



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 14, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Holy Nation Presbyterian Church - 9/16/15

IV. PUBLIC HEARINGS

- A. Drost/Hasche Subdivision - 921/927/931 N. Highland Ave. -
PC#15-017
Preliminary Plat of Subdivision

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Holy Nation Presbyterian Church - 9/16/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 9/16/15 DRAFT

Type

Minutes

PLAN

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

COMMISSION

RE: HOLY NATION PRESBYTERIAN CHURCH - 2501 N. CHESTNUT - PC# 15-010

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
16th day of September, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, there's no meeting minutes to approve this meeting? Okay, thank you.

All right. There's two public hearings on the agenda, one for Holy Nation Presbyterian Church, and one for Northwest Crossings. For those of you here in the public, just if you haven't been here before, the way this works on public hearings, we have the Petitioner come forward, give a brief description of what the project is about. Then Latika from the Plan Commission, she gives a presentation of the project. Then the Commissioners go around and each of us will ask questions. Then after that, we will come up to the audience for comments and questions, and we'll do that for each of these hearings.

So, the first item on the petition is the Holy Nation Presbyterian Church, PC# 15-010. Have all the proper notices been given, Latika?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here? Would you please come forward? You and anybody else who may testify on your behalf.

MR. PATTERSON: Yes. For right now, we think it will just be me.

CHAIRMAN LORENZINI: Okay, would you raise your right hand? I'll swear you in.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter and give your address?

MR. PATTERSON: My name is Steve Patterson. I'm the attorney for Holy Nation Presbyterian Church. My address is 2 North LaSalle, Suite 1250, Chicago, Illinois 60602.

CHAIRMAN LORENZINI: Thank you. Have you read all the conditions the Village put in your petition?

MR. PATTERSON: We have.

CHAIRMAN LORENZINI: And do you agree with them?

MR. PATTERSON: We do.

CHAIRMAN LORENZINI: Okay, thank you. Okay, would you give us a brief presentation and overview of your project?

MR. PATTERSON: Thank you very much, and on behalf of Holy Nation Presbyterian Church including Pastor Joshua Shin who is with us here tonight, we're very grateful for this opportunity to present the project to you.

Holy Nation Presbyterian Church is a very small organization. It's been in existence since 1987. It's grown during that time from 40 parishioners to 90. Originally, the church was located at 3434 West Foster, but within the last two years relocated to a site in Mount Prospect and they are currently leasing a portion of the building along with two or three other parishes. It's an under-utilized church facility and other parish groups are kind of sharing.

So, Holy Nation has been looking for the last two to two-and-a-half years for a new facility, one that they can call home. Within the last year, they found this facility at 2501 Chestnut, and brought it to the attention of Village Staff within the last few weeks and months. If it's okay with you, I'm just going to try and stick to the scope of the PowerPoint that I've made so we can try and get through this as quickly as possible. If not, I'll ramble on for 15-20 minutes and we'll be --

CHAIRMAN LORENZINI: We appreciate that.

MR. PATTERSON: HNPC, Holy Nation Presbyterian Church, has proposed a variation to the parking requirements. The existing facility at 2501 Chestnut currently has 62 parking spaces which includes three handicapped spaces. The Village Code requires that the parking calculation assume that the entire improved facility on the property is fully occupied and fully utilized in order to calculate the parking requirement. That results in a parking requirement of 308 parking spaces.

At the present time, we really only need the existing 62 parking spaces. We've been working with the Village Staff to create a land-banked parking arrangement that would allow for 35 additional spaces in the event we reach the point where, at some point in the future, we exceed our parking capacity. That variation from 308 spaces down to 62 plus 35 land-banked spaces is a 211 space variation. Again, this is kind of a unique feature of the Arlington Heights Zoning Ordinance where the parking requirements are driven by the fully occupied, fully utilized space. Later on in the presentation, I'll show you a parking chart which I believe is in your package where the code actually requires us to have a parking space for the boiler room and the storage room and lobbies, typically spaces in buildings that don't have full-time employees standing in and throughout the course of the day that would require a parking space. It's just the nature of the way the code is drafted in Arlington Heights.

In addition, the Comprehensive Plan will need to be amended to change the designation of the property from School to Institutional.

The proposed site, again the address is 2501 North Chestnut, the zoning district is R-3. Church is a permitted use in the R-3 Zoning District. It's a 4.2 acre lot and the building includes

29,424 square feet. Again, there are 62 parking spaces which includes three handicapped spaces.

As I've already discussed, the Village Code requires all floor area and improvements to be considered fully occupied and utilized when calculating the parking requirements. At the request of Village Staff, HNPC conducted its own parking study. We examined the parking demand at the current facility that HNPC operates in Mount Prospect. During our peak demand period which is Sunday afternoon, we only needed 21.33 spaces which is an average taken over three weeks. If we were to install a parking lot that fulfills the 308 parking space requirement, it would require 3.1 acres of parking in an area that has a lot of open space.

One of the attractions, I assume, to the area is that there is a park there and there's green space surrounding the existing facility which is currently occupied by Glenkirk. So, to put in 308 parking spaces would leave very little green space and would ultimately require storm water detention in underground storage tanks because there would be so little green space to absorb storm water. Glenkirk, which is the current operator of the property, received its own parking variation for the subject property in 1993. So, the current use is in place subject to a parking variation that was granted by the Village Board in 1993.

We're going to have testimony from HNPC and Glenkirk's broker in just a few minutes to kind of talk just generally about how Glenkirk went about the process of trying to market the property and how they reached the conclusion that institutional uses might be the best or the most appropriate use for the building rather than perhaps more demanding uses.

The attractive component about this site, in addition to just being able to own their own home or their own church facility instead of leasing or moving around to different facilities over time, the attractive aspect of this site is that 80 percent of the parish lives within a relatively short distance from this site. It's I think, in my experience, a fairly unique circumstance that the church had moved from Chicago, 3434 Foster, to Mount Prospect, and I think their population is fairly scattered. So, they have this one location where it's an easy drive for many of the parishioners which is what makes the site so attractive.

Glenkirk will continue to lease approximately 13 percent of the facility. We'll give you more information on future slides that identifies exactly the burden that is placed on the parking lot and the surrounding streets by Glenkirk. They're going to continue to operate just one module of the existing building. The operations of HNPC and Glenkirk will not overlap. Glenkirk operates Monday through Friday from 8:45 to 3:15; and the church operates a Wednesday night church service, a Friday night church service, some other events during the portion of the week that are small, and then they have three or four different kind of family-oriented church services during the course of a Sunday. They've got a service for infants and toddlers, another for Kindergarten and youth, and then the main service as well.

As we discussed, we'll have a future parking plan

as part of this variation we will utilize in the event the church outgrows the existing 62 parking spaces. As I've already mentioned, between 1987 and 2015, the church had only grown from 40 parishioners of this community to approximately 90 today. The 90 number includes 10 infants.

Back to Glenkirk. Glenkirk is a fairly well-known not-for-profit that is focused on providing education to people with intellectual and developmental disabilities. The issue of the traffic created by Glenkirk came up quite often on a lot of the comments that were made online through e-mail submitted to the Staff. It seemed to be kind of an issue in that some of the people in the public meeting that we held felt that Glenkirk traffic wasn't an issue because it occurred during the day. But many of the people commented that it was a combination of the Futabakai, the Park District and Glenkirk throughout the week that caused some of the issues that they were concerned about. So, we think it's an opportunity for us to step in and reduce the traffic flow during the week and have a relatively minor increase in traffic on the weekend.

Churches are not historically a heavy use. Some churches in some locations are where there's a heavy concentration of a given denomination. You might take any Catholic church in any of the neighborhoods in a city or a metro area, they might cause a significant traffic issue during Sundays. But a church like HNPC which has got a really small population base and a relatively even smaller number of vehicles that are needed during the course of a day or an evening service, whether it's two to three hours that people would be at the facility, then ultimately what we're talking about is a significant reduction or noticeable reduction in the amount of traffic that visits the site on a weekly basis.

A site visit was conducted just last Friday by Village Staff. At that time, there was an all-staff meeting of Glenkirk's at the facility, so they had an increased number of vehicles on the site during the site visit by Staff on Friday. So, they filled it with 38 vehicles on the parking lot at 1:00 o'clock on Friday, September 11th. At this point in time, our peak parking would be 21, vehicles and that's Sunday afternoon, rather than 32 or 23 vehicles everyday throughout the course of the week, Monday through Friday.

I've already touched on the idea that Glenkirk is going to lease approximately 13 percent of the building. The number of clients that are going to be served out of the facility is going to be reduced from 120 to 50. The total number of staff is going to be reduced from I believe 31 to 12, and they expect that the total amount of vehicles that would be there during the day only is going to be reduced to between 6 and 8. Glenkirk has confirmed within the last week that they will not be storing vehicles in the parking lot overnight during the week and they will not be leaving vehicles in the parking lot over the weekend, so there won't be again any overlap between the operations of Glenkirk and HNPC.

HNPC, I've already kind of explained a lot of this information, formed in March of 1987. It originally was located on the north side of Chicago at basically Kedzie and Foster with 40

parishioners. They are currently at 407 Main Street where they are sharing an existing church facility with other parishes, and their current population is 90. For the record, I represented that number as 80 during the public meeting and decided just to include the infants for the public hearing. We weren't going to hide the number for anybody, we just didn't think the infants could drive.

Again, the parking study, we conducted a parking study at 407 Main Street in Mount Prospect and the available parking spaces were 49. So on a Wednesday night service, we focused on the three main services, Wednesday at 8:00, Friday at 8:00, and currently Sunday at 1:30. There were only 9.33 occupied spaces on Wednesday, 13 occupied spaces on Friday, and 21.33 spaces on Sunday. Just focusing on Sunday at the current location, that left nearly 30 available parking spaces at that location.

This is the same analysis for the 2501 North Chestnut. Again, just focusing on the Sunday worship service, 21 vehicles leaves 40.67 available spaces in the parking lot during the course of a given Sunday. I think it's more than enough parking, and to take the extra step to try and construct new parking now, it isn't needed. Or to construct, God forbid, 308 parking spaces in an area that kind of treasures the open space that is included on our property and adjacent to the Park District, it's not necessary and is part of a burden that comes along with this property. That's evidenced by the existing parking variation that was put in place for Glenkirk in 1993.

Then finally, the variation to standards. One of the things I'm going to do after I finish here is first let Terry O'Hara, our broker, speak, but also introduce some exhibits into the record, very simple ones after I finish going through the standards. The whole purpose here is to just try to establish for the record that we have introduced evidence that supports our case in terms of fulfilling the standards for the variation. I'm sure you're all familiar with this, but in order for us to be approved for the variation, we need to show that the property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulation in that zoning.

We've done a quick analysis over the last 48 hours just to try and figure out what it would cost and what it would mean for the property if we were to construct 308 parking spaces. So, that means taking the existing parking and bringing the parking number up to 308. The back of the envelope analysis reveals that the cost would be approximately \$1.23 million just for the parking, and it would take up so much space on the lot that we would be forced to put in underground storm water detention tanks which in itself is very expensive and it would represent as much or more than 50 percent of the actual cost to finish constructing the actual parking lot that's 300 spaces.

So, we would lose the green space that makes the neighborhood feels so open, we would reduce the amount of runoff from storms that is just absorbed by the natural grass, we would be in a position where the cost of the building, the cost to buy the building when coupled with the need to put in the actual parking would make that building unusable. It's too expensive to buy and use at that price.

Even other residential developers at that price wouldn't be able to construct the kind of housing that the municipality would like to see.

The next standard is the plight of the owner is due to unique circumstances. The school, this building was originally constructed for the local township school district. Glenkirk bought it from the township school district in 1993. The building is what it is, it's already been constructed. It's not an issue that's been created by Glenkirk or by HNPC. This is an existing issue, again, as evidenced by the existing parking variation that was issued for Glenkirk.

So, it's a fact that relates to the nature of the building that's already in place. You can't construct more parking than what we can reasonably afford or what the site can reasonably bear. There's a burden that goes beyond the price to putting all that parking in place.

Finally, the variation if granted will not alter the essential character of the locality. I've already mentioned that we believe we're reducing the amount of traffic that's going to be accessing this parking lot during the course of each week. You know, I illustrated on Friday there were 38 vehicles on the parking lot. That's 76 street accesses, 76 times a car left the street to get on the parking lot and came back out just in one day. Glenkirk has that many, just about that many accesses into and out of the parking lot on a daily basis throughout the course of the week. Our numbers will be significantly lower than that, perhaps as much as 30 to 40 percent, and they will be at a time of the week that will not conflict with Futabakai or the Park District or the other institutional uses like St. Edna's that are farther to the east.

We're not going to be changing the essential character of the locality because we're reducing the amount of traffic that's going to be accessing the site ultimately during the course of each week. We're also not changing the facility, and at least for the foreseeable future we're not going to be adding any additional parking or changing the physical structure of the building. We don't need to. Our operations fit very nicely inside the building. It's the nature of the way the code is written that causes a requirement for 308 parking spaces. It's not the nature of the demand that we will put on the building that requires 308 spaces.

Some of the other factors that need to be considered when this Plan Commission is considering approving variations are whether or not the project is going to impair adequate supply of light and air. We're not changing any aspect of the building. We won't have that negative impact. Unreasonably increased congestion in the streets, again we are going to be reducing on a weekly basis the number of vehicles that would be accessing that space. We won't be increasing danger of fire or endanger the public safety.

A church use is significantly lighter in use than any kind of school. Schools are open Monday through Friday. Churches have a limited schedule during which they are open and accessible to their parishioners or the public. So, from a public safety and danger of fire, if anything we're probably going to have to bring the building up closer to code or up to code if it's not there now. We're probably

increasing the level of public safety.

The next standard that is something for the Plan Commission to consider is unreasonably diminish or impair established property values within the surrounding area. We aren't really changing the use. There's an institutional use that's in place right now, it's just called a school. It's very similar in its nature to church although it's more intense in its nature. The church will have a lighter use throughout the course of the week and shouldn't have any impact in a negative way on property values in the surrounding community.

Finally, one of the other aspects that the Plan Commission has to consider is impair public health safety, comfort, morals or general welfare. It's a church, we think that we're going to be a benefit to the community and hopefully we'll be able to have a significant influence on a lot of different physical aspects of the property that make things a little bit nicer.

I don't know if we really need to go through the floor plans at this point. The floor plans and the site plans are fairly simple. Perhaps you can go back to the first site plan and we'll just show you that that's the existing site plan. The next slide shows you what the future parking plan would be if and when we reach the point where we exceed the existing parking on the property. The changes are minimal and are required, again just because the code would have us put 308 parking spaces on this property.

I would like to at this point call up Terry O'Hara who is our broker who is going to talk just a little bit about the process that Glenkirk went through in trying to find a buyer.

CHAIRMAN LORENZINI: Would you please raise your right hand?

(Witness sworn.)

MR. O'HARA: My name is Terry O'Hara, I'm with Lee & Associates.

CHAIRMAN LORENZINI: Can you spell your last name?

MR. O'HARA: Terrence O'Hara, O-H-a-r-a, and I'm with Lee & Associates. I was hired by Glenkirk to, Lee & Associates were hired by Glenkirk to sell 2501 Chestnut.

CHAIRMAN LORENZINI: Is that a yes about telling the truth?

MR. O'HARA: I'm sorry, my hearing isn't that good. Yes, I promise to tell the truth.

CHAIRMAN LORENZINI: And an address please? An address, your address, business or personal?

MR. O'HARA: 608 Courtland, Park Ridge, Illinois.

CHAIRMAN LORENZINI: Thank you.

MR. O'HARA: As I stated, I was hired, Lee & Associates was hired by Glenkirk to sell the property. Prior to marketing the property, we explored a variety of alternatives. After going through a process, we determined that keeping the building as is would be deemed to be the highest and best use for the building.

The lot is unique given it's adjacent to the park. It has an open landscape feel which Holy Nation found is a strength and

desirable. In fact, we feel that Holy Nation's use is lighter in intensity than some of the other uses we considered which were schools and park districts and other social service organizations.

We felt that it was a benefit, it's going to be one of the lightest uses that we could see in marketing the property. Thus, taking the above, you know, we felt that, well, what we found in marketing it, it is a narrow market of potential users and nearly all of whom being a school or a social service organization or Park District we felt, you know, would have a higher intensity use-wise, we feel that Holy Nation is a soft impact, you know. It's a light use and they like the open landscape and we thought that would be good for the community, you know, to leave it as is.

CHAIRMAN LORENZINI: Thank you.

MR. PATTERSON: Latika, could you go to the very last table? I mentioned earlier that the code has the effect of requiring some unique parking calculations which I don't mean to have any disdain for. I actually find it fairly useful in terms of giving the Village the ability to have more control over these kinds of institutional or not-for-profit uses that might take advantage of these kinds of properties, whether they're located on a main thoroughfare or in the neighborhoods.

But I think you'll see in several places there is a requirement for one parking space for a storage room, two parking spaces for a boiler room, our lobby is required to have 13 parking spaces. People don't normally go to a building and hang in a lobby and stay there for several hours and then leave without accessing the main component of the building. There are several places in there, up above, at the top, you'll see another storage space that requires one space, and a vestibule that needs to have a parking space, one single one.

The biggest issue turns out to be the gymnasium which, again the way the code is written, we need to have 135 spaces just for the gymnasium even though the gym isn't open to the public. It's not the gymnasium that would be kind of like a YMCA or some other kind of facility that where the doors are open wide and you just come in and use it. That's limited to the control of the owner of the building. So, this is what generates the huge parking number and the huge variation. Again, this isn't new specifically on this property because when Glenkirk bought the property in 1993, they also needed a variance. That really kind of closes out the presentation. We've gone on for 20 minutes or more and I want to get to your questions and the public comments section, but I did want to get some exhibits into the record. They're nothing unique or unusual, it's really just trying to establish what --

Latika, I've got Exhibit A which is the application. Exhibit B for the record is the Glenkirk parking variation from 1993.

