed for the sewer installation.
25. Include new public sidewalk along the west side of Kaspar Ave.
26. Relocate the existing public sidewalk along Campbell Street to 1' off the ROW.
27. Show existing ROW features, such as driveways, sidewalks, trees, etc. across the streets from the proposed subdivision on the north side of Campbell and the east side of Kaspar.
28. Show existing grades along the west line of Kennicott Avenue 1/2 ROW to clearly show how the proposed road will meet the existing ground.

Preliminary Plat of Subdivision:

29. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #2, 4, 6-10, & 13 are complete. Use the attached checklist to complete the rest of the items:

- a. Item #1: Please clarify what the official name of the subdivision will be.
- b. Item #3: Provide Plat of Survey for existing site, which will include a legal description to use as a comparison to the preliminary plat.
- c. Item #5: The existing subdivision lots and survey monuments (iron pipes, etc.) are to be shown in a dashed 'existing' linetype underlying the proposed subdivision shown in bold linetype.
- d. Item #11: Show proposed 7.5' Public Utility and Drainage Easements along all common lot lines within the subdivision. Any proposed Public Utility and Drainage Easements along the street ROW lines shall be sized as required, such as 10' along Kaspar Avenue for the proposed storm sewers.
- e. Item #12: The setback line for Lot 1 along Kennicott Avenue is only 10', while the setback lines for Lots 5 & 6 on Kennicott Avenue are 25'.

30. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add the utility signature blocks

 10/21/14
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☒ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☒ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☒ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☒ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☒ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☒ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☒ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☒ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidity of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c).
The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com.

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@comcast.net

Ms. Mary LaBoske
ComEd
1500 Franklin Boulevard
Libertyville, IL 60048

630/576-7177
Mary.Laboske@comed.com

Mr. Dave Ruffalo
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/327-5901 (cell)
630/983-8676, ext. 19440 (office)
druffal@nicor.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Kelvin Fee
Sr. Vice President
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
KFee@wideopenwest.com
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. William Weitzel
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4132
847/846-7234 (cell)
William.Weitzel@illinois.gov

Mr. Bhanu Vyas, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

909 W. Campbell St. Subdivision
Detention Calculation Verification PC# 14-019
Site Requirements

10/16/2014

Site Area = 1.596 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.287 cfs
Weighted "C" Factor = 0.782
Pervious = 0.596 Acres
Impervious = 1.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (C _x I _x A) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.782	5	0.08	10.92	1.596	13.63	0.29	13.34	3842	0.088
0.782	10	0.17	10.02	1.596	12.51	0.29	12.22	7478	0.172
0.782	15	0.25	8.20	1.596	10.23	0.29	9.95	8952	0.206
0.782	30	0.50	5.60	1.596	6.99	0.29	6.70	12064	0.277
0.782	60	1.00	3.56	1.596	4.44	0.29	4.16	14962	0.343
0.782	90	1.50	2.75	1.596	3.43	0.29	3.15	16984	0.390
0.782	120	2.00	2.24	1.596	2.80	0.29	2.51	18063	0.415
0.782	180	3.00	1.62	1.596	2.02	0.29	1.73	18737	0.430
0.782	240	4.00	1.28	1.596	1.60	0.29	1.31	18872	0.433
0.782	300	5.00	1.08	1.596	1.35	0.29	1.06	19097	0.438
0.782	360	6.00	0.95	1.596	1.19	0.29	0.90	19411	0.446
0.782	420	7.00	0.83	1.596	1.04	0.29	0.75	18872	0.433
0.782	480	8.00	0.75	1.596	0.94	0.29	0.65	18693	0.429
0.782	540	9.00	0.68	1.596	0.85	0.29	0.56	18199	0.418
0.782	600	10.00	0.63	1.596	0.79	0.29	0.50	17974	0.413
0.782	660	11.00	0.59	1.596	0.74	0.29	0.45	17795	0.409
0.782	720	12.00	0.55	1.596	0.69	0.29	0.40	17256	0.396
0.782	780	13.00	0.52	1.596	0.65	0.29	0.36	16941	0.389
0.782	840	14.00	0.49	1.596	0.61	0.29	0.32	16358	0.376
0.782	900	15.00	0.46	1.596	0.57	0.29	0.29	15504	0.356
0.782	960	16.00	0.43	1.596	0.54	0.29	0.25	14381	0.330
0.782	1020	17.00	0.41	1.596	0.51	0.29	0.22	13752	0.316
0.782	1080	18.00	0.39	1.596	0.49	0.29	0.20	12944	0.297
A*D*E					F-G		C*H*3600		J/43560

Max Volume = 0.446 Acre-Ft
= 19,411 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.287	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation	699.00		0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	694.00		0.00
5) Diameter of Restrictor (inch)	2.20		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.91	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.00 \quad 0.000$$

$$a \text{ (sq ft)} = 0.026 \quad \text{dia(in)} = 2.20$$



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 14-019

Project Name

909 W. Campbell St subdivision

Project Location

909 W. Campbell St.

Planning Department Contact Latika Bhide

General Comments

The applicant should refer to the 2009 IFC Appendix D - Fire Apparatus Access Roads and the Amendments to the Municipal Code of the Village.

The fire department is available to further discuss the proposal upon review of these documents if questions persist.

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OCT 22 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date 10/22/14 Reviewed By: Lt. Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

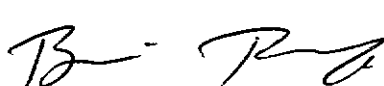
DEPARTMENT PLAN REVIEW SUMMARY

Campbell Street Subdivision
909 W. Campbell St.

Round 1 Review Comments

10/06/2014

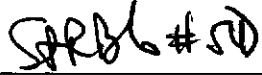
1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff.
6. **General comments:**
Nothing further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

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OCT 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Approved by:

 #SD

Supervisor's Signature

POLICE DEPARTMENT

5

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-019
 Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Owner: Michael Dean Fravell & Katherine E. Bellock
626 West Sigwalt St.
Arlington Heights IL 60005
 Contact Person: Mark S. Salvatore
 Address: 800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Phone #: 847-984-4539
 Fax #: 866-774-0375
 E-Mail: mssalvatore@drhorton.com

P.I.N.# 03-30-420-001-006 & 011-012
 Location: 909 West Campbell Street
 Rezoning: Current: R2 Proposed: R2
 Subdivision: ✓
 # of Lots: 6 Current: 1 Proposed: 6
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: SF Residential
Proposed: SF Residential
 Site Gross Area: 69,509 SF / 1.596 Acres
 # of Units Total: 6
 1BR: 2BR: 3BR: 4BR: 6

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

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

3. PRESENT TRAFFIC PROBLEMS?

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

6. GENERAL COMMENTS:

Chief

Date

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-019
Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
Owner: Michael Dean Fravell & Katherine E. Bellock
626 West Sigwalt St.
Arlington Heights IL 60005
Contact Person: Mark S. Salvatore
Address: 800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
Phone #: 847-984-4539
Fax #: 866-774-0375
E-Mail: mssalvatore@drhorton.com

P.I.N.# 03-30-420-001-006 & 011-012
Location: 909 West Campbell Street
Rezoning: Current: R2 Proposed: R2
Subdivision: ✓
of Lots: 6 Current: 1 Proposed: 6
PUD: For:
Special Use: For:
Land Use Variation: For:
Land Use: Current: SF Residential
Proposed: SF Residential
Site Gross Area: 69,509 SF / 1.596 Acres
of Units Total: 6
1BR: 2BR: 3BR: 4BR: 6

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

1. GENERAL COMMENTS:

No comments.

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OCT - 8 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 10/3/14
Environmental Health Officer Date

James McCalister 10/3/14
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

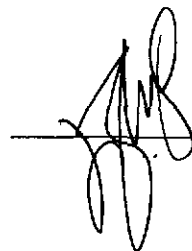
Petition #: P.C. 14-019
 Petitioner: DRH Cambridge Homes Inc.
800 S. Milwaukee Ave, Suite 250
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 Contact Person: Mark S. Salvatore
 Address: 800 S. Milwaukee Ave, Suite 250
Libertyville, IL 60048
 Phone #: 847-984-4539
 Fax #: 866-774-0375
 E-Mail: mssalvatore@drhorton.com

P.I.N.# 03-30-420-001-006 & 011-012
 Location: 909 West Campbell Street
 Rezoning: Current: R2 Proposed: R2
 Subdivision: ✓
 # of Lots: 6 Current: 1 Proposed: 6
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: SF Residential
 Proposed: SF Residential
 Site Gross Area: 69,509 SF / 1.596 Acres
 # of Units Total: 6
 1BR: 2BR: 3BR: 4BR: 6

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

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

Comments:



10.13.14

Date

Planning Department Comments (PC14-019)

7. The following variations are required:
 - a. Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that standard lots in the R-2 district are required to be 10,000 SF and corner lots in the R-2 district are required to be 10,000 SF to allow the following lot sizes:
Outlot A, Detention Facility: 8,782 SF
 - b. Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow the following lot widths:
Outlot A, Detention Facility: 76.32 FT
 - c. Chapter 29, Section 29-307, Residential Lot Standards, for corner lots be 9,900 SF to allow:
Outlot A, Detention Facility: 8,782 SF
 - d. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow:
Outlot A, Detention Facility: 76.32 FT
8. Per Chapter 29, Section 29-304, Street Layout and Design, Half streets are prohibited except where the Plan Commission finds that the land adjoining such half-street is unsubdivided and that it will be practicable to require the dedication of the other half of such street at such time as the adjoining land is subdivided.
9. Per Chapter 29, Section 29-309, Easements, easements of not less than 5 feet in width or more than 10 feet in width are required along the side lot lines and rear lot lines for all lots for overhead wires or underground wires, conduits, cable television facilities, storm and sanitary sewers, gas, water and other mains.
10. Per Chapter 29, Section 29-501, Required Improvements, all original utility distribution lines for telephone and electric service to be installed shall be placed underground within easements or dedicated public ways.
11. Per Chapter 29, Section 29-501, sidewalks located within public areas are required. No sidewalk is proposed along Kaspar Ave. A sidewalk should be installed or an escrow amount provided.
If the petitioner is seeking a variation, they shall provide a written justification from the following variation criteria:
 - 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.
12. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.
13. The proposed plan shows that all existing trees on the site will be removed. Staff cannot support the removal of all trees. Staff suggests a meeting as soon as possible to review the tree preservation plan to ascertain which trees can be incorporated into the plan.

909 W. Campbell Street Subdivision
PC 14-019
October 10, 2014

Tree Preservation

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving additional trees must be explored. Additional trees must be preserved along the north and east property line.
- 2) Tree preservation must consider any digging or trenching for utilities which should be identified on the preservation plan.

RECEIVED

OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Mark Salvatore
(847)984-4539

November 3, 2014

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 909 W. Campbell Ave Subdivision (PC 14-019) - Review Comments

Dear Ms. Bhide:

This letter serves as our formal response to the Village department review comments for the subdivision listed above:

BUILDING DEPARTMENT - No. 1

1. - 6. No comments at this time

Response: Acknowledged

BUILDING DEPARTMENT - No. 1A

1. The distance between the proposed location of the new fire hydrant and the existing fire hydrant located on the southeast corner of Kennicott and Campbell exceeds 300ft. Provide an additional fire hydrant mid-block on Kennicott.

Response: A fire hydrant will be added as requested.

1. Per the 2009 International Fire Code, Appendix D, Section D103.1, "Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders." Revise road width for compliance.

Response: The Village owns only half of the required ROW. We cannot address this comment without negatively impacting the Kennicott road alignment, the proposed lots, or adjacent property that we do not own or contract.

ENGINEERING DEPARTMENT No. 3

1. Public Improvements Required
 - a. Underground Utilities
 - b. Surface Improvement
 - c. Easements



Response: Acknowledged

2. PERMITS REQUIRED OTHER THAN VILLAGE:
MWRDGC & IEPA

Response: Acknowledged

3. R.O.W. DEDICATIONS? No

Response: Acknowledged

4. SITE PLAN ACCEPTABLE? No

Response: We are working on a site plan that will be acceptable to the Village based on the comments provided.

5. PRELIMINARY PLAT ACCEPTABLE? No

Response: We are working on a preliminary plat that is acceptable to the Village based on the comments.

6. TRAFFIC STUDY ACCEPTABLE? No

Response: We were informed by the Village that a development this small would not impact the surrounding traffic, so a traffic study was not submitted.

7. STORM WATER DETENTION REQUIRED? Yes

Response: A detention basin is shown on the preliminary engineering. Storm water calculations will be provided at the time of the final engineering submittal.

8. CONTRIBUTION ORDINANCE EXISTING? No

Response: Acknowledged

9. FLOOD PLAIN OR FLOODWAY EXISTING? No

Response: No flood plain or floodway exists on the site.

10. WETLAND EXISTING? No

Response: No wetlands exist on the site.

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 comprehend and accept this understanding.

Response: The comment is acknowledged and acceptable to the petitioner.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the curb, roadway, sidewalk, sanitary sewer, water main, and street lighting on Kennicott Avenue, the public sidewalk along Kaspar Avenue, the relocation of the public sidewalk along Campbell Street, the public storm sewers and the storm water detention basin. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Response: Acknowledged

13. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they comprehend and accept this understanding.

Response: The comment is acknowledged and acceptable to the petitioner.

14. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

Response: The comment is acknowledged and acceptable to the petitioner.

15. Asphalt pavement section of public streets to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.

Response: Acknowledged

16. Emergency vehicle access to a dead end street normally requires a cul-de-sac. Given the unique circumstances with this project that only a half right-of-way exists for Kennicott Avenue, and that this 1/2 , ROW extends to Sigwalt Street, the proposed street section should be extended through to Sigwalt Street.

Response: We propose that the Kennicott Avenue extension to terminate at our property limits. The change based on the way we discussed today.

17. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.

Response: Acknowledged

18. Detention basin volume appears adequate for the site; however, side slopes of the basin are proposed at 3:1, whereas the Village requires a 5:1 minimum slope. The plan shows a naturalized basin, but PW would rather maintain a grass basin.

Response: The revised engineering plans will address the minimum slope concern. We believe a grass basin will not comply with the latest MWRD storm water Ordinances. We ask that the Village review the Ordinance before we revise the plans.

19. The detention basin must be designed with a 1-foot freeboard and an overflow weir at the 0.5-foot level, in case the orifice gets plugged. These features shall be kept within the lot footprint.

Response: Acknowledged

20. Show the proposed basin outlet storm sewer to be connected to the existing storm sewer in the north parkway on Campbell Street. This storm sewer flows west and eventually leads to the Wilke Kirchhoff II basin. The 36" sewer shown proposed to be connected to flows east and eventually connects to the combined sewer system.

