



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 23, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. LaSalle Estates Subdivision - 9/25/19
- B. Arlington Signs & Banners - 9/25/19

IV. PUBLIC HEARINGS

- A. LaSalle Estates Subdivision - 2000 N. Chestnut Ave. - PC#19-009
Preliminary and Final Plat of Subdivision, Setback Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

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**Plan Commission
10/23/2019**

Item: LaSalle Estates Subdivision - 9/25/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
LaSalle Estates Subdivision - 9/25/19	Minutes

PLAN

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

RE: THE LaSALLE ESTATES SUBDIVISION - 2000 N. CHESTNUT AVENUE - PC# 19-009
PLAT OF SUBDIVISION, VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of September, 2019 at the hour of 7:45 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Vice-Chair
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

VICE-CHAIR DAWSON: Okay, well, that was our second item on the agenda. The first item was not here during the roll call. So, could somebody who is not me, I mean, we can move on. Can well the Petitioner that was missing on the first item? Are they present?

MR. HUBBARD: Yes, they are here.

VICE-CHAIR DAWSON: Okay, all right. Thank you. So, we're going to move back to you then and let you proceed with your presentation. Could you please step forward?

MR. KELLY: Sure. I apologize; I was standing in the hallway. I didn't realize the door was open yet.

VICE-CHAIR DAWSON: Sure. Are you the only one who's going to speak on behalf of your petition today? Or are there any others that you would call tonight at this time to give testimony or to --

MR. KELLY: It's just myself that's going to be speaking for it.

VICE-CHAIR DAWSON: Sure thing. Can you give your name, spell it, and your address so I can swear you in please?

MR. KELLY: Sure. It's Sean Kelly, S-e-a-n K-e-l-l-y. My address is 110 East Delaware, Chicago.

VICE-CHAIR DAWSON: Great.

(Witness sworn.)

VICE-CHAIR DAWSON: Terrific, okay. All public notices have been given, is that correct, Sam?

MR. HUBBARD: That's correct, yes.

VICE-CHAIR DAWSON: And Petitioner, have you read the Staff report? And do you have any questions or objections to the condition of approval that's been provided tonight?

MR. KELLY: I do not.

VICE-CHAIR DAWSON: Okay, great. Could you proceed with your report? Thank you.

MR. KELLY: Sure. So, the proposed project is a three-lot subdivision. The current address of the subject property is 2000 North Chestnut.

MR. HUBBARD: You have to press the right button and it should go forward. Switch it on, there's a switch on the side.

MR. KELLY: So, this is the existing site plan that shows the property and condition as it sits today. There's one single-family home located at the center on the site and some outlying trees on LaSalle Street and the shared property line to the property to the south.

Proposed plat of subdivision, so it's a three-lot parcel that essentially, you know, each lot would be just a little bit over 12,000 square feet. Part of the improvement of the subdivision would be widening of Chestnut and LaSalle going westbound because of the streets' current width for the Village standards.

This is the proposed drainage plan, so it's part of the application. This doesn't reflect the actual building footprints, they're just boilerplate pads, but we'll be improving the drainage by way of, you know, it's a newly designed site plan that the engineer will work with the Village Staff to move towards to something that's agreeable. Part of the improvements are going to be two inlets placed on the private property of the development and

tie them to the street.

Then I also included, these are conceptual but we've started some preliminary plans just to assist us with the balancing of the size of the lots. So, we have elevations and floor plans prepared, but they're certainly not, you know, finished product. They would be unofficial, to include something to give some perspective of, you know, how the homes would sit on this. So, these are the three sites with the buildings.

These are just individual versions of those images with floor plans. Again, we have a long way to go in that second phase, but we had this worked out to be helpful to illustrate. Lot 2, Lot 3, and then some benefits for the development.

So, it's unique in that an in-fill parcel in town, based on my research of, you know, 50-foot lots or 6,000 some odd square feet. Virginia Terrace, you get 8,000 some odd square feet. These are a little bit more than 12,000, so it offers perspective buyers something -- have large sites, a variety of home sizes, price points, floor plans, and elevations.

Then, the benefits to the community, so as I mentioned earlier when the site plan was up on the screen, we're going to be making improvements to both LaSalle and Belmont street widening, and then we'll be placing public walks, curbs, parkway trees, improved drainage. What we're proposing at least on the early end of things is three homes that are consistent with what's going on in the area. Park District and school contributions is part of the permitting process, and then increased tax revenue to the community. That's it.

VICE-CHAIR DAWSON: Great, thank you. Do we have the Staff report?

MR. HUBBARD: Yes, we do. Good evening to the Plan Commission. So, as you heard, the subject property is 2000 North Chestnut Avenue. It's currently zoned R-2 which is a One-Family Dwelling District. On the Comprehensive Plan, it's designated as Single-Family Detached Estate 2. That Comprehensive Plan designation is compatible with the R-2 zoning of the property, so the existing zoning complies with the Comprehensive Plan.

The Petitioner is proposing this evening a plat of subdivision approval to subdivide the property into three lots. So, we have a preliminary plat of subdivision approval this evening, so once a final plat on Mylar is provided with all the signatures, the Petitioner will have to reappear before the Plan Commission and ultimately Village Board for final plat of subdivision approval.

Additionally, they are requesting one variation to reduce the required setback on the eastern side of the development. It's an exterior side yard setback on Lot 3 from 40 feet to 30 feet. This is the only variation that they are requesting. Everything else about the lots conform to code. The lot sizes are compatible and conforming to the minimum required lot size in the R-2 district as well as the lot widths. So, I'll discuss the variation a little bit more as I go through the presentation, but I just want to mention that this was something Staff suggested that Petitioner look into and analyze to see if it was something that could help fit a home on lots. We are supportive of this variation and I'll get into that a little more as I go through the report.

So, to date, the Petitioner has met with the Conceptual Plan Review Committee, that was on May 22nd of this year. I would say the feedback from the Conceptual Plan Review Committee was mostly positive. They believe that the concept had merit, and I don't believe they expressed any major concerns on the conceptual basis of the subdivision of this property.

Here is the aerial of the neighborhood. You can see the subject property is outlined in red, and this shows you where it sits relative to the rest of the

neighborhood. Here is the subject property. You'll notice that there are three large lots right next to each other on Chestnut, one being the subject property, one to the south, and then another one to the south. Then there are some larger lots up here along the northern part of Chestnut, but by and large, with the exception to these three lots and the lots up here, most of the lot sizes within the neighborhood are considerably smaller than the subject property.

As you heard, the Petitioner will be improving the southern half of LaSalle Street and will be constructing a street in this location. Currently, the street is half constructed and there's just some vegetation and overgrowth on the southern portion of where LaSalle Street should be. So, the Petitioner will be completing that street, will be adding sidewalks and parkway trees as well. Additionally, on the Chestnut side, they will be adding sidewalks and street trees, curbs, gutters, and streetlights if required by Village code. They would be dedicating on the north side 26 feet of land for right-of-way for LaSalle, and 33 feet of land for right-of-way on Chestnut.

Additionally, I will point out that there is, kind of the characteristic of this area in that there is a five-foot wide strip that runs north to south on the western elevation of this property. So, technically, this property only abuts LaSalle Street and Chestnut. There is no actual frontage on the western side where it would abut Walnut because of the existence of this small five-foot wide strip that's owned by an individual that is not the Petitioner.

So, here's a little bit more zoom-in on the property. As you can see today, I'm going to overlay the subdivision on top of here, as you can see, all lots will face north to LaSalle. Part of the reason is that given again the existence of the strip here, it's not possible to have a driveway entrance to the west for Lot 1 because that would cross somebody else's property. As you can see, the street will be finished on the north side with streetlights as required, street trees, and sidewalk.

I would say these lots proposed are 125-foot deep. There was some discussion early on with Staff as far as would this property be more suitable for kind of a two-lot orientation similar to what you see here. As you can see here, these lots are actually only 90 feet wide, whereas the subject property is closer to 125-foot. So, there's a little bit more land, and that wouldn't make quite as much sense here was Staff's preliminary analysis.

Moving forward, this is the plat of subdivision. As we mentioned, the Petitioner is requesting a variation for the exterior side yard setback on Lot 3, that's here. You can see a 30-foot setback is proposed. Code will require a 40-foot setback, and that would look more like this. So, it really doesn't give much room for the home to sit on that site.

We analyzed the homes on the frontage of Chestnut, the exterior side yard setback here is a function of how far set back all of the other homes are on the frontage. Because we have these three large lots on this frontage on Chestnut, several of the homes are built well beyond setback and that kind of skews the average. So, this setback technically is required at 40-foot, but Staff thought it made more sense as a 30-foot setback, as the lots to the south are subdivided in the future, if and when that does happen, they'll be developed with a more consistent setback at the, you know, 30 to 40-foot range based on the average at that time when these homes to the south with large setbacks are removed to accommodate for redevelopment.

So, we felt like it was a reasonable request. We are supportive due to the unique configuration of the site with the spite strip and with the land dedication, and the fact that it was a 300-foot deep lot that actually didn't have dual frontage, that has frontage on

the west side and the east side as well.

To analyze whether or not the proposed lot sizes are consistent with the lot sizes in the vicinity, we surveyed several properties. You can see here all those properties are shaded. The properties shaded in green are R-2 zoned, similar to the subject property. The properties that are shaded yellow are R-3, and pink is R-1.

So, 128 lots were surveyed. Out of those 128 lots, 115 were in the same zoning district as the subject property. The average size of all those R-2 lots was a little over 15,500, and as you can see, the proposed lot size is just over 12,000. But this number is a little bit skewed because there are these several large properties here, here, and here, and then the ones up here. So, if you take the median of all of the 115 R-2 properties surveyed, the median lot size was approximately 12,273, which is consistent with the 12,003 square-foot lot size proposed in the subdivision. So, we felt like the proposed lot sizes were compatible with the lot sizes in the vicinity.

Again, here is the zoom-in of the property, and I'll just go through some of the lot sizes in the immediate frontages. Again, the proposed lot is just over 12,000 square feet. To the southwest, the lots there are about 12,300 square feet. To the west, the lots here are about 10,000, close to 11,000 square feet. The lots to the north are about 13,000 square feet. Again, this is 11,000, almost 9,000, 9,000, and then again down here we're looking at about 14,770 square feet is the average lot size. So, then there are only two outliers here, and of course to the south just about one acre as well. So, we felt that the proposed lot sizes were generally compatible with the lot sizes in the vicinity, with the exception obviously of the two lots directly to the south.

Relative to the site plan, it's designed to drain to the middle of the lots; in between both lots there's going to be an inlet. It's going to take water to the storm sewer on the street which is eventually going to drain to the detention basin at Ladd Street. Petitioner will be required to provide a fee in lieu of detention which is the standard procedure in order for us to accommodate for the stormwater runoff in the Ladd Street detention basin.

Finally, Staff is recommending approval of this application subject to eight conditions which were detailed in the Staff report. I'm happy to get into detail with those right now if the Plan Commission would prefer, but otherwise that concludes my presentation.

VICE-CHAIR DAWSON: Okay, thank you. Do I have a motion to include the Staff report?

COMMISSIONER JENSEN: So moved.

VICE-CHAIR DAWSON: Second?

COMMISSIONER WARSKOW: Second.

VICE-CHAIR DAWSON: Thank you. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Great. Commissioner Cherwin, would you like to start this questioning?

COMMISSIONER CHERWIN: Okay, so I guess in this, I'm going to ask Sam, number three in your recommendation, right-of-way dedication shall be required along the western side of Chestnut. Then, okay, so I got you. All right, so that's really --

VICE-CHAIR DAWSON: Could you go back just to show us the -- thank you.

COMMISSIONER CHERWIN: I'm sorry; there you go. That's what I'm

looking at in the computer, so, okay. So, that's going to be adjacent to where the relief is. Given that, if the request is for 10 feet additional width, or I'm sorry, 10 feet less width on the setback, it would be adjacent to the dedication of the street.

MR. HUBBARD: Right, correct. It would be on the side, right, adjacent to it.

COMMISSIONER CHERWIN: Okay, and what's with the spite strip? I mean, do we know who owns that? Is that, have we looked at --

MR. HUBBARD: It was owned by an individual that wasn't involved in this area at all for sometime. I heard recently that it's come under the ownership of the property owner directly to the south.

COMMISSIONER CHERWIN: Oh, okay. Well, that's good because that's the guy I was ultimately worried about because they're going to get locked in at some point.

MR. HUBBARD: Right. But I believe that's what's shown on the taxes list.

COMMISSIONER CHERWIN: Okay, all right. Yes, I mean, at this point, I guess I'll just defer to my colleagues. I don't really have any specific questions. We'll see what the public has to say. Thanks.

COMMISSIONER SIGALOS: I was at the Conceptual Plan Review Committee meeting and so I'm familiar with this. I really don't have any questions at this point. I just have a question for Sean. What is your involvement? Are you --

MR. KELLY: So, I work for Chicago Real Estate Resources, a commercial brokerage. I brokered the purchase for the owner and handled the entitlement with the Village Staff.

COMMISSIONER SIGALOS: Okay, I understand. All right, I don't have any other questions, just interested to hear if there's any comments from the audience.

VICE-CHAIR DAWSON: Commissioner Green?

COMMISSIONER GREEN: I think I'll wait to hear what the audience has to say, but I do think it's a good subdivision of the property. I like the fact that the houses across the street directly across LaSalle front obviously the same way. So, your fronting is to a small stretch of its own little street. So, that will be all for now.

VICE-CHAIR DAWSON: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, so with this exhibit, Lot 1 only has a 20-foot side setback because that five-foot strip is owned by somebody, so technically he's not adjacent to the road?

MR. HUBBARD: Yes, thanks for bringing that up. Technically, he's only required about a 10-foot setback there, but in conversations with the Petitioner, because it's going to function more like an exterior side yard, we asked them to bump that up to a 20-foot setback. In combination with the five-foot strip there, that's going to provide at least a 25-foot setback to the west for Lot 1, which is consistent with the other, you know, front yard setbacks to the north.

COMMISSIONER LORENZINI: Okay, so going to Lot 3, he requires a 30-foot setback because he's adjacent to the road?

MR. HUBBARD: Right, yes, it's an exterior side yard.

COMMISSIONER LORENZINI: So, if he was to sell a five-foot strip on that side, he would only need a 20-foot setback, he can gain five feet?

MR. HUBBARD: Well, 10-foot technically.

COMMISSIONER LORENZINI: Pardon me?

MR. HUBBARD: 10-foot technically if it was going to be a side yard.

COMMISSIONER LORENZINI: Okay, so he can actually sell five feet and gain space.

MR. HUBBARD: No. Not without subdividing.

COMMISSIONER LORENZINI: Just trying to understand here. Okay, then could you go back to your, the matrix where you show the average lot sizes in the area? So, this matrix, you've got some lots sizes that are only 10,875 and 9,525, where do they come into the survey? Where are they figured at?

MR. HUBBARD: Like where are they physically located?

COMMISSIONER LORENZINI: No, no, where, so these are average lot sizes.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: Where are those averages that's shown, in which line here?

MR. HUBBARD: The averages of all the properties surveyed is here. I mean, obviously, there are some larger lots than 15 and others some 9,000 square feet.

COMMISSIONER LORENZINI: It's in that, okay. Because this kind of made me think that the 12,003 that Mr. Kelly has is smaller than anything out there, but that's really not the case.

MR. HUBBARD: Right, this figure here takes into consideration these lots here which are much larger and these lots here, so you know, it somewhat skews it. That's why when you take the median of all the lots, you're getting kind of more of a weighted average.

COMMISSIONER LORENZINI: Okay, here is that one tree in the northeast corner of Lot 3 that's being saved. How was that chosen? Is that the only significant tree on the site?

MR. HUBBARD: There are two trees to be saved. One was, there are two to the north that were to be saved, three total I believe.

COMMISSIONER LORENZINI: All right.

MR. HUBBARD: Yes, I mean, trees that are outside of the buildable footprint and there is no infrastructure that's going underneath them, typically we ask that those be saved, which was the instance here.

COMMISSIONER LORENZINI: Mr. Kelly showed some nice renderings of potential houses. Have you looked at those before --

MR. HUBBARD: No, they would have to comply with the R-2 standards.

COMMISSIONER LORENZINI: Something like that --

MR. KELLY: I have --

COMMISSIONER LORENZINI: Pardon me?

MR. KELLY: I have -- so those, you know, a couple of things. It's my recollection, I believe R-2 zoning requirement is 10,000 where it's 12,000. The FAR multiplier I believe is like 0.40, and what we have at least prepared to date, those accommodate, those actual plans are compliant with the site square footages.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MR. KELLY: I just had some early, made some early drawings prepared. In conversations with Sam in the past, you know, I thought if we have something handy, it will be

helpful to illustrate.

COMMISSIONER LORENZINI: All right, thank you.

COMMISSIONER WARSKOW: I think I'll wait to hear from the public before I ask questions.

VICE-CHAIR DAWSON: Thank you.

COMMISSIONER JENSEN: I will, too, with one exception. I assume that five-foot wide strip of land is irrelevant to our deliberations tonight? Is that, other than as you mentioned, the setback on the side, you did give some variance there, this has nothing to do with our deliberations tonight since it's not part of the Petitioner's petition?

MR. HUBBARD: Right. The movements on that frontage and access on that frontage is not part of the hearing tonight. That's a fair question.

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

VICE-CHAIR DAWSON: All right, thank you. I will now open it up to public commentary.

MR. KELLY: Thank you.

VICE-CHAIR DAWSON: I'm going to start here on my right, to your left, anybody, can you raise a show of hands? Could you come up to the microphone if you're going to speak? So, I see one person here on the right, two, two who are going to come speak. If you can come on up? Three potentially. State your name, spell your last name, and provide us your address please.

QUESTIONS FROM AUDIENCE

MR. RICHARDS: Sure, thank you. My name is Todd Richards, R-i-c-h-a-r-d-s. I live at 2104 North Walnut Avenue.

This area is a little unique, and I don't know, can you go out to the map where you have the averages calculated? So, if you look at it, Walnut dead-ends at the north end which is where I'm at. It also dead-ends, there's a cul-de-sac at the south end. The only way in and out of this neighborhood is on LaSalle Street. So, it's a benefit that they're widening LaSalle Street because there's always been a concern about fire engines and ambulances getting through there.

I guess I have a concern with the two houses north on LaSalle as well as the three driveways on the subject property all going out onto LaSalle Street, and is that going to create congestion if something is happening that the egress is all out onto a very small area? If you look north on the map to Ladd, which is where the shading ends for the green shading, you can see the Ladd detention pond there, that's a similar width of property, the north end of Ladd Street there, and there are three houses on that like they're putting here. However, one of the houses' driveway goes out onto Chestnut as opposed to all of them coming out onto that street. On Ladd, we only have one house because of the detention pond, so you only have three houses coming off onto Ladd. So, I'm not sure what that has, you know, with that, but it would seem like not having as much congestion on Ladd would be beneficial.

The other thing is the property with, on the corner, the north corner of Chestnut and LaSalle is a bus stop. So, there are houses that get bus service for Greenbrier School, the elementary school, Thomas Middle School, and the high school. That bus stop is on the north corner of LaSalle and Chestnut. So, just anything that we're doing with setbacks, I just

want to make sure that there's enough visibility of people coming out of this area, that children crossing the street, that's not going to be a problem there. There are no crosswalks, there's no stop sign there. If the house, if Lot 3 exited onto Chestnut, my belief is then that people would not be parking on Chestnut if the driveway was there. By it being onto LaSalle, people could park all along Chestnut, further eroding visibility as you're coming out of that neighborhood.

I guess lastly, well, two other things, one is that five-foot property. I'm at the north end of Walnut, and the Village, I don't know if it's called plat, the plan calls for Norman Street to go through from the park to Chestnut. There was a new house that was allowed to be built on Chestnut, one house per lot. Nothing the Village could do with that, but if some day Norman goes in and comes through to Walnut and the traffic is coming out of LaSalle, you're going to have more traffic coming through that area. So, it seems to me there's a master plan that the Village has, right, because Norman's on there. It's been on there for 80 plus years but it's never been built.

What is the plan for the roadway on Walnut? I would assume that it's to be finished. This five-foot property I understand traded hands just in the last month. If it's the person who's south of it that bought it, there's really not a lot of value to that land. At some point, I think that the Village has got to decide, are we taking that into consideration or not in what we're doing here. As Mr. Lorenzini had said, so somebody could buy up a piece of property, five feet, and now their setback is going to be different. That doesn't make sense to me. You know, it should be finished at least on their portion to comply with the master plan that would be there.

Then lastly is, I want to make sure all of this is in order for the Village, I believe that the rules, because I was reading the documentation, that you have to post a sign on each of the streets that abut the property, that would be two streets. That would be Chestnut and LaSalle. There was only one sign that was put up for this meeting on Chestnut. There was not a sign put up on LaSalle. So, I'm not sure if that's in accordance with the rules for public disclosure for this meeting here tonight. Thank you.

VICE-CHAIR DAWSON: Before you move on, can we address the public notice issue?

MR. HUBBARD: Yes. I mean, two signs would be required, one on LaSalle and one on Chestnut. So, yes, I mean, I don't know how visible a sign on LaSalle on the subject property would be given the overgrowth there. I mean, we can check with the Village attorney after the hearing, you know, and if we have to go back through it and re-advertise, we can. But I would proceed, you know, this evening under the assumption that public notice was made correctly. We'll check with the Village attorney afterwards.

VICE-CHAIR DAWSON: Okay, so I would just make a note to everyone in the audience that we are going to confirm about public notice here. I mean, I can't state that any motions being made would be subject to that, but I know my fellow Commissioners and I would believe that we'll look into public notice. If public notice wasn't properly given, that will be addressed.

So, okay, let's proceed to the next question, thank you, or next comment, thank you.

MR. FABER: Scott Faber, F-a-b-e-r, 2040 North Walnut. My house is just to the west of the subject property, kind of next to that five-foot orphan property.

There was something in the agenda about requiring that the house

be demolished within six months after the subdivision is approved. I don't know if there's any, I don't know there's a tenant there now or something like that. As part of a subdivision, are the roadway improvements going to be complete when the subdivision takes place or is it when permits are pulled for the homes? Can you answer that this time?

VICE-CHAIR DAWSON: Sam, can you speak to that?

MR. HUBBARD: Yes. Once they apply for permits is when they'll start building the roadway improvements, yes.

MR. FABER: Okay, so the subdivision and much of the house doesn't actually start --

MR. HUBBARD: Correct, right. Some of it is just laying property lines on the property.

MR. FABER: And then, I mean, Todd already brought up the five-foot orphan property. It seems like a subdivision is going to take place in this property, the Village would address that orphan property at this time since it didn't do it when the overall subdivision was created to allow a property that was going to be built before. So, I'm not sure if there's anything that can be done with that. That's it, that's all. Thank you.

VICE-CHAIR DAWSON: Thank you. Hi, again state and spell your last name and your address.

MR. HOFFENKEMP: Dan Hoffenkamp, D-a-n H-o-f-f-e-n-k-a-m-p. I'm at 2008 North Chestnut. I'm probably the last property talked about on the street because I bought that lot, and the house on that lot.

So, looking at the dimensions that you mentioned, I'm not great in square feet but I'm better in acreage, that's about a quarter acre give or take per lot?

VICE-CHAIR DAWSON: Sam, could you put that slide up? You've got a slide that showed the square footage.

MR. HOFFENKEMP: Give or take -- a couple of feet here and there. I guess if you look at -- neighbors just to the north of them, I think their lots are significantly larger than that. Then you showed the picture of the house itself, you can go if you move back up.

MR. HUBBARD: The actual homes, the elevation of homes?

MR. HOFFENKEMP: Yes, the proposed homes, I know they were just for -- when you look at those homes, they have three-car garages. I lived in relatively large lots, you know, growing up in Arlington Heights most of my life. On a quarter acre, a three-car garage doesn't work extremely well. So, you're going to have these giant properties on these smaller lots. I'm assuming that's because when the builder or the proposed builder went to buy the lot, he envisioned three properties for the return he's looking for because probably two not going to work, or maybe it does --

So, I guess one question is do those houses, give or take, based on the size of houses, does that make sense for the size of the lot? I know there's a criteria for how big the house is relative to the land, probably there's a formula for that, I'm not sure what that is, if that's being adhered to. Then likewise, the general price of the property, do we know what that is? I think that's probably concerning most people in the room.

VICE-CHAIR DAWSON: The pricing of the property?

MR. HOFFENKEMP: The pricing of the homes, so what the general pricing of the homes would be.

MR. KELLY: New construction in Arlington Heights typically ranges from

\$750,000 to \$1 million-ish.

MR. HOFFENKEMP: So, that's 25 percent give or take, right? I feel like you guys have an idea of what the house values are going to be, right? You went through -- to buy the land, the return, the value of the houses, the size of the houses, pricing and all that, right? Probably spent \$400,000-\$500,000 --

MR. KELLY: Give or take.

MR. HOFFENKEMP: So, I think a lot of people would be curious what -- cost of the house would be and then also the size of the house relative to the lot because they may look oversized for the area it's at. It's hard to see that when you're looking at the screen.

VICE-CHAIR DAWSON: At this point, for the lots, we're just doing the subdivision. We haven't approved a home size. We have a projected home size on the lots, but any homes being built would have to comply with code and comply with the Design Commission's approval. So, at this point, Sam, correct me if I'm wrong, we're simply dividing it into, one lot into three for proposed homes being built. We're not approving the homes being built on them.

MR. HOFFENKEMP: Just the subdivision, okay.

VICE-CHAIR DAWSON: Just the fact that there are going to be three lots and that, at this point, again homes that are built on them, it's our assumption, meet with code requirements if, and Staff is telling us three lots, homes can be built that will meet with code requirements. We don't know what's actually going to be built there. That's a whole entire another process.

MR. HOFFENKEMP: Okay.

VICE-CHAIR DAWSON: Okay? So, if they want to design a home, Design Commission has to approve it. If they want to not meet with code, the Zoning Commission has to approve it, okay? Today, it's just subdividing into three for the potential addition of three homes.

MR. HOFFENKEMP: Can you speak of why three versus two?

VICE-CHAIR DAWSON: Well, I think at this time the question is they're proposing three. So, it's not a question of three versus two, it's a question of do you have questions pertaining to three lots there. That's what's in front of us, not two versus three. So, what are your questions pertaining to three lots? I think you've definitely raised some questions. I'm just trying to direct you to what's before us which is the three-lot concept.

MR. HOFFENKEMP: Okay.

VICE-CHAIR DAWSON: He's in the audience.

MR. HOFFENKEMP: They're all relative I guess.

VICE-CHAIR DAWSON: So, if you have questions for him, you can address the questions to us, we can then ask him to come speak on them. But at this point, you're questioning us and Staff.

MR. HOFFENKEMP: Okay, I think I'll yield my questions, and I think you've heard my questions. I think you've heard a lot of the concerns from the folks on just the division of the three lots.

VICE-CHAIR DAWSON: Just to make sure you understand, that when we do close public commentary, it's closed. So, if you have questions, speak them now, don't yield them for a later moment. Kind of your opportunity now.

MR. HOFFENKEMP: Sure.

VICE-CHAIR DAWSON: So, I don't want you to later think that I pulled a fast one on you and you didn't get to ask your questions, okay?

MR. HOFFENKEMP: Okay, thanks.

VICE-CHAIR DAWSON: Great, thank you. All right, we have more commentary coming in. Again, this is from the right side, I'm not talking to the left side. You're going to, it's coming up, okay. Not shutting you down, everyone gets to talk tonight, okay? So, great, thank you. Again, state your name, spell your last name, and your address.

MR. OBERMAN: My name is Richard Oberman, O-b-e-r-m-a-n. I live at 1970 North Walnut.

I just want to reiterate the importance of getting to the bottom of this five-footage. I live right across the street from that as well. I have children. A lot of the people here have children. It would be wonderful if we could have sidewalks and curbs there instead of the small street. There's like a little bottleneck area that when people park their car in front of their home, it actually could be dangerous when another car is going by. There's very little room to pass.

So, that's no reflection on this gentleman, but if you guys could just, you know, be kind and let, please go by, take a look at it yourself, and see if you can come up with something before you get in further and then now there's no turning back. That's it.

VICE-CHAIR DAWSON: Great, thank you. Hello.

MR. DAMATO: Dan Damato, D-a-m-a-t-o, 2105 North Walnut. I just want to let everyone know that, in 2011, we had flooding on Walnut. Two or three of us had our basements backing up. So, I want to make sure that what stormsewers we're putting in, we're obviously putting in new stormsewers but I don't want to overtax when we already could have a problem in the future.

My other comment is if, are your plans to sell the lots to builders? Or are you wanting to build all three lots?

VICE-CHAIR DAWSON: Again, you'll have to address us.

MR. DAMATO: Sorry.

VICE-CHAIR DAWSON: It's okay. It's easy, he's right there. But technically, you have to address us, and then we can ask him. It's a whole lot of formality.

MR. DAMATO: All right. My question is, if he's going to sell the lots to builders, then that means that they'd be building at different times. Did you say that they were going to improve the lots so that all of the curbs and sewer and water are all put in, and sidewalks, and then they're going to be building the houses? Or are we going to get like a half of a street built and then all of a sudden, you know, two years down the road when he has trouble selling a house, we're going to have, what?

VICE-CHAIR DAWSON: Sure. Sure, I understand. Sam, would you speak to the order which this is being done?

MR. HUBBARD: Yes, he's going to have to pull a permit to put in the public improvements at or before he pulls a permit to build the houses, because he can't build the house without --

MR. DAMATO: To build the subdivision, not the houses? To build the subdivision?

MR. HUBBARD: He's going to have to put in all the underground infrastructure. The actual street half may not be finished, you know, the final binder on the top

may not be finished on the street until he actually closes out the subdivision, but the Village gets various bonds and deposits so if something were to happen and he were to walk and, you know, go bankrupt, then we could finish the street ourselves by pulling those bonds and deposits.

VICE-CHAIR DAWSON: Okay?

MR. DAMATO: That's it. Thank you.

VICE-CHAIR DAWSON: Great, thank you. Okay, any more on my right? Okay, anybody on my left that wants to come talk? Thank you. Come on up. I'm not going to forget you. You don't have to stand in line and get your legs tired. But it's okay, you can sit, it's one at a time. It's fine, I'm not going to forget you, but come on up. Thank you. Hello, again, state your name, spell your last name, and your address please.

MR. BANNON: Good evening. I'm James Bannon, B-a-n-n-o-n. I'm at 1923 North Chestnut, we're the 14,000 square-foot lot across the street.

So, I guess I have a couple of observations. One is that they're asking for a variation which puts it closer to Chestnut. Then the lot behind them, the house would be set way back, so obviously we'll be looking at the backyards of these houses. Then the house farther down south will also be looking at the backyards. My guess is that the first lot south of them will try to subdivide into four houses, probably two facing Chestnut and two facing Walnut. So, will they ask for the same variation to be closer to Walnut, or closer to Chestnut as well, because otherwise you're going to stair step? So, I think by allowing one variation, you probably are going to set yourself up to having to pull out and exit out to the south. I think it will look goofy because the houses are all set back in that side of the street.

The second thing is just that we have a Petitioner who is asking for a variation, and I would think a variance would normally be based on some sort of hardship or existing condition. We have a -- I don't know why we would have rules and then allow a variation with no good reason. So, we have rules, I would just encourage you let's follow them. Thank you.

VICE-CHAIR DAWSON: Thank you.

MR. CHERNEY: My name is Bill Cherney, C-h-e-r-n-e-y, 2070 North Walnut.

I guess just a couple of concerns. One is, again the Walnut Street five-foot, them not building that as a corner house and having setback not very far back, and then when we develop that street, will there be enough setback there? You know, both for the houses to the north and possibly the houses to the south that will be built, will that be strange?

The other thing is, as Dan kind of talked about, LaSalle Street, if they're building on those properties, the only access they have to those properties for the construction is off LaSalle Street. LaSalle Street is only about one-car width wide. If they are parking trucks and delivery materials and stuff, we're not going to be able to get in and out of Walnut Street, because that's the only way we can get out of our area since that's a dead-end street. So, I feel that they should at least widen LaSalle Street before they start construction so that we can at least get in and out while they're building there, since LaSalle Street is the only way they can access that Lot 1 and 2.

Finally, the setback off of Chestnut, as other people have spoke, it us going to look a little bit funny if the house is closer and everybody else is set back farther. I'm also wondering a little bit about the safety concern in being able to see around the corner there. People do go up and down Chestnut kind of quickly sometimes, and pulling out of LaSalle Street

onto Chestnut, you know, it's good to have some visibility and see what's out there. There's a house kind of right out to Chestnut Street, it may be kind of difficult to see that. So, thank you.

VICE-CHAIR DAWSON: Thank you. We have another comment? Thank you.

MS. WAYMAN: Good evening. I'm Connie Wayman, W-a-y-m-a-n. I live at 444 West LaSalle Street. I am one of the two properties directly affected by this. I know it's not part of the discussion tonight, the fact that it's three lots as opposed to two. Obviously, I would prefer two lots.

I am very concerned about the number of driveways on LaSalle Street. Ingress in and out is onto LaSalle, and I think it's unfortunate that a neighborhood, I've been there for 29 years, and I've dealt with the property across the street in lots of different ways, but I think it's unfortunate that two lots were not considered. I know money is a huge factor. But looking at the homes that you're coming into, I think it is unfortunate that you're going to squeeze three houses and three more driveways, possibly double-wide driveways depending on the drawings, but we won't know what those are.

If it's going to be three houses, fine. But at least do us a favor and have one of those driveways access one of the other roads, either Chestnut, or buy the five feet of land from this individual. Please buy the land, figure out a way to buy the land. It's ridiculous that it has been there for over 30 years.

That's all I have to say. Thank you for listening. I just wanted you to see one of the faces of the people who are directly affected. Thank you.

(Applause.)

VICE-CHAIR DAWSON: We have another comment. Thank you.

MS. LLOYD: Hi, good evening. I'm an Antija Lloyd, L-l-o-y-d. I live at 2080 North Walnut.

I don't understand the justification for the variance, because I don't see hardship. There's no extenuating circumstances; no challenge related to the property. Nor is there greater community benefit or benefit to the residents. So, I don't understand the justification for a variance. I've never heard of a variance being issued for reasons beyond those types of reasons.

I didn't expect the Petitioner to show proposed drawings today, and I know there will be a Design review. But I just want to spend a little bit of time talking about the character of this particular area. My family recently purchased a home here, and they were looking not at all into Arlington Heights or another kind of suburb, we were looking at Oak Park. So, we're looking for character, okay.

The homes on Walnut are all architecturally distinctive, even though they're similar in scale and massing and bulk. The proposed renderings are extremely bulky, massy buildings that I think would be completely out of scale and out of character, particularly on an extremely small, narrow street. So, I know that we're talking about the zoning view and I realize there are zoning things that the proposed developer would have to comply, but I do want to take the character of this particular block, including the two properties that are on Lafayette, if you can keep that in mind as well when you're talking about this development.

Related to access and ingress, even if the three lots are approved, how is that going to happen when there's no other way to get in or out of Walnut with construction vehicles, a road torn up that is, as my neighbors have mentioned, is barely wide

enough for one-and-a-half vehicles? How is that going to happen? I don't understand how people can get in and out safely, emergency vehicles can get in and out safely. If the road is going to be widened, there are several trees that would need to be taken down, I believe. I can't even count how many trees, it's a very overgrown property, that face Lafayette.

I'm concerned about the staging of the property, staging of the construction, in terms of construction vehicles, cars parked throughout the neighborhood, supply trucks coming in. I'm just very concerned about the staging and the impact overall on the neighbors.

VICE-CHAIR DAWSON: Just to clarify, you said Lafayette?

MS. LLOYD: Yes. LaSalle, sorry.

VICE-CHAIR DAWSON: LaSalle, okay. Just I was wondering how was, thank you.

MS. LLOYD: No, sorry.

VICE-CHAIR DAWSON: Completely acceptable, yes, thank you. Sam, just really quick before you go back, any comments on the order of, the comment about the street? It does appear to be a narrower street. Is there a comment on how construction could potentially, I mean, is that at this point or do we consider that when it comes to building permit phase?

MR. HUBBARD: Yes, I mean, typically that's decided more as part of the building permit process. I mean, certainly they'll have to preserve access, especially for emergency vehicles through LaSalle Street, because that's really the only way you can access Walnut. It may not be convenient at times as it is today, but it will certainly be more convenient if and when it's constructed to its full width. You know, there may be a need for temporary, you know, closures or some sort of reroute around something, but that's really going to be decided as part of the permit process, so I don't know.

VICE-CHAIR DAWSON: Okay, do we have any more public commentary before I close? Thank you. One more comment and then we're going to be closing public commentary.

MR. VANWAZER: Well, great points here. Roger Vanwazer, V-a-n-w-a-z-e-r. I'm at 2007 North Chestnut, the property just east.

I couldn't agree more with this. I'm very surprised that two lots was not considered. I think it would be much more in keep within the character of our neighborhood.

There are things I'd love to do with my corner lot. I know that they're non-starters because of the setback requirements going down both streets. I don't understand why this, other than for reasons that some suggested, why it's necessary here. That's all I have to say.

VICE-CHAIR DAWSON: Great, thanks.

COMMISSIONER GREEN: Sam, could you just go over how that is determined, the average of the setbacks of the neighboring property and the size of the lot?

MR. HUBBARD: Right. So, the setback here on this property is determined by the average of the front yards on the frontage. So, that's all of the setbacks of these homes that front on Chestnut. So, as you can see here, I don't know if you can see it, but this home is set back approximately 100 feet from the right-of-way line. This approximately may be 100 feet as well. So, when you have large setbacks like that, it skews the required setback for this property.

So, when Staff was analyzing a reduction from a 40-foot to 30-foot setback, we were looking at the context of the neighborhood. We looked at the properties directly across the street on the opposite edge, all set back at approximately 30 feet. We looked at the bottom of the frontage, set back 24 feet and 27 feet. We figured that when these properties redevelop, too, and are possibly subdivided in the future, the maximum setback there possibly would be 40 feet, or if you want to be more consistent with what's across the street and to the south, we thought a 30-foot setback was appropriate. That was what we were thinking.

COMMISSIONER GREEN: Thank you, Sam. Just wanted to get that out there.

VICE-CHAIR DAWSON: Thanks. Okay, I believe before, because I have not closed public commentary yet, we have one more comment.

MR. BANNON: Sorry, I'm James Bannon again. My neighbor Don Sinclair who is two houses south of this couldn't be here tonight. When they just made a comment, Sam did about when they redevelop this property, his million-plus-dollar house and he's got a special needs child, he's at a sports event tonight, he doesn't plan to redevelop his million-dollar house into four lots. So, he will be looking at the back of these other houses. Is it fair to consider what he may do with this in order to make this decision? So, that setback of 100 feet is going to stay there. What the other property owner is going to do we don't know, so to speculate on that and make a decision based on that I think is incorrect.

VICE-CHAIR DAWSON: Okay, thank you. All right, so any other public commentary? Okay, so at this point, we're going to close the public comments. Again, public commentary is closed and we're moving on to Commissioner comments. I'm going to, we previously started that way. I'm going to start back down here. Commissioner Jensen?

COMMISSIONER JENSEN: Sure. I think we're going to need your help, Sam, in telling us what is within our purview tonight that we need to decide on, of the issues that were raised by the people in the audience. There were a lot of good issues and a lot of concerns about things like the five-foot strip which I asked you earlier is that something we should take into consideration, and you said no. That has to be dealt with I assume by some other process if it's dealt with at all, not by the Plan Commission. But can that issue come before the board with the testimony that they want to give at that point, and maybe they can get some, maybe address it through the Board.

MR. HUBBARD: Well, the issue is that that property is not owned by the Petitioners.

COMMISSIONER JENSEN: Right, I understand, and I understand it's not really our purview.