I've got the Articles of Incorporation from the state of Illinois for Holy Nation Presbyterian Church. The reason I'm introducing this in the record is because many of the people who were at the public meeting on September 3rd were very concerned. I don't

know if they thought this was going to be a mega-church or if they thought that somehow this was some kind of a shady operation that might be trying to take advantage of a situation, I don't know. But I thought it would be helpful if we brought the Articles in which go back to 1987, so at least for the record it might be some information for you all to confirm that it's legitimate.

A document from the Illinois Secretary of State, it's called Corporation Final Detail Report, just confirming the status of incorporation is active. That's Exhibit C-2.

The Public Meeting Notification Affidavit which is D-1, and the Public Hearing Notification Affidavit which is D-2, and that's it. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Latika?

COMMISSIONER DROST: Are you going to circulate those?

CHAIRMAN LORENZINI: Just a second. Latika, Staff report please?

MS. BHIDE: Thank you. Good evening. The Petitioner is here tonight, they are seeking a parking variation associated with a church, synagogue and other places of worship; a Comprehensive Plan Amendment from Schools to Institutional. Along with that they are seeking a variation from the parking requirements, from the requirement to allow 97 parking spaces, 62 which are existing spaces, 35 would be land-banked spaces, instead of the required 308 spaces. It's a variation of 211 spaces.

As you can see, the site is located on the east side of Chestnut Avenue. It's north of Waverly Road and it's approximately 4.2 acres in area. It is zoned R-3, One Family District.

There is an existing building on the property. It's approximately 29,000 square feet in area. In 1993, this property was rezoned from P-L, Public Land, to that R-3, One Family District, and a special use for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

As you can see on the plat of survey, the existing parking lot is located both, there are two parking areas that are located on the south and northwest side of the building. There is a total of 62 parking spaces. The south parking area is accessible by a driveway along Waverly Road, and the northwest parking area is accessible via two driveways on Chestnut Avenue.

Per the information provided by the Petitioner, their current congregation size is approximately 80 people, and their anticipated growth over the next 10 to 15 years is for the congregation to grow up to 160 people. They have provided a summary of the services to be held, and these would chiefly be a Wednesday night service from 8:00 to 9:30, as also on a Friday night. They have Discipleship Training on Saturdays, and then there are several services on Sundays with two main worship services from 11:00 in the morning to 3:30 in the afternoon.

The Petitioner did hold a neighborhood meeting earlier this month. It was attended by several residents, and there

were several concerns that were raised about this proposal. You know, residents raised concerns regarding traffic between Arlington Heights Road and Chestnut and Waverly; the use itself at this location impacting the residential character; the Comprehensive Plan amendment; and concerns with the high number of parking variation from the code required for existing spaces; the parking lot lighting; property values; and the future expansion plan for the church.

The neighborhood concerns and resident concerns are being addressed in the following ways through the recommended conditions. You know, as far as the residential character or the use at this location, once the recommended conditions are met, landscaping provided adjacent to the north parking lot will screen the residential uses. It should be noted that the building has been historically used as a school which is a non-residential use which is permitted in the R-3 District.

The parking variation, if the parking is determined as insufficient by the Village, then the Petitioner shall have six months to provide the land-banked parking. They will have to develop a parking plan, a parking mitigation plan that shall not be limited to operational restrictions and/or installation of additional parking accommodations elsewhere on the site. It is also recommended that overlapping services that negatively impact parking be not permitted and that the gymnasium space cannot be leased to an outside entity when the church is being used. Lastly, the maximum capacity of the facility is recommended to be limited to 200 people.

As far as the lighting, if any new lighting is proposed, then the photometrics have to meet all the Village requirements. Then it is recommended that all parking lot lighting have automatic timers so that lights turn off no later than an hour after the last scheduled event.

I wanted to touch briefly on the floor plan here. The Petitioner provided two floor plans. One is an immediate floor plan and one is their future plan, and I will go back and forth between the two. On the immediate plan, they are proposing the sanctuary to have 100 seats, some classrooms, an infant room, an all-purpose room, you know, offices, storage and lunchroom. The future plan includes a sanctuary which shows 200 spaces. So, to keep in mind is that it is the same physical space in the immediate plan, it just shows a larger number of seats, two chapels, a fellowship hall, kitchen, storage, lobby, lunchroom, ballroom, and a gymnasium. Again, I want to point out that the gymnasium is the same physical space which is occupied by the all-purpose room but it's labeled differently. Now, the parking is calculated based on their future latest plan because we want to make sure that whatever is the maximum variation they require is the one they receive.

I want to talk a little bit about the parking requirement. The code-required parking is based on the collective parking provision, and that methodology has consistently been applied to all other churches or other uses including the First United Methodist Church, St. James, St. Edna's, as well as parks like Frontier Park, Olympic Park, et cetera. So, as you can see in the parking

analysis, the total code-required parking is 308 spaces for the site. There are 62 spaces on site and there are 35 spaces which would be land-banked, so that creates a deficit of 211 spaces. Again, just saying that the parking requirement is a collective parking requirement and that is how it's consistently applied.

I just wanted to point out that HNPC is requesting a parking variation, but it should be noted that, you know, other parking variations have been granted both for other churches and for other parks. So, for example, you know, St. James, the west side only requires, the code-required parking was calculated as 717 spaces. There are only 291 parking spaces on the site, so that's 59 percent variation, and I have some examples which are also in the Staff report.

The Petitioner did conduct parking counts at their existing location in Mount Prospect. The maximum parking spaces occupied during a Sunday service at 2:30 in the afternoon, 24 spaces were occupied, and the building occupancy at that time was about 90 people and this included 10 children. So, what we did was we worked backwards to say if there's 90 people in the building at the time and there's 24 occupied spaces, that translates to 3.75 occupants per vehicle, and then used that number to say, well, if there's only 62 parking spaces on the site, that translates to 232 people given the 3.75 occupants. With the land-banked parking, that would be 363 people.

I wanted to show the plan for the land-banked parking. So, as you can see, the spaces would be added primarily on the northwest side, and then a row of parking in the southern parking lot.

Just a couple of pictures of the site. This is along Waverly Road. This is showing the access, the southern drive into the site, and then along Chestnut.

That being said, the Staff Development Committee recommends approval of the request subject to the following conditions:

That parking data and information for Glenkirk be provided. I would point out that Glenkirk did verbally confirm to Staff last week that there would be no vehicles stored overnight or on the weekends so they wouldn't interfere with the church use, and that there would be six to eight vehicles on the site. We would like that information in writing.

That the maximum capacity of the facility be limited to 200 people.

If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have six months to install the land-banked parking and work with the Village to develop and implement a parking mitigation plan that may include but shall not be limited to operational restrictions, further capacity limitations, or installation of parking accommodations elsewhere on the site.

No overlapping services or events shall be permitted that negatively impact parking.

As was the condition with Glenkirk, Glenkirk was, through their special use, required to enter into a shared parking

agreement with the Park District. My understanding now is that that was never entered, but there is a condition that the Petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the parking lot when church activities are not scheduled, and they will work with the Village and the Park District to implement shared parking lot expansion if feasible. The Village Staff is in touch with and has contacted the Park District to determine if shared parking is possible.

The gymnasium space cannot be leased to an outside entity when the church is being used.

The Petitioner must provide landscaping adjacent to the north parking lot on the north side. It must be layered and include a mix of evergreen shrubs to provide a dense layered buffer between the parking area and the residential district.

The Petitioner shall maintain the landscaped "arboretum" on the north end.

If any new lighting is proposed, all photometrics must meet Village requirements, and all parking lot lighting shall have automatic timers that turn the lights off no later than an hour after the last scheduled event.

Then that they shall comply with all federal, state, Village code regulations. Thank you.

CHAIRMAN LORENZINI: Motion to include the report in the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second that.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Commissioner Cherwin, would you like to start the questioning?

COMMISSIONER CHERWIN: Sure. I'm reviewing the file and I'd like to, you know, wait until we hear the public comments as well. But thank you for the presentation and thank you for the report, Latika.

Clarification. I think, you know, some of the, in reviewing some of the written comments and some of the submitted concerns, I think there were, a lot of what we talked about here today is focused on the parking and variance on the parking on the site. There were also some comments about actually the use of the property as a church.

Can you just clarify, I think it's in your report but this church is a permitted use? There's no question of whether they can have a church in this property in the code, correct?

MS. BHIDE: That's correct. The property is zoned R-3, Single Family, and places of worship are permitted by right in that district. So, if they had the required parking on site, they wouldn't be before you tonight. They could just go in.

COMMISSIONER CHERWIN: Right, they could just go in,

it's just a matter of really trying to isolate just the parking issue as opposed to what is --

MS. BHIDE: That's correct.

COMMISSIONER CHERWIN: Okay, I just wanted to make sure that was clarified. I'll defer to the public comment and reserve other questions after that, thank you.

CHAIRMAN LORENZINI: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I have a question regarding one of these requirements for the landscaping. I didn't see a landscaping plan. Is that forthcoming?

MS. BHIDE: Right. So, we will require that and the building permit will ensure that the Petitioner works with our landscape planner and so they have to provide that with the landscape screen.

COMMISSIONER SIGALOS: The other question I had, the Petitioner, is the space analysis, that looks like there could potentially be 456 people there at one time. Now, I know you say you have a congregation of only 80 and you only expect, you know, a slow growth. What do you do with all the space?

MR. PATTERSON: Well, I think you can see, first of all, from their schedule of services, that they're trying to be very accommodating to the different age groups that they have on their current population. They've got an infant and a youth service. They've got a Kindergarten service. Then there's other services and other training classes for people who are trying to acquire different kind of status or position within the church.

The background on how that future floor plan reached the state that it's in right now was that when the staff at the church was working on the application with the architect, they just came up with a floor plan that seemed to make the most sense for what would go in various spaces. Ultimately, they want to have a nice sanctuary and they want to have a fellowship hall, and then there are some other spaces for office and classrooms. It's not anything more than that. When they were trying to put together the initial floor plan, they simply drew it up the way they thought it might work best.

So, it's not a function of the goal is to have 454 people in the space. If that were the case, we couldn't agree to the 200 occupancy limit. I just want to --

COMMISSIONER SIGALOS: Again, I'm not going to tell you what you should buy or not buy, but it just seems like an awful large building.

MR. PATTERSON: Right.

COMMISSIONER SIGALOS: When you have 80 people now and don't expect a significant increase in the population for the next 20 years or so. But again, the potential is there for 450 plus people, and again my concern will be if that did happen, where would all those people park?

MR. PATTERSON: Well, I mean if the variation is approved, we have the limit of 200. But we would have to, if we increased 260 or more, we would end up having to put in some extra parking depending on how the capacity worked out with the land-banked

spaces.

But one of the interesting things about HNPC that didn't come out during the public meeting that I didn't learn until just last week is all of their masses are community language masses. They've got three English, people who speak English almost exclusively who attend services, those people have to wear earphones so they could have a translation during the church service. So, I think it's important to consider that this isn't a church where you can, I was raised Lutheran, I can walk into a Catholic church, I can sit down very comfortably and enjoy myself unless it's in Latin which it probably won't be any time soon. The same goes for my Catholic friends, when I grew up as a kid, they could come to church with me and they could sit down and they'd be fine.

That doesn't really work here just because of the language barrier. There's a limited population and, furthermore, that population that's going to want to come to this church isn't going to want to drive from Kedzie and Foster to Arlington Heights on a Sunday morning and go to church. It's going to be limited to people who are going to have relatively short drive distances.

COMMISSIONER SIGALOS: Thank you.

MR. PATTERSON: Thank you.

COMMISSIONER SIGALOS: My only other comment, I'm waiting to hear from the residents in the audience because in reading some of the e-mails or letters that were sent in to the Village, it seems like there is a concern for issue of traffic and on-street parking. There is also a concern in they don't want additional paved parking lot to take away from green space. So, it seems like there's kind of, you know, to put things in a spectrum, I'd like to hear any comments, so that's all I have for now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: My only question at this point is really for Latika. What was the thinking behind getting to 35 land-banked as opposed to a larger number of land-banked parking spots?

MS. BHIDE: So, this was, we told the Petitioner that, you know, they need to provide a plan for additional parking on the site which is asking for a variation for 62 spaces. 35 is the number they thought they could reasonably add given the site and the expense. So, we did not come up with the 35, they did.

COMMISSIONER DAWSON: They did. Just looking at it, it appears that there would be room for more than 35 spaces there. I appreciate that it's one of the conditions, they may have to provide more than 35. I was just wondering where the math came from.

When we looked at the picture there, I noticed, how many trees would have to be removed? Do we have any idea, to put this parking in?

MS. BHIDE: No. There is an arboretum that is located towards the north end of that site and one of the, you know, recommended conditions is that they preserve it. They would be subject to the Village's tree preservation ordinance though.

COMMISSIONER DAWSON: Okay.

MS. BHIDE: So, at this point, no, I don't know the

exact number.

COMMISSIONER DAWSON: Okay. All right, that's it for now.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. As far as the affiliation of the Holy Nation Presbyterian Church, is it affiliated with the Chicago Presbyterian or any national Presbyterian organizations? I didn't see that in the bylaws and the articles of incorporation.

PASTOR SHIN: The HNPC is --

CHAIRMAN LORENZINI: Excuse me, could you come up please? State your name, spell your last name, give an address please.

PASTOR SHIN: Joshua Shin, S-h-i-n. Address, 5021 West Harvard Terrace, Skokie, Illinois 60077. HNPC used to be part of PCA.

COMMISSIONER DROST: PCU you said?

PASTOR SHIN: PCA. We came out of PCA, we are affiliated with the Korean Presbyterian organization. Now, the organization that we are involved in, it has a Presbyterian background but it's a reformed denomination. So, technically, it's one of the reformed, you know --

COMMISSIONER DROST: And I don't want to get into, you know, theology or anything, but you're Calvinists then?

PASTOR SHIN: Oh, yes.

COMMISSIONER DROST: I was just wondering what that association was and the inner working and maybe the umbrella groups that you worked with within the national organization or the Chicago organization. So, you're not part of the Chicago Presbyterian?

PASTOR SHIN: No.

COMMISSIONER DROST: I just wanted to see how that connected up.

A little bit more on the demographics, and I'm glad we have Reverend Shin here. No, please, I do have some questions. There were in, when the church was formed on Foster Avenue, when it left it had 40 members. Now it has 80. Is that correct? 80 members, 10 infants? I want to sort of get into the demographics here because you probably have a vision to grow the church. Most people who are involved like you would be would want to spread the gospel and encourage everyone to attend I would assume.

So, is there a future plan as far as the growth of the church as far as what your expectation or whatever it is, based on your past history?

PASTOR SHIN: As far as church growth is concerned, we don't anticipate to have the church grow number-wise. I think our mission is to share the gospel. You know, whether we don't, I guess our church is not, we're not trying to put too much focus on growing the numbers but reaching out to the community, whether they believe and accept Jesus Christ and goes to different churches. That's not up to us, we're not planning to have the church grow. We just simply want to reach out to the community and present the gospel of Jesus Christ.

So, if you ask me if I had any plans or the church's plan to grow, I would say no. That's not our purpose, for it is simply to preach the gospel and share the gospel of Jesus Christ.

COMMISSIONER DROST: In the bylaws, you make a point of attracting people of Korean heritage. That's part of the marketing and part of the outreach.

PASTOR SHIN: Yes.

COMMISSIONER DROST: As far as the numbers of the church, I saw sort of a break, 10 infants and 80 members. Does that mean that's 80 members that drive cars and 10 that don't? Or is there some aspect of this where there's multiple, usually there's couples that, you know, when you're transporting or people are transporting themselves to the church, that they come together as a family and not as individuals?

PASTOR SHIN: Yes. There are college students, high school students, elementary students, and there are some adults. So, the total number will come up to 80.

COMMISSIONER DROST: Yes, but the drivers in your congregation, how many? Potentially over 60?

PASTOR SHIN: I would think the number of people who actually drive would be more than 30. But people who actually drive their cars and come to church is not more than 30.

COMMISSIONER DROST: Okay. So, I just wanted to make that, distinguish that for the record as far as what kind of traffic we're looking at.

Latika, we're going to, in my life, we had an issue with one of the neighboring churches, St. Edna's, and there was a concern of putting up their parish hall and there was a significant deficiency similar to what is being presented in this petition. What's the history? How is St. Edna's, have we had any complaints with the traffic or congestion and they were able to manage it, the types of procedures and bringing out public safety people when necessary, adjusting their programs to meet the community --

MS. BHIDE: That's correct. I mean, you know, I haven't had the history working with all of those projects, but I did refer to a lot of the ordinances and there is significant parking deficiency in a lot of churches and a lot of parks. We've granted a lot of variations. My understanding is that, you know, there are only one or two peak times during the year when they exceed the parking or require a lot of parking. But overall, they have been able to manage it on site, but the plans they have in place --

COMMISSIONER DROST: Yes, and even with their outside activities they've been managing, because I know that many churches extend beyond just church services. They have social services and provide some amenities to the community and certainly to their religious community.

MR. PATTERSON: If I can just add a bit? I think you hit on the point that we all wish we would have done a better job as kind of identifying the actual age breakouts and demographics of the age in the church population. One of the things that hasn't come out is they currently do have one multi-passenger van that they use to move parishioners around, and they'll be acquiring a second van so that they can do a better job of bringing people who don't necessarily drive or who may not be very close to this site, to bring them to the site.

There's a family concept there, trying to make sure that you bring the whole with the population from birth to seniors in and making sure they're included.