Response: The revised engineering plans will show the new connection location.

21. Suggestion: extend the public storm sewer to the southeast corner of Lot I to provide a connection point for their sump pump discharge pipe. This will avoid a length of private pipe.

Response: The revised engineering plans will show a new connection point.

22. Extend watermain through to Sigwalt Street to properly loop the system.

Response: The revised engineering plans will show the looped watermain provided it is feasible to extend the watermain in the existing R.O.W.

23. IEPA water permit needed for the water main extension.

Response: Acknowledged

24. MWRD permit needed for the sewer installation.

Response: Acknowledged

25. Include new public sidewalk along the west side of Kaspar Ave.

Response: The revised engineering plans will show new public walk along Kaspar. However, it should be noted, that we feel the sidewalk construction may be detrimental to the survival of the mature silver maples along Kaspar. The sidewalk was originally omitted to preserve the existing trees along Kaspar.

26. Relocate the existing public sidewalk along Campbell Street to 1' off the ROW.

Response: Acknowledged

27. Show existing ROW features, such as driveways, sidewalks, trees, etc. across the streets from the proposed subdivision on the north side of Campbell and the east side of Kaspar.

Response: Acknowledged

28. Show existing grades along the west line of Kennicott Avenue 1/2 ROW to clearly show how the proposed road will meet the existing ground.

Response: Acknowledged

Preliminary Plat of Subdivision:

29. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #2, 4, 6-10, & 13 are complete. Use the attached checklist to complete the rest of the items:
 - a. Item #1: Please clarify what the official name of the subdivision will be.
 - b. Item #3: Provide Plat of Survey for existing site, which will include a legal description to use as a comparison to the preliminary plat.
 - c. Item #5: The existing subdivision lots and survey monuments (iron pipes, etc.) are to be shown in a dashed 'existing' line type underlying the proposed subdivision shown in bold line type.
 - d. Item #11: Show proposed 7.5' Public Utility and Drainage Easements along all common lot lines within the subdivision. Any proposed Public Utility and Drainage Easements along the street ROW lines shall be sized as required, such as 10' along Kaspar Avenue for the proposed storm sewers.
 - e. Item #12: The setback line for Lot 1 along Kennicott Avenue is only 10', while the setback lines for Lots 5 & 6 on Kennicott Avenue are 25'.

Response: Acknowledged & Item e. lot #1

30. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add the utility signature blocks.

Response: This comment will be addressed on the final plat of subdivision

FIRE DEPARTMENT No. 4

1. The applicant should refer to the 2009 IFC Appendix O - Fire Apparatus Access Roads and the Amendments to the Municipal Code of the Village. The fire department is available to further discuss the proposal upon review of these documents if questions persist.

Response: We propose that the Kennicott Avenue extension to terminate at our property limits. The change based on the way we discussed today.

POLICE DEPARTMENT No. 5

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.

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. 5. Traffic problems that may be created by the development.

The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff.

6. General comments:

Nothing further.

Response: Comments 1 through 6 are all acknowledged.

HEALTH SERVICES DEPARTMENT No. 6

1. GENERAL COMMENTS:

No comments.

Response: Acknowledged

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT No. 7

1. COMPLIES WITH COMPREHENSIVE PLAN? Yes

2. COMPLIES WITH THOROUGHFARE PLAN? Yes

3. VARIATIONS NEEDED FROM ZONING REGULATIONS? Yes

4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? Yes

5. SUBDIVISION REQUIRED? Yes

6. SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? Yes

Response: Comments 1 through 6 are all acknowledged.

7. The following variations are required:

a. Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that standard lots in the R-2 district are required to be 10,000 SF and corner lots in the R-2 district are required to be 10,000 SF to allow the following lot sizes: Outlot A, Detention Facility: 8,782 SF

b. Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow the following lot widths: Outlot A, Detention Facility: 76.32 FT

c. Chapter 29, Section 29-307, Residential Lot Standards, for corner lots be 9,900 SF to allow: Outlot A, Detention Facility: 8,782 SF

d. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow: Outlot A, Detention Facility: 76.32 FT

Response: Variation requests will be submitted for the above items a. through d.

8. Per Chapter 29, Section 29-304, Street Layout and Design, Half streets are prohibited except where the Plan Commission finds that the land adjoining such half-street is un-subdivided and

that it will be practicable to require the dedication of the other half of such street at such time as the adjoining land is subdivided.

Response: Acknowledged

9. Per Chapter 29, Section 29-309, Easements, easements of not less than 5 feet in width or more than 10 feet in width are required along the side lot lines and rear lot lines for all lots for overhead wires or underground wires, conduits, cable television facilities, storm and sanitary sewers, gas, water and other mains.

Response: Acknowledged

10. Per Chapter 29, Section 29-501, Required Improvements, all original utility distribution lines for telephone and electric service to be installed shall be placed underground within easements or dedicated public ways.

Response: Acknowledged

11. Per Chapter 29, Section 29-501, sidewalks located within public areas are required. No sidewalk is proposed along Kaspar Ave. A sidewalk should be installed or an escrow amount provided. If the petitioner is seeking a variation, they shall provide a written justification from the following variation criteria:
 - 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.

Response: The revised engineering plans will show new public walk along Kaspar. However, it should be noted, that we feel the sidewalk construction may be detrimental to the survival of the mature silver maples along Kaspar. As noted earlier, sidewalk was omitted to not change the character of the neighborhood and to preserve the trees.

12. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.

Response: Acknowledged

13. The proposed plan shows that all existing trees on the site will be removed. Staff cannot support the removal of all trees. Staff suggests a meeting as soon as possible to review the tree preservation plan to ascertain which trees can be incorporated into the plan.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT No. 7A

Tree Preservation

1. After review of the tree preservation plan the following trees must be preserved:
1301-1309, 1311, 1312, 1314, 1315, 1316, 1317, 1318, 1321, 1322, 1323, 1327-1331, 1333-1335, 1338, 1362, 1372, 1373, 1374, 1376, 1378, 1379, 1384, 1385, 1388, 1390, 1395, 1398 & 1689.

Response: The tree plan will be reviewed along with the revised engineering to determine if the above listed trees can be preserved. It is in our best interest to preserve as many trees as possible and revised tree preservation plans will be submitted. See earlier comments re: tree preservation as it relates to sidewalk along Kaspar.

2. A tree fee of \$4 per lineal foot is required after final plat approval. Please remove the proposed parkway trees along Campbell Street and Kennicott Avenue since the Village will install the trees.

Response: Acknowledged & revised landscaping plans will be submitted.

PUBLIC WORKS DEPARTMENT No. 2

1. Street 10 with Dead End notice required.

Response: Acknowledged

2. Stop sign with stop bar required

Response: Acknowledged

3. Public Works would prefer if the sanitary sewer is located in the roadway and water main located in parkway.

Response: We believe the best location for the sanitary sewer is in the parkway for future connections and potential road repairs. Typically, the water main is not as deep and future connections will require less patch work on the new road.

4. Plans should provide patch limits for utility improvements on West Campbell and Kaspar. A specification for the patches should be included.

Response: Acknowledged and ask that the Public Works Dept. provide an acceptable patch specification for Campbell and Kaspar.

5. How will the west side of the roadway be graded? What is the elevation in the area?

Response: The revised engineering plans will address this comment.

6. I did not notice proposed easement for storm sewer.

Response: The final plat will have easements shown for the storm sewer.

7. Inlet on extended Kennicott should be a catch basin for future expansion. A double grate should be installed due to amount of surface water tributary to it.

Response: The revised engineering plans will address this comment.

8. What is type and size of the rear yard storm sewer?

Response: The final engineering plans will show the size of the storm. Due to the small tributary area, it is anticipated that most storm sewer will be between 12" -15" in size and be reinforced concrete pipe.

9. The proposed water main within the Kennicott ROW needs to be poly wrapped 8" Class 52 DIP. Revise all references to pipe and pressure connections to this effect.

Response: The revised engineering plans will address this comment.

10. The proposed water main within the Kennicott ROW needs to be looped between Campbell and Sigwalt with pressure connections within a vault with a minimum diameter of 5'.

Response: The revised engineering plans will address this comment.

11. The proposed detention within the NE corner of the proposed subdivision needs to drain to a storm water line that is tributary to Wilke II all associated structures are to be marked as such with "Dump No Waste" and fish logo.

Response: Response: The revised preliminary engineering plans will address the connection point comment. The final engineering plans will show details regarding the storm sewer frames and grates.

12. No ornamental vegetation will be allowed within the detention basin except grass.

Response: We believe a grass basin will not comply with the latest MWRD storm water Ordinances. We ask that the Village review the Ordinance before we revise the plans.

If you have any questions or concerns, I can be reached at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

A handwritten signature in blue ink that reads "Mark S. Salvatore /dk".

Mark S. Salvatore, P.E.
Land Development Project Manager

Cc: Keith Wisniewski - Emerald Homes (via email only)
Tony Van Dijk - Emerald Homes (via email only)

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ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: FRAVELL/BELLOCK PETITION; ZBA #14-006

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 12th day of May, 2014, at the hour of 7:03 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chair
JOSEPH SELBKA
JOSEPH GEISEL
CARL ANFENSON
BARBARA LIVERMORE
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Okay. Welcome, everyone. This is the May 12th, 2014 meeting of the Zoning Board of Appeals. We'll conduct some, we have an agenda this evening and we'll conduct Old Business first, and then move forward into New Business. First is, do we need to call a roll call?

MR. MACH: Yes. Chairman Anfenson.

MR. ANFENSON: Here.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: I'm here.

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

CHAIRMAN PETRILLO: Okay. Next order of business is the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN PETRILLO: The next order of business is the approval of minutes and findings from the April 21st, 2014 hearing. The Bank Residence, 1215 East Campbell Street. Has everybody had an opportunity to read and review the minutes of the last meeting? Any changes or clarifications? As that's read, is there a motion to approve?

MR. ANFENSON: So moved.

CHAIRMAN PETRILLO: We have a --

MR. SELBKA: Second.

CHAIRMAN PETRILLO: All in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes. The next order of business is New Business. On this evening's agenda, we have one petition at 909 West Campbell Street regarding minimum lot size and minimum width. Is there a Petitioner present? If you would step forward, sign in and then we'll swear you in. So, if each of the individuals that will be addressing the Board this evening, if you would sign in?

Gentlemen, if you would, one at a time, state your

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name and your affiliation and your address.

MR. GOODMAN: Sure. My name is Steven Goodman. I'm a member of the law firm of Meltzer, Purtill & Stelle, located at 1515 East Woodfield Road in Schaumburg, and representing the Petitioner this evening.

MR. VAN DYKE: My name is Tony Van Dyke and we are the Petitioner for the owner.

CHAIRMAN PETRILLO: And gentlemen, if you would, raise your right hand, I'll swear you in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: If you would, as you work through your presentation, we have three criteria that we have to consider when approving your petition, and I'll read them verbatim:

1. That the property in question cannot yield a reasonable return on your investment if permitted to be used only under the condition allowed by the regulations in that zone.
2. The plight of the owner is due to unique circumstances that can't be overcome within the code.
3. The variation if granted will not alter the essential character of the locality.

And so, if you would address those three items, we'll hear your presentation. We will then open it up to members in the audience that would like to be heard in addressing the petition, and then we'll open it up to the Board for vote.

MR. GOODMAN: Great, thank you. I think my voice will project, but if anyone cannot hear me, let me know and I'll try to use the microphone as best as I can.

Again, my name is Steve Goodman, I represent the Petitioner. The Petitioner is the contract purchaser of eight single-family lots located at the southwest corner of Campbell and Casper in the Village of Arlington Heights. I'm going to ask Tony to show the Board just so everyone can see the specific location.

Here is Campbell to the north, Casper to the east, and we're talking about just the specific eight lots. That's the subject of tonight's petition.

AUDIENCE MEMBER: Could you use the microphone?

MR. ANFENSON: I don't think the mic, the microphone is for recording.

MR. GOODMAN: Oh, I see, I'm sorry.

MR. ANFENSON: And we'll try and be as quiet as we can so you can hear.

MR. GOODMAN: Okay.

CHAIRMAN PETRILLO: And just, since there was this little bit of a break, I did want to notify the Petitioner that

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this is a seven-member Board, there are six members present this evening. And for your petition to pass, you have to have four affirmative votes. I'm assuming you want to proceed.

MR. GOODMAN: Yes, we will proceed.

CHAIRMAN PETRILLO: Okay. I wanted to --

MR. GOODMAN: Again, the subject property consists of eight lots located in the R-2 District. It's important to note, however, that the lots were subdivided in 1924, so we're talking 90 years ago. As subdivided, the lots ranged from over 7,900 square feet to over 9,700 square feet. And the lot width ranged from 60 feet to 66 feet. So, we are below, these eight lots are below the minimum lot area of 10,000 square feet and below the minimum lot width of 75 feet. So, we are seeking a variance to address those specific issues under Chapter 28 of your zoning code.

In support of the request, I point out that the property is surrounded by the R-2 District. We have an exhibit here. So, the subject property is outlined here in blue up at the top of the map. So, the subject property is surrounded by the R-2 District, and the lots highlighted in red, there are over 50 of them that do not meet the minimum lot width requirements in the R-2 District. So, in other words, the subject eight lots are compatible with other lots in the immediate vicinity. And further, the homes that my client intends to build on these eight lots will fit the character of the neighborhood, as my client's proposed product will comply with all setback requirements under the R-2 zoning regulations.

We believe that each of the three required criteria are met for granting the requested variances. First, there is an economic hardship. These eight lots as they exist today are not buildable under the R-2 regulations. Secondly, this is a unique circumstance. My client is not here this evening proposing a plat of subdivision to create eight lots that do not comply with the R-2 regulations. These lots have existed for 90 years and we must take these lots effectively as we find them. We simply cannot comply with the R-2 standards as they currently exist.

Lastly, if the requested variances are granted, it will not alter the essential character of the locality. Again, there are over 50 lots in the immediate vicinity in the R-2 District that do not meet the minimum lot width requirements. And the subject eight lots are comparable in size and width, and in fact might even be identical to the lot width and lot area of the lots immediately north of the subject property on the north side

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of Campbell Street. The homes to be built on these eight lots will be approximately 2,800 to 3,200 square feet, which is also in character with the surrounding neighborhood.

Lastly, I'd like to point out that under Section 28.2 of your Zoning Ordinance, that section specifies the intent and purpose of the ordinance. And some of these purposes and intents are the protection of the character and stability of residential areas, and to prohibit buildings incompatible with the character of development within a zoning district. We believe our client's proposed use is consistent with the land as originally platted and in no way violates the character of the immediate neighborhood.