MR. HUBBARD: It affects the design a little bit of the subdivision, so in that sense we consider it a little bit this evening. But is there any requirement we can place on this individual relating to that property? No, there is not.

COMMISSIONER JENSEN: A couple of other questions I have, there was the concern, and I think we have dealt with these before, of what should be taken into account, whether there should be two lots or three in the subdivision. We have taken a look at that kind of an issue before. I assume that falls within our purview to at least hear from the Petitioner and see what the thinking was on that?

MR. HUBBARD: Yes, we're determining tonight if a three-lot subdivision is appropriate. You could consider a two-lot subdivision in its place.

COMMISSIONER JENSEN: Maybe we could ask the Petitioner to comment a little bit on that because we did have a number of people speak to that issue.

MR. KELLY: So, with the current zoning, the requirement for the square footage of a site in R-2 zoning I believe is 10,000 square feet. What we propose is a little bit over 12,000. Interior lot width minimums to my recollection are 70. We're proposing something a little bit closer to 100, 93 or 96 feet. So, to put it very simply, what we're proposing exceeds what the minimum floors are for the zoning.

With the improvements that I think would be a benefit to the surrounding neighborhood in terms of, you know, removing a blighted home, clearing out overgrown mulberry trees that obstruct views, ending up with a finished product that has better street conditions on both LaSalle and Chestnut, there's a cost related to that. It becomes unviable at two buildings versus three. At three it's still, you know, it's not like you're ending up with, you're placing a lot of site improvements for simply three sites. It's not a cul-de-sac where you're debating eight doors versus six doors. I think that's, you know, what it boils down to from our perspective.

COMMISSIONER JENSEN: Thank you. Another question, the thought had been raised to have three driveways emptying out onto LaSalle would be a problem and they asked if would you consider changing the orientation of the house that is on Chestnut and LaSalle.

MR. KELLY: Sure. So, I took a few notes and I wanted to speak towards a couple of things, one of which being that. So, you know, today we're discussing, you know, the three-lot subdivision in itself. I'm putting out some, at least conceptual plans, and that was just simply an effort to help visualize for Staff and the neighbors who are here tonight. As far as driveway directions, in this next layer of entitlement if you will, the Design Committee will ask for a variety of things including site plans, elevations. That process will be, you know, it's a public forum also, and the neighbors' input is taken into account.

I wouldn't say that it's, you know, I wouldn't say that it's inconceivable to have a side-load garage on Lot 3. We don't have the option on Lot 1 because of this, you know, spite strip so to say. So, it's something we're open to. It's just a matter of, you know, getting a little bit further down the path on that. We're trying not to put the cart before the horse.

One other point that one of the neighbors had raised was in 2011, some flooding concerns, having flooding. You know, I spoke about this a little bit earlier, the engineering plans can be confusing to look at for me and I look at them all the time. But you know, positive drainage, the lot isn't poorly drained as it fits but it's certainly not what I would consider up to, you know, the expectations of a new development or a new home. So, the grading and the stormwater conditions there should be improved by way of just it being newly placed, professionally graded, having inlets.

Another point that was raised that I wanted to speak a little bit towards is sight lines and safety of people coming and going I guess sort of eastbound on LaSalle to exit that pocket. So, with these site improvements, all those mulberry trees that kind of sit on the fray of the edge of the asphalt and what would become the dedicated new right-of-way, I would imagine it's going to substantially improve by way of those trees are removed. You should have better sight lines.

The concern of, you know, the mechanics or the sequence of events in terms of the roadwork and curb work, you know, that's painful. That's painful for folks to have

to put up with that. You know, in my experience, and I think Sam spoke towards this concern, but the homes will not be placed and then afterwards the infrastructure would be built. So, we have, just generally speaking, the site cleared, the building demo-ed, trees cleared, engineers come out and mark up all the curb locations. They place the curb, they place binders or something shy of the finished product for the road, and then the homes are built. Then they leave the last inch, inch-and-a-half, whatever it is, for that top coat to the end which is largely because there's heavy equipment coming and going. But that process of placing those improvements is done on the front end, and it will be dusty, right, for a week or whatever the time period is for them to place that. But they'll end up with the neighbors, you know, more comfortable roads coming and going, at least around this subject property.

COMMISSIONER JENSEN: So, you're saying, because that was a concern, what happens during the construction period. So, you're going to basically be widening LaSalle. That is their only the egress, for some of them, to go through LaSalle.

MR. KELLY: Sure, sure.

COMMISSIONER JENSEN: And so, you're widening that. That does help a little bit with the flow of traffic. But their concern, you know, are you going to be in a situation where the traffic gets blocked all together when they're trying to go to work or come home? So, the question is how sensitive are you going to be to the needs of the people who really don't have any other path to get in and out of their home?

MR. KELLY: Sure. So, at the initial placement of like the curb and the binder, it will be done as quickly as it can be regardless of, I mean, there's realistic expectations. I think that the ongoing concern and the pain if you will of the surrounding neighborhood having to deal with construction work, this particular site has the luxury of you've got three side by side building sites that allow for on-site parking, for deliveries, unlike say a typical in-fill site in town that's 50-foot or 63-foot on a block. You don't have this up on the presentation today but there's typically a, there's like a site plan for the construction work where they might show gate access on Chestnut and then, you know, a pad there for deliveries coming and going. But we just have to be mindful of the neighbors, right, because they're going to complain if, I'm sure it's frustrating, and they're right to do so.

COMMISSIONER JENSEN: I guess my last question is for Sam, because we had Ms. Lloyd ask some questions, some of them go to the issue of character of the neighborhood. Maybe you can give us a little guidance on that, because you did do some kind of a survey of the housing around there in terms of lot size and some other aspects. What did Sam take into account in terms of character of the neighborhood and how these proposed houses will fit into that?

MR. HUBBARD: Well, for a subdivision and understanding the character of the neighborhood, you look at it from a lot size perspective, and we did that. We felt like the proposed lot sizes were consistent with the character of the neighborhood in terms of lot sizes. The architecture of the homes, the size, the bulk, the mass of the homes and how they relate to the homes in the existing neighborhood will be discussed as part of any Design Commission approval process for any home on the site.

COMMISSIONER JENSEN: Sure. Well, that's all I have. I would say, as Chairperson Dawson said, we're an approval body, not the one who makes the final decision. You need to get your issues organized so that you can make the comments that you want to make to the Board. I think you raised important issues. It's good for the Petitioner to hear those.

But you do have one more shot at making your views known when it goes to the Board, and I recommend you take that opportunity. That's all I have.

VICE-CHAIR DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I really only have one question. Sam, what are the traffic, are there stop signs currently at LaSalle and Chestnut?

MR. HUBBARD: No, I don't believe so.

COMMISSIONER WARSKOW: Okay, I did hear concerns about bus stops and, you know, children and all. That's something that can be addressed at a later point, correct, if there is a feel, the need for stop signs there to protect children at a bus stop? That can be considered?

MR. HUBBARD: Yes, absolutely. If, after this is built, it's turned out that there's a huge negative impact on pedestrian safety and traffic, the Village, both of those streets are going to be under Village authority and we can analyze if a stop sign is warranted in this intersection.

COMMISSIONER WARSKOW: Okay, thank you. That's all I have.

VICE-CHAIR DAWSON: Thank you. Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, let's just say Lot 3 was rotated 90 degrees and you had the driveway coming out to Chestnut, so now your side yard setback becomes a front yard setback. Would it still require the same setback?

MR. HUBBARD: A front yard setback isn't based on how the home faces, it's based on the shorter of the two elevations on the street. So, you know, this is still going to be the shorter elevation even if the home faced here. So, this is still going to be how, you know, a front yard setback, and this would always be an exterior side yard setback given how this lot is proposed.

COMMISSIONER LORENZINI: Okay, so the setbacks won't change.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: Second question. Really, this is more for the Engineering Department though. The drainage on each of these lots is designed for what, 20-year flood? 30-year flood? 50-year flood?

MR. HUBBARD: I don't know.

COMMISSIONER LORENZINI: Is it pretty consistent throughout the Village?

MR. HUBBARD: Yes, it's going to have to meet the same engineering standards.

COMMISSIONER LORENZINI: Okay, so then let's just say this is designed for a 20-year flood after the last design for a 20-year flood, it's going to put so much flow into the city sewer system. Can we generally say that, if it's ever approved for the lots going into that city sewer system --

MR. HUBBARD: The Engineering Department analyzed these plans, and they're aware of the proposed inlets and connections to our stormwater system and they have not expressed any concerns of overcapacity at that end flow.

COMMISSIONER LORENZINI: Okay, that's all I have.

VICE-CHAIR DAWSON: Commissioner Green?

COMMISSIONER GREEN: I really don't have any questions. I think it's all been answered.

VICE-CHAIR DAWSON: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: A question I had, Sam, going back real quickly to the stormwater, I think there was a 2011 event that was referenced that caused some issues. My understanding is, as we think of the neighborhood, that Ladd Street, there was a big stormwater detention area put up in Ladd. Is that serving this neighborhood?

MR. HUBBARD: That's where ultimately the stormwater would discharge, into that basin, yes.

COMMISSIONER CHERWIN: So, you know, that was a relatively recent improvement is my understanding though, right?

MR. HUBBARD: That's my understanding as well, although I don't know the specifics.

COMMISSIONER CHERWIN: So, presumably, you know, we have a pretty nearby stormwater facility, and hopefully it's, I mean, I would imagine it's been designed up to standards and, as you mentioned, Sam, Engineering is going to look at all stormwater requirements anyway on the site.

The other thing I was going to note was the, I think, yes, I'm looking at this, everybody seems to be, you know, kind of pointing towards two, or some of the public have mentioned, you know, two would be preferable to three. So, I'm looking at everything in the context here of does one incremental house, how does that change? It doesn't really change the construction situation. LaSalle is ultimately getting widened, so we just have to make sure that the code is followed, you know, the code is followed, the Construction Department, the Building Department is watching carefully in terms of maybe sort of staging and access is not cut off. I mean, that's going to be the case whether there's two houses there or three houses. So, I think, you know, it's kind of outside of our scope but it's certainly something we're going to make sure is taken care of for the neighbors.

I don't think that, you know, one additional house, from the sight lines and everything, I do agree that I think it will probably improve based on what's there now. I know that issue that was brought up.

I know there was some talk about, you know, kind of the reason of two versus three and some hardship. I know the Petitioner talked about, you know, this is a very small subdivision. In Arlington and I guess in this area in the way this lays out, there are significant improvements that need to be made for a relatively small subdivision. So, there's a lot of costs here, whether you put two or three. To make it work, you know, I understand obviously you're asking for a relatively large land dedication, you know, you're giving dedications on both sides --

MR. KELLY: Forgoing land.

COMMISSIONER CHERWIN: Yes, forgoing land. So, you're giving that up basically. You know, I understand where you're coming from there from an economic in order to make it work.

I think the last issue, too, there was some question about the neighbor to the south. I don't know that that setback it sounds like would change whether it's a front yard setback or a side yard setback. It would still be, with that 100-foot directly to the south, it would still be set back. So, whether the orientation is changed, it probably won't affect that so much. I don't know that one incremental house is going to be the straw that breaks the camel's back onto LaSalle. I guess that's what people are saying.

Then I think the last issue on the spite strip, somebody had brought up, well, then why don't we buy it? Well, I think the neighbor to the south now owns that. So, I think that probably should be directed, it sounds like somebody knows the neighbor to the south, maybe that question should be directed to the neighbor to the south that now owns it. Potentially, I guess the city could, if that property to the south isn't dedicated, I guess the city could, if they wanted to.

MR. HUBBARD: The street right-of-way width is the full width, and then there is an extra five feet for the strip. So, we don't actually need any dedication at all.

COMMISSIONER CHERWIN: You don't need anything, I got you, okay. So, yes, if folks are concerned about the ability to build a sidewalk or something else on the five-foot strip, I think at this point it's the neighbor to the south, I probably would suggest that. That's all.

VICE-CHAIR DAWSON: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't have any other further questions. I just had a comment regarding concerns for the reconstruction of LaSalle and blocking access to the neighbors, to Walnut and so forth. Again, whether it's two homes being built there, or three homes being built there, that construction cannot prohibit any traffic going back and forth. The contractor is going to have to adhere to building requirements and so forth and maintain open access of that road for the residents. So, that had no bearing on the two lots or three lots. I just wanted to make that comment. I have nothing further.

VICE-CHAIR DAWSON: Thank you. Just to jump on that, one of the comments I had was emergency access vehicles which was the question. There isn't a scenario in which emergency access vehicles would not be able to obtain access to this community. That would be, Sam, I mean, clarify. I mean, that would be a first priority before any other construction, whether or not emergency vehicles could gain access.

MR. HUBBARD: Correct.

VICE-CHAIR DAWSON: Okay, all right. So, just to my comments, one question that I heard in the audience that hasn't been addressed has to do with criteria, plight of the owner. When it comes to special use, we have specific criteria. But this is not that situation. Could you, Sam, speak to that, about why we're not hearing criteria at this hearing?

MR. HUBBARD: We do have criteria for a variation approval, one being that it doesn't alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. One is that the plight is due to unique circumstances. One is that the variation is in harmony with the spirit and intent of the chapter. One, that the variation is the minimum necessary to allow reasonable use of the property.

Again, I didn't specifically address these, but when we analyzed the setbacks on the opposite side of the street and then to the north of the street, you know, we felt that the 30-foot setback was within the character of the setbacks along the frontage already, and so would not alter the essential character of the locality, meeting that one criteria standard. We felt there were some unique circumstances on this property given the dedication of land for right-of-way, given the spite strip on the western side. There were some unique characteristics here that we felt were out of control of the Petitioner, and that met that standard.

In harmony with the spirit and intent of the chapter, you know, one of the purposes of the zoning code is to establish reasonable regulations for the construction of buildings and structures. We felt the 30-foot setback was a reasonable regulation given the

setbacks of the frontage on the opposite side of the street and to the north. So, we do feel like that they met the standards.

VICE-CHAIR DAWSON: All right, so to that end, now it's in the record, the criteria that the Village went through. We haven't taken a vote yet. If it does pass and move forward, or if it fails it could still move forward to the Village Board from Plan Commission, the criteria is now on the record. So, if you have questions or comments about that, that's a great opportunity to bring that up at the next phase, but the criteria has been stated.

One question that's kind of very near and dear to my heart that Commissioner Warskow brought up was stop signs in the area. I know you've answered the question already, but to speak to the greater overall plan of the neighborhood, could you put the subdivision up? Not this, the, yes, thank you.

Just to make it clear, it is not a Plan Commission, it's not within our purview to dictate stop sign and location. Okay, that's a building commission, that's a next phase. I'm just speaking myself as a resident of a community, this isn't in front of us, but Sam, are there any stop signs in this community right now at all?

MR. HUBBARD: Not that I'm aware of. Not in this vicinity. There is no stop sign here or here.

VICE-CHAIR DAWSON: Or here, okay. What about in similar areas we've got here? What are we talking about? To the west, you've got cross streets there. Do they have stop signs there?

MR. HUBBARD: I don't know specifically. I would be surprised if they do have stop signs.

VICE-CHAIR DAWSON: Okay, so simply speaking, as someone who is not living in this neighborhood but is also a resident of Arlington Heights who has lived here for many, many, many years in different areas, okay, stop signs to me, personally, not Plan Commission view, extremely important that people know which way to drive and where to stop. Not our purview here tonight. I'm not making a vote based on whether or not there are stop signs. But I would strongly suggest to you at the next phase, if you feel strongly about stop signs, that you bring that up in the Village Board context and that you approach that at this stage and not wait until after it's been built. Just my opinion, okay. It can be more challenging, and I can speak to this, but again it's not in my purview.

MR. KELLY: I'd like to --

VICE-CHAIR DAWSON: Sure, for sure. It's not even up to you.

MR. KELLY: Sure. So, just so everybody is aware, there's a couple of months of, you know, back and forth between Staff and myself just on dialing in on a bunch of different issues. So, Engineering, Sam had mentioned earlier, I think they had one or two looks at the proposed plans. Round one of comments, round two of comments, and in both instances had given instruction to the engineering firm on modifications. We certainly would have no objection to placing stop signs if we're directed to do so.

VICE-CHAIR DAWSON: Right. Just to make clear, it's not even up to you whether or not there's a stop sign there.

MR. KELLY: Yes, sure.

VICE-CHAIR DAWSON: Not in your control at all, whether or not stop signs exist.

MR. KELLY: Sure. I don't know if -- for like traffic control-wise, things like

that.

VICE-CHAIR DAWSON: Right. So, again I'm just speaking as a resident of the Village, someone who lived in a community that did not have stop signs, had challenges. Now we have them.

MR. KELLY: Sure.

VICE-CHAIR DAWSON: Recommending to the public bring that up at a later date, not for tonight necessarily. Not going to affect my vote whether or not there are stop signs. Just a resident of the Village of Arlington Heights and recognize the concerns as it relates to schoolchildren and bus stops and having stop signs.

Okay, any other comments? Before I, I just want to make a comment. Somebody had a hand raised earlier. I just want to clarify; I wasn't ignoring you. Public commentary is closed so I can't call on you. I just wanted you to understand why I wasn't calling you back up.

AUDIENCE MEMBER: It's just that --

VICE-CHAIR DAWSON: No, public commentary is closed unfortunately. I just wasn't ignoring you. So, okay, any Commissioners' comments, discussions?

COMMISSIONER JENSEN: Yes, just a couple of comments. I found the comments by Commissioners Cherwin and Sigalos helpful with respect to the construction phase. I hope they gave you some comfort that there would be attention paid to how the construction would be done so that you still would be able to get in and out of your neighborhood. I guess on balance with the widening of the two streets, I think that's going to improve the flow of traffic in the long run. You're going to have some inconvenience during construction, but it seems on balance you're going to be in a better position than you would if these aren't fulfilled here.

So, I think we've got a good discussion. As I said earlier, I think you ought to bring your concerns to the Board if any that remain after this hearing.

VICE-CHAIR DAWSON: Great. Any other comments? Do I have a motion?

COMMISSIONER GREEN: I'd like to make a motion.

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

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

This recommendation shall be subject to the following conditions:

- 1. Final Plat of Subdivision shall be required.**
- 2. The existing home on the subject property must be demolished as part of Final Plat of Subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.**
- 3. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both**

- right-of-ways shall be fully improved to comply with Village requirements.
4. A Design Commission application shall be required for all new homes proposed on the subject property.
 5. A \$9,002 fee in lieu of on-site detention shall be required.
 6. Land contribution fees shall be required for Lots 1 and 3.
 7. The tree preservation and landscape plan shall be revised so that the eight-foot mulberry tree that is slated for preservation shall be removed and replaced with a State Street maple tree, and the three State Street maple trees proposed along Chestnut Avenue be revised to be ivory silk Japanese lilac trees.
 8. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

VICE-CHAIR DAWSON: Okay, do I have a second?

COMMISSIONER SIGALOS: I'll second that.

VICE-CHAIR DAWSON: Great. Roll call please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes, with comment.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

VICE-CHAIR DAWSON: Great. Commissioner Lorenzini, your comment?

COMMISSIONER LORENZINI: Yes. I just want to say that I think this project brings a lot of benefits to the Village including right-of-way dedication, fee in lieu of, taxes, the land contributions. But I think, you know, the Petitioner should consider, I don't know how, personally I think it looks good the way it's laid out, but if you rotate one of the houses and make it safer and more compatible with the community, you should probably consider that.

AUDIENCE MEMBER: Can you guys speak up please? We can't really hear you back here. We only got one speaker working over there. Sorry.

VICE-CHAIR DAWSON: We'll try. Okay, got it. So, okay, thank you, Commissioner Lorenzini. So, to my comment, I concur with Commissioner Lorenzini. Let's leave open the direction of the homes if we can make it safe for the neighborhood. But also I just want to reiterate my comments earlier on stop signs in the neighborhood and that I would really like to see the Village consider putting stop signs and/or yield signs in place here, particularly if there is a bus stop for children, to make sure that traffic flow, everyone knows which way to go, who has to stop and, you know, all of those issues, as someone who has personally experienced the aggravation of not having stop signs in my neighborhood.

Okay, so with that, we have a unanimous approval from the Plan Commission. Again, recommendation body only, to go on to Village Board. All of your comments, everyone who's here tonight, welcome to come back to Village Board. To clarify again, our purview is small; Village Board's purview, larger, okay? So, come back, the Village Board will definitely hear you, listen to you. They'll also read all of your comments as they've been stated tonight. If you feel that you weren't heard, they will welcome you back that evening. But again, we have one little purview that we look at tonight and you received unanimous approval.

Sam, do you have any idea when this will go to the Village Board?

MR. HUBBARD: Yes, we're targeting the October 7th meeting, but I will say based on the faulty notification with the public hearing stuff, we may not move forward on that. We may have to come back again for the same hearing just for the proper notification.

VICE-CHAIR DAWSON: And thank you, Sam, for bringing that back because I think with all the public commentary that existed after that, it may have been a little lost in all of our questions and comments. But thank you for pointing that out. If public notice wasn't efficient or correct, we will have to redo. So, rest assured, Staff is looking into that.

Okay, so you've received at this point unanimous approval from us.

MR. KELLY: Thank you.

VICE-CHAIR DAWSON: Thank you. Okay. All right, so Sam, anything else on the agenda this evening?

MR. HUBBARD: That's the last item on the agenda. Our next meeting is not going to occur in October due to the, I believe it's Yom Kippur or Rosh Hashanah holiday. So, our next meeting will be the second meeting in October.

VICE-CHAIR DAWSON: Sorry, say that again? Our next meeting won't occur because?

MR. HUBBARD: Yes, we're scheduled to have a regular meeting on October 9th. That's been canceled due to a holiday, religious holiday. So, I think the only meeting we're going to have in October is October --

VICE-CHAIR DAWSON: 23rd?

MR. HUBBARD: -- 23rd.

VICE-CHAIR DAWSON: Do we have that? All right, I've got it on my calendar here. I'm just trying to make sure it's official, 23rd, okay. Anybody want to hang out or do I have a motion?

COMMISSIONER WARSKOW: I have a motion to adjourn.

COMMISSIONER GREEN: Second.

VICE-CHAIR DAWSON: All right. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Thanks everyone.

(Whereupon, the public hearing on the above petition was adjourned at 9:10 p.m.)



**Plan Commission
10/23/2019**

Item: Arlington Signs & Banners - 9/25/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Arlington Signs & Banners - 9/25/19	Minutes

PLAN

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

RE: ARLINGTON SIGNS & BANNERS - 1312 WEST NORTHWEST HIGHWAY - PC# 19-012
LAND USE VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of September, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Vice-Chair
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

VICE-CHAIR DAWSON: I'm calling the meeting to order. Hello, everybody. Hello, please rise for the pledge of allegiance. Everybody here? I hear, oh, sorry, one more.

(Pledge of allegiance recited.)

VICE-CHAIR DAWSON: Can we have roll call please?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

(No response.)

VICE-CHAIR DAWSON: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Here. All right, do we have an approval of the minutes for the last meeting?

COMMISSIONER WARSKOW: I make a motion to approve the minutes of the last Plan Commission hearing.

COMMISSIONER LORENZINI: I'll second it.

VICE-CHAIR DAWSON: Great. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Any opposed?

(No response.)

VICE-CHAIR DAWSON: All right, motion carries. So, we have a first petition on the agenda. Our first matter in the agenda please?

MR. HUBBARD: I don't see the Petitioner here. I know there's a crowd in the hallway outside. We could go see if he's there or we could proceed with Arlington Signs & Banners. It's up to the Plan Commission.

VICE-CHAIR DAWSON: I think we proceed, that we proceed on to number two. The first Petitioner is not available, so Arlington Signs.

MR. SELLERS: Hi, I'm Monty Sellers. I'm one of the owners of Arlington Signs & Banners, currently at 1312 West Northwest Highway. We run a small --

VICE-CHAIR DAWSON: Just going to interrupt you for one minute. First of all, have all public notices been given about Arlington Signs?

MR. SCHMIDT: Yes, they have.

VICE-CHAIR DAWSON: Okay, great. Then we need to sign you in.

(Witness sworn.)

VICE-CHAIR DAWSON: All right, and your name and address again?

MR. SELLERS: Monty Sellers. My business address is 1312 West Northwest Highway, Arlington Heights 60004.

VICE-CHAIR DAWSON: Great, thank you.

MR. SELLERS: Okay, and my business is making signs, using computers for design. Typically, the signs themselves are made out of vinyl. We have on our, the sign is -- talking about in this meeting a sign painting shop in quotes because it's really not a sign painting shop. But Arlington Heights does not have a separate category for vinyl sign stores. So, we're, you know, under the auspices of the sign painting shop but we're really not. We don't use harsh chemicals. We don't do any welding. When there's painting that we need to have done, we actually have it done by a subcontractor.

So, we are asking to have our 1312 address get a variance so we can run our shop out of there. Just incidentally, a couple of things that have come out, we just learned, we were 1400 West Northwest Highway for three years. That's also zoned B-2, but nobody ever said anything to us while we were there. The other interesting thing that just came out a couple of weeks ago, somebody came into our store and said they worked for Action Signs in 1979, we were in the same place where we are now.

So, we're just asking that we can run our business there just like we have. We've been in Arlington Heights since 1999.

VICE-CHAIR DAWSON: Okay, have you read the Staff report and do you agree with the conditions of approval per the Staff report?

MR. SELLERS: Yes, I do.

VICE-CHAIR DAWSON: Okay, all right. Thank you very much. It's time for the Staff report. Do we have -- oh, sorry, go ahead with the Staff report.

MR. SCHMIDT: Certainly. So, as the Petitioner mentioned, he is here tonight to seek a land use variation in order to operate his existing sign business out of 1312 West Northwest Highway. The subject property is designated as B-2 per the zoning map of Arlington Heights. It is designated for "Single-Family Attached" uses per the Comprehensive Plan.

The requested action tonight more specifically put is a land use variation to permit a "Sign Painting Shop (Enclosed)" within the B-2 district. One variation is required as far as this petition, that being a variation from Chapter 28, Section 10.4, the Schedule of Parking Requirements, to reduce the required off-street parking from 25 spaces to 15 spaces.

The subject property is currently developed with two separate buildings which share an unstriped parking lot with capacity for 15 vehicles. Access to this lot is off of Princeton Avenue. The site itself is at the northwest corner of Northwest Highway and Princeton Avenue.

The business of Arlington Signs & Banners offers a variety of services, mostly related to the creation of temporary and permanent signs as well as vehicle graphics, architectural signs, internal signs, and then smaller projects such as name badges, trade show displays, labels. The business operates between the hours of 9:00 a.m. and 5:00 p.m. on Mondays through Fridays, and at any given time there could be up to four employees on the subject site.

The subject site, as mentioned previously, is developed with an unstriped parking lot capacity for 15 vehicles. As part of the Plan Commission review process,

Staff did identify multiple landscape and screening issues on the property, specifically the lack of a six-foot tall screen along the north property line, a missing three-foot tall landscape screen between the parking lot and Princeton Avenue, a missing tree in the northwest landscape island, and the lack of a trash enclosure within the trash area. These items will be addressed separately from the Plan Commission review process and will be undertaken as a code enforcement matter with the property owner.

With respect to parking, as mentioned, there is a parking deficit at the subject site. Per the mix of uses between the two buildings on the property, a total of 25 parking spaces are required. The unstriped parking lot does have capacity for 15 vehicles which results in the parking deficit per code of 10 spaces. Therefore, a variation is required to reduce the required off-street parking from 25 spaces to 15 spaces.

In order to verify that adequate parking is provided at the subject site, three days of parking surveys over two weeks including Saturday counts were provided by the Petitioner. These counts were conducted during hours Arlington Signs & Banners were in operation, and they were conducted on May 23rd, 25th, 28th, and the 31st, in addition to June 2nd and 3rd. Peak parking lot utilization occurred on Saturday, June 25th, at 11:00 a.m. to 1:00 o'clock p.m. when 14 vehicles were observed accessing the lot. This was 93 percent capacity with a one-space surplus on the site.

It should be noted that during the day, parking is supplemented at the subject property by on-street parking along Princeton Avenue, the west side, where approximately six vehicles can park. Due to the fact that the parking lot never reached full capacity, the fact that Arlington Signs & Banners is a general retail use with a requirement per code of only one space per 300 square feet, and the fact that there is supplemental on-street parking, Staff does support this variation.

With respect to a traffic study, per Section 6.12-1 of Chapter 28, any Plan Commission application or land use variation application of a 5,000 square feet floor area must include traffic and parking study from a certified traffic engineer. The Arlington Signs & Banners space is only 1,100 square feet which falls under this threshold. Additionally, the property is located along a major arterial, Northwest Highway, and therefore, a full traffic and parking study is not required. The Petitioner did provide a parking survey in order to justify the parking variation.

With respect to bicycle parking, no additional bicycle parking spaces are required as this project does not increase the amount of code-required vehicle parking spaces.

Bearing all this information, Staff does recommend approval of this application with two conditions: first, being that the on-site manufacturing operations of the signs shall not produce any objectionable odor, dust, smoke, noise, or vibrations; and that the Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.

This concludes my presentation. If there are any questions, I'm happy to answer.

VICE-CHAIR DAWSON: Thank you very much. Is there a motion to include the Staff report into the record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

VICE-CHAIR DAWSON: All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Thank you. Commissioner Jensen, do you have any comments or questions?

COMMISSIONER JENSEN: I don't have too many questions since this was covered in the Conceptual Review. There were some problems that were mentioned when it was before the Conceptual Review Committee. It was the parking lot to the west. Have all those issues been resolved? I mean, you have customers that were parking there and that was very disturbing, very upsetting to the person who had the property to the west. Are there any issues that still are outstanding there?

MR. SELLERS: Not that I know of. We don't use that lot at all.

COMMISSIONER JENSEN: I would ask Staff --

VICE-CHAIR DAWSON: Could you return up to the microphone please so we can capture your comments? Thank you.

MR. SELLERS: Yes. There's no, our staff is instructed not to park there. We have our customers park on Princeton, and we have deliveries through the back door through that parking lot.

COMMISSIONER JENSEN: Sure. I guess I'd ask who has overall responsibility for that 15-car lot? It can't be just the one tenant there I would imagine.

MR. SCHMIDT: It would be the owner of the subject property.

COMMISSIONER JENSEN: Yes, I don't have any problems with what you're recommending or willing to accept as a recommendation, but it seems like it ought to be the responsibility of whoever owns the two buildings.

MR. SCHMIDT: It would be.

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

VICE-CHAIR DAWSON: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: I don't have any questions. Thank you.

VICE-CHAIR DAWSON: Thank you.

COMMISSIONER LORENZINI: Now, I was more concerned about the parking, but you can probably get at least six cars along Princeton so I don't think --

MR. SELLERS: Actually, you can park on the east side of Princeton, too, and people do almost everyday.

COMMISSIONER LORENZINI: Okay, I was counting the neighbor's side.

MR. SELLERS: What was that?

COMMISSIONER LORENZINI: I said I wasn't going to count the neighbor's side. But no, six cars on Princeton on the west side is fine. I have no problems, I think it's a fine project.

VICE-CHAIR DAWSON: Thank you. Commissioner Green?

COMMISSIONER GREEN: We've covered it in Conceptual Plan Review, and I think it's a great thing you're doing. I think the parking has been proven to work out, so I have no issue with it.

VICE-CHAIR DAWSON: Great. Over here, any questions?

COMMISSIONER SIGALOS: No, I was at the Conceptual Plan Review. I'm familiar with this. I really don't have any issues. You're leasing this; you're not the property owner, correct?

MR. SELLERS: That's correct.

COMMISSIONER SIGALOS: So, Sam, irregardless of what we do here, you mentioned, or I'm sorry, Jake mentioned there were some deficiencies in the existing landscape?

MR. SCHMIDT: Correct.

COMMISSIONER SIGALOS: And the Village is going to address that with the property owner separately?

MR. SCHMIDT: That's correct.

COMMISSIONER SIGALOS: There's no bearing on what happens here tonight?

MR. SCHMIDT: Absolutely.

COMMISSIONER SIGALOS: I have no other questions.

COMMISSIONER CHERWIN: Yes, I guess the only question I have is there are a few conditions that the Staff has put on there. It is that it's consistent with, I guess if the Petitioner is, you know, assuming that that's fine, the Petitioner is not really speaking I guess for the landowner, have we talked to the landowner? Are they okay with these recommendations? It's pretty light which actually what we're -- but I would just kind of echo to make sure that the owner is on board and I'm fine with it.

MR. SCHMIDT: Will do. The owner was present at the Architectural Plan Review Committee meeting. He was given an opportunity to participate in this process and to seek any variations that he wanted to and he wanted to proceed separately.

COMMISSIONER CHERWIN: Perfect. Yes.

VICE-CHAIR DAWSON: Terrific, and again just to reiterate, the owner had availability to come today. He is not here today. So, I have no further questions of the Petitioner. From that end, are there any questions in the public? We have many people in the public here. Show of hands, if anyone is here to comment on this petition?

Great, from that perspective, I'm going to close public commentary and ask if there is a motion on the floor for this petition.

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-012, a Land Use Variation to permit a sign painting shop in the B-2 District, and the following variation:

- 1. A variation from Chapter 28, Section 10.4, *Schedule of Parking Requirements*, to reduce the required off-street parking from 25 spaces to 15 spaces.**

This recommendation shall be subject to the following conditions:

- 1. On-site sign manufacturing operations shall not produce any objectionable odor, dust, smoke, noise or vibrations.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

VICE-CHAIR DAWSON: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

VICE-CHAIR DAWSON: Great, can we have roll call please?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

(No response.)

MR. SCHMIDT: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Yes. Thank you. You've received unanimous approval. You do have a Village Board meeting coming up. This is just a recommendation body here, but the Village can let you know when the next meeting will be and you can move forward with your petition, thank you.

MR. SELLERS: Thank you. We're in touch with Jake.

VICE-CHAIR DAWSON: Right, thank you.

MR. SELLERS: Thank you.

(Whereupon, the public hearing on the above petition was adjourned at 7:45 p.m.)



Plan Commission 10/23/2019

Item: LaSalle Estates Subdivision - 2000 N. Chestnut Ave. - PC#19-009

Department: Planning & Community Development

Requested Action

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into three lots.

Variations Required

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

Recommendation

The Staff Development Committee has reviewed the petitioner's application for preliminary and final Plat of Subdivision approval and for a variation to Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet, and recommends approval of the application, subject to the following:

1. The existing home on the subject property must be demolished as part of final plat of subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.
2. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both right-of-ways shall be fully improved to comply with Village requirements.
3. A Design Commission application shall be required for all new homes proposed on the subject property.
4. A \$9,002 fee in lieu of onsite detention shall be required.
5. Land contribution fees shall be required for lots 1 and 3.
6. The tree preservation and landscape plan shall be revised so that the 8" Mulberry tree that is slated for preservation shall be removed and replaced with

a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.

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

ATTACHMENTS:

Description	Type
Staff Memo 10/23/19	Memorandum
PC Minutes 9/25/19 - DRAFT	Minutes
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes	Minutes
Project Narrative	Exhibits
Plat of Survey	Exhibits
Preliminary Plat	Exhibits
Final Plat	Exhibits
Engineering Plans	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 10/18/2019
Re: PC #19-009: 2000 N. Chestnut Plat of Subdivision

Background: On September 25, 2019, the Plan Commission held a public hearing on application #19-009, a petition to subdivide property at 2000 North Chestnut Avenue into three single-family residential lots and for a variation to the exterior side yard setback on one of the three lots. At the hearing, it was alleged by a resident that the petitioner had not installed a code required public hearing sign along LaSalle Street. Upon conclusion of the meeting, staff verified that the required public hearing notification sign had **not** been installed. Therefore, the public hearing held on September 25 was invalid, and another hearing, with proper public notification, would be required for this project to advance to the Village Board.

The petitioner has since installed the code required public hearing notification signage and mailed another set of notification letters to the neighboring property owners within 250 feet of the subject property. All public hearing notification requirements for this application have been met.

The Plan Commission must hold a public hearing on this application during their regularly scheduled meeting on October 23, 2019. At this meeting, the Plan Commission shall review and approve the meeting minutes from September 25th, with the stipulation that the motion to approve the application that occurred at that meeting will be stricken from the minutes since that motion was not valid due to the improper public notification. The minutes will then become part of the record for this application and all testimony and commentary received during the September 25th meeting will also become part of the public record.

All members of the public who wish to speak at the October 23rd meeting shall be given the opportunity to speak. It should be noted that the comments of all individuals who provided public comment at the September 25th meeting, whether or not they attend the meeting on October 23rd, will be forwarded to the Plan Commission and Village Board as part of the public record for this petition.

Additionally, it should be noted that the petitioner has now gathered all necessary signatures to proceed with final plat approval. Therefore, the Plan Commission will be voting on both preliminary and final Plat of Subdivision approval at the meeting on October 23rd.

Recommendation: The Staff Development Committee recommends that the Plan Commission recommend **approval** of the petitioners' application for preliminary and final Plat of Subdivision approval to subdivide the subject property into three lots and for a variation to Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet, subject to the following conditions:

1. The existing home on the subject property must be demolished as part of final plat of subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.
2. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both right-of-ways shall be fully improved to comply with Village requirements.
3. A Design Commission application shall be required for all new homes proposed on the subject property.
4. A \$9,002 fee in lieu of onsite detention shall be required.
5. Land contribution fees shall be required for lots 1 and 3.
6. The tree preservation and landscape plan shall be revised so that the 8" Mulberry tree that is slated for preservation shall be removed and replaced with a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

PLAN

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

RE: THE LaSALLE ESTATES SUBDIVISION - 2000 N. CHESTNUT AVENUE - PC# 19-009
PLAT OF SUBDIVISION, VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of September, 2019 at the hour of 7:45 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Vice-Chair
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

VICE-CHAIR DAWSON: Okay, well, that was our second item on the agenda. The first item was not here during the roll call. So, could somebody who is not me, I mean, we can move on. Can well the Petitioner that was missing on the first item? Are they present?

MR. HUBBARD: Yes, they are here.

VICE-CHAIR DAWSON: Okay, all right. Thank you. So, we're going to move back to you then and let you proceed with your presentation. Could you please step forward?

MR. KELLY: Sure. I apologize; I was standing in the hallway. I didn't realize the door was open yet.

VICE-CHAIR DAWSON: Sure. Are you the only one who's going to speak on behalf of your petition today? Or are there any others that you would call tonight at this time to give testimony or to --

MR. KELLY: It's just myself that's going to be speaking for it.

VICE-CHAIR DAWSON: Sure thing. Can you give your name, spell it, and your address so I can swear you in please?

MR. KELLY: Sure. It's Sean Kelly, S-e-a-n K-e-l-l-y. My address is 110 East Delaware, Chicago.

VICE-CHAIR DAWSON: Great.

(Witness sworn.)

VICE-CHAIR DAWSON: Terrific, okay. All public notices have been given, is that correct, Sam?

MR. HUBBARD: That's correct, yes.

VICE-CHAIR DAWSON: And Petitioner, have you read the Staff report? And do you have any questions or objections to the condition of approval that's been provided tonight?

MR. KELLY: I do not.

VICE-CHAIR DAWSON: Okay, great. Could you proceed with your report? Thank you.

MR. KELLY: Sure. So, the proposed project is a three-lot subdivision. The current address of the subject property is 2000 North Chestnut.

MR. HUBBARD: You have to press the right button and it should go forward. Switch it on, there's a switch on the side.

MR. KELLY: So, this is the existing site plan that shows the property and condition as it sits today. There's one single-family home located at the center on the site and some outlying trees on LaSalle Street and the shared property line to the property to the south.

Proposed plat of subdivision, so it's a three-lot parcel that essentially, you know, each lot would be just a little bit over 12,000 square feet. Part of the improvement of the subdivision would be widening of Chestnut and LaSalle going westbound because of the streets' current width for the Village standards.