COMMISSIONER DROST: Yes, I just wanted that for the record to maybe educate our Commissioners about it, that we don't have some redundancy in case there's concerned citizens. I'm done.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Latika, I just, one of the conditions is that the Village would determine when the existing spaces no longer are sufficient. Can you just outline what that process might be?

MS. BHIDE: Sure. My understanding is that it could be driven by our observation and could be driven by complaints. So, if we consistently hear that there is, you know, parking overflowing from that parking lot, or consistent, you know, Staff will go out and observe at various times, and if it's determined over a consistent period of time that, yes, they are exceeding what is available, then we will reach out to them saying you need to install the land-banked parking.

COMMISSIONER WARSKOW: Okay, thank you. The second question is if at the time those extra 35 spaces are determined to be needed, does the addition of the impermeable space require any additional detention that isn't already existing on the lot?

MS. BHIDE: They would have to meet whatever are the current standards for detention, yes.

COMMISSIONER WARSKOW: Okay. That's all the questions I have.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. Latika, in our report, page 4, the parking comparisons, I assume that that is a table that you reviewed. Were you involved in putting any of that together or is that totally supplied by the Petitioner?

MS. BHIDE: No, that table is prepared by me.

COMMISSIONER ENNES: Okay, and those variances?

MS. BHIDE: I looked at the ordinances approving those variations and that's where I got the numbers from.

COMMISSIONER ENNES: Okay. Some of these seem pretty high, I'm surprised we would have granted variances that high. In particular, the St. Edna's which I have a little bit of familiarity with seems to be relatively high. Does that take into consideration, I think there were two factors when that was approved. One was land-banked parcels, would that be included in your number?

MS. BHIDE: Yes.

COMMISSIONER ENNES: And I believe they had a cross parking agreement with the Futabakai School across the street, did that take that into consideration?

MS. BHIDE: No. My understanding is no. They wouldn't, you wouldn't take that to grant a variation.

COMMISSIONER ENNES: Okay. If in fact we approve the variance, part of the basis for that has to be a hardship proved by the Petitioner, is that correct?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Okay. I have a question for the broker, if I can ask him to come back up? Actually a couple of questions in regard to that. Mr. O'Hara?

MR. O'HARA: Yes?

COMMISSIONER ENNES: Were you involved, you made a comment and talked about that the property was determined to be at its highest and best use.

MR. O'HARA: Yes.

COMMISSIONER ENNES: Were you involved in the appraisal of the property? Or was it appraised I should ask you?

MR. O'HARA: Yes, there was a bank appraisal. I was not involved in that.

COMMISSIONER ENNES: Did that appraisal determine it was its highest and best use, the current development?

MR. O'HARA: I'm not in possession of it.

COMMISSIONER ENNES: Okay. So, it was your determination as to your profession?

MR. O'HARA: It was based on feedback from the market, you know, that, and keeping an open space, something that stayed with the Village, we thought the Village would like.

COMMISSIONER ENNES: Okay. Were you involved in establishing the original asking price for the property?

MR. O'HARA: Yes, I was.

COMMISSIONER ENNES: Can I ask you what that was?

MR. O'HARA: The original asking price was I think over \$4 million. I'd have to go check, but I think I'm in the ballpark.

COMMISSIONER ENNES: Okay, and your firm marketed the property. How long was the property on the market?

MR. O'HARA: We put the property on the market in the spring of 2014.

COMMISSIONER ENNES: Did you have any other offers during that time?

MR. O'HARA: We did have other letters of intent, yes.

COMMISSIONER ENNES: Can I ask, were those substantially less than the offer that you currently have?

MR. O'HARA: I'm not going to, I think they were in the ballpark.

COMMISSIONER ENNES: But nonetheless they weren't accepted, and that's basically for the land and the improvements, the building and the four acres of land. Do you know what other uses of the property were considered? Or what these other uses, the people that made offers?

MR. O'HARA: We did have, early on we did have interest from townhouse developers. But you know, we went and met with Staff and, you know, felt that, you know, the existing use can be less intense, you know, and more acceptable to the community, keeping a more open space.

COMMISSIONER ENNES: Okay. Were any of these other offers from residential developers, were any of them for single family?

MR. O'HARA: No, we didn't, we typically didn't have an

offer from, might have had one, it's been awhile. But you know, a lot is verbal, you know, inquiries.

COMMISSIONER ENNES: Sure, okay. So, other than the current use, there really haven't, you haven't gotten to the point where you've got an offer that's been agreed to for this site? This is the first?

MR. O'HARA: I'm sorry, can you speak a little louder?

COMMISSIONER ENNES: Other than the current, the Petitioner, other than the Petitioner, you had no other offers that have gone to agreement that were approved?

MR. O'HARA: With the seller, oh, that's correct.

COMMISSIONER ENNES: Right.

MR. O'HARA: And it's been under contract for an extended period of time, too, with the current purchaser.

COMMISSIONER ENNES: Do you have any idea what the average value of the residential lot in Arlington Heights would be?

MR. O'HARA: The average value? It would depend on the zoning and the size of the lot.

COMMISSIONER ENNES: Right, just the current zoning for a quarter-acre lot. I think with your four acres, you'd be able to put in 16-some lots. I'm just trying to get an idea of an alternative use, what that might be.

MR. O'HARA: Well, the lots we looked at were a little bit larger in size but --

COMMISSIONER ENNES: What size was that?

MR. O'HARA: I think we had proposed, well, we looked at, we hired an architect, we had a couple of different plans, one for residential and one for townhouses.

COMMISSIONER ENNES: Okay.

MR. O'HARA: And I'd have to, I don't have them with me.

COMMISSIONER ENNES: This was all part of your searched for an alternative use?

MR. O'HARA: Well, this was early on, you know, early on feasibility studies for the property.

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

MR. O'HARA: Okay, thank you.

COMMISSIONER ENNES: I have one other question for the Petitioners attorney. And I apologize, your name again?

MR. PATTERSON: Steve Patterson.

COMMISSIONER ENNES: Mr. Patterson, in your one comment here, you state that approximately 80 percent of the parishioners live within a relatively short distance. What is the relatively short distance?

MR. PATTERSON: We haven't put a number on that. We haven't done any kind of study.

COMMISSIONER ENNES: So, it could be 10 miles?

MR. PATTERSON: But what it means to the church is that it's a relatively short driving distance.

COMMISSIONER ENNES: What does that mean?

MR. PATTERSON: We haven't put a number on it or

studied it.

COMMISSIONER ENNES: So, that really doesn't mean a whole lot to me then as far as what --

MR. PATTERSON: Well, the fact of the matter is, if this site was inconvenient for the majority of the church, they wouldn't be looking at the site. The fact that it is convenient is what attracts them to it. I didn't imagine I would have to do an analysis of that. We can provide that.

COMMISSIONER ENNES: But it's a very broad statement that puts a lot of weight on everybody who lives in the area.

MR. PATTERSON: Yes.

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

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I am really looking forward to listening to the public comments on this one. I think I will reserve my questions until then.

CHAIRMAN LORENZINI: Commissioner Drost, you had one question?

COMMISSIONER DROST: Yes, one question that Commissioner Ennes forgot to ask I'm thinking.

COMMISSIONER ENNES: Okay.

COMMISSIONER DROST: The current taxes on that property, maybe Latika knows or Mr. O'Hara knows, these are exempt properties as they are now?

MS. BHIDE: That is my understanding, yes.

COMMISSIONER DROST: So, putting a church on there would continue that use. But if you were to put a townhouse development on, it would then get them on the rental rolls --

MS. BHIDE: That's correct.

COMMISSIONER DROST: Okay, thanks.

COMMISSIONER ENNES: I didn't forget because I had checked it out before.

COMMISSIONER DROST: Oh, did you? All right, well, I thought we'd put it in the record because --

COMMISSIONER ENNES: Okay, but it's a good point, a good point.

CHAIRMAN LORENZINI: Okay. I don't have any questions at this point so we'll open it up for the public comment now. What we'll do is, we certainly want everybody to speak who wants to speak, but I'd just please ask that you keep your comments as it relates to this project, not something that happened, you know, maybe 20 years ago on the other side of town. Not that you would but, you know, we want to make sure everybody gets a chance to talk and just try to be brief and keep it to this hearing.

So, we'll start on my right, your left side. We'll start with the first row, go row by row. Then when we're done with this side, we're going to your right side, my left side, start with the front row and go back. So, yes, sir. You know, come up to the mic, please speak into the mic, state your name, spell it, and your address please. Yes?

QUESTIONS FROM AUDIENCE

MR. MANST: My name is Steve Manst, M-a-n-s-t. I live at 330 West Waverly Court which is within sight from my deck to the parking lot. I previously lived at 2527 North Ridge. Between those two addresses, I've been there for 43 years and we've sent seven children through District 25 and 214 schools.

Back in 1983, Berkley School had a dilapidated, run-down, dangerous playground, and the school district would do nothing about it. The neighborhood formed a committee called the Rand-Berkley Campus Development Committee and before long, it was a playground there. We organized the neighborhood. We raised \$3,000 to buy a Tornado slide. The essence of this is people came, the traffic started. But the people that came and had the traffic didn't worry about it because they were there enjoying it. People came from afar.

Go forward to 1993, the fields between what was Rand, or Glenkirk and Berkley and Rand, Futabakai, Clinkers, were just a couple of broken-down backstops, rutted tracks were run between the bases. Someone just kind of got the idea that the Greens Park, which is a small unutilized park next to Olive School, might be attractive to the school district, and the Park District might be interested in the fields at Rand-Berkley. Lo and behold, our neighborhood organization with a little bit of pressure and a few people at meetings, that land exchange took place. If you've driven by there, you've seen three beautiful ball fields.

It's a marvel for the neighborhood, shared all across the Village though, people come from different areas. Did they create traffic? Of course it did. But you know what, when our kids were playing there, the parking and traffic didn't bother us.

So, going forward, you know, people have expressed some frustration about that traffic. But every time those uses changed, we accommodated, we learned, we drove better, and it was better for the community. Now, we have an opportunity to continue that absorption of a different use and to try to, it makes me shudder to even hear words about residential, okay. But what bothers me a little bit more than anything else is, let me say, well, who would you blame for that traffic? Is it the kids, the Park District, the school district, Futabakai? All the people driving through from Rand to Arlington Heights Road? Maybe blame the Rand-Berkley Campus Development Committee or its president who speaks before you?

But what we can't do, shouldn't do, is to allow some personal frustrations to weigh against, personal frustrations and negative presumptions to weigh against a well-intentioned, small church.

CHAIRMAN LORENZINI: Thank you. Anybody else on the first row? Next row, anybody on the next row who wishes to speak? Yes, ma'am. State your name, spell it please, your address.

MS. SALIS: My name, excuse me, my name is Bee Salis, S-a-l-i-s. I live at 2512 North Walnut which is about four houses from the property. You can see my house on that in front of us.

First of all, it's interesting for me how the

Village does business. So, this has been a good experience for me. When I first entered this room which I had never been in before, I saw up there a medallion that talk about good neighborhoods. I think that's probably why many of us are here today.

We love our neighborhood. We have a, we would be a good advertisement for what does the Village want these communities to look like. We have well-maintained homes and properties that are enjoyed by the families who live there. We have a park where our children can play. We used to have schools that are elementary and junior high that our kids went to. Those have changed in their use now and we have accepted that.

Many of us have lived there for many, many years, most of us more than 25 years, some 45 as original owners. So, we are a long-time, established community there, close, a lot of friendships, a lot of good things going on there.

The current plan that HNPC has for this property is not, we don't feel it has any major concerns we would fight for. We think we could do a lot worse with a different organization in that building and that property than HNPC. So, we are not complaining about that, we are not anxious to fight for that, in the group I'm representing anyway which is those west of the property.

We did have some discussions with them that resulted in some surprises for them I believe, such as there is a significant amount of drug activity that goes on that property. The Arlington Heights Police Department is well aware of it. The parking lots on both the north and the south side of that building are very, very dark. There have never been evening activities at the school to speak of, and so there are no lights in the parking lot installed. Of course it suits the drug people just fine because they don't want to be seen.

We do have some concern, on the other hand, if there were evening meetings there, that lights may become necessary. Of course nobody wants to live in a neighborhood or next door to a property with a big parking lot and a lot of lights. So, of course it's understood that nobody would want that. So, that is a concern.

There also has been occasional flooding in our streets due to poor drainage. There are pictures available of both Suffield and Chestnut and, well, not Waverly, Chestnut I guess and Suffield both flooded. I have provided those pictures to you as I took them. That was just this past spring.

So, there are different things that they were not aware of including how that parking lot is used. That parking lot is used as has already been mentioned by other people. There is an overlap from Futabakai with an agreement that they would park in the Glenkirk parking lot. There is, as has also been mentioned, this overlap between Futabakai and St. Edna's where they exchange, they use each other's parking spots when needed, and that's not a problem to anybody but it does throw more overload, again, into the Glenkirk parking lot. Now, some of that happens on Sundays of course when HNPC may be in need of those spaces themselves. So, that's a concern for us.

So, our concerns are really about use of the parking lot as the same issues everybody has already said, use of the parking lot because it's used not only from Futabakai people but from neighbors who use the parking lot to drive to the park there when their kids are playing in the playground, and also people who come for any other purpose, to enjoy a walk around the park or any other thing. Of course on the weekends through the warm months, there are baseball games and soccer games. On my way here tonight, there were a couple of soccer games going on in the fields and people are parking in what would be the HNPC parking lot as well as on the street.

Waverly is one of the main accesses into another of our subdivisions. It's a street that many of us use to get in and out. This subdivision was designed without a lot of through-streets to keep our neighborhood friendly and safe. So, that becomes a key street for us. It is very often filled with cars on both sides of the street so you could have trouble getting down the street. That is especially true with the beginning of the school day and the end of the school day at Futabakai. But it's also true when there are Park District activities going on in the park land.

I would also encourage you to look at, as a safety issue, you can see the map of this property I guess on your screen, yes? So, you can see the place where this property indents in. I don't know how many of you are familiar with it, but that's a playground for the children right there. So, with the addition of parking spaces of course, should that become necessary, of course we'd be concerned about the safety of the children playing in that playground. The cars are going to get a lot closer to those kids on the swings and the slides and we know they jump and run around and aren't always watchful. So, we would be concerned about that. So, safety is a concern in that case.

We also have a kind of a concern about the financial feasibility of this for the church also. It's an interesting concern for us to think about 20-some families can support a building of this size. So, we are concerned that, as they are now renting some space at Glenkirk, that they could be bringing in other renters to use some of this unused space they have. They've already said it's more space than they need. If other renters come in, that may change the nature of our neighborhood again. It may be that we would have more parking spots taken up, more cars in the streets, more traffic in general, but also strangers and people we don't know in our neighborhood and not knowing what they're doing there. So, we have a concern about that as well. So, future rentals or other use of the space that's not anticipated is again another concern for us.

You know, this we know, this property is not on the tax rolls. We are the taxpayers. We, this community, are the taxpayers that pay for this. We pay for the streets, we pay for the Park District. In fact, we taxpayers paid for the schools and the land that this Glenkirk property is on years ago as it was our own elementary school. So, as taxpayers, we believe there are conditions and our wishes should be heard. We believe they should be weighed.

This is a community where neighborhoods count. It

isn't just about zoning variances, and so we believe people should be heard about that. So, we wish the Village to consider all of these more humane issues as far as that's concerned.

We also want HPNC to, HNPC, sorry I said that wrong, if this is going to be approved, to work with us as their neighbors, to be a good neighbor to us, to tell us when they need to make changes and discuss with us what is the least or what will have the least effect on our neighborhoods. We believe that we could work with them in that case. An example might be putting up a fence between those extra parking lots and the playground where the kids play so that no kids can be running into an active parking lot. So, we have concerns like that.

We want to be good neighbors to whoever occupies that space, but we also love our community. We want to maintain the well-being, the health, the safety, the enjoyment of our community. People take walks through the parks down the streets, pushing baby carriages, older people, people with walkers. We want safety in our neighborhood, but we also want the freedom to know that we can keep our neighborhood as friendly and as warm and as enjoyable to all of us. We love our neighborhood, we want to keep it that way. Thank you.

CHAIRMAN LORENZINI: Thank you for your thoughts and comments. As long as you mentioned the way the Village works, one thing I failed to mention, we're advisory. So, whatever we do here tonight and however we vote, it's really just advisory to the Board of Trustees. They have final say-so.

Anybody else in that row? Yes, sir. State your name, spell it please, and your address.

MR. STEPANIC: My name is Michael Stepanic, I live at 2509 North Walnut Avenue. I'm a neighbor of Bee's and I ditto everything that Bee said. Neighbors, friends, other parishioners, like Bee said, it's a huge community of neighbors.

The meeting that we had here at the Village Hall before, there was probably about 40 or 50 of us, and a lot of people had many concerns. There are a lot of shades of gray in what was presented to us; facts and figures seem to have had a change at will a bit. It doesn't, it seems to be a little bit of shell game, but we know that's part of the process.

What concerns me the most is the expansion of parking. A land-bank, I have never heard of a land-bank. I didn't know that you could take a land and bank it as your own. What Bee said, I totally agree with is that the land-bank expansion toward the playground seemed to be a primary safety concern for the kids in the playground. This ceiling is about 40-50 feet tall. That's the height of the oak tree that the first land-bank would take in the north parking lot. Have you seen that, Commissioner Green? It's a big tree.

COMMISSIONER GREEN: It's not a 50-foot, just so you know.

MR. STEPANIC: Well, how high is it?

COMMISSIONER GREEN: 35 maybe.

MR. STEPANIC: 35, okay. Add 15 feet.

CHAIRMAN LORENZINI: He's an architect, that's why.

MR. STEPANIC: Add 15 feet, that's the height of the tree that's one of the first to go.