At this point, happy to open up to questions. Mr. Van Dyke and myself will do our best to answer any questions you may have as well as those from the audience.

CHAIRMAN PETRILLO: Can you clarify for me what is your hardship?

MR. GOODMAN: The hardship is that these are eight platted lots that by definition are not capable of meeting the R-2 standards for lot area and lot width. These lots were platted, again back in 1924, and were platted in the R-2 District, yet were platted in a way that does not comply.

CHAIRMAN PETRILLO: Was your client aware of these non-complying lots when they purchased the property?

MR. GOODMAN: Well, first of all, we do not own the property, we're contract purchaser. At the time the property went under contract, it was not aware that variances would be necessary. At the time the property was put under contract, we believed that these lots were conforming lots. We had no reason to suspect otherwise. It wasn't until after the fact when I believe Mr. Van Dyke met with Village Staff that he learned that variations were necessary.

CHAIRMAN PETRILLO: This property is not closed on?

MR. GOODMAN: This property is not closed on.

CHAIRMAN PETRILLO: Who provided the demolition on the property?

MR. GOODMAN: The property owner.

CHAIRMAN PETRILLO: The property owner. At the property owner's own expense?

MR. GOODMAN: Yes.

CHAIRMAN PETRILLO: And what is the contract price of the property?

MR. GOODMAN: I don't know off the top of my head. I'd have to find that.

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CHAIRMAN PETRILLO: And what is the total purchase of the property, is it just these eight lots? Or is it the property --

MR. GOODMAN: Just these eight lots.

CHAIRMAN PETRILLO: So, how is this subdivided? Because to my understanding, that the owner of the property has a much larger land, ownership over a much larger piece of land.

AUDIENCE MEMBER: I can address that, sir. I'm the owner of the property.

CHAIRMAN PETRILLO: No. Okay.

MR. GOODMAN: I'm not aware of what the owner's other land holdings might be in the area. At the time my client went under contract for this property, my understanding is the only property that the owner owned were these specific eight lots. My client has no contract interest at all in the other property in the area.

CHAIRMAN PETRILLO: Are you aware, is that other property going to be up for sale or is up for sale?

MR. GOODMAN: I don't know.

CHAIRMAN PETRILLO: So, you have no idea of the total investment that your client is going to make into this property?

MR. GOODMAN: The property --

CHAIRMAN PETRILLO: Let's say just the land acquisition portion.

MR. GOODMAN: I do not recall. The property went under contract a few months ago. I do not recall what the contract purchase price is.

CHAIRMAN PETRILLO: Your client is going to make an investment in these eight lots if this petition is approved.

MR. GOODMAN: Correct.

CHAIRMAN PETRILLO: What is his investment or what is the cost per square foot to build these 2,800 to 3,200 square-foot homes?

MR. GOODMAN: Is that something you want to reply to?

MR. VAN DYKE: The cost per square foot?

CHAIRMAN PETRILLO: Yes.

MR. VAN DYKE: Depends on what we're going to put in. We haven't developed the plans yet.

CHAIRMAN PETRILLO: Well, is it \$100, is it \$50, is it \$300?

MR. VAN DYKE: No, no --

CHAIRMAN PETRILLO: There's a general rule of thumb that most people can use.

MR. VAN DYKE: It's \$100-\$200 usually.

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MR. GOODMAN: I don't want to speculate in terms of your question. And again, unfortunately I do not recall the specific contract price of the eight lots. But if you're, I think what you're getting at is whether these lots were valued at eight lots, then the answer is yes. The contract was premised on the purchase of eight buildable single-family lots.

MR. ANFENSON: Is there any contingencies in the contract?

MR. GOODMAN: General due diligence.

MR. ANFENSON: This being one of them?

MR. GOODMAN: Yes.

CHAIRMAN PETRILLO: So, approximately, at \$120 a square foot, a 2,800 square foot home is approximately \$336,000. When you have the investment which we don't know or we can't put our finger on the land, what do you estimate for the sale price -- folks, if we could, keep any dialogue limited at this point in time to the podium? What is the projected, you had to do some pro forma on this.

MR. GOODMAN: Sure, sure.

CHAIRMAN PETRILLO: And know what you're going to get out of your investment. What would be the sale price of property and home?

MR. GOODMAN: The sales price is projected to be north of \$650,000 per home.

CHAIRMAN PETRILLO: Any of the members have any questions for this petition?

MR. SELBKA: I have one question. For the two southwest lots, how would those, if we were to grant this variance, how would those two lots have access to the street, or any street?

MR. GOODMAN: There is an existing right of way, undeveloped right of way immediately to the west. It's the extension of the Kennicott Road right of way. And the plan would be to construct that half right of way down to the southwest terminus of Lot 245 so that these two lots would in fact have access off of Kennicott and out up onto Campbell Street.

MR. ANFENSON: So, the hardship again is economic hardship?

MR. GOODMAN: It's economic. The lots were valued as eight buildable lots.

MR. ANFENSON: But if they were valued as ten, or if they were valued as six, I mean it's a bit of negotiated price, right? I mean it could be, they don't have to pay that price if -

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MR. GOODMAN: Well, you know, if we have to get to that point, obviously we will. But the contract we have with the owner is for eight single-family lots.

MR. ANFENSON: So, a self-imposed hardship at the price they want to pay for --

MR. GOODMAN: Well, I don't know if I agree that it's a self-imposed hardship because, again, we did not create the lots here. We didn't subdivide them. This is the way they are.

CHAIRMAN PETRILLO: But there is a process for you to do that, and I just wanted to caution you as we proceed this evening, if this variance is denied, it stands on this property for a year, correct?

MR. MACH: Correct.

CHAIRMAN PETRILLO: But there is another, there is a process that you can seek or go through in order to make these buildable lots, but going before the Design and Planning Commission, seeking the re-platting, and then Village Board approval, and leaves you wide open. But you understand if this fails this evening, it stays with any subsequent purchaser and/or landowner, correct?

MR. MACH: For Zoning Board of Appeals.

CHAIRMAN PETRILLO: For the Zoning Board of Appeals. So, no one else would be able to come before us, you would not be able to come before us for a year.

MR. GOODMAN: Understood.

CHAIRMAN PETRILLO: Okay. Any other questions from members of the Board?

MR. GOODMAN: Thank you.

CHAIRMAN PETRILLO: Thank you, gentlemen. Now, we will open up the floor to members of the audience that would like to speak and address this petition. Can I just see by a show of hands how many individuals wish to address this this evening? Seven? Okay. Eight? If we get above ten, we'll take the time limit off since there's less than ten.

If you would, sir, you want to step forward?

MR. GREAZEL: Yes, I just would like to --

CHAIRMAN PETRILLO: No, you just, if you would step forward to the podium?

MR. GREAZEL: And I just want to make sure with the crowd, I'd like to say my piece and then potentially take my kids out so they don't start screaming. Do I need to sign in?

CHAIRMAN PETRILLO: Yes, if you would sign in and then state your name and address and then I'll swear you in.

MR. GREAZEL: Sure. My name is Nicholas Greazel, I

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live at 818 West Campbell Street here in Arlington Heights.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

MR. GREAZEL: So, I live kiddy corner to this property.

This property, I don't know when it went up for sale. I did not see any For Sale signs. I know that when it first went up five years ago, you saw the For Sale signs. But I don't know when it went up to auction. I heard that it sold for \$600,000 originally to the purchaser. I didn't see that but my former neighbor had told me that he had seen it in the paper. So, that was the original purchase price.

Looking at the size of this, I'm very disappointed that the potential purchaser doesn't know the negotiated price. I don't know how they can go through and say that there is an economic hardship on this yet without any money other than the fact that they've wasted lawyer fees on this. If they came to us today and asked for seven plots and they went through that process, I couldn't see how to say no to that because they'd be very close on virtually everything.

But right now, as they, when they went through and purchased it, they didn't know what the zoning rules were, they should have and shame on their investigative group for not knowing that because it's pretty clear that I, as a non-legal person, was able to find this out by calling a few people in the city and asking this, without filing a Freedom of Information Act. And it would be very simple to go through and look at this, divide it into seven. There is approximately 69,000 square feet, they'd be 1,000 feet short. But they're not asking for a variance for that, they're asking for a variance where everything is really thin. And they're showing plats of land there where most of those houses are 11,000 square feet to 12,000 square feet, all significantly smaller in land mass.

I have no objection to new houses being put there.

I did enjoy having a big, huge park-like area kiddy corner to my house. Again, no problems, the houses that they build are probably going to be nice houses, \$650,000 houses would probably be nice for my home value although my house is much smaller than what theirs are. And my house would not fit with the R-2 requirements, my house is only about 75 wide and I am on a corner, and my house is under 10,000 square feet. But my house was built in the 1950's, and the zoning rules here were set up I believe in 2003 if that's what the information that was given to me is correct. And even though it was rezoned in 1920, we have since changed them, and I'm hoping for a good reason. If they're not

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for a good reason, then I don't know why we have them.

So, I'm very disappointed in the lack of preparation that I saw on this without being able to go, you know, they've got a nice billboard there, but without coming through and being able to demonstrate economic hardship at this point and with the easy option of saying one less lot, I think it's a fairly easy choice to go through and say no to this one. That would be my vote if I had one. Unfortunately, I don't. I do know I see a lot of my neighbors here that if they, you know, wish to go through and say, I know I've talked to a lot of people that have said that that seems like a pretty lot, not lot of houses could fit on there especially with how narrow they are.

So, I would ask that you would say no to this. I don't see an economic hardship in this. And I see a very viable workaroud to put seven, take this and make it seven lots instead of eight. Thank you.

CHAIRMAN PETRILLO: Thank you. Any questions from the Board?

MR. DIVITO: Did the Petitioner come and ask you any questions?

MR. GREAZEL: They gave us a certified mail saying that this was going to happen. But no, no questions were asked of me. And anybody that knows me knows that I'm free to give my own two cents.

CHAIRMAN PETRILLO: Thank you. There was another audience member that wish to speak to this. Sir, in the blue jacket, if you would like to step forward? If you would again, any other witness or any other individuals that wish to speak, if you would just follow this gentleman up? And as he is providing his testimony, if you would sign in, and then we'll work down in chronological order.

MR. ROLAND: This one here, right?

CHAIRMAN PETRILLO: Yes. So, if any other, anyone else wishes to speak, would you please step up after this gentleman, immediately as soon as he's done signing, go ahead and sign in and then we'll have you read your name and then the next name below and we'll call that individual after.

MR. ROLAND: My name is Fred Roland, I live at 226 South Kennicott.

CHAIRMAN PETRILLO: Can I swear you in?
(Witness sworn.)

MR. ROLAND: My name is Fred Roland, I live at 226 South Kennicott which is about a block south of the subject property. I think when this property went up originally, I think

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it was up for sale originally for about \$6,000,000 and then who knows what the whole property sold for. But there was concern about the issue of extension of Kennicott; if this property would be developed as a total piece, you know, would that lead to more traffic and all that? And this parcel seems to be not doing that.

However, any decision you make on this parcel would have to affect what somebody might request for the parcel to the south. I think it could set precedent.

So, if you give allowable smaller lots on that, is that going to affect the property to the south? And can you really approve what's going to happen to this property without knowing what you're going to do to the parcel to the south? What's the compatibility of, you know, these two large parcels, which is a significant site. And I think the city itself has a significant interest in making sure whatever is done with that parcel is done to the benefit of the whole city. Because we're not talking about a couple of lots here, we're talking about, I think originally they talked about 20 lots that potentially could have been approved for.

So, I think those are key issues. That's why a PUD type thing might have been a much more appropriate consideration of the whole parcel.

CHAIRMAN PETRILLO: And just so you know, that whatever is decided here tonight, we are only to weigh this petition and these individual lots. If it would come before us in the future, our governances do not allow us to, those considerations that are decided here to have a bearing on any future considerations. But point well taken.

MR. ROLAND: I would think that legally there might be something.

CHAIRMAN PETRILLO: Does any member of the Board have any questions? Sir? Does any member of the Board have a question for this witness? There was a gentleman in the blue and white striped shirt, if you would state your name and address before I swear you in?

MR. HRASTINSKI: Hi, my name is Matt Hrastinski. I live at 15 South Patton Avenue.

(Witness sworn.)

MR. HRASTINSKI: My concern falls a little bit outside the scope of this, but I was just wanting to make sure that they have adequate drainage. I live to the west side of the property and just to the west of the two properties that would be west of Kennicott. And on bad rainstorms like today, there's a lot of water. I have a picture of standing water on the southwest lot

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which would be west of Kennicott with just stagnant water. I believe it was three days after the rains.

CHAIRMAN PETRILLO: Well, we can't, I don't know that we can enter an electronic picture into evidence, not having a copy or --

MR. MACH: You probably should --

MR. HRASTINSKI: I could e-mail it to you.

MR. MACH: Sure.

MR. HRASTINSKI: But if you'd like to see it --

CHAIRMAN PETRILLO: Is that satisfactory for the record?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay.

MR. HRASTINSKI: I'll show you the picture and then I'll get it e-mailed. But that's along Sigwalt just east of, I believe it's 101 Sigwalt.

So, I just want to make sure that there is adequate drainage. Because I remember biking around with my wife that summer and there were several houses in the area that had flooded.

CHAIRMAN PETRILLO: Thank you. And just to address your concerns, if this is approved or any building on these lots would have to go through a permit process and Engineering would address those issues. I know a number of times in petitions they have addressed those with us and they have commented in our Board packets as well.

MR. HRASTINSKI: Okay.

CHAIRMAN PETRILLO: Thank you.

MR. HRASTINSKI: Thanks.

MR. SWIDERSKI: I already signed in over here. My name is Steve Swiderski, 28 South Salem.

(Witness sworn.)

MR. SWIDERSKI: I've been a resident at my address at 28 South Salem for over 20 years. And we've looked at that property, we always knew that one day it was going to be developed. And so, what's being proposed here today is really a little bit of a surprise to me, that the Petitioner has no concept of what he paid for the property, that he's positioning this as a hardship. So, that sounds like somebody is very ill prepared. And giving somebody some sort of a variance without being prepared for what's going to be happening down the road may make for lots of other surprises.

So, you know, I grew up in the city. I moved away from the city because we moved away from the city lots. And for 20

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years I've been paying a premium within the Village here in the form of taxes to remain, you know, in an environment that's supported by minimum size ordinances. So, I definitely oppose any kind of variance to what we have set up as minimum sizes. I like the environment that we have and I don't see any reason why we should make concessions because somebody says they can't make money. Especially when they don't even know what they paid for the property.

CHAIRMAN PETRILLO: Thank you. Are there any questions from any member of the Board for this gentleman? Is there anyone else in the audience that would like to address the Board? Please step forward. Ma'am, since you're first to the podium, you could go ahead, if you would sign? But ma'am, if you would sign in right behind her?