This is the proposed drainage plan, so it's part of the application. This doesn't reflect the actual building footprints, they're just boilerplate pads, but we'll be improving the drainage by way of, you know, it's a newly designed site plan that the engineer will work with the Village Staff to move towards to something that's agreeable. Part of the improvements are going to be two inlets placed on the private property of the development and

tie them to the street.

Then I also included, these are conceptual but we've started some preliminary plans just to assist us with the balancing of the size of the lots. So, we have elevations and floor plans prepared, but they're certainly not, you know, finished product. They would be unofficial, to include something to give some perspective of, you know, how the homes would sit on this. So, these are the three sites with the buildings.

These are just individual versions of those images with floor plans. Again, we have a long way to go in that second phase, but we had this worked out to be helpful to illustrate. Lot 2, Lot 3, and then some benefits for the development.

So, it's unique in that an in-fill parcel in town, based on my research of, you know, 50-foot lots or 6,000 some odd square feet. Virginia Terrace, you get 8,000 some odd square feet. These are a little bit more than 12,000, so it offers perspective buyers something -- have large sites, a variety of home sizes, price points, floor plans, and elevations.

Then, the benefits to the community, so as I mentioned earlier when the site plan was up on the screen, we're going to be making improvements to both LaSalle and Belmont street widening, and then we'll be placing public walks, curbs, parkway trees, improved drainage. What we're proposing at least on the early end of things is three homes that are consistent with what's going on in the area. Park District and school contributions is part of the permitting process, and then increased tax revenue to the community. That's it.

VICE-CHAIR DAWSON: Great, thank you. Do we have the Staff report?

MR. HUBBARD: Yes, we do. Good evening to the Plan Commission. So, as you heard, the subject property is 2000 North Chestnut Avenue. It's currently zoned R-2 which is a One-Family Dwelling District. On the Comprehensive Plan, it's designated as Single-Family Detached Estate 2. That Comprehensive Plan designation is compatible with the R-2 zoning of the property, so the existing zoning complies with the Comprehensive Plan.

The Petitioner is proposing this evening a plat of subdivision approval to subdivide the property into three lots. So, we have a preliminary plat of subdivision approval this evening, so once a final plat on Mylar is provided with all the signatures, the Petitioner will have to reappear before the Plan Commission and ultimately Village Board for final plat of subdivision approval.

Additionally, they are requesting one variation to reduce the required setback on the eastern side of the development. It's an exterior side yard setback on Lot 3 from 40 feet to 30 feet. This is the only variation that they are requesting. Everything else about the lots conform to code. The lot sizes are compatible and conforming to the minimum required lot size in the R-2 district as well as the lot widths. So, I'll discuss the variation a little bit more as I go through the presentation, but I just want to mention that this was something Staff suggested that Petitioner look into and analyze to see if it was something that could help fit a home on lots. We are supportive of this variation and I'll get into that a little more as I go through the report.

So, to date, the Petitioner has met with the Conceptual Plan Review Committee, that was on May 22nd of this year. I would say the feedback from the Conceptual Plan Review Committee was mostly positive. They believe that the concept had merit, and I don't believe they expressed any major concerns on the conceptual basis of the subdivision of this property.

Here is the aerial of the neighborhood. You can see the subject property is outlined in red, and this shows you where it sits relative to the rest of the

neighborhood. Here is the subject property. You'll notice that there are three large lots right next to each other on Chestnut, one being the subject property, one to the south, and then another one to the south. Then there are some larger lots up here along the northern part of Chestnut, but by and large, with the exception to these three lots and the lots up here, most of the lot sizes within the neighborhood are considerably smaller than the subject property.

As you heard, the Petitioner will be improving the southern half of LaSalle Street and will be constructing a street in this location. Currently, the street is half constructed and there's just some vegetation and overgrowth on the southern portion of where LaSalle Street should be. So, the Petitioner will be completing that street, will be adding sidewalks and parkway trees as well. Additionally, on the Chestnut side, they will be adding sidewalks and street trees, curbs, gutters, and streetlights if required by Village code. They would be dedicating on the north side 26 feet of land for right-of-way for LaSalle, and 33 feet of land for right-of-way on Chestnut.

Additionally, I will point out that there is, kind of the characteristic of this area in that there is a five-foot wide strip that runs north to south on the western elevation of this property. So, technically, this property only abuts LaSalle Street and Chestnut. There is no actual frontage on the western side where it would abut Walnut because of the existence of this small five-foot wide strip that's owned by an individual that is not the Petitioner.

So, here's a little bit more zoom-in on the property. As you can see today, I'm going to overlay the subdivision on top of here, as you can see, all lots will face north to LaSalle. Part of the reason is that given again the existence of the strip here, it's not possible to have a driveway entrance to the west for Lot 1 because that would cross somebody else's property. As you can see, the street will be finished on the north side with streetlights as required, street trees, and sidewalk.

I would say these lots proposed are 125-foot deep. There was some discussion early on with Staff as far as would this property be more suitable for kind of a two-lot orientation similar to what you see here. As you can see here, these lots are actually only 90 feet wide, whereas the subject property is closer to 125-foot. So, there's a little bit more land, and that wouldn't make quite as much sense here as Staff's preliminary analysis.

Moving forward, this is the plat of subdivision. As we mentioned, the Petitioner is requesting a variation for the exterior side yard setback on Lot 3, that's here. You can see a 30-foot setback is proposed. Code will require a 40-foot setback, and that would look more like this. So, it really doesn't give much room for the home to sit on that site.

We analyzed the homes on the frontage of Chestnut, the exterior side yard setback here is a function of how far set back all of the other homes are on the frontage. Because we have these three large lots on this frontage on Chestnut, several of the homes are built well beyond setback and that kind of skews the average. So, this setback technically is required at 40-foot, but Staff thought it made more sense as a 30-foot setback, as the lots to the south are subdivided in the future, if and when that does happen, they'll be developed with a more consistent setback at the, you know, 30 to 40-foot range based on the average at that time when these homes to the south with large setbacks are removed to accommodate for redevelopment.

So, we felt like it was a reasonable request. We are supportive due to the unique configuration of the site with the spite strip and with the land dedication, and the fact that it was a 300-foot deep lot that actually didn't have dual frontage, that has frontage on

the west side and the east side as well.

To analyze whether or not the proposed lot sizes are consistent with the lot sizes in the vicinity, we surveyed several properties. You can see here all those properties are shaded. The properties shaded in green are R-2 zoned, similar to the subject property. The properties that are shaded yellow are R-3, and pink is R-1.

So, 128 lots were surveyed. Out of those 128 lots, 115 were in the same zoning district as the subject property. The average size of all those R-2 lots was a little over 15,500, and as you can see, the proposed lot size is just over 12,000. But this number is a little bit skewed because there are these several large properties here, here, and here, and then the ones up here. So, if you take the median of all of the 115 R-2 properties surveyed, the median lot size was approximately 12,273, which is consistent with the 12,003 square-foot lot size proposed in the subdivision. So, we felt like the proposed lot sizes were compatible with the lot sizes in the vicinity.

Again, here is the zoom-in of the property, and I'll just go through some of the lot sizes in the immediate frontages. Again, the proposed lot is just over 12,000 square feet. To the southwest, the lots there are about 12,300 square feet. To the west, the lots here are about 10,000, close to 11,000 square feet. The lots to the north are about 13,000 square feet. Again, this is 11,000, almost 9,000, 9,000, and then again down here we're looking at about 14,770 square feet is the average lot size. So, then there are only two outliers here, and of course to the south just about one acre as well. So, we felt that the proposed lot sizes were generally compatible with the lot sizes in the vicinity, with the exception obviously of the two lots directly to the south.

Relative to the site plan, it's designed to drain to the middle of the lots; in between both lots there's going to be an inlet. It's going to take water to the storm sewer on the street which is eventually going to drain to the detention basin at Ladd Street. Petitioner will be required to provide a fee in lieu of detention which is the standard procedure in order for us to accommodate for the stormwater runoff in the Ladd Street detention basin.

Finally, Staff is recommending approval of this application subject to eight conditions which were detailed in the Staff report. I'm happy to get into detail with those right now if the Plan Commission would prefer, but otherwise that concludes my presentation.

VICE-CHAIR DAWSON: Okay, thank you. Do I have a motion to include the Staff report?

COMMISSIONER JENSEN: So moved.

VICE-CHAIR DAWSON: Second?

COMMISSIONER WARSKOW: Second.

VICE-CHAIR DAWSON: Thank you. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Great. Commissioner Cherwin, would you like to start this questioning?

COMMISSIONER CHERWIN: Okay, so I guess in this, I'm going to ask Sam, number three in your recommendation, right-of-way dedication shall be required along the western side of Chestnut. Then, okay, so I got you. All right, so that's really --

VICE-CHAIR DAWSON: Could you go back just to show us the -- thank you.

COMMISSIONER CHERWIN: I'm sorry; there you go. That's what I'm

looking at in the computer, so, okay. So, that's going to be adjacent to where the relief is. Given that, if the request is for 10 feet additional width, or I'm sorry, 10 feet less width on the setback, it would be adjacent to the dedication of the street.

MR. HUBBARD: Right, correct. It would be on the side, right, adjacent to it.

COMMISSIONER CHERWIN: Okay, and what's with the spite strip? I mean, do we know who owns that? Is that, have we looked at --

MR. HUBBARD: It was owned by an individual that wasn't involved in this area at all for sometime. I heard recently that it's come under the ownership of the property owner directly to the south.

COMMISSIONER CHERWIN: Oh, okay. Well, that's good because that's the guy I was ultimately worried about because they're going to get locked in at some point.

MR. HUBBARD: Right. But I believe that's what's shown on the taxes list.

COMMISSIONER CHERWIN: Okay, all right. Yes, I mean, at this point, I guess I'll just defer to my colleagues. I don't really have any specific questions. We'll see what the public has to say. Thanks.

COMMISSIONER SIGALOS: I was at the Conceptual Plan Review Committee meeting and so I'm familiar with this. I really don't have any questions at this point. I just have a question for Sean. What is your involvement? Are you --

MR. KELLY: So, I work for Chicago Real Estate Resources, a commercial brokerage. I brokered the purchase for the owner and handled the entitlement with the Village Staff.

COMMISSIONER SIGALOS: Okay, I understand. All right, I don't have any other questions, just interested to hear if there's any comments from the audience.

VICE-CHAIR DAWSON: Commissioner Green?

COMMISSIONER GREEN: I think I'll wait to hear what the audience has to say, but I do think it's a good subdivision of the property. I like the fact that the houses across the street directly across LaSalle front obviously the same way. So, your fronting is to a small stretch of its own little street. So, that will be all for now.

VICE-CHAIR DAWSON: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, so with this exhibit, Lot 1 only has a 20-foot side setback because that five-foot strip is owned by somebody, so technically he's not adjacent to the road?

MR. HUBBARD: Yes, thanks for bringing that up. Technically, he's only required about a 10-foot setback there, but in conversations with the Petitioner, because it's going to function more like an exterior side yard, we asked them to bump that up to a 20-foot setback. In combination with the five-foot strip there, that's going to provide at least a 25-foot setback to the west for Lot 1, which is consistent with the other, you know, front yard setbacks to the north.

COMMISSIONER LORENZINI: Okay, so going to Lot 3, he requires a 30-foot setback because he's adjacent to the road?

MR. HUBBARD: Right, yes, it's an exterior side yard.

COMMISSIONER LORENZINI: So, if he was to sell a five-foot strip on that side, he would only need a 20-foot setback, he can gain five feet?

MR. HUBBARD: Well, 10-foot technically.

COMMISSIONER LORENZINI: Pardon me?

MR. HUBBARD: 10-foot technically if it was going to be a side yard.

COMMISSIONER LORENZINI: Okay, so he can actually sell five feet and gain space.

MR. HUBBARD: No. Not without subdividing.

COMMISSIONER LORENZINI: Just trying to understand here. Okay, then could you go back to your, the matrix where you show the average lot sizes in the area? So, this matrix, you've got some lots sizes that are only 10,875 and 9,525, where do they come into the survey? Where are they figured at?

MR. HUBBARD: Like where are they physically located?

COMMISSIONER LORENZINI: No, no, where, so these are average lot sizes.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: Where are those averages that's shown, in which line here?

MR. HUBBARD: The averages of all the properties surveyed is here. I mean, obviously, there are some larger lots than 15 and others some 9,000 square feet.

COMMISSIONER LORENZINI: It's in that, okay. Because this kind of made me think that the 12,003 that Mr. Kelly has is smaller than anything out there, but that's really not the case.

MR. HUBBARD: Right, this figure here takes into consideration these lots here which are much larger and these lots here, so you know, it somewhat skews it. That's why when you take the median of all the lots, you're getting kind of more of a weighted average.

COMMISSIONER LORENZINI: Okay, here is that one tree in the northeast corner of Lot 3 that's being saved. How was that chosen? Is that the only significant tree on the site?

MR. HUBBARD: There are two trees to be saved. One was, there are two to the north that were to be saved, three total I believe.

COMMISSIONER LORENZINI: All right.

MR. HUBBARD: Yes, I mean, trees that are outside of the buildable footprint and there is no infrastructure that's going underneath them, typically we ask that those be saved, which was the instance here.

COMMISSIONER LORENZINI: Mr. Kelly showed some nice renderings of potential houses. Have you looked at those before --

MR. HUBBARD: No, they would have to comply with the R-2 standards.

COMMISSIONER LORENZINI: Something like that --

MR. KELLY: I have --

COMMISSIONER LORENZINI: Pardon me?

MR. KELLY: I have -- so those, you know, a couple of things. It's my recollection, I believe R-2 zoning requirement is 10,000 where it's 12,000. The FAR multiplier I believe is like 0.40, and what we have at least prepared to date, those accommodate, those actual plans are compliant with the site square footages.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MR. KELLY: I just had some early, made some early drawings prepared. In conversations with Sam in the past, you know, I thought if we have something handy, it will be

helpful to illustrate.

COMMISSIONER LORENZINI: All right, thank you.

COMMISSIONER WARSKOW: I think I'll wait to hear from the public before I ask questions.

VICE-CHAIR DAWSON: Thank you.

COMMISSIONER JENSEN: I will, too, with one exception. I assume that five-foot wide strip of land is irrelevant to our deliberations tonight? Is that, other than as you mentioned, the setback on the side, you did give some variance there, this has nothing to do with our deliberations tonight since it's not part of the Petitioner's petition?

MR. HUBBARD: Right. The movements on that frontage and access on that frontage is not part of the hearing tonight. That's a fair question.

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

VICE-CHAIR DAWSON: All right, thank you. I will now open it up to public commentary.

MR. KELLY: Thank you.

VICE-CHAIR DAWSON: I'm going to start here on my right, to your left, anybody, can you raise a show of hands? Could you come up to the microphone if you're going to speak? So, I see one person here on the right, two, two who are going to come speak. If you can come on up? Three potentially. State your name, spell your last name, and provide us your address please.

QUESTIONS FROM AUDIENCE

MR. RICHARDS: Sure, thank you. My name is Todd Richards, R-i-c-h-a-r-d-s. I live at 2104 North Walnut Avenue.

This area is a little unique, and I don't know, can you go out to the map where you have the averages calculated? So, if you look at it, Walnut dead-ends at the north end which is where I'm at. It also dead-ends, there's a cul-de-sac at the south end. The only way in and out of this neighborhood is on LaSalle Street. So, it's a benefit that they're widening LaSalle Street because there's always been a concern about fire engines and ambulances getting through there.

I guess I have a concern with the two houses north on LaSalle as well as the three driveways on the subject property all going out onto LaSalle Street, and is that going to create congestion if something is happening that the egress is all out onto a very small area? If you look north on the map to Ladd, which is where the shading ends for the green shading, you can see the Ladd detention pond there, that's a similar width of property, the north end of Ladd Street there, and there are three houses on that like they're putting here. However, one of the houses' driveway goes out onto Chestnut as opposed to all of them coming out onto that street. On Ladd, we only have one house because of the detention pond, so you only have three houses coming off onto Ladd. So, I'm not sure what that has, you know, with that, but it would seem like not having as much congestion on Ladd would be beneficial.

The other thing is the property with, on the corner, the north corner of Chestnut and LaSalle is a bus stop. So, there are houses that get bus service for Greenbrier School, the elementary school, Thomas Middle School, and the high school. That bus stop is on the north corner of LaSalle and Chestnut. So, just anything that we're doing with setbacks, I just

want to make sure that there's enough visibility of people coming out of this area, that children crossing the street, that's not going to be a problem there. There are no crosswalks, there's no stop sign there. If the house, if Lot 3 exited onto Chestnut, my belief is then that people would not be parking on Chestnut if the driveway was there. By it being onto LaSalle, people could park all along Chestnut, further eroding visibility as you're coming out of that neighborhood.

I guess lastly, well, two other things, one is that five-foot property. I'm at the north end of Walnut, and the Village, I don't know if it's called plat, the plan calls for Norman Street to go through from the park to Chestnut. There was a new house that was allowed to be built on Chestnut, one house per lot. Nothing the Village could do with that, but if some day Norman goes in and comes through to Walnut and the traffic is coming out of LaSalle, you're going to have more traffic coming through that area. So, it seems to me there's a master plan that the Village has, right, because Norman's on there. It's been on there for 80 plus years but it's never been built.

What is the plan for the roadway on Walnut? I would assume that it's to be finished. This five-foot property I understand traded hands just in the last month. If it's the person who's south of it that bought it, there's really not a lot of value to that land. At some point, I think that the Village has got to decide, are we taking that into consideration or not in what we're doing here. As Mr. Lorenzini had said, so somebody could buy up a piece of property, five feet, and now their setback is going to be different. That doesn't make sense to me. You know, it should be finished at least on their portion to comply with the master plan that would be there.

Then lastly is, I want to make sure all of this is in order for the Village, I believe that the rules, because I was reading the documentation, that you have to post a sign on each of the streets that abut the property, that would be two streets. That would be Chestnut and LaSalle. There was only one sign that was put up for this meeting on Chestnut. There was not a sign put up on LaSalle. So, I'm not sure if that's in accordance with the rules for public disclosure for this meeting here tonight. Thank you.

VICE-CHAIR DAWSON: Before you move on, can we address the public notice issue?

MR. HUBBARD: Yes. I mean, two signs would be required, one on LaSalle and one on Chestnut. So, yes, I mean, I don't know how visible a sign on LaSalle on the subject property would be given the overgrowth there. I mean, we can check with the Village attorney after the hearing, you know, and if we have to go back through it and re-advertise, we can. But I would proceed, you know, this evening under the assumption that public notice was made correctly. We'll check with the Village attorney afterwards.

VICE-CHAIR DAWSON: Okay, so I would just make a note to everyone in the audience that we are going to confirm about public notice here. I mean, I can't state that any motions being made would be subject to that, but I know my fellow Commissioners and I would believe that we'll look into public notice. If public notice wasn't properly given, that will be addressed.

So, okay, let's proceed to the next question, thank you, or next comment, thank you.

MR. FABER: Scott Faber, F-a-b-e-r, 2040 North Walnut. My house is just to the west of the subject property, kind of next to that five-foot orphan property.

There was something in the agenda about requiring that the house

be demolished within six months after the subdivision is approved. I don't know if there's any, I don't know there's a tenant there now or something like that. As part of a subdivision, are the roadway improvements going to be complete when the subdivision takes place or is it when permits are pulled for the homes? Can you answer that this time?

VICE-CHAIR DAWSON: Sam, can you speak to that?

MR. HUBBARD: Yes. Once they apply for permits is when they'll start building the roadway improvements, yes.

MR. FABER: Okay, so the subdivision and much of the house doesn't actually start --

MR. HUBBARD: Correct, right. Some of it is just laying property lines on the property.

MR. FABER: And then, I mean, Todd already brought up the five-foot orphan property. It seems like a subdivision is going to take place in this property, the Village would address that orphan property at this time since it didn't do it when the overall subdivision was created to allow a property that was going to be built before. So, I'm not sure if there's anything that can be done with that. That's it, that's all. Thank you.

VICE-CHAIR DAWSON: Thank you. Hi, again state and spell your last name and your address.

MR. HOFFENKEMP: Dan Hoffenkamp, D-a-n H-o-f-f-e-n-k-a-m-p. I'm at 2008 North Chestnut. I'm probably the last property talked about on the street because I bought that lot, and the house on that lot.

So, looking at the dimensions that you mentioned, I'm not great in square feet but I'm better in acreage, that's about a quarter acre give or take per lot?

VICE-CHAIR DAWSON: Sam, could you put that slide up? You've got a slide that showed the square footage.

MR. HOFFENKEMP: Give or take -- a couple of feet here and there. I guess if you look at -- neighbors just to the north of them, I think their lots are significantly larger than that. Then you showed the picture of the house itself, you can go if you move back up.

MR. HUBBARD: The actual homes, the elevation of homes?

MR. HOFFENKEMP: Yes, the proposed homes, I know they were just for -- when you look at those homes, they have three-car garages. I lived in relatively large lots, you know, growing up in Arlington Heights most of my life. On a quarter acre, a three-car garage doesn't work extremely well. So, you're going to have these giant properties on these smaller lots. I'm assuming that's because when the builder or the proposed builder went to buy the lot, he envisioned three properties for the return he's looking for because probably two not going to work, or maybe it does --

So, I guess one question is do those houses, give or take, based on the size of houses, does that make sense for the size of the lot? I know there's a criteria for how big the house is relative to the land, probably there's a formula for that, I'm not sure what that is, if that's being adhered to. Then likewise, the general price of the property, do we know what that is? I think that's probably concerning most people in the room.

VICE-CHAIR DAWSON: The pricing of the property?

MR. HOFFENKEMP: The pricing of the homes, so what the general pricing of the homes would be.

MR. KELLY: New construction in Arlington Heights typically ranges from

\$750,000 to \$1 million-ish.

MR. HOFFENKEMP: So, that's 25 percent give or take, right? I feel like you guys have an idea of what the house values are going to be, right? You went through -- to buy the land, the return, the value of the houses, the size of the houses, pricing and all that, right? Probably spent \$400,000-\$500,000 --

MR. KELLY: Give or take.

MR. HOFFENKEMP: So, I think a lot of people would be curious what -- cost of the house would be and then also the size of the house relative to the lot because they may look oversized for the area it's at. It's hard to see that when you're looking at the screen.

VICE-CHAIR DAWSON: At this point, for the lots, we're just doing the subdivision. We haven't approved a home size. We have a projected home size on the lots, but any homes being built would have to comply with code and comply with the Design Commission's approval. So, at this point, Sam, correct me if I'm wrong, we're simply dividing it into, one lot into three for proposed homes being built. We're not approving the homes being built on them.

MR. HOFFENKEMP: Just the subdivision, okay.

VICE-CHAIR DAWSON: Just the fact that there are going to be three lots and that, at this point, again homes that are built on them, it's our assumption, meet with code requirements if, and Staff is telling us three lots, homes can be built that will meet with code requirements. We don't know what's actually going to be built there. That's a whole entire another process.

MR. HOFFENKEMP: Okay.

VICE-CHAIR DAWSON: Okay? So, if they want to design a home, Design Commission has to approve it. If they want to not meet with code, the Zoning Commission has to approve it, okay? Today, it's just subdividing into three for the potential addition of three homes.

MR. HOFFENKEMP: Can you speak of why three versus two?

VICE-CHAIR DAWSON: Well, I think at this time the question is they're proposing three. So, it's not a question of three versus two, it's a question of do you have questions pertaining to three lots there. That's what's in front of us, not two versus three. So, what are your questions pertaining to three lots? I think you've definitely raised some questions. I'm just trying to direct you to what's before us which is the three-lot concept.

MR. HOFFENKEMP: Okay.

VICE-CHAIR DAWSON: He's in the audience.

MR. HOFFENKEMP: They're all relative I guess.

VICE-CHAIR DAWSON: So, if you have questions for him, you can address the questions to us, we can then ask him to come speak on them. But at this point, you're questioning us and Staff.

MR. HOFFENKEMP: Okay, I think I'll yield my questions, and I think you've heard my questions. I think you've heard a lot of the concerns from the folks on just the division of the three lots.

VICE-CHAIR DAWSON: Just to make sure you understand, that when we do close public commentary, it's closed. So, if you have questions, speak them now, don't yield them for a later moment. Kind of your opportunity now.

MR. HOFFENKEMP: Sure.

VICE-CHAIR DAWSON: So, I don't want you to later think that I pulled a fast one on you and you didn't get to ask your questions, okay?

MR. HOFFENKEMP: Okay, thanks.

VICE-CHAIR DAWSON: Great, thank you. All right, we have more commentary coming in. Again, this is from the right side, I'm not talking to the left side. You're going to, it's coming up, okay. Not shutting you down, everyone gets to talk tonight, okay? So, great, thank you. Again, state your name, spell your last name, and your address.

MR. OBERMAN: My name is Richard Oberman, O-b-e-r-m-a-n. I live at 1970 North Walnut.

I just want to reiterate the importance of getting to the bottom of this five-footage. I live right across the street from that as well. I have children. A lot of the people here have children. It would be wonderful if we could have sidewalks and curbs there instead of the small street. There's like a little bottleneck area that when people park their car in front of their home, it actually could be dangerous when another car is going by. There's very little room to pass.

So, that's no reflection on this gentleman, but if you guys could just, you know, be kind and let, please go by, take a look at it yourself, and see if you can come up with something before you get in further and then now there's no turning back. That's it.

VICE-CHAIR DAWSON: Great, thank you. Hello.

MR. DAMATO: Dan Damato, D-a-m-a-t-o, 2105 North Walnut. I just want to let everyone know that, in 2011, we had flooding on Walnut. Two or three of us had our basements backing up. So, I want to make sure that what stormsewers we're putting in, we're obviously putting in new stormsewers but I don't want to overtax when we already could have a problem in the future.

My other comment is if, are your plans to sell the lots to builders? Or are you wanting to build all three lots?

VICE-CHAIR DAWSON: Again, you'll have to address us.

MR. DAMATO: Sorry.

VICE-CHAIR DAWSON: It's okay. It's easy, he's right there. But technically, you have to address us, and then we can ask him. It's a whole lot of formality.

MR. DAMATO: All right. My question is, if he's going to sell the lots to builders, then that means that they'd be building at different times. Did you say that they were going to improve the lots so that all of the curbs and sewer and water are all put in, and sidewalks, and then they're going to be building the houses? Or are we going to get like a half of a street built and then all of a sudden, you know, two years down the road when he has trouble selling a house, we're going to have, what?

VICE-CHAIR DAWSON: Sure. Sure, I understand. Sam, would you speak to the order which this is being done?

MR. HUBBARD: Yes, he's going to have to pull a permit to put in the public improvements at or before he pulls a permit to build the houses, because he can't build the house without --

MR. DAMATO: To build the subdivision, not the houses? To build the subdivision?

MR. HUBBARD: He's going to have to put in all the underground infrastructure. The actual street half may not be finished, you know, the final binder on the top

may not be finished on the street until he actually closes out the subdivision, but the Village gets various bonds and deposits so if something were to happen and he were to walk and, you know, go bankrupt, then we could finish the street ourselves by pulling those bonds and deposits.

VICE-CHAIR DAWSON: Okay?

MR. DAMATO: That's it. Thank you.

VICE-CHAIR DAWSON: Great, thank you. Okay, any more on my right? Okay, anybody on my left that wants to come talk? Thank you. Come on up. I'm not going to forget you. You don't have to stand in line and get your legs tired. But it's okay, you can sit, it's one at a time. It's fine, I'm not going to forget you, but come on up. Thank you. Hello, again, state your name, spell your last name, and your address please.

MR. BANNON: Good evening. I'm James Bannon, B-a-n-n-o-n. I'm at 1923 North Chestnut, we're the 14,000 square-foot lot across the street.

So, I guess I have a couple of observations. One is that they're asking for a variation which puts it closer to Chestnut. Then the lot behind them, the house would be set way back, so obviously we'll be looking at the backyards of these houses. Then the house farther down south will also be looking at the backyards. My guess is that the first lot south of them will try to subdivide into four houses, probably two facing Chestnut and two facing Walnut. So, will they ask for the same variation to be closer to Walnut, or closer to Chestnut as well, because otherwise you're going to stair step? So, I think by allowing one variation, you probably are going to set yourself up to having to pull out and exit out to the south. I think it will look goofy because the houses are all set back in that side of the street.

The second thing is just that we have a Petitioner who is asking for a variation, and I would think a variance would normally be based on some sort of hardship or existing condition. We have a -- I don't know why we would have rules and then allow a variation with no good reason. So, we have rules, I would just encourage you let's follow them. Thank you.

VICE-CHAIR DAWSON: Thank you.

MR. CHERNEY: My name is Bill Cherney, C-h-e-r-n-e-y, 2070 North Walnut.

I guess just a couple of concerns. One is, again the Walnut Street five-foot, them not building that as a corner house and having setback not very far back, and then when we develop that street, will there be enough setback there? You know, both for the houses to the north and possibly the houses to the south that will be built, will that be strange?

The other thing is, as Dan kind of talked about, LaSalle Street, if they're building on those properties, the only access they have to those properties for the construction is off LaSalle Street. LaSalle Street is only about one-car width wide. If they are parking trucks and delivery materials and stuff, we're not going to be able to get in and out of Walnut Street, because that's the only way we can get out of our area since that's a dead-end street. So, I feel that they should at least widen LaSalle Street before they start construction so that we can at least get in and out while they're building there, since LaSalle Street is the only way they can access that Lot 1 and 2.

Finally, the setback off of Chestnut, as other people have spoke, it us going to look a little bit funny if the house is closer and everybody else is set back farther. I'm also wondering a little bit about the safety concern in being able to see around the corner there. People do go up and down Chestnut kind of quickly sometimes, and pulling out of LaSalle Street

onto Chestnut, you know, it's good to have some visibility and see what's out there. There's a house kind of right out to Chestnut Street, it may be kind of difficult to see that. So, thank you.

VICE-CHAIR DAWSON: Thank you. We have another comment? Thank you.

MS. WAYMAN: Good evening. I'm Connie Wayman, W-a-y-m-a-n. I live at 444 West LaSalle Street. I am one of the two properties directly affected by this. I know it's not part of the discussion tonight, the fact that it's three lots as opposed to two. Obviously, I would prefer two lots.

I am very concerned about the number of driveways on LaSalle Street. Ingress in and out is onto LaSalle, and I think it's unfortunate that a neighborhood, I've been there for 29 years, and I've dealt with the property across the street in lots of different ways, but I think it's unfortunate that two lots were not considered. I know money is a huge factor. But looking at the homes that you're coming into, I think it is unfortunate that you're going to squeeze three houses and three more driveways, possibly double-wide driveways depending on the drawings, but we won't know what those are.

If it's going to be three houses, fine. But at least do us a favor and have one of those driveways access one of the other roads, either Chestnut, or buy the five feet of land from this individual. Please buy the land, figure out a way to buy the land. It's ridiculous that it has been there for over 30 years.

That's all I have to say. Thank you for listening. I just wanted you to see one of the faces of the people who are directly affected. Thank you.

(Applause.)

VICE-CHAIR DAWSON: We have another comment. Thank you.

MS. LLOYD: Hi, good evening. I'm an Antija Lloyd, L-l-o-y-d. I live at 2080 North Walnut.

I don't understand the justification for the variance, because I don't see hardship. There's no extenuating circumstances; no challenge related to the property. Nor is there greater community benefit or benefit to the residents. So, I don't understand the justification for a variance. I've never heard of a variance being issued for reasons beyond those types of reasons.

I didn't expect the Petitioner to show proposed drawings today, and I know there will be a Design review. But I just want to spend a little bit of time talking about the character of this particular area. My family recently purchased a home here, and they were looking not at all into Arlington Heights or another kind of suburb, we were looking at Oak Park. So, we're looking for character, okay.

The homes on Walnut are all architecturally distinctive, even though they're similar in scale and massing and bulk. The proposed renderings are extremely bulky, massy buildings that I think would be completely out of scale and out of character, particularly on an extremely small, narrow street. So, I know that we're talking about the zoning view and I realize there are zoning things that the proposed developer would have to comply, but I do want to take the character of this particular block, including the two properties that are on Lafayette, if you can keep that in mind as well when you're talking about this development.

Related to access and ingress, even if the three lots are approved, how is that going to happen when there's no other way to get in or out of Walnut with construction vehicles, a road torn up that is, as my neighbors have mentioned, is barely wide

enough for one-and-a-half vehicles? How is that going to happen? I don't understand how people can get in and out safely, emergency vehicles can get in and out safely. If the road is going to be widened, there are several trees that would need to be taken down, I believe. I can't even count how many trees, it's a very overgrown property, that face Lafayette.

I'm concerned about the staging of the property, staging of the construction, in terms of construction vehicles, cars parked throughout the neighborhood, supply trucks coming in. I'm just very concerned about the staging and the impact overall on the neighbors.

VICE-CHAIR DAWSON: Just to clarify, you said Lafayette?

MS. LLOYD: Yes. LaSalle, sorry.

VICE-CHAIR DAWSON: LaSalle, okay. Just I was wondering how was, thank you.

MS. LLOYD: No, sorry.

VICE-CHAIR DAWSON: Completely acceptable, yes, thank you. Sam, just really quick before you go back, any comments on the order of, the comment about the street? It does appear to be a narrower street. Is there a comment on how construction could potentially, I mean, is that at this point or do we consider that when it comes to building permit phase?

MR. HUBBARD: Yes, I mean, typically that's decided more as part of the building permit process. I mean, certainly they'll have to preserve access, especially for emergency vehicles through LaSalle Street, because that's really the only way you can access Walnut. It may not be convenient at times as it is today, but it will certainly be more convenient if and when it's constructed to its full width. You know, there may be a need for temporary, you know, closures or some sort of reroute around something, but that's really going to be decided as part of the permit process, so I don't know.

VICE-CHAIR DAWSON: Okay, do we have any more public commentary before I close? Thank you. One more comment and then we're going to be closing public commentary.

MR. VANWAZER: Well, great points here. Roger Vanwazer, V-a-n-w-a-z-e-r. I'm at 2007 North Chestnut, the property just east.

I couldn't agree more with this. I'm very surprised that two lots was not considered. I think it would be much more in keep within the character of our neighborhood.

There are things I'd love to do with my corner lot. I know that they're non-starters because of the setback requirements going down both streets. I don't understand why this, other than for reasons that some suggested, why it's necessary here. That's all I have to say.

VICE-CHAIR DAWSON: Great, thanks.

COMMISSIONER GREEN: Sam, could you just go over how that is determined, the average of the setbacks of the neighboring property and the size of the lot?

MR. HUBBARD: Right. So, the setback here on this property is determined by the average of the front yards on the frontage. So, that's all of the setbacks of these homes that front on Chestnut. So, as you can see here, I don't know if you can see it, but this home is set back approximately 100 feet from the right-of-way line. This approximately may be 100 feet as well. So, when you have large setbacks like that, it skews the required setback for this property.

So, when Staff was analyzing a reduction from a 40-foot to 30-foot setback, we were looking at the context of the neighborhood. We looked at the properties directly across the street on the opposite edge, all set back at approximately 30 feet. We looked at the bottom of the frontage, set back 24 feet and 27 feet. We figured that when these properties redevelop, too, and are possibly subdivided in the future, the maximum setback there possibly would be 40 feet, or if you want to be more consistent with what's across the street and to the south, we thought a 30-foot setback was appropriate. That was what we were thinking.

COMMISSIONER GREEN: Thank you, Sam. Just wanted to get that out there.

VICE-CHAIR DAWSON: Thanks. Okay, I believe before, because I have not closed public commentary yet, we have one more comment.

MR. BANNON: Sorry, I'm James Bannon again. My neighbor Don Sinclair who is two houses south of this couldn't be here tonight. When they just made a comment, Sam did about when they redevelop this property, his million-plus-dollar house and he's got a special needs child, he's at a sports event tonight, he doesn't plan to redevelop his million-dollar house into four lots. So, he will be looking at the back of these other houses. Is it fair to consider what he may do with this in order to make this decision? So, that setback of 100 feet is going to stay there. What the other property owner is going to do we don't know, so to speculate on that and make a decision based on that I think is incorrect.

VICE-CHAIR DAWSON: Okay, thank you. All right, so any other public commentary? Okay, so at this point, we're going to close the public comments. Again, public commentary is closed and we're moving on to Commissioner comments. I'm going to, we previously started that way. I'm going to start back down here. Commissioner Jensen?

COMMISSIONER JENSEN: Sure. I think we're going to need your help, Sam, in telling us what is within our purview tonight that we need to decide on, of the issues that were raised by the people in the audience. There were a lot of good issues and a lot of concerns about things like the five-foot strip which I asked you earlier is that something we should take into consideration, and you said no. That has to be dealt with I assume by some other process if it's dealt with at all, not by the Plan Commission. But can that issue come before the board with the testimony that they want to give at that point, and maybe they can get some, maybe address it through the Board.

MR. HUBBARD: Well, the issue is that that property is not owned by the Petitioners.

COMMISSIONER JENSEN: Right, I understand, and I understand it's not really our purview.

MR. HUBBARD: It affects the design a little bit of the subdivision, so in that sense we consider it a little bit this evening. But is there any requirement we can place on this individual relating to that property? No, there is not.

COMMISSIONER JENSEN: A couple of other questions I have, there was the concern, and I think we have dealt with these before, of what should be taken into account, whether there should be two lots or three in the subdivision. We have taken a look at that kind of an issue before. I assume that falls within our purview to at least hear from the Petitioner and see what the thinking was on that?

MR. HUBBARD: Yes, we're determining tonight if a three-lot subdivision is appropriate. You could consider a two-lot subdivision in its place.

COMMISSIONER JENSEN: Maybe we could ask the Petitioner to comment a little bit on that because we did have a number of people speak to that issue.

MR. KELLY: So, with the current zoning, the requirement for the square footage of a site in R-2 zoning I believe is 10,000 square feet. What we propose is a little bit over 12,000. Interior lot width minimums to my recollection are 70. We're proposing something a little bit closer to 100, 93 or 96 feet. So, to put it very simply, what we're proposing exceeds what the minimum floors are for the zoning.

With the improvements that I think would be a benefit to the surrounding neighborhood in terms of, you know, removing a blighted home, clearing out overgrown mulberry trees that obstruct views, ending up with a finished product that has better street conditions on both LaSalle and Chestnut, there's a cost related to that. It becomes unviable at two buildings versus three. At three it's still, you know, it's not like you're ending up with, you're placing a lot of site improvements for simply three sites. It's not a cul-de-sac where you're debating eight doors versus six doors. I think that's, you know, what it boils down to from our perspective.

COMMISSIONER JENSEN: Thank you. Another question, the thought had been raised to have three driveways emptying out onto LaSalle would be a problem and they asked if would you consider changing the orientation of the house that is on Chestnut and LaSalle.

MR. KELLY: Sure. So, I took a few notes and I wanted to speak towards a couple of things, one of which being that. So, you know, today we're discussing, you know, the three-lot subdivision in itself. I'm putting out some, at least conceptual plans, and that was just simply an effort to help visualize for Staff and the neighbors who are here tonight. As far as driveway directions, in this next layer of entitlement if you will, the Design Committee will ask for a variety of things including site plans, elevations. That process will be, you know, it's a public forum also, and the neighbors' input is taken into account.

I wouldn't say that it's, you know, I wouldn't say that it's inconceivable to have a side-load garage on Lot 3. We don't have the option on Lot 1 because of this, you know, spite strip so to say. So, it's something we're open to. It's just a matter of, you know, getting a little bit further down the path on that. We're trying not to put the cart before the horse.

One other point that one of the neighbors had raised was in 2011, some flooding concerns, having flooding. You know, I spoke about this a little bit earlier, the engineering plans can be confusing to look at for me and I look at them all the time. But you know, positive drainage, the lot isn't poorly drained as it fits but it's certainly not what I would consider up to, you know, the expectations of a new development or a new home. So, the grading and the stormwater conditions there should be improved by way of just it being newly placed, professionally graded, having inlets.