I walk this neighborhood every morning with a dog, I had two dogs, one of us walk the neighborhood every morning. The trees are going to be gone in six months if this isn't deemed to be enough parking.

I don't mind the church coming in. I like the facilities as they are. I have a two-year-old grandson that lives with us, and I'm reminded of a story I just read and you know, you guys all know, the Lorax by Dr. Seuss. The lesson of the Lorax is unless we say, unless we come together and express when negative changes are occurring, they'll just keep occurring. So, when I look at the Commission, when I look at these plans that the neighborhood isn't happy about but they're supposed to be serving us, then we have to say, well, we have to come, and we did, we came forward and we're coming forward tonight saying this is unless approval is asphalt so, when I look at your faces, I'm thinking that's asphalt unless we say that we're not crazy about this.

I like oaks. I like the three other maples that will be gone with the land-bank going toward the playground. But the plan as it's proposed, we're just not crazy about. Thank you.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else in that row? The next row, behind that gentleman, yes, sir. Please state your name, spell your last name and address please.

MR. NIELSEN: Thank you, ladies and gentlemen. I appreciate this opportunity. My name is Ken Nielsen, N-i-e-l-s-e-n, at 2620 North Highland Avenue, just a little north of the property that we're talking about.

To make the, to clear the air, I am not against these folks. I am not against churches. I have been going to churches almost all my life. However, what I feel, my concern is that whole area in all directions was originally planned by architects and so on for residential dwelling. When the District 25 had no use for the building that Futabakai has a school there, it would have been a very easy thing or something that could have been done to use that property, that whole property and sell it for townhouses or other residences. But there was a need for schools, and there's also Futabakai they were down in Park Ridge and they had to vacate those buildings, District 25 on a rental basis had let them use that.

Now, it's been said many times that this church hasn't grown in many years. Well, that may be true, but my experience had been, and I've been in a couple of churches, that when you can't pay the pastor a living wage, well, they want to sort of, he has to move on so he can feed his family and there's a constant turnover. Or they take the other route and they start making efforts to reach out to the community and to build and to increase the size of their church.

If that were to happen, and I don't have a crystal ball so I can't tell you yes or no, but if it were to happen, that would be a good thing from one point of view. But another point of view is if they started growing, they would either have to sell that building and move on to another location, or they would have to have a

building there that was not palatable to the architecture of the neighborhood. The people whose property backs up there, mine does not, I look out the back window and I see my neighbor waving at me. There are some folks that have the pleasure of having, they look out the back and they have a point of view. That would change. That could possibly be, have some dent in the possibility of selling it at a favorable price.

So, there's a lot of things to be considered here. I travel a lot, I'm in sales. I've been looking at churches as I see them, and they are for the most part, most of them are on public thoroughfares. For example, on Hintz, there's three different churches on Hintz, and then two of them are fairly new. They put them there for good reason, easy access to parking and not a detriment to a neighborhood, fitting in with the neighborhood. For example, I go to church over in Rolling Meadows, and on Sunday morning when St. Edna's has something really going, fortunately they bring policemen out there and that's on the main street. It's difficult to get past them but they've been there a long time, they're on the main street, they provide traffic control and that works out fine. When you bury something back into a community, that's going to be different.

So, all I say in conclusion is, as you deliberate, as you convene, get all things considered. I would appreciate that for not just my sake because I'm a little away from that situation, but there are neighbors that will be directly affected. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Anybody else on Mr. Nielsen's row? Yes, sir. Your name, spell it please and address.

MR. ZYCK: Yes. Hello, my name is Greg Zyck, that's Z-y-c-k. I live at 17 West Waverly Road, so I'm right across from Glenkirk right there and a little bit to the east which you've got on there.

As I'm sitting here listening to some of the comments, actually my thoughts have kind of changed a little bit about what's going on here. First of all, I would say with HNPC coming in, I have a feeling that they're going to try to do the right thing. As was mentioned, some of the issues that go on Glenkirk right now, I have this feeling and confidence that they're going to take care of it. This could actually be a better situation than it is right now with them coming in. I guess I would challenge them, too, to a certain degree, as one neighbor mentioned, there are changes that are going to come, that if they do come in, that they do the right thing and they talk to us about what's going on and what they're going to do with that.

Now, as I've listened to some of the things that have been said here, it seems like this whole discussion comes out in really two things. Very simply, how much parking are they going to get, so, whether they're coming in or whether they're not coming in. Is it going to be 308 spaces or is it going to be 97 spaces? Either way, there's going to be an addition onto what's going on from the 62 that they have there right now.

Obviously, the 308 concerns many of us because

you're taking up basically all that green space that is around there, and that just doesn't seem to be the right thing to do. But even adding on to the 97, what you're doing is that you are making some changes to that that are going to affect people. When you go on the north side of it, the people who are living back there, they're going to be affected. They have cars closer to them. Now, when I heard somebody mention something about landscaping, yes, what's going on with all that? How is it going, if those spaces were in there, how is it going to be protected that headlights aren't shining into those backyards and those houses, affecting the property values?

As a couple of my neighbors have mentioned also, the additional spots would be closer to that park. I've lived here since 1999 and my kids have all played in that park over there. Yes, I would be scared if there was parking that much closer. Kids run off and they do things, that would be a concern.

I guess the next point is, is there a third option here, just keeping it the way it is? If, you know, with the idea that the church is going to come in here. Did I get it wrong as to math, 3.75 per car that you're using?

MS. BHIDE: That's based on what they have at their current location, the information they provided.

MR. ZYCK: Okay, so 3.75. So, they've got 62 spots there. With the 97, you're limiting it to 200 people that they could have in the facility. Well, if I did my math right, with the 62 that you've got there, that's 232 people with that 3.75. So, with the existing space that they have right now, it's fine. They've got more than enough space. So, why can't it just stay the way that it is right now?

There's obviously a lot of issues a lot of people are very concerned about. That's why there are so many people here tonight. I hope that, and I'm just going with the idea that it's done and that the church is going to come in here. Would you maybe consider even the third option in this? Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on Mr. Zyck's row? Anybody on the next row? Anybody else on the last? Yes, sir, come forward please. Your name, spell it please with your address.

MR. HICKMAN: David Hickman, H-i-c-k-m-a-n, 11 East Appletree Lane. I just hear that everything is being minimized, that they only have 80 people in their congregation, they're only going to use so many small pieces of area for parking. I just feel that they're not giving us all the information and I don't particular want a neighbor who's not going to tell us everything.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else on this side of the room? If not, let's go over to my left, your right side of the room. Anybody on the first row? Yes, sir. Come forward. Please state your name, spell it, and give your address.

MR. PLASS: Leslie Plass, P-l-a-s-s, 103 West Brookwood Drive, Arlington.

Thank you for the opportunity to voice our concerns regarding this situation. It's a little over two weeks ago

now, actually I think two weeks ago tonight that they had the neighborhood meeting. We, the residents of the Chatelaine Subdivision, became aware of it about a day before the neighborhood meeting. We were kind of blind-sided by the whole thing.

One of the nice ladies from the Berkley side, the other side of the school, came into our development to hand out a brochure to tell us what was going on. We found out that the Village requirement for notification of potential changes was people within 250 feet had to be notified. I spoke to Latika within a day or so after that and she was kind enough to tell me that the reason I didn't get notification from the Village was because I was about 30 feet outside the 250 limit.

After that meeting, I explained to the folks from the Korean church that the objections are not to their religion. It has nothing to do whether it was a synagogue, Catholic church, Presbyterian, a Sikh temple, a mosque, whatever. That's not what the folks in the neighborhood want.

I believe you folks have in front of you on your screens the map of the lay of the land of how Berkley sits smack dab in the middle of a residential area. One of the comments that I heard at the neighborhood meeting that one of the ladies there brought up was in all of Arlington Heights, there are only three churches in similar situations to what is proposed here, that being smack dab in the middle of a residential area. I believe there are two Korean churches three blocks away on Hintz, just east of Arlington Heights Road, right next to Kay's Animal Shelter over there.

I had submitted an e-mail to the Mayor and the Village Trustees, and I suggested in that e-mail, and Latika received a copy. I don't, have these folks --

MS. BHIDE: They do, they have a copy.

MR. HICKMAN: Okay, great. A couple of years ago, we had some issues going on with the streets in our subdivision and we created an e-mail setup where we, our residents, could communicate. No meetings, like a homeowners association, no meetings, no dues, we call it info@chatelaineahil.org. When I sent the e-mail to the Board and the Mayor, many of the reasons that we object to this conversion to a church have been addressed here today. We feel, at least I can tell you from my personal view, that the Village would be much better served taking this property back and putting it under the Park District.

Currently, we have the beautiful field there, and I believe it's called Berkley Field, the park with the playground that others have talked about. That's great for the summertime. That's good for the soccer, the baseball, football, other outdoor activities. But in the wintertime, those same kids have no place to go for cold activities. That Glenkirk building which has a gymnasium would be perfect for a field house for the kids, a senior citizen center. In the summertime, the playground at the Berkley Field there, a lot of the residents from the apartments on Rand Road walk over there with their families to play in that playground because they don't have anything like that on Rand Road.

We think the community would be better served

letting the Village Park District grab this property back. At two meetings now I've heard from the counsel for the church words that if I were sitting in your chairs, hey, that's exactly what we want to hear. He's painting you pie in the sky, everyday is roses, blue sky, nice breeze, everything you want to hear to say yes, go ahead and do this. I don't understand this, somebody actually stole my thunder on this one, they brought up how they're going to service the debt if this place is going for, I don't know what the figure was, \$2 million, \$3 million, \$4 million, how will 80 people with families service the debt on this? Forget the fact they have no property tax, am I right on that? There's still, even at today's interest rates, when you have the maintenance, the electric, the heating, everything else that goes along with it, I run a business. I've got a small business. I know what it's like to have to pay those bills because I sign those checks.

I don't understand how these people are going to service the debt. How long will they be in there? Are they going to unload it to another church? Okay, maybe they'll unload it to a Mormon church, from people who want to move from Utah here. Next thing I know we have a polygamous sect of the Mormon church in my backyard. You know, this is this little Johnny and Mary, where is your mommy, which one?

It just, and if the church can't handle it, and it's zoned as a school and they can't handle it, they want to unload, what do they do now? Go over to Bob Rohrman in Dundee and say we've got a perfect building for you to train your mechanics, because it's licensed or zoned as a school. Fill the parking lot up, get your Lexus mechanics there, your Toyota mechanics and so on. Where does it end?

This is a residential area, a residential street. I'm an original owner. I've been in my home for 43 years. Both my kids went to the building that is now Glenkirk and we all sort of feel it should stay that way. If the Plan Commission wants to make good use of it for the better of the citizens of Arlington Heights first and foremost, I think one of you gentlemen asked where do your parishioners live, talking to the folks from, and one said, the attorney said, oh, they live very close. I don't know what close is. I thought one guy said Skokie. I used to live in Skokie. That's 45 minutes away if there's no traffic. So, where do the rest live?

The other thing that was brought up earlier was about the growth. In 10 years, we went from 40 to 80 families, and he said we're not going to have any growth in the future. If I had that kind of crystal ball that I can tell you folks what tomorrow is going to bring, I wouldn't be here. I'd be at the Arlington Park Race Track picking ponies with my crystal ball that's going to tell me everything that's going to happen tomorrow.

In closing, we believe the Village of Arlington Heights officials have a responsibility to look out for the welfare and the wishes of the residents who it was elected by and/or appointed to serve. We're in your hands, ladies and gentlemen. Thank you.

(Applause.)

CHAIRMAN LORENZINI: Thank you for your comments. Anybody else on the first row who wish to speak? Second row, anyone

else? Yes, sir, come forward and state your name, spell it please, and your address.

MR. ROSENTHAL: Gary Rosenthal, R-o-s-e-n-t-h-a-l. Much of what we had a feel has already been said. We, too, have been living across from what was Berkley School, Glenkirk, for 42 years.

We, for so many of the reasons that have already been stated, the traffic, the playground next to the parking lot and if it got expanded, we don't think it would be a good idea. Over the years, there's been many, many issues in the parking lot and the park next door, in the darkness at night, things go on in the summer, we'll call the police and they don't always show up. Kids will do things there that are probably vandal type of things and they'll show up too late when the police do arrive.

There's a lack of lighting, an obvious lack of security. Some people have said there really are drug things going on there. We haven't seen it but it wouldn't surprise me at all. Again, the lack of lighting in the parking lot, the lack of lighting in the park next door which allows things to go on that you really don't always want to go on. They kind of hide in the dark and do whatever kids will do.

I, too, think that the numbers were kind of minimized. A church or any house of worship wants to grow. It went to 40 to 80 and then, like Glen says, to what, you don't know how big will it get. Will it need more than the land-banked additional parking spots? That kind of bothers us.

The landscaping doesn't seem like it sufficiently blocks the parking from view both on Waverly and on Chestnut. They're supposed to blend nicer, it's not very well kept up, it's not, probably not exactly what it should be. When and if they did add more parking spots, would there be more landscaping in front of it as a buffer both on Chestnut and on Waverly? I assume that would happen but we don't know.

If there was lighting put in the parking lot, I assume that would be the photometric lighting, I guess that would be the code, we would like to know that for sure. We also had sent around a petition and we do have 20 signatures here to oppose it for traffic and other reasons as has been stated. What shall I do with the petition?

CHAIRMAN LORENZINI: Give it to Latika.

MR. ROSENTHAL: Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Rosenthal. Anybody else on Mr. Rosenthal's row? Yes, sir, come forward.

DR. ARIAS: My name is Dr. Renato Arias, A-r-i-a-s. I live in West Waverly Road. We've lived there for the past 42 years. I've seen things come and go and I hope that the Board considers everything that was said by us tonight. 99 percent of us came here tonight to object to the project, that's one.

I also notice in this report that the church is going to hold services twice a week at night, from 8:00 to 9:30, Wednesdays and Fridays. These are weekdays. These are the hours that people in the neighborhood maybe just had their dinner, they want

quiet, they want rest, they maybe want to go to bed. Night services during these hours are going to result in traffic, traffic will beget congestion, congestion will beget noise, and that is something we do not need. I don't know if you have any power to ask the church to forgo the night services, we would appreciate that. Thank you.

CHAIRMAN LORENZINI: Thank you, Doctor. Anybody else on the doctor's row? How about the next row? Following, anybody else on, yes, come forward please.

MR. GALSTER: I'm Sheldon Galster, G-a-l-s-t-e-r, 25 West Brookwood Drive. I just want to, I agree with the lot, I just want to clarify things. I ask Commissioner Dawson, there are exactly three trees in front of that playground between the current parking lot and the playground that will be removed. In fact, I'm not sure they're not even Park District trees, that needs to be studied. So, I would like to ask the Commission before you make a decision, please talk to the Park District to see what they would like to do because there will be exactly 60 feet between the playground and that parking lot. It doesn't take a two-year-old child very long to move 60 feet to go chase a bunny rabbit into that parking lot if he sees it. So, I think you need to ask them what they would like to see, if they want a fence, some barrier to protect that or anything, 60 feet is not very much space. That's all I have. Thank you.

CHAIRMAN LORENZINI: All right, thank you. Anybody else want to make a comment? Okay, if not, we'll close --

MR. PLASS: I do have one thing. I'm not sure, I don't think I said.

CHAIRMAN LORENZINI: Okay.

MR. PLASS: Excuse me for popping up again. The church and the Village have had five months, over five months now, they've known about this. The residents have had about two weeks, a little over two weeks. In my e-mail to the Mayor and the Trustees, I said the opposition should at least have an equal amount of time to prepare. Everything you've heard from us tonight has been kind of a crash course in trying to stop this thing from moving forward in favor of their petition. I don't know if that's an option, but if they had five months to prepare, I think, unless you're prepared to satisfy our opposition, then we'd like the same five months.

CHAIRMAN LORENZINI: Thank you. Okay, we'll close the public comment portion of the meeting. Now, we're going to go back to the Commissioners for further deliberation. Let's start with Commissioner Warskow.

COMMISSIONER WARSKOW: I just want to clarify that the property as it is now is private property, correct, Latika?

MS. BHIDE: That's correct.

COMMISSIONER WARSKOW: Right, and the Village really has no control over who a private entity sells their property to other than these types of issues like variances to code.

MS. BHIDE: That's correct, and I just, it was mentioned in my report but I do want to point out that, you know, the site is a Park District reservation. That comes into play when somebody subdivides a property, not when they're seeking a variation.

But Planning Staff had informed the broker who was marketing the property that the Park District might be interested and asked them to contact them. But you're right, it's a private property. We do not have a say on who they sell to.

COMMISSIONER WARSKOW: Okay, okay, and the Village has not expressed any interest in purchasing the land for its purposes?

MS. BHIDE: Not to my knowledge.

COMMISSIONER WARSKOW: Okay. Can I ask the broker to step forward and let us know whether or not you've had a conversation with the Park District about their interest in the property?

MR. O'HARA: Yes, we had dialogue with the current Park District and at this point they have no interest. The school district also toured the property and they had no interest.

COMMISSIONER WARSKOW: Okay. So, everybody who they've raised as concerning --

MR. O'HARA: First people we called.

COMMISSIONER WARSKOW: Okay, okay. That's my major questions, thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Latika, in the plans, is there any provision for a fence between the expanded parking lot and the playground?

MS. BHIDE: Not in the plans, no. One of the recommended conditions is that for that north area they add landscaping. But this is certainly something you can add as a condition or recommend as a condition.

COMMISSIONER ENNES: I have a question just for clarification that I probably should have asked earlier. We're talking about this landscaping along the north side of the parking lot. I might be considering the wrong parking lot, but shouldn't that be on the south side? Are we talking about landscaping between the parking lot and Waverly?