MS. SHEEHY: I already signed in.

MS. JORDAN: I'm already signed in.

CHAIRMAN PETRILLO: Okay. Could you state your name for the record and your address?

MS. JORDAN: Emily Jordan. And I own with my husband 1319 West Sigwalt. It's a little bit farther.

(Witness sworn.)

MS. JORDAN: Okay. First of all, I want to tell you that I am opposed to the variance. And also, I want to stress the point to the business people who bought the property, that it was kind of shortsighted not to know what they were getting into, you know. So, if they were unprepared when they purchased the property, I'm pretty sure they are unprepared for the development of the property.

They were talking about the street, I think it would be Kennicott, to go from Campbell to wherever the property ends. Now, who is going to pay for that? I suppose it would be a public street, but do the developers pay for it or do the taxpayers pay for that?

MR. MACH: The developer would be required to.

MS. JORDAN: For real?

MR. MACH: Yes.

MS. JORDAN: Or would that be a hardship and then they will wiggle out of it? I mean I just -- all right. And the other thing that concerns me even the most is the potentiality for flooding. Because the more you build, you decrease the size of the area that will absorb rain or snow, so then that increases the flooding problems. And I have seen the neighbors, fortunately I have never been flooded because I live in the highest point, but around the neighborhood, every time that there is a bad rain, all

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the carpet, the furniture, everything is out there. And that's painful even for me just to watch that.

So, we need to, I am sure they could build the six houses that should be built in there, and that would be fine because, I mean somebody has to, the land is there, right? But stick within the city's requirements.

CHAIRMAN PETRILLO: Thank you. Before you leave the podium, is there any questions from members of the Board for this witness? Thank you.

MS. SHEEHY: My name is Elizabeth Sheehy. I live at 21 South Kaspar Avenue.

(Witness sworn.)

MS. SHEEHY: I did enclose a lengthy letter in the packet, and I appreciate everybody at the city who has given me information and helped out. And so, I just really want to reiterate and go over what you said with the three requirements for this variance. And one was a reasonable return, and it seems based on the conversations that have gone on with the testimony, that that's not determinable information this evening because they didn't come with that level of information. And so, I think you can make a clear decision on that basis.

The second one was that there were unique circumstances, and the only unique circumstances I heard was that it was zoned differently than they expected. And I think many other people have made the comment that that was something that they could certainly identify in advance, and most prudent business people would.

The third point is important to me. I live directly across the street. This is our particular side of the block by the Craig-built ranches from the 1950's, so we do have the 10,000 square-foot and the 75-foot frontage. And of course, this has been a beautiful property to look at over the years and we've resided there 34 years. And we have lovely trees that are Village-owned I believe that lined this side of the property, so I'm quite concerned that were you to make variances, that we could have issues with those trees, and I hope that if perchance you do make that type of decision, that you will reserve the right to protect those trees.

But I wonder again about the issue of the essential character. I mean I feel as though much of the attractiveness of Arlington Heights, and I've lived in this community for over 50 years, is that we do care about the appearances of our homes and our lots and friendly neighborhoods.

And we have a lot of spacious feel even though these lots are not

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dramatically large, and certainly our homes are not dramatically large. I do, if I understand correctly from the aerial photo I received, they are basically going to squeeze eight homes on their block where we have six in our block, similar size blocks. And to me, that is taking away from the essential character of the neighborhood, and these are the neighborhoods that are at least to the east and the south. I realize there are some homes that might be of smaller size, but that does not predominate in the feel of our neighborhoods.

So, I would ask that you weigh these three items and realize that there is a very large group of us that are very concerned about our neighborhood and have lived there a long time.

And I would also point out that it has made a big difference in the resale value and the attractiveness of these homes. The homes in our immediate area, when they have come up for sale, have sold rapidly. So, those would be my main points.

But I had one further thing, which is just to show you that we are concerned about drainage. That was one of my issues in my letter. And this is the flood plain, and we are across the street, and almost our entire block is part of the flood plain. And this property is, so we are basically, so this would be to the north. So, this would be, this is Campbell Street and we are essentially here. So, a little bit of the flood plain moves to this particular property but it is also a large flood plain area behind this property just to the west of it.

So, we are quite concerned about drainage. That particular land, that property is at a high point. When the house flooded this winter dreadfully, water actually crossed from where the old home was which is the middle of the property, all the way east and started to pool in our street which is how the city identified it. So, there is definitely a drainage situation that we would be concerned about. So, I appreciate your time. Thank you.

CHAIRMAN PETRILLO: Thank you. Are there any questions from any members of the Board for this witness? Thank you. Is there anyone else in the audience? Is anyone, are you signed in already?

MS. MCCARTHY: I am.

CHAIRMAN PETRILLO: All right. Sir, have you signed in already?

MR. THOMPSON: Not yet.

CHAIRMAN PETRILLO: Okay. If you would, while she's providing her testimony, sign in?

MR. THOMPSON: Okay.

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CHAIRMAN PETRILLO: Ma'am, if you would step forward to the podium? If you would state your name and address?

MS. McCARTHY: Monica Arina McCarthy, 107 South Kennicott.

CHAIRMAN PETRILLO: Now, sir, since you're here, would you state your name and address for the record and I'll swear you both in at the same time?

MR. THOMPSON: Okay. Charles Thompson, 27 South Patton.

(Witnesses sworn.)

MS. McCARTHY: So hard not to pretend you're talking into the microphone. I thank you for allowing us to air our thoughts here. I have very quickly, I know this isn't in your purview but big picture. I'm an engineer by background, and in terms of sound engineering, to not look at this whole parcel, an engineer at one time, it's hard to imagine that it's going to be done properly without taking it into account at some level. Also, same thing with aesthetics, to develop that one portion without taking into consideration the entire piece is difficult to imagine. And then specifically to what?

You all talk about the lot sizes, and the R-2 lots that are designated on there are old lots, too. I believe that the George and Sand Ridge, and those are much smaller homes than we're talking about, and they were platted a long time ago and I think that that predates things that have come more recently. So, I think that's something to consider. Also, aesthetically, the size of the house on the lot matters and I think we're talking about smaller lots, bigger homes. Aesthetically, that's not very pleasing in terms of altering the character.

And finally, engineering background like I said, I went ahead and went through and did all of the lot square footage that border on this property because four blocks away doesn't really matter, what matters is what's right there for the character of the community. And the average lot size is 11,729 square feet, and they're looking for 8,510 average square feet, which is 28 percent less, which is significant. So, I would ask that you consider that.

Also, I'd love to see new homes there. The property is degrading as we probably are sitting here, as it's raining it's heavily degrading. So, I want to see something happen there. I just do not know this is the right thing. Thank you.

CHAIRMAN PETRILLO: Thank you. Are there any questions for this witness from any member of the Board? Thank you. Sir?

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MR. THOMPSON: Besides the plumbing --

CHAIRMAN PETRILLO: If you would, just we've heard a couple with flooding a few times. Any other member of the audience that wishes to step forward, if you could limit your comments to anything that hasn't been raised this evening? We've heard the other witnesses very loud and clear.

MR. THOMPSON: My concern is Kaspar jogs over here, and they're showing this as just a thin sidewalk where Kennicott is. Is that going to be a full street?

CHAIRMAN PETRILLO: I can't answer that question because we don't have that information.

MR. THOMPSON: Well, if it becomes a full street, you don't have enough room here to put houses behind my property. They would have to be even smaller lots than what they're proposing for this. So, then what happens?

CHAIRMAN PETRILLO: There are a lot of unknowns with this site. Can't answer that question.

MR. THOMPSON: All right. Well, that's --

CHAIRMAN PETRILLO: You're posing a question and I don't even know if any member of the Board can answer that as well.

MR. THOMPSON: Because if you put Kennicott all the way, it's real small, that leaves this with nothing. That's my concern.

CHAIRMAN PETRILLO: Thank you, sir. Does any member of the Board have a question for this witness? Okay. Is there anyone else in the audience? Sir? Are you, have you signed in?

FFF: I'm not, I'm signing in right now.

CHAIRMAN PETRILLO: Sir, if you would state your name and address?

FFF: Mike Fravell, 626 West Sigwalt.

CHAIRMAN PETRILLO: Right hand please.

FFF: Sorry, military guy.

(Witness sworn.)

FFF: I think just in general terms, there has been a lot of mystery surrounding this property, 909 West Campbell, initially owned by the Henry family dating back to probably 1931 as I could determine from the history. The property, and I think I'll answer a lot of the questions that were posed in what I'm going to talk about, the property is divided into, the entire property that belonged to Henry family is divided into 18 lots. On the west side, there are two sizable lots that are half acres that go north and south. The question that was posed earlier about where the Kennicott right of way which is still owned by the

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Village technically even though it was deeded to the Henry family at one point by quick claim deed, that right of way goes to the west side of the eight lots that are being referred to in this petition. So, the right of way goes through here on the other side of the blue marker, and there's these two other half acre lots that are, so that doesn't adjust the size of the existing lots if the Kennicott right of way went in there. It would go into space that's technically still owned by the Village.

The property as it stands now, the eight lots that I was able to purchase are mine. The other lots, the remaining ten belong to Robert Henry, and Robert Henry, who no longer lives in Arlington Heights, has stopped maintaining the lots, stopped paying taxes on the lots, and you've seen that happen over time. Initially, the property was up for sale, someone mentioned for \$6,000,000, and it was up for sale for \$4,000,000 as a whole. The eight lots including the house by Lorraine Henry were mortgaged at some point, you know, back in 2006 or 2007. And after her death, the family did not continue to pay the mortgage that she had for \$928,000.

Eventually, the property went into foreclosure, it went to auction in July 2013. I went to the auction, I purchased it for \$632,000. Following that purchase, there have been a lot of things done to maintain the property. I removed the tree for \$3,000 from the Sigwalt side of the property, which isn't mine but the tree was still hanging on into the sidewalk. And eventually, we came to the point where there were vagrants breaking into the house which had been the case during the period of time when the house was vacant and still owned by the Henry family but no one was doing anything about it. I think maybe the police were called several times.

I got to the point where it started to become a danger. There was an empty swimming pool in the house. I was concerned that someone might injure themselves, might die. I found where people had been living in the shed and the door was kicked in a few times. So, we got to the point after, basically the house was in extreme disrepair. The pipes over the hard freeze in the winter burst, about 500,000 gallons of water went into the house, along with the house next door which is still owned by Robert Henry, and it became unlivable so we had to demolish the structure, which is where we are now.

Going in, the lots, a lot of questions have come up about whether or not the lots, I mean I think they meet the neighborhood, we live in the neighborhood, I live two blocks away. And the lots fit in, if you look at the overall neighborhood,

APPROVED

five or six blocks. From an aerial view, the lots on Ridge are small. And I own a property that's, I own two properties on Sigwalt, 626 and 614, and the lots adjacent to 614 are pretty much the same size or maybe even a little smaller than what's on Campbell.

That's the history. The Henry family still owns the rest of it. I can tell you tax buyers have purchased, all separate tax buyers by the way, have purchased the other lots. Eventually, this property, this will happen. This will go the way of development and someone will take ownership if I don't. And I am aggressively pursuing this with the Henry family but they're not, they a lot of times won't even answer the phone or return e-mails. And I don't know what's happened with the history of the family but they don't seem to have an interest in doing anything to maintain sale or otherwise do something to allow something to happen to the property other than what's just happening as a course through foreclosure process and tax liens and so on.

So, that's where we are. I'm happy to answer any questions about anything I didn't cover.

CHAIRMAN PETRILLO: First, let me thank you for your service to our country. Appreciate it, and a lot of admiration for people that give a lot of their lives to serving our country. So, thank you very much for that.

Contract price, we have a buyer, you don't have, give like a range.

FFF: So, to run down the prices, we do have a non-disclosure but I'll give you in general terms what the contract price of the house is. I paid \$632,000 or \$633,000 for it. I've probably invested in just general maintenance over time another \$50,000, plus about \$60,000 to tear the house down. It's a very complicated structure with a lot of concrete and a swimming pool and 6,000 square feet of building. And our discussion for the contract price has been in the range of 850 to 900.

CHAIRMAN PETRILLO: Thank you, sir. Are there any other questions from any other member of the Board for this witness? Thank you very much. Is there anyone remaining in the audience that wishes to address this petition? Please step forward, ma'am.

MRS. SCHMIDT: Sorry, I have a little trouble walking sometimes. My name is Mrs. Schmidt.

CHAIRMAN PETRILLO: Are you signed in, ma'am?

MRS. SCHMIDT: Yes. I live at 232 South Kennicott. My concern --

CHAIRMAN PETRILLO: Can I swear you in?

APPROVED

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MRS. SCHMIDT: My concern is with establishing, I know you said this wouldn't be the case, but once the smaller houses would be built, that would be establishing a character of a neighborhood, and the rest of them might have to follow along with that. I know you've seen that so --

MRS. LIVERMORE: This Board does not set precedent in any way. What we do here is on an individual basis.

MRS. SCHMIDT: Well, my concern is with, if you have a smaller lot, according to the Zoning Commission I believe, a larger house taking up more square footage of property is allowed then. For instance, the homes that are over in the Scarsdale Estates I'm sure you're all familiar with, those were very, very large lots, and a smaller percentage of those lots have building structure, driveway, et cetera, on them. And I am very fearful of having much, much more land taken up with just building.

And I reiterate the thing, I'm afraid that there is no way to get around it, problems of flooding and drainage. And I would hate to see any variance given until somebody can assure us that we're not going to have any ramifications from covering more land and more land with structure.

I am also concerned with the deteriorated condition of the fence. I have called the Village many times. It's not exactly your area. I'm anxious to have something done with that property so that I don't have to see little kids tearing apart that darn fence and whacking each other, even teenage kids hitting each other with two by fours. What is this? This is not the ghetto.

So, whatever we can do to preserve the character of the neighborhood, not change the character of the neighborhood into lots that are more filled with structure, I would appreciate you looking at it. Thank you.

CHAIRMAN PETRILLO: Does any member of the Board have any questions for this witness?

MRS. SCHMIDT: I'm not exactly a witness. I'm more of a concerned citizen.

CHAIRMAN PETRILLO: Concerned citizen. Ma'am, I just want to address that my personal opinion is that there is going to be something built on these lots, whether they're 60 feet, 66 or meet the requirements. But there are protections under the Village code on building code requirements that address the amount of impervious surface, size of building and so forth set on these lots.

APPROVED

So, again, we're not addressing that, any of those conditions this evening. The only petition that we're addressing are these lot sizes and approving or not approving them as buildable lots as they exist today.

Would you like to state your name and address please?