Another point that was raised that I wanted to speak a little bit towards is sight lines and safety of people coming and going I guess sort of eastbound on LaSalle to exit that pocket. So, with these site improvements, all those mulberry trees that kind of sit on the fray of the edge of the asphalt and what would become the dedicated new right-of-way, I would imagine it's going to substantially improve by way of those trees are removed. You should have better sight lines.

The concern of, you know, the mechanics or the sequence of events in terms of the roadwork and curb work, you know, that's painful. That's painful for folks to have

to put up with that. You know, in my experience, and I think Sam spoke towards this concern, but the homes will not be placed and then afterwards the infrastructure would be built. So, we have, just generally speaking, the site cleared, the building demo-ed, trees cleared, engineers come out and mark up all the curb locations. They place the curb, they place binders or something shy of the finished product for the road, and then the homes are built. Then they leave the last inch, inch-and-a-half, whatever it is, for that top coat to the end which is largely because there's heavy equipment coming and going. But that process of placing those improvements is done on the front end, and it will be dusty, right, for a week or whatever the time period is for them to place that. But they'll end up with the neighbors, you know, more comfortable roads coming and going, at least around this subject property.

COMMISSIONER JENSEN: So, you're saying, because that was a concern, what happens during the construction period. So, you're going to basically be widening LaSalle. That is their only the egress, for some of them, to go through LaSalle.

MR. KELLY: Sure, sure.

COMMISSIONER JENSEN: And so, you're widening that. That does help a little bit with the flow of traffic. But their concern, you know, are you going to be in a situation where the traffic gets blocked all together when they're trying to go to work or come home? So, the question is how sensitive are you going to be to the needs of the people who really don't have any other path to get in and out of their home?

MR. KELLY: Sure. So, at the initial placement of like the curb and the binder, it will be done as quickly as it can be regardless of, I mean, there's realistic expectations. I think that the ongoing concern and the pain if you will of the surrounding neighborhood having to deal with construction work, this particular site has the luxury of you've got three side by side building sites that allow for on-site parking, for deliveries, unlike say a typical in-fill site in town that's 50-foot or 63-foot on a block. You don't have this up on the presentation today but there's typically a, there's like a site plan for the construction work where they might show gate access on Chestnut and then, you know, a pad there for deliveries coming and going. But we just have to be mindful of the neighbors, right, because they're going to complain if, I'm sure it's frustrating, and they're right to do so.

COMMISSIONER JENSEN: I guess my last question is for Sam, because we had Ms. Lloyd ask some questions, some of them go to the issue of character of the neighborhood. Maybe you can give us a little guidance on that, because you did do some kind of a survey of the housing around there in terms of lot size and some other aspects. What did Sam take into account in terms of character of the neighborhood and how these proposed houses will fit into that?

MR. HUBBARD: Well, for a subdivision and understanding the character of the neighborhood, you look at it from a lot size perspective, and we did that. We felt like the proposed lot sizes were consistent with the character of the neighborhood in terms of lot sizes. The architecture of the homes, the size, the bulk, the mass of the homes and how they relate to the homes in the existing neighborhood will be discussed as part of any Design Commission approval process for any home on the site.

COMMISSIONER JENSEN: Sure. Well, that's all I have. I would say, as Chairperson Dawson said, we're an approval body, not the one who makes the final decision. You need to get your issues organized so that you can make the comments that you want to make to the Board. I think you raised important issues. It's good for the Petitioner to hear those.

But you do have one more shot at making your views known when it goes to the Board, and I recommend you take that opportunity. That's all I have.

VICE-CHAIR DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I really only have one question. Sam, what are the traffic, are there stop signs currently at LaSalle and Chestnut?

MR. HUBBARD: No, I don't believe so.

COMMISSIONER WARSKOW: Okay, I did hear concerns about bus stops and, you know, children and all. That's something that can be addressed at a later point, correct, if there is a feel, the need for stop signs there to protect children at a bus stop? That can be considered?

MR. HUBBARD: Yes, absolutely. If, after this is built, it's turned out that there's a huge negative impact on pedestrian safety and traffic, the Village, both of those streets are going to be under Village authority and we can analyze if a stop sign is warranted in this intersection.

COMMISSIONER WARSKOW: Okay, thank you. That's all I have.

VICE-CHAIR DAWSON: Thank you. Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, let's just say Lot 3 was rotated 90 degrees and you had the driveway coming out to Chestnut, so now your side yard setback becomes a front yard setback. Would it still require the same setback?

MR. HUBBARD: A front yard setback isn't based on how the home faces, it's based on the shorter of the two elevations on the street. So, you know, this is still going to be the shorter elevation even if the home faced here. So, this is still going to be how, you know, a front yard setback, and this would always be an exterior side yard setback given how this lot is proposed.

COMMISSIONER LORENZINI: Okay, so the setbacks won't change.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: Second question. Really, this is more for the Engineering Department though. The drainage on each of these lots is designed for what, 20-year flood? 30-year flood? 50-year flood?

MR. HUBBARD: I don't know.

COMMISSIONER LORENZINI: Is it pretty consistent throughout the Village?

MR. HUBBARD: Yes, it's going to have to meet the same engineering standards.

COMMISSIONER LORENZINI: Okay, so then let's just say this is designed for a 20-year flood after the last design for a 20-year flood, it's going to put so much flow into the city sewer system. Can we generally say that, if it's ever approved for the lots going into that city sewer system --

MR. HUBBARD: The Engineering Department analyzed these plans, and they're aware of the proposed inlets and connections to our stormwater system and they have not expressed any concerns of overcapacity at that end flow.

COMMISSIONER LORENZINI: Okay, that's all I have.

VICE-CHAIR DAWSON: Commissioner Green?

COMMISSIONER GREEN: I really don't have any questions. I think it's all been answered.

VICE-CHAIR DAWSON: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: A question I had, Sam, going back real quickly to the stormwater, I think there was a 2011 event that was referenced that caused some issues. My understanding is, as we think of the neighborhood, that Ladd Street, there was a big stormwater detention area put up in Ladd. Is that serving this neighborhood?

MR. HUBBARD: That's where ultimately the stormwater would discharge, into that basin, yes.

COMMISSIONER CHERWIN: So, you know, that was a relatively recent improvement is my understanding though, right?

MR. HUBBARD: That's my understanding as well, although I don't know the specifics.

COMMISSIONER CHERWIN: So, presumably, you know, we have a pretty nearby stormwater facility, and hopefully it's, I mean, I would imagine it's been designed up to standards and, as you mentioned, Sam, Engineering is going to look at all stormwater requirements anyway on the site.

The other thing I was going to note was the, I think, yes, I'm looking at this, everybody seems to be, you know, kind of pointing towards two, or some of the public have mentioned, you know, two would be preferable to three. So, I'm looking at everything in the context here of does one incremental house, how does that change? It doesn't really change the construction situation. LaSalle is ultimately getting widened, so we just have to make sure that the code is followed, you know, the code is followed, the Construction Department, the Building Department is watching carefully in terms of maybe sort of staging and access is not cut off. I mean, that's going to be the case whether there's two houses there or three houses. So, I think, you know, it's kind of outside of our scope but it's certainly something we're going to make sure is taken care of for the neighbors.

I don't think that, you know, one additional house, from the sight lines and everything, I do agree that I think it will probably improve based on what's there now. I know that issue that was brought up.

I know there was some talk about, you know, kind of the reason of two versus three and some hardship. I know the Petitioner talked about, you know, this is a very small subdivision. In Arlington and I guess in this area in the way this lays out, there are significant improvements that need to be made for a relatively small subdivision. So, there's a lot of costs here, whether you put two or three. To make it work, you know, I understand obviously you're asking for a relatively large land dedication, you know, you're giving dedications on both sides --

MR. KELLY: Forgoing land.

COMMISSIONER CHERWIN: Yes, forgoing land. So, you're giving that up basically. You know, I understand where you're coming from there from an economic in order to make it work.

I think the last issue, too, there was some question about the neighbor to the south. I don't know that that setback it sounds like would change whether it's a front yard setback or a side yard setback. It would still be, with that 100-foot directly to the south, it would still be set back. So, whether the orientation is changed, it probably won't affect that so much. I don't know that one incremental house is going to be the straw that breaks the camel's back onto LaSalle. I guess that's what people are saying.

Then I think the last issue on the spite strip, somebody had brought up, well, then why don't we buy it? Well, I think the neighbor to the south now owns that. So, I think that probably should be directed, it sounds like somebody knows the neighbor to the south, maybe that question should be directed to the neighbor to the south that now owns it. Potentially, I guess the city could, if that property to the south isn't dedicated, I guess the city could, if they wanted to.

MR. HUBBARD: The street right-of-way width is the full width, and then there is an extra five feet for the strip. So, we don't actually need any dedication at all.

COMMISSIONER CHERWIN: You don't need anything, I got you, okay. So, yes, if folks are concerned about the ability to build a sidewalk or something else on the five-foot strip, I think at this point it's the neighbor to the south, I probably would suggest that. That's all.

VICE-CHAIR DAWSON: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't have any other further questions. I just had a comment regarding concerns for the reconstruction of LaSalle and blocking access to the neighbors, to Walnut and so forth. Again, whether it's two homes being built there, or three homes being built there, that construction cannot prohibit any traffic going back and forth. The contractor is going to have to adhere to building requirements and so forth and maintain open access of that road for the residents. So, that had no bearing on the two lots or three lots. I just wanted to make that comment. I have nothing further.

VICE-CHAIR DAWSON: Thank you. Just to jump on that, one of the comments I had was emergency access vehicles which was the question. There isn't a scenario in which emergency access vehicles would not be able to obtain access to this community. That would be, Sam, I mean, clarify. I mean, that would be a first priority before any other construction, whether or not emergency vehicles could gain access.

MR. HUBBARD: Correct.

VICE-CHAIR DAWSON: Okay, all right. So, just to my comments, one question that I heard in the audience that hasn't been addressed has to do with criteria, plight of the owner. When it comes to special use, we have specific criteria. But this is not that situation. Could you, Sam, speak to that, about why we're not hearing criteria at this hearing?

MR. HUBBARD: We do have criteria for a variation approval, one being that it doesn't alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. One is that the plight is due to unique circumstances. One is that the variation is in harmony with the spirit and intent of the chapter. One, that the variation is the minimum necessary to allow reasonable use of the property.

Again, I didn't specifically address these, but when we analyzed the setbacks on the opposite side of the street and then to the north of the street, you know, we felt that the 30-foot setback was within the character of the setbacks along the frontage already, and so would not alter the essential character of the locality, meeting that one criteria standard. We felt there were some unique circumstances on this property given the dedication of land for right-of-way, given the spite strip on the western side. There were some unique characteristics here that we felt were out of control of the Petitioner, and that met that standard.

In harmony with the spirit and intent of the chapter, you know, one of the purposes of the zoning code is to establish reasonable regulations for the construction of buildings and structures. We felt the 30-foot setback was a reasonable regulation given the

setbacks of the frontage on the opposite side of the street and to the north. So, we do feel like that they met the standards.

VICE-CHAIR DAWSON: All right, so to that end, now it's in the record, the criteria that the Village went through. We haven't taken a vote yet. If it does pass and move forward, or if it fails it could still move forward to the Village Board from Plan Commission, the criteria is now on the record. So, if you have questions or comments about that, that's a great opportunity to bring that up at the next phase, but the criteria has been stated.

One question that's kind of very near and dear to my heart that Commissioner Warskow brought up was stop signs in the area. I know you've answered the question already, but to speak to the greater overall plan of the neighborhood, could you put the subdivision up? Not this, the, yes, thank you.

Just to make it clear, it is not a Plan Commission, it's not within our purview to dictate stop sign and location. Okay, that's a building commission, that's a next phase. I'm just speaking myself as a resident of a community, this isn't in front of us, but Sam, are there any stop signs in this community right now at all?

MR. HUBBARD: Not that I'm aware of. Not in this vicinity. There is no stop sign here or here.

VICE-CHAIR DAWSON: Or here, okay. What about in similar areas we've got here? What are we talking about? To the west, you've got cross streets there. Do they have stop signs there?

MR. HUBBARD: I don't know specifically. I would be surprised if they do have stop signs.

VICE-CHAIR DAWSON: Okay, so simply speaking, as someone who is not living in this neighborhood but is also a resident of Arlington Heights who has lived here for many, many, many years in different areas, okay, stop signs to me, personally, not Plan Commission view, extremely important that people know which way to drive and where to stop. Not our purview here tonight. I'm not making a vote based on whether or not there are stop signs. But I would strongly suggest to you at the next phase, if you feel strongly about stop signs, that you bring that up in the Village Board context and that you approach that at this stage and not wait until after it's been built. Just my opinion, okay. It can be more challenging, and I can speak to this, but again it's not in my purview.

MR. KELLY: I'd like to --

VICE-CHAIR DAWSON: Sure, for sure. It's not even up to you.

MR. KELLY: Sure. So, just so everybody is aware, there's a couple of months of, you know, back and forth between Staff and myself just on dialing in on a bunch of different issues. So, Engineering, Sam had mentioned earlier, I think they had one or two looks at the proposed plans. Round one of comments, round two of comments, and in both instances had given instruction to the engineering firm on modifications. We certainly would have no objection to placing stop signs if we're directed to do so.

VICE-CHAIR DAWSON: Right. Just to make clear, it's not even up to you whether or not there's a stop sign there.

MR. KELLY: Yes, sure.

VICE-CHAIR DAWSON: Not in your control at all, whether or not stop signs exist.

MR. KELLY: Sure. I don't know if -- for like traffic control-wise, things like

that.

VICE-CHAIR DAWSON: Right. So, again I'm just speaking as a resident of the Village, someone who lived in a community that did not have stop signs, had challenges. Now we have them.

MR. KELLY: Sure.

VICE-CHAIR DAWSON: Recommending to the public bring that up at a later date, not for tonight necessarily. Not going to affect my vote whether or not there are stop signs. Just a resident of the Village of Arlington Heights and recognize the concerns as it relates to schoolchildren and bus stops and having stop signs.

Okay, any other comments? Before I, I just want to make a comment. Somebody had a hand raised earlier. I just want to clarify; I wasn't ignoring you. Public commentary is closed so I can't call on you. I just wanted you to understand why I wasn't calling you back up.

AUDIENCE MEMBER: It's just that --

VICE-CHAIR DAWSON: No, public commentary is closed unfortunately. I just wasn't ignoring you. So, okay, any Commissioners' comments, discussions?

COMMISSIONER JENSEN: Yes, just a couple of comments. I found the comments by Commissioners Cherwin and Sigalos helpful with respect to the construction phase. I hope they gave you some comfort that there would be attention paid to how the construction would be done so that you still would be able to get in and out of your neighborhood. I guess on balance with the widening of the two streets, I think that's going to improve the flow of traffic in the long run. You're going to have some inconvenience during construction, but it seems on balance you're going to be in a better position than you would if these aren't fulfilled here.

So, I think we've got a good discussion. As I said earlier, I think you ought to bring your concerns to the Board if any that remain after this hearing.

VICE-CHAIR DAWSON: Great. Any other comments? Do I have a motion?

COMMISSIONER GREEN: I'd like to make a motion.

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

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

This recommendation shall be subject to the following conditions:

- 1. Final Plat of Subdivision shall be required.**
- 2. The existing home on the subject property must be demolished as part of Final Plat of Subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.**
- 3. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both**

- right-of-ways shall be fully improved to comply with Village requirements.
4. A Design Commission application shall be required for all new homes proposed on the subject property.
 5. A \$9,002 fee in lieu of on-site detention shall be required.
 6. Land contribution fees shall be required for Lots 1 and 3.
 7. The tree preservation and landscape plan shall be revised so that the eight-foot mulberry tree that is slated for preservation shall be removed and replaced with a State Street maple tree, and the three State Street maple trees proposed along Chestnut Avenue be revised to be ivory silk Japanese lilac trees.
 8. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

VICE-CHAIR DAWSON: Okay, do I have a second?

COMMISSIONER SIGALOS: I'll second that.

VICE-CHAIR DAWSON: Great. Roll call please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes, with comment.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

VICE-CHAIR DAWSON: Great. Commissioner Lorenzini, your comment?

COMMISSIONER LORENZINI: Yes. I just want to say that I think this project brings a lot of benefits to the Village including right-of-way dedication, fee in lieu of, taxes, the land contributions. But I think, you know, the Petitioner should consider, I don't know how, personally I think it looks good the way it's laid out, but if you rotate one of the houses and make it safer and more compatible with the community, you should probably consider that.

AUDIENCE MEMBER: Can you guys speak up please? We can't really hear you back here. We only got one speaker working over there. Sorry.

VICE-CHAIR DAWSON: We'll try. Okay, got it. So, okay, thank you, Commissioner Lorenzini. So, to my comment, I concur with Commissioner Lorenzini. Let's leave open the direction of the homes if we can make it safe for the neighborhood. But also I just want to reiterate my comments earlier on stop signs in the neighborhood and that I would really like to see the Village consider putting stop signs and/or yield signs in place here, particularly if there is a bus stop for children, to make sure that traffic flow, everyone knows which way to go, who has to stop and, you know, all of those issues, as someone who has personally experienced the aggravation of not having stop signs in my neighborhood.

Okay, so with that, we have a unanimous approval from the Plan Commission. Again, recommendation body only, to go on to Village Board. All of your comments, everyone who's here tonight, welcome to come back to Village Board. To clarify again, our purview is small; Village Board's purview, larger, okay? So, come back, the Village Board will definitely hear you, listen to you. They'll also read all of your comments as they've been stated tonight. If you feel that you weren't heard, they will welcome you back that evening. But again, we have one little purview that we look at tonight and you received unanimous approval.

Sam, do you have any idea when this will go to the Village Board?

MR. HUBBARD: Yes, we're targeting the October 7th meeting, but I will say based on the faulty notification with the public hearing stuff, we may not move forward on that. We may have to come back again for the same hearing just for the proper notification.

VICE-CHAIR DAWSON: And thank you, Sam, for bringing that back because I think with all the public commentary that existed after that, it may have been a little lost in all of our questions and comments. But thank you for pointing that out. If public notice wasn't efficient or correct, we will have to redo. So, rest assured, Staff is looking into that.

Okay, so you've received at this point unanimous approval from us.

MR. KELLY: Thank you.

VICE-CHAIR DAWSON: Thank you. Okay. All right, so Sam, anything else on the agenda this evening?

MR. HUBBARD: That's the last item on the agenda. Our next meeting is not going to occur in October due to the, I believe it's Yom Kippur or Rosh Hashanah holiday. So, our next meeting will be the second meeting in October.

VICE-CHAIR DAWSON: Sorry, say that again? Our next meeting won't occur because?

MR. HUBBARD: Yes, we're scheduled to have a regular meeting on October 9th. That's been canceled due to a holiday, religious holiday. So, I think the only meeting we're going to have in October is October --

VICE-CHAIR DAWSON: 23rd?

MR. HUBBARD: -- 23rd.

VICE-CHAIR DAWSON: Do we have that? All right, I've got it on my calendar here. I'm just trying to make sure it's official, 23rd, okay. Anybody want to hang out or do I have a motion?

COMMISSIONER WARSKOW: I have a motion to adjourn.

COMMISSIONER GREEN: Second.

VICE-CHAIR DAWSON: All right. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Thanks everyone.

(Whereupon, the public hearing on the above petition was adjourned at 9:10 p.m.)



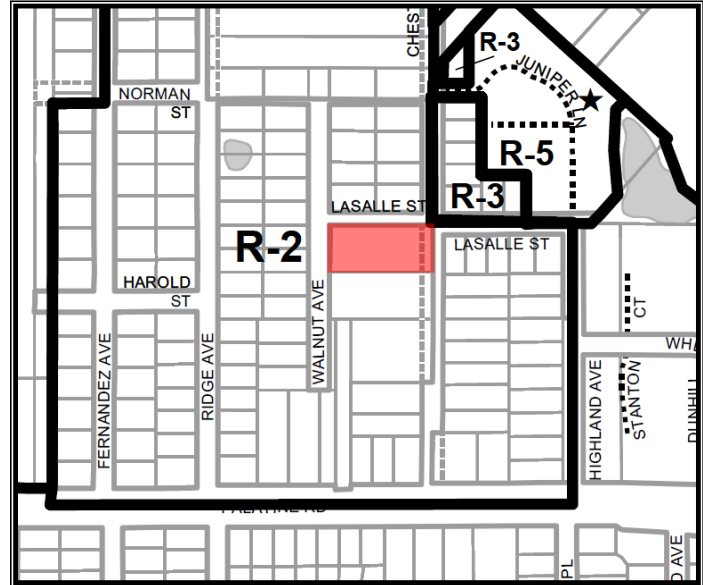
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC 19-009
Project Title: LaSalle Estates Subdivision
Address: 2000 N. Chestnut Avenue
PIN: 03-18-401-085

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 25, 2019
Date Prepared: September 20, 2019

Petitioner: Sean Kelly
 Chicago Real Estate Resources, Inc.
Address: 205 N. Michigan Ave. - Suite 2950
 Chicago, IL 60601

Existing Zoning: R-2: One-Family Dwelling District
Comprehensive Plan: Single-Family Detached Estate 2



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, One-Family Dwelling District	Single-Family Homes	Single-Family Detached Estate 2
South	R-2, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 2
East	R-2, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 2
West	R-2, One-Family Dwelling District	Single-Family Homes	Single-Family Detached Estate 2

Requested Action:
 1. Preliminary Plat of Subdivision to subdivide the subject property into three lots.

Variations Required:
 2. Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet.

Project Background:

The subject property is 48,511 square feet in size and contains a single-family home that was constructed in 1934. As the property was developed prior to annexation into the Village (subject property was annexed in 1971), the existing lot line boundary includes a portion of land used as Chestnut Avenue on the east and an unimproved section of LaSalle Street on the north. Along the western boundary of the site, there is a small portion of land (approximately 5-foot wide) that is not part of the property and is owned by a separate individual, which property blocks access to Walnut Avenue at the west. The petitioner is proposing to subdivide the site into three single-family lots. As part of the subdivision, the existing home on the property would be demolished.

The subdivision has been designed so that each lot will face LaSalle Street and driveway access to each home will come from the north, which street is currently only partway constructed. As part of the subdivision process, the developer will be required to construct the southern half of LaSalle Street along the full frontage of the subject property and make certain improvements within the Chestnut Avenue right-of-way (construct sidewalk, add curb and gutter, etc.)

Zoning and Comprehensive Plan

The subject property is zoned R-2, One Family Dwelling District, and the proposed single-family residential uses are permitted within the R-2 District. The petitioner is not proposing a rezoning, and the proposed lots conform to the minimum lot size and lot width standards within the R-2 District.

The petitioner has provided a preliminary plat of subdivision for review and approval by the Plan Commission and Village Board. If approved, final plat of subdivision approval will be required prior to recording of the plat. All public improvement and maintenance bonds/deposits shall be required prior to final plat of subdivision approval by the Village Board.

The proposed lot sizes and lot widths exceed the minimum requirements of the R-2 District. A review of the proposed lot sizes relative to the R-2 requirements is shown below:

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
Required:		
R-2 Lot	10,000	75' for an interior lot and 90' for a corner lot (when lot sizes are between 10,000 and 14,999 sq. ft.)
Proposed:		
Lot 1 (Interior Lot)	12,003	96.8'
Lot 2 (Interior Lot)	12,003	96.8'
Lot 3 (Corner Lot)	12,003	96.8'

Since the subject property includes portions of what is to be the LaSalle Street and Chestnut Avenue right-of-ways, 26' of land must be dedicated on the north side of the property for LaSalle Street, and 33' of land must be dedicated on the eastern side of the property for Chestnut Avenue. The lot sizes shown above have taken into account the required dedications. The property has no direct frontage along Walnut, so no improvements or dedication along the west is required.

The Comprehensive Plan classifies this property as "Single-Family Detached Estate 2" and the existing zoning and proposed uses are consistent with this designation.

In order to determine the compatibility of the proposed lot sizes within the subdivision relative to the existing lots within the neighborhood, staff surveyed 128 lots (including the subject property) within the vicinity. Based on this analysis, it has been determined that the proposed lots are generally compatible, although they are slightly smaller than the average lot size within the neighborhood. A map of the lots surveyed is shown in **Appendix 1** at the end of this report. A summary of the survey findings are shown below:

Total Number of Properties Surveyed	128
R-1 Properties	1
R-2 Properties	115
R-3 Properties	12
Average Lot Size of Proposed Subdivision	12,003 sq. ft.
Average Lot Size of All Surveyed Lots	15,215 sq. ft.
Average Lot Size of R-2 Surveyed Lots	15,549 sq. ft.
Median Lot Size of All Surveyed Lots	12,769 sq. ft.
Median Lot Size of R-2 Surveyed Lots	12,273 sq. ft.

Out of the 128 lots surveyed, the smallest lot size was 8,608 square feet and the largest was 72,053 square feet.

The proposed development complies with all setback restrictions, with exception to the proposed exterior sideyard setback for Lot 3, which required setback is based on the average of the existing setbacks of the homes fronting the west side of Chestnut Avenue between Palatine Rd. and LaSalle Street. The following variation has been requested:

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

Code requires that the setback along Chestnut Avenue be determined as based on the setbacks of the existing homes along the west side of Chestnut Avenue, with the caveat that no setback larger than 40 feet be required. Since several of the existing homes along Chestnut are setback between 75'-100', the average is skewed toward the required 40' setback. However, as the remaining larger lots on this block are subdivided, the homes with larger setbacks will be demolished and the average will reduce to a more typical front yard setback in the R-2, i.e. something more in the 30' to 40' range. Therefore staff is supportive of the proposed variation. At the request of staff, the petitioner has voluntarily increased the side yard setback on the opposite side of the site from approximately 10' to 20' to provide a more substantial side yard on Lot 1 to the west, which side yard functions more like an exterior side yard given the proximity to Walnut.

Building, Site, Landscaping:

The existing home on the property must be demolished as part of final plat of subdivision approval, and a condition requiring this demolition has been incorporated in the recommendation below. Furthermore, any new home proposed on the site must submit a Design Commission application.

The petitioner has submitted the required tree survey and tree preservation plan for review by the Village. Most of the tree's proposed for removal are located in the LaSalle Street right-of-way and must be removed to allow for the expansion of that street. Additionally, many of the trees on the site are volunteer growth trees and/or invasive species. Of the more mature trees proposed for removal that are located outside of the

newly dedicated right-of-way, most are either within the buildable envelope on each lot, or located where necessary improvements will be placed (e.g. driveway or stormsewer). However, three trees are proposed for preservation, a 27" caliper and 29" caliper Silver Maple, and a 19" caliper Black Walnut tree. The proposed tree preservation plan meets code and does not show removal of trees unless their removal is necessary to facilitate the proposed improvements to the subject property.

The Public Works Dept. has asked for some minor changes to the tree preservation plan, such as the removal of an 8" Mulberry tree that is slated for preservation and its replacement with a Maple tree, and switching out the species of the proposed parkway trees along Chestnut. Staff has incorporated these recommendations as conditions of approval below.

Detention and Public Improvements:

On-site detention is only required in subdivisions that include four or more lots. Since only three lots are proposed, no on-site detention is required. However, a \$9,002 fee-in-lieu of on-site detention is required since the Village will accommodate all storm water runoff in the detention basin located at Walnut Avenue and Ladd Street.

As identified above, 33 feet of land will be dedicated along Chestnut Avenue and 26 feet of land will be dedicated along LaSalle Street. Additionally, as part of the subdivision process, LaSalle Street must be widened where it abuts the subject property, and the right-of-way must be fully improved to conform to code requirements (curb/gutter, streetlights, sidewalk, parkway trees, etc.). Final design of the required improvement to LaSalle Street where it intersects with Walnut Avenue will be determined at time of building permit submittal.

The petitioner will be adding ADA compliant sidewalks at the southeast and southwest corners of Chestnut Avenue and LaSalle Street. Additionally, curb and gutter, as well as a sidewalk, will be constructed along the western side of Chestnut Avenue abutting the subject property.

Parking and Traffic:

A traffic and parking study is only required when the number of proposed lots is greater than 100. The proposed three lot subdivision does not need to provide a traffic and parking study. Each home shall provide two off-street parking spaces.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's application for preliminary Plat of Subdivision approval and for a variation to Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet, and recommends approval of the application, subject to the following:

1. Final Plat of Subdivision shall be required.
2. The existing home on the subject property must be demolished as part of final plat of subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.
3. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both right-of-ways shall be fully improved to comply with Village requirements.
4. A Design Commission application shall be required for all new homes proposed on the subject property.

5. A \$9,002 fee in lieu of onsite detention shall be required.
6. Land contribution fees shall be required for lots 1 and 3.
7. The tree preservation and landscape plan shall be revised so that the 8" Mulberry tree that is slated for preservation shall be removed and replaced with a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, September 20, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1645

Appendix 1: Surveyed Lots* and Zoning within Vicinity of Subject Property



* Only developed/developable lots were surveyed. Lots that are vacant but not large enough to be developed with a SFR were omitted from this survey. Lots that are already developed with detention infrastructure were omitted from this survey.

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
SEPTEMBER 25, 2019, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 19-009, an appli-
cation for Preliminary and
Final Plat of Subdivision to
subdivide property into
three single-family lots, on
property generally located
at 2000 N. Chestnut Avenue,
in Arlington Heights, Illi-
nois, and legally described
as follows:
THE NORTH 150 FEET OF
THE SOUTH 900 FEET OF
THE EAST 323.40 FEET OF
THE WEST 718 FEET OF
THAT PART OF THE EAST
HALF OF THE SOUTH-
EAST QUARTER OF SEC-
TION 18, TOWNSHIP 42
NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL
MERIDIAN, LYING
NORTH OF THE CENTER
LINE OF PALATINE
ROAD, IN COOK COUNTY,
ILLINOIS.
And any required variations
as determined 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.

Terry Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
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Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/10/2019 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danila Baltz
Authorized Agent

Control # 4531943

NOTIFICATION AFFIDAVIT

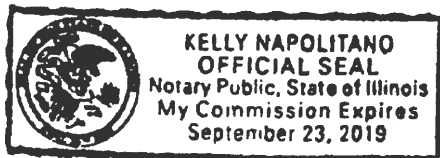
I, Sean Kelly Broker C.R.E.R. hereby certify as follows:

1. That on the 10th day of Sep, 2019, affiant caused to be mailed in the Post Office of Chicago IL 433 W. Harrison 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.

Sean Kelly
Signature

Subscribed and Sworn to before me
this 10th day of September, 2019.

Kelly Napolitano
Notary Public



Date: 8/26/19

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for approval of a Preliminary and Final Plat of Subdivision to subdivide property into three single-family residential lots.

The location of the property proposed for subdivision is 2000 N. Chestnut Avenue.

The Standard Group is the beneficial owner of the property

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois, 60005, 3rd Floor at 7:30 PM, Wednesday, September 25th 2019.

A handwritten signature in cursive script, appearing to read "John Fedemi", is written over a horizontal line.

Signature

The Standard Group LLC
Owner

Any individual who would like to attend this meeting but because of disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois, 60005 (847) 368- 5793 or TDD # (847) 368-5794

<u>PIN</u>	<u>Address</u>
03184010180000	NASEER CHAUNDHRY 400 W PALATINE RD ARLINGTON HEIGHTS,IL 60004
03184010610000	DONALD C SINCLAIR 1916 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010730000	REET VENTURES 1915 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010780000	T CARTER 1919 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010790000	James & Laura Bannon 1923 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010800000	HP ILLINOIS I LLC 180 N STETSON AVE 3650 CHICAGO, IL 60601
03184010810000	THERESE A VAN WAZER 2007 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010820000	REED & JANET HANSEN 307 W LASALLE ST ARLINGTON HEIGHTS,IL 60004
03184010830000	MICHAEL DIMAGGIO 303 W LASALLE ST ARLINGTON HEIGHTS,IL 60004
03184010850000	THE STANDARD GROUP 2000 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184010860000	WILLARD MARKSHAUSEN 1920 N CHESTNUT AVE ARLINGTON HEIGHTS,IL 60004
03184011200000	KIM MARKHAUSEN P.O. BOX 460 CAPRON, IL 61012

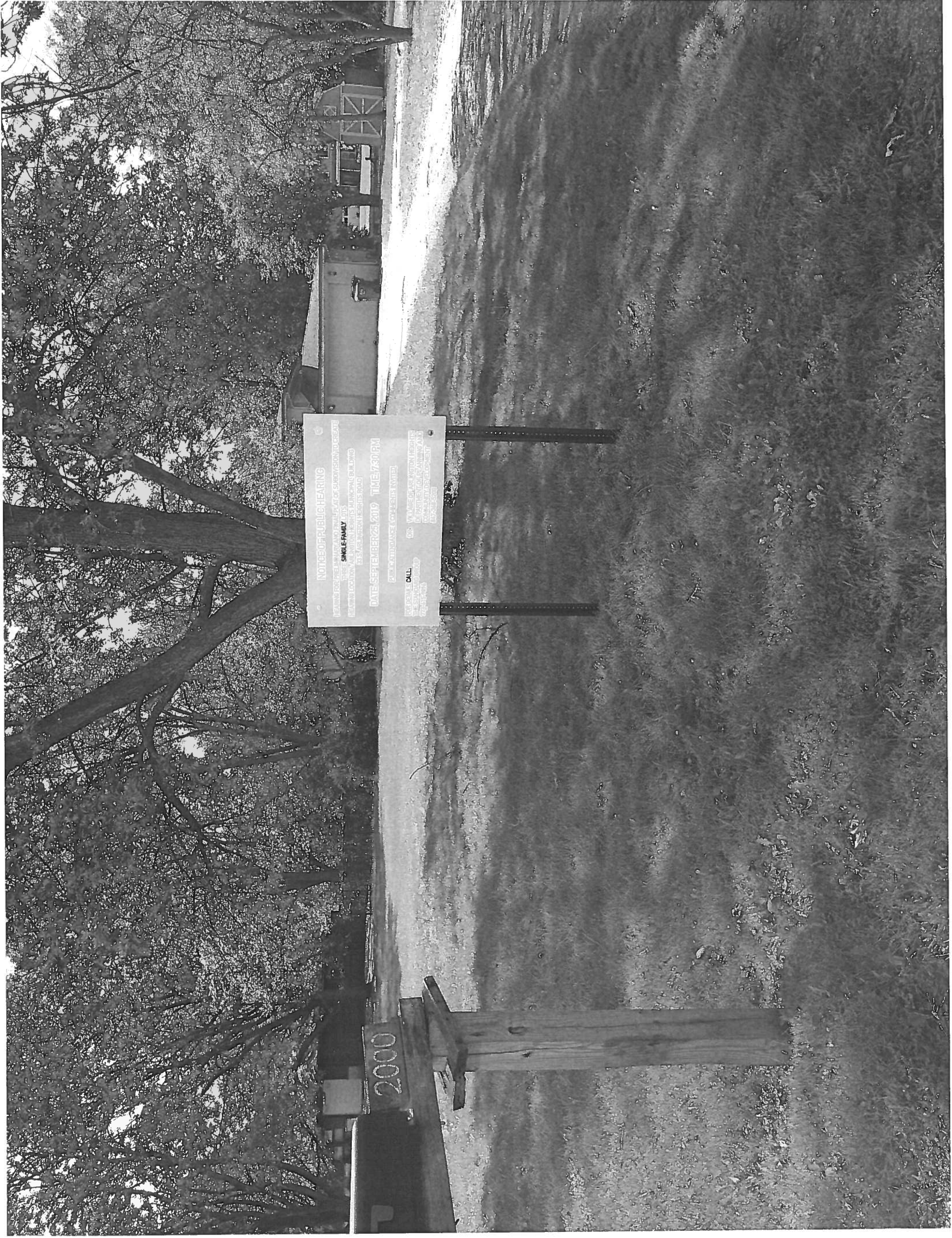
03184011300000	RANDY HARRIS 209 W LASALLE ST ARLINGTON HEIGHTS,IL 60004
03184011320000	JOHN ALLEGRETTI 2026 N HIGHLAND AVE ARLINGTON HEIGHTS,IL 60004
03184011330000	XILAO LI 2020 N HIGHLAND AVE ARLINGTON HTS, IL 60004 60004
03184011410000	RICHARD OBERMAN 1970 N WALNUT AVE ARLINGTON HTS, IL 60004
03184011420000	DEAN ALAN EHRLICH 1960 N WALNUT AV ARLINGTON HTS, IL 60004
03184011470000	Village of Arlington Heights 33 S. Arlingtong Heights Road Arlington Heights IL 60005
03184011590000	PATRICK & K MCGOUGH 1926 N HIGHLAND AVE ARLINGTON HTS, IL 60004
03184140020000	Village of Arlington Heights 33 S. Arlingtong Heights Road. Arlington Heights IL 60005
03184140030000	JOSEPH & DAWN JORDA 2061 N RIDGE AV ARLINGTON HTS, IL 60004
03184140040000	A KOWALSKI 2051 N RIDGE AV ARLINGTON HTS, IL 60004
03184140050000	SZNAJDER & LEWKOWSKA 2041 N RIDGE AVE ARLINGTON HTS, IL 60004
03184140060000	STEVEN GASINSKI 2031 N RIDGE AVE ARLINGTON HTS, IL 60004
03184140070000	JAMES & KATHLEEN PONCE 2021 N RIDGE ARLINGTON HTS, IL 60004
03184140080000	LUCIA M MORAN 2011 N RIDGE AV ARLINGTON HTS, IL 60004

03184140090000	STEVE MARAK 2010 N WALNUT AV ARLINGTON HT, IL 60004
03184140100000	THOMAS B FLANAGAN 2020 N WALNUT AV ARLINGTON HTS, IL 60004
03184140110000	GERALD W HEIMSOTH 2030 N WALNUT ARLINGTON HTS, IL 60004
03184140120000	SCOTT & COLLEEN FABER 2040 N WALNUT AVE ARLINGTON HTS, IL 60004
03184140130000	IMBROGONO & PICICCO 2050 N WALNUT AVE ARLINGTON HTS, IL 60004
03184140140000	PAUL HEINRICH 2060 N WALNUT ARLINGTON HTS, IL 60004
03184140150000	WILLIAM LINDA CHERNEY 2070 N WALNUT AV ARLINGTON HTS, IL 60004
03184140160000	MICHAEL SHERRILL 2080 N WALNUT AVE ARLINGTON HTS, IL 60004
03184140250000	VIKTOR MOSKALYUK 1927 N RIDGE AVE ARLINGTON HTS, IL 60004
03184150010000	GREGORY & PATRICIA MON 2061 N WALNUT AVE ARLINGTON HTS, IL 60004
03184150020000	TIMOTHY WAYMAN 444 W LASALLE ST ARLINGTON HTS, IL 60004
03184150030000	ARTHUR&SHEILA BRUNETTI 404 W LASALLE ST ARLINGTON HTS, IL 60004
03184150040000	STANLEY EISENHAMMER 2006 N CHESTNUT ARLINGTON HTS, IL 60004
03184150070000	DANIEL HOFFENKAMP 2008 N CHESTNUT AVE ARLINGTON HTS, IL 60004
03184150080000	ALAN & SUSAN GABRIEL 2075 N WALNUT AVE ARLINGTON HTS, IL 60004

03184160010000	WILLIAM E YEO 108 LASALLE ST ARLINGTON HTS, IL 60004
03184160020000	EDWARD A SZYMCHYK 240 W LASALLE ST ARLINGTON HTS, IL 60004
03184160030000	PATRICK F WADLEY 270 W LASALLE ST ARLINGTON HTS, IL 60004
03184160040000	DALE J BUGNO 2055 N CHESTNUT AV ARLINGTON HTS, IL 60004
03184160050000	RAJESH GUPTA 2059 N CHESTNUT AVE ARLINGTON HTS, IL 60004
03184160060000	N KRIPALANI 2063 N CHESTNUT AVE ARLINGTON HTS, IL 60004
03184160171001	JEAN R BRAUWEILER REVO 2108 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171002	VIKTOR & A MOSKALYUK 2112 N JUNIPER LANE ARLINGTON HTS, IL 60004
03184160171003	PETER & CAROL JOSEPH 2 2116 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171004	JIM VALATKAS 2120 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171005	ROBERT BACHHUBER 2124 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171006	ROBERT N CARAMUSA 2084 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171007	SANG YOON KIM 2080 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171008	COLLEEN C SHANNON 2076 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171009	DONALD G ROWLEY 2072 JUNIPER LN ARLINGTON HTS, IL 60004

03184160171010	J & A COENS 2147 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171011	SHIRLEY A SOCHOR 2145 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171012	LAURA OHMAN 2143 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171013	MIRIAM ROSS 3085 PHEASANT CRK #203 NORTHBROOK, IL 60062
03184160171014	CARL P PALLASCH 2052 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171015	KENT & MARGARET ULERY 2056 N JUNIFER ARLINGTON HTS, IL 60004
03184160171016	DETLEF BARTSCH 2060 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171017	EDWARD MANN 2064 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171018	MICHAEL & JEAN KOWAL 2914 N DUNTON ARLINGTON HTS, IL 60004
03184160171019	JASON FREE 2133 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171020	LINDA E SMEDBERG 2135 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171021	RALPH E BRENDLER 2137 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171022	WING K CHAN 2127 N JUNIPER LANE ARLINGTON HTS, IL 6000
03184160171023	NICANOR REYES 2125 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171024	KYUNG K PARK 2123 N JUNIPER LN ARLINGTON HTS, IL 60004

03184160171025	ERVIN L WIEMANN 2121 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171026	HO KIL 2115 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171027	ANTHONY PACENTI & GALE 2111 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171028	BRANDON PARK 2107 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171029	LEE A WEDOFF 2103 JUNIPER LN ARLINGTON HTS, IL 60004
03184160171030	JOHN F FITZPATRICK 2053 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171031	Y I HICKS 269 GLEORIDGE LOOP LAKELAND, FL 33809
03184160171032	BRENT A JOHNSON & LISA 2061 N JUNIPER LN ARLINGTON HTS, IL 60004
03184160171033	LA VERNE SERANKO 2065 JUNIPER LN ARLINGTON HTS, IL 60004



NOTICE OF PUBLIC HEARING
THE TOWN OF BURLINGTON
SHIRLEY FAMILY
PROPOSED RESIDENTIAL DEVELOPMENT
1000 BURLINGTON AVENUE
BURLINGTON, MA 01803

DATE: SEPTEMBER 24, 2019 TIME: 1:00 PM

FOR MORE INFORMATION CONTACT:
TOWN ENGINEER
TOWN OF BURLINGTON
1000 BURLINGTON AVENUE
BURLINGTON, MA 01803
(978) 250-1000

2000

Site Aerial



Juniper Ln

Juniper Ln

Chestnut Ave

Lasalle St

Lasalle St

Walnut Ave

Ridge Ave

Highland Ave

Palatine Rd

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

May 22, 2019

Project Title: 2000 N. Chestnut Subdivision

Address: 2000 N. Chestnut Avenue

Petitioner: Sean Kelly
Chicago Real Estate Resources, Inc.