MS. BHIDE: So, two different parking, two different landscaping issues. We're talking about the landscaping on the north side of the north parking lot to screen the residential.

COMMISSIONER ENNES: This would be the expanded lot?

MS. BHIDE: Correct. But yes, there are some dead junipers along Waverly, and as part of the round one comments, the landscape planner on Staff brought that to their attention and the church has agreed to replace those junipers.

COMMISSIONER ENNES: Okay, and are there any requirements for islands and trees to be put into the existing parking lots?

MS. BHIDE: Any new ones, yes, would require, you know, whatever the code required would be the end of parking, all ends of parking lots and every 20 spaces. I think the church has committed to doing that.

COMMISSIONER ENNES: That's all I have for now.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Yes. I just have a couple of clarifications, and I don't know, Latika, maybe you can answer this.

This gymnasium, is it a full basketball court size gymnasium space? Or maybe Mr. Patterson could answer that question, do we know that?

MR. PATTERSON: No, it is not a full-sized basketball. That's what I understand.

COMMISSIONER GREEN: So, I guess my question to you then is if we have a provision not to lease it out during church hours, but if you do lease out the gymnasium to somebody who wants to have a function there and there are 135 spaces required for just the gymnasium, excuse me, why would we think that there wouldn't be more of a parking demand on the 62 spaces that exists there now? You can, I guess what I'm saying is you can control, you can give us information about the flock and how many parking spaces they need. But if you rent this space out to a public, private entity, you have no control over how many cars get to come to the gymnasium.

MR. PATTERSON: Well, I think it's important to note that we have never had a discussion with the Village Staff about leasing the gym. We've never expressed a desire to lease the gym. It's not part of our operations to lease out the gym.

COMMISSIONER GREEN: Okay, hang on. Stop for a minute then. Latika, that being said, could they change their mind in the future and rent out that space? Is there anything to say that they couldn't?

MS. BHIDE: Correct, and that is what we're anticipating, that even though they're not saying they will lease the gym, what if they lease the gym? Where are those people going to park?

MR. PATTERSON: Right, that's the reason it's in there as a condition is because of what if.

MS. BHIDE: That's why the occupancy in the facility is --

COMMISSIONER GREEN: I understand, but I just want to get it in the record, Latika, thank you. And thank you, Mr. Patterson. Another question for you, Latika, just for clarification. Is there an in-place parking agreement between the Japanese school and this property?

MS. BHIDE: Not that I know of, no.

COMMISSIONER GREEN: So that there is not necessarily a demand from the, I just can't, Futabakai, right? I can never do that, and this parking lot, so it wouldn't be compromised because of some previous agreement?

MS. BHIDE: Correct.

COMMISSIONER GREEN: Just a comment since we're in the comment stage. I listened to the public here tonight and I didn't hear anything about the parking requirement, and I'm still trying to deal with the numbers that are required here. If we have a growth of 260 or whatever this is and we need more parking, we're going to need more parking. So, we can't have the park and the parking, too.

I didn't hear any comments about how many cars are on the street and, if this number of cars increases, how this is going to jibe with the neighborhoods. So, that's a question that I have and I'm trying to work through the numbers myself and with flows of public park, so we're good. There is no direct question there, it's just a

comment that I have.

Latika, this provision in here for number 3 of a possible additional parking, should we change that to up to if need be 380 spaces which is code?

MS. BHIDE: That is something the Board --

COMMISSIONER GREEN: In other words, is that implied in what you're saying, that you need, as many spaces as they would need to fix the problem?

MS. BHIDE: The condition, the first part of the condition just says if there are problems, you know, if a problem is noticed, then they will install the land-banked parking, and then they would work with the Village on a mitigation plan. You're right, it does say either restrict it operationally or further capacity limitations or adding additional parking.

COMMISSIONER GREEN: And there's no limit to the additional parking until you hit the code top end.

MS. BHIDE: Correct.

COMMISSIONER GREEN: Okay, I just needed to clarify that for myself. Also, just another comment about parking variances issued for Glenkirk. Parking variations are given to individual projects, and one does not have anything really to do with the other. Is that correct, Latika?

MS. BHIDE: That's correct.

COMMISSIONER GREEN: Thank you. That's all I have for now.

CHAIRMAN LORENZINI: Thank you, Bruce. Commissioner Cherwin?

COMMISSIONER CHERWIN: I think most of my questions were actually addressed by the fellow Commissioners. Is there any, you know, as far as parking arrangements, reciprocal agreements, you mentioned that we don't know of any between Glenkirk and Futabakai School. Is that, Mr. Patterson, if I could have you comment, is that anything that's a potential solution to, a reciprocal parking arrangement, is that something that's been discussed?

MR. PATTERSON: Well, I think Glenkirk has already researched its own files and confirmed that no such arrangement currently exists. It is a possible resolution to any future parking issues.

COMMISSIONER CHERWIN: Okay, and I raise that because, and first of all, I didn't thank the citizens for coming in and voicing their concerns. We appreciate those comments. Mr. Zyck I think brought up the specific point of additional options as to parking or creative ways to look at that as opposed to simply going to expansion on the site. So, I would just echo that. I think, you know, potentially a creative solution, if that made sense, is something to look at.

The other thing would be, you know, echoing again around the playground and the concerns there that the Staff take into consideration for any parking expansion, I assume and I hope that we'll put in some provisions to take any consideration any safety precautions and safety measures for that adjacent playground. Other than that were

the questions that addressed by other Commissioners, thank you.

CHAIRMAN LORENZINI: Thanks, Jay. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I'd just like to clarify one thing to the audience. As the motion now stands, the property will remain as is. Parking counts will remain as is, there would not be an expansion to the parking lot as it now stands. It's only if it's determined at a future time that this additional 35 land-banked parking spaces will be required or additional parking beyond that. Is that correct?

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: So, then it seems like there was a few comments that I think some people feel that there's going to be a significant change there now and that's not the way this is proposed.

My other comment is that one of these recommendations is there's basically a shared parking agreement with the Park District which there is not now. So, that means that if there is evening activities in the park, those, say parents can park there in the church parking lot and help get people or cars off the street.

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: So, that would be benefit. The other benefit was in these recommendations there's going to be increased landscaping which is needed.

The last comment that I have, item 9 on the recommendations, if any new lighting is proposed, the photometrics shall meet all Village requirements. Being that there's going to be evening activities, I think the new lighting in this parking lot should be required. We're hearing that there's problems there now and new lighting would help solve that problem. Now, of course there would be photometrics, that you cannot have lighting spillover onto neighboring properties, but that would help that situation. So, I would like to see this recommendation number 9 not to say if any new lighting is proposed but new lighting would be required if there's going to be evening activities.

Then lastly, following up on Commissioner Green's comments about leasing the gymnasium, isn't there a potential, say that one of the members wants to have a wedding reception there and you have 100-some people there attending let's say a wedding on a Saturday night? So, that would create let's say parking problems on a Saturday evening and traffic at that particular time. So, I mean that's something that needs to be considered. I mean I'm sure they could lease that out for a member who wants to have a wedding reception there. It's not an outside organization coming in to have an event in the gymnasium or elsewhere in the building. Those are my last comments.

CHAIRMAN LORENZINI: Thank you, John. Commissioner Dawson?

COMMISSIONER DAWSON: Latika, listening to all of this, I can't imagine what could possibly go into this space as is. I can't imagine any other use that could go into this space and keep the building the way it is. It would seem to me that the only other

option, if the school district doesn't want it, the Park District doesn't want it, is to sell it to a developer for apartment buildings or townhomes. So, to me, looking at this, it's at least keeping the existing building there, the existing to some degree use and, you know, more family-centered, you know, church and school along the same lines. If this doesn't go, I mean I don't know if we want to pull the broker back up, if this doesn't go, that's I think would be the next step. I don't see any other use for this property with the parking code the way it is.

So, that's just what was kind of going through my head. You already addressed the land-banking. I wanted to make sure everyone understood. We're talking about if it's needed, and it's the community, the surrounding community complaints that would drive the need for additional parking. So, if the community doesn't want more parking and doesn't want green space removed, then it's up to you to, I'm not going to say don't complain because certainly you should complain if there's an abuse of the parking, if it's out of control, but maybe work with the church to come up with another solution. Because the only solution the Village can, I can think of is to say all right, we're adding new parking. Again, if we don't keep it with this use, you're going to talk about that whole area is going to get leveled and there's going to be probably townhomes and apartment buildings, because frankly I can't think of anything else that could go into this property and it is currently for sale. They will find someone who will want to buy it eventually.

So, the concern I have along those lines though is looking at the chart in the Staff report that talks about the other variances that have been granted, this is significantly higher than the other parking variations that have been granted. So, to me, I would like to see more land-banking. Again, we're not building a parking lot, I'm just saying that to agree to the 68 percent to me is I think, I would rather see more land-banking here. I would rather see more reservation that they can't build anything or affect it.

I would not prefer to see the parking. I'm really hoping you guys don't need these parking lots. I don't want these trees to go down, I don't want this green space to go away. But I'm concerned about setting a precedent, that we're granting such an extreme variation and then going forward someone is going to point to this property and say, well, you granted this variation here, so now we need it over there. So, that's my concern is I'd like to see more land-banking so that we're not setting quite an extreme precedent here.

If we have to expand the parking lot to go up adjacent to the playground, it seems very reasonable to me to put a requirement that there would be a fence put in place. So, I don't know what everyone else thinks but I'm happy to, I would be very comfortable adding that.

I am also in support of the lighting requirement because, you know, there's things at night, I'm not sure the residents, how they're going to feel about that, but you have the opportunity to go to the Village Board if we added it and object to that there. But I would agree that it seems to me there's some concern about the darkness

of the area and criminal activities, so adding lighting might alleviate some of the residents' concerns.

So, those were really my thoughts. I'm in support of adding the lighting. I'm in support of adding the parking. It sounds to me that they would be good neighbors. I don't see any reason why they wouldn't be but, you know, only time will tell.

CHAIRMAN LORENZINI: Thank you, Susan. Commissioner Drost?

COMMISSIONER DROST: Yes. Reverend Shin, could you come forward again please? I have a couple of questions to ask you about.

CHAIRMAN LORENZINI: Would you speak clearly into the microphone please?

COMMISSIONER DROST: The innards of the church, will you have staff at the church during the normal workdays, 8:00 to 6:00 o'clock? What's the functioning of the church when you're not having services?

PASTOR SHIN: We have about 16 pastors. But when we had a church at Foster, I didn't see them stay in the church. They all go out and, you know.

COMMISSIONER DROST: I noted that you did have some assistant or associate pastors. Will they be on premises or they are there just for assisting in religious services?

PASTOR SHIN: Yes, religious services, and at the same time whatever is happening in the church.

COMMISSIONER DROST: Will you have clerical staff there? Any people working --

PASTOR SHIN: Presently we don't have one.

COMMISSIONER DROST: Yes, so, it's black basically during the periods that you're not having church services, correct?

PASTOR SHIN: Correct.

COMMISSIONER DROST: Where did you get your training? What seminary did you --

PASTOR SHIN: I went to Gordon-Conwell Theological Seminary which was in Boston.

COMMISSIONER DROST: In Boston. What's that affiliation?

PASTOR SHIN: It's nondenominational.

COMMISSIONER DROST: Nondenominational. What are your assistant or associate pastors, where --

PASTOR SHIN: They're at Moody right now.

COMMISSIONER DROST: At Moody, okay. Just wanted to get some sense of where you developed your skills to feed the flocks. The other questions I have, and I think I'm finished with you, thank you, is on the parking and I'm going to call it the zip plan. What would be, I'm echoing the comments of Commissioner Dawson, you know, looking at it from the standpoint of what's the most innocuous way to change the ownership or use of this facility, it appears, I'm in agreement with you, how is that?

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: That it tends to be more seamless

than trying to redevelop that into townhouses or residences, and then of course is you are still off the tax rolls when you have a not-for-profit.

Why can't we keep, you know, just the parking lot the way it is right now?

MS. BHIDE: We certainly can. The variation would be larger, so it would be --

COMMISSIONER DROST: Yes, so a larger land-banking.

MS. BHIDE: My math is not that good, but it should be a variation of 246 spaces in that, yes.

COMMISSIONER DROST: Which is off the chart as far as our past history. So, again from the standpoint of consistency, that's maybe why that doesn't work.

A couple of other questions, on this proposed resolution, there's a couple of issues there. Number one is that if we accept the resolution as proposed here to provide parking data and information for Glenkirk ongoing operation at the site, who is providing that ongoing information? What's the regularity? What's the policing of that particular, in that particular provision?

MS. BHIDE: So, we would ask Glenkirk to provide us that information. As I said before, they have verbally confirmed that there would be no vehicles stored overnight or on the weekends that will overlap with church services. But we're asking Glenkirk to provide us with that information in writing.

COMMISSIONER DROST: The landscaping plan, I'm curious about that. You were worried about the trees, that was Mr. Stepanic, is that right? Is there any proposal to eliminate these larger, mature trees? Or can we "hug" them on a continuing basis?

MS. BHIDE: So, the requirement, one of the recommended conditions is that they do preserve, maintain the arboretum area. You know, they can remove the landscaping from the site as long as they meet the replacement ratios.

COMMISSIONER DROST: But if it's not needed for parking, it can stay there, correct?

MS. BHIDE: Yes.

COMMISSIONER DROST: If the trees are not deficient in any way. Will that be part of the landscaping, to do a survey of the trees?

MS. BHIDE: We can certainly ask them to provide us with an existing landscape plan or landscape plan --

COMMISSIONER DROST: That we should try to save some of the trees. Again, the idea here is to what extent, if the variance is granted, will there be a minimum amount of change to the neighborhood. In fact, I'm looking at the demographic and the numbers here at the church, there probably will be less activity, less traffic than what existed before. At least that's my intuition here.

Then as far as the arboretum, that's a work in progress at this point.

MS. BHIDE: Correct.

COMMISSIONER DROST: So, this is going to be better or potentially better. The lighting will take care of some of the issues

that were raised by the conduct of the bad actors that may inhabit the property with lighting and more efficient landscaping.

I think that probably wraps it up, I mean as far as trying to summarize it all. It's a big package. I'm done.

CHAIRMAN LORENZINI: Thank you, George. I've got a couple of questions.

Mr. Patterson, this is probably going to go to you and Latika. In the recommendations, when it talks about if any lighting is proposed, is the church thinking about adding lighting? Now, I think it's a great idea if you did. But why was this even brought up? Is lighting, additional lighting being discussed?

MS. BHIDE: No, it was not brought to Staff, but we had heard concerns from neighbors about lights shining into their --

CHAIRMAN LORENZINI: Oh, okay. Well, yes, if any light is added, you'll meet the code that there's no spillage over the property line.

MS. BHIDE: They have to meet the code.

CHAIRMAN LORENZINI: Are you thinking about adding any lights?

MR. PATTERSON: It wasn't part of our initial plans.

CHAIRMAN LORENZINI: So, we have codes for parking, but there's really no code to bring up any lighting with the Village, or the facility up to any current lighting standards?

MS. BHIDE: That's correct. One of the things Staff is recommending is that if any new lighting is added, then obviously it has to meet the code. But we are also going ahead and saying all lighting will have automatic timers on them which I don't believe they do right now.

CHAIRMAN LORENZINI: Right. Yes, you're right, right. So, really probably the lighting came up as part of the parking lot expansion.

MS. BHIDE: Correct.

CHAIRMAN LORENZINI: But if you put some lighting on the building, as the resident said, there may be some illegal activity going on out there, I've got to believe the lighting is going to help, and if there's more activity with the church, it would probably help the situation out there.

Is there, now, as far as overflow parking from Futabakai and St. Edna's, so, do either one of them have any right to use your parking as it stands?

MR. PATTERSON: Not to our knowledge. Glenkirk has looked at its files and has not found any.

CHAIRMAN LORENZINI: Okay. All right, so, none of this parking study we've discussed would be affected by any overflow since there is no agreement.

MS. BHIDE: That's correct.

CHAIRMAN LORENZINI: All right. The concern about renters, do they have the right to rent out any of the space to anybody else?

MS. BHIDE: Yes, they could rent out the gymnasium if they chose to or, you know, any other space. That's my understanding.

But if these conditions were recommended, then the maximum capacity of the facility is capped at 200. So, if they rented the gymnasium for say a wedding, they couldn't pack 500 people in there because they're restricted.

CHAIRMAN LORENZINI: Okay. But then all the theories we're using and all the summations we're using about the parking lot use, that could go out the window if you start renting the space out.

MR. PATTERSON: Let's talk about the gymnasium and how the parking, the occupancy for the gymnasium is calculated. It's calculated to be 135, but that allots --

MS. BHIDE: The parking requirement is 30 percent of capacity and that comes up to, 30 percent is 135, so 100 percent is 400 something.

MR. PATTERSON: You're saying the gym has 400 occupancy, but that's based on how many square feet per person?

MS. BHIDE: I think five. Let me --

MR. PATTERSON: So, that calculation doesn't allow any room for, let's just say hypothetically a wedding, it doesn't allow any room for stages, for tables. It doesn't allow enough room for an actual banquet event. Having said that, you still have the 200 occupancy limitation.

CHAIRMAN LORENZINI: But my point being where you're saying that based on your current counts, you only use so many spots. That's all that your use is now, and so we're kind of going with that assumption, that your current use only uses some parking spots. But if you were to rent it out for a wedding or whatever, that current count isn't going to be handling that.

MR. PATTERSON: Well, I guess what I'm saying is we will still be limited, the whole intent of the 200 occupancy limitation to the entire facility, you know, is intended specific for that purpose.

MR. O'HARA: I wanted to, I think it was Mr. Ennes and Mr. Green who asked about the size of the gymnasium. It's about the size of this room just to, you know, put it in perspective. It's about, it's less, is it 3,000 square feet?

MS. BHIDE: I think 2,200.

MR. O'HARA: So, it's 10 percent of the building size, and our challenge has been, we've been telling Staff the whole time, why is this parking requirement for the gymnasium off the charts which, you know, has been the issue for us all along. It's an off the charts requirement for the square footage. You know, we talk about three to one or, you know, on a per square foot basis, it's 20 times, you know, an industry standard. So, that's about the size of this room, the gymnasium.

CHAIRMAN LORENZINI: Okay, thank you. Right, and the comment about the night services, is that violating Village codes?

MS. BHIDE: Not that I know of, no.

CHAIRMAN LORENZINI: Part of my biggest concern, you had a nice presentation and all, but my biggest concern is why didn't you get a landscape plan before this meeting?

MS. BHIDE: Right, I mean they weren't doing any

changes. You know, with their landscaping plan, they would provide, they've committed to providing whatever is required, so they were not required to provide one. But we can certainly ask them to provide one prior to Board consideration.

CHAIRMAN LORENZINI: Okay. Well, just my final comments, like I say, I think there's more activity going on, I think some of the illegal activity may be lessened. There has been some comments about, you know, we've heard this on other projects, too, some of the residents like the way the property is but this is private property and they're meeting code. I don't know if the residents are aware but there's probably about half a dozen different departments, the Building Department, Public Works Department, Fire Department, Police Department, Engineering Department, Community Development, Health Services Department, all these different Village departments look at these plans and the proposal and they check to make sure they do meet Village codes.

As far as notices go, whether it's 250 feet or now, I mean that's outside our purview. That is something set by the Village standards. I guess that's all I have to say at this point.

So, any more deliberations or any motions?

COMMISSIONER DROST: There's also assignments that are --

COMMISSIONER DAWSON: Well, before we go to a motion, I just want to clarify, just to get an idea if we were going to do the fence. Does anybody want to discuss the fence?

CHAIRMAN LORENZINI: I agree on the fence.

COMMISSIONER GREEN: Yes, I agree.

COMMISSIONER DAWSON: Okay, so the fence. Does anybody want to discuss the requirement of adding lighting?

CHAIRMAN LORENZINI: Of adding what?

COMMISSIONER DAWSON: Lighting, adding, as making it a requirement as opposed to an if?

COMMISSIONER SIGALOS: I strongly feel that if there's going to be evening activities, there should be a lighted parking lot. That will alleviate some of the problems that they currently have there now with other activities going on there.

CHAIRMAN LORENZINI: Is there any lighting in the parking lot now? No?

MS. BHIDE: None that I know of.

CHAIRMAN LORENZINI: Well, the parking lot, or at least the building, too, around the building.

COMMISSIONER ENNES: And we're adding it to the parking lot.

COMMISSIONER DROST: Yes --

CHAIRMAN LORENZINI: Well, I guess we'll be saying if we add a parking lot, they have to put lighting in the parking lot. So, that's a given.

MS. BHIDE: As required by the code.

CHAIRMAN LORENZINI: But I guess what we're saying, what John is saying is that the existing parking lot should have some type of lighting.

COMMISSIONER SIGALOS: Right. The existing parking lot is what I'm speaking of.

COMMISSIONER GREEN: And whatever is in there should be code so it doesn't flow over to --

COMMISSIONER SIGALOS: Right, so it doesn't spill on to neighboring properties.

COMMISSIONER GREEN: To the neighbors.

COMMISSIONER SIGALOS: So, lighting on the building would probably spill over onto neighboring properties because you're going to be shining them horizontally, where if you had some type of pole lighting, we have downward lighting just on the parking lot that would not affect any of the neighboring properties.

MS. BHIDE: Correct. I mean my understanding of lighting in the code is that it would all have to be down lighting.

COMMISSIONER SIGALOS: Correct.

MS. BHIDE: And that there cannot be any spill beyond property lights.

COMMISSIONER SIGALOS: That's correct.

CHAIRMAN LORENZINI: All right. So, we've got the fence and we've got the lighting as additions. Everybody agree with that?

COMMISSIONER GREEN: Yes.

COMMISSIONER SIGALOS: I have just one other question. Right now as it's proposed, I don't know how many square feet is being leased back to Glenkirk, the building as I see it now is much larger than what the 80 membership requires. Is there any restriction that would prohibit them from leasing it to some other entity?

MS. BHIDE: You know, whatever the use of that space, I mean it would have to be a permitted use. So, Glenkirk already has a special use. If there is another school, that school would have to get their own special use to go on this space. Certainly the Commission can recommend a condition that additional space cannot be leased to other entities.

COMMISSIONER SIGALOS: Let's just say, let's say a child daycare or something like that, I mean it just seems an awful lot of space for an 80-member church, and I could see that possibly being leased out to somebody. So, that's going to cause more traffic, whatever, drop-off, pickup, if it is let's say some kind of a daycare facility. Is there, do we have that ability to make a restriction for that?

MS. BHIDE: I think certainly you can add that as a recommendation. It's up to the Village Board to keep the condition or remove it.

COMMISSIONER SIGALOS: I don't know how anybody else feels about that.

COMMISSIONER DAWSON: Can you clarify? What is it specifically that you want to add?

COMMISSIONER SIGALOS: Well, it's just very, to me, very apparent that this building is much larger than what they need. They're already leasing some part of the building to Glenkirk. They may be likely to make, this is \$4 million purchase, that seems an awful

big purchase for 80 members. So, I can see a likelihood that they may lease this out to some other outside organizations to help meet their mortgage, lease the space they don't need.

COMMISSIONER DAWSON: So, I'm not, yes, I can see what you're thinking. Sort of, just a thought, Latika, we're granting this special use based on the information provided to us tonight. If later they were to do such a thing as lease out a significant portion of the building which was significantly changing the amount of flow and residents were to call the Village, would that potentially be a violation of the special use permit? I mean how would that work?

MS. BHIDE: So, this use is permitted by right, so they would not have a special use. It would just be a parking variation. And you're right, presumably if another use went in, we would have to recalculate what the parking is. So, you know, the variation right now is 211 or 246. The addition of this new user, if it bumps up the variation, then they don't have approval for that and they'd have to come back for that. But at the same time, that other use also needs to be a permitted use, permitted by right, because otherwise it couldn't even go in there.

COMMISSIONER DAWSON: Okay. So, along the lines of what you're saying, like a daycare, would that be a permitted use?

MS. BHIDE: That's a special use in that district.

COMMISSIONER DAWSON: So, they couldn't lease out to a daycare facility.

MS. BHIDE: Not unless they came back before the Board.

COMMISSIONER DAWSON: Okay. So, it seems like there's enough protection here, if the residents saw what's going on, they could complain to the Village and there would be recourse.

MS. BHIDE: Absolutely.

COMMISSIONER SIGALOS: Yes, that was my concern is it wouldn't necessarily increase the parking other than the Staff numbers but it would increase the traffic flow. But if they would have to come back for a special use and go before the Board and so forth, then I feel comfortable with that.

CHAIRMAN LORENZINI: Any other comments? Motions?

COMMISSIONER DAWSON: Well, I can do the motion, just everyone has to help me.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER DAWSON: It's a lot, a lot, a lot of talking, and I've already talked a lot today all day. All right. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-010, a Parking Variation associated with a church, synagogue, and other places of worship; a Comprehensive Plan Amendment from Schools to Institutional; and a Variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, from the requirement to allow 135 parking spaces, 62 existing parking spaces and 73 land-banked spaces instead of the required 308 spaces, a variation of 173 spaces.

This approval is contingent upon compliance with the recommendation of

the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated September 11, 2015:

1. Provide parking data and information for Glenkirk on-going operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have six months to install the land-banked parking and work with the Village to develop and implement a parking mitigation plan that may include but shall not be limited to operational restrictions, further capacity limitations, and/or installation of additional parking accommodations elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The Petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the Petitioner's parking lot when church activities are not scheduled. The Petitioner shall work with the Village and Park District to implement shared parking lot expansion if deemed feasible.
6. The gymnasium space cannot be leased to an outside entity when the church is being used.
7. The Petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The Petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. New lighting shall be installed in the existing parking lot. All photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.
10. If the parking lot is expanded towards the playground, appropriate fencing shall be installed as a safety precaution.
11. The Petitioner shall comply with all federal, state, Village codes, regulations and policies.

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Okay. Where --

COMMISSIONER DAWSON: Before we go to vote, I just realized as I was reading this, that I myself was the one who wanted to add more land-banked spacing for the parking and I never brought that up, as I was reading this. Does anyone have that same shared concern with me about setting a precedent?

COMMISSIONER ENNES: I think we should add --

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: So, I'm happy to amend my motion to increase the land-banking. But I just realized as I was reading it that I had completely forgotten about my own issues. So, when I ran the numbers, they would need to have 135 spaces to get to 56 percent which is in line with St. James at 59, St. Edna's at 39 percent, St. Peter's is at 56. So, that would be an additional 38 land-banked spaces.

CHAIRMAN LORENZINI: If needed.

COMMISSIONER DAWSON: Okay. So, can I just amend that motion, Latika? Is that --

MS. Bhide: Absolutely.

COMMISSIONER DAWSON: So, we would request, what number did I just say?

MS. Bhide: 135.

COMMISSIONER DAWSON: Thank you, changing the land-banking from 35 to the additional.

MS. Bhide: 73.

MR. PATTERSON: Can I ask a --

COMMISSIONER DAWSON: Not in the middle of a motion.

MR. PATTERSON: I apologize.

CHAIRMAN LORENZINI: You can always take this to the Trustees.

MR. PATTERSON: I understand. It's just increasing the land-banking that way should then naturally increase the occupancy.

COMMISSIONER DAWSON: No.

COMMISSIONER GREEN: No.

MR. PATTERSON: Because the 200 occupancy is based on --

COMMISSIONER GREEN: We don't think the 200 is going to be able to --

COMMISSIONER DAWSON: Okay. So, with my amended motion, I'm done talking.

COMMISSIONER DROST: I'll second that motion.

CHAIRMAN LORENZINI: Roll call vote please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, with comment.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Commissioner Green, you have a comment?

COMMISSIONER GREEN: My comment is I just want to go on the record again saying I don't believe these parking counts are accurate. I think in the chart here we had professional traffic engineers do those counts. I just think parking is going to be a problem in the future.

CHAIRMAN LORENZINI: Okay. Well, this was approved, but the next step is --

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: I just have a brief comment, and I just wanted to reiterate to the public that the way this is written, this motion, it appears to be an improvement to the site rather than any negatives that you may have perceived if they chose to be a good neighbor. But again, the additional landscaping, the lighting, this provision for additional land-banked parking if it's needed, it's all improvements. So, I just wanted to clarify that.

CHAIRMAN LORENZINI: Thank you. Any other comments? Okay. This has received approval. The next step is you've got to go before the Board of Trustees. Is there a date?

MS. Bhide: I don't have a date. We'll communicate with the Petitioner and then just so the residents know, the Friday before the Monday, it is on the Village website. But you can always contact Planning Staff, we'll be happy to communicate with you, to give you information.

CHAIRMAN LORENZINI: So, thank you all for attending. If you have any, will you please take any other comments outside because we have another public hearing to do.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:55 p.m.)



Item: Drost/Hasche Subdivision - 921/927/931 N. Highland Ave. - PC#15-017

Department: Planning & Community Development

Requested Action

Preliminary Plat of Subdivision to re-subdivide three single family lots into two single family lots.

Variations Required

1. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard (south) setback from 7.5 feet to 5.33 feet for existing home at 921 N. Highland Avenue.

Recommendation

Approval of the Drost Hasche 2 lot subdivision and a variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum south side yard setback from 7.5 feet to 5.33 feet for existing home at 921 N. Highland Avenue(Lot 2), subject to the following conditions:

1. Submittal of a Final Plat of Subdivision.
2. The variation for the south side yard setback on Lot 2 shall only apply to the existing structure at 921 Highland Avenue, while all new structures shall comply with current code standards.
3. A fee-in-lieu of detention shall be required.
4. A Design Commission application must be submitted for the new home and any addition to the existing home.
5. The petitioner will be required to demolish the existing home and garage at 927 N. Highland Avenue prior to recording the Final Plat.
6. The petitioner shall comply with all applicable Federal, State and Village codes and policies.

ATTACHMENTS:

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

PC Staff Report	Report
Legal Notification	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Preliminary Plat	Exhibits
Exhibit Lot Sizes in Neighborhood	Exhibits
Petitioner Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: October 14, 2015
Date Prepared: October 8, 2015
Project Title: Drost Hasche Subdivision
Address: 921-927-931 Highland Avenue

Background Information

Petitioner: Bruce Miller
Address: Trademark Builders
 32 W. Sherman Street
 Palatine, Illinois 60067

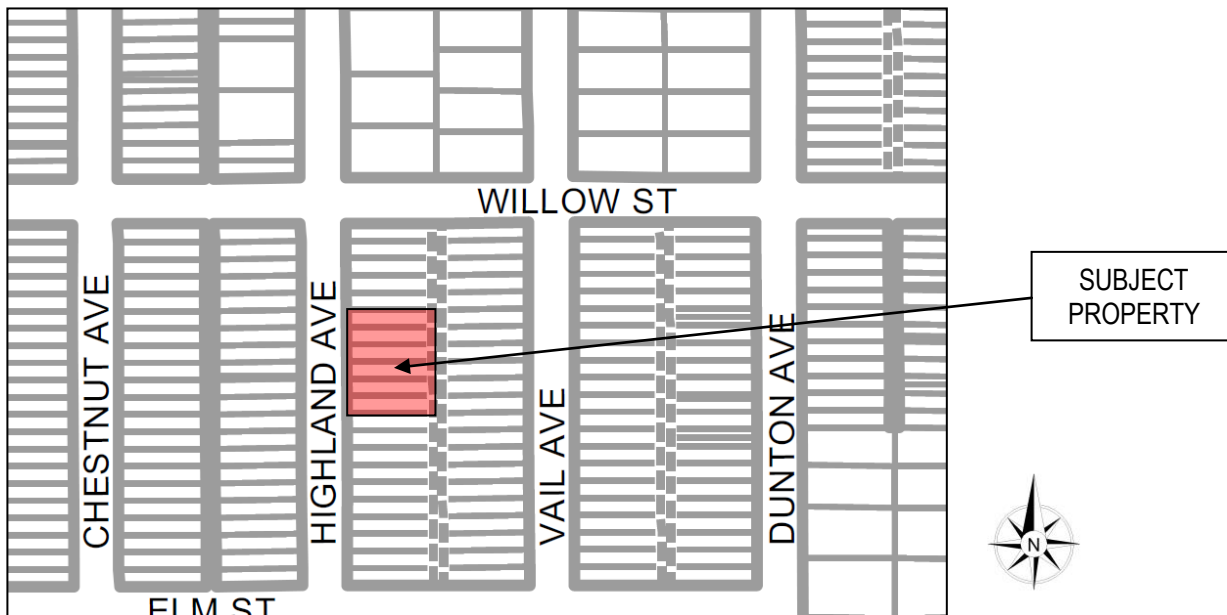
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to resubdivide three single family lots into two single family lots.

Variations Required:

1. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard (south) setback from 7.5 feet to 5.33 feet for existing home at 921 N. Highland Avenue.

**Surrounding Properties:**

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached

Project Summary

The subject site consists of three zoning lots, each 50 feet wide and 132 feet deep (this includes the 7 feet of the alley that has been vacated to these parcels), located on the east side of Highland Avenue, south of Willow Street. The total area of the

properties is 19,800 square feet. There are three existing homes that are located on the three zoning lots. It is the petitioner's intent to consolidate and resubdivide the three 50-foot wide zoning lots into two parcels, each 75-feet wide. The petitioner's intent is to demolish the two existing homes and detached garages at 927 and 931 N. Highland and build a new home on the newly created Lot 1. If approved, the property owner of newly created Lot 2 at 921 N. Highland keep the existing house but will demolish the existing detached garage on the property and build an attached garage.

Staff evaluated the relationship of the proposed new lots to the Zoning and Subdivision regulations:

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Area		Minimum Lot Width		Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Yard Setback
R-3 Lot	Corner	Standard	Corner	Standard	Block Average (Must be calculated)	10% of Lot width (at least 7 feet)	30 FT	Average or 10% of lot width
	9,900 SF	8,750 SF	90 FT	70 FT				
Proposed Lot 1	NA	9,900 SF	NA	75 FT	25.87 ft	7.5 ft	30 ft	NA
Proposed Lot 2 (921 Highland)	NA	9,900 SF	NA	75 FT	25.87 FT	5.33 FT* South side yard existing	30 ft	NA

*Variation Required for existing home on newly created Lot 2

Plat and Subdivision Committee

The Plat and Subdivision Committee of the Plan Commission met on May 27, 2015 to discuss the project and did not express any objections to the request and felt this request fit in with the neighborhood.

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the properties are designated Single Family Detached. The proposed resubdivision would be consistent with the Village's Comprehensive Plan.

There are currently ten zoning lots on the east of Highland Avenue between Willow St. and Elm Street. Of those lots, one lot (10%) is 75 feet wide. If the resubdivision were approved, three of the remaining 9 lots (33%) would be 75 feet wide. There are nine zoning lots on the west side of Highland Ave. between Willow St. and Elm Street. Of those lots, three lots (33%) are 75 feet wide. Lots in the neighborhood range from 50 feet to 100 feet in width (please see attached). The proposed 75-foot wide lots would be compatible with the neighborhood.

The proposed lots meet the minimum R-3 standards relative to lot area and width (see Table 1 above). Per Chapter 28, Section 5.1-3.6, a minimum side yard of ten percent of the lot width is required. Therefore for 75 foot wide lots, a side yard of 7.5 feet will be required. The existing home at 921 N. Highland is setback 5.33 feet from the south property line (proposed Lot2) and will require the following variation:

- **A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard setback from 7.5 feet to 5.33 feet for existing home at 921 N. Highland Avenue (Lot 2).**

The Petitioner provided a written response dated July 8, 2015 (attached) to the three variation criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff does not object to the variation for the south side yard setback as this is an existing house and the actual setback is not changing. Staff recommends that this variation only apply to the existing home at 921 N. Highland Avenue, while all new structures and additions would need to comply with current code standards.

Building, Site, and Landscape Related Issues

Any new home or addition to the existing home shall require a Design Commission application to be submitted and approved prior to the issuance of a building permit. Secondly, a fee-in-lieu of detention shall be required as on-site detention shall not be required.

Traffic & Parking Issues

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

Recommendation

Approval of the Drost Hasche 2 lot subdivision and a variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum south side yard setback from 7.5 feet to 5.33 feet for existing home at 921 N. Highland Avenue(Lot2), subject to the following conditions:

1. Submittal of a Final Plat of Subdivision.
2. The variation for the south side yard setback on Lot 2 shall only apply to the existing structure at 921 Highland Avenue, while all new structures shall comply with current code standards.
3. A fee-in-lieu of detention shall be required.
4. A Design Commission application must be submitted for the new home and any addition to the existing home.
5. The petitioner will be required to demolish the existing home and garage at 927 N. Highland Avenue prior to recording the Final Plat.
6. The petitioner shall comply with all applicable Federal, State and Village codes and policies.



October 8, 2015

William V. Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
OCTOBER 14, 2015 AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 15-017, a Pre-
liminary Plat of Resubdivi-
sion to consolidate three sin-
gle family lots into two
single family lots. The sub-
ject site is located at 921, 927
and 931 N. Highland Avenue,
Arlington Heights, IL and
legally described as:
Lots 32 through 37, both in-
clusive, together with the
west half of the vacated al-
ley lying east of and adjoin-
ing said lots 32 through 37
in block 1 in Dunton and Oth-
ers Subdivision of lots 4, 5
and 6 of Northwest quarter
lots 1, 2, 8 and 9 of Southwest
quarter of Northwest quar-
ter of Section 29, Township
42 North, Range 11, East of
the third principal meridian
According to the Plat
thereof recorded on April 21,
1874 as document 152778, in
Cook County, Illinois.
As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:
• Chapter 28, Section 5.1-3.6
Required Minimum Yards,
to allow a reduction to the
minimum side yard setback
from 7.5 feet to 5.35 feet for
the existing home at 921 N.
Highland Avenue.
And any other 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.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 29, 2015 (4420517)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 29, 2015 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

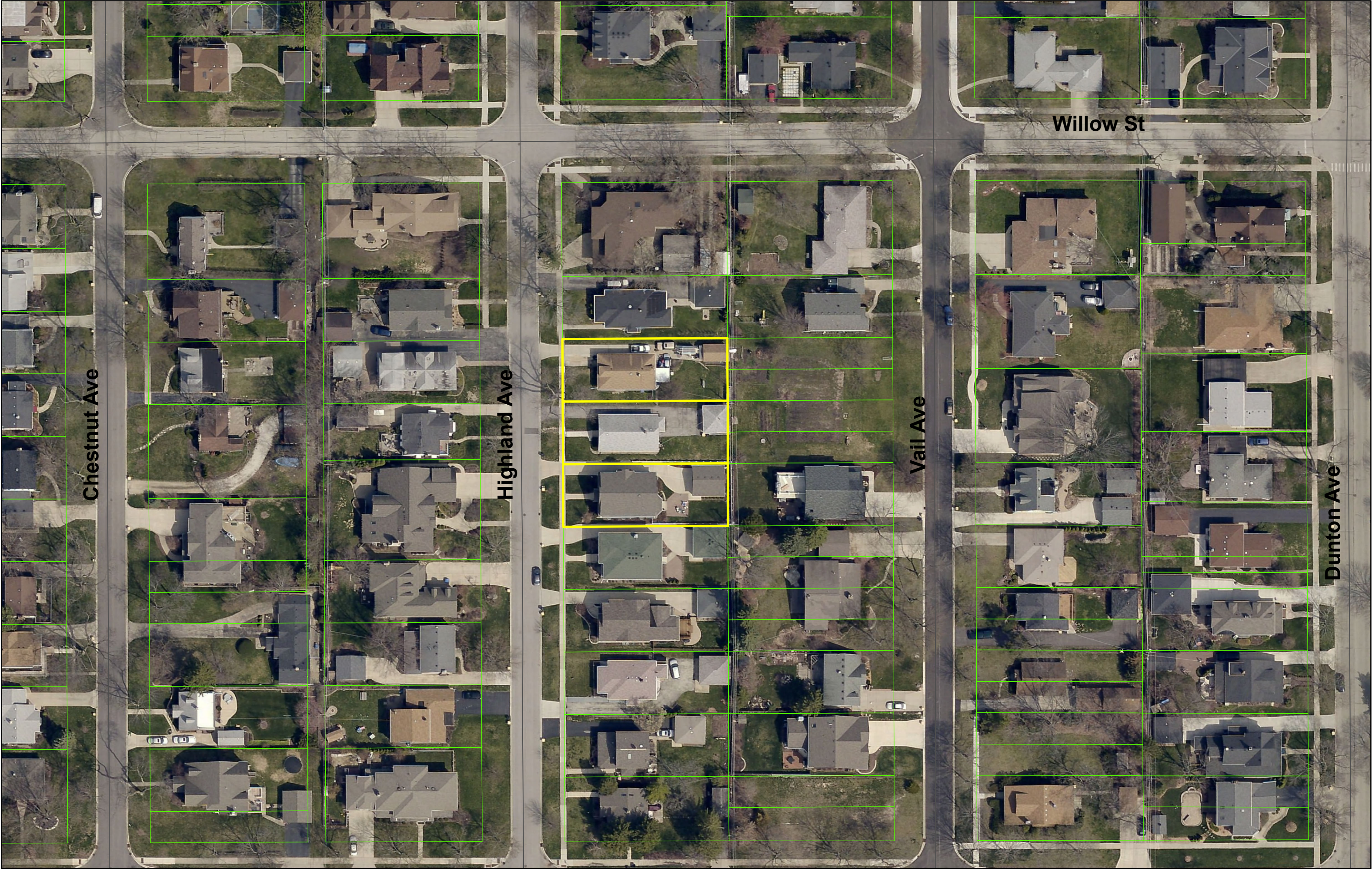
Paula Baltz
Authorized Agent

Control # 4420517

RECEIVED

OCT - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

May 27, 2015

Project Title: 2-lot subdivision on Highland Avenue
Address: 921-927-931 Highland Avenue
Petitioner: Bruce Miller
Address: 32 Sherman Street
Palatine, IL 60067

Requested Action:

- Preliminary Plat of Subdivision to resubdivide three single family lots into two single family lots.

Variations Required:

1. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard (south) setback from 7.5 feet to 5.21 feet for existing home at 921 N. Highland Avenue.

Attendees: Bruce Miller, Trademark Builder
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject site consists of three zoning lots, each 50 feet wide and 132 feet deep (this includes the 7 feet of the alley that has been vacated to these parcels), located on the east side of Highland Avenue, south of Willow Street. The total area of the properties in question is 19,800 square feet. There are three existing homes that are located on the three zoning lots. It is the petitioner's intent to consolidate and resubdivide the three 50-foot wide zoning lots into two parcels, each 75-foot wide. The two lots at 927 and 931 N. Highland Avenue are proposed to be consolidated into a 75-foot wide lot with the southern 25 feet sold to and consolidated with the property at 921 N. Highland., creating a 75-foot wide lot. The petitioner's intent is to demolish the two existing homes at 927 and 931 N. Highland and build a new home on the 75-foot wide lot. If approved, the property owner at 921 N. Highland will demolish the existing detached garage on the property and build an attached garage. The proposed action, if approved, would allow the Petitioner to resubdivide the three zoning lots into two single family lots. Both proposed Lots 1 and 2 are 132 feet wide and 9,900 square feet in area. A Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Meeting Discussion:

B. Miller said that his clients Charlie and Tracy Drost live on the 900 block of Highland Avenue and have been looking for properties on Highland Avenue to build. To make the future construction more affordable, they would like to sell a portion of the one of two 50-foot wide lots. They would like to consolidate and subdivide and give 25 feet (of the total 100 feet) to the property to the south. He stated that they are basically creating 2-75 foot wide lots from 3-50 foot wide lots. Per the staff report, B. Miller described the other 75-foot wide lots in the neighborhood. He stated that this lot width would be compatible with the neighborhood. He stated that the property owners are working with an architect to develop house plans, but it was premature to share those at this time.

L. Bhide stated that the properties in question are three-50 foot wide lots. The property owners are looking to

2-LOT SUBDIVISION ON HIGHLAND AVENUE; TEMP FILE 1501

consolidate and resubdivide the three-50 foot wide lots in to two-75 foot wide lots. They would be consolidate the lots at 927 Highland Ave and 931 Highland Avenue and sell resubdivide and sell the southern 25-feet to the 921 Highland Avenue. It is the petitioner's intent to demolish the two homes at 927 Highland Ave and 931 Highland Avenue and build a new home on the 75-foot wide lot. For the property at 921 Highland Avenue, the intent is to demolish the detached garage and build an attached garage. Staff compared the proposed lots with the other lots in the neighborhood. She stated that a majority of the lots in the neighborhood are 50-foot wide, but there are other 75-foot wide lots in the neighborhood. The one variation identified is for the existing home at 912 Highland which would require a variation from the side yard setback of 7.5 feet required for all new subdivisions to allow 5.21 feet. A Design Commission application must be submitted and fee in lieu detention would be required. She stated that one other condition was that before recording the Final Plat the home must be demolished.

J. Cherwin asked about the variation that would be needed. **L. Bhide** explained the variation. **L. Jensen** asked whether the 25 foot would become part of another lot. **L. Bhide** stated that it would become part of 921 Highland Avenue, the southernmost lot. **L. Jensen** asked what the final configuration would be. **B. Miller** stated that the final configuration would be 2-75 foot wide lots. **J. Cherwin** asked clarification about the variation. **L. Bhide** said that currently, the setback meets the 10% of lot width requirement. However, a 7.5 foot setback is required once subdivided, which the existing home would not meet. **L. Jensen** asked if there were houses in all lots and whether they would be demolished. **B. Miller** stated that the house at 921 Highland would stay and the other 2 houses would be demolished. **J. Sigalos** said that he did not have any other questions. **J. Cherwin** asked if staff had any concerns. **L. Bhide** stated that initially staff had expressed concern about how the streetscape would look with 75-foot wide lots on a street that was predominantly 50-foot wide lots. She said that the new home would be built across the new lot and the residence at 921 Highland would also be adding an attached garage. **J. Sigalos** said that the 75-foot wide lots blend in with the neighborhood. **L. Bhide** stated that they would have to submit a Design Commission application. She stated that all 3 lots would be part of the subdivision. **L. Jensen** said that the request was consistent with the neighborhood.

RECOMMENDATION

The Plat & Subdivision Committee said that the petitioner should move forward.

John Sigalos, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC AND COMMUNICATION SERVICES, SOUNDS AND SIGNALS, TELEVISION, SANITARY SEWER, GAS MAINS, WATER SUPPLY AND DISTRIBUTION, STREET LIGHTING, STORM SEWERS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

THE VILLAGE OF ARLINGTON HEIGHTS
AMERITECH
COMMONWEALTH EDISON COMPANY
NORTHERN ILLINOIS GAS COMPANY
CABLE TELEVISION COMPANIES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTIONS WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY SOUNDS AND SIGNALS, CABLE TELEVISION, GAS MAINS, SANITARY SEWERS, WATER MAINS, STORM SEWERS AND DRAINAGE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE AREAS DESIGNATED AND RESERVED AS EASEMENTS. TOGETHER WITH THE PROPERTY DESIGNATED ON THE PLAT FOR STREET, TOGETHER WITH THE RIGHT TO INSTALL TO REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER SAID DESIGNATED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ALL INSTALLATIONS SHALL BE UNDERGROUND, ON THE SURFACE, SIDEWALK OR OVERHEAD.

DATED AT _____, ILLINOIS. THIS _____ DAY OF _____, A. D.

COMCAST CABLE: _____
COMED _____
NICIOR GAS _____
AMERITECH _____
WOW INTERNET CABLE _____

ASPHALT PAVEMENT
NORTH HIGHLAND AVENUE
W. LINE OF THE NW 1/4 SEC 29-42-11
66' RIGHT OF WAY

COUNTY CLERK
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK FOR THE COUNTY OF COOK,
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS
THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND
INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

SIGNED: _____ COUNTY CLERK

SITE BENCHMARK
RIM OF MANHOLE
ELEVATION = 715.18

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from
recorded subdivision plat and/or other available documentation.
Refer to title policy, deed or local jurisdiction for building setbacks
and easements not shown hereon and report any discrepancies.

Scale: _____ 1"=20'
Order # _____ 15-226
Address: 921, 927 & 931 N. Highland Ave.
Arlington Heights, IL 60004
P.I.N. 03-029-104-006 (Lots 32 & 33) OWNER: HASCHE #921
P.I.N. 03-029-104-005 (Lots 34 & 35) OWNER: DROST #927
P.I.N. 03-029-104-004 (Lots 36 & 37) OWNER: DROST #931
Ordered by: Trademark Builders

SEND TAX BILLS TO:

CHARLES AND TRACY DROST
931 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

JAY AND JENNIFER HASCHE
921 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

T.K.D. Land Surveyors, Inc.

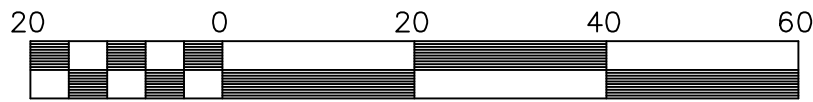
P.O. BOX 1463, Arlington Heights, IL 60006
Phone: (847) 702-1845 (847)997-9292
tkdlandsurveyors@att.net

PRELIMINARY PLAT DROST - HASHE RESUBDIVISION

BEING A RESUBDIVISION OF:

LOTS 32 THROUGH 37, BOTH INCLUSIVE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 32 THROUGH 37 IN BLOCK 1 IN DUNTON AND OTHER'S SUBDIVISION OF LOTS 4, 5 AND 6 OF NORTHWEST QUARTER LOTS 1, 2, 8 AND 9 OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF. RECORDED ON APRIL 21, 1874 AS DOCUMENT 152778, IN COOK COUNTY, ILLINOIS.

OF



Scale 1" = 20'

BASIS OF BEARING (ASSUMED)

OWNERS:

WE, THE UNDERSIGNED, CHARLES & TRACY DROST, JAY & JENNIFER HASCHE, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAY AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITHIN THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DROST - HASCHE RESUBDIVISION, 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 ERRECTED 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 ERRECTED 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 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, 2040
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 JUDGEMENT OR COURT ORDER SHALL IN NO
WAY EFFECT 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 ERRECTED 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 OUT HANDS AND SEALS THIS _____ DAY OF _____, 20____

THE PROPERTY IS CURRENTLY LOCATED WITHIN SCHOOL DISTRICT 59
OLIVE GRADE SCHOOL
THOMAS MIDDLE SCHOOL
HERSEY HIGH SCHOOL

OWNER: _____ OWNER: _____
OWNER: _____ OWNER: _____

NOTARY

STATE OF ILLINOIS)
COUNTY OF _____) SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE
SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO
ME AS SUCH OWNERS.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____, A.D. 20____

MY COMMISSION EXPIRES: _____

SIGNED: _____ NOTARY PUBLIC

"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, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN 6 MONTHES OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE PLAN COMMISSION AT A MEETING HELD _____

SIGNED: _____ CHAIRMAN

SIGNED: _____ SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

SIGNED: _____ PRESIDENT

SIGNED: _____ VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

SIGNED: _____ VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

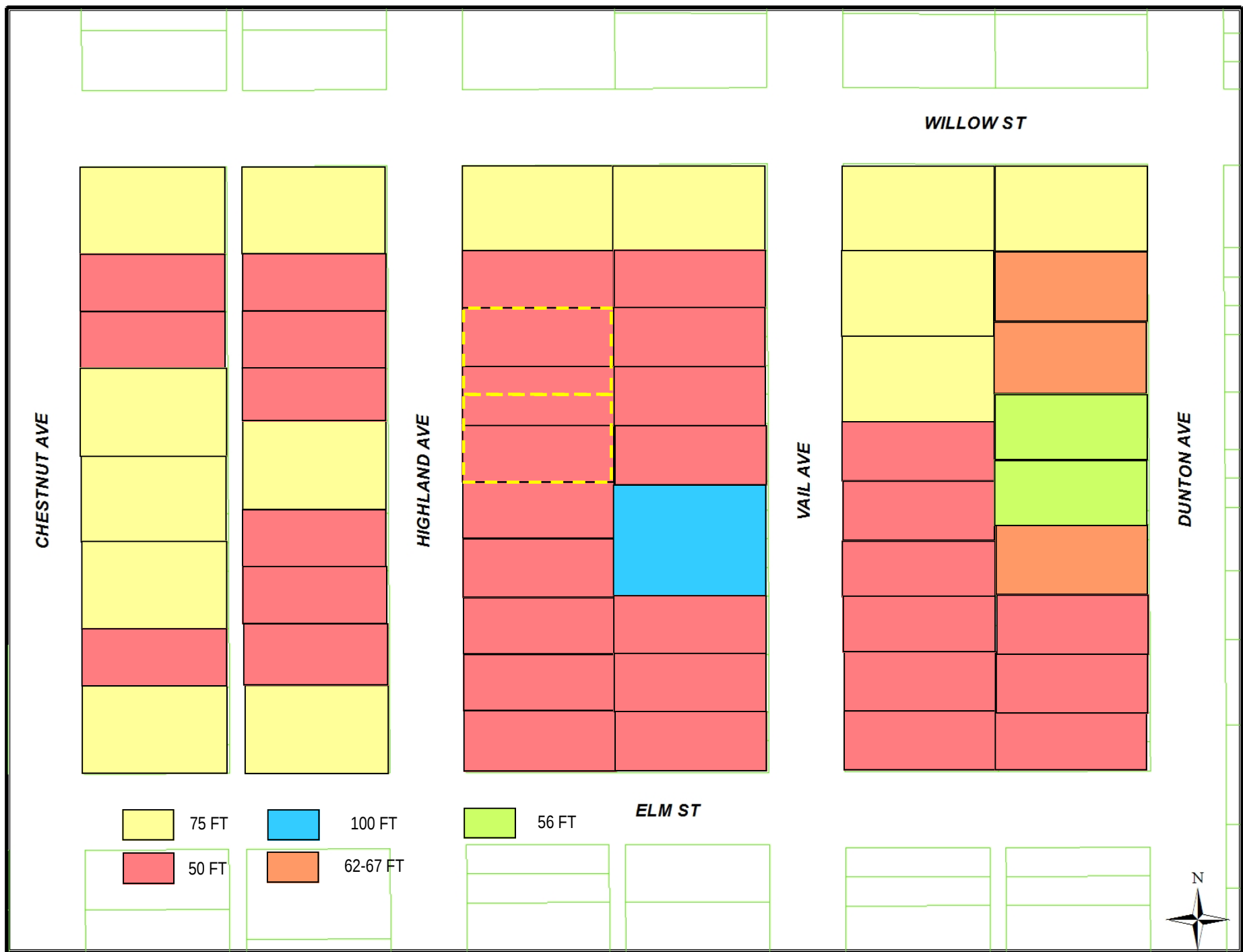
SIGNED: _____ VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.



I, THOMAS R. KNAUBER, 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 OCTOBER 8, 2015; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF.

Lic. Exp. 11-30-16
Thomas R. Knauber Illinois P.L.S. #035-003405
Professional Design Firm Lic. No. 184.005204



July 8, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Land Use Variation for Side Yard Setback (south) - 921 N. Highland Avenue

Dear Ms. Bhide:

Below is the justification for the land use variation for 921 N. Highland Avenue:

1. The plight of the owner is due to unique circumstances. The house at 921 N. Highland Ave. was built in 2007 on a typical 50' wide lot and conformed to the side yard setbacks at that time. The unique opportunity to have a larger yard was not contemplated at the time the house was built. Only through the acquisition of 927 and 931 N. Highland Ave. by Charlie Drost did the opportunity to have a larger yard (75') by acquiring 25' of 927 N. Highland Ave. become a possibility.
2. The Variation, if granted will not alter the essential character of the locality. If granted, the south side yard will remain the same as it is today – no change or no effect on the neighborhood. Adding an attached garage to the north side of 921 N. Highland is a seamless addition keeping in character of the original structure. There are numerous 75' lots on the 800, 900, and 1000 blocks of N. Highland Ave.
3. If a variation is not granted, the proposed subdivision cannot be done. Moving the existing house to comply with existing side yard setback requirement is simply not feasible.

Sincerely,



Bruce Miller
Trademark Builders

RECEIVED
AUG - 3 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
{03-29-104-018-0000}

Petition #: P.C.

Petitioner: BRUCE MILLER

TRADEMAN BUILDERS

Owner: JAY AND JENNIFER HASCHE

CHARLES AND TRACY PROST

Contact Person: BRUCE MILLER

Address: 32 W. SHERMAN ST.

PALATINE, IL 60067

Phone #: 847-207-6688

Fax #: 847-202-9875

E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-922-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE

of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

YES NO

1. ☒ ☐ VILLAGE BUILDING CODE
2. ☐ ☐ PRESENT ZONING USE
3. ☐ ☐ REQUESTED ZONING USE
4. ☐ ☐ SUBDIVISION REQUIRED
5. ☐ ☐ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS AT THIS
TIME

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

SEP 14 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEB PIRLE 9-8-15
Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C.

 Petitioner: BRUCE MILLER
TRADEMARK BUILDERS

 Owner: JAY AND JENNIFER HASCHE
CHARLES AND TRACY PROST
Contact Person: BRUCE MILLER
 Address: 32 W. SHERMAN ST.
PALATINE, IL 60067
Phone #: 847-207-6686Fax #: 847-202-9875E-Mail: TRADEMARK.BUILDERS@SBCGLOBAL.NET

P.I.N.#

Location: 926-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE# of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800# of Units Total: 1

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

No Comments 9/9/15 P.D.

RECEIVED

AUG - 3 2015

 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C. _____

Petitioner: BRUCE MILLERTRADEMANLY BUILDERSOwner: JAY AND JENNIFER HASCHECHARLES AND TRACY PROSTContact Person: BRUCE MILLERAddress: 32 W. SHERMAN ST.PALATKA, IL 60067Phone #: 847-707-6686Fax #: 847-202-9875E-Mail: TRADEMANLY.BRUCE@SBCGLOBAL.NET

P.I.N.# _____

Location: 921-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE# of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. UTILITIES:			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. SURFACE:			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. GENERAL COMMENTS:			

RECEIVED

AUG - 5 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director _____

Date _____

Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works 

Date: September 10, 2015

Subject: Drost-Hache Subdivision (921, 927 & 931 N Highland) P.C. #15-017

With regard to the proposed subdivision/construction, I have the following comments:

1. All existing sewer services from 921, 927 and 931 N Highland Ave. must be abandoned at the sewer main with a sleeve.
2. The existing three water services must be shut off at the main.
3. The sidewalk should be evaluated to make sure it drains properly and in conjunction with proposed grading. Any sections that do not conform should be replaced. Any damage done to the remainder of the sidewalk as a result of demolition and new construction must be repaired to like new condition.
4. The sewer service will need to be SDR26.
5. The b-box must be located within the Village R.O.W.
6. The water service line must be buried at least 5.5'.

Thank you for the opportunity to comment on this permit application.

C: file

LF

RECEIVED
SEP 15 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
{03-29-104-018-0000}

Petition #: P.C.

Petitioner: BRUCE MILLER

TRADEMAN BUILDERS

Owner: JAY AND JENNIFER HASCHE

CHARLES AND TRACY PROST

Contact Person: BRUCE MILLER

Address: 32 W. SHERMAN ST.

PALATINE, IL 60067

Phone #: 847-707-6688

Fax #: 847-202-9875

E-Mail: TRADEMAN@BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-921-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE

of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: 1

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ 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 _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: B.C.I.

DATE OF PLANS: 7-10-15

Director

Date

RECEIVED

SEP 22 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

John J. Miller 9/21/15

PLAN COMMISSION PC #15-017
Drost-Hache Resubdivision
921-927-931 N. Highland Ave.
Preliminary Plat of Resubdivision
Round 1

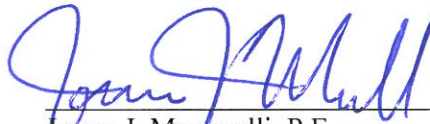
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate 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:

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

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. Final approval will require final engineering plans including detention calculations showing storage required. A small residential subdivision like this qualifies to meet the detention requirements by paying a fee-in-lieu of detention at the rate of \$1.00 per cubic foot for the required storage volume. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site.

Preliminary Plat of Subdivision:

16. Attached is the Preliminary Plat of Subdivision Checklist to use as reference to complete the preliminary plat requirements. Include an updated Preliminary Plat of Resubdivision and checklist with the resubmittal.
17. Include 5' wide Public Utility and Drainage Easements around the perimeter of each lot in the re-subdivision.
18. Show the building setback lines for each lot on the Plat.
19. The Cook County Highway Department signature block can be removed.
20. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add the utility signature blocks.


James J. Massarelli, P.E. 9/21/15
Director of Engineering Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Stormwater 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 Director of Engineering

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

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

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

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

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

Contacts for Plat Signatures

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

630/600-6348
frank_gautier@cable.comcast.com

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

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

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

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

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

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

847/759-5603
sm9231@att.com

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

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

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

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

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

312/603-1670

Sample Stormwater Detention Calculations

Project Name

Detention Calculation Verification PC# 00-000

Site Requirements

Site Area = 3.000 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.540 cfs
 Weighted "C" Factor = 0.875
 Pervious = 0.500 Acres
 Impervious = 2.500 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)
0.875	5	0.08	10.92	3.000	28.67	0.54	28.13	8100	0.186
0.875	10	0.17	10.02	3.000	26.30	0.54	25.76	15767	0.362
0.875	15	0.25	8.20	3.000	21.53	0.54	20.99	18887	0.434
0.875	30	0.50	5.60	3.000	14.70	0.54	14.16	25488	0.585
0.875	60	1.00	3.56	3.000	9.35	0.54	8.81	31698	0.728
0.875	90	1.50	2.75	3.000	7.22	0.54	6.68	36065	0.828
0.875	120	2.00	2.24	3.000	5.88	0.54	5.34	38448	0.883
0.875	180	3.00	1.62	3.000	4.25	0.54	3.71	40095	0.920
0.875	240	4.00	1.28	3.000	3.36	0.54	2.82	40608	0.932
0.875	300	5.00	1.08	3.000	2.84	0.54	2.30	41310	0.948
0.875	360	6.00	0.95	3.000	2.49	0.54	1.95	42201	0.969
0.875	420	7.00	0.83	3.000	2.18	0.54	1.64	41297	0.948
0.875	480	8.00	0.75	3.000	1.97	0.54	1.43	41148	0.945
0.875	540	9.00	0.68	3.000	1.79	0.54	1.25	40338	0.926
0.875	600	10.00	0.63	3.000	1.65	0.54	1.11	40095	0.920
0.875	660	11.00	0.59	3.000	1.55	0.54	1.01	39947	0.917
0.875	720	12.00	0.55	3.000	1.44	0.54	0.90	39042	0.896
0.875	780	13.00	0.52	3.000	1.37	0.54	0.83	38610	0.886
0.875	840	14.00	0.49	3.000	1.29	0.54	0.75	37611	0.863
0.875	900	15.00	0.46	3.000	1.21	0.54	0.67	36045	0.827
0.875	960	16.00	0.43	3.000	1.13	0.54	0.59	33912	0.779
0.875	1020	17.00	0.41	3.000	1.08	0.54	0.54	32819	0.753
0.875	1080	18.00	0.39	3.000	1.02	0.54	0.48	31347	0.720
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.969 Acre-Ft
 = 42,201 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	Free Flow	Submerged Flow
2) High Water Elevation	621.00		0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	616.00		0.00
5) Diameter of Restrictor (inch)	3.00		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.88	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

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

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

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

$$a \text{ (sq ft)} = 0.050 \quad \text{dia (in)} = 3.03$$

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C.
 Petitioner: BRUCE MILLER
TRADEMARK BUILDERS
 Owner: JAY AND JENNIFER HASCHE
CHARLES AND TRACY PROST
 Contact Person: BRUCE MILLER
 Address: 32 W. SHERMAN ST.
PALATINE, IL 60067
 Phone #: 847-707-6688
 Fax #: 847-202-9875
 E-Mail: TRADEMARK.BRUCE@SBCGLOBAL.NET

P.I.N.#
 Location: 921-921-931 N. HIGHLAND AVE.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: PROST/HASCHE
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 19,800
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

RECEIVED

AUG - 3 2015

 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT
 Jeff Bohner 9/10/15

Environmental Health Officer

Date

James McCalister 9/10/15

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-28-104-017-0000} {03-28-104-006-0000} {03-28-104-019-0000}
{03-28-104-018-0000} {03-28-104-020-0000}

Petition #: P.C.

Petitioner: BRUCE MILLER

TRADEMAN BUILDERS

Owner: JAY AND JENNIFER HASCHE

CHARLES AND TRACY PROST

Contact Person: BRUCE MILLER

Address: 32 W. SHERMAN ST.

PAULINA, IL 60067

Phone #: 847-207-6688

Fax #: 847-202-9875

E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE

of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: 1

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

PLEASE SEE ATTACHED

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 9/22/15

Date

Planning Department Comments (PL15-017, Drost-Hache Plat of Consolidation & Variation, 921-927-931 Highland, Round 1)

7. The properties at 921-927-931 Highland are zoned R-3. A Preliminary/Final Plat of Subdivision to resubdivide three single family lots into two single family lots, each 75 foot wide is required. Also, a variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard (south) setback from 7.5 feet to 5.35 feet for existing home at 921 N. Highland Avenue.
8. Per Section 5.1-3.6, Required Minimum Yards, the front yard for this property is the average of front yards of all properties on the east side of Highland from Willow to Elm Streets. In no case shall a front yard of more than 40 feet be required. A minimum front yard of 15 feet shall be required on all lots. Please provide an exhibit that illustrates the front yards on the east side of Highland from Willow to Elm Streets – please include the properties in question. The front yard will be determined based on the block average.
9. Per Section 5.1-3.6, Required Minimum Yards, the side yard for properties in the R-3 district is required to be 10% of the lot width (and no less than 7 feet). Therefore, for a 75 foot wide lot, the minimum side yard must be 7.5 feet. The existing residence at 921 Highland does not meet this requirement – the house is 5.35 feet from the south property line and will require a variation of 2.15 feet.
10. Per Section 5.1-3.8 the maximum allowable building lot coverage is 35%. Please provide the proposed building lot coverage for both lots.
11. Per Section 5.1-3.8 the maximum impervious surface coverage is 50%. Please provide the proposed impervious surface coverage for both lots.
12. Please note that the maximum building height is permitted to be 25 feet and 2.5 stories.
13. For the property at 921 Highland, is the detached garage proposed to be demolished?
14. A Design Commission application will be required for both the new residence and the attached garage addition.

Plat Comments

15. Please add a date of preparation of the Final Plat
16. Please note that per Section 29-309, "Easements of not less than five feet in width nor more than ten feet in width shall be provided on each side of all rear lot lines, and along side lot lines where necessary for overhead wires or underground wires, conduits, cable television facilities, storm and sanitary sewers, gas, water and other mains." Please provide easements five feet wide along the side property lines for both lots.
17. Please illustrate setbacks on the plat.
18. The Owner certificate lists just 'Charlie Drost' as the owner of the real estate. It was staff understanding that Lot 2 is owned by the Hache's. Is this correct? If yes, their name should be added to the Owner Certificate.
19. Please add the certificate of approval (see #n of the attached checklist).
20. The tax bill block only lists Mr. Drost. It was staff understanding that Lot 2 is owned by the Hache's. Is this correct? If yes, their name should be added to the tax bill block.
21. A Cook County Highways Signature block is not needed.
22. The Plat does not list the signature blocks for the utility companies.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C.
 Petitioner: BRUCE MILLER
TRADEMAN BUILDERS
 Owner: JAY AND JENNIFER HASCHE
CHARLES AND TRACY PROST
 Contact Person: BRUCE MILLER
 Address: 32 W. SHERMAN ST.
PALATINE, IL 60067
 Phone #: 847-707-6688
 Fax #: 847-202-9875
 E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.#
 Location: 921-927-931 N. HIGHLAND AVE.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: PROST/HASCHE
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 19,800
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	_____
_____	_____
_____	_____

Comments:

NO COMMENTS

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

And W 9/10/15
 Coordinator Date

Trademark Builders, Inc.
32 W. Sherman St.
Palatine, IL 60067
847-707-6688

RECEIVED

OCT - 5 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

October 5, 2015

Mr. Bill Enright
Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Enright:

Below are responses to the email I received from Latika Bhide on September 23, 2015.

Building Department

No comments from the Building Dept.

Public Works

Comments 1-6 acknowledged for future building permit.

Engineering Department

11. Acknowledged
12. No site or public improvements required for proposed subdivision
13. Acknowledged. To be completed for final plat.
14. Per Bill Enright, the Preliminary Plat of Subdivision needs to be reviewed and approved by the Engineering Department. The Final Plat of Subdivision will prepared if Plan Commission approves the resubdivision.
15. Civil Engineer for this project is working on calculation for fee-in-lieu of detention. To be forwarded to the Engineering Department no later than 10/9/15.
16. Acknowledged
17. Completed
18. Acknowledged. Surveyor dropped of preliminary plat over the weekend with the average front setback missing. I will have the surveyor add to preliminary plat and resubmit.
19. Removed
20. Acknowledged

Health Services Department

No Comments from the Health Services Department

Planning and Community Development

7. Acknowledged
8. Acknowledged, see spreadsheet for average setback calculation
9. Acknowledged

10. The design for the new home on lot 1 is currently in process. The proposed building lot coverage for lot 1 will be just under the maximum allowed of 35% . The proposed building Lot coverage for lot 2 will be approximately 22%.
11. The design for the new home on lot 1 is currently in process. The proposed impervious surface coverage will be just under the maximum allowed of 50%. The proposed impervious surface coverage for lot 2 will approximately 33%
12. Acknowledged
13. The detached garage will be demolished after the new attached is complete and useable.
14. Acknowledged
15. Acknowledged
16. Easements added to side yards. Existing easement in rear yard.
17. Acknowledged, surveyor did not include for some reason. Will be added to plat and resubmit.
18. Lot 1 is owned by the Drost's. Lot 2 is owned by the Hasche's. Correct names now appear on the Owner's Certificate
19. Added to plat
20. Hasche's name added to plat for tax bill block
21. Removed
22. Acknowledged, surveyor did not include for some reason. Will be added to plat and resubmit.

If you have any questions, please let me know.

Sincerely,



Bruce Miller

Trademark Builders, Inc.