MR. KENNEY: Hi, John Kenney, I live at 11 North Kaspar, Arlington Heights.

CHAIRMAN PETRILLO: Can I swear you in, sir?
(Witness sworn.)

MR. KENNEY: Actually, I'm really excited to hear that there is something that will happen on that site. You know, really the whole idea of homes being built there sounds great to me. However, it seems not in keeping with the way that development is currently shown in the sense that you have smaller lots and then two giant lots to the side. And to the extent that, you know, if you look at the overall site, I just did it via Google Maps that it looks like you have there, if you were to project that out, you could have 18 lots on that site but more evenly spaced, you know, more in keeping with the way the community is.

The great thing about Arlington Heights, you are able to have a lot of people out and about, walking and milling about, which is great. You know, you get to meet your neighbors and, you know, I can't wait to meet the people who eventually do move into this area. But I'd like it to be more in the keeping of the neighborhood. I'd like for either the Board or the developers to go ahead and consider that.

CHAIRMAN PETRILLO: Any questions for this gentleman? Seeing that there are no additional individuals in the audience stepping forward, I'll close. Then I will close this part of the hearing to public comment and turn it back to the Petitioner to step forward and address any additional comments and/or any testimony that was provided by the witness.

MR. GOODMAN: Sure. Thank you. First, I'd like to thank the property owner. When I came here this evening, I was not anticipating your very first question about the price. My client at any one time has over 20 pieces of property under contract. And when I view economic hardship, I wasn't thinking specific dollar terms. So, I'm glad that the property owner could refresh that recollection.

But when I think of economic hardship, I think of how we entered into this contract. And my testimony here this evening is these lots were valued as eight single-family lots and

APPROVED

the property owner can attest to that as well. You have eight subdivided lots, have eight separate individual tax ID numbers.

And in terms of the overall character of the neighborhood, there is no question in the minds of the Petitioner that the homes they plan to build on these lots will be completely compatible. If you look at the lots directly across the street on Campbell on the north side, these lots are compatible. The homes will be compatible. We don't believe there will be any distinguishing factors that anyone could look at these homes and say this doesn't fit. So, we believe that that's an important factor here.

In terms of the flooding, I know that's not your purview but I just want, just for the purposes of the audience, to make it clear that my client will work with Staff to meet all applicable storm water management ordinances that the city has, comply with all their codes. So, I don't believe that's an issue but that's, you know, that's to come down the road.

The comments tonight both from the Zoning Board and the audience, you know, provides my client with certain things to think about. And I guess what I'd like to request at this time is if we can continue the hearing to give my client an opportunity to think about some of the comments tonight, continue to work with Staff, and then come back.

CHAIRMAN PETRILLO: I don't know that we have that option but --

MRS. LIVERMORE: At this point --

CHAIRMAN PETRILLO: But I am not inclined to do that because we have provided you with an option to step away from this earlier this evening. And there are other processes that you could seek that I'm sure that this variance, whether it is approved or denied, will affect that process.

So, I'm going to pose the question to you, Derek, if this petition is denied this evening, does that stop any future or provide any implications for this Petitioner to seek relief in resizing these properties through the Planning and Design and then ultimately the Village Board?

MR. MACH: No, the Petitioner could pursue resubdividing the lots and then, through the Plan Commission process, and then ultimately pursue Village Board approval.

CHAIRMAN PETRILLO: So, I am inclined, if we, I would open it up, I don't know that we've had an instance where we have had a continuance, a request for a continuance and it has been granted. And I'm not aware of any of our guidelines or governances that allow us to provide for it.

APPROVED

MR. MACH: It would be up to the Zoning Board.

CHAIRMAN PETRILLO: Well, that's my opinion. I don't, if any of the other Board members would like to weigh in on that, we could take a roll call on it as well to derive something definitive.

MRS. LIVERMORE: I don't think a continuance at this point is appropriate. We've gone through all this testimony and obviously we'll have to proceed.

MR. GEISEL: I don't think it's appropriate because then you come in with a plan that doesn't seem to float and you back out. You're either here or you're not.

CHAIRMAN PETRILLO: Is there any member of the Board that feels otherwise, that a continuance is appropriate at this juncture? I don't know that we need to have a roll call but I think the sentiments of the Board are clear on the continuance.

MR. GOODMAN: I understand.

CHAIRMAN PETRILLO: Are there any questions from member of the Board for this Petitioner? Okay, thank you, sir.

MR. GOODMAN: Thank you.

CHAIRMAN PETRILLO: I guess I'll start by providing my comments and then I'll open it up to my colleagues. First, there is a reason for the code. The Village has adopted certain standards in buildable lots. I also feel that there are other options before, that this Petitioner can seek relief in being able to eventually build on these lots.

And if we were to award a variance this evening, this would provide the Petitioner with a shortcut that I think would not be conducive to a more systemic vetting process. Whether it's six lots or eight lots, I've done some math and there is a reasonable return on the investments. There's too many unknowns at this point in time, and if we were to grant a variance this evening, we might find ourselves rehearing on individual lots for future owners of these individual lots for additional variances.

I feel for the landowner. He's made a very significant investment and continues to invest money for the upkeep of a very large and dilapidated property. But I guess when you get into real estate investment, that's the risk that you take. I also feel that if these lots are divided and do meet the lot requirements, that homes, larger scale homes can be built on larger lots and would command a higher price and still allow any potential petitioner or landowner or developer to still earn a reasonable return on their investment.

And lastly, I don't feel, in my opinion, that the

APPROVED

Petitioner has met the criteria that's set forth in our guidelines for approving petitions. That said, I'll open it up to fellow Board members.

MR. ANFENSON: I think that was very well put, Tony. I have to agree with you. I think that Ms. Sheehy put it very eloquently and I have to agree with her sentiments that really the economic hardship is in my mind self imposed and there is no uniqueness to this situation. He's entered into a contract that is contingent upon this happening, so there is nothing unknown or unique.

CHAIRMAN PETRILLO: Would anyone else like to --

MRS. LIVERMORE: I am opposed to his petition on the grounds that it is too dense in that area, it's too many in that area. And I oppose it.

CHAIRMAN PETRILLO: Is there anyone else that would like to address this issue?

MR. GEISEL: I would agree, these were platted in the 20's and they were constructed in the 50's. There is an opportunity to still put at least six homes on this site. Even at \$900,000, that's 150 a lot at an average cost of, based on his numbers, of \$300,000 to construct, that's 450 in. He's selling them for 650. If you can't make money on a 40 percent type of margin, I don't know, that's not our obligation to provide. So, I don't think there is an economic hardship here that should be a driver.

CHAIRMAN PETRILLO: Anybody else?

MR. DIVITO: No.

CHAIRMAN PETRILLO: Is there a motion to be heard?

MRS. LIVERMORE: I move to deny.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second on the floor. Derek, would you take the call, roll call please?

MR. MACH: Mrs. Livermore.

CHAIRMAN PETRILLO: Yes is to deny.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

APPROVED

CHAIRMAN PETRILLO: Yes. The motion passes and the petition for the variances has been denied, all eight variances. With that, we go back to our agenda. Is there anything else on our agenda?

MR. ANFENSON: Thank you for stepping up and chairing for the next term, Tony. I appreciate that.

CHAIRMAN PETRILLO: Thank you. I owe you one. Derek, I misplaced my agenda here. I don't think there is anything else on the agenda. Do we need a motion to adjourn? Is there a motion to adjourn?

MR. ANFENSON: So moved.

CHAIRMAN PETRILLO: Second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes.

(Whereupon, the meeting was adjourned
at 8:04 p.m.)

APPROVED

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, JR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____
_____, A.D. 2014.

NOTARY PUBLIC

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Item: Aurelio's Pizza - 2944 W. Euclid Ave. - PC#14-021

Department: Planning & Community Development

Requested Action

A Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet and (indoor) seating capacity of 183 seats and an outdoor seating area of 400 square feet and (outdoor) seating capacity of 25 seats.

Variations Identified

1. A variation from Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet with 183 seats and an outdoor seating area of 400 square feet with 25 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 1,954 square feet (indoors) with 183 seats and 400 square feet (outdoors) with 25 seats maximum.
2. Staff does not support the installation of the 15 parking spaces that are located just north of the drive thru lane and the garbage enclosure, as that would require the removal of existing mature landscaping.
3. The proposed parking shall be installed prior to Final Occupancy being granted for the restaurant. The proposed parking must meet all Ordinance requirements such as landscaping.
4. The applicant will provide a tree survey and preservation plan and work with staff to determine the replacement ratio at building permit.
5. As part of the permit application, the applicant will provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing site should be reviewed by the engineer and any

modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.

6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Legal Notice	Correspondence
Notification Affidavit	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Plat of Survey	Exhibits
Center Plan	Exhibits
Floor Plan	Exhibits
Special Use Justification	Correspondence
Market Study	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Aurelio's Pizza
Address: 2944 W. Euclid Avenue

BACKGROUND INFORMATION

Petitioner: George Vassos
 Northside Pizza Guys, LLC.
Address: 1863 W. Central Road
 Arlington Heights, IL 60005

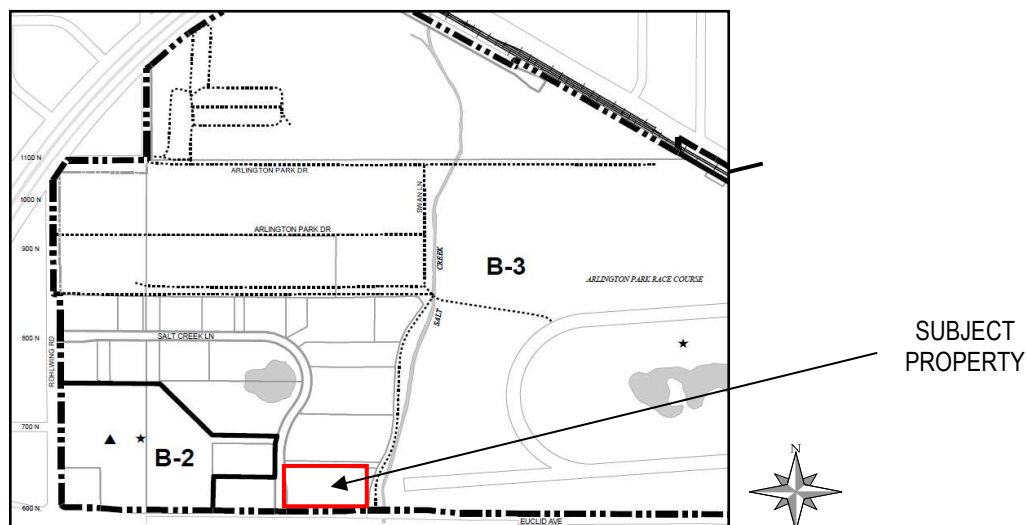
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet and (indoor) seating capacity of 183 seats and an outdoor seating area of 400 square feet and (outdoor) seating capacity of 25 seats.

Variations Identified:

- Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Use	Offices only
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Park	Mixed Use
West	B-3, General Service, Wholesale and Motor Vehicle District & B-2, General Business District	Office	Offices only & Mixed Use

Summary

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The 5,075 square foot vacant tenant space is part of an 18,677 square foot shopping center with 115 parking spaces. Other tenants at this location include Starbucks, Subway, De Carlos Hair Design, Esplanade Wine and Spirits and Savory Salads (soon to open).

The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down restaurant serving pizza, pastas and sandwiches. The indoor seating area would encompass 1,954 square feet and would have a total of 183 seats. There is also an outdoor seating area proposed, roughly 400 square feet in area with 25 seats. The remaining floor area would be allocated to the kitchen, bathrooms, and waiting area. A total of 30 employees are anticipated during the largest work shift, and the hours of operation are expected to be between 11:00 AM and 11:00 PM. The applicant has indicated that the restaurant will initially be open only for dinner while staff is trained. The applicant has indicated that they will be applying for a liquor license. This is the first build-out within this tenant space. Deliveries are expected to occur in the morning hours before lunch and possibly after lunch.

Zoning and Comprehensive Plan

According to Village code, all restaurants located within a commercial district and greater than 1,500 square feet, require Plan Commission review and Village Board approval of a special use. As part of the formal review process a written justification based upon the following criteria shall be required.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The proposed restaurant is compatible with the surrounding land uses, which primarily consists of commercial, entertainment, office, and service related uses. Moreover, said action is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Plat and Subdivision Committee

On October 8, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use.

Building and Site Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, the Petitioner must comply with all applicable accessibility, building, health, odor and life safety code requirements.

Staff would advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.

Traffic & Parking Related Issues

Pursuant to Chapter 28, Section 6.12-1(2)(a), projects 5,000 square feet in floor area or more and located along a major or secondary arterial street (i.e. Euclid Ave.) must provide a traffic study and parking analysis prepared by a qualified professional engineer. Staff supports the variation to not require a traffic study and parking analysis as the proposed use will not alter existing circulation patterns or have an adverse effect on existing roadways. Since there are still vacancies at the Center (2,971 square feet or 16%) and Savory Salads and Aurelio's Pizza are not operational at this time, Staff supports not requiring parking counts as the analysis would not yield additional information. Therefore, staff has reviewed the code required parking as the basis for analyzing future parking demand.

Based on the existing tenant mix (which includes the Savory Salads restaurant as well as Aurelio's Pizza), the code required parking demand for this Center is 128 parking spaces. A parking analysis for the center is appended to this report. There are currently 115 parking spaces at the Center leading to a 13 stall deficiency.

The applicant has provided a plan that shows 39 parking spaces being added. The additional parking spaces are proposed to be located on the north side of the building. With the addition of 39 spaces, there will be a total of 154 parking spaces at the site. Staff is not supportive of installing the 15 proposed parking spaces that are located just north of the drive thru lane and the garbage enclosure, as that would require the removal of existing mature landscaping. Also, the owner of the Center has indicated that these spaces are not allowed without the consent of Starbucks. The other 24 spaces on the north side would be acceptable, but must meet all landscaping requirements including submittal during the building permit review of a tree mitigation plan as several trees are to be removed. The parking will be installed by the landlord, Stone Street Esplanade, LLC who is also a principal in North Side Pizza Guys, LLC.