Address: 205 N. Michigan Ave. - Suite 2950
Chicago, IL 60601

Requested Action:

1. Plat of Subdivision to subdivide the property into three single-family lots.

Variations Required:

- None identified at this time.

Attendees: Sean Kelly, Petitioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is approximately 47,480 square feet in size and contains a single-family home that was constructed in 1934. As the property was developed prior to annexation into the Village (subject property was annexed in 1971), it includes a portion of land used as Chestnut Avenue on the east and an unimproved section of LaSalle Street on the north. Along the western boundary of the site, there is a small portion of land that is not part of the property and is owned by a separate individual, which property blocks access to Walnut Avenue at the west. The petitioner is proposing to subdivide the subject property into three single-family lots. As part of the subdivision, the existing home on the site would be demolished.

Meeting Discussion:

Mr. Kelly explained that he had been working with staff on a three lot subdivision at 2000 North Chestnut. He had prepared a preliminary concept plan for the subdivision and received some preliminary comments from staff relative to ROW dedications, tree survey requirements, underground utilities, and an abutting property located to the west of the subject property that prevented access to Walnut Avenue. The property is zoned R-2 and the proposed subdivision would not require any variances.

Commissioner Green asked about ownership of the small piece of property that prevented access to Walnut.

Mr. Kelly said that off the top of his head, he did not know the owner of that lot.

Commissioner Green asked if the owner was the same person who owned the property abutting the subject property to the south.

Mr. Kelly said that it was not owned by the property owner to the south. He said that at some point in the 1980's the "sliver" was sold to another entity. He speculated that an individual purchased the small property in the hopes of controlling access

to Walnut should the subject property and property abutting to the south ever be subdivided and developed.

Commissioner Green said that although the small property prevented access to Walnut, it helped the subject property in that it meant the western most lot was not a corner lot since it didn't front on Walnut, so a smaller setback along that side would be allowed.

Mr. Kelly stated that based on comments from staff, they had revised their concept and picked up an additional 7 feet of land on the north to increase the size of the lots.

Mr. Hubbard explained that the subject property was a little over one acre in size and contained a single-family home that was constructed in 1934. The site was developed prior to being annexed into the Village and it was never formally subdivided when the single-family home had been constructed, so the lot had likely been created via a metes and bounds legal description. Because it was never formally subdivided and developed prior to annexation, part of the property line extended outwards to the centerline of Chestnut Avenue, as well as out into LaSalle. Therefore, as part of the proposed subdivision, land along the eastern and northern side of the site would need to be dedicated as ROW and the certain public improvements would be required along those frontages.

The property is zoned R-2 and is designated as "Single-Family Detached Estate 2" on the Comprehensive Plan, which is consistent with the existing R-2 zoning on the property. The key area of review for this subdivision would be whether the proposed lot sizes were compatible with the existing lot sizes in the vicinity, as well as the public improvements that would be required along the LaSalle frontage and Chestnut frontage. Based on a preliminary analysis of around 120 lots in the area, staff believes the proposed lot sizes to be compatible to the average lot sizes within the vicinity. The proposed lot sizes were just slightly below the median lot size of all of the surveyed lots.

No onsite detention would be required for a three lot subdivision, however, a fee-in-lieu of detention would be required. As part of the subdivision process, LaSalle Street would need to be widened along the southern half of the street to comply with current code requirements, which included curb/gutter, sidewalks, streetlights, and parkway trees. Along Chestnut, the street would need curbs/gutter, sidewalks, and parkway trees. Staff was generally supportive of the proposed development.

Commissioner Jensen asked why the lot sizes were all different and how come the design of the subdivision didn't create three uniformly sized lots.

Mr. Kelly explained that the lot on the corner of Chestnut and LaSalle required a greater side yard setback since it was on the corner, and for that reason they had added extra square footage to that lot. The setback on the eastern side of that lot would be based on the average of the setbacks of the other homes along Chestnut, whereas the two interior lots had a smaller setback requirement of 10% of the lot width.

Commissioner Jensen said he didn't have any further comments or questions.

Commissioner Sigalos asked about the square footage of each lot.

Mr. Kelly replied that they were 11,700 square feet, 11,900 square feet, and 12,400 square feet.

Commissioner Sigalos said that he had no further questions.

Commissioner Green stated that for all subdivisions, he was always concerned about whether the proposed subdivision was compatible with the other lot sizes within the vicinity. Although there are a couple larger lots to the south along Chestnut, he wanted to make sure that the proposed lot sizes were at least consistent with the lots to the east and north. He would be taking this into consideration as this project moved forward. He said he thought that the project was a good fit for the neighborhood. There were a lot of odd sized lots in the vicinity. He appreciated the fact that no zoning change was requested to allow more density than what was allowed under the current zoning.

RECOMMENDATION

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

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

Regarding:

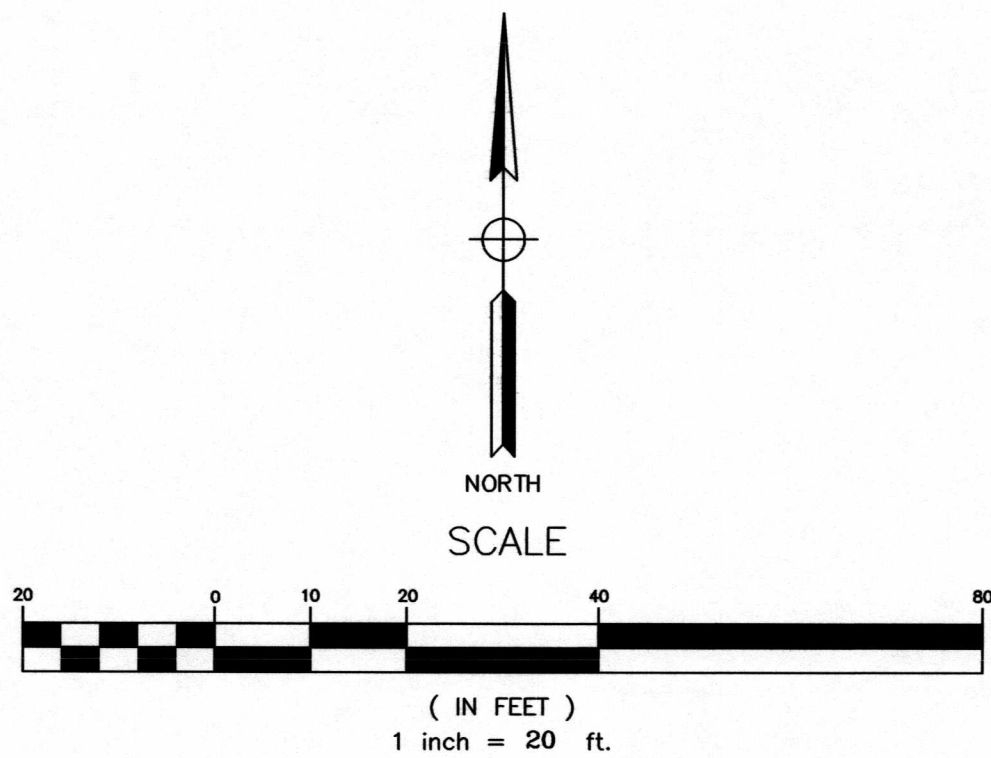
**Proposed 3 Lot subdivision located at
2000 N. Chestnut Arlington Heights IL 60004
PIN Number 03-18-401-085-0000**

To whom it may concern:

It is our goal to create a new (3) lot subdivision to be known as "The Estates of La Salle" located at the above referenced address. We are to the best of our knowledge working within the rules and regulations of the underling zoning code and will not need to seek any variances. We have worked with staff through the preliminary concept process and received approval from the Conceptual Plan Review Committee on May 22nd 2019. Our Engineering Firm I.G. Consulting will be working with the Engineering Department to finalize all requirements per village code. The subject property currently has a tenant in place and we would ask that as part of our final approval of the subdivision we would be allowed up to 6 months to demolish the existing home while the architectural plans are being developed, taking through the design review committee process and finally building permit submittal process. In addition, attached please find a copy of the deed from the purchase of the property as proof of ownership per the application requirements. We look forward to working with staff on finalizing this subdivision.

PLAT OF SURVEY

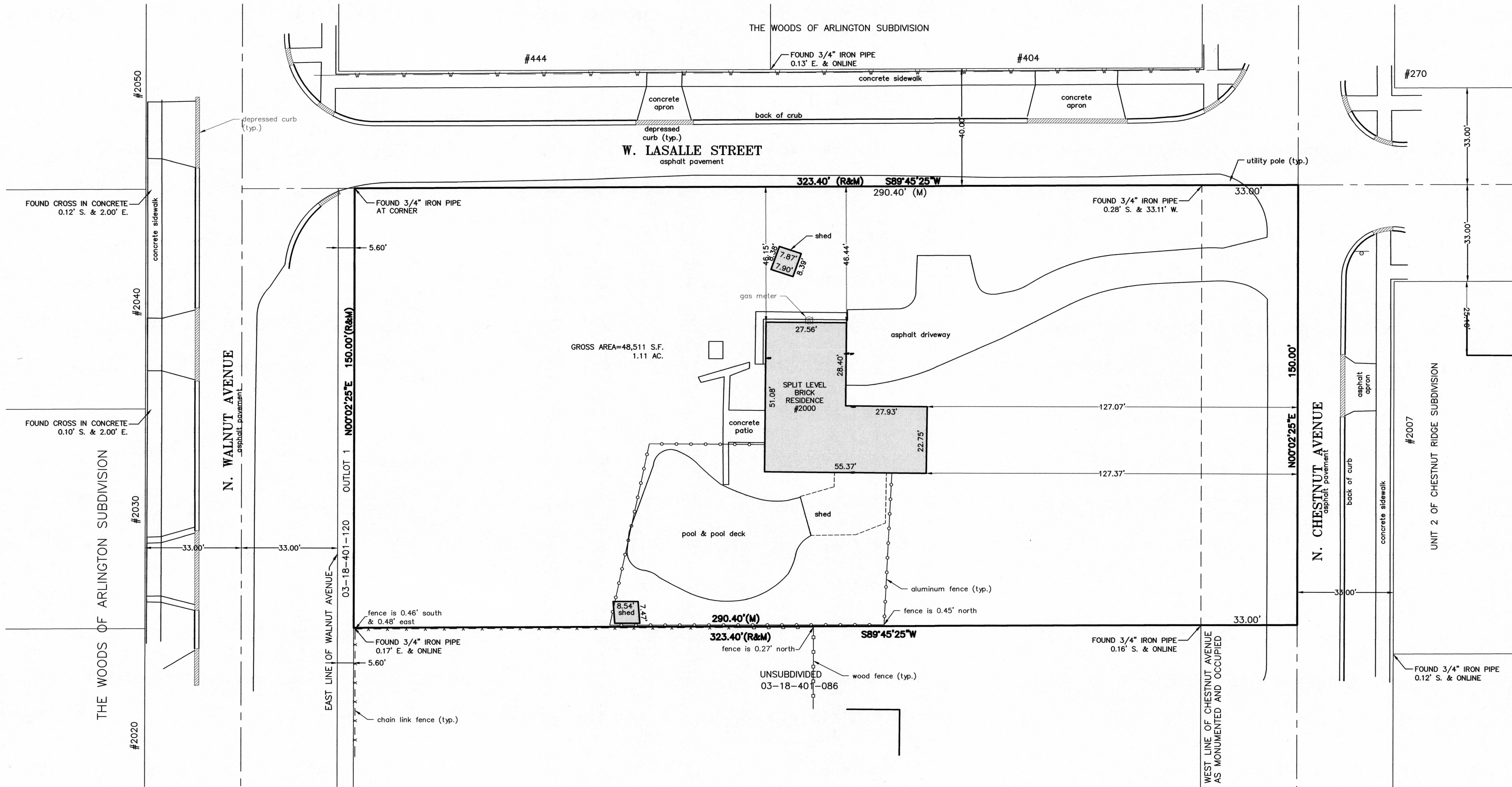
OF
THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON
A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE
DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER
DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.



PREPARED: 06/14/19

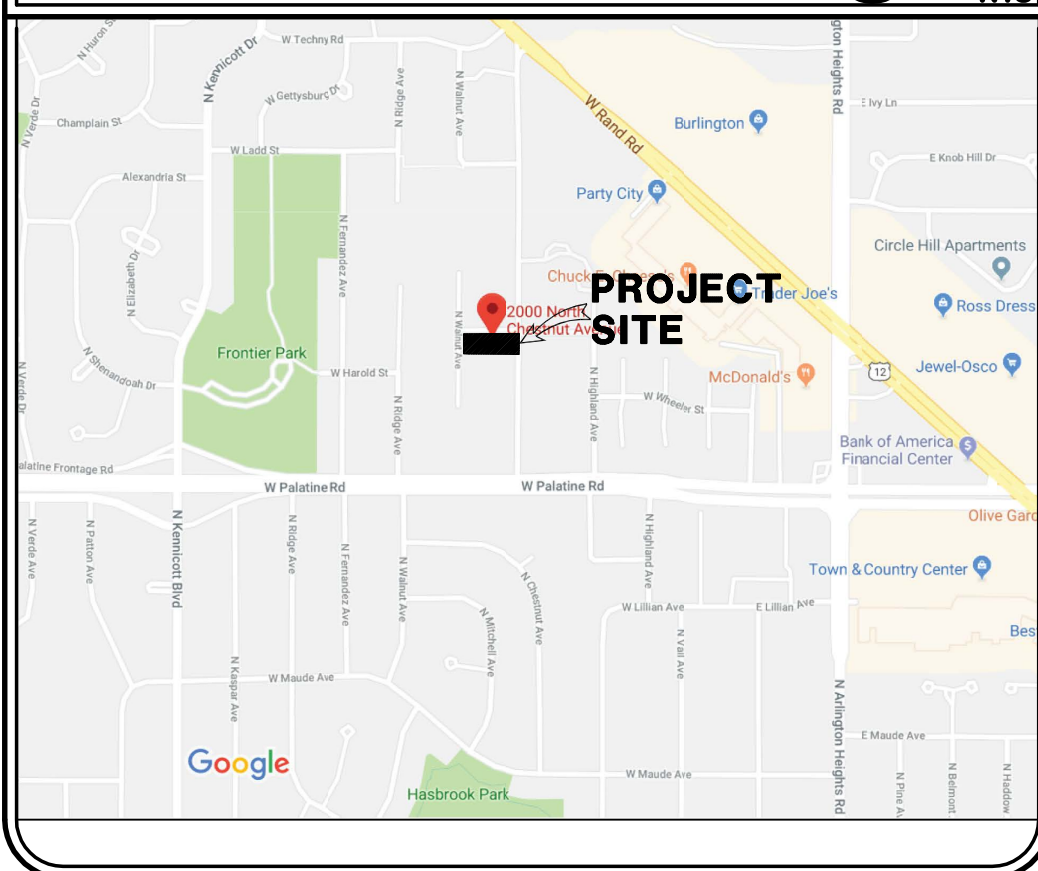
PLAT OF SURVEY
THE LASALLE ESTATES
2000 CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1177
1123 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net
PREPARED FOR: THE STANDARD GROUP, LLC
FIELD CREW: D.J.J. FIELD WORK: 04/30/19 DRAFTED BY: S.R.M. CHECKED BY: KL
SCALE: 1"=20'

STATE OF ILLINOIS
JAMES C. LEVING
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL JUNE 14th, A.D. 2019.
BY: *[Signature]*
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2020





BEING A SUBDIVISION OF

THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

EXISTING PIN AFFECTED

2000 N CHESTNUT AVENUE —

03-18-401-085

REVISED: 09/17/19
REVISED: 08/20/19
REVISED: 05/20/19
PREPARED: 04/25/19

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-9200 | ia@iaconsulting.net

PREPARED FOR:	THE STANDARD GROUP, LLC	SCALE: 1"=20'
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FIELD CREW: D.J.	FIELD WORK: 04/30/19	DRAFTED BY: S.R.M.	CHECKED BY:
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FIRM NO 184-001330

PRELIMINARY PLAT OF SUBDIVISION

THE LASALLE ESTATES
LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

COPYRIGHT AS DATED © ICG CONSULTING INC

G:\IG\19\19642\Survey\19642201.dwg

NEW ASSIGNED ADDRESSEES

LOT 1 _____ W LASALLE STREET

LOT 2 _____ W LASALLE STREET

LOT 3 _____ W LASALLE STREET

TAX BILL SENT TO:
THE STANDARD GROUP, LLC
2842 N. RIVERDALE
CHICAGO, ILLINOIS, 60618

FOUND CROSS IN CONCRETE
0.12' S. & 2.00' E.

FOUND CROSS IN CONCRETE
0.10' S. & 2.00' E.

THE WOODS OF ARLINGTON SUBDIVISION

N. WALNUT AVENUE

EAST

RIGHT OF WAY DEDICATION

THE NORTH 26.0 FEET AND THE EAST 33.0 FEET OF THE FOLLOWING TRACT:
THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

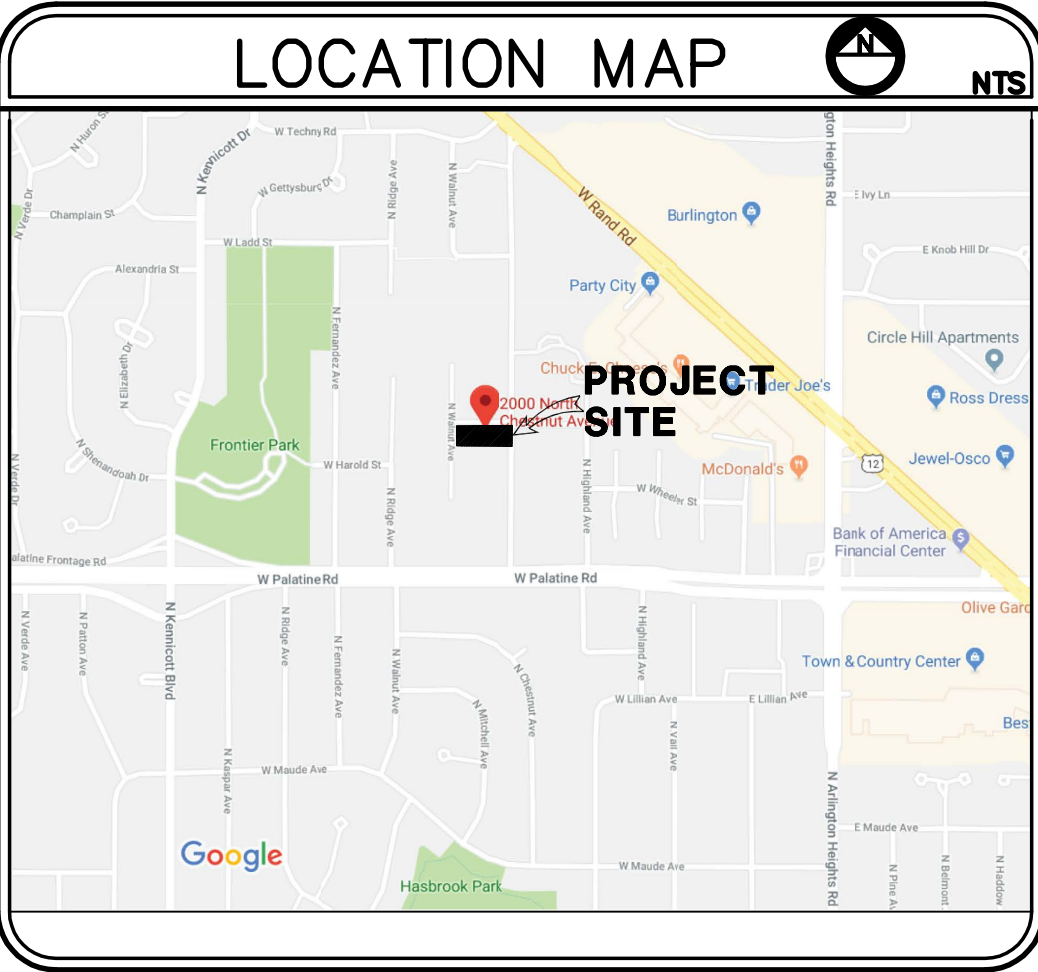
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT.
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON
A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE
DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER
DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

NORTH
SCALE

(IN FEET)
1 inch = 20 ft.



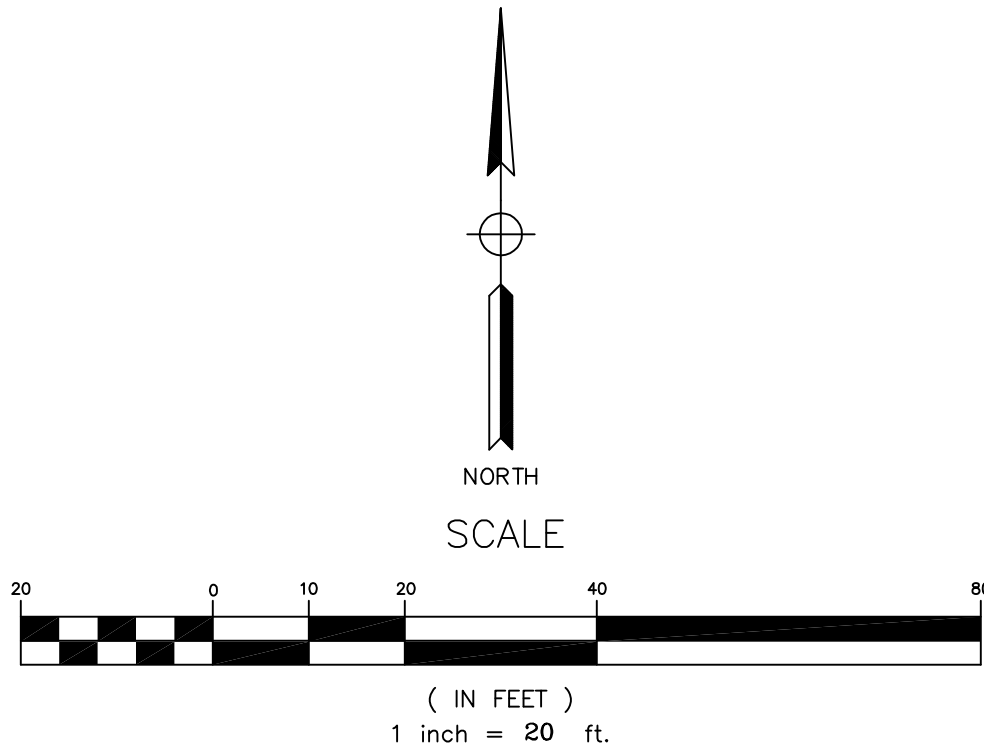
FINAL PLAT OF SUBDIVISION THE LASALLE ESTATES

BEING A SUBDIVISION OF
THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

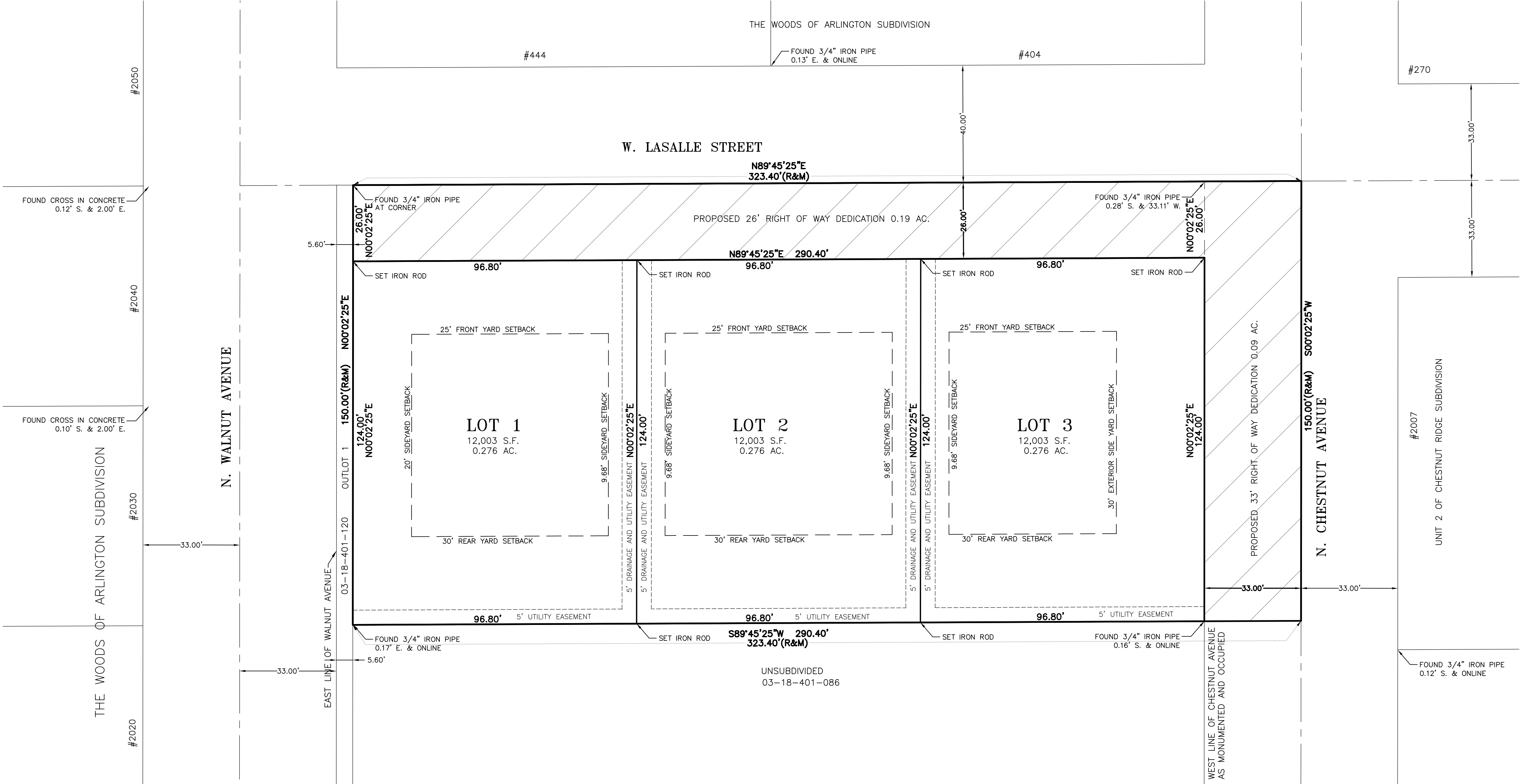
EXISTING PIN AFFECTED
2000 N CHESTNUT AVENUE - 03-18-401-085

NEW ASSIGNED ADDRESSEES
LOT 1 _____ W LASALLE STREET
LOT 2 _____ W LASALLE STREET
LOT 3 _____ W LASALLE STREET

TAX BILL SENT TO:
THE STANDARD GROUP, LLC
2842 N. RIVERDALE
CHICAGO, ILLINOIS, 60618



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON
A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE
DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER
DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.



RIGHT OF WAY DEDICATION
THE NORTH 26.0 FEET AND THE EAST 33.0 FEET OF THE FOLLOWING TRACT:
THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

ieCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net
PREPARED FOR: THE STANDARD GROUP, LLC SCALE: 1"=20'
FIELD CREW: D.J. FIELD WORK:04/30/2019 DRAFTED BY:D.D.D. CHECKED BY:

FINAL PLAT OF SUBDIVISION
THE LASALLE ESTATES
LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

FINAL PLAT OF SUBDIVISION
THE LASALLE ESTATES

BEING A SUBDIVISION OF

THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric
and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct,
replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers,
pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of
electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within
the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility
Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as
"Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the
plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under
the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or
areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and
subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property
for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed
or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar
designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided
property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the
"Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which
is reserved in whole or in an apportionment to the separately owned lots, parcels or areas within the planned development, even
though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area",
"common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real
property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service
Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS
(“VILLAGE”) AND ITS FRANCHISEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR ALL AREAS HEREON
PLATED AND DESIGNATED AS “PUBLIC UTILITY AND DRAINAGE EASEMENT” (P.U.D.E.), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR,
REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER,
ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF,
STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. OBSTRUCTIONS SHALL
NOT BE PLACED OVER GRANTEE’S FACILITIES OR IN, UPON, OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS “PUBLIC UTILITY AND
DRAINAGE EASEMENT” WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED
WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER
FUNCTIONING OF SUCH UTILITY FACILITIES, INCLUDING STORMWATER RUNOFF, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS,
SHRUBS, AND OTHER LANDSCAPE MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON
SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER
PLANTS WITHIN THE AREAS DESIGNATED “PUBLIC UTILITY AND DRAINAGE EASEMENT” WHICH ENCROACH ON AND INTERFERE WITH THE
CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF THE
TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OR BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE
EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED
TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS
DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN
ACCORDANCE WITH VILLAGE STANDARDS.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING
BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER “NICOR”) TO INSTALL, OPERATE, MAINTAIN, REPAIR,
REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER,
ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED “EASEMENT”, “UTILITY EASEMENT”, “PUBLIC
UTILITY EASEMENT”, “P.U.E.”, “PUBLIC UTILITY & DRAINAGE EASEMENT”, “P.U. & D.E.”, “COMMON AREA OR AREAS” (OR SIMILAR
DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF
CONDOMINIUM AND/OR ON THIS PLAT AS “COMMON ELEMENTS.” TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS
OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE
OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO
THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE
PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE
PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE
ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM “COMMON ELEMENTS” SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE “CONDOMINIUM
PROPERTY ACT” (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM “COMMON AREA OR AREAS” IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY
SURFACED WITH INTERIOR DRIVeways AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN
APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE
DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2019

TITLE: _____

AMERITECH/SBC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2019

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2019

TITLE: _____

COMCAST-CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2019

TITLE: _____

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2019

TITLE: _____

DEED OF DEDICATION

We, the undersigned, _____, 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 THE LASALLE SUBDIVISION, 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, five (5)
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.

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 _____, 2019.

STATE OF ILLINOIS}
 } S.S.
COUNTY OF COOK}

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 _____, 2019.

Notary Public

Owner's Certificate:

State of Illinois}
 } ss
County of Cook}

This is to certify that the undersigned is the legal owner of the land described on the plat hereon
drawn and shown hereon as subdivided, staked and platted as shown hereon, for the purpose of
having this plat recorded as provided by law.

Undersigned as owner has determined to the best of my knowledge the school district in which each
of the following lots lies.

LOT NUMBER	SCHOOL DISTRICTS
LOT 1 TO LOT 3	CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25 TOWNSHIP HIGH SCHOOL DISTRICT #214 HARPER COMMUNITY COLLEGE DISTRICT #512

In Witness whereof hereunder set hand and Seal this ____ day of _____ A.D., 2019.

Owner

SURVEYOR CERTIFICATE

STATE OF ILLINOIS}
 } S.S.
COUNTY OF COOK}

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681,
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF PALATINE
ROAD, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE ARLINGTON
HEIGHTS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED
IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0201J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2019.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2020

ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 I ig@igconsulting.net

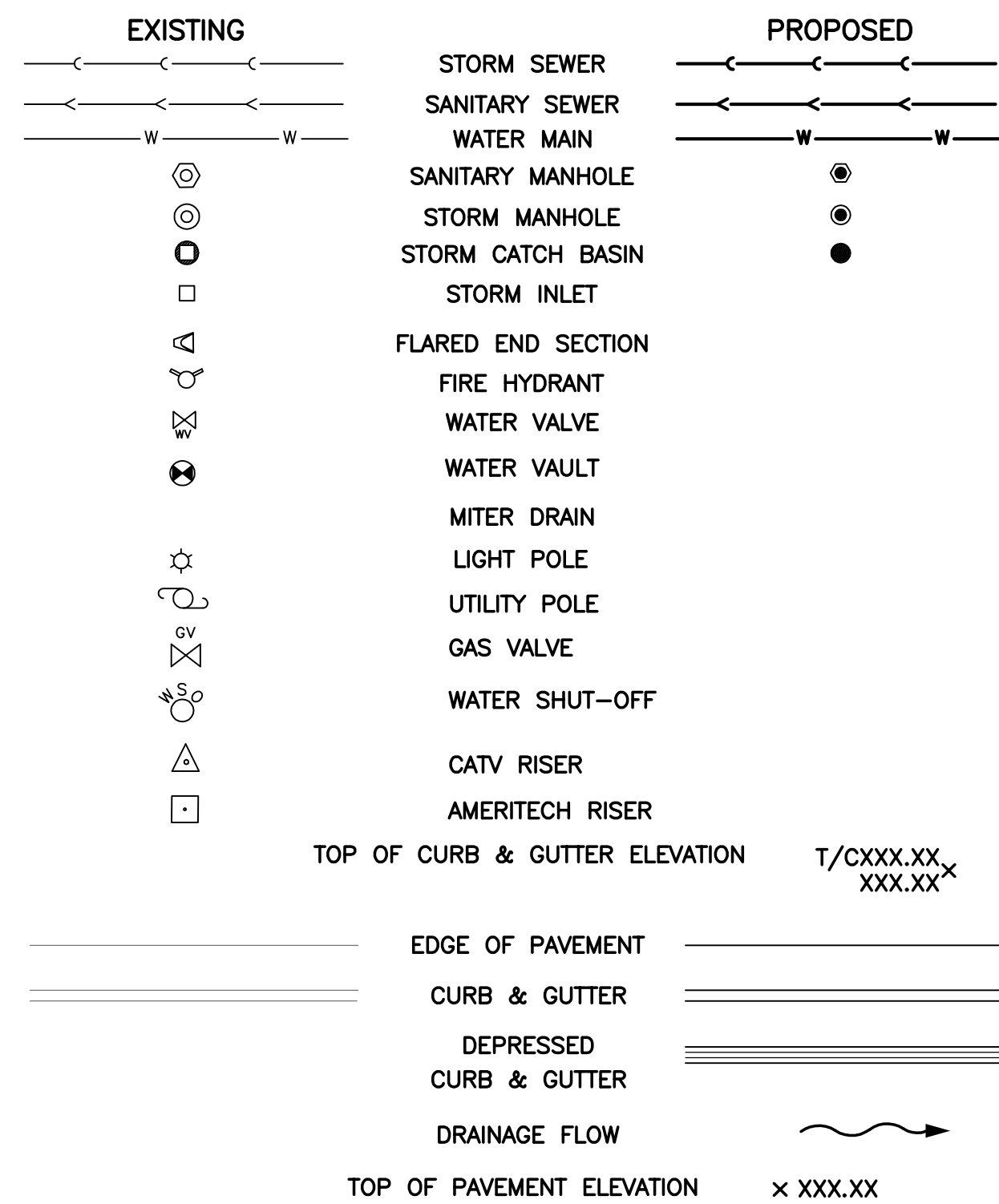
PREPARED FOR: THE STANDARD GROUP, LLC SCALE: 1"=20'
FIELD CREW: D.J. FIELD WORK:04/30/2019 DRAFTED BY:D.D.D. CHECKED BY:
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
THE LASALLE ESTATES
LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

THE LASALLE ESTATES SUBDIVISION
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS
2019

LEGEND

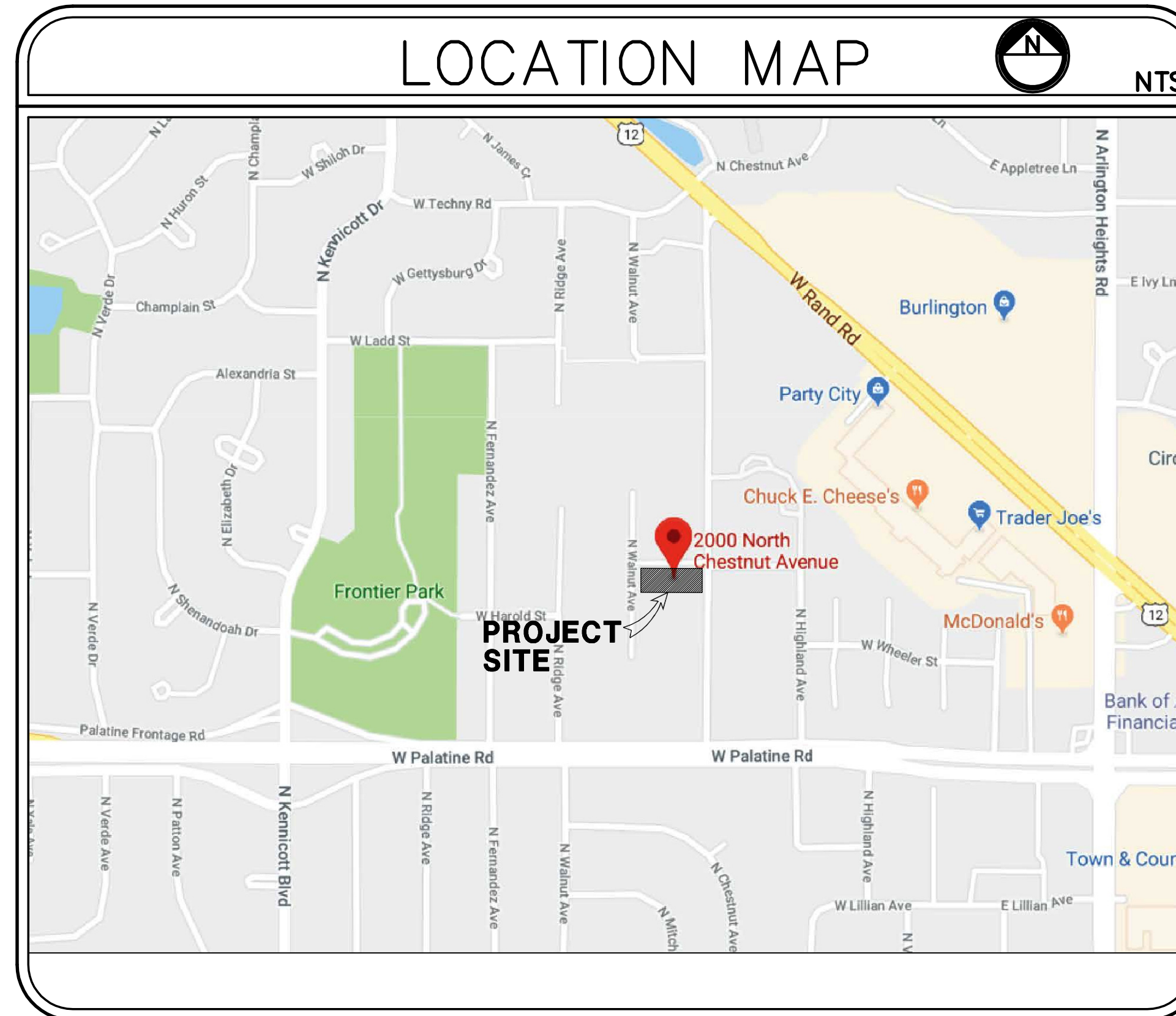


SITE BENCHMARK:
NORTHERLY BONNET BOLT ON FIRE HYDRANT LOCATED
APPROX. 20.7' SOUTHWEST OF THE NORTHWEST CORNER
OF THE SUBJECT PROPERTYLINE.

ELEVATION=719.90 (NAVD 88)

**THE CONTRACTOR MUST CALL DIGGER
FOR THE LOCATION AND STAKING OF
EXISTING UNDERGROUND UTILITIES
(GAS, ELECTRIC, TELEPHONE, ETC.) AT
1-312-742-9070 48 HOURS PRIOR
TO CONSTRUCTION.**

LOCATION MAP



COOK COUNTY, SECTION 18, TOWNSHIP 42 N, RANGE 11 E

INDEX

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS & TREE PRESERVATION PLAN
- 3 - SITE DEVELOPMENT PLAN
- 4 - LANDSCAPE PLAN
- 5 - EROSION CONTROL PLAN
- 6 - PROJECT NOTES & SPECIFICATIONS
- 7 - DETAILS

NOTE:

CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL CONFLICTS PRIOR TO BIDDING AND CONSTRUCTING THE PROPOSED IMPROVEMENTS. SUCH VERIFICATION SHALL ALSO INCLUDE FACILITIES OWNED AND OPERATED BY VARIOUS UTILITY COMPANIES.

ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.)

STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (STANDARD SPECIFICATIONS). LATEST ISSUE

REVISIONS			DRAWN BY
DATE	DESCRIPTION		D.D.D.
06/20/18	VILLAGE REVIEW		

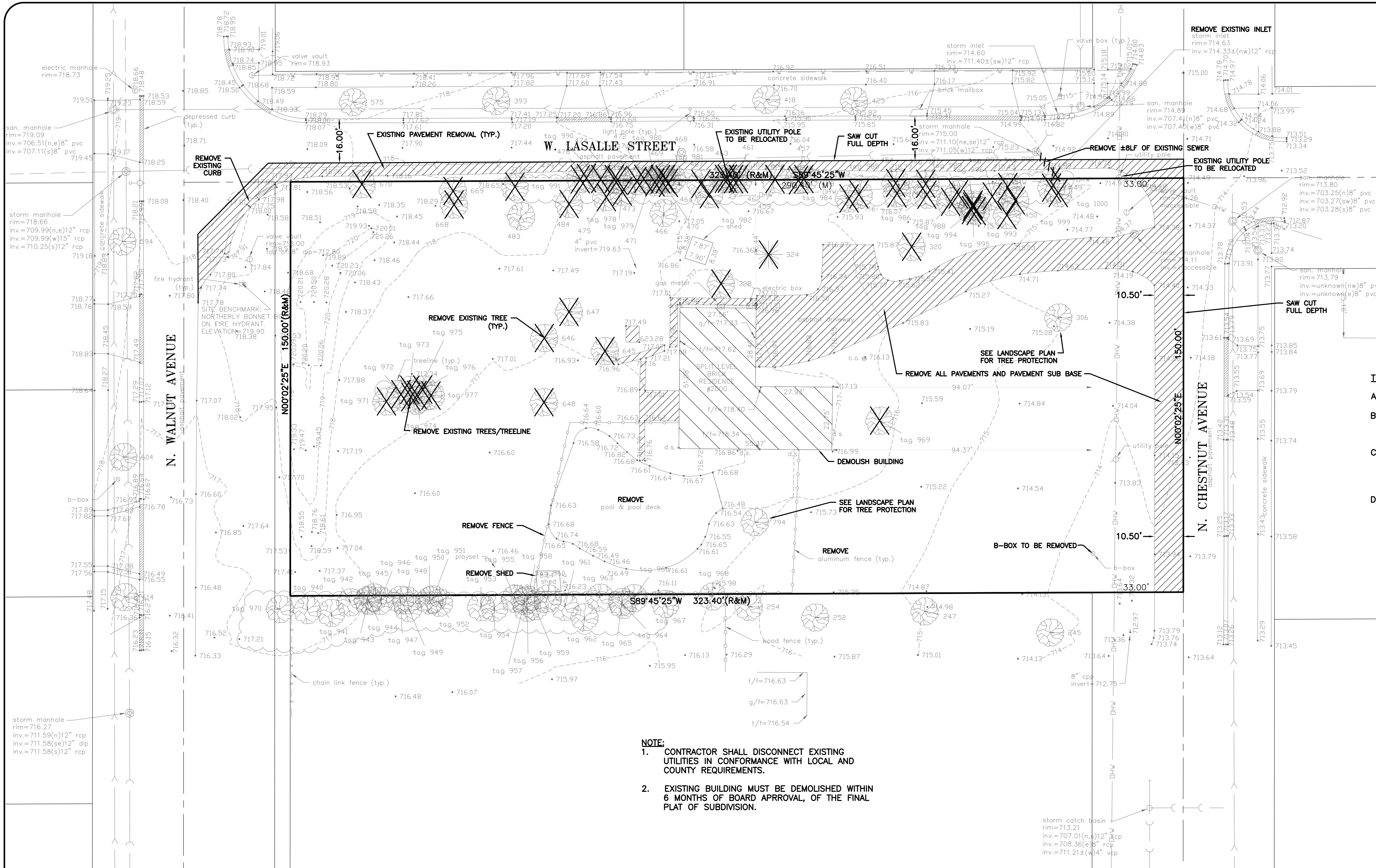
ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 Ph: (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph: (262) 878-6200 | info@consulting.net
COVER SHEET **DESIGN: J.K.** **DRAFTING: D.D.D.**
SCALE: N/A **DATE: 06/13/2019**
FIRM NO.: 184-003230

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
19642

1 of 7

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NOTE:
1. CONTRACTOR SHALL DISCONNECT EXISTING UTILITIES IN CONFORMANCE WITH LOCAL AND COUNTY REQUIREMENTS.
2. EXISTING BUILDING MUST BE DEMOLISHED WITHIN 6 MONTHS OF BOARD APPROVAL, OF THE FINAL PLAT OF SUBDIVISION.

TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
245	31"	SILVER MAPLE	Acer saccharinum	3	3	X		BLACK TAR SPOT DISEASE
247	*	SILVER MAPLE	Acer saccharinum	3	3	X		* = MULTI LIMB 35" AT 1" AGL, BLACK TAR SPOT DISEASE
252	27"	HONEY LOCUST	Gleditsia triacanthos	3	3	X		
254	32"	SILVER MAPLE	Acer saccharinum	3	3	X		BLACK TAR SPOT DISEASE
306	27"	SILVER MAPLE	Acer saccharinum	3	3	X		BLACK TAR SPOT DISEASE
320	7",7",7",5"	COMMON CRABAPPLE	Malus	4	3		X	TRUNK ROT
324	10"	BLACK SPRUCE	Picea mariana	4	4		X	
328	16", 11"	DEAD/DYING		5	4		X	TRUNK ROT
449	9"	AMERICAN ELM	Ulmus americana	3	4		X	OVERHEAD WIRES THROUGH CANOPY
450	9"	AMERICAN ELM	Ulmus americana	4	3		X	TRUNK ROT, 10% DIEBACK
454	12"	BOX ELDER	Acer negundo	4	4		X	OVERHEAD WIRES THROUGH CANOPY, 20% DIEBACK
455	8"	AMERICAN ELM	Ulmus americana	3	4		X	COMPETING TREE FOR TRUNK SPACE
457	10"	AMERICAN ELM	Ulmus americana	4	4		X	LIMB DAMAGE
458	10"	BOX ELDER	Acer negundo	3	3		X	
459	14", 11"	DEAD		5	5		X	DEAD
461	12"	AMERICAN ELM	Ulmus americana	4	4		X	20% DIEBACK
462	16"	AMERICAN ELM	Ulmus americana	3	3		X	
463	8"	AMERICAN ELM	Ulmus americana	3	3		X	
464	8"	BOX ELDER	Acer negundo	3	4		X	
466	8"	MULBERRY	Morus alba	3	3	X		
467	8"	BOX ELDER	Acer negundo	3	4		X	
468	12"	AMERICAN ELM	Ulmus americana	5	5		X	DEAD
469	6"	AMERICAN ELM	Ulmus americana	3	4		X	COMPETING WITH ADJACENT TREE
471	26"	AMERICAN ELM	Ulmus americana	3	3		X	COMPETING WITH ADJACENT TREE
472	20",14"	AMERICAN ELM	Ulmus americana	3	3		X	COMPETING WITH ADJACENT TREE
473	9"	BOX ELDER	Acer negundo	3	4		X	>30" LEAN
474	9"	AMERICAN ELM	Ulmus americana	4	3		X	COMPETING WITH ADJACENT TREE
475	18"	AMERICAN ELM	Ulmus americana	4	3		X	COMPETING WITH ADJACENT TREE
478	9"	AMERICAN ELM	Ulmus americana				X	
479	26"	AMERICAN ELM	Ulmus americana	4	3		X	
483	19"	BLACK WALNUT	Juglans nigra	2	3	X		
484	6"	MULBERRY	Morus alba	4	4		X	50% DIEBACK
645	24"	HONEY LOCUST	Gleditsia triacanthos	3	3		X	
646	10"	BUTTERNUT	Juglans cinerea	5	4		X	50% DIEBACK
647	18"	BUTTERNUT	Juglans cinerea	4	3		X	30% DIEBACK
648	36"	SILVER MAPLE	Acer saccharinum	3	3		X	
668	33"	BOX ELDER	Acer negundo	4	5		X	TRUNK ROT
669	6",4"	BUCKTHORN	Rhamnus cathartica	4	4		X	

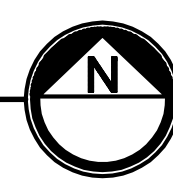
TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
670	21"	CORKSCREW WILLOW	Salix matsudana	3	4		X	20% DIEBACK
670	13"	AMERICAN ELM	Ulmus americana	3	4		X	
794	29"	SILVER MAPLE	Acer saccharinum	3	3	X		BLACK TAR SPOT DISEASE
940	*	BUCKTHORN	Rhamnus cathartica	4	4	X		* = MULTI LIMB 4" & SMALLER
941	5"	DEAD		5	5		X	
942	48"	SILVER MAPLE	Acer saccharinum	2	2	X		
943	4",4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
944	4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
945	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
946	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
947	3",3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
948	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
949	4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
950	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
951	5",4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
952	6"	BUCKTHORN	Rhamnus cathartica	3	3	X		
953	7",6"	BUCKTHORN	Rhamnus cathartica	4	4	X		INCLUDED BARK TRUNK DAMAGE
954	4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
955	4"	AMERICAN ELM	Ulmus americana	3	4	X		
956	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
957	19"	AMERICAN ELM	Ulmus americana	4	4	X		COMPETING WITH ADJACENT TREE
958	5"	BUCKTHORN	Rhamnus cathartica	4	4	X		COMPETING WITH ADJACENT TREE
959	3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
960	5"	BUCKTHORN	Rhamnus cathartica	3	3	X		
961	4",3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
962	19"	DEAD		5	5		X	HIGHRISE TREE TO PRIVATE PROPERTY
963	5"	BUCKTHORN	Rhamnus cathartica	3	3	X		
964	5"	SILVER MAPLE	Acer saccharinum	3	4	X		
965	5"	BUCKTHORN	Rhamnus cathartica	3	3	X		
966	4"	BUCKTHORN	Rhamnus cathartica	3	3	X		
967	3",3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
968	5",3"	BUCKTHORN	Rhamnus cathartica	3	3	X		
969	*	COMMON CRABAPPLE	Malus	4	3		X	* = MULTI LIMB 10" AT 1" AGL
970	*	BUCKTHORN	Rhamnus cathartica	3	3	X		* = MULTI LIMB 3" & SMALLER
971	9"	SILVER MAPLE	Acer saccharinum	3	4		X	BLACK TAR SPOT DISEASE
972	14"	SILVER MAPLE	Acer saccharinum	3	3		X	BLACK TAR SPOT DISEASE
973	12"	SILVER MAPLE	Acer saccharinum	3	3		X	BLACK TAR SPOT DISEASE
974	15"	SILVER MAPLE	Acer saccharinum	3	3		X	BLACK TAR SPOT DISEASE

TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
975	10",7"	SILVER MAPLE	Acer saccharinum	4	4		X	7" TRUNK DEAD, BLACK TAR SPOT DISEASE
976	10"	SILVER MAPLE	Acer saccharinum	3	3		X	BLACK TAR SPOT DISEASE
977	6"	SILVER MAPLE	Acer saccharinum	3	4		X	BLACK TAR SPOT DISEASE
978	5"	BOX ELDER	Acer negundo	4	4		X	
979	4"	BOX ELDER	Acer negundo	4	4		X	
980	4"	BOX ELDER	Acer negundo	4	4		X	
981	5"	DEAD		5	5		X	
982	3"	BUCKTHORN	Rhamnus cathartica	3	3		X	
983	5"	DEAD		5	5		X	
984	3"	BUCKTHORN	Rhamnus cathartica	3	3		X	
985	*	DEAD/DYING		5	5		X	* = MULTI LIMB 3" & SMALLER
986	4"	DEAD		5	5		X	
987	5"	BUCKTHORN	Rhamnus cathartica	3	4		X	
988	4"	BUCKTHORN	Rhamnus cathartica	3	3		X	
989	3"	BUCKTHORN	Rhamnus cathartica	3	3		X	
992	3" & SMALLER	BUCKTHORN	Rhamnus cathartica	5	5		X	DEAD/DYING
993	3"	BUCKTHORN	Rhamnus cathartica	3	4		X	
994	6"	SILVER MAPLE	Acer saccharinum	3	3		X	BLACK TAR SPOT DISEASE
995	4",4",3"	BUCKTHORN	Rhamnus cathartica	3	3		X	
996	5"	BOX ELDER	Acer negundo	5	5		X	DEAD/DYING
997	5",5"	BUCKTHORN	Rhamnus cathartica	5	5		X	DEAD/DYING
998	4"	BUCKTHORN	Rhamnus cathartica	5	5		X	DEAD
999	5"	BUCKTHORN	Rhamnus cathartica	5	5		X	DEAD/DYING
1000	3" & SMALLER	BUCKTHORN	Rhamnus cathartica	3	3		X	

TREE INVENTORY PERFORMED BY DERRICK JENNER, ISA CERTIFICATION NUMBER IL-9131A ON AUGUST 16, 2019

EXISTING CONDITIONS & TREE PRESERVATION PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



REVISIONS			
DATE	DESCRIPTION	DRAWN BY	D.D.D.
08/20/19	VILLAGE REVIEW		

ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

EXISTING CONDITIONS & TREE PRESERVATION PLAN
DATE: 06/13/2019
SCALE: 1"=20'
DRAWING: D.D.D.

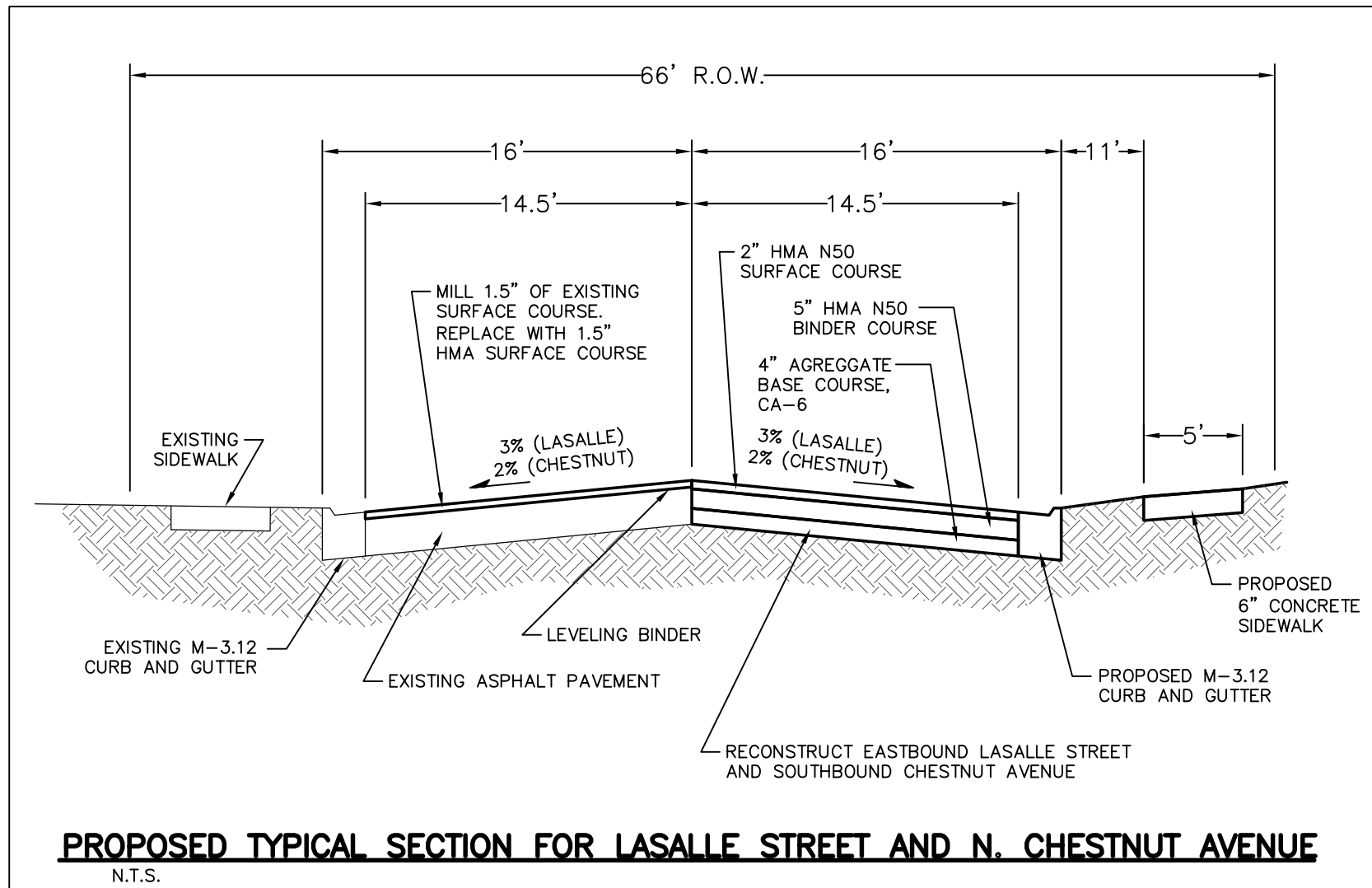
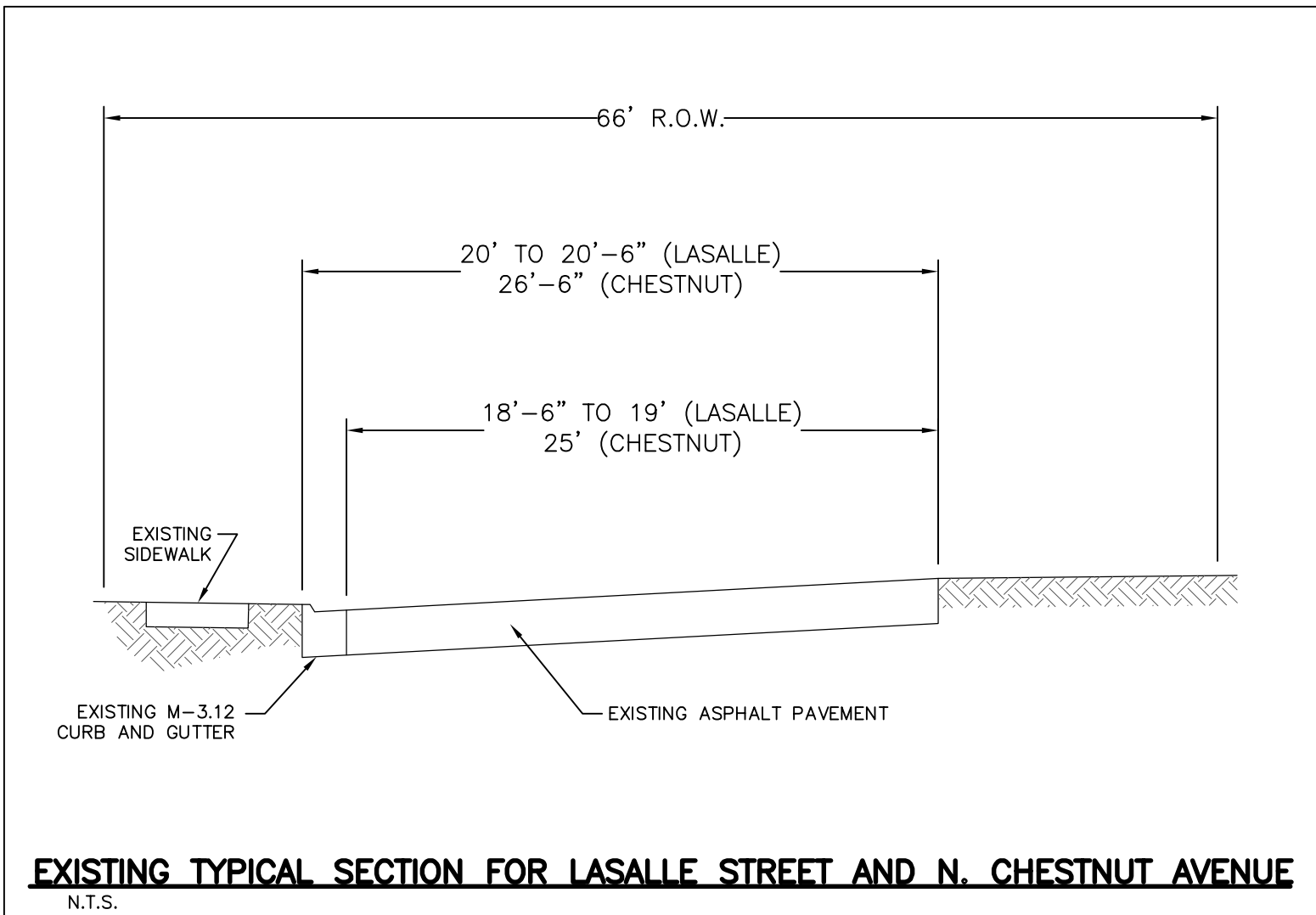
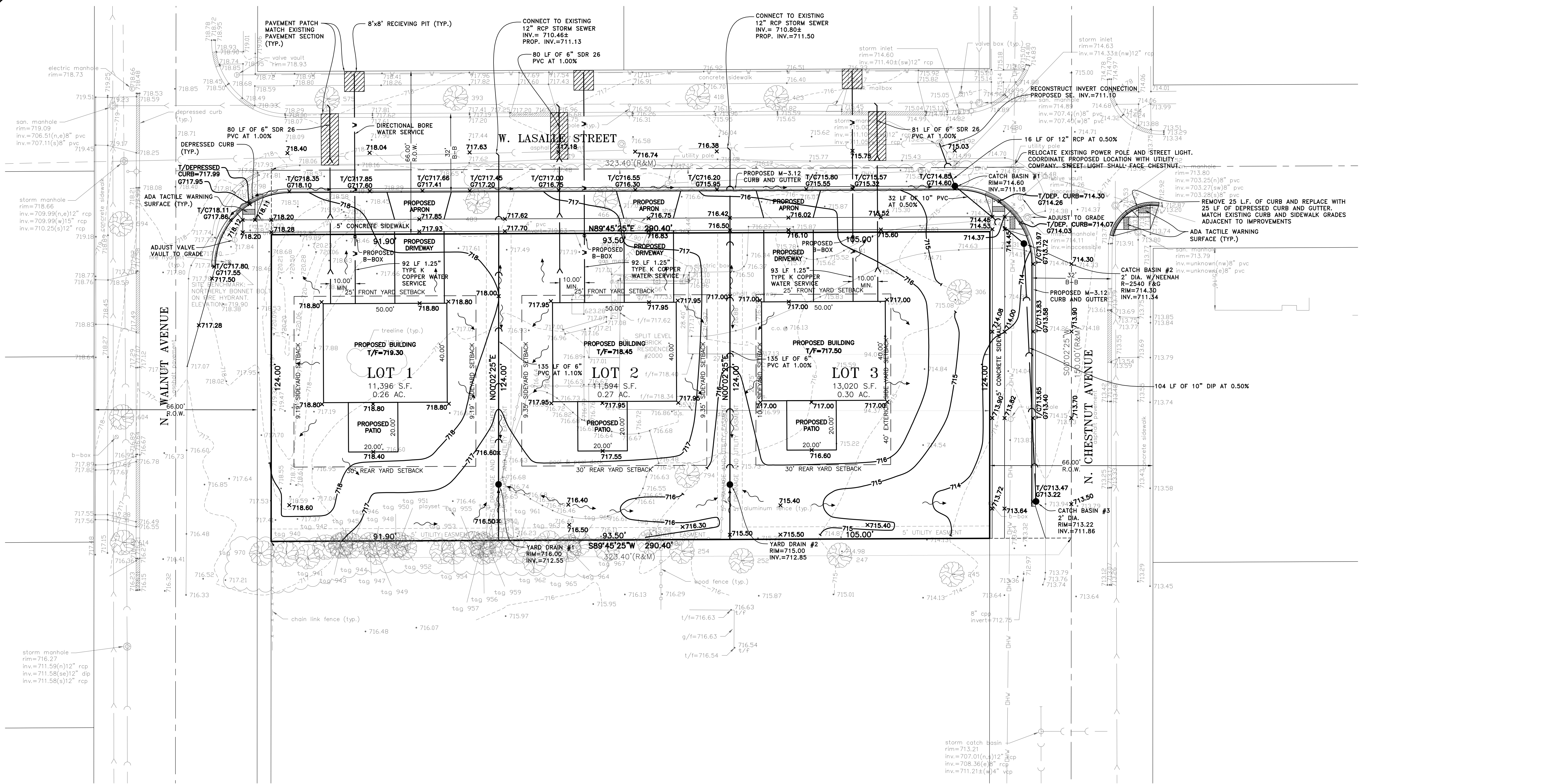
LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

PROJECT No. 19642

2 of 7



SITE DEVELOPMENT PLAN

1. PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642

REVISIONS	
DATE	DESCRIPTION
08/20/19	VILLAGE REVIEW
	D.D.D.

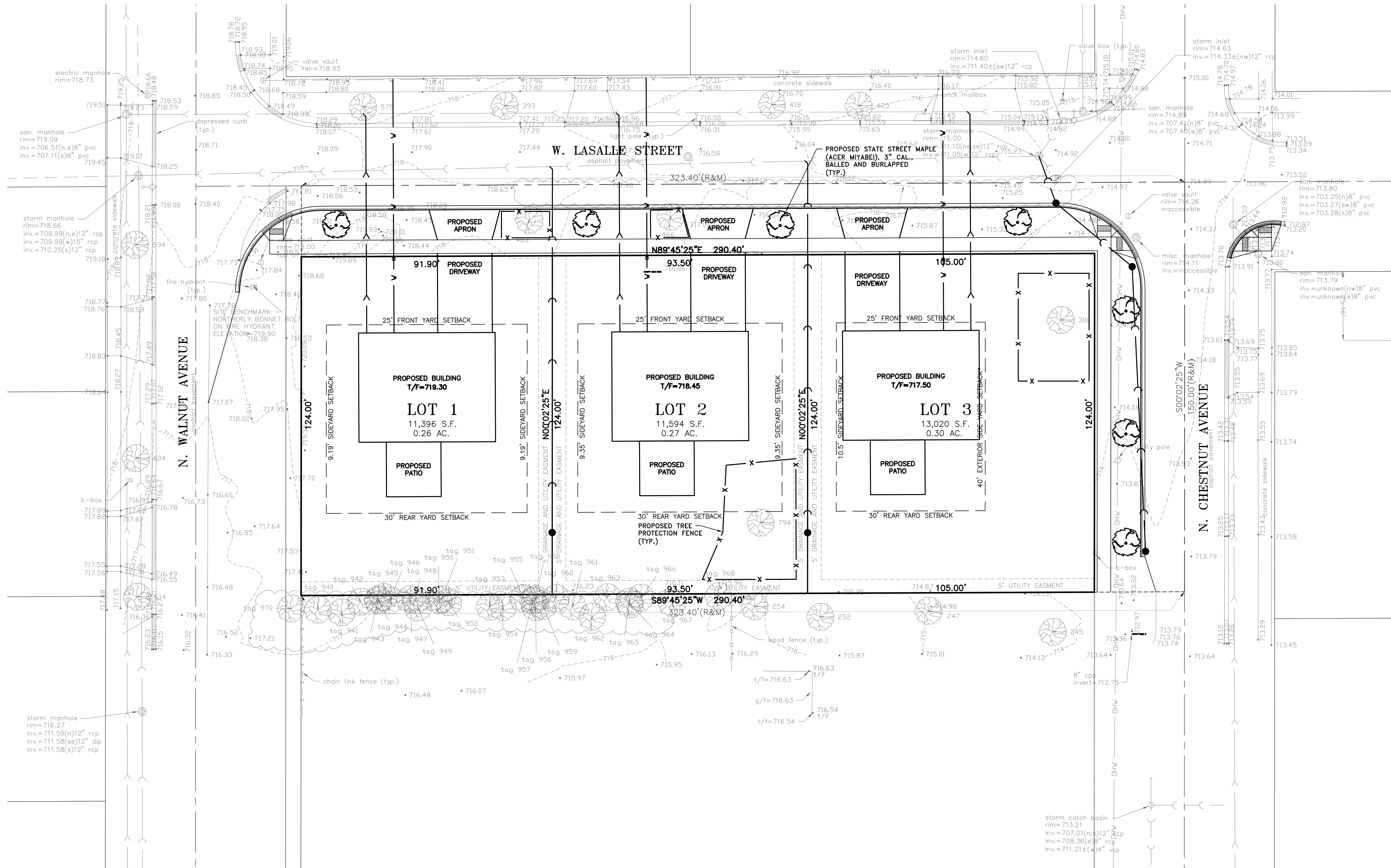
**IG CONSULTING, INC.**
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

SITE DEVELOPMENT PLAN
SCALE: 1"=20'
DATE: 06/13/2019
DRAWING: D.D.D.

LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

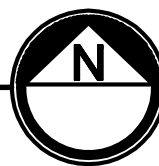


TREE PRESERVATION DURING CONSTRUCTION

- Grading and construction equipment – All grading and construction equipment shall be forbidden from encroaching upon the tree's drip line.
- Material detrimental to trees – Crushed limestone and other materials detrimental to trees shall not be dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
- Installation of snow fencing – Snow fencing shall be installed during construction at the periphery of the tree's drip line. In areas where a tree is in the construction zone and fencing the drip line is not possible, two by six inch by eight foot long boards banded or wired around each trunk shall be provided as protection to adequately prevent scarring.
- During construction – If trees have their roots exposed, the roots are to be pruned. If exposed roots are greater than two inches, the tree crown is to be pruned to compensate for the root loss. Also, the tree shall be watered and fertilized.

LANDSCAPE PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



IG CONSULTING, INC.
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LANDSCAPE PLAN

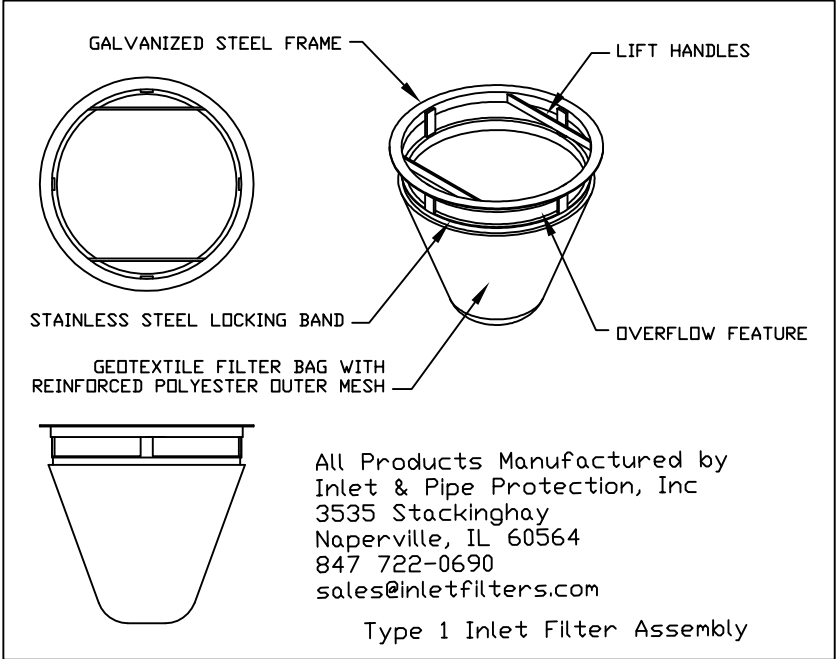
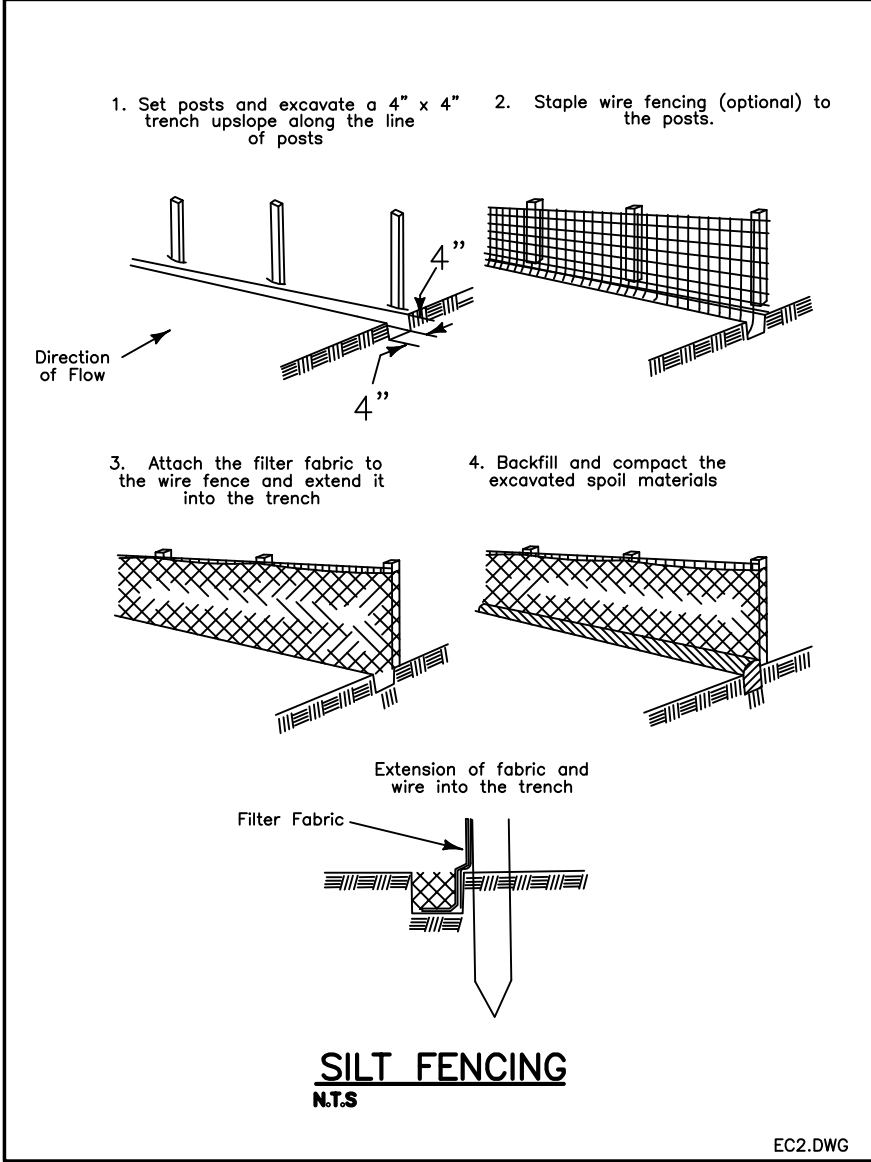
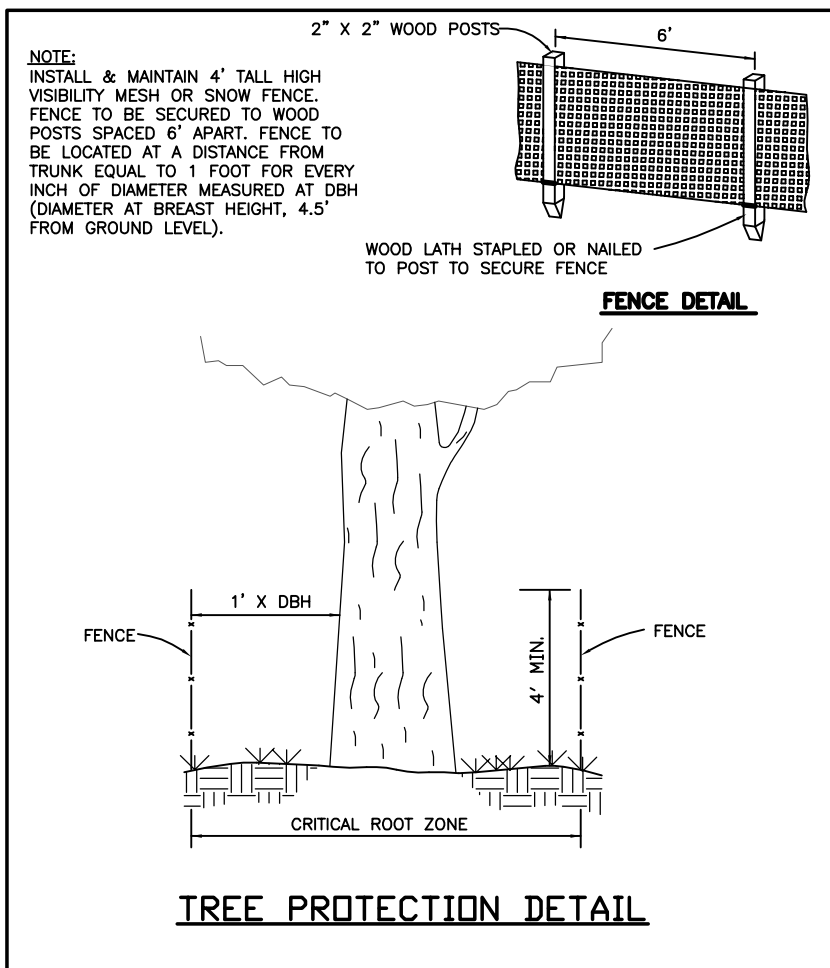
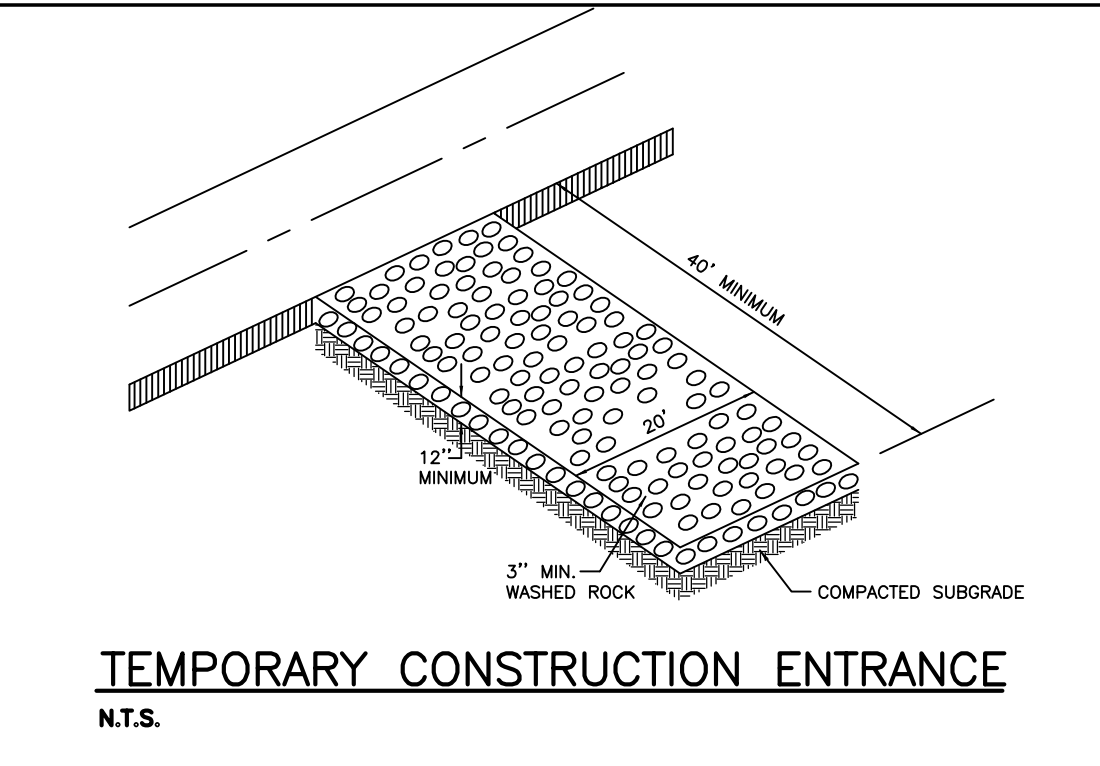
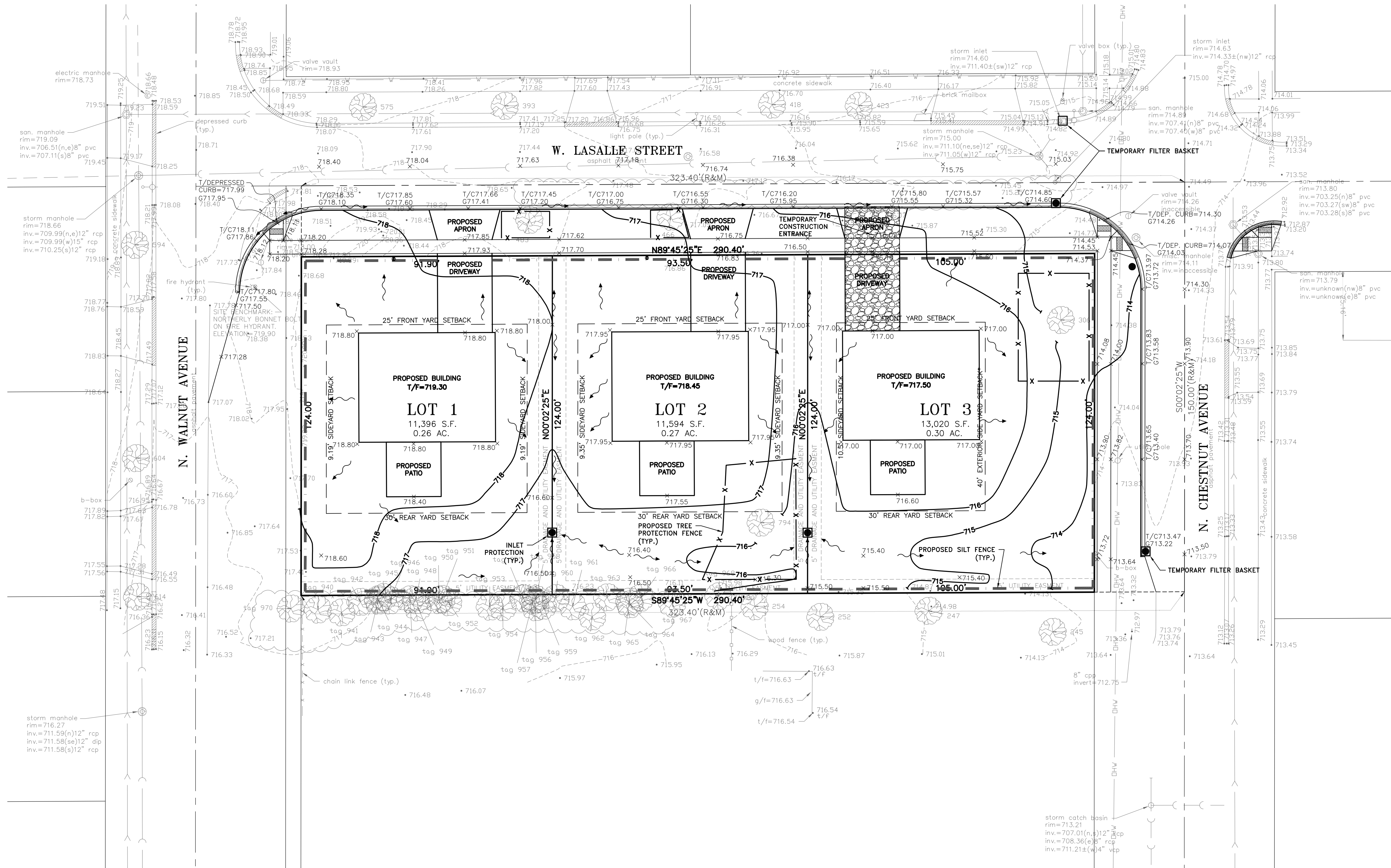
DESIGN: J.K. DRAFTING: D.D.D. DATE: 06/13/2019 SCALE: 1"=20' FIRM NO. 184-C01330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
19642

4 of 7

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
06/20/19	VILLAGE REVIEW	D.D.D.



- SEQUENCE OF CONSTRUCTION**
- THE SITE WILL BE ACCESSED FROM THE LOCATIONS INDICATED ON THIS PLAN. FOR ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION TO REMOVE ALL DIRT AND DEBRIS FROM RIDGE AVENUE DURING THE COURSE OF CONSTRUCTION.
 - INSTALL SILT FENCE AS SHOWN ON PLAN. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
 - TEMPORARY PARKING OF CONSTRUCTION VEHICLES SHALL BE ON SITE, ONLY AS NECESSARY. STORAGE OF CONSTRUCTION MATERIALS WILL BE ONSITE AND SHALL NOT OBSTRUCT VEHICLE MOVEMENT.
 - STRIP TOPSOIL AND STOCKPILE. SEED AND STABILIZE STOCKPILE IMMEDIATELY UPON COMPLETION OF STOCKPILE. GRADE THE PROPOSED IMPROVEMENT AREAS. EXCESS SOIL OVERBURDEN SHALL BE REMOVED AS NECESSARY. ONSITE AND OFFSITE DRAINAGE SHALL NOT BE BLOCKED. DRAINAGE SHALL BE ROUTED TO PERMANENT OR TEMPORARY SWALES DURING CONSTRUCTION. INLET PROTECTION WILL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS SURROUNDING THE CONSTRUCTION AREA. STOCKPILES, IF ANY, SHALL BE PROTECTED WITH PERIMETER SILT FENCING AND MUST BE STABILIZED WITH SEEDING.
 - INSTALL UNDERGROUND UTILITIES AND FRANCHISE UTILITIES. CONSTRUCT PAVEMENT AND WALKS.
 - CATCH BASINS LOCATED IN GRASS (PERVIOUS) AREAS SHALL HAVE TEMPORARY FILTER BASKETS AND/OR SILT FENCE (INLET PROTECTION) SURROUNDING EACH INLET. SEE DETAIL.

EROSION CONTROL PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642

REVISIONS	
DATE	DESCRIPTION
09/20/19	VILLAGE REVIEW
	D.D.D.

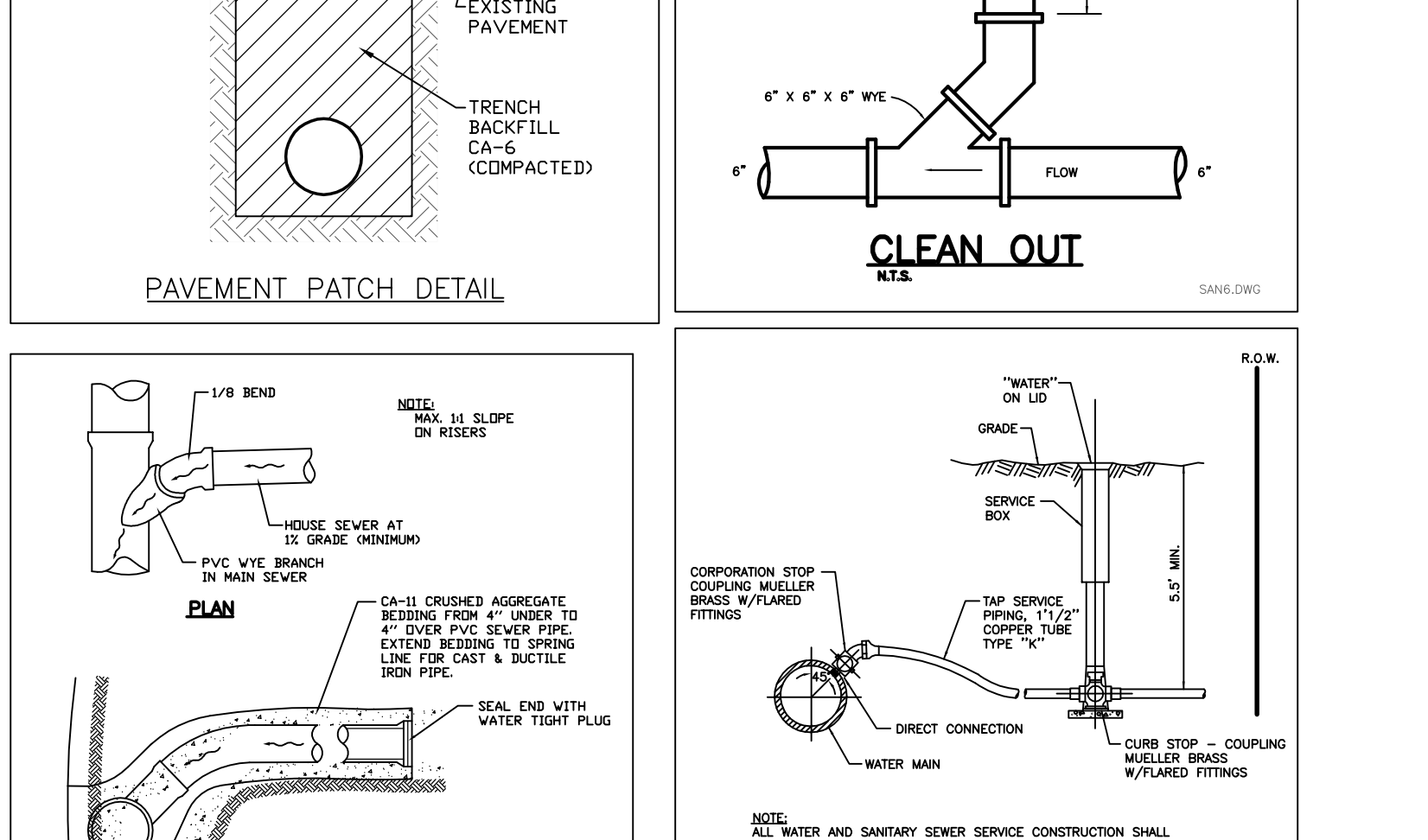
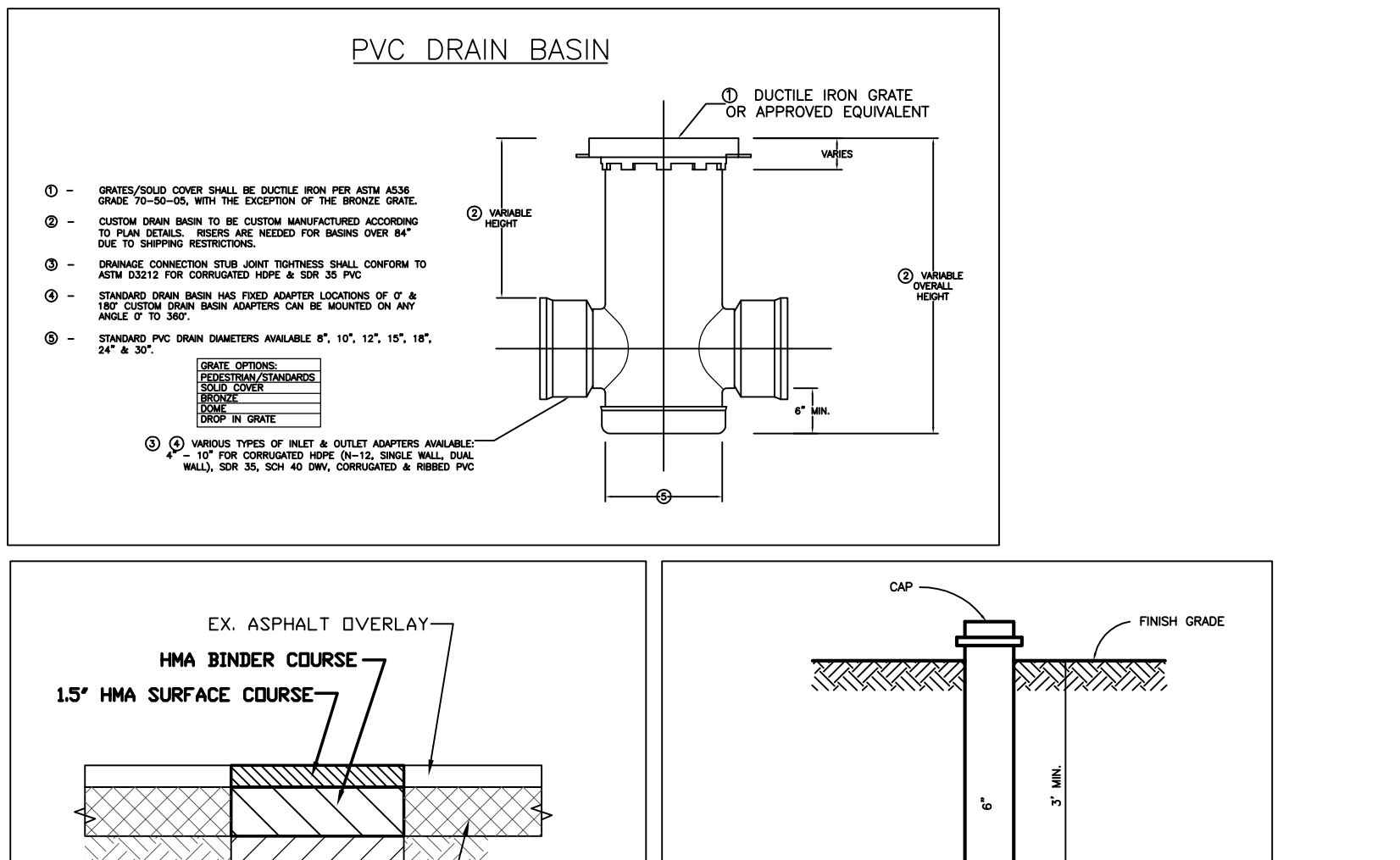
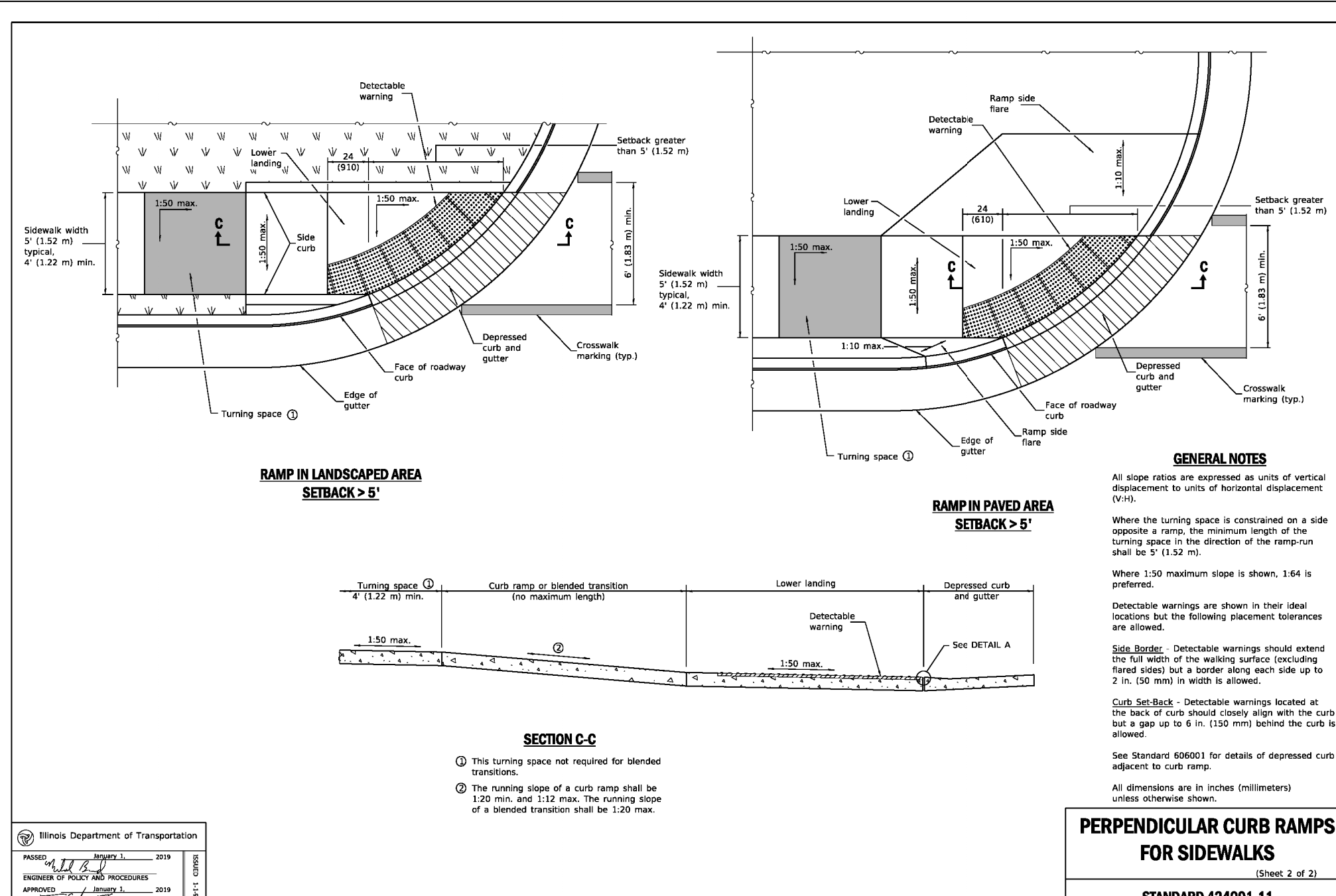
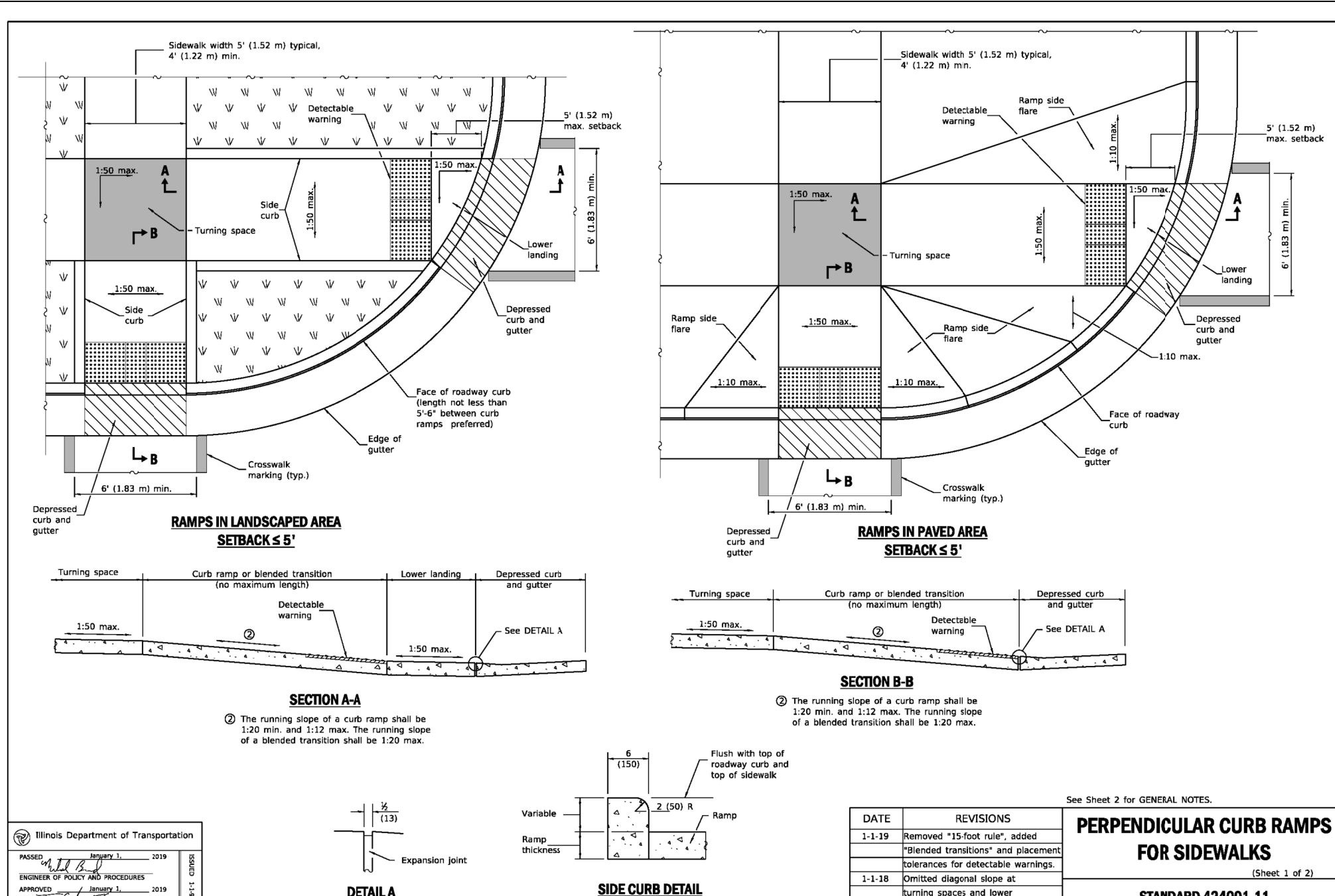
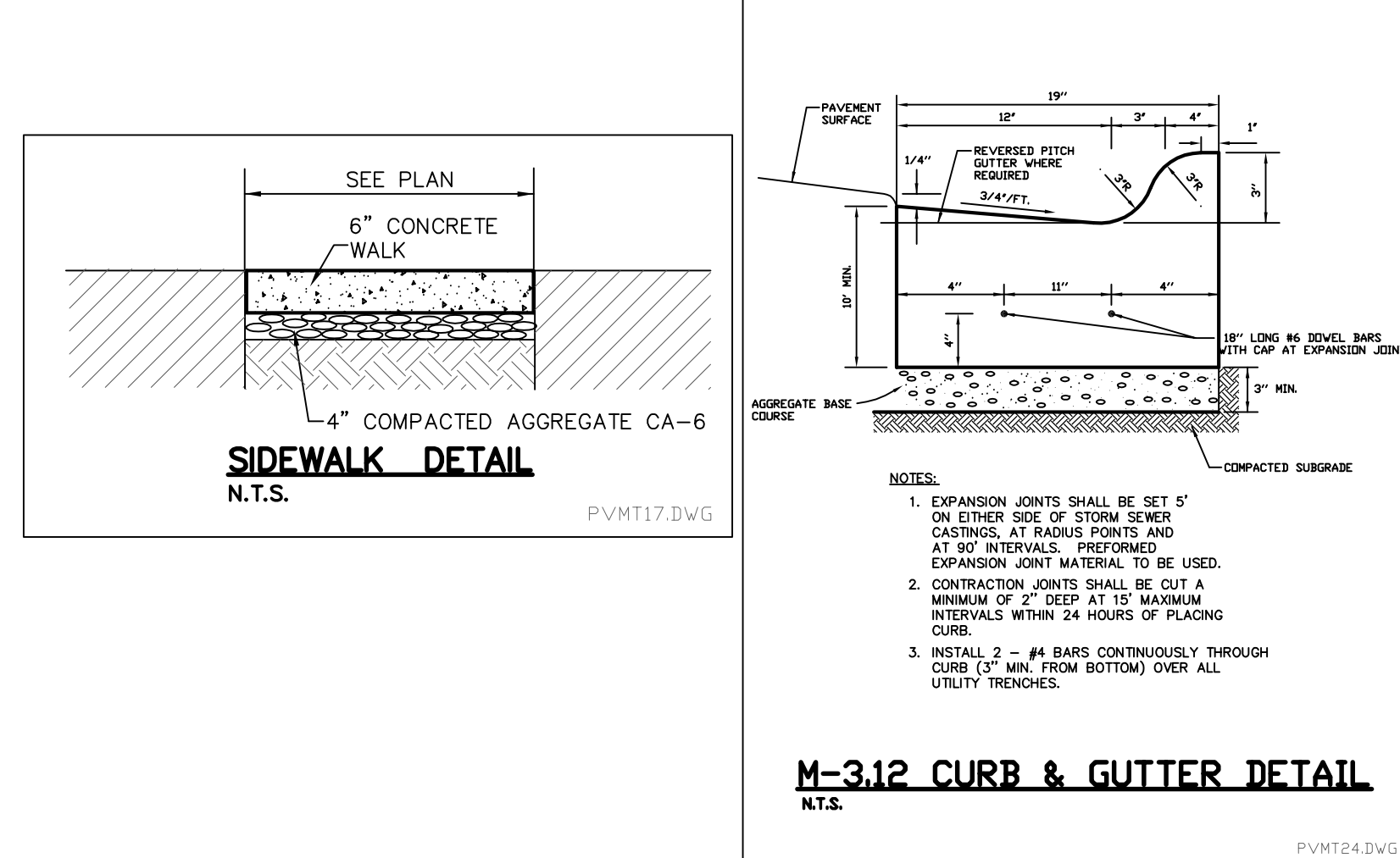
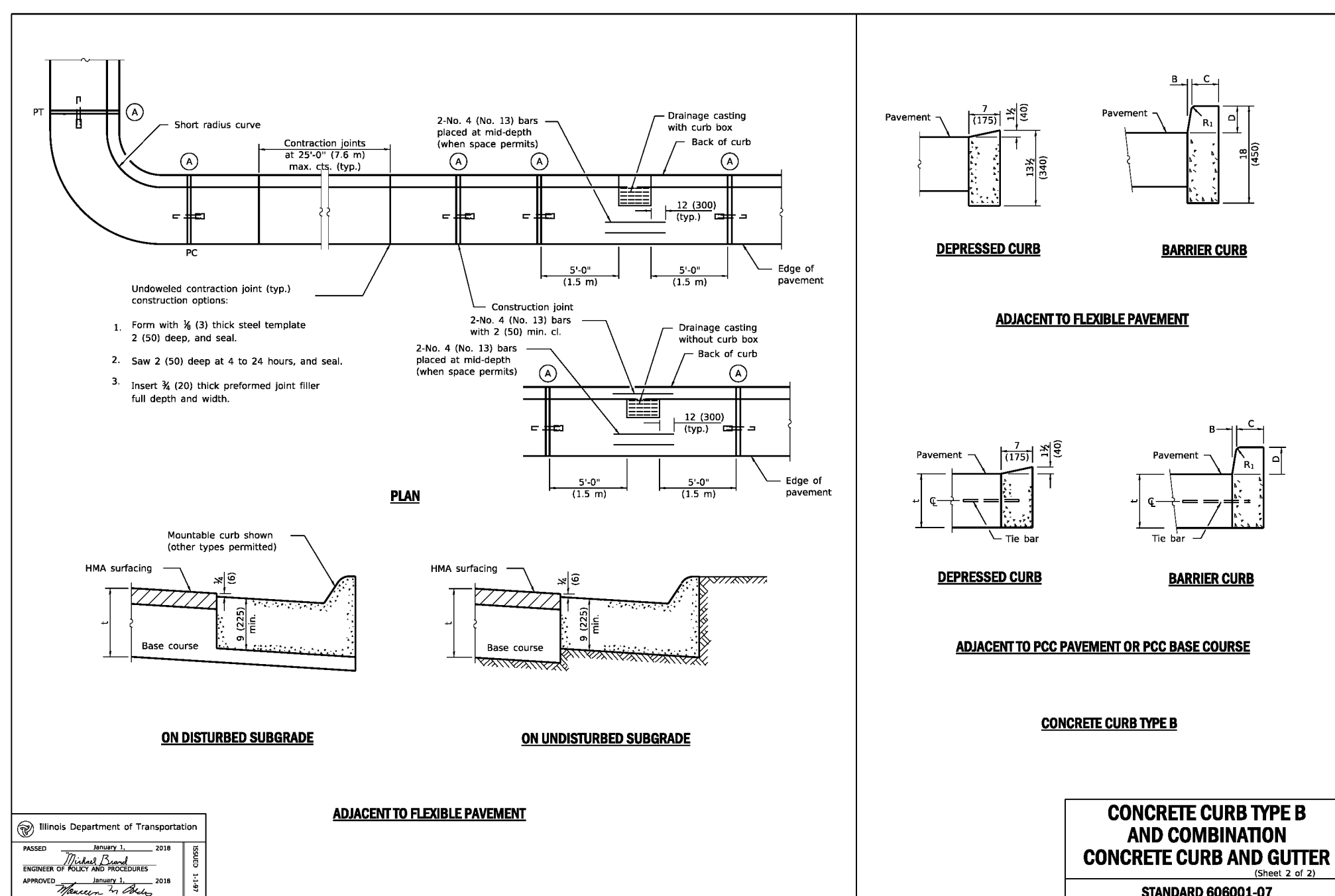
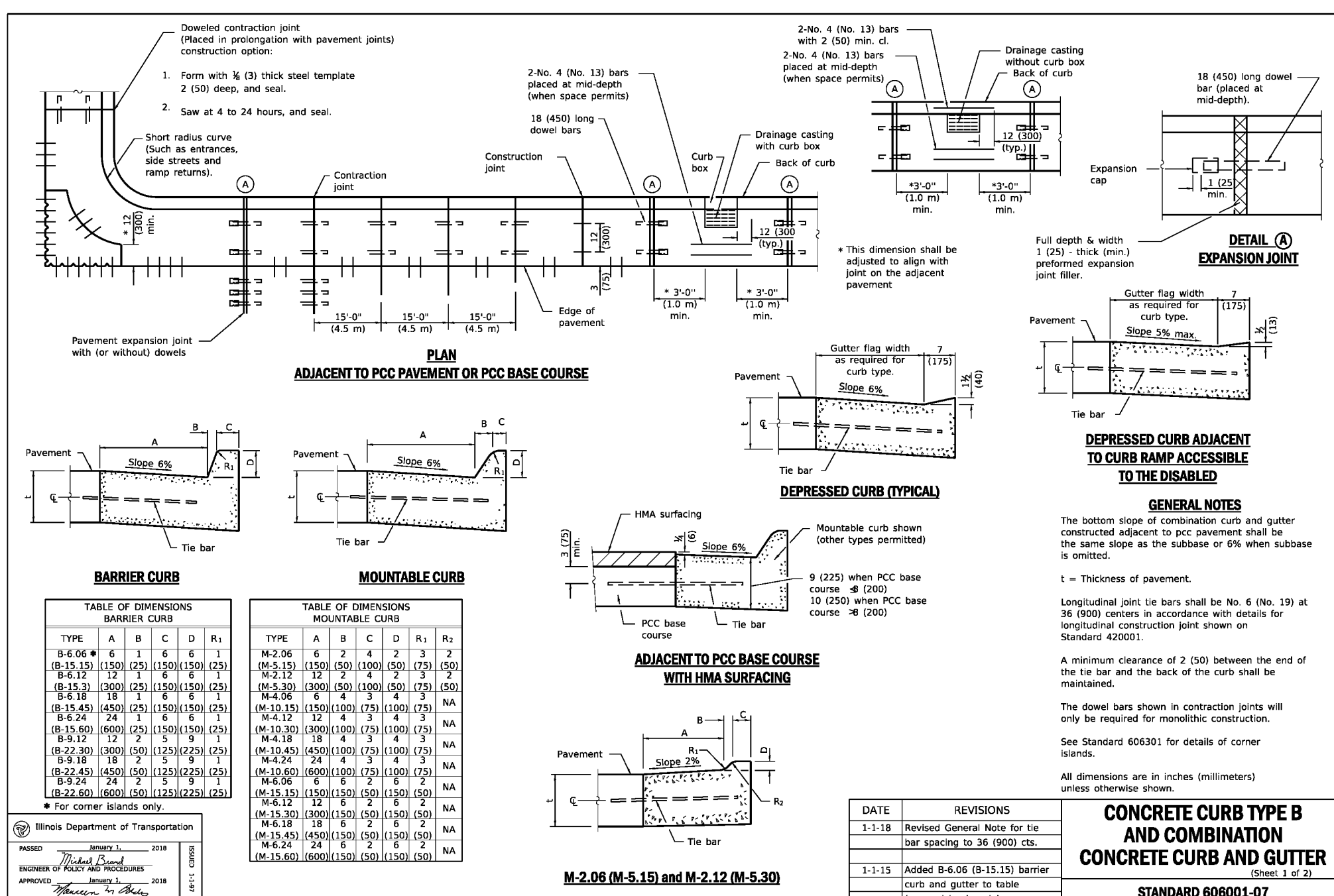
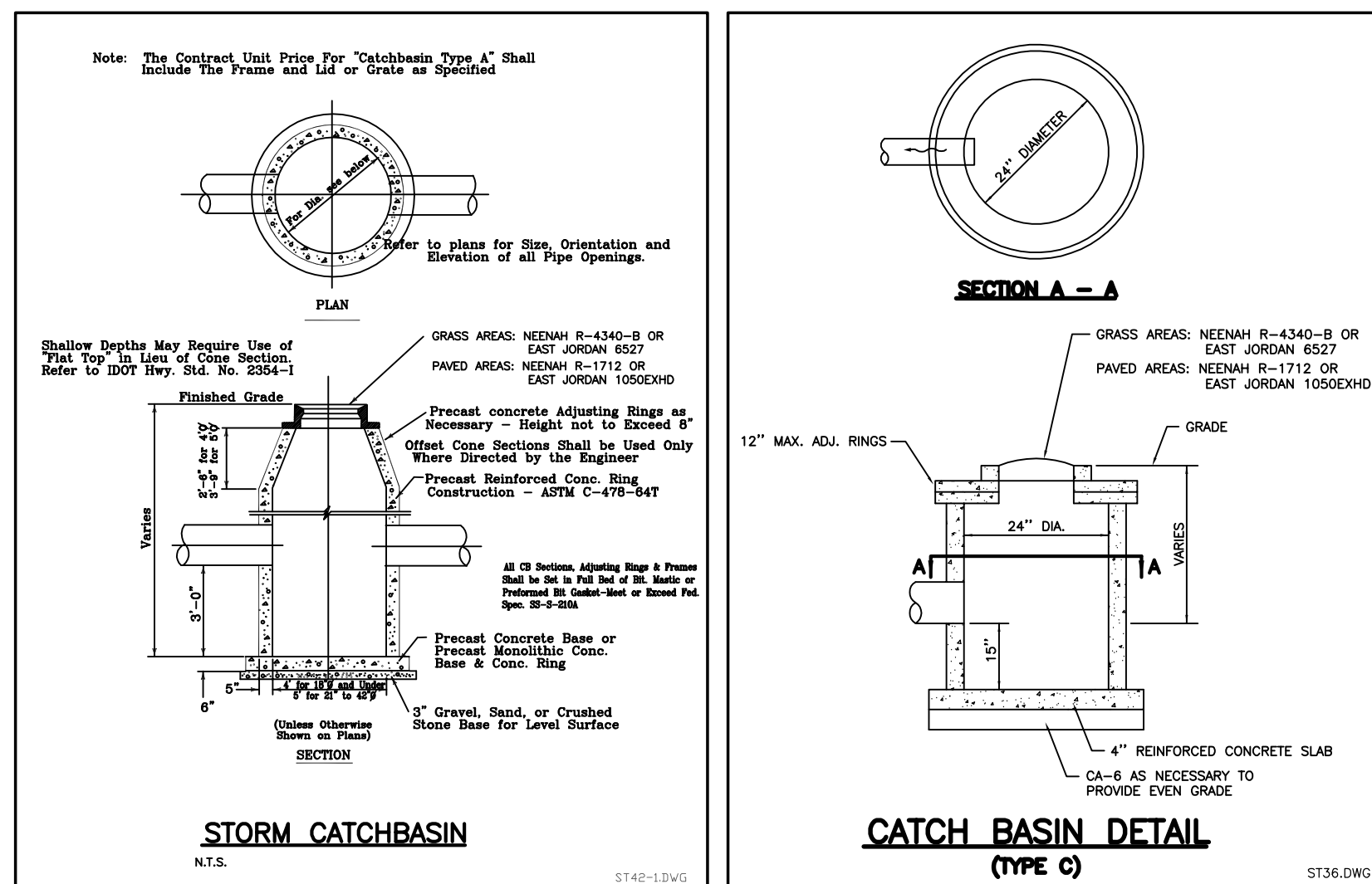
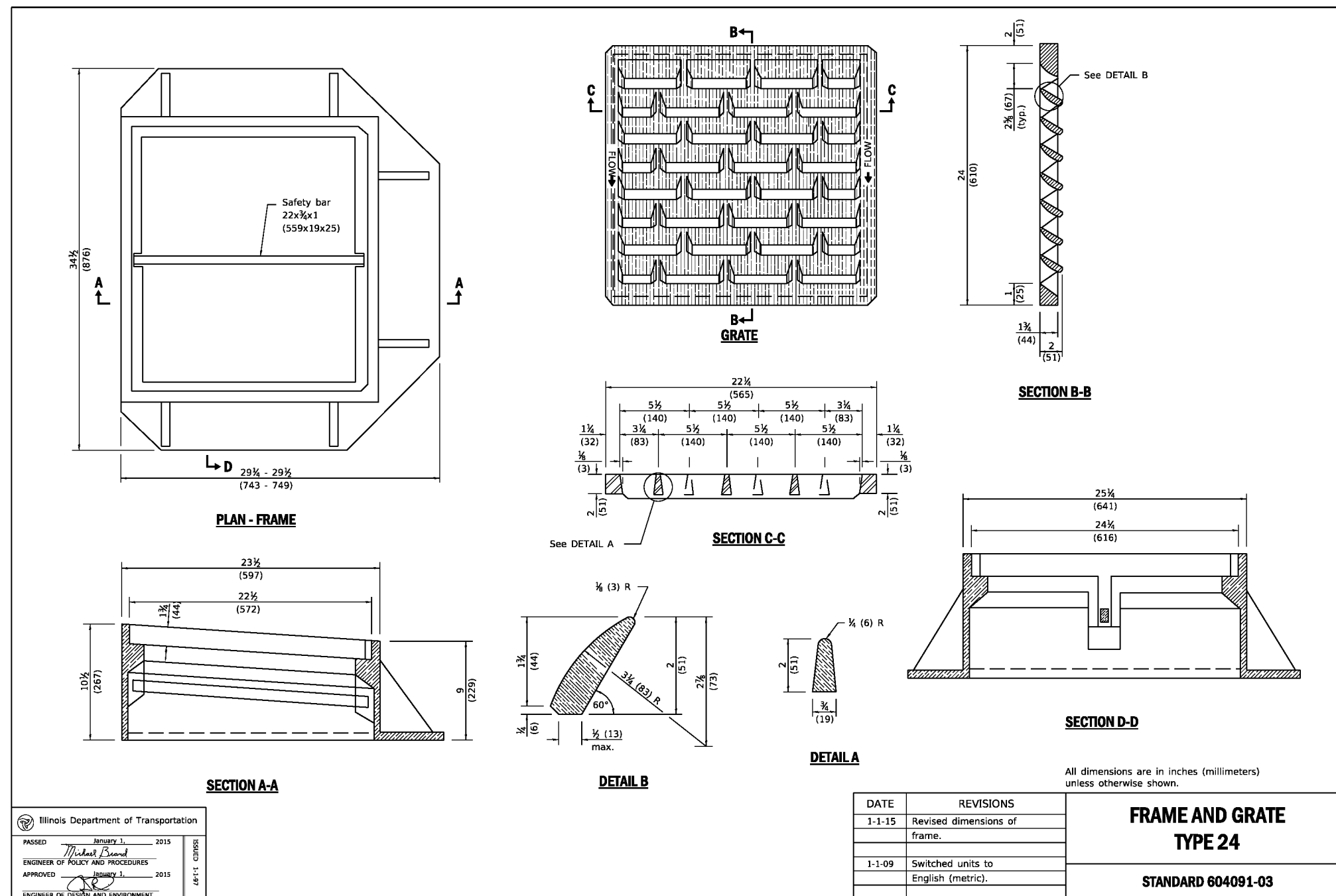
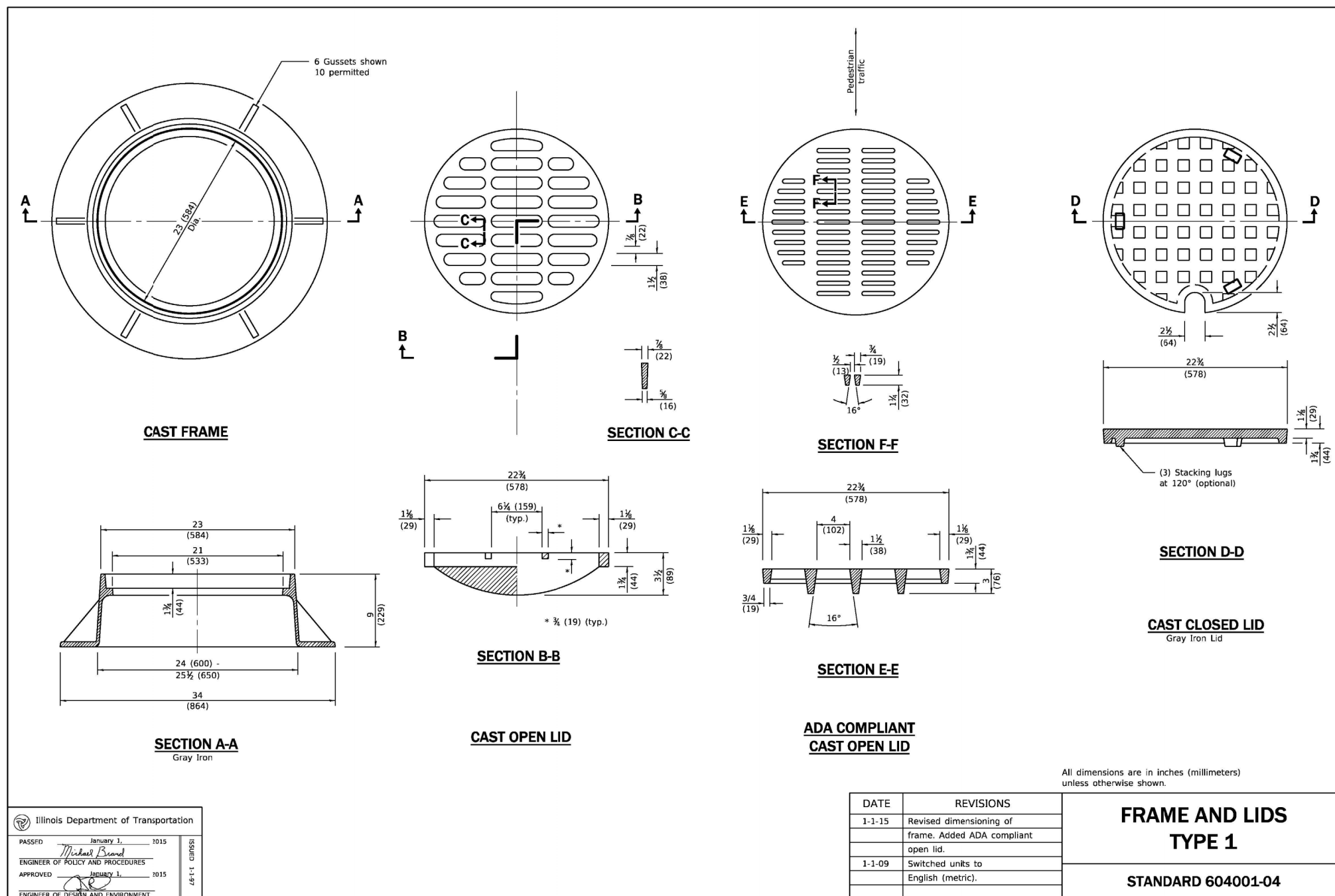
IG CONSULTING, INC.
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

EROSION CONTROL PLAN
DATE: 06/13/2019
SCALE: 1"=20'
FIRM NO. 184-C01330

LASALLE ESTATES WEST LASALLE STREET ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
19642

5 of 7



DATE	DESCRIPTION	DRAWN BY
08/20/19	VILLAGE REVIEW	D.D.D.

DATE	DESCRIPTION	DRAWN BY
08/20/19	VILLAGE REVIEW	D.D.D.

DATE	DESCRIPTION	DRAWN BY
08/20/19	VILLAGE REVIEW	D.D.D.

DATE	DESCRIPTION	DRAWN BY
08/20/19	VILLAGE REVIEW	D.D.D.

DATE	DESCRIPTION	DRAWN BY
08/20/19	VILLAGE REVIEW	D.D.D.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 2000 N Chestnut Ave - The Estates of LaSalle Subdivision – Preliminary & Final Plat of Subdivision
PC#: 19-009 – Round 1
Date: July 17, 2019

General Comments:

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

Sam –

No comments at this time.

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JUL 18 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Fire Safety Review

Date: 7/15/2019

P.C. Number: 19-009

Project Name: The Estates of LaSalle Subdivision

Project Location:

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply to any proposed construction project.

Date 07-15-19

Reviewed By:

Fire Safety Supervisor/Fire Marshal

RECEIVED

AUG 01 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 24, 2019
Subject: 2000 N Chestnut Ave (Estates of LaSalle) P.C. #19-009 Final Plat



With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) New water services must be 1.5" to the meter and the meters be $\frac{3}{4}$ ".
- 2) The Village will not maintain the proposed 6" rear yard drains and drywells. The drywells must have lids with the word "PRIVATE" forged on top.
- 3) Provide a detail of the proposed blink connections for the private drywells to the public storm sewer. The connection must be cored and a "Kor-N-Seal" must be utilized.
- 4) The clean out for Drywell #3 must be located on private property.
- 5) Verify the condition of the sidewalk fronting LaSalle after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) All asphalt patches shall have surface course extend beyond trench by a minimum of 2' and all patches shall be wider than any roller used for compaction.
- 7) Pop- ups or outlets without positive flow are not acceptable.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009
 Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly
 Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601

Phone #: 773-383-0000 Cell

Fax #: _____

E-Mail: seank@crer.com

P.I.N.# To be assigned 03-18-401-085

Location: 2000 N. Chestnut

Rezoning: _____ Current: R-3 Proposed: R-3

Subdivision: ✓

of Lots: 3 Current: 1 Proposed: 3

PUD: _____ For: N/A

Special Use: _____ For: N/A

Land Use Variation: _____ For: N/A

Land Use: _____ Current: Residential

Proposed: Residential

Site Gross Area: Proposed 36,009 s.f. more or less

of Units Total: 3 single family home sites

1BR: _____ 2BR: 3BR #BR: _____

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

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 DEVELOPMENT DEPARTMENT

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ YES

b. Surface Improvement

Pavement _____ YES

Curb & Gutter _____ YES

Sidewalks _____ YES

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ YES

Access _____ NO

MAY CHANGE W/ RELOCATION OF
 LIGHT AT SW & LA SALLE

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC VERIFY b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

10. WETLAND EXISTING? _____

YES NO COMMENTS

X _____

_____ X _____

_____ X _____

X _____ NO COMMENTS PER TSP

X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: IG CONSULTING

DATE OF PLANS: _____

Director

Michael J. Jager 7/26/19
 Date

PLAN COMMISSION PC #19-009
The Estates of LaSalle Subdivision
2000 N Chestnut Ave
Preliminary & Final Plat of Subdivision
Round 1

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. 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 curb and gutter, public sidewalk, storm sewer improvements, and pavement widening. 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. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

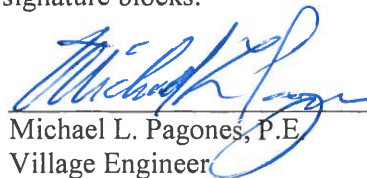
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Projection:	Transverse_Mercator
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False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System: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

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Division 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 accept this understanding.

15. Volume control with a dry well is currently proposed for each residential lot. It is recommended that the petitioner request a determination letter from the MWRD to determine if volume control is required. If volume control is not required, the proposed subdivision is tributary to the regional detention basin at Chestnut Ave and Ladd St, so fee-in-lieu of detention is acceptable to the Village. The volume required for the proposed subdivision is 9,002 cubic feet. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
16. Provided volume control is not required for each individual lot, the lots should drain to the common side yard lot line and if needed, storm sewer can be constructed within the utility easement. Any proposed storm sewer improvements for the three lots should connect to the existing storm sewer on LaSalle St, which is tributary to the regional detention basin at Chestnut Ave and Ladd St. The proposed storm sewer extension on Chestnut Ave should also be redirected to connect to the storm sewer on LaSalle St.
17. The proposed cross section for a local street shall consist of 2" N50 surface, 2 1/4" N50 surface, 5" N50 binder, and 4" CA-6. Verify the existing curb on the east side of Chestnut Ave and the north side of LaSalle St. If the existing curb is B-4.12, match existing curb. Revise the cross section accordingly.
18. The proposed ADA ramps shall be constructed to meet the Public Rights-of-Way Accessibility guidelines and IDOT standard detail 222-424001-11 Perpendicular Curb Ramps. New ramps should also be constructed at the SW and SE corners, providing an east/west pedestrian access route across Chestnut Ave.
19. Provide the top of foundation for the existing home to the south of the proposed subdivision.

Preliminary Plat of Subdivision:

20. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Use the checklist to complete the following items:
 11. 5 ft utility easements should be provided along the rear property line, and along the side lot lines;
 12. Dimension all building setback lines.
21. A heavy line outlining the subdivision must encompass the entire existing lot, which currently spans from the centerline of Chestnut Ave and LaSalle St.
22. The areas to be dedicated as public right-of-way shall be indicated by hatching. Show the areas of each dedication.
23. 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, Harper Community College District #512. Add the utility signature blocks.

 7/26/19
Michael L. Pagones, P.E. Date
Village Engineer

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)
- Comed Easement Provisions (1 page)
- Nicor Gas Company Plat Stamp (1 page)
- Village detention calculations (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. Invalidation 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 Village Engineer
_____ "

- ☐ 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.

(SURVEYOR'S SEAL) Signature
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.
- ☐ u. Provide a location to identify the address of each new lot.

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 60126

224-229-5850

Ted_Wyman@comcast.com

Alternates:

Bob Schulter (Department Supervisor), Martha Agieras (Assistant)

Bob_Schulter@comcast.com

Martha_Gieras@comcast.com

Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi
ComEd
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

630-576-6530

Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W Terra Cotta Ave
Crystal Lake, IL 60014

630-338-2976

kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

847-465-6086

sm9231@att.com

Mr. Dominick Silvio
WOW Internet Cable
4350 Weaver Parkway
Warrenville, IL 60555

630-536-3121

dominick.silvio@wowinc.com

Ms. Abigail Robinson
IDOT Permits
201 W Center Court
Schaumburg, IL 60196

847-705-4541

Abigail.L.Robinson@illinois.gov

Mr. Michael Sterr, P.E.
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St
24th Floor
Chicago, IL 60602

312-603-1670

michael.sterr@cookcountyil.gov

hwy.permits@cookcountyil.gov

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: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

NICOR GAS COMPANY PLAT STAMP

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns ("Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Nicor Easement", together with reasonable right of access thereto and the right to install required service connections to serve improvements thereon, or on adjacent lots and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

INFORMATION PROVIDED BY:

Erin K. Andersen
Land Management Agent
Land Services Department
630-388-2094

X2ekande@southernco.com

Name

7/26/2019

Detention Calculation Verification PC# 15-000

Site Requirements

Site Area = 0.820 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.148 cfs
Weighted "C" Factor = 0.725
Pervious= 0.410 Acres
Impervious= 0.410 Acres
Water= 0.000 Acres
Synth Turf= 0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.725	5	0.08	10.92	0.820	6.49	0.148	6.34	1827	0.042
0.725	10	0.17	10.02	0.820	5.96	0.148	5.81	3555	0.082
0.725	15	0.25	8.20	0.820	4.87	0.148	4.73	4254	0.098
0.725	30	0.50	5.60	0.820	3.33	0.148	3.18	5726	0.131
0.725	60	1.00	3.56	0.820	2.12	0.148	1.97	7086	0.163
0.725	90	1.50	2.75	0.820	1.63	0.148	1.49	8029	0.184
0.725	120	2.00	2.24	0.820	1.33	0.148	1.18	8522	0.196
0.725	180	3.00	1.62	0.820	0.96	0.148	0.82	8803	0.202
0.725	240	4.00	1.28	0.820	0.76	0.148	0.61	8827	0.203
0.725	300	5.00	1.08	0.820	0.64	0.148	0.49	8893	0.204
0.725	360	6.00	0.95	0.820	0.56	0.148	0.42	9002	0.207
0.725	420	7.00	0.83	0.820	0.49	0.148	0.35	8705	0.200
0.725	480	8.00	0.75	0.820	0.45	0.148	0.30	8579	0.197
0.725	540	9.00	0.68	0.820	0.40	0.148	0.26	8303	0.191
0.725	600	10.00	0.63	0.820	0.37	0.148	0.23	8155	0.187
0.725	660	11.00	0.59	0.820	0.35	0.148	0.20	8029	0.184
0.725	720	12.00	0.55	0.820	0.33	0.148	0.18	7732	0.177
0.725	780	13.00	0.52	0.820	0.31	0.148	0.16	7541	0.173
0.725	840	14.00	0.49	0.820	0.29	0.148	0.14	7223	0.166
0.725	900	15.00	0.46	0.820	0.27	0.148	0.13	6775	0.156
0.725	960	16.00	0.43	0.820	0.26	0.148	0.11	6200	0.142
0.725	1020	17.00	0.41	0.820	0.24	0.148	0.10	5860	0.135
0.725	1080	18.00	0.39	0.820	0.23	0.148	0.08	5434	0.125
A*D*E					F-G		C*H*3600		J/43560

Max Volume = 0.207 Acre-Ft
= 9,002 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.148	Free Flow	Submerged Flow
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

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

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

Q (cfs) = 0.00 0.000

a(sq ft) = ##### dia(in) = #DIV/0!



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-009

Project Name

The Estates of LaSalle Subdivision

Project Location

2000 N. Chestnut

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date July 22, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

The Estates of LaSalle Preliminary
2000 N. Chestnut Ave.

Round 1 Review Comments

07/18/2019

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie street lights. Landscaping must not create hiding locations and should provide for natural surveillance.
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 traffic problems.
6. **General comments:**
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED
JUL 18 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

D Hajek #557
Doug Hajek, Sergeant
Community Services Bureau

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19 - 009
Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly
Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601
Phone #: 773-383-0000 Cell
Fax #: _____
E-Mail: seank@crer.com

P.I.N.# ~~To be assigned~~ 03-18 401-085

Location: 2000 N. Chestnut

Rezoning: _____ Current: R-3 Proposed: R-3

Subdivision: ✓

of Lots: 3 Current: 1 Proposed: 3

PUD: _____ For: N/A

Special Use: _____ For: N/A

Land Use Variation: _____ For: N/A

Land Use: _____ Current: Residential

Proposed: Residential

Site Gross Area: Proposed 36,009 s.f. more or less

of Units Total: 3 single family home sites

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED

JUL 16 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Sean Freres, LEHP

7/15/19

Environmental Health Officer

Date

James McCalister

7/15/19

tor

4M Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009
 Petitioner: Sean Kelly-Chicago Real Estate Resources
 Owner: John Federici - Owner -The Standard Group
 Contact Person: Sean Kelly
 Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601
 Phone #: 773-383-0000 Cell
 Fax #:
 E-Mail: seank@crer.com

P.I.N.# To be assigned 03-18-401-005
 Location: 2000 N. Chestnut
 Rezoning: Current: R-3 Proposed: R-3
 Subdivision: ✓
 # of Lots: 3 Current: 1 Proposed: 3
 PUD: For: N/A
 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Current: Residential
 Proposed: Residential
 Site Gross Area: Proposed 36,009 s f more or less
 # of Units Total: 3 single family home sites
 1BR: 2BR: 3BR: 4BR:

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

YES NO

1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS.



7-26-19
 Date



Planning & Community Development Dept. Review

July 26, 2019

REVIEW ROUND 1

Project: Estates of LaSalle Subdivision – 2000 N. Chestnut Avenue
Proposed Subdivision

Case Number: PC 18-010

General:

7. The following approvals have been requested:
 - **Preliminary and Final Plat of Subdivision to subdivide the property into three lots.**
8. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.
9. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
10. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. Prior to bringing this project before the Village Board for final approval, all applicable engineering fees must be paid and the required surety bonds, public improvement deposits, and maintenance guarantees must be provided
11. School, Park, and Library contributions will be required prior to the issuance of a building permit for each lot within the subdivision.
12. A Design Commission application will be required for any new construction on each lot within the subdivision.
13. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
14. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.

Final Plat of Subdivision:

15. Label the front yard setback distance as "25' FRONT YARD SETBACK" for Lot 1 and Lot 3, similar for how you've done it for Lot 2.
16. The specific sideyard setbacks (on each side) must be added for each lot (i.e. "10% side yard setback (typ.)" is not acceptable). The required setbacks shall be as follows:

- Lot 1: 9.4' sideyard setback on east side, 9.4' sideyard setback on west side.
- Lot 2: 9.6' sideyard setback on east side, 9.6' sideyard setback on west side.
- Lot 3: 10' sideyard setback on west side.

17. The required exterior side yard setback for Lot 3 must be revised. This setback will be based on the average of the setbacks of the existing homes on the frontage (including the existing home on the subject property). Please provide an exhibit showing the existing setbacks of the homes at 1902, 1908, 1912, 1916, 1920, and 2000 N. Chestnut Avenue. The average of these six setbacks will be the required setback along the east side of Lot 3.
18. Please revise the 30' corner yard setback on Lot 3 so that is referred to as an exterior sideyard setback and so that it is the average of the setbacks of the existing homes on the frontage as outlined above. At end of the word "SETBACK" for the exterior sideyard setback on Lot 3, there should be an asterisk, which should reference a note elsewhere on the plat that reads "The actual required exterior sideyard building setback line may be less than or greater than XX' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-2.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements." Please note that the value for XX should be the average of the existing setbacks (XX was used in these comments because you have not provided that average yet).
19. Section 29-309 of the Subdivision Code requires that easements be included on the Plat for each lot. Please add said easements, as well as the required easement provisions and signature blocks. An example of the standard language for these easement provisions and signature blocks can be provided at your request.
20. Per Section 29-209(C), PIN's must be added to the four corners of each new lot if no PIN is currently present. Please add a note on the Plat of Subdivision or Engineering plans outlining such.
21. Per Section 29-209(J), a legal description is required on the plat for all areas of land dedicated for public use. Please include a legal description on the plat for the land to be dedicated as ROW.
22. The information as required in Sections 29-209L through Q must be added to the plat.

Prepared by:



The Estates of LaSalle Subdivision
2000 N. Chestnut
PC #19-009
July 24, 2019

Tree Preservation

- 1) A tree survey that indicates the size and species (both scientific and commons names) and condition of all trees located on the parcel with a trunk size of 3" caliper or greater must be provided.

Landscape Plan

- 2) Indicate the size and the species for the proposed replacement trees.

August 21, 2019

Mr. Sam Hubbard
Development Planner
Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: 2000 North Chestnut Avenue (Estates of LaSalle Subdivision) PC No. 19009 (IG 19642)

Dear Mr. Hubbard.

In response to your review letter of July 17, 2019, we are enclosing 5 sets of revised plans dated 8-20-19 and 5 copies of a revised Preliminary and final Plat of Subdivision dated 8-20-19.

As requested, we have included the following revisions:

Arlington Heights Police Department

1. Existing Street light is mounted to an existing power pole. The power pole will need to be relocated behind the proposed curb line, in the intersection.

Planning and Community Development Comments Dated 7-18-19

8. Noted and Understood. Existing buildings will be demolished within six months of Board approval of the Final Plat of Subdivision.
9. Preliminary Plat submitted for approval.
10. Final Engineering submitted for review and approval.
11. Noted and understood. Contributions will be completed, prior to building permit issuance.
12. Design Commission will be completed by the developer.
13. The developer will provide answers to Covenants, Restrictions and Conditions.
14. Revision date added to revised plans and plat.

P&CD Comments Dated 7-26-19

11. Noted and Understood.
12. Noted and Understood. Engineer's Opinion of Probable Construction Costs are enclosed for the on-site and right of way work.
13. Final plans referenced to State Plane Coordinate System.
14. Noted and Understood. Final plat of Subdivision must be approved by the Engineering Division, prior to final Plan Commission approval. The final plat, with all signatures must be submitted one week prior to the scheduled final Plan Commission meeting.

15. Volume control will not be necessary, according to MWRD requirements. Fee-in-lieu of detention will be paid by the developer.
16. Volume Control was removed and storm sewer added to drain rear yards. Storm sewer for Lots 1 and 2 will be connected to the existing LaSalle Street sewer. The sewer on the east side of Lot 3 was redirected to the LaSalle Street sewer system. A 10-inch pipe was sized for the redirected sewer. A composite "C" of 0.83, a 5-minute Tc for the 10-year storm, (6.48"/hr), a tributary area of 0.27 acres. "Q" = 1.45 cfs. A 10" pipe at 0.50% has the capacity of 1.55 cfs.
17. 2" of N50 surface, 5" of N50 Binder and 4" of CA-6 is indicated for the street widening. The existing curb was verified in the topographic survey and again verified in the field to be 2.5 to 3 inches high. Therefore, the design will remain as an M-3.12 curb and gutter.
18. ADA ramps follow IDOT guidelines. IDOT detail 222-424001-11 added to plans. New ramps for the southeast and southwest corners at Chestnut added to plan.
19. Top of foundation of south residence added to plan.

Preliminary Plat of Subdivision

20. Preliminary plat Checklist used to complete plat.
21. Heavy line added to encompass the dedicated area of the property, to the centerline of LaSalle and Chestnut.
22. Hatching provided to highlight dedicated area for public use.
23. Final plat checklist will be used to complete final plat, along with the additions of School District 25, Township Highschool 214 and Harper College District 512 and utility signature blocks.

Final Plat of Subdivision

15. Front yard setback distance labeled.
16. Specific side yard setbacks labeled on the plat.
17. The required side yard setback for Lot 3 was revised.
18. Note added to plat regarding side yard setback determination for Lot 3.
19. Drainage and utility easements added to the plat.
20. Note added regarding property corners to be installed at all corners, for each lot.
21. Legal description provided for area dedicate to public use.
22. Information from Section 29-209, L through Q were added to the plat, as required.

Tree Preservation

1. Tree survey was prepared including size, species (scientific and common) and condition. Trees with a trunk size of 3-inches or greater were documented. See Tree Preservation Plan for details.

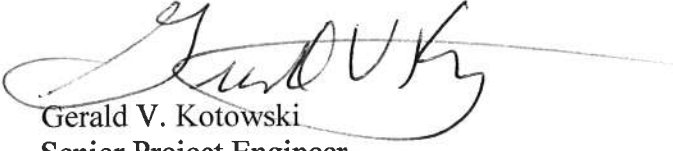
Landscape Plan

2. Size and species of trees indicated on plan.

Mr. Sam Hubbard
August 21, 2019
Page 3

Please include our file number 19642 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.



Gerald V. Kotowski
Senior Project Engineer

Encl:

G:\IG\19\19642\Corresp\Hubbard Response Letter 8-5-19.doc

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: September 18, 2019
Subject: 2000 N Chestnut - Estates of LaSalle, P.C. #19-009 - Round 2

With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) New water services must be 1.5" to the meter and the meters will be 1". The plan sheet details a 1.25" water service, however the detail sheet calls for 1.5", reconcile this disparity.
- 2) The Village will not maintain the proposed 6" rear yard drains as designed. The drains must have lids with the word "PRIVATE" forged on top. As designed the proposed storm drain is 6" and utilizes a blind connection. The Village will not maintain either of those scenarios.
- 3) Provide a detail of the proposed blind connections for the private rear yard storm drains to the public storm sewer, the connection must be cored and a "Kor-N-Seal" must be utilized
- 4) Verify the condition of the sidewalk along N Walnut Ave. If there are poor conditions or drainage problems, squares must be replaced with new construction.
- 5) Plans do not show roadway patchwork. It is required for new curb installation (west side of Chestnut, east side of N Walnut).
- 6) What is the purpose to jog in sidewalk at N Walnut Ave?
- 7) Roadway surface patch shall extend 2' beyond the edge of any utility trench.
- 8) See attached Landscaping recommendations

C. file

**LANDSCAPE PLAN NOTES
FOR THE PROPOSED DEVELOPMENT OF
LASALLE ESTATES SUBDIVISION
September 18, 2019**

ALL NOTES CAN BE REFERENCED TO PAGE 4 – LANDSCAPE PLAN

- A. Existing tree # 466 is an 8" White Mulberry (*Morus alba*) that is currently listed as being saved and would reside in the proposed new parkway. This tree is growing at a 45 degree angle to the south and is exhibiting dieback. In addition to this, *Morus alba* is an invasive weed species that is not recommended for planting by the Village. We recommend that the tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- B. Existing tree # 483 is a 19" Black Walnut (*Juglans nigra*) that is currently listed as being saved and would reside in the proposed new parkway. Although this tree is healthy and well structure, we perceive its post construction viability to be low. There will be a large impact to the tree's root zone from street widening on the north side of the tree, as well as driveway installation to the west and sidewalk installation to the south. With such a significant disruption of the root zone, we predict that the tree would shortly begin to decline and then would have to be removed and replaced by the Village. Also due to its location, the replacement tree would have to be installed in exactly the same area, which would also add additional expense to stump removal operations. We recommend that this tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- C. We concur with the placement and species selection for the remainder of the trees to be planted on the LaSalle side of the development.
- D. We recommend that the 3 State Street Miyabe Maples that are to be planted on the Chestnut side of the development be changed. Three phase overhead electrical lines, as well as other numerous overhead utilities, exist in this area and will lead to conflicts between the trees and the utilities. Our suggestion for a more appropriate species for this area would be Ivory Silk Japanese Tree Lilac (*Syringa reticulata* 'Ivory Silk') in a single stem tree form.
- E. There is currently a vacant planting location on the north side of LaSalle across from proposed Lot #2. This location has not previously been planted due to existing trees on the proposed development site hanging out and over the road, which would hinder growth in a newly installed tree. We recommend that a Swamp White Oak (*Quercus bicolor*) be installed in this location since competing vegetation will be removed with development.
- F. There are currently no trees listed on the plan to be installed on the Walnut side of the project. We recommend 3 Baldcypress (*Taxodium distichum*) be installed in this area.

PLAN COMMISSION PC #19-009
The Estates of LaSalle Subdivision
2000 N Chestnut Ave
Preliminary & Final Plat of Subdivision
Round 2

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SEP 13 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

24. The petitioner's response to Comment No. 11 is acceptable.
25. The petitioner's response to Comment No. 12 is noted. The Village is in receipt of the Engineer's Estimate and has the following preliminary comments on the public improvements:
- a. The proposed cross section is missing the second layer of 2 ¼" HMA N50 surface course
 - b. Item A2 should be revised to reflect 5" HMA N50 Binder Course
 - c. Manholes will be required at the proposed storm sewer connections on LaSalle St and shall be added to the estimate
 - d. The side yard storm sewer shall be 10" and inlets installed instead of yard drains
 - e. The demolition plan calls for two utility poles to be relocated
 - f. Detectable warning panels shall be added to the estimate

Upon receipt of the revised estimate, the Village will proceed with generating the fee letter.

26. The petitioner's response to Comment Nos. 13 and 14 are acceptable.
27. The petitioner's response to Comment No. 15 is noted. A fee in lieu of detention in the amount of \$9,002 shall be paid at time of permit.
28. The petitioner's response to Comment No. 16 is noted. New manholes shall be constructed at the connection to the existing storm sewer on LaSalle St. Regarding the side yard drainage, the storm sewer shall be 10" and inlets installed instead of yard drains. This can be addressed at permit.
29. The petitioner's response to Comment No. 17 is noted. The proposed cross section shall consist of 2" N50 surface, 2 ¼" N50 surface, 5" N50 binder, and 4" CA-6. The cross section included in the plans does not show the 2 ¼" N50 surface (second lift). Revise the cross section accordingly. This can be addressed at permit.
30. The petitioner's response to Comment No. 18 is acceptable.
31. The petitioner's response to Comment No. 19 is noted. The proposed top of foundation for all three lots are higher than the adjacent property to the south. It appears that the top of foundation for each of the homes could be lowered a minimum of 6" to 1' and still provide adequate side yard and rear yard drainage. This can be addressed at permit.

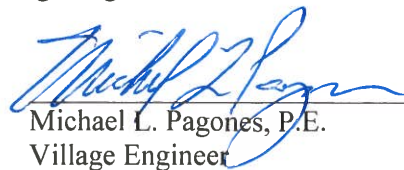
TRAFFIC

32. The utility pole/street light at the southwest corner of Chestnut Ave and La Salle that is to be relocated, the existing street light can be eliminated as there is an existing street light on the northwest corner. The Village may also require that a new street light be installed on Chestnut Ave, south of LaSalle St, near the south limits of the property, or include a fee in lieu of a new street light and the necessary electrical improvements. This can be addressed at permit. For reference, below are the existing street lights on LaSalle St:



PRELIMINARY AND FINAL PLAT

33. The petitioner's response to comment No. 20 is noted. The Engineering Division will defer to the Planning Department regarding final approval of the building setback lines shown on the final plat.
34. The petitioner's response to comment No. 21 is noted. The heavy line shall encompass the entire existing lot. Revise the plat accordingly.
35. The petitioner's response to Comment Nos. 22 and 23 are acceptable.
36. The bearings of all property lines shall be shown on the plat.
37. "Director of Engineering" shall be revised to "Village Engineer".


Michael L. Pagones, P.E.
Village Engineer

9/13/19
Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

The Estates of LaSalle Preliminary
2000 N. Chestnut Ave.

Round 2 Review Comments

09/11/2019

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

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Doug Hajek #634
Doug Hajek, Sergeant
Community Services Bureau

Planning & Community Development Dept. Review

September 13, 2019



REVIEW ROUND 2

Project: LaSalle Estates Subdivision – 2000 N. Chestnut Avenue
Proposed Subdivision

Case Number: PC 18-009

General:

23. The responses to comments #8-#12, #14, #15, and #19-#21 are acceptable.
24. The response to comment #13 is incomplete. Please clarify if the developer is proposing any CCR's.
25. The response to comment #16 is noted. The Village is requesting that you modify the western side yard setback for Lot 1 from 9.19' to 20' as this yard will function more like an exterior side yard given the proximity to Walnut Avenue. Of note, staff is supportive of a variation to Lot 3 to reduce the western exterior side yard setback from 40' to 30'. Please adjust the plans if this reduction is desired for Lot 3. Of note, the setback for Lot 1 (and potentially Lot 3) will also need to be adjusted on the Engineering Plan sheets 3, 4, and 5, as well as on the Preliminary Plat.
26. The response to comment #17 is noted. Please see comment #25 above.
27. The response to comment #18 is noted. If the developer elects to proceed with the requested variation to the exterior sideyard setback on Lot 3, then the asterisk and associated language must be removed from the Preliminary and Final Plat as it will no longer be applicable.
28. The response to comment #22 is noted. Please change the word "(Number)" in the Deed of Dedication to "5" since the easements are 5' wide.

Prepared by:

Sam J. [Signature]

The Estates of LaSalle Subdivision
2000 N. Chestnut
PC #19-009
September 10, 2019

- 1) It is recommended that tree #648, Silver Maple be preserved.
- 2) At time of permit, coordinate with the Village Forester regarding the species for the trees within the parkway. A tree fee of \$4 per lineal foot of frontage is required at time of permit.

September 20, 2019

Mr. Sam Hubbard
Development Planner
Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

**RE: 2000 NORTH CHESTNUT AVENUE (ESTATES OF LASALLE SUBDIVISION)
PC NO. 19-009 (IG #19642)**

Dear Mr. Hubbard:

In response to review letters of September 13 and September 18, 2019, we are responding to comments from Planning and Community Development, Engineering, Public Works and Landscape.

As requested, we have included the following revisions:

Planning and Community Development Comments Dated 9/13/19 (Comments by Sam Hubbard)

- 23. Noted and understood.
- 24. The Developer is not proposing CCR's.
- 25. The western side yard setback for Lot 1 has been modified to 20' and the eastern side of Lot 3 was changed to 30'. It is our understanding that staff will support 30' for Lot 3 side yard setback.
- 26. Please see comment 25 above.
- 27. Asterisk and associated language removed.
- 28. We have revised the word ("Number") in the Deed of Dedication to "5".

**Plan Commission PC # 19-009 , Preliminary and Final Plat of Subdivision Round 2
Comments Dated 9/13/19 (comments by Michael Pagones)**

- 24. Noted and understood.
- 25. Engineer's Estimate:
 - a. The proposed cross section has been revised to show 2" of HMA, N50, Surface Course, 2 ¼" of HMA, N50, Surface Course, 5" of HMA N50 Binder Course and 4" of Aggregate Base Course. Milling and resurfacing of the existing pavement will be 2".
 - b. Item A2 in the EOPC has been revised to reflect 5" HMA N50 Binder Course.
 - c. Manholes are now shown at the proposed storm sewer connections on LaSalle Street and added to the estimate.
 - d. The side yard storm sewer is now 10" and inlets installed instead of yard drains.

- e. One existing utility pole at the intersection of LaSalle and Chestnut will be relocated. The second pole is a service pole that will be removed and not relocated.
- f. Detectable warning panels added to the estimate.
- 26. Noted and understood.
- 27. Understood, will address at permit.
- 28. New manholes will be constructed at the connection to the existing storm sewer on LaSalle Street. For the side yard drainage, the storm sewer will be 10" and inlets installed instead of yard drains. Will address at permit.
- 29. See response to comment 25a. Will Address at permit.
- 30. Noted and understood.
- 31. Lowering top of foundation should be looked at carefully to insure side yard, as well as rear yard drainage, with lots 1 and 3. Will address at permit.

Traffic

- 32. Noted and understood. An additional street light may be placed south of LaSalle on chestnut at the discretion of the Village. Fee in lieu of may be required. This will be addressed at permit.

Preliminary and Final Plat

- 33. Setbacks have been agreed upon by the Village and Plat of Subdivision approved by Planning and Engineering, on 9-19-19.
- 34. We have revised the Plat showing a heavy line encompassing the entire existing lot.
- 35. Noted and understood.
- 36. The bearings of all property lines are shown on the plat.
- 37. "Director of Engineering" has been revised to "Village Engineer".

Public Works Department, dated 9/18/19

- 1. Water service was changed to 1.5 inches and 1 inch meter will be used.
- 2. Inlets will be private and tops of lids will be forged with "Private". Storm drains will have manholes installed in the main on LaSalle Street.
- 3. See response comment 2.
- 4. There is no sidewalk along the east side of Walnut Avenue. The west side will be reviewed.
- 5. Patchwork indicated on the Site Development Plan.
- 6. The sidewalk is aligning with the existing sidewalk across the street.
- 7. A note is added to the plan indicating "Roadway surface patch shall extend two feet beyond the edge of any utility trench".

Landscape

- A. Tree 466 will be removed and replaced with a State Street Miyabe Maple.
- B. Tree 483 will be removed and replaced with a State Street Miyabe Maple.
- C. Noted and understood.

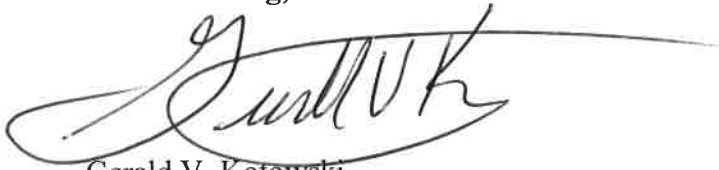
- D. The 3 State Street Maples will be changed to Ivory Silk Japanese Tree Lilac, single stem tree form.
- E. A Swamp White Oak will be planted on the north side of LaSalle Street, across from proposed Lot 2.
- F. 3 Bald Cypress will be planted on Walnut Street.

Additional Landscape Comments

- 1. Tree 648 will be slated to save. However, it should be noted that a 10" storm sewer will be installed along the property line, between lots 1 and 2, 5 feet from the tree and a high probability that the proposed foundation for Lot 1 will be 5 feet from the tree.
- 2. The developer will coordinate with the Village Forester, regarding tree species in parkway and fees.

Please include our file number 19642 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

A handwritten signature in dark ink, appearing to read 'Gerald V. Kotowski', with a long, sweeping horizontal line extending to the right.

Gerald V. Kotowski
Senior Project Engineer