



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 25, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. McDonald's - 8/28/19
- B. Northwest Crossings - 8/28/19

IV. PUBLIC HEARINGS

- A. The LaSalle Estates Subdivision - 2000 N. Chestnut Ave. -
PC# 19-009
Plat of Subdivision, Variation
- B. Arlington Signs & Banners - 1312 W. Northwest Hwy. - PC# 19-
012
Land Use Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

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**Plan Commission
9/25/2019**

Item: McDonald's - 8/28/19

Department: Planning & Community Development

ATTACHMENTS:

Description

McDonald's - 8/28/19

Type

Minutes

PLAN

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

RE: McDONALD'S - 45 EAST GOLF ROAD - PC# 19-010
PUD AMENDMENT

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 28th day of August, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. If you would all please rise and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, could you call the roll?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We had a meeting on 7/10 and we have minutes from that meeting to approve. I trust everybody received those that was here. I would like a motion and a second to approve those minutes.

COMMISSIONER SIGALOS: So moved.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: And a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: And abstaining? I abstain; I missed that meeting.

COMMISSIONER GREEN: I did, too.

CHAIRMAN ENNES: So, we're all in favor of the motion to accept the minutes, okay. Our first petition this evening is the McDonald's, PC# 19-010. Is the Petitioner here? Would you please rise? Will you and anybody else be testifying?

MR. OLSON: Yes. Potentially, yes.

CHAIRMAN ENNES: Well, anybody who's going to come up needs to be here to swear you in.

(Witnesses sworn.)

CHAIRMAN ENNES: State your name and spell it.

MR. OLSON: Dan Olson.

MR. ABOONA: Luay Aboona.

MR. KERCHNER: Joe Kerchner.

CHAIRMAN ENNES: Thank you very much. If you would like to start and tell us about your project? Also, have you seen the conditions from the Staff?

MR. OLSON: Yes.

CHAIRMAN ENNES: And do you agree with all of those?

MR. OLSON: Yes, we do.

CHAIRMAN ENNES: Sam, all notices have been turned out?

MR. HUBBARD: They were, yes.

CHAIRMAN ENNES: Could you tell us about your project?

MR. OLSON: Sure, I'd be glad to. My name is Dan Olson with Watermark Engineering. We are the civil engineers on the project. As you can see, we've got our team here with us tonight. We've got representation from the ownership group, from McDonald's, architecture, and traffic. So, we've got the gamut covered here. So, if you have questions as we go through, the team is prepared to respond to that. But what I'd like to do is provide a brief overview of why we're here, what we're looking to do, and then turn it over to you guys.

So, as you can see on the screen, this is an exhibit showing the existing site as it sits today. We dropped in some of the zoning around that, too, and kind of zoomed out so you can see where we're located. A big, main reason why we're here tonight and seeking approval is based on the fact that we're in an Office-Transitional zoning district with an existing PUD and land use variance ordinance that's been passed on this property. So, we're obviously seeking to amend that with these proposed improvements to the site, and that's why we're here tonight before you.

So, the site is just over 41,000 square feet. It consists of an existing McDonald's restaurant, a single drive-through lane, 36 parking stalls, and the landscaping and sidewalks that you see there. The site currently operates at a one-way, counterclockwise circulation pattern, and it has a single driveway in the southwest corner that you can see. That has access to the private drive to the west which is shared with Chase Bank next door to us, and there is an easement over that shared private drive. So, that's how we have access to the site.

Currently, the drive-through works, but it isn't optimized. That's one of the main things we want to improve on the site here. The current site has roughly seven to eight stacking spaces as it sits right now. It does have two order points on it but it's a single lane, and so what happens is if you've got somebody who's in front, who's slow, who doesn't know what they want to order or whatever, it backs up the whole thing. So, as you'll see as we go through the double drive-through, it's going to help alleviate that issue. So, that's one of the main site improvements we're looking to do.

I'll move ahead to the, this is the proposed site plan. Not a lot is changing on this in terms of circulation. The driveway will remain the same. The circulation will remain the same. The building footprint will remain the same. There's no additions to it.

The main changes that we want to accomplish with this project is the side-by-side drive-through, I have a closer-in site plan that I'll go to here in a moment, located on the west side of the building. We're doing all new ADA parking stalls and sidewalks throughout including the public connection. So, all of the site will be made code compliant in that way. We are relocating the existing trash corral which currently sits south of the building, directly behind the building. That's got its own set of issues so it's a good thing for the site, for us to be able to relocate that. That's in the southeast corner. That's also one of the reasons for the reduction in parking is we need to make room for that trash corral there.

The other reason for the loss in parking, we're going from 36 to 30, is the two drive-through lanes that wrap the building on the west. Previously, if we go back and look, there's a couple of accessible stalls there and a regular stall there. So, those are being moved to the other side, and we're opening that up for better circulation and better stacking.

The landscaping around the site, we worked with Staff on that. We're providing an extensive, what I'll call refresh to the landscaping there. Staff has asked us to provide some additional beyond what we even have on the plan now, and we're working with them to accomplish that. That's going to provide a nice screen. There's already significant landscaping around the site, but we're going to bolster that further. Any of the disturbed areas get brand new landscaping throughout the foundation, et cetera, seal coat and re-stripe the parking lot.

Then lastly, on the south property line, there is an existing privacy fence that's there between us and the residential zoning to the south. That's a six-foot fence with a two-foot lattice. That was a requirement of the original PUD agreement, and right now the fence is in disrepair. So, Staff has asked us to take a look at replacing that all together which we agree with. I believe that that's in the report. So, that fence will get rebuilt entirely and restored in that area.

The new stacking for the drive-through, we had seven to eight. We're going to be looking at somewhere between 14 and 15 spaces. So, it's going to improve lot flow and efficiency in the drive-through tremendously. Also, the side by side itself with the equipment, the efficiencies that are built in there, not only will we have more stacking room, we've got the ability to move cars through quicker because they have an option on which lane they're going to. I'll zoom in and show you that.

Lastly, on the site, the reduction to 30 parking spaces, we talked about why that's happening. As part of our approval process, we've worked with Staff on doing a parking study and a traffic study for the site, just to make sure we're not painting ourselves into a corner here. Operationally, we want the store to do well obviously. We want not only to satisfy Staff and the Commissioners, but we want it to work well as well, so we need to know that we have enough.

So, we hired a traffic engineer to go out there who is here tonight, took a look at six different days across peak hours. On those six different days, there was weekend and weekdays throughout. I believe the report might be in the packet. I also have a summary up on the screen that I'll show in a moment. But peak demand was shown to be 27 parking stalls. So, going down to 30, we feel confident with that.

We also understand that operationally, when you've got an efficient drive-through, cars are going to gravitate towards that, whereas today it's kind of messy. So, cars opt not to get into that queue if it's stacked up or if it looks cumbersome, they'll just go park. So, we think the demand will flow even greater into the drive-through. Currently, I think we're looking at 70 percent drive-through and that's typical, 70 to even as much as 80 percent in different locations.

So, keep moving on, that's kind of hard to see what's going on, but here is just the summary of the parking data so you can see that. Wednesday, August 22nd, was peak demand at 27 stalls.

This is a look at some of the signage we're proposing. We've gone through the process with the Design Commission and we got, actually we were just there last

night. So, we've gone twice, once for a variance for the signage that you see up here. The reason for the variance is again because of the zoning district that we're in. I think we're allowed like one or two square feet, you know, of signage in the Office-Transitional, so it's clearly geared for that use. They have approved, they've given a positive recommendation on the signage and on the building. So, we've gone before them for both aspects of the project. This is just an overview of what we're proposing.

I apologize for the quality. I don't know if it's any better on your screen. But that's a look at the landscape plan. As you can see, we're showing both the existing and the proposed there. There's extensive landscaping throughout, especially buffered on the south property line in addition to that six-foot plus the two-foot lattice fence there.

Building-wise, I'll just go through that quickly. Again, we have Joe Kerchner from Lingle Design Group who's the architect on the project who can answer more specifics. But just real quickly, what are we doing to the building? We talked about the footprint is not changing. That's remaining as is, it's remaining in the same location obviously. There's going to be, the biggest change is going to be the removing of the existing mansard roof that you see there. So, that goes away, and I'll show you the proposed.

That's another look at the existing, and this is what the proposed building will look like. So, we go straight up with the parapet walls. We remove the mansard roof. We take off, we talked about the trash corral that was existing on the south side of the building, that's going away, obviously being relocated as part of this. The brick that's there today will remain. Some brick is being added for the parapet, some brick is being painted. So, there's a fair amount of brick to the building.

There's also, there's EIFS on the building. There's corrugated metal banding along the parapet. Then there's also the cementitious fiber board which is a product called Nichiha. That's located where you see the M's there, that's two of the brand walls on the north and west side.

Interior-wise, remodel throughout the seating area. Again, it's all refreshed, new seating layout, new decor. ADA compliance throughout on the inside. Bathrooms get updated as a result of ADA compliance and just general updating. So, that's what's happening on the inside of the building.

So, that's an overview of our project. We talked about Staff recommendations. We have been working with Sam since the beginning. We have no problem with the recommendations provided, and we look forward to the discussion tonight. Thank you.

CHAIRMAN ENNES: Mr. Olson, before you sit down --

MR. OLSON: Yes?

CHAIRMAN ENNES: I forgot to ask you to spell your name for the court reporter.

MR. OLSON: Sure. Dan Olson, D-a-n O-l-s-o-n. Thanks.

CHAIRMAN ENNES: Okay, thank you. One of your other individuals who's going to come up and talk about --

MR. OLSON: Well, I think that concludes the overview. We're here for any questions.

CHAIRMAN ENNES: Okay, questions.

MR. OLSON: Yes.

CHAIRMAN ENNES: Thank you. So, Sam, can we have the Staff report

please? Oh, I should take care of another administrative point. Just after we took the roll, Commissioner Dawson walked in.

MR. HUBBARD: Noted, thank you. Okay, so the subject project is at 45 East Golf Road. As you've heard, it's an O-T Office-Transitional zoning district. However, it is zoned on the Comprehensive Plan as suitable for commercial uses. As such, in 1996, there was a land use variation and PUD granted to allow the present McDonald's on the subject property.

So, as part of the site remodel and additional second drive-through lane, an amendment to the previously granted PUD and land use variation ordinance is required, which is the reason the Petitioner is before you this evening. In addition, as part of that process, Staff is recommending the repeal of condition number five within that original ordinance that related to specific colors of the bricks and the roof on the McDonald's building because they're removing the roof and replacing it with parapet walls. That condition is no longer applicable. There are no variations requested as part of the additions with the second drive-through lane.

So, the Petitioner has gone to two different public commissions to date. On May 8th, they appeared in front of the Conceptual Plan Review Committee. The committee was generally positive for this change and looking forward to the enhancement to the building and the site. On June 25th, the Petitioners appeared in front of the Design Commission for the design review of the exterior architecture. The Design Commission approved it with no conditions.

Additionally, last night, the Petitioner appeared in front of the Design Commission again for the signage variations, and those were approved subject to certain conditions. Some of the more notable ones I would comment on this evening are that the menu boards, the two LED menu boards had to have volume control and dimming capabilities. There was no animation of the graphics allowed on those LED order screens. Of course the double menu boards was conditional upon approval of the second drive-through lane this evening by the Plan Commission.

So, here's an aerial of the site. You can see the subject property bounded in red. On the north side is the International Plaza Shopping Center. To the west is the Chase Bank that's also on an O-T zoning district. To the south, there are some single-family homes. To the east is an existing office complex.

So, here's kind of a zoom-in of the subject property. One of the conditions of approval from the original ordinance was to require this wraparound orientation of the drive-through so that cars would circulate around the site and then enter the drive-through. That was to prevent, you know, cars coming like this and just trying to enter the drive-through this way, and if there was queuing and stacking, it would stack out potentially into the shared drive and block access into the drive aisle of the site. So, the addition of the second drive-through lane maintains that requirement for the wraparound of the building to enter the drive-through.

I would mention that this picture was taken in September of 2018 at approximately 11:30 a.m. on a Tuesday which is one of the peak times for the drive-through. So, you can see here, there's multiple cars stacking in the drive-through, and this illustrates perfectly the problems with the stacking currently. As you can see, those cars are blocking parking spaces, and this is the parking row that would be removed to accommodate for that second drive-through lane.

Again, here is the site plan. You can see the wraparound

orientation, and then you can see the much greater increased capacity for stacking in the drive-through with the dual lanes, and then around the building as well, and then the relocated trash enclosure. I would point out that there's a small, tiny portion of the work proposed in the right-of-way that's up at this corner, that's to make the sidewalk ADA compliant. That falls in the IDOT right-of-way. So, one of our recommended conditions of approval is contingent upon review and approval by IDOT for that change.

There is no requirement for a permit through MWRD for stormwater. However, there are local requirements for stormwater management. The Petitioner is, I believe, increasing the impervious surface just slightly on the site, not enough to warrant MWRD permit but still kicks in Village requirements. So, as part of building permit, we're going to ask for detailed detention calculations to show if the existing capacity, detention capacity on the site can accommodate for what's calculated and projected for the potential volume needed for any of the proposed improvements. If there is a deficiency, because it would be so minor, the Village is going to require that the Petitioner provide a fee in lieu of additional detention. That's one of the recommended conditions of approval this evening.

Briefly, here is the interior floor plan. The only real change to the seating area is the reduction in size for this janitor closet that's being constructed there. Currently, I believe there is seating here as well, but these are future locations for electronic ordering kiosks. So, the actual interior seats will be decreasing slightly as a result of this remodel.

Again, here is the landscape plan. You can see some of the additional landscaping that they're adding, especially along the south property line to complete that southern screen. Then you've heard the requirement for the fence, and we've asked that, as a condition of approval, that it be replaced in its entirety at the six-foot tall with the two-foot lattice extension that's required by the original approval ordinance.

So, really the main thing that we reviewed with this was the traffic and parking. Based on our code requirements, only 10 parking spaces is required, and that's a result of the relatively small seating area size. To accommodate for that second drive-through lane, as you've heard, the number of onsite spaces will be reduced. You heard the number of 36, I count 37 spaces striped when I went out there. I think the plat of survey showed 36 but I counted 37 striped. In any event, that's going to reduce down to 30 spaces. Over six days of survey, the peak demand was for 27 cars, so the reduction to 30 spaces still should be able to accommodate peak demand for parking.

Relative to traffic, you know, all of the intersection studied included the existing operation of the McDonald's, so we really have a great idea of what type of traffic this will generate. The study did factor in a small increase due to increased business as a result of the more efficient drive-through, and then just general increase of traffic as always seem to happen in the future. All of the intersections studied did not have any reduction in level of service, so traffic is really not an issue for this development.

The other thing was the stacking, the peak demand observed with the existing stacking was 13 cars. As you've heard, the dual drive-through lane will have space for approximately 14 cars. So, hopefully, that will be able to much better accommodate the capacity of the drive-through.

That being said, the Staff Development Committee is recommending approval of the application subject to the four conditions which I have outlined this evening. That

concludes our presentation.

CHAIRMAN ENNES: Thank you, Sam. Could I have a motion to accept the Staff report?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Do we need a roll call vote, Sam?

MR. HUBBARD: No, a voice vote is fine.

CHAIRMAN ENNES: So, all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, Lynn, why don't we start with you? Any questions?

COMMISSIONER JENSEN: Not really. They did a nice presentation before the Conceptual Review Committee and I don't really have questions.

CHAIRMAN ENNES: Commissioner Warskow?

COMMISSIONER WARSKOW: I don't really have any questions. I am supportive. The only concern I have looking at the new layout is that you've moved the handicapped spaces so that they will cross the drive. I'm just concerned about cars not paying attention as they're jostling their food and then coming across that sidewalk with the handicapped. So, that's my only concern.

COMMISSIONER LORENZINI: Question about, glancing at this slide up, so when you come in off the shared drive, you have to circle around in a kind of clockwise way to get into the ordering line. But now that you're widening that lane, is there, and you're parking cars south of that drive-through lane, is there enough room to get by to get into that queue?

MR. OLSON: Yes, let me make sure I understand where you're talking about there. Can you --

COMMISSIONER LORENZINI: Right there, yes, when you come in, you've got to circle around the building when you just come in.

MR. OLSON: Right.

COMMISSIONER LORENZINI: To get into the queue.

MR. OLSON: Yes.

COMMISSIONER LORENZINI: So, is that enough, what's the driving room, what's the width of that aisle?

MR. OLSON: Yes, so it's actually, we're increasing the width of the aisle from what's there today and there is ample room for the new. The parking stalls are a little tight. They were designed that way originally just because of the size of the site. But we were able to push the drive-through actually a little bit farther north so there is going to be more room than there is today. I can't, I could look up the --

COMMISSIONER LORENZINI: That's okay, I got you. That's fine.

MR. OLSON: Yes, there is ample room.

COMMISSIONER LORENZINI: As far as ordering from these kiosks, I thought it was kind of a little surprising that 70 percent of the people go through the drive-through, but how many people order from the kiosks? Just curious.

MR. OLSON: I don't know. Anybody know percentage on the kiosk?

PETITIONER REPRESENTATIVE: 10 to 20 percent.

COMMISSIONER LORENZINI: All right, that's fine.

PETITIONER REPRESENTATIVE: Well, as well as from dine-in.

COMMISSIONER LORENZINI: All right, thank you.

CHAIRMAN ENNES: Thanks, Joe. Commissioner Green?

COMMISSIONER GREEN: I really have no questions. I think it's a nice architectural facelift and it's great.

CHAIRMAN ENNES: Commissioner Sigalos?

COMMISSIONER SIGALOS: My first comment is not a question. So, I'd like to commend Dan for giving an excellent presentation of the project. I thought you did a very good job, Dan. I was also at the Conceptual Plan Review Committee meeting. I'm familiar with it. I think this is great. I understand the need for a dual drive-through lanes. Right now, restaurants, and again at least 70 percent of the business is through drive-through and pick-up.

The one question I have is in the parking analysis. Does that take into account the need, and maybe go to that site plan that shows the drive-through and the parking stalls, does that take into account the need for drive-through customers that have to pull over into a parking stall while their order is being processed because they have a large order or what have you?

MR. OLSON: Yes. I don't know if you want to speak to that, how that was calculated? So, we looked at all the stalls, and actually there's a breakdown in the parking study where he analyzed the amount of vehicles that were using those spaces in particular. So, yes, the parking study does factor that.

COMMISSIONER SIGALOS: So, there are a like couple of stalls that would have sign posting or whatever for pick-up ordering only or whatever?

MR. OLSON: Yes. I believe there are, in the upper right-hand corner there of the site, those two up there are currently and that's what we're going to do, yes.

COMMISSIONER SIGALOS: My last comment, I like the idea of having to relocate the trash enclosure to the southeast corner, more out of view of the drive-through traffic and such proximity to the building because it's not aesthetically pleasing --

MR. OLSON: Right.

COMMISSIONER SIGALOS: -- but other than that, I think it's great. I'm glad to see McDonald's is wanting to improve here and stay in Arlington Heights at this location. My last question, approximately how long will this be down for construction?

MR. STEPP: I can answer that. Chris Stepp, area construction manager.

CHAIRMAN ENNES: Will you please go up to the podium please?

MR. STEPP: Sure.

CHAIRMAN ENNES: Can you state your name and spell it for the record?

MR. STEPP: Sure. Chris Stepp, C-h-r-i-s S-t-e-p-p. So, these projects typically take, we target eight weeks. They bid on average 9.5 weeks for our region. We try to leave the drive-through open fully throughout the duration of the project. We'll close the dining room roughly about a period of four weeks as we do the interior remodel portion. But the intent is to keep the drive-through open throughout. With the constraints of the site, we may have to flip-flop and go interior business versus drive-through. But the intent is to keep the restaurant open at one phase or another throughout construction.

COMMISSIONER SIGALOS: I understand. The last thing, I know this will require some IDOT approval for a right-turn lane there. You're going through that process, but I mean in my experience with IDOT, you're looking at eight months to get any kind of response or approval from IDOT.

MR. OLSON: Let me just say I concur. It can be a painful process, especially as of late. But yes, we will have to go to them and we're obviously open to that as part of the project.

One of the things we're exploring right now is that we're working with the review engineer at IDOT District 1 who is looking at this corner. Apparently, there had been some improvements to the sidewalk and to the intersections in this area. This may be one of the corners that was improved, I don't really know. IDOT seems to think so. What that means is that from the time we got our survey done, the elevations may have been corrected already for, that's what we're hoping and praying for because that means we stop our sidewalk connection at our property line, we don't go to IDOT. So, we'll go if we have to.

COMMISSIONER SIGALOS: Again, I've got to commend you for having the patience to work with IDOT, and Luay to also have the patience to work with them. I'm familiar with both of you.

MR. OLSON: Yes.

COMMISSIONER SIGALOS: My hat is off to you. All right. I have no other comments. It's a great project.

MR. OLSON: Thanks, John.

COMMISSIONER SIGALOS: Very good.

CHAIRMAN ENNES: Thanks, John. Commissioner Dawson?

COMMISSIONER DAWSON: I have no questions.

COMMISSIONER DROST: Yes, and I don't have any questions. I commend you for staying in Arlington Heights. I think Ray Crob, a former resident would be very happy as well to keep the McDonald's.

MR. OLSON: That's the plan. Thank you.

CHAIRMAN ENNES: I also think this is a good project. But I have the same concern about the handicapped parking being across.

MR. OLSON: Sure.

CHAIRMAN ENNES: How often does that happen in your site so it's not up against the --

MR. OLSON: Yes, it does happen. It's kind of a double-edged sword. To speak to your concern as well, code requires us to put them as close to an accessible entrance as possible. The downside to the current layout as they are, yes, they don't have to walk across, but they also get blocked in. So, somebody who's trying to turn around and back out has got to navigate some of that. So, there are some benefits to it. In a perfect world, I wouldn't have them blocking in right next to the building. But I will tell you, I would say it's maybe not quite half, maybe 25-30 percent of the sites that we personally have worked on I can think of where they've been on the opposite side of it.

We did one in Hoffman Estates not that long ago. It does work. But you're right. Again, we have them up tight, it's just a very small site.

CHAIRMAN ENNES: On the aerial here, at the back of the building, there's a bump-out. Is that, right in there, is that currently the garbage?

MR. OLSON: It is.

CHAIRMAN ENNES: So, that's going to be moved out of there? It will allow the queuing lanes closer to the building?

MR. OLSON: Exactly.

CHAIRMAN ENNES: Okay, that's all I have. Thank you.

MR. OLSON: Thank you.

CHAIRMAN ENNES: Is there anyone in the audience that has any questions or comments about this? Seeing none, we'll close the public portion of the meeting.

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-010, an Amendment to PUD and LUV Ordinance 96-037 to repeal condition number five and modify the approved development plan to allow an additional drive-through lane.

This recommendation shall be subject to the following conditions:

- 1. IDOT review and approval of the proposed improvements within the Golf Road right-of-way shall be required.**
- 2. Should detention calculations show that the proposed site conditions cause a deficiency in stormwater capacity, the Petitioner must provide a fee in lieu of onsite detention at time of building permit issuance.**
- 3. The six-foot tall wooden privacy fence with two-foot lattice extension located along the southern lot line shall be replaced in its entirety.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRMAN ENNES: Is there a second?

COMMISSIONER DAWSON: Second.

MR. HUBBARD: That was the motion for PC# 19-010.

COMMISSIONER DROST: Yes.

COMMISSIONER SIGALOS: Actually, George stated it as PC 19-110 but it's actually 010.

COMMISSIONER DROST: 0-1-0. 010.

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: All right, that's a big number, I know.

COMMISSIONER DAWSON: Either way I still second.

CHAIRMAN ENNES: We need a roll call vote.

MR. HUBBARD: Yes. Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

CHAIRMAN ENNES: So, you have a unanimous approval. Has a date been set for them to appear before the Village Board?

MR. HUBBARD: We're targeting September 16th subject to availability at the Village Board.

CHAIRMAN ENNES: Good luck. Thank you.

MR. OLSON: Thank you all, appreciate it.

(Whereupon, the public hearing on the above petition was adjourned at 8:02 p.m.)



**Plan Commission
9/25/2019**

Item: Northwest Crossings - 8/28/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Northwest Crossings - 8/28/19	Minutes

PLAN

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

RE: NORTHWEST CROSSINGS - 1501 WEST SHURE DRIVE - PC# 19-011
PUD AMENDMENT, VARIATIONS

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 28th day of August, 2019 at the hour of 8:02 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: Our next hearing is Northwest Crossings, Petition No. 19-011. Is the Petitioner here? I'll take that as a yes.

MR. BAUER: Yes, sorry. I assumed that you wanted me to identify myself.

CHAIRMAN ENNES: Yes, that's fine, I know. Welcome. Would you please state your name and spell it for the court reporter?

MR. BAUER: Good evening. My name is Steve Bauer, last name is spelled B-a-u-e-r. By the way, I'll just mention that I have reviewed the Staff proposed conditions of approval and find them agreeable with the exception of one modification which I've already confirmed with Staff about. I'll explain that in great detail as part of my presentation.

CHAIRMAN ENNES: Okay, Steve. Go ahead with your presentation.

MR. BAUER: Thank you. So, Mr. Chairman and members of the Commission, as I said, my name is Steve Bauer. I'm an attorney with Meltzer, Purtill and Stelle. I'm here this evening on behalf of TNC Lot 1, LLC, which is the owner of 1501 West Shure Drive, which is the, or I should say a portion of the former Motorola campus located at the southeast corner of Shure and Wilke. For those of you who were on the Plan Commission a few years ago, you may recognize this image as being reflective of some of the relief and associated approvals that were sought and granted in 2015 for the property located at 1501 and 1421 West Shure Drive.

As I said, the property is located at the southeast corner of Shure and Wilke, again referencing the 1501 property and the 1421 which you can see on the upper portion of the bounded area. The subject property for tonight's discussion is the 1501 property. Overall, however, the PUD in which the 1501 property is located is approximately 64 acres. The property that's bounded in blue, however, which again is the subject property for discussion this evening is approximately 22 acres. As you can see, the 1421 property is to the immediate east. The reason I keep mentioning the 1421 property is because like the requests that were before the Commission in 2015, the requests now before you this evening for the 1501 property are very similar in that they are entirely driven by tenant requirements.

Quickly looking at the, this is a plat of subdivision, but generally speaking for survey purposes, quickly looking at the overall 1421 and 1501 property, you can see that the 1501 property is located on the west portion of the site. It's identified as Lot 1 in the Northwest Crossings subdivision. I'm showing you this slide primarily for purposes of showing you improvements or what were existing improvements in 2015 when this plat was approved. You can kind of see, although it's a little faint, on the Lot 1/1501 property sort of a square-shaped building. It is a building in the northeastern corner of the property. That was, at the time, an approximately 430,000 square-foot building which, as part of the 2015 amendments, was reduced in size by eliminating roughly 225,000 square feet of the northernmost portion of that building which then resulted in a building of 195,300 square feet as identified in the slide, and then 802 parking spaces located to the immediate west and to the immediate south of that building.

As I mentioned, the 1501 property is the sole subject of the request tonight. Since the 2015 approvals were sought and granted, this building has sat idle, not occupied. However, the property owner now has a confidential tenant, and I mean that respectfully and I can explain to whatever extent you desire, for this property which is seeking certain modifications to the site which are generally depicted here, the most significant of which pertaining to parking lot modifications which as you can see to some extent from the grayed

areas include parking lot, drive aisle modifications, widening, apron or curb cut widening, and then associated circulation lanes.

The proposed parking lot modifications are proposed in two phases. Phase I consists of 559 total spaces which is a reduction from the 802 spaces that were approved as part of the 2015 PUD amendments. That 802-space, or that reduction from 802 spaces is a product of the grayed areas that you see where additional circulation routes are added which are a means of ensuring security in conjunction with guard houses and security fencing that's proposed which I'll explain to some greater extent.

The proposed use for the property is a backup network operation center and a business resumption training suite. These types of modifications that you see here are proposed as part of applicable federal regulation. So, moving then to phase II, if the tenant occupies the entire portion of the building, there would be an additional 342 spaces constructed. Those would all be located on the north side of the building, for a total of 898 spaces, inclusive of the loss of three spaces from the phase I parking necessary to connect the phase I parking area and the phase II parking area.

As part of the tenant's requested modifications, as I said, there are parking lot changes as well as fencing and mechanical equipment variations, accessory structure variations in the way of the proposed guard houses, driveway width variations to facilitate those parking lot modifications, all of which are again sought as part of the tenant's specific requirements for the site in accordance with federal regulation and security protocol. The most significant of those requests, as I said before, really pertain to parking lot modifications and fencing or screening to some extent.

So, with that in mind, this slide identifies the proposed areas for some sort of fencing or screening. In particular, there is an eight-foot tall security, open security fence that's proposed around the perimeter of the site. Thanks, Sam. As Sam is indicating, it's proposed to entirely envelope the site for security purposes. Second is an eight-foot tall chainlink fence with slats to secure and to some extent obscure transformers that are proposed on both the north and south sides of the site shown in blue. A 17-foot four-inch tall CMU or concrete masonry unit cinder block screen wall to secure generators that are proposed are on both the north and south sides of the site shown in green; a six-foot tall CMU screen wall to secure, northeast corner I think, yes, to secure the gas meters that are proposed for the building; and then lastly, a six-foot tall and an eight-foot tall CMU screen wall on both the south and east facades of the building, respectively, for the purposes of securing AC condensing units.

This slide shows images of the proposed fencing with the exception of the CMU walls. The CMU walls are quite simple, as many of you may be familiar with, cinder block type construction methods. What's important to note specifically about those walls is that they will be painted with a color to match the building so that the walls don't appear as afterthoughts or appendages to the building that are out of line with the building's architecture. The image on the left is the proposed perimeter security fence which, as you can see, is quite tastefully designed by contrast to, for example, the traditional chainlink fence with barbed wire on the top. The image on the right is the proposed kind of chainlink fencing with slats for the transformer enclosures that I mentioned, which again are the areas shown in blue on this slide.

I want to mention that with respect to the chainlink fencing and slats for the transformers, we learned through the project electrical engineer's communications with IDOT, that IDOT really doesn't want their transformers to be obscured in any respect. So, while

they're okay with fencing, they're generally not agreeable to any type of opacity that would preclude the ability to, you know, plainly view the transformers. However, they have agreed that the slat type material proposed and shown in this image is acceptable for purposes of aesthetics.

As I said, we have reviewed the proposed conditions of approval. We are in agreement with them with one clarification, which again we've worked with Staff to confirm as acceptable at least from the Staff perspective. That pertains specifically to condition number three which is concerning landscaping. So, what this slide depicts is that the Applicant is agreeable to installing 13 additional shade trees within the parking lot landscape islands in the areas that are shown with green circles on this image, so hopefully you can find those if I describe them in a little further detail. I'm speaking specifically about the four north of the building, the two on the west side of the building, and then the seven on the south side of the building.

I will mention that there are two locations where shade trees would otherwise be required by code in parking lot islands but cannot be constructed, or rather installed at those locations as a consequence of impervious surface improvements that are proposed, specifically sidewalks. Those are depicted in the areas shown with a red circle with the X. As a result, that necessitates an additional variation which is contemplated by the plain language or general language of the notice of public hearing.

So, that's all that I have, but I'm happy to take any questions you may have of me.

CHAIRMAN ENNES: That's it for the time being. Why don't you please have a seat while we hear the Staff report?

MR. HUBBARD: Yes. Thank you, Chairman Ennes. So, as you've heard -- sorry, I have a little trouble with the computer here.

As you've heard, the subject property is located at 1455, 1421 and 1501 West Shure Drive. That property is zoned in the M-1 Research Development and Light Manufacturing District. The proposed use at the 1501 West Shure Drive building falls under the envelope of an office and that's a permitted use in the M-1 district. So, the proposed use is compliant with the existing zoning as well as the Comprehensive Plan.

Due to the proposed site changes, an amendment is needed to the original PUD ordinance that granted the three-building campus which was the former home to Motorola. That original ordinance has been amended several times over the years, most recently in 2015 to allow a subdivision, and then again in 2015 to allow demolition of a portion of the 1501 West Shure Drive building.

As per the request, multiple variations are required as outlined in the Staff report. Due to recent conversations with the Petitioner that took place this week, we've identified the need for another variation that is not included in the Staff report. That's the variation to the landscape island shade trees, as you heard the Petitioner allude to in his presentation. Sorry, I'm having some problems here with the slide show.

The Petitioner has appeared in front of the Conceptual Plan Review Committee last month on July 24th. They did receive positive feedback and have moved forward with their application for the proposed changes to allow the confidential tenant to locate in the 1501 building. Here is just another overview of the site. You can see the two buildings, 1421 and 1455 not outlined in blue, and then the blue outline shows the 1501 West Shure Drive

building. The red outline shows the overall PUD.

Here is an aerial of the subject property as it exists today. I'm going to overlay the proposed changes here so you can see the multiple changes to the parking lot on the south side to allow for the three new entries, gated entries and guard houses, and then the relocation of the drive aisle on the north side, and then the addition of the parking area north of the building. So, generally speaking, the area outlined in red is what's considered the phase I work, and the second parking area is what's contemplated during phase II.

So, again here is the site plan and I want to go quickly through the requested variations. First, we have the perimeter fence that's proposed at eight-foot tall with sharp points that requires a variation. Then you have the eight-foot tall chainlink fence that encloses the two transformers, and said fence includes slats which also requires a variation. Then we have the fencing of the generator, and also on the north side and the south side of the building which I don't believe is highlighted. We have the eight-foot tall screen of the mechanical units on the east side of the building, and also the mechanical units there require a variation due to location. We have the variation for the guard houses in the green, and for the drive aisle width in red also shown at the bottom of the screen, or not shown is highlighting rather, the two drive aisles at the bottom.

I would mention that during the Fire Department review of this, they found that there were some pinch points in the entry for fire truck turning purposes, and they have asked the Petitioner to make some changes. The Petitioner has shown, I believe, that they can make these changes, and then there were some concerns about the turning in the phase II parking area. We're currently working with the Petitioner to make some changes as requested by the Fire Department for turning into the phase II area.

Due to recent analysis of the landscape plans, we identified the need for two variations, here you can see in the red circle, where landscape island shade trees would be required, but shade trees are not feasible in these locations due to the transformer and the building entrance. Staff is amenable to the variation request to waive the requirement for the shade trees in those two locations.

Here you can see the floor plan for the build-out, it's a little bit difficult to see. Basically, everything that's hatched in gray is what's considered phase I. The phase II area will remain unbuilt, and that's the area shaded in orange.

Relative to parking, the phase I area includes roughly 127 square feet -- I'm sorry, the buildout of 127,000 square feet of floor area, as well as an improved parking area, and the phase I build out will require 423 parking spaces. The phase I parking lot change would yield 559 spaces, so more parking provided than required by code which is great. However, if the phase II build-out were to occur, that would require 228 parking spaces in addition to the phase I parking. That would be a total of 651 parking spaces required. Without that phase II parking build-out, there would only be 559 spaces provided which would be a deficit to code requirements. So, Staff has recommended a condition of approval that build-out and occupancy of the 68,253 square-foot phase II area is to occur simultaneous to construction of the phase II parking area.

Just to clarify that condition, the intent is not to require the opposite to also be true, i.e., that construction of the phase II parking area is required to occur at the same time as the build-out and occupancy of the phase II area. So, basically, what that's saying is that there is no outright prohibition of the phase II parking area from being constructed prior to

the build-out and occupancy of the phase II floor area if, for example, there was a need for that parking to be constructed without the actual build-out of the phase II area. That's fine and that could occur in compliance with this condition. There may be some questions if that were the case being, you know, why is there such a surplus of parking needed relative to code requirements. But as long as it's justified, there is nothing in the specific language of the condition that would prohibit the build-out of that phase II parking area without also build-out and occupancy of the phase II floor area.

The Petitioner has requested a variation to waive the parking and traffic study because of the surplus of parking relative to code requirements. We are supportive of that variation. I would note that there has been an overall reduction of over 200,000 square feet in this three-building campus over the years. So, there's a lot less traffic demand based on the lower square footage, and so we're supportive of waiving the requirement for a traffic study.

Finally, we are recommending approval of the application subject to four conditions. I would note that we've changed condition three based on recent conversations and the addition of certain missing shade trees and the variation to waive the shade tree requirement in two locations. The motion sheet in front of the Plan Commission this evening is reflective of the additional variation needed to waive the requirement for the shade trees. It's also reflective of the change in language for condition number three relative to adding the missing shade trees.

Finally, I would note, as the Petitioner was going through their presentation this evening, variation three actually needs a slight adjustment to accommodate for an eight-foot tall solid screen outside of the generator area at the south of the building. So, that would read a variation to Chapter 28, this is, I'm sorry, this is variation number three. Variation to Chapter 28, Section 6.13-3B.2, *Corner Lot*, to allow an eight-foot tall open and solid fence, that's the change that is needed to accommodate for the variation to allow that solid fence. So, I apologize for the last minute clarifications here, but Staff believes that all the necessary criteria for variation approval has been met and we are supportive of the application subject to the four conditions.

CHAIRMAN ENNES: Sam, just one quick question before we vote on your report. The Petitioner had indicated that there was one of the conditions, I don't know if it's a condition and/or a variation, is that this number three?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: So, this clarifies it with the open and closed fence around the electrical unit there?

MR. HUBBARD: Yes, and I would add, too, I'm sorry to interrupt. I would add that all public notices have been made for this application.

CHAIRMAN ENNES: Thank you. Can we have a motion for approval of the Staff report?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: And a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Commissioners?

COMMISSIONER JENSEN: Yes, I have a question. First of all, I want to commend both the Petitioner and Staff on their presentations. I found it especially very helpful to have the visual representations of the variations since there are so many of them. I thought it was very useful, made it a lot easier to understand what was being requested.

Going to your recommendations and the first condition, it seems to state it in the opposite of what you said in your remarks. It seems to say in that first condition that you can't build out the, that you have to build out the building simultaneous with the parking space. But you said the parking space in phase II could be built out earlier than the building. So, I think this wording needs to be adjusted.

MR. HUBBARD: Sure. Yes, I've had the same conversation with the Petitioner. I thought it was clear. I'm realizing that maybe it's not as clear as I had hoped. What's common is that the Village attorney will massage the language in the conditions of the actual ordinance to make it clearer. I believe we've adequately illustrated the intent this evening. So, rather than wordsmith it tonight, I will just leave it up to the Village attorney.

COMMISSIONER JENSEN: Right. So, the sense of it is you can build out the phase II parking area whenever you want to, but you can't build out the building unless you had built out the parking space in phase II as I understand that.

MR. HUBBARD: Exactly.

COMMISSIONER JENSEN: Yes, so whatever works, but I think you need to do it, I think that needs to be changed. I think it's a great project. I have no problems.

CHAIRMAN ENNES: Good catch, Commissioner Jensen. Commissioner Warskow?

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

COMMISSIONER LORENZINI: No questions.

CHAIRMAN ENNES: No questions, okay.

COMMISSIONER GREEN: My only question is did you mention a 17-foot tall CMU block? And I think you said a four-inch CMU block?

MR. BAUER: Well, I hope, sorry, were you done with your question?

COMMISSIONER GREEN: Just as an architect, I'm saying a 17-foot, four-inch wide concrete block wall, you better have your engineer look at that. That's all, and I'm an architect.

MR. BAUER: Sure, I appreciate that.

COMMISSIONER GREEN: You said four-inch block and I'm whoa.

MR. BAUER: No, I think what I said, I hope what I said was 17-foot four-inch. So, 17 feet and four-inch tall wall.

COMMISSIONER GREEN: Oh, okay, I understand. Some had good catches, some had bad. I have no problem. I think it's a great project.

MR. BAUER: Thank you.

CHAIRMAN ENNES: John?

COMMISSIONER SIGALOS: Can we go to that slide that shows the parking? There it is. It seems like we have a significant abundance of parking stalls, if you look at either with the phase I or phase II, and certainly with the combined phases. We have too many surpluses. Is that necessary? Why are we building all those parking stalls? Are we not better to have more green space? Even if it's needed later to add to the parking lots.

MR. BAUER: I appreciate, you're saying add it later as opposed to doing it in two phases with the second phase?

COMMISSIONER SIGALOS: No, but I'm saying as opposed to, I mean this is like an awful lot of additional surplus of parking stalls that may not be required. That's a lot of impervious surface.

MR. BAUER: Sure, I appreciate the question because honestly I had the same question for this particular tenant. The response is it's a product of the difference between what the Village code contemplates on a per square foot basis for parking and what this tenant contemplates by the way of employee density. So, to say that differently, this tenant contemplates a higher employee density in the building than what the code contemplates exactly.

COMMISSIONER SIGALOS: That answered my question.

MR. BAUER: Thank you.

COMMISSIONER SIGALOS: No, I have no further questions. I think it's great, I'm glad to see this being developed.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: Just kind of along those lines, is this currently impervious surface where you knock down part of the building? It looks like it's dirt but is that what it is?

MR. BAUER: Where the 220,000 square-foot portion of the building was knocked down on the north side?

COMMISSIONER DAWSON: Right, where you're going to be putting the, like I can't --

MR. BAUER: It's currently soil, right. Unfinished soil.

COMMISSIONER DAWSON: It is, okay. I just, I saw it in gray and couldn't tell if it was all completely soil. Are you going to be leaving it in that condition until potentially putting the parking there?

MR. BAUER: No. Not only will it be finished, you know, with turf, but in addition there will be landscaping around the perimeter of the parking lot in accordance with Village code.

COMMISSIONER DAWSON: Okay, so we'll have some green space then. No further questions, but I did just also want to comment that, just like Commissioner Jensen did, that the detail of the presentation and showing, breaking down all the variations and showing all the information is really what leads to not having so many questions. It was a very thorough, well done presentation. Thank you.

MR. BAUER: Thank you, although I wish I had Sam's PowerPoint skills with respect to the slide images.

COMMISSIONER DAWSON: Yes, he's really good at that.

MR. BAUER: He is.

CHAIRMAN ENNES: Commissioner Drost?

COMMISSIONER DROST: Yes, I concur with that. One question, do we know who the occupant is? As far as this kind of, you know --

MR. BAUER: I do, and I will gladly share that with you off camera and not publicly.

COMMISSIONER DROST: Okay, I was just curious with the kind of --

MR. BAUER: The secrecy associated with it?

COMMISSIONER DAWSON: We're not on camera.

COMMISSIONER DROST: Yes, I just want to make sure we're going to be safe enough.

COMMISSIONER DAWSON: We're not on camera though, but it's in the minutes. There's no camera here.

MR. BAUER: I can tell you, oh, right, minutes, whatever. Out of the public context is what I'm trying to say.

COMMISSIONER DAWSON: Got it. Yes, sure.

MR. BAUER: But I can tell you it's not, like for example, a recreational marijuana dispensary or something like that.

COMMISSIONER DROST: I'll just leave it at that.

COMMISSIONER JENSEN: It could be a government agency.

CHAIRMAN ENNES: Along that same question, this was a question I had is if we don't know what the real use is, how do you approve this with the zoning which is hard. My real question would be somebody in the Village knows what the use is?

MR. BAUER: Yes. So, I'm glad you said that. Staff is well aware of the proposed user which, by the way, is an office type user. So, this building, despite the security characteristics of the project as proposed, will operate much like a typical office space with computer monitors and, you know, the same types of things you would otherwise expect in a class A office building.

CHAIRMAN ENNES: Did you initially comment that that usage is, it's going to be bringing something?

MR. BAUER: No, I don't think I said that. It will be, I'm trying to think of what I can say to hopefully address your question without disclosing the type of operation. It will be something that we all rely upon without necessarily even having knowledge of it in conjunction with -- I probably can't say that.

COMMISSIONER DROST: It's not a McDonald's.

MR. BAUER: Yes. You know, it's funny that you say that because I was going to stand up and say pun intended that this project is not nearly as appetizing as the last project. But at least I've gotten your attention.

COMMISSIONER DAWSON: Ah, look at that.

CHAIRMAN ENNES: Okay, well, you've been beating around the bush here, but as long as somebody within the Village understands what the usage is, then we're good with that. Because we're approving the changes, that doesn't mean somebody is going to get a business license to get in there unless somebody knows and is satisfied with that.

MR. HUBBARD: Correct.

CHAIRMAN ENNES: With that, can we have a motion?

MR. HUBBARD: Is there any questions from the public.

CHAIRMAN ENNES: I should say, yes, we have one person in the back of the room who is listening and writing. Do you have any comments?

AUDIENCE MEMBER: No.

CHAIRMAN ENNES: No, okay. I'll close the public portion. Do we have a motion to approve?

COMMISSIONER GREEN: I would like to make that motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-011, an Amendment to PUD Ordinances 88-60, 15-016, and 15-040 to allow certain modifications to the approved development plan, and the following variations:

1. Variation to Chapter 28, Section 6.13-3A, *Front Yard*, to allow an eight-foot tall open fence with sharp points, a 17.3-foot tall solid fence enclosing a mechanical unit, an eight-foot tall chainlink fence enclosing a transformer, and a six-foot tall solid fence enclosing certain gas meters, all in a front yard.
2. Variation to Chapter 28, Section 6.13-3B, *Side and Rear Yards*, to allow an eight-foot tall open fence in a side yard and an eight-foot tall solid fence in a side yard.
3. Variation to Chapter 28, Section 6.13-3B.2, *Corner Lot*, to allow an eight-foot tall open and solid fence, an eight-foot tall chainlink fence enclosing a transformer, and a 17.3-foot tall solid fence enclosing a mechanical unit, all in a rear yard.
4. Variation to Chapter 28, Section 6.13-3C.1, *Exterior Side Yards*, to allow an eight-foot tall open fence in an exterior side yard.
5. Variation to Chapter 28, Section 6.13-2F, *Materials and Type of Construction*, to allow slatted chainlink fencing.
6. Variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
7. Variation to Chapter 28, Section 6.6.-5.1, *Table of Permitted Obstructions*, to allow central air conditioning units to be set back 8.5 feet from a side property line where code requires a 97.4-foot setback.
8. Variation to Chapter 28, Section 6.5-2, to allow certain accessory structures (guard houses) within a front yard and to allow five accessory structures on the subject property where only four are allowed.
9. Variation to Chapter 28, Section 10.2-9, *Access*, to allow certain driveway entrances in excess of the maximum allowable driveway width of 36 feet.
10. Variation to Chapter 28, Section 6.15-1.2B, *New Landscape Requirements*, to waive the requirement for shade trees in certain landscape islands on the subject property.

This recommendation shall be subject to the following conditions:

1. Build-out and occupancy of the 68,253 square-foot phase II area must occur simultaneous to construction of the phase II parking area.
2. Prior to building permit issuance, the Petitioner shall work with the Village to revise areas within the parking lots where fire truck turning may be difficult, to the satisfaction of the Fire Department.
3. The Petitioner shall add all missing shade trees to the landscape islands on the subject property, except for the island on the south of the building adjacent to the building entrance and the island on the north side of the building adjacent to the transformer.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN ENNES: Roll call vote.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

CHAIRMAN ENNES: So, you have a 100 percent approval.

MR. BAUER: Thank you.

CHAIRMAN ENNES: We're rolling along tonight. Good luck with the project. Sooner or later we'll find out who's in it.

MR. BAUER: You will, although not without a little digging. There won't even be signage.

CHAIRMAN ENNES: Okay, so thank you.

COMMISSIONER DAWSON: I'll call Sam for information later because I think he knows. Look at that smile. Look at that smile over there.

MR. BAUER: Thanks again.

CHAIRMAN ENNES: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:32 p.m.)



**Plan Commission
9/25/2019**

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

Department: Planning & Community Development

Requested Action

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

Variations Required

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

Recommendation

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

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

7. The tree preservation and landscape plan shall be revised so that the 8" Mulberry tree that is slated for preservation shall be removed and replaced with a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes	Minutes
Project Narrative	Exhibits
Plat of Survey	Exhibits
Preliminary Plat	Exhibits
Engineering Plans	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



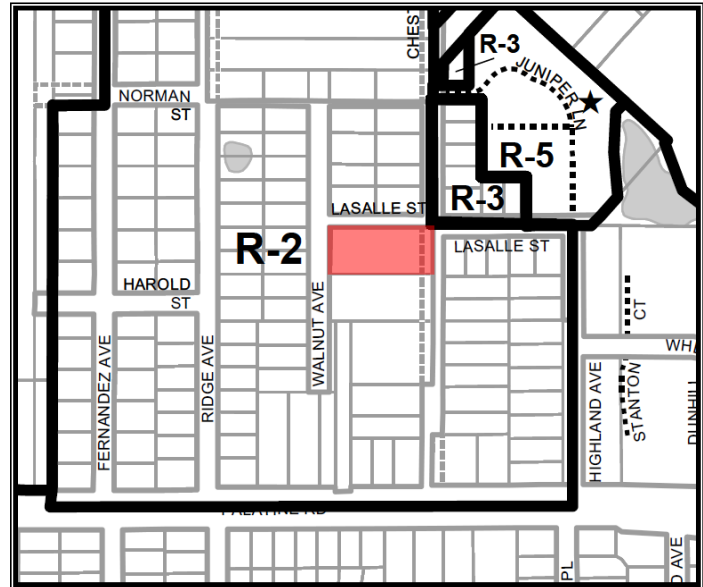
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

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

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

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

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



SURROUNDING LAND USES

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

Requested Action:

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

Variations Required:

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

Project Background:

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

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

Zoning and Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

Building, Site, Landscaping:

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

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

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

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

Detention and Public Improvements:

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

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

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

Parking and Traffic:

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

RECOMMENDATION

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

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

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

_____, September 20, 2019

Bill Enright, Deputy Director of Planning and Community Development

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

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



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

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
SEPTEMBER 25, 2019, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 19-009, an appli-
cation for Preliminary and
Final Plat of Subdivision to
subdivide property into
three single-family lots, on
property generally located
at 2000 N. Chestnut Avenue,
in Arlington Heights, Illi-
nois, and legally described
as follows:
THE NORTH 150 FEET OF
THE SOUTH 900 FEET OF
THE EAST 323.40 FEET OF
THE WEST 718 FEET OF
THAT PART OF THE EAST
HALF OF THE SOUTH-
EAST QUARTER OF SEC-
TION 18, TOWNSHIP 42
NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL
MERIDIAN, LYING
NORTH OF THE CENTER
LINE OF PALATINE
ROAD, IN COOK COUNTY,
ILLINOIS.
And any required variations
as determined necessary by
the Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Terry Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 10, 2019 (4531943)

RECEIVED
SEP 13 2019
PLANNING & DEVELOPMENT DEPT.

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Authorized Agent

Control # 4531943

NOTIFICATION AFFIDAVIT

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

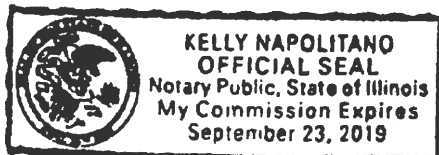
1. That on the 10th day of Sep, 2019, affiant caused to be mailed in the Post Office of Chicago IL 433 W. Harrison copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held.
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Sean Kelly

Signature

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

Kelly Napolitano
Notary Public



Date: 8/26/19

NOTICE OF PUBLIC HEARING

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

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

The Standard Group is the beneficial owner of the property

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

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

Signature

The Standard Group LLC
Owner

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

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

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

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

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

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

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

Site Aerial



Lasalle St

Lasalle St

Juniper Ln

Juniper Ln

Chestnut Ave

Walnut Ave

Ridge Ave

Highland Ave

Palatine Rd



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

May 22, 2019

Project Title: 2000 N. Chestnut Subdivision

Address: 2000 N. Chestnut Avenue

Petitioner: Sean Kelly
Chicago Real Estate Resources, Inc.

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

Requested Action:

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

Variations Required:

- None identified at this time.

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

Project Summary:

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

Meeting Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Sigalos asked about the square footage of each lot.

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

Commissioner Sigalos said that he had no further questions.

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

RECOMMENDATION

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

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

Regarding:

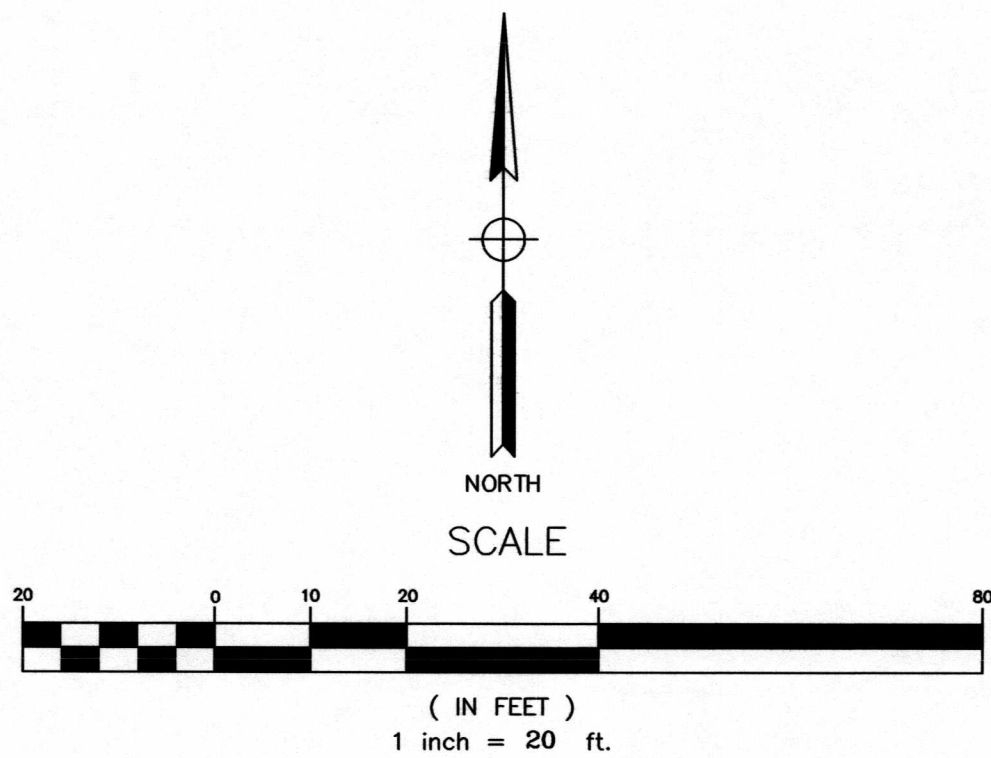
**Proposed 3 Lot subdivision located at
2000 N. Chestnut Arlington Heights IL 60004
PIN Number 03-18-401-085-0000**

To whom it may concern:

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

PLAT OF SURVEY

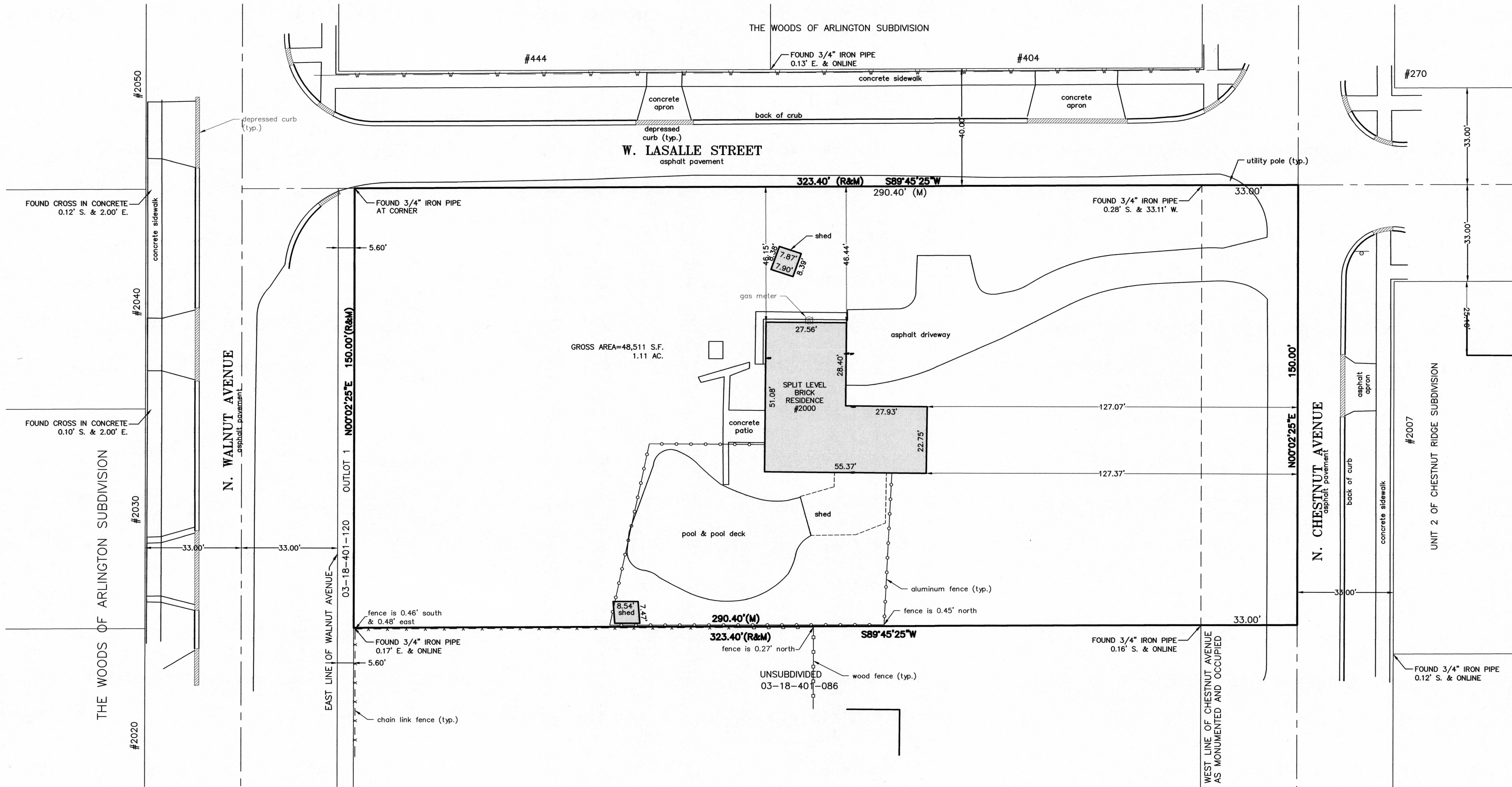
OF
THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE
OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.



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

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

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



PREPARED: 06/14/19

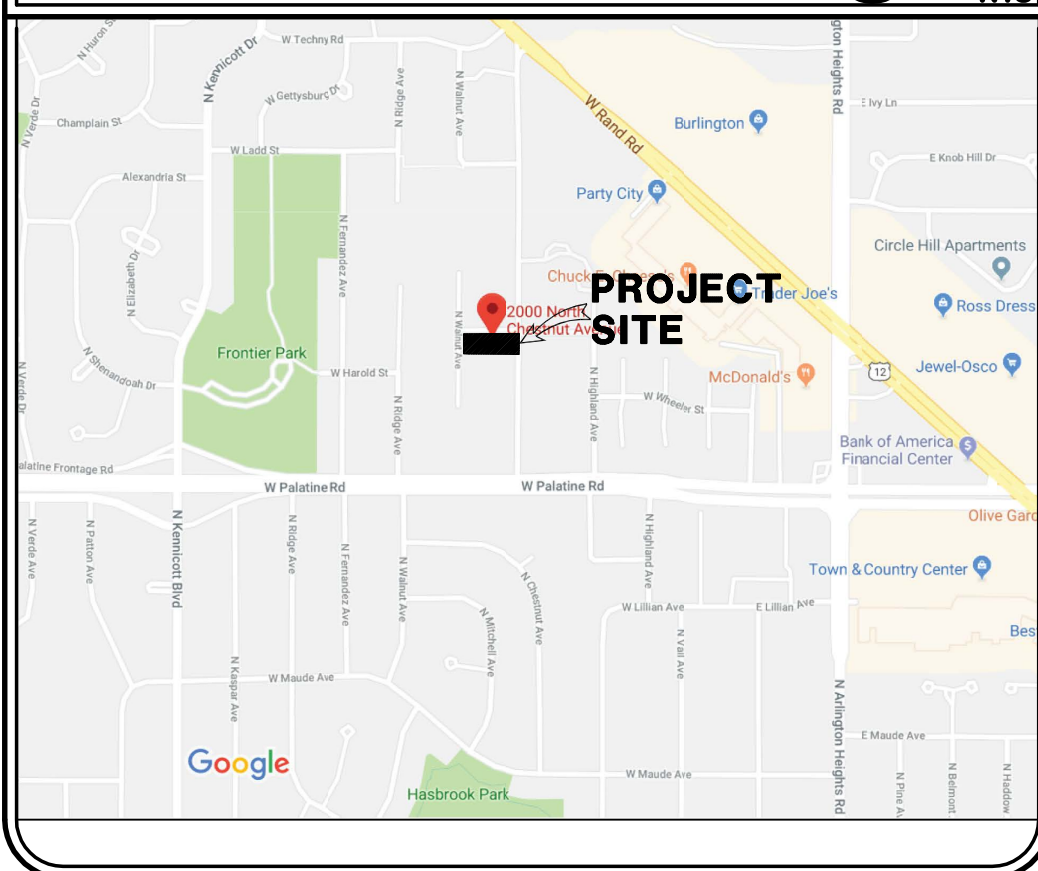
PLAT OF SURVEY
THE LASALLE ESTATES
2000 CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

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

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





BEING A SUBDIVISION OF

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

EXISTING PIN AFFECTED

2000 N CHESTNUT AVENUE -

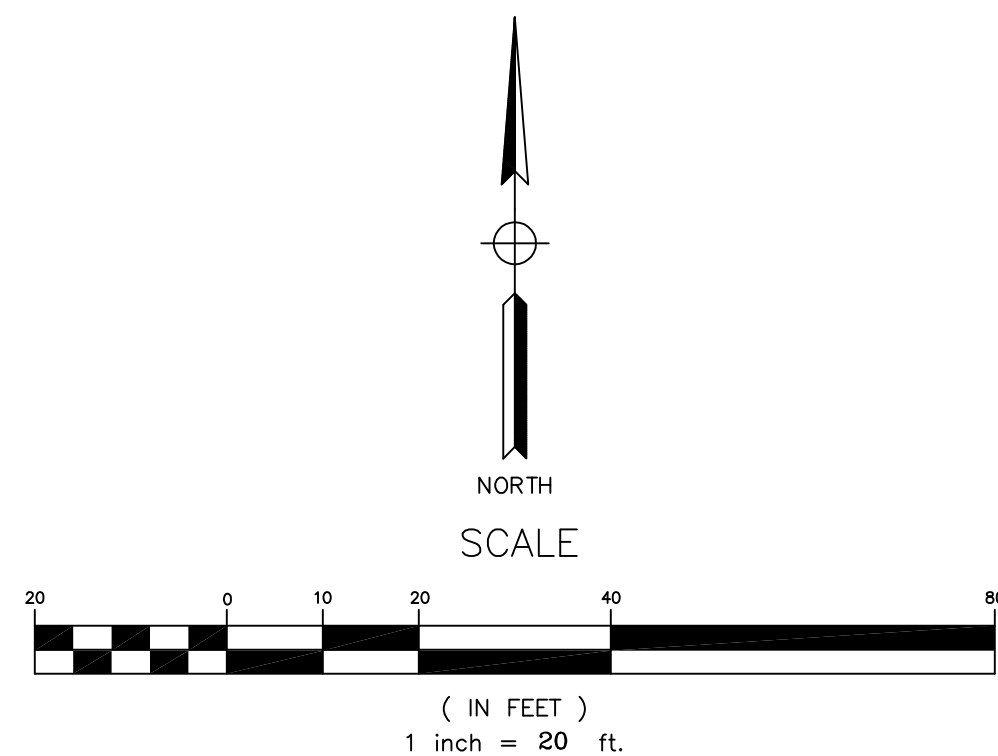
03-18-401-085

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

NEW ASSIGNED ADDRESSEES

LOT 1 ____ W LASALLE STREET
LOT 2 ____ W LASALLE STREET
LOT 3 ____ W LASALLE STREET

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



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

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

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

RIGHT OF WAY DEDICATION

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

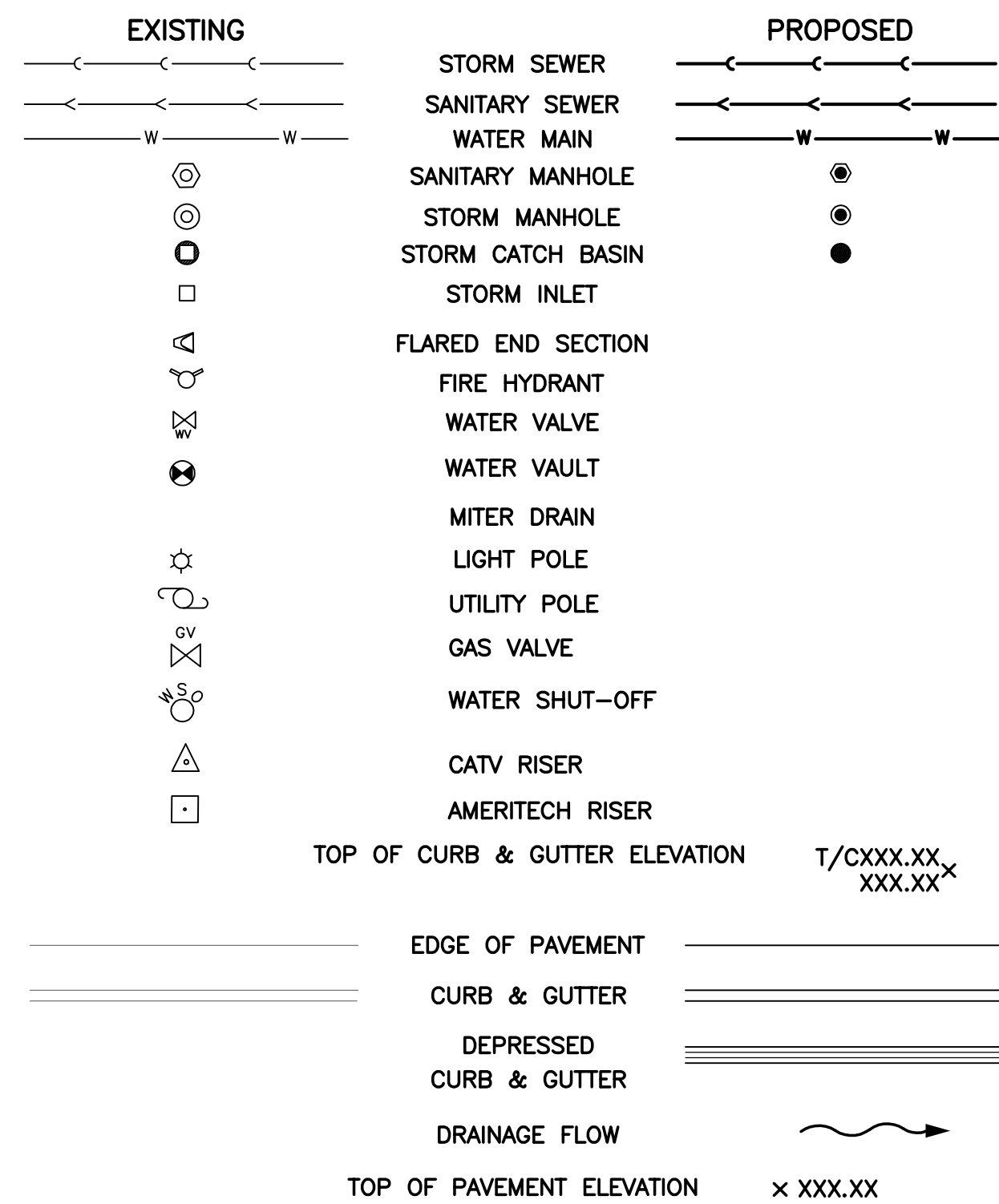
PRELIMINARY PLAT OF SUBDIVISION
THE LASALLE ESTATES
LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
19642

COPYRIGHT AS DATED © IG CONSULTING
G:\IG\19\19642\Survey\19642201.dwg

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

LEGEND

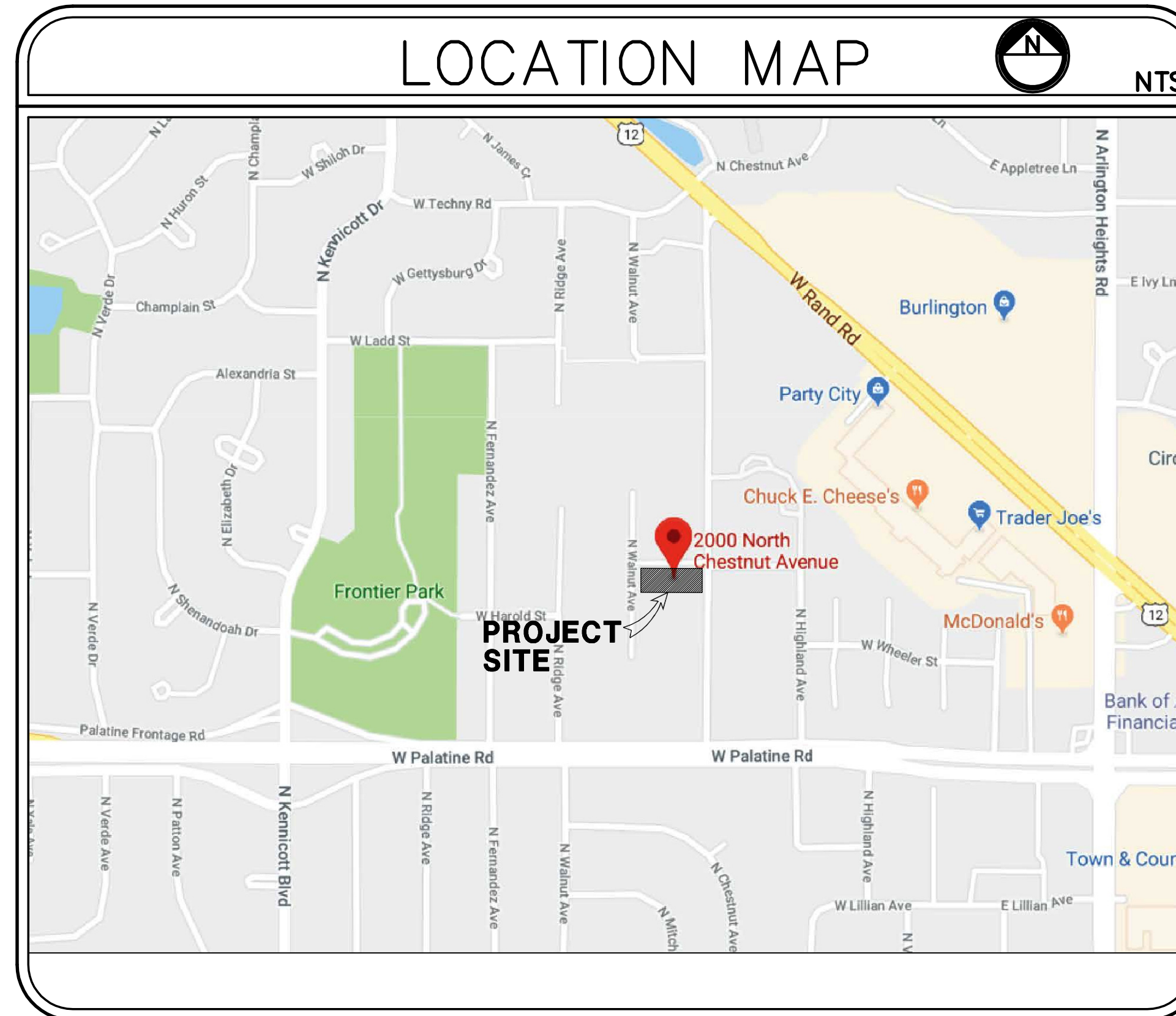


SITE BENCHMARK:
NORTHERLY BONNET BOLT ON FIRE HYDRANT LOCATED
APPROX. 20.7' SOUTHWEST OF THE NORTHWEST CORNER
OF THE SUBJECT PROPERTYLINE.

ELEVATION=719.90 (NAVD 88)

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

LOCATION MAP



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

INDEX

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

NOTE:

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

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

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

[illegible]

ig CONSULTING, INC.	
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS	
300 MARQUARDT DRIVE	WHEELING, INDIAN 46000
11229 MAIN STREET UNION GROVE, WISCONSIN 53182	PH: (647) 215-1133 FAX: (647) 215-1177
	IG@igconsulting.net
COVER SHEET	
DESIGN: J.K.	DRAFTING: D.D.D.
SCALE: N/A	DATE: 06/13/2019
FRW NO. 124--001330	

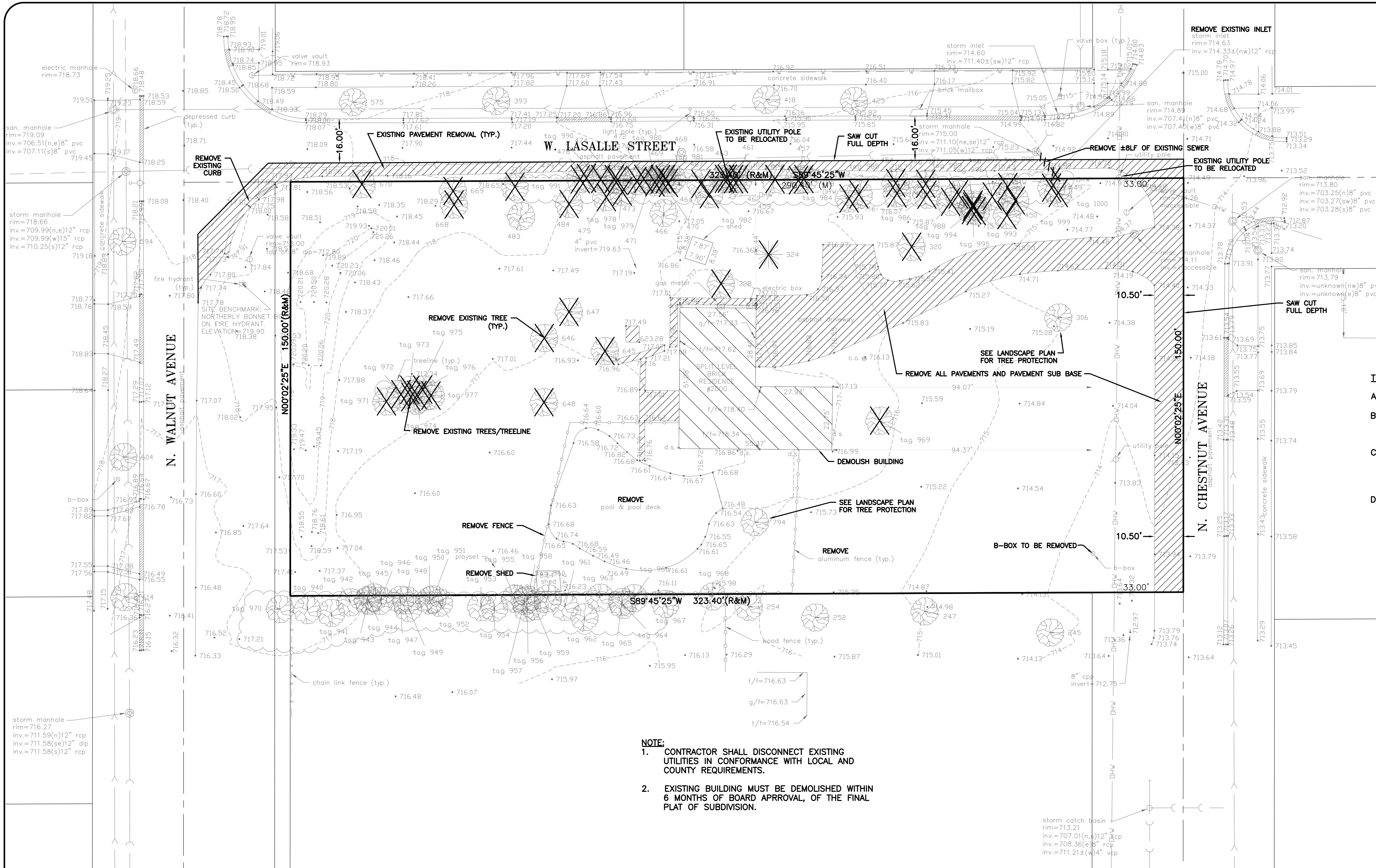
LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
19642

1 of 7

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FIRM NO. 184-001330



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

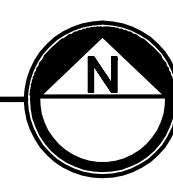
TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
670	21"	CORKSCREW WILLOW	<i>Salix matsudana</i>	3	4		X	20% DIEBACK
670	13"	AMERICAN ELM	<i>Ulmus americana</i>	3	4		X	
794	29"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
940	*	BUCKTHORN	<i>Rhamnus cathartica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

TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
975	10",7"	SILVER MAPLE	<i>Acer saccharinum</i>	4	4		X	7" TRUNK DEAD, BLACK TAR SPOT DISEASE
976	10"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3		X	BLACK TAR SPOT DISEASE
977	6"	SILVER MAPLE	<i>Acer saccharinum</i>	3	4		X	BLACK TAR SPOT DISEASE
978	5"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
979	4"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
980	4"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
981	5"	DEAD		5	5		X	
982	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
983	5"	DEAD		5	5		X	
984	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
985	*	DEAD/DYING		5	5		X	* = MULTI LIMB 3" & SMALLER
986	4"	DEAD		5	5		X	
987	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	4		X	
988	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
989	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
992	3" & SMALLER	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
993	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	4		X	
994	6"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3		X	BLACK TAR SPOT DISEASE
995	4",4",3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
996	5"	BOX ELDER	<i>Acer negundo</i>	5	5		X	DEAD/DYING
997	5",5"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
998	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD
999	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
1000	3" & SMALLER	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	

TREE INVENTORY PERFORMED BY DERRICK JENNER, ISA CERTIFICATION NUMBER IL-9131A ON AUGUST 16, 2019

EXISTING CONDITIONS & TREE PRESERVATION PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



REVISIONS			
DATE	DESCRIPTION	DRAWN BY	D.D.D.
08/20/19	VILLAGE REVIEW		

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

EXISTING CONDITIONS & TREE PRESERVATION PLAN
DATE: 06/13/2019
SCALE: 1"=20'
DRAWING: D.D.D.

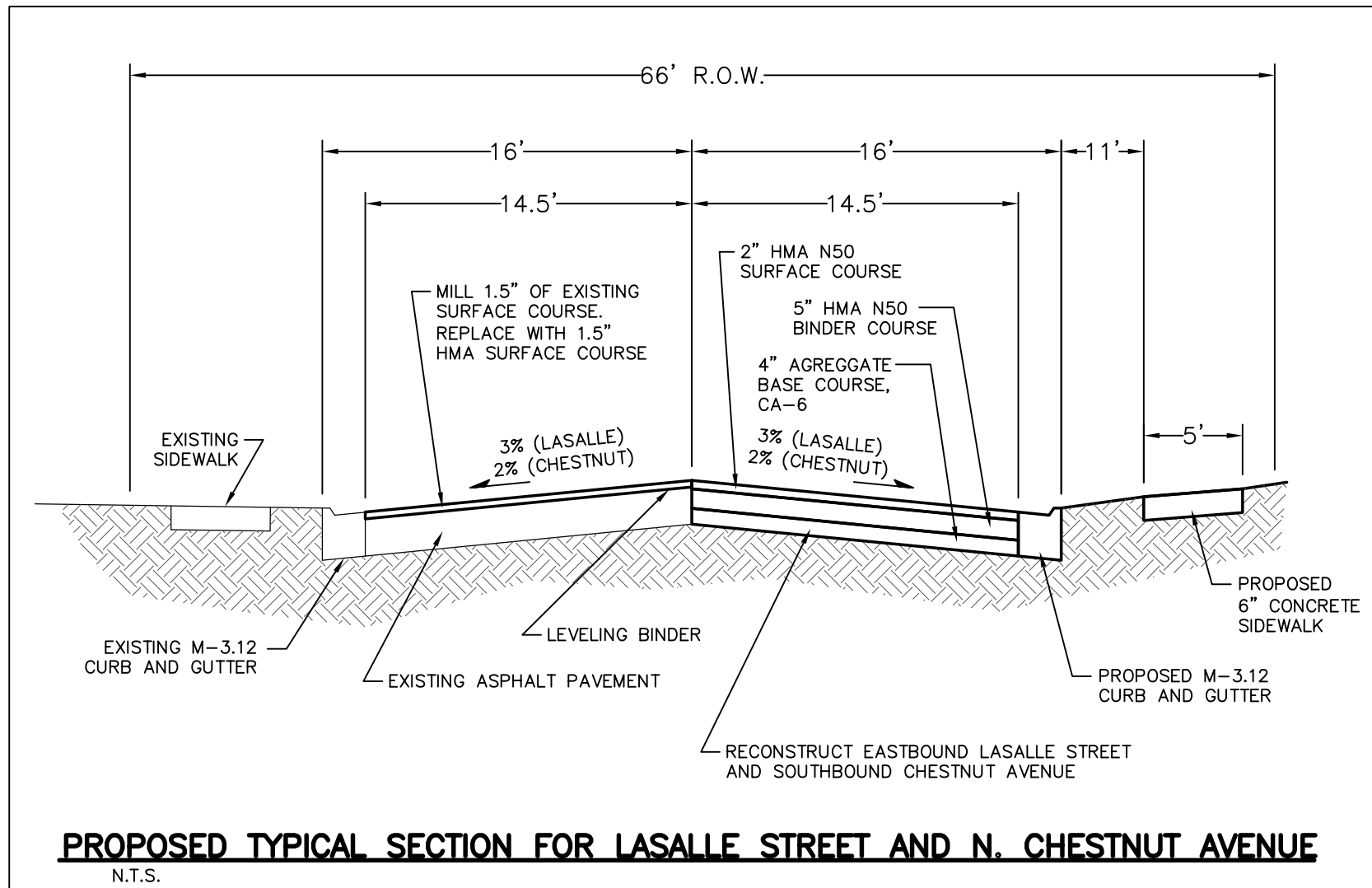
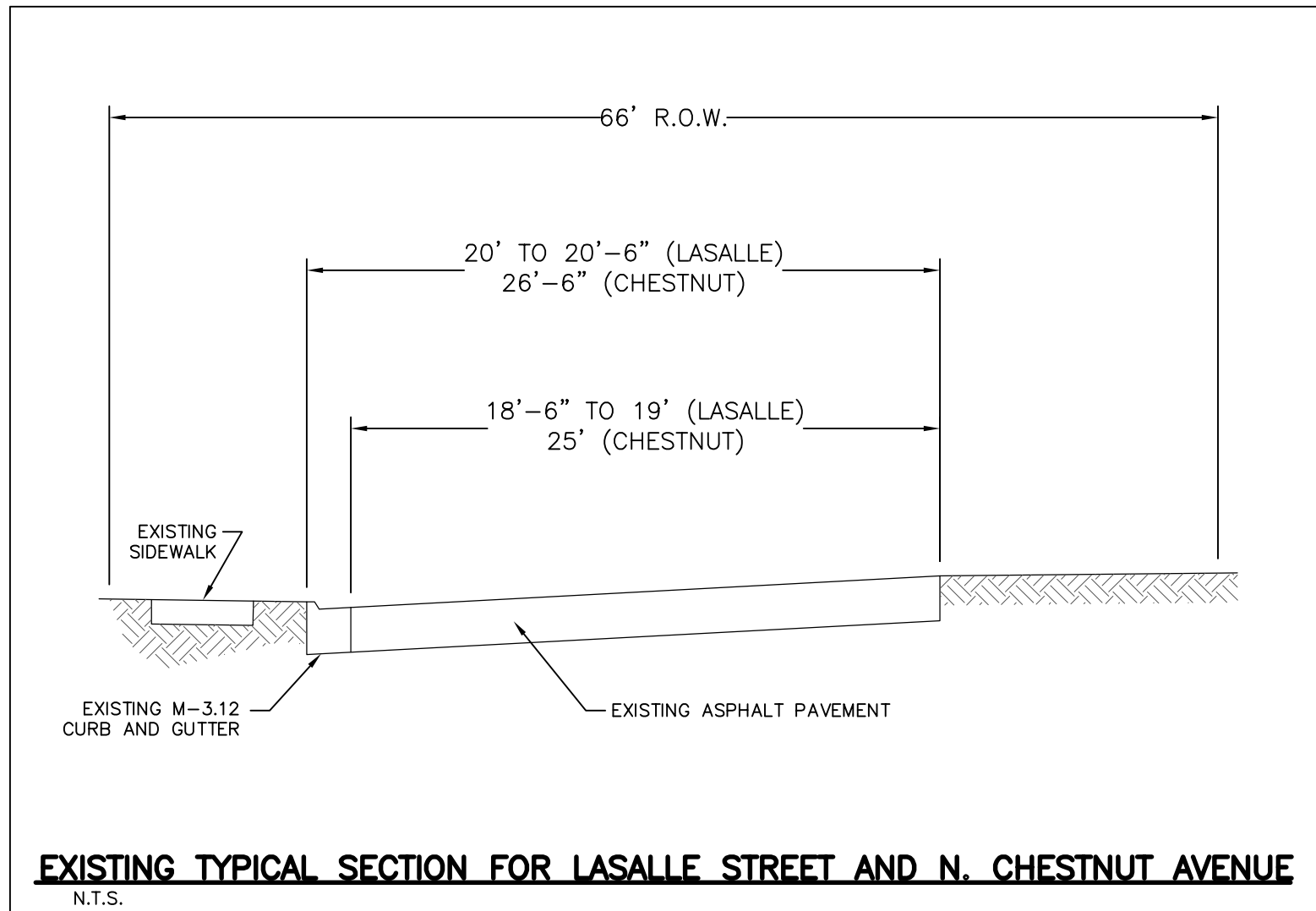
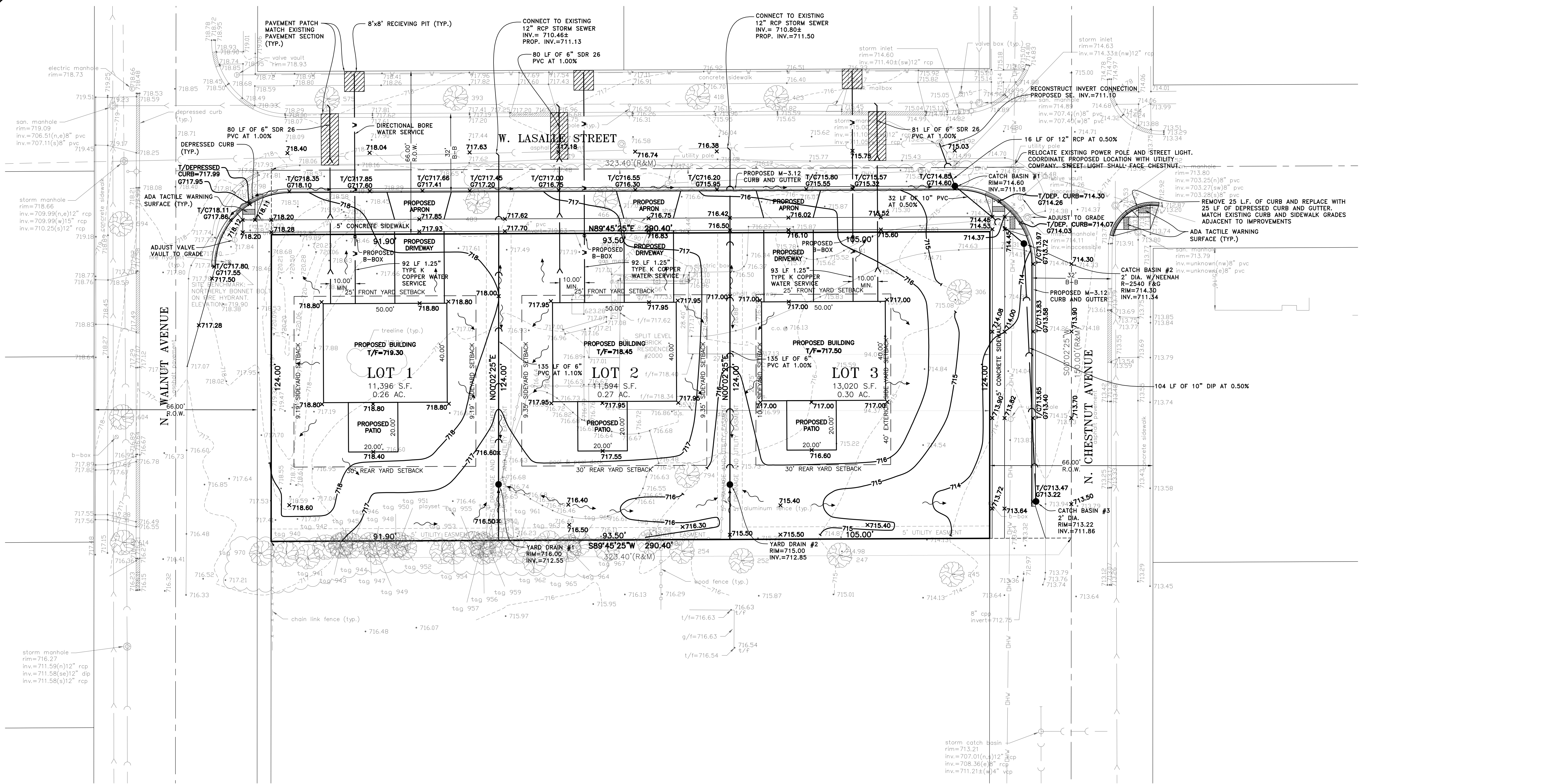
LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

PROJECT No. 19642

2 of 7



SITE DEVELOPMENT PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642

REVISIONS	
DATE	DESCRIPTION
08/20/19	VILLAGE REVIEW
	D.D.D.

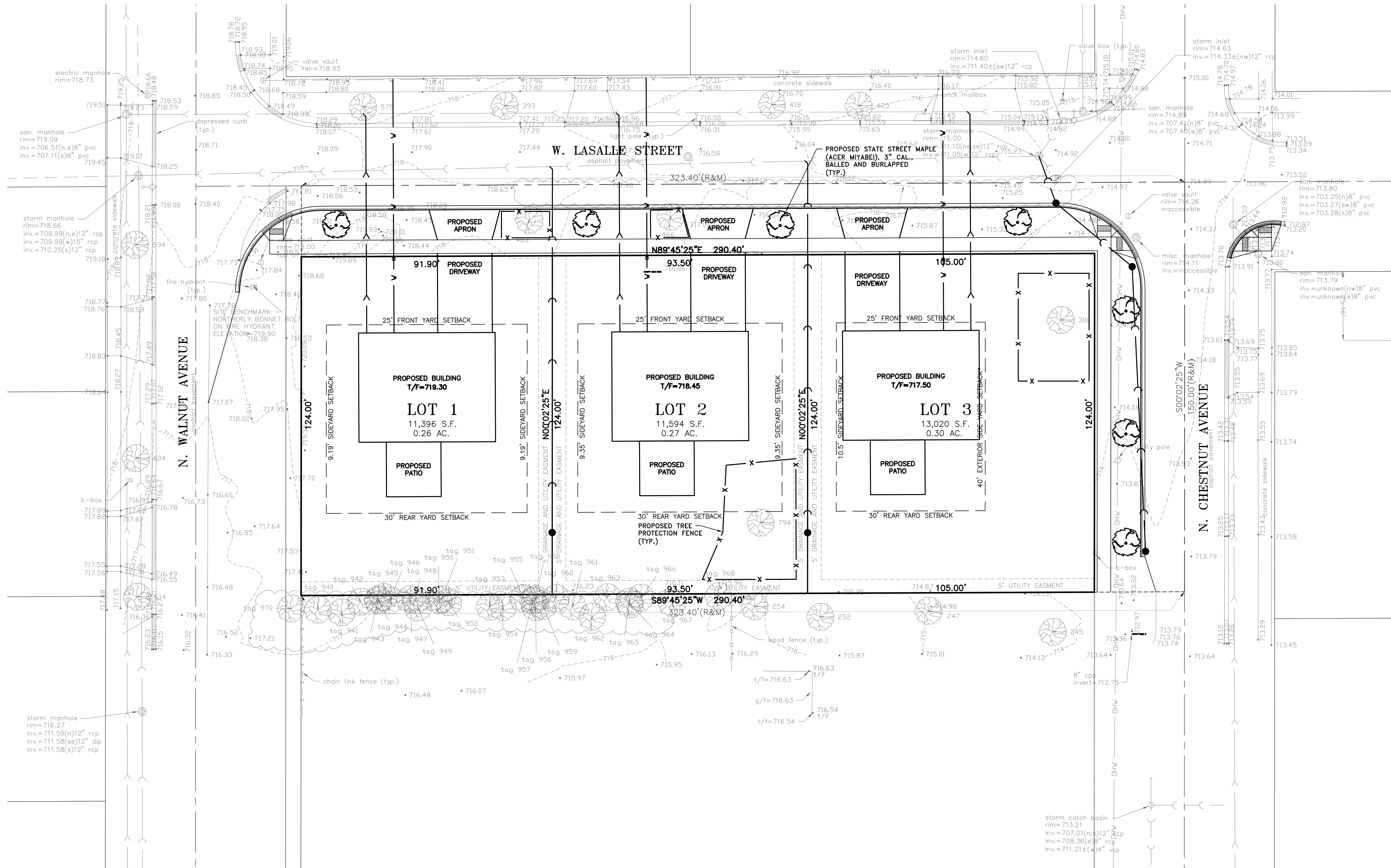
**IG CONSULTING, INC.**
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

SITE DEVELOPMENT PLAN
SCALE: 1"=20'
DATE: 06/13/2019
DRAWING: D.D.D.

LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS



TREE PRESERVATION DURING CONSTRUCTION

- A. Grading and construction equipment – All grading and construction equipment shall be forbidden from encroaching upon the tree’s drip line.
- B. Material detrimental to trees – Crushed limestone and other materials detrimental to trees shall not be dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
- C. Installation of snow fencing – Snow fencing shall be installed during construction at the periphery of the tree’s drip line. In areas where a tree is in the construction zone and fencing the drip line is not possible, two by six inch by eight foot long boards banded or wired around each trunk shall be provided as protection to adequately prevent scarring.
- D. During construction – If trees have their roots exposed, the roots are to be pruned. If exposed roots are greater than two inches, the tree crown is to be pruned to compensate for the root loss. Also, the tree shall be watered and fertilized.

LANDSCAPE PLAN

1. PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

IGCONSULTING, INC.

CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS

300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177

1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

LANDSCAPE PLAN

DESIGN: J.K.

DRAFTING: D.D.D.

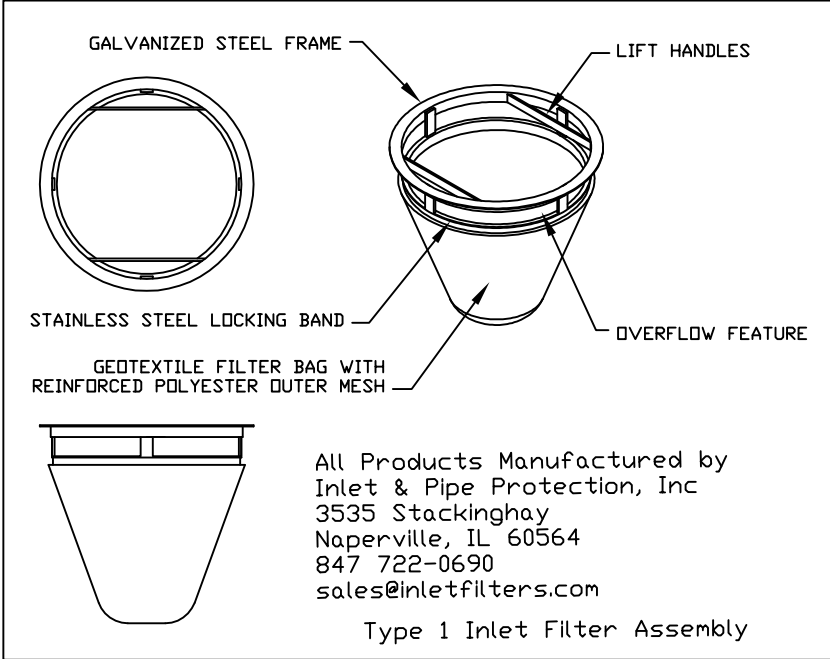
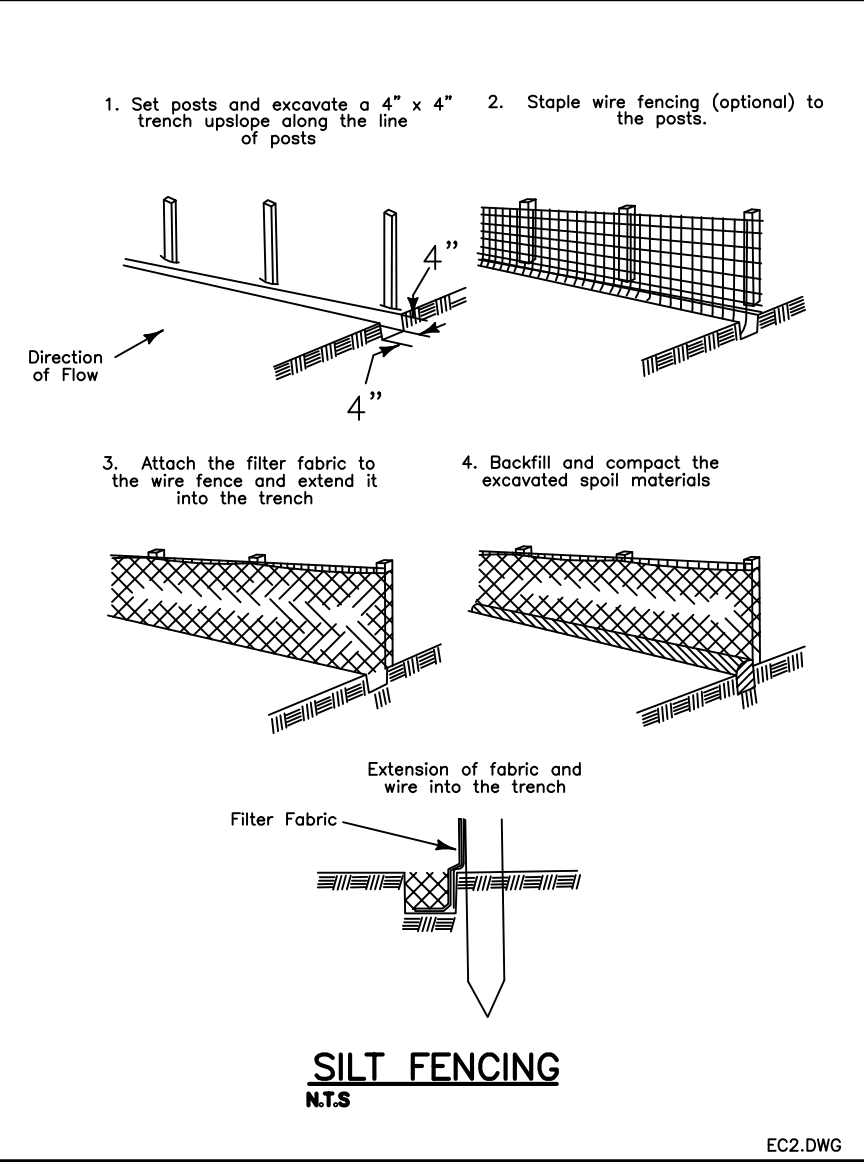
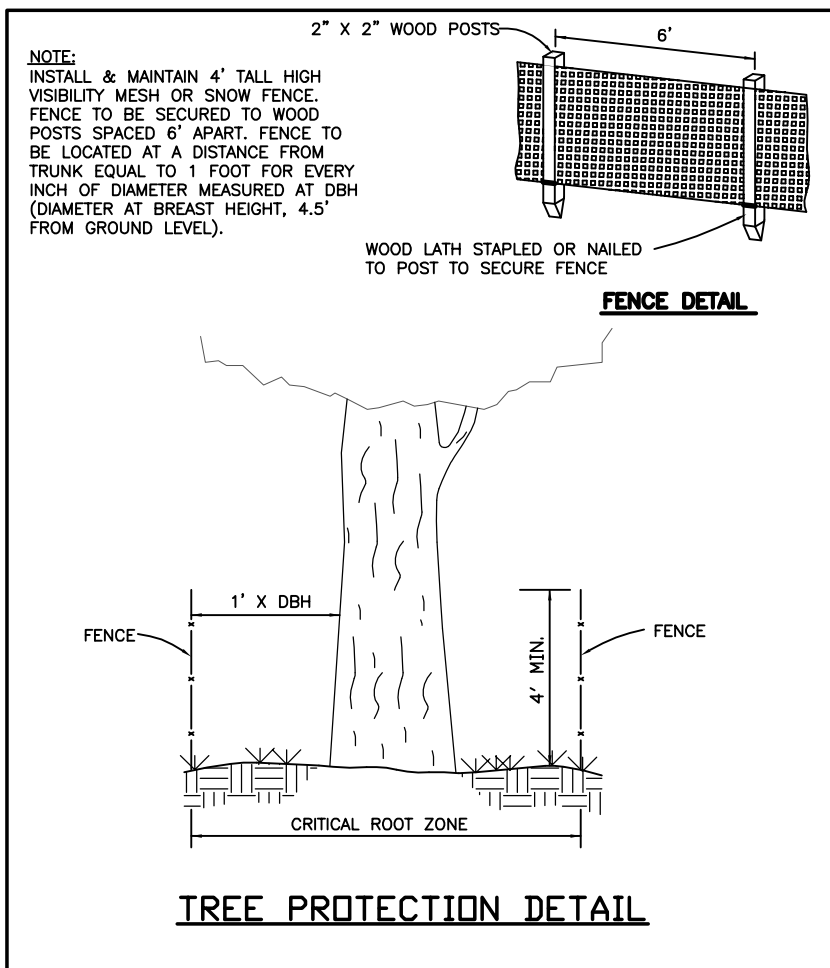
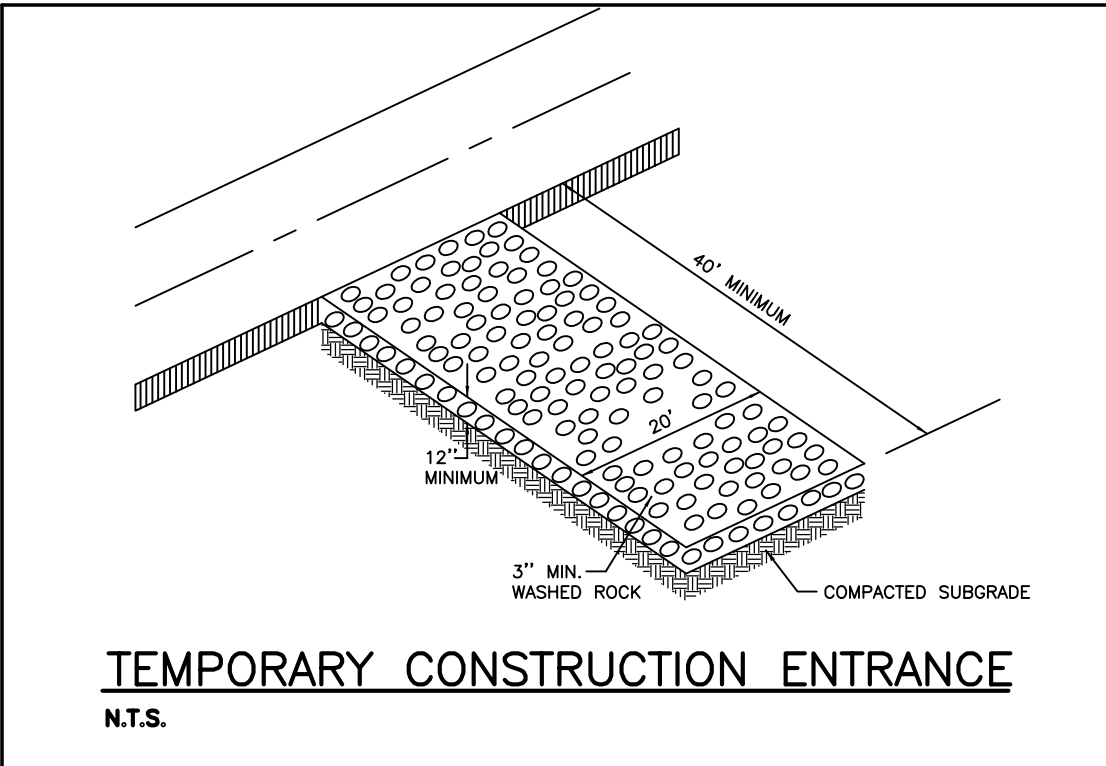
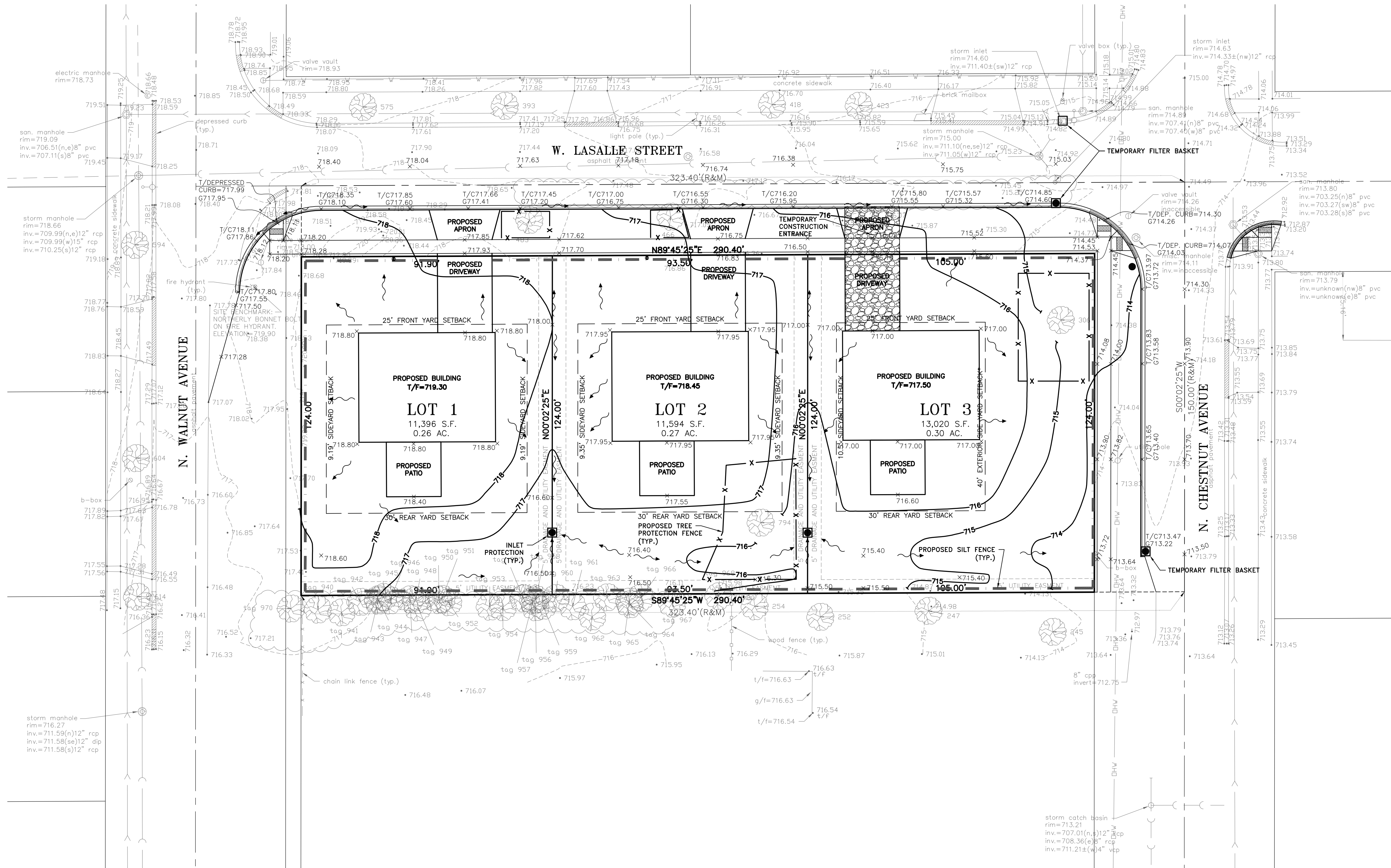
SCALE: 1"=20'

DATE: 06/13/2019

PROJECT No.
19642

4 of 7

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
06/20/19	VILLAGE REVIEW	D.D.D.



- SEQUENCE OF CONSTRUCTION**
- THE SITE WILL BE ACCESSED FROM THE LOCATIONS INDICATED ON THIS PLAN. FOR ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION TO REMOVE ALL DIRT AND DEBRIS FROM RIDGE AVENUE DURING THE COURSE OF CONSTRUCTION.
 - INSTALL SILT FENCE AS SHOWN ON PLAN. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
 - TEMPORARY PARKING OF CONSTRUCTION VEHICLES SHALL BE ON SITE, ONLY AS NECESSARY. STORAGE OF CONSTRUCTION MATERIALS WILL BE ONSITE AND SHALL NOT OBSTRUCT VEHICLE MOVEMENT.
 - STRIP TOPSOIL AND STOCKPILE. SEED AND STABILIZE STOCKPILE IMMEDIATELY UPON COMPLETION OF STOCKPILE. GRADE THE PROPOSED IMPROVEMENT AREAS. EXCESS SOIL OVERBURDEN SHALL BE REMOVED AS NECESSARY. ONSITE AND OFFSITE DRAINAGE SHALL NOT BE BLOCKED. DRAINAGE SHALL BE ROUTED TO PERMANENT OR TEMPORARY SWALES DURING CONSTRUCTION. INLET PROTECTION WILL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS SURROUNDING THE CONSTRUCTION AREA. STOCKPILES, IF ANY, SHALL BE PROTECTED WITH PERIMETER SILT FENCING AND MUST BE STABILIZED WITH SEEDING.
 - INSTALL UNDERGROUND UTILITIES AND FRANCHISE UTILITIES. CONSTRUCT PAVEMENT AND WALKS.
 - CATCH BASINS LOCATED IN GRASS (PERVIOUS) AREAS SHALL HAVE TEMPORARY FILTER BASKETS AND/OR SILT FENCE (INLET PROTECTION) SURROUNDING EACH INLET. SEE DETAIL.

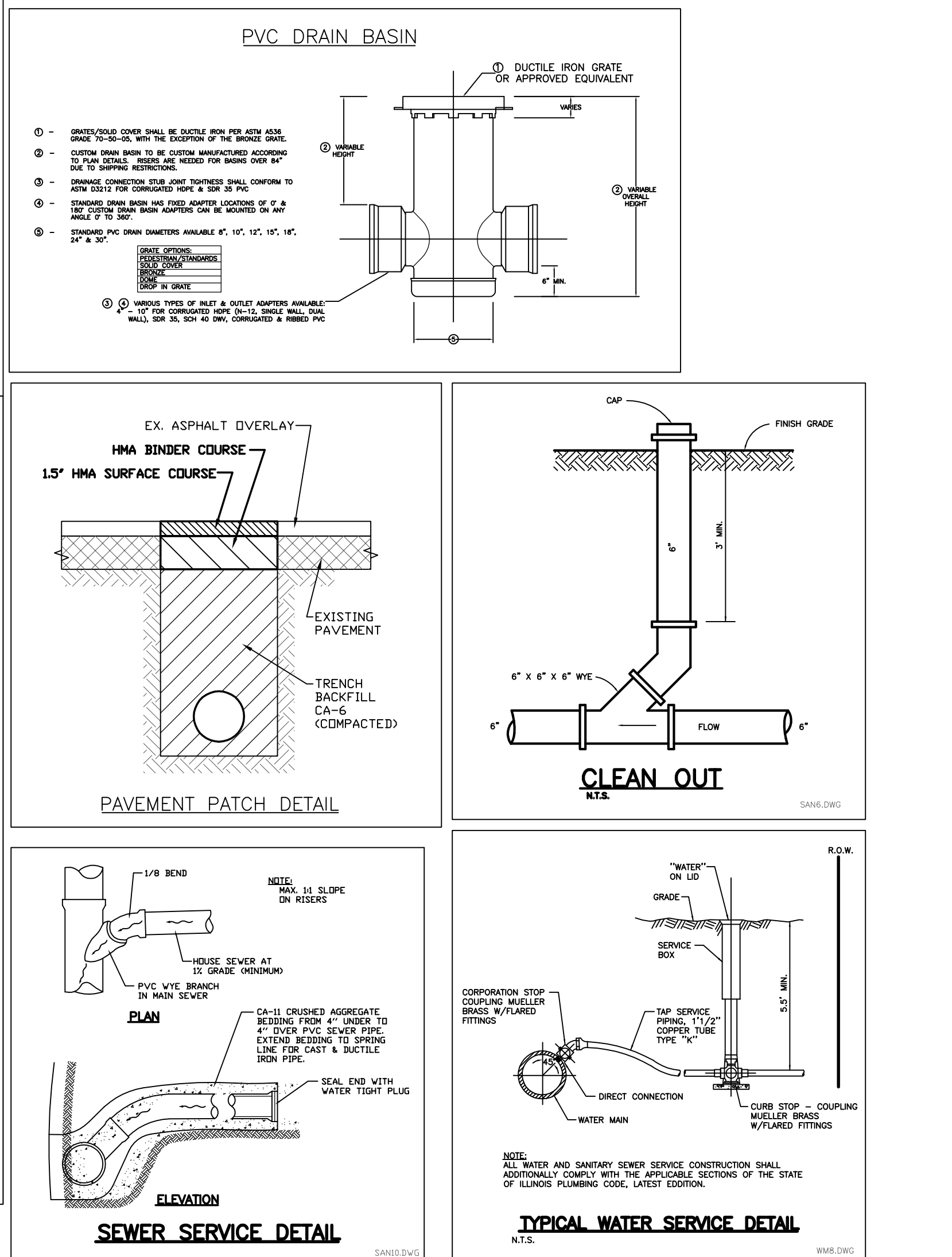
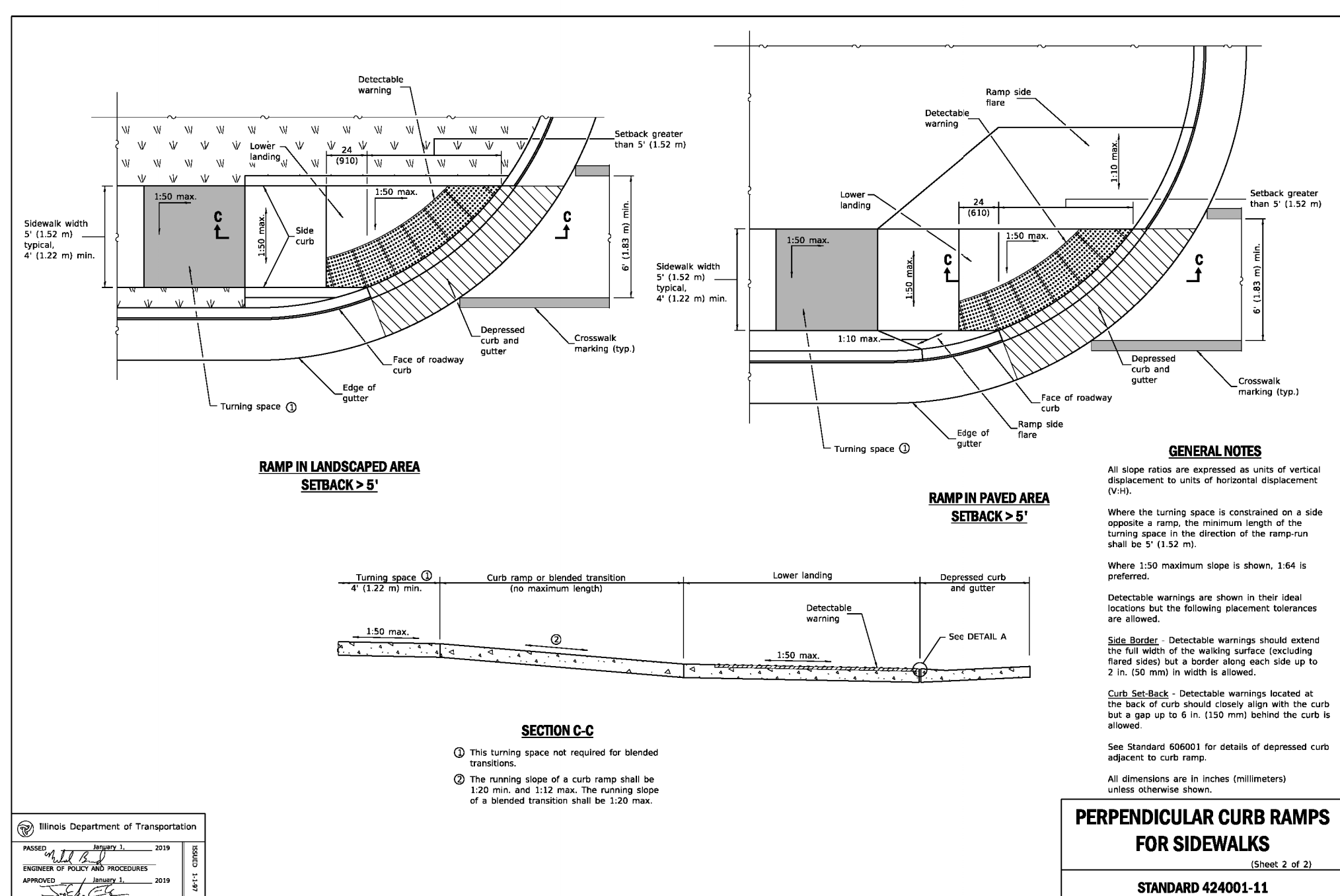
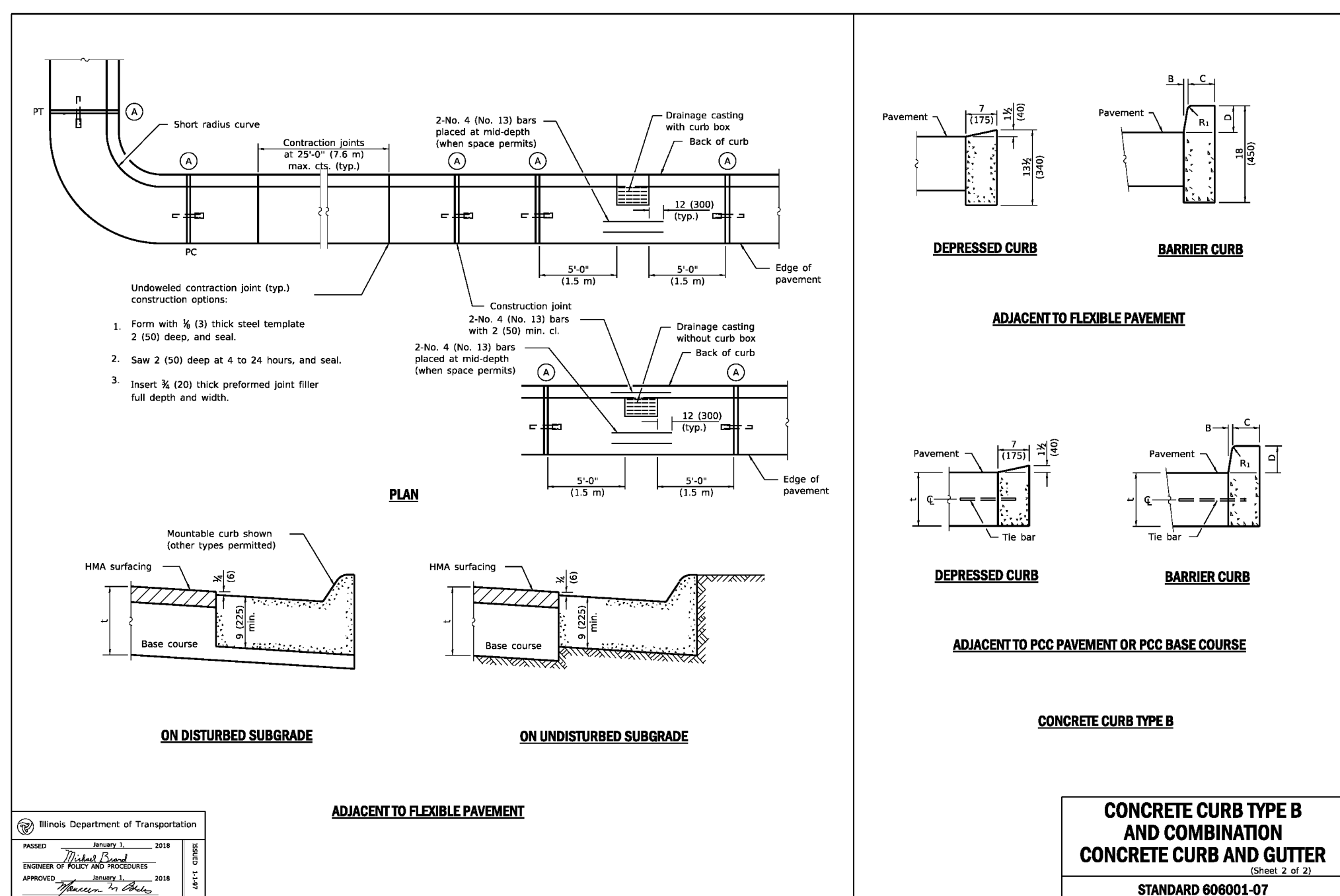