The proposed additional parking spaces will add impervious area to the site. As part of the building permit application, the applicant will provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces and coordinate with the Village's Engineering Department to modify the MWRD permit previously approved for this site. Following a preliminary review, the Engineering Department does not see any issues with accommodating the additional impervious area.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet with 183 seats and an outdoor seating area of 400 square feet with 25 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 1,954 square feet (indoors) with 183 seats and 400 square feet (outdoors) with 25 seats maximum.
2. Staff does not support the installation of the 15 parking spaces that are located just north of the drive thru lane and the garbage enclosure, as that would require the removal of existing mature landscaping.
3. The proposed parking shall be installed prior to Final Occupancy being granted for the restaurant. The proposed parking must meet all Ordinance requirements such as landscaping.
4. The applicant will provide a tree survey and preservation plan and work with staff to determine the replacement ratio at building permit.
5. As part of the permit application, the applicant will provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing site should be reviewed by the engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.
6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

November 6, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

Exhibit A
Parking Analysis for Esplanade Center
2920 – 2964 W. Euclid Ave

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Hair Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944 Euclid	Proposed Aurelio's Pizza	Restaurant	5,075 400 (patio)	1,954 400	45 45	43 9
2932 Euclid	Savory Salads	Restaurant	1,756 280 (patio)	490 280	45 45	11 6
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Total		18,378			128
	<i>Total Provided</i>					<i>115</i>
	Surplus / (Deficit)					(13)

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 12, 2014 AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 14-021, a Special
Use for a Restaurant. The
subject site is generally lo-
cated at the northeast cor-
ner of Euclid Ave. and Salt
Creek Lane at 2944 W. Eu-
clid Ave., Arlington Heights,
IL.

As part of said request the
petitioner is requesting the
following variation from the
Municipal Code:

• Chapter 28, Section 6.12-
1(2) (a) from the require-
ment to provide a traffic
study and parking analysis
prepared by a qualified pro-
fessional engineer.

And other variations as de-
termined necessary by the
Plan Commission.

All persons desiring to be
heard shall be given the op-
portunity 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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
October 28, 2014 (4389532)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 28, 2014 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

BY

Paula Baltz
Authorized Agent

Control # 4389532

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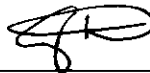
OCT 31 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

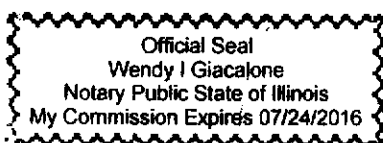
I, GEORGE VASSUS hereby certify as follows:

1. That on the 28th day of OCTOBER, 2014, affiant caused to be mailed in the Post Office of THE UNITED STATES (ARLINGTON HEIGHTS) copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.



Signature

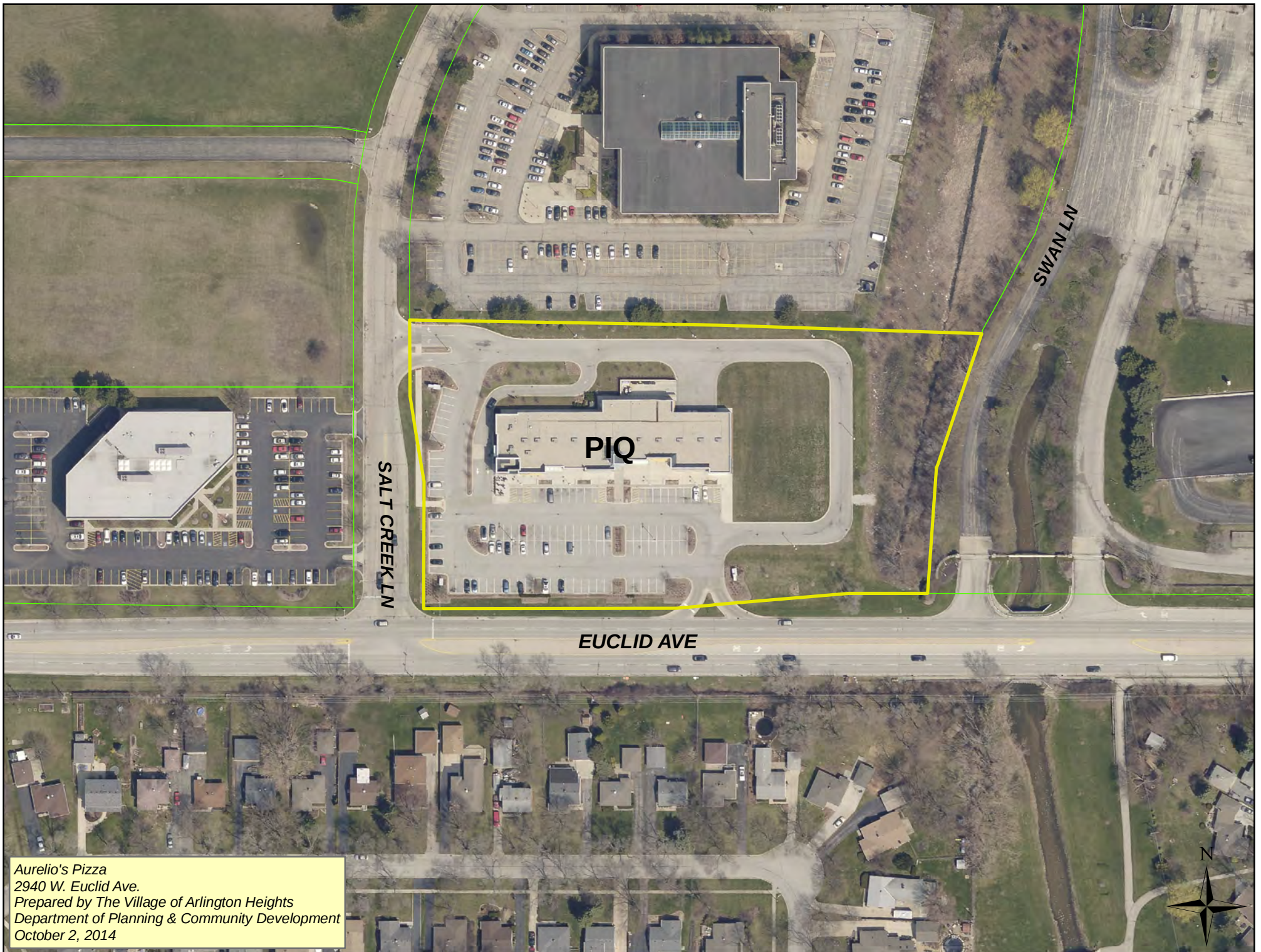
Subscribed and Sworn to before me
this 28 day of October, 2014.


Notary Public

RECEIVED

OCT 28 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Aurelio's Pizza
2940 W. Euclid Ave.
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 2, 2014

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

OCTOBER 8, 2014

Project Title: Aurelio's Pizza
Address: 2944 W. Euclid Ave.
Petitioner: George Vassos
 North Side Pizza Guys, LLC
 1863 W. Central Road
 Arlington Heights, IL 60005

Requested Action:

1. A Special Use to allow a 5,075 square foot sit-down restaurant that has a total (indoor) seating area of 1,954 square feet, an outdoor seating area of 400 square feet and total (indoor) capacity of 183 seats.

Variations Required:

1. Chapter 28, Section 11.4 Schedule of Parking Requirements, to allow a reduction in parking for the center from the required 128 to 115, a variation of 13 parking spaces.
2. Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Attendees: George Vassos, Petitioner
 Dan Broggi, Architect
 John Sigalos, Plan Commissioner
 Latika Bhide, Development Planner

Project Summary

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The 5,075 square foot, vacant tenant space is part of an 18,677 square foot shopping center with 115 parking spaces. Other tenants at this location include Starbucks, Subway, De Carlos Hair Design, Esplanade Wine and Spirits and Savory Salads which is currently requesting a Special Use for a restaurant. The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down restaurant. The indoor seating area would encompass 1,954 square feet and would have a total of 183 seats. There is also an outdoor seating area proposed, roughly 400 square feet in area with 25 seats. The remaining floor area would be allocated to the kitchen, bathrooms, and waiting area. A total of 30 employees are anticipated during the largest work shift, and the hours of operation are expected to be between 11:00 AM and 11:00 PM. The applicant has indicated that the restaurant will initially be open only for dinner while staff is trained. The applicant has stated that they will be applying for a liquor license. This is the first build-out within this tenant space. Deliveries are expected to occur in the morning hours before lunch and possibly after lunch. Based on the existing tenant mix (which includes the Savory Salads restaurant as well as Aurelio's Pizza), the shopping center has a 13 stall parking deficit.

Meeting Discussion:

Mr. Broggi said that the site is located at the Esplanade Center on Euclid Avenue. He said that the total tenant space at this location is approximately 16,000 SF and they would be occupying the middle third of the building, approximately 5000 SF. They are looking to open a restaurant at this location – a franchise of Aurelio's Pizza, a family owned restaurant in Homewood. J. Sigalos said that he was very familiar with the business. G. Vassos said that this was his first Aurelio's restaurant and he would be a franchisee. He said that he had been in this business since 1959 and that he owned Sam's of Arlington. L. Bhide said they would require a Special Use Permit for the restaurant and two variations: One from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer and the other from the required number of parking spaces. Since there are vacancies in the

Center, parking counts would not be required as they (counts) would not provide any additional information. She said that as Mr. Vassos had mentioned that the Center is looking at adding parking spaces. G. Vassos said that the Center would be adding parking spaces in the rear. L. Bhide said that based on this user and the other restaurant that was seeking a Special Use in the Center; a total of 128 parking spaces would be needed. The Staff Development Committee does not support a variation from the parking requirement and recommends that landbanked parking be provided. G. Vassos said that it (parking) would be installed before the restaurant opened. J. Sigalos said that this was a great use. J. Sigalos asked how the landbanked parking would be enforced? L. Bhide said that the once the trigger for installing the additional parking was met. J. Sigalos asked about the parking requirement for outdoor seating. L. Bhide said that outdoor seating would contribute to the parking requirement. She said that only in the Downtown, it does not contribute to the required parking. D. Broggi asked if they removed the outdoor seating, would they be closer to the required parking and get a variation. L. Bhide said that the outdoor seating required 9 parking spaces. Even if the outdoor patio was eliminated, the Center would be 45 spaces short. L. Bhide said that the concern expressed with granting a variation was that even if the use went away, there would always be a variation for the Center. She said that since there are still vacancies at this Center, they are calculated at the retail ratio – 1 space per 300 SF. If another restaurant went into the Center, then the deficit would further increase. J. Sigalos said that when they come to the Plan Commission they should have a site plan that would show the proposed parking on the north side of the building.

Commissioner Sigalos indicated that the applicant should move forward with the formal public hearing process.

RECOMMENDATION

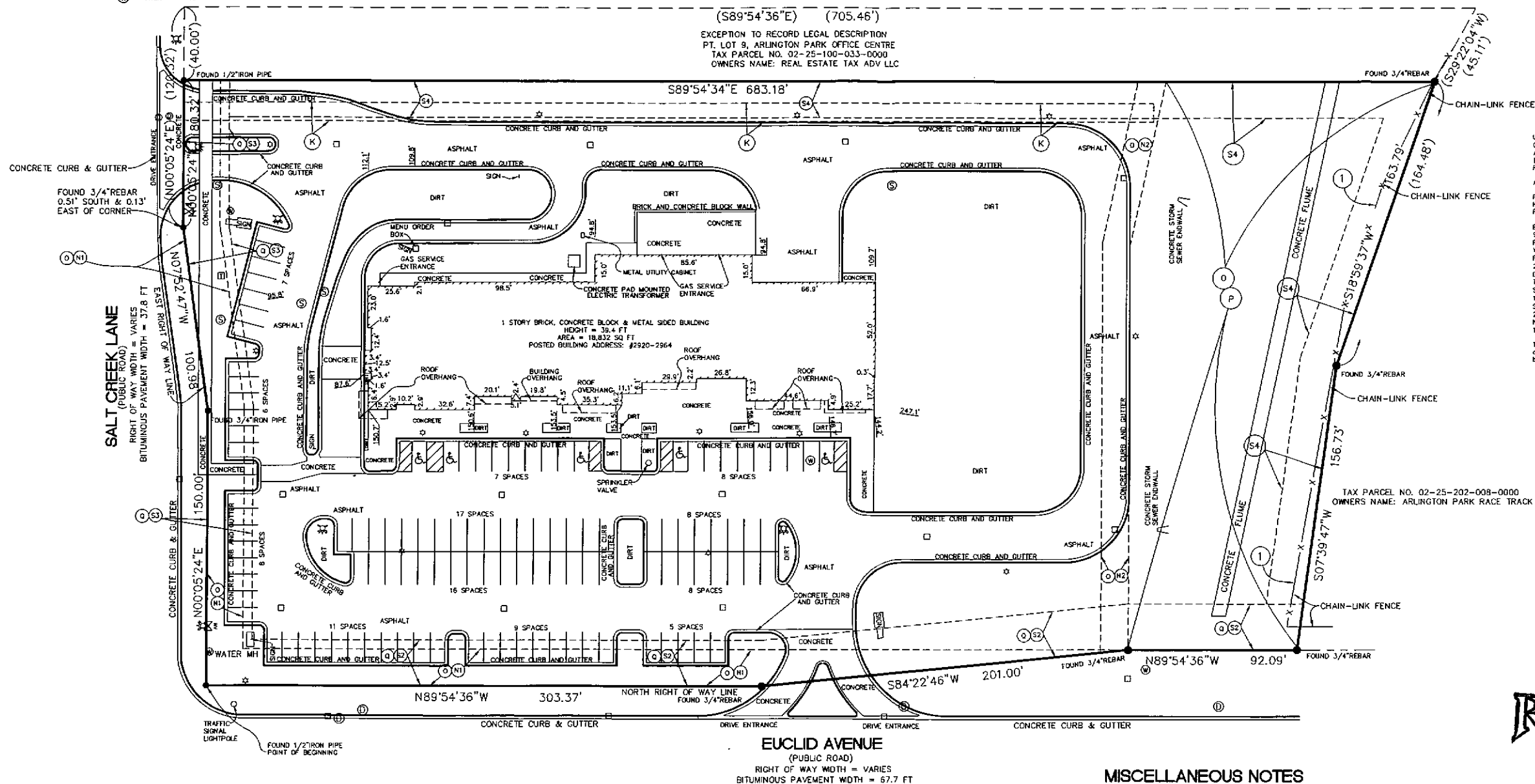
The Plat & Sub Committee did not have objections to the request and agreed that the Petitioner should move forward through the process.

John Sigalos, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

SURVEYOR INFORMATION
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 Highway JG
Mt. Morris, IL 62572
Phone: (808) 832-6297
Fax: (808) 832-6349
E-mail: rsarko@mtc.net

- LEGEND
- MONUMENT SET AS NOTED
 - MONUMENT FOUND AS NOTED
 - POWER POLE
 - OVERHEAD POWER
 - DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER MANHOLE
 - DENOTES ENCROACHMENTS
 - CORRESPONDES TO SCHEDULE B
 - GROUND LIGHT
 - LIGHT POLE
 - FIRE HYDRANT
 - STORM SEWER INLET
 - TELEPHONE PEDESTAL

ALTA/ACSM LAND TITLE SURVEY



RECOF

LOT 9 (EXCEPT THE CENTRE, BEING A S AND PART OF THE 10, EAST OF THE 11 RECORDED MAY 23, 1980 AS DOCUMENT NUMBER 25466742. ALSO DESCRIBED AS PART OF LOT 9, AS HEIGHTS, COOK CO. FOLLOWING: BEGINNING AT A PO 9; THENCE NORTH 1 FOUND 3/4" IRON 1 WEST, 100.98 FEET WEST OF A PT 24 SECONDS EAST, DEGREES 54 MINUTE THENCE SOUTH 18 1 SET 3/4" REBAR, 1 156.73 FEET TO A SECONDS WEST, 92. 22 MINUTES 46 SEC NORTH 89 DEGREES 1/2" IRON PIPE AT

As per ProFor Insurance Con Service, White

APPAI

1 A chain East pro

NOTES CORRESPONDING TO SCHEDULE B

- J An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded February 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- K A 10.00 foot wide Gas Main Easement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.
- L Estoppel Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- M Estoppel Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- N1 A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- N2 A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- O Easements for Public Utilities over those portions of the land noted in Exception Item No. 12A and 12B, as shown on plot of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- P A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- Q A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- S1 Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- S2 A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- S3 A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- S4 A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

MISCELLANEOUS NOTES

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of encumbrances or burial grounds on the subject property.
- No monuments shown have identification numbers.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, dump or sanitary landfill.
- The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
- Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.
- On the date of this survey, no loading docks or loading berths were observed on the subject property.

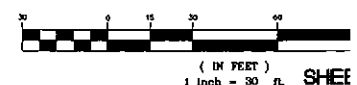
BASE OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of N89 degrees 54'36"W.

LOT AREA:
203,585 square feet
4.6738 acres

PARKING NOTE:
110 Regular stalls
5 Handicap stalls

GRAPHIC SCALE



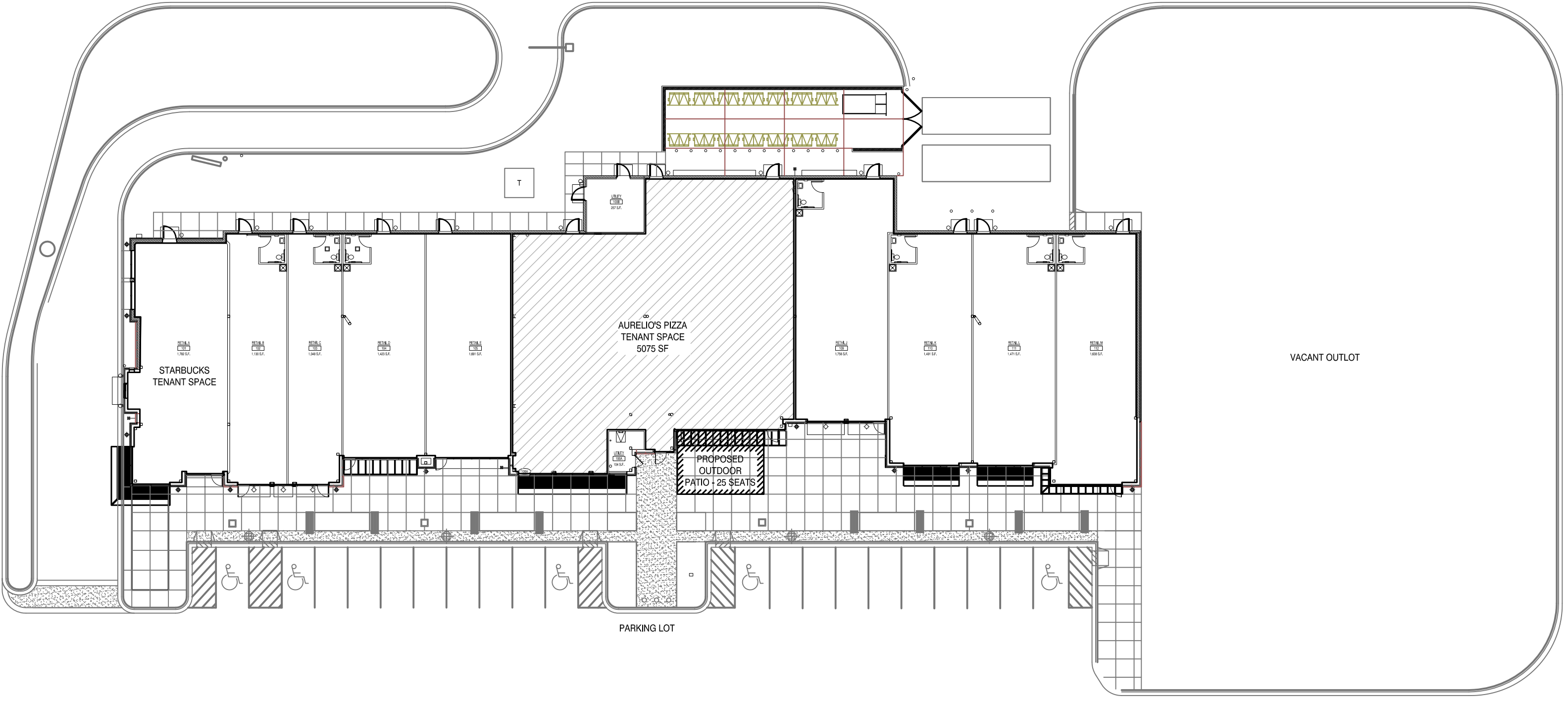
(IN FEET)
1 inch = 30 ft. SHEET

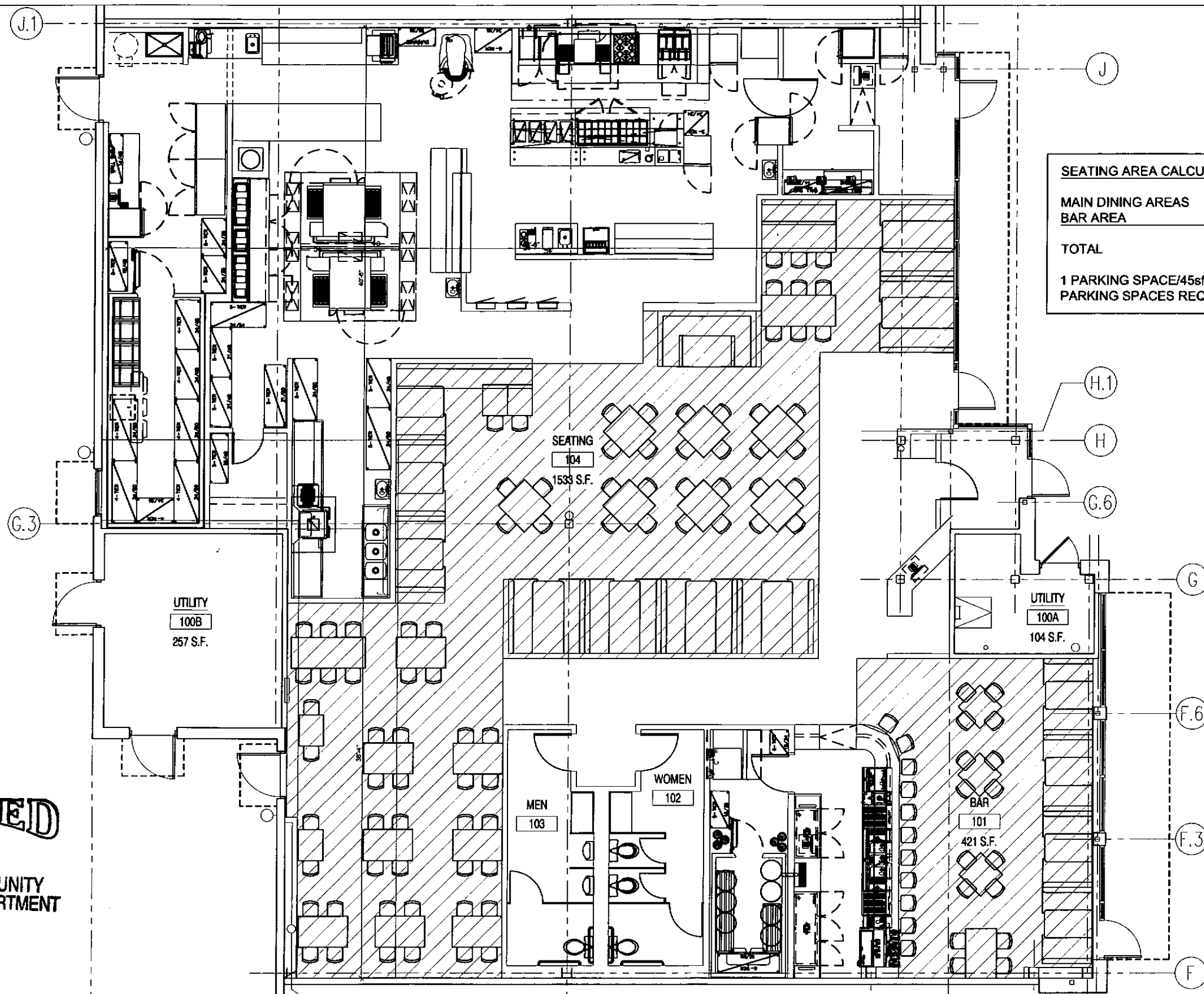
FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map/Community Panel No. 17031C 6184 J which bears an effective date of 8-19-2008 and is not in a Special Flood Hazard Area. By telephone call dated 8-21-2012 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

RECEIVED

OCT 13 2014

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT





SEATING AREA CALCULATION

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Scher Road Lincolnshire Illinois 60069
phone: 847 621 7687 fax: 847 621 8570

AURELIO'S PIZZA
18162 HARWOOD AVENUE
HOMewood, IL 60430

AURELIO'S PIZZA

ESPLANADE SHOPS
2940 W EUCLID AVE
ARLINGTON HEIGHTS, IL 60005

Project

Consultant

[illegible]

Seal

Date **SEPTEMBER 26, 2014**

Job Number 14 AP 049

Drawn

Checked

Approved

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FLOOR
PLAN

Sheet

A101

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OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

01 **PROPOSED FLOOR PLAN**
1/4" = 1'-0"

NORTH SIDE PIZZA GUYS, LLC D/B/A/ AURELIO'S PIZZA

October 8, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RECEIVED
OCT 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Written Justification for Special Use
Aurelio's Pizza- 2944 West Euclid Avenue, Arlington Heights, Illinois, 60005

Dear Department of Planning & Community Development,

Special Use should be granted to Aurelio's Pizza at the address specified above for the following reasons:

1. That said special use is deemed necessary for the public convenience at this location and consistent with the uses at the existing retail shopping center.
2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in applicable ordinances for such use, and with any stipulations and conditions made a part of the authorization granted by the Village Board Of Trustees.

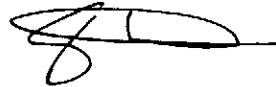
George Vassos (the applicant), President of North Side Pizza Guys, LLC, and owner of Sam's of Arlington, located at 1863 West Central Road in Arlington Heights, IL 60005, respectfully request a Special Use Permit to allow the applicant to construct an Aurelio's Pizza restaurant at the Esplanade Center on W. Euclid Avenue, Arlington Heights, Illinois 60005.

The applicant has an intimate knowledge of the local community through his other restaurant and feels the new restaurant would provide a necessary convenience at this location. The proposed restaurant is compatible with the surrounding land uses, which primarily consists of commercial, entertainment, office and service related uses. It would serve a lunch and dinner menu, and be the only full-service restaurant within walking distance of the developing Arlington Downs PUD, patrons of the Arlington Racetrack, and new apartment building being completed. The take-out area would provide the adjacent residential areas to the south and Euclid Avenue commuters a convenient amenity, since the next closest Pizza restaurant is almost a mile away.

The restaurant will provide the area with an additional thirty to forty jobs, and will lease one- third of the total retail space of the Esplanade, filling a large portion of the building that has been relatively vacant after being built six years ago.

The Aurelio's Pizza restaurant would function as a franchise, receiving support from the parent company based in Homewood, Illinois which has been in business since 1959. It is an expanding, family-owned business that is well known and loved by the people of Chicago. Their special recipe thin-crust pizza has contributed to making Chicago-style pizza nationally known and will draw people into the area to enjoy their consistently excellent food.

Respectfully,

A handwritten signature in black ink, appearing to read 'G. Vassos', with a long horizontal stroke extending to the right.

George Vassos
President
North Side Pizza Guys, LLC

NORTH SIDE PIZZA GUYS, LLC D/B/A/ AURELIO'S PIZZA

October 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois, 60005

RECEIVED
OCT 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Market Study

Proposed Aurelio's Pizza- 2944 West Euclid Avenue, Arlington Heights, Illinois, 60005

Dear Department of Planning & Community Development,

Enclosed, please find marketing information used by Aurelio's Pizza when considering placement of a store at the above referenced location. Euclid Avenue is a primary entry corridor into the Village and accommodates more than 40,000 vehicles per day. Of these vehicles, a significant amount is commuters driving to and from the Illinois 53 interstate which accommodates more than 140,000 vehicles per day. Aurelio's Pizza wants to capitalize on the high volume of commuters and, by placing a store at this location, customers traveling along West Euclid Avenue can conveniently access the store and either utilize the pick-up counter or they can park for a sit-down meal. In addition, the area of the dining in Aurelio's will be conducive to capture many post sports team meals that do not have as many quality places to have 2 – 20 people in a casual gathering environment with great food.

Other statistics that support the placement of an Aurelio's Pizza at this location include the following:

Population:	Population within 1-mile is 16,097 Population within 2-miles is 53,613 Population within 3-miles is 123,324
Households:	3,387 households within 1-mile 20,621 households within 2-miles 44,629 households within 3-miles
Incomes:	Average household income within 1-mile is \$84,348 Average household income within 2-miles is \$88,401 Average household income within 3-miles is \$92,454
Transportation:	87.6% of the population within 1-mile drive to work 88.1% of the population within 2-miles drive to work 89.3% of the population within 3-miles drive to work

Consumer Restaurant Expenditure: Consumer Restaurant Expenditure within 1-mile is \$3,334,525 *
Consumer Restaurant Expenditure within 2-miles is \$55,185,556
Consumer Restaurant Expenditure within 3-mile is \$113,705,637

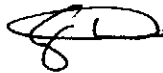
Note * Based on preliminary projections, the Aurelio's franchise could increase restaurant expenditures in this 1 mile submarket by 50% of the current base or more.

Competition within the immediate area includes a Subway, Starbucks, and a future Savory Salads located in the Esplanade Center on West Euclid Avenue. The closest sit-down restaurant serving pizza is approximately one mile away. Aurelio's Pizza would be able to cater to the developing Arlington Downs PUD, patrons of the Arlington Racetrack, visitors to the Rolling Meadows Court House, the surrounding communities and a future hotel development.

North Side Pizza Guys, LLC is requesting a "Special Use" to open an Aurelio's Pizza franchise at this location on West Euclid Avenue. Aurelio's is the oldest Chicago pizza chain dating back to 1959 and was one of the pioneers in the concept of the family pizzeria in the United States. Aurelio's helped to launch pizza into the American lexicon and has since become one of Chicagoland's true claims to fame.

Thank you, in advance, for your time and consideration, and please let me know if you need any additional information to process our request.

Respectfully



George Vassos
President

North Side Pizza Guys, LLC

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
 Owner: David Trandel, Stone Street Esplanade LLC
3020 Salt Creek Lane
Arlington Heights, IL 60005
 Contact Person: Dan Broggi - Soos Architects
 Address: 105 Schelter Road
Lincolnshire, IL 60069
 Phone #: 847-821-7667
 Fax #: 847-821-8570
 E-Mail: dbroggi@soosarchitects.com

P.I.N.# 02-25-100-034-0000
 Location: 2944 E. EUCLID AVE.
 Rezoning: _____ Current: B3 Proposed: B3
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: RESTAURANT
 Land Use Variation: ✓ For: Parking
Traffic Study requirement
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE

RECEIVED

OCT 17 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

6. GENERAL COMMENTS:

FOR PERMIT, IN ADDITION TO COMMON REQUIREMENTS, ADDED DETAILS OF EMERGENCY EGRESS - PATH, DISTANCES, DOORS, HARDWARE + ETC. AND ACCESSIBILITY WILL BE REQUIRED. REAR PARKING LOT EXPANSION MAY CAUSE INCREASE IN NUMBER / LOCATION OF ACCESSIBLE PARKING SPACES + ROUTE TO BUILDING.

CHARLEY CRAIG 10-16-14
~~Director~~ A.B.C. Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
Owner: David Trandel, Stone Street Esplanade LLC
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Phone #: 847-821-7667
Fax #: 847-821-8570
E-Mail: dbroggi@soosarchitects.com

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of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: RESTAURANT
Land Use Variation: ✓ For: Parking
Traffic Study requirement
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: 3BR: 4BR: _____

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

INSPECTIONAL SERVICES

NO COMMENT AT THIS TIME.

RECEIVED

OCT 27 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul BNA
Director

10/24/14
Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
 Owner: David Trandel, Stone Street Esplanade LLC
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Arlington Heights, IL 60005
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 Address: 105 Scheller Road
Lincolnshire, IL 60069
 Phone #: 847-821-7667
 Fax #: 847-821-8570
 E-Mail: dbroggi@soosarchitects.com

P.I.N.# 02-25-100-034-0000
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 Rezoning: _____ Current: B3 Proposed: B3
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 Land Use Variation: ☒ For: Parking
Traffic Study requirement
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

SEE ATTACHED
 Memo dtd 10-16-14
 J

Asst. Director


10-17-14
Date

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 OCT 20 2014
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

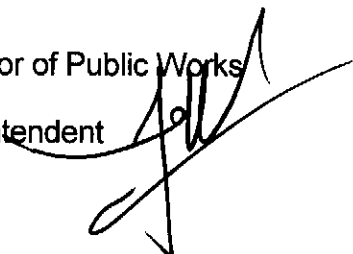
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: October 16, 2014

Subject: 2940 W. Euclid Ave., PC #14-021



With regard to the proposed Aurelio's Pizza, I have the following comment:

1) Public Works Utilities has no comments

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

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-021
 Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
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Arlington Heights, IL 60005
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P.I.N.# 02-25-100-034-0000
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 Rezoning: _____ Current: B3 Proposed: B3
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 Special Use: ✓ For: RESTAURANT
 Land Use Variation: ✓ For: Parking
 Traffic Study requirement _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # 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 _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

YES NO COMMENTS

_____ X __________ X __________ N/A __________ NONE INCLUDED __________ X __________ X __________ X __________ X _____

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? _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SOOS & ASSOCIATESDATE OF PLANS: 5-1-14

James J. Whelan 10/22/14
 Director Date

PLAN COMMISSION PC #14-021
Aurelio's Pizza
2940 W. Euclid Ave.
Special Use for a Restaurant, Variation
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 comprehend and accept this understanding.
12. The proposed additional parking spaces will add impervious area to the site. Provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing site should be reviewed by the engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.
13. If on-site lighting modifications are 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.
14. Provide a traffic report/summary to document the calculations behind the proposed additional parking spaces.


James J. Massarelli, P.E. 10/22/14
Director of Engineering Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Aurelio's Pizza
2940 W. Euclid Ave.

Round 1 Review Comments

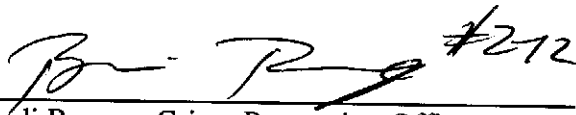
10/28/2014

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.
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:**
Nothing further.

RECEIVED

OCT 29 2014

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
Owner: David Trandel, Stone Street Esplanade LLC
3020 Salt Creek Lane
Arlington Heights, IL 60005
Contact Person: Dan Broggi - Soos Architects
Address: 105 Scheller Road
Lincolnshire, IL 60069
Phone #: 847-821-7667
Fax #: 847-821-8570
E-Mail: dbroggi@soosarchitects.com

P.I.N.# 02-25-100-034-0000
Location: 2944 E. EUCLID AVE.
Rezoning: _____ Current: B3 Proposed: B3
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: RESTAURANT
Land Use Variation: ✓ For: Parking
Traffic Study requirement
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

Refer to the Plan Review requirements sheet from this Department for development of Building Permit plans.

See the attached comments from the Disability Services Coordinator.

RECEIVED
OCT 27 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 10/27/14
Environmental Health Officer Date

James McCalister 10/27/14
Director Date

Plan Review

Address: Aurello's Pizza
Special use for a Restaurant, Variations
2940 W. Euclid Avenue
P.C. # 14-021

Submitted to: Laitika Bhide, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

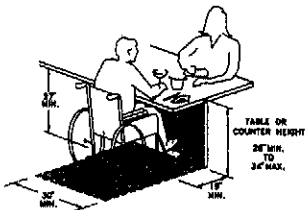
Date: October 24, 2014

Re: Illinois Accessibility Code (IAC), Effective April 1997

Sheet A101

Counters and Bars. The Illinois Accessibility Code requires service counters, condiment areas, and fixed seating to be accessible per Section 400.320(I).

1. An accessible dining counter or accessible table is required where fixed seating (booths/counters) are provided. Show the accessible dining counter and/or accessible table(s) per IAC Sections 400.320(I)(1) in compliance with 400.310(w)(2-4).





Village of Arlington Heights
Health Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5782

Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling (630) 293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
- 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
- 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of foodservice equipment. Equipment spec sheets are required for all new equipment.
- 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap.
All ice machines must be air cooled.
- 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
- 7. Floors, Walls, and Ceilings.** The surfaces on all food preparation, storage, dishwashing, and toilet rooms, must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
- 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light.
All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling.

Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor waitstaff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall, and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Foodservice Manager. At least 1 IDPH certified Foodservice Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least 1 certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a foodservice facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at (847) 368-5560.

A special use permit may be required for your location. Contact the Village Planning Department at (847) 368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at (847) 368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between this Department and the persons planning to build and/or operate a foodservice establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact this Department at (847) 368-5782 or by fax at (847) 368-5980.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: George Vassos, North Side Pizza Guys LLC
1863 W. Central Road
Arlington Heights, IL 60005
 Owner: David Trandel, Stone Street Esplanade LLC
3020 Salt Creek Lane
Arlington Heights, IL 60005
 Contact Person: Dan Broggi - Soos Architects
 Address: 105 Schelter Road
Lincolnshire, IL 60069
 Phone #: 847-821-7667
 Fax #: 847-821-8570
 E-Mail: dbroggi@soosarchitects.com

P.I.N.# 02-25-100-034-0000
 Location: 2944 E. EUCLID AVE.
 Rezoning: _____ Current: B3 Proposed: B3
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: RESTAURANT
 Land Use Variation: ✓ For: Parking
Traffic Study requirement
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

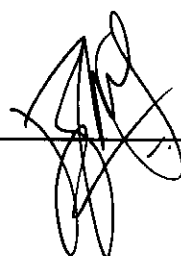
(Petitioner: Please do not write below this line.)

YES NO

1. ✓ _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. ✓ _____ COMPLIES WITH THOROUGHFARE PLAN?
3. ✓ _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ ✓ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ ✓ SUBDIVISION REQUIRED?
6. _____ ✓ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

PLEASE SEE ATTACHED.

 10/23/2014 Date

Planning Department Comments (PC14-021)

7. Per Chapter 28, Zoning Regulations of the Municipal Code, a Special Use for a Restaurant is required in the B-3 district. The applicant must provide a written justification to the following Special Use Criteria:
 - a. That said special use is deemed necessary for the public convenience at this location.
 - b. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - c. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
8. Per Chapter 28, Section 6.12-1(2)(a) a traffic study and parking analysis prepared by a qualified professional engineer is required. The applicant must provide a written justification to the following variation criteria:
 - 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.
9. An Outdoor seating area approximately 400 square feet in area is included as part of this request. The parking requirement for the outside seating area is calculated in addition to the indoor seating area.
10. A liquor license will be required for the restaurant. Please contact the Village Manager's office as soon as possible to discuss the process for obtaining a liquor license.
11. A Future Parking Plan with 39 new parking spaces proposed has been provided. The proposed parking shall be installed prior to Final Occupancy being granted for the restaurant. The proposed parking must meet all Ordinance requirements such as landscaping islands. To install the parking at this time, the petitioner must submit a building permit application.

Aurelio's
2940 W. Euclid Avenue
P.C. #14-021
November 5, 2014

Tree Preservation

- 1) Along the north property line it appears that 4 Austrian Pines, 3 Riverbirch and 2 Maple trees are proposed for removal. The trees are part of the approved landscape plan for the Esplanade Shopping Center. Please transplant the 9 trees along the north property line or provide replacement trees per the exchange rate outlined in Chapter 28, Section 6.15-5.4. At time of permit, please provide a landscape plan that identifies the relocated trees along the north property line.

Landscape Comments

- 2) The ends of all parking rows must include a 4" caliper shade tree.
- 3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation at time of permit.

RECEIVED

NOV - 5 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS PLAN COMMISSION

REVIEW BY DEPARTMENTS

FOR AURELIO'S PIZZA

Date: November 4, 2014

BUILDING DEPARTMENT

6. General Comments:

Q. For Permit, in addition to common requirements added details of emergency egress-path, distances, doors, hardware etc., and accessibility will be required. Rear parking lot expansion may cause an increase in number/location of accessible parking spaces plus route to building.

A. Comment noted. Details will be provided.

BUILDING DEPARTMENT- INSPECTIONAL SERVICES

Q. No comment at this time.

A. No response required.

PUBLIC WORKS DEPARTMENT

Q. Public Works Utilities has no comments.

A. No response required.

ENGINEERING DEPARTMENT

Question 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 comprehend and accept this understanding.

Answer:

I comprehend and accept this understanding.

Question 12.

The proposed additional parking spaces will add impervious area to the site. Provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing

site should be reviewed by the engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.

Answer:

I understand and it will be addressed with a permit. The additional parking spaces will be provided by the landlord, Stone Street Esplanade, LLC. The landlord is also a principal in North Side Pizza Guys, LLC.

Question 13.

If on-site lighting modifications are 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.

Answer:

Yes, upon issuance of a building permit we will provide a site photometric lighting diagram if on-site lighting modifications are proposed. Building is already existing so all fixtures are already in place.

Question 14.

Provide a traffic report/summary to document the calculations behind the proposed additional parking spaces.

Answer:

There is a deficit of 13 parking spaces at the center based on the calculations the Village uses. That's why the landlord is adding more parking spaces.

FIRE DEPARTMENT

No comments at this time.

No response required.

POLICE DEPARTMENT

No comments at this time.

No response required.

HEALTH DEPARTMENT

Plan Review Requirements.

We will meet all plan review requirements in our Building Plan.

Disability Services Coordinator

1. An accessible dining counter or accessible table is required where fixed seating(booths/counters) are provided. Show the accessible dining counter and/or accessible table(s) per IAC Sections 400.320(l)(1) in compliance with 400.301(w)(2-4).

Answer:

We will meet all Illinois Accessibility Code requirements in our Permit Plans.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

LANDSCAPE AND TREE PRESERVATION has no comments.

No response required.

Planning Department Comments(PC14-021)

7. The applicant must provide a written justification to the following Special Use Criteria.

Answer:

The written justification for a Special Use Criteria has already been submitted.

8. A traffic study and parking analysis prepared by a qualified professional engineer is required. The applicant must provide a written justification to the following variation criteria:

- 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.

Answer:

A traffic study and parking analysis will be provided by a qualified professional engineer.

- A. Understanding the existing space remains vacant and unleased, the properties current zoning allows restaurants only under the special use waiver approval process. Understanding the proposed tenant is a restaurant we are following the process whereby requesting authorization to allow and grant approval considering thus use may in fact be allowed under the regulations in this current zone.
- B. The plight of the owner is due to the unique circumstances that all restaurant in the Village are classified as a special use.
- C. The variation, if granted, will not alter the essential character of the locality as the proposed Aurelio's restaurant will be in keeping with the character of the existing tenants in the center. Understanding restaurants currently occupy the center this restaurant will complement the existing business's Starbuck's, Subway, the hair salon, liquor store, and Savory Salads offer different unique services.

9. An outdoor seating area approximately 400 square feet in area is included as part of this request. The parking requirement for the outside seating area is calculated in addition to the indoor seating area.

Answer:

Yes the parking requirement for the outdoor seating area was calculated in addition to the indoor seating area.

10. A liquor license will be required for the restaurant. Please contact the Village Manager's office as soon as possible to discuss the process for obtaining a liquor license.

Answer:

I have already been in contact with the Village Manager's office. I have received all proper application and forms that need to be submitted for obtaining a liquor license.

11. A future Parking Plan with 39 new parking spaces proposed has been provided. The proposed parking shall be installed prior to Final Occupancy being granted for the restaurant. The proposed parking must meet all Ordinance requirements such as landscaping islands. To install the parking at this time, the petitioner must submit a building permit application.

Answer:

A building permit application will be submitted by the landlord Stone Street Esplanade, LLC. . They will be adding the parking spaces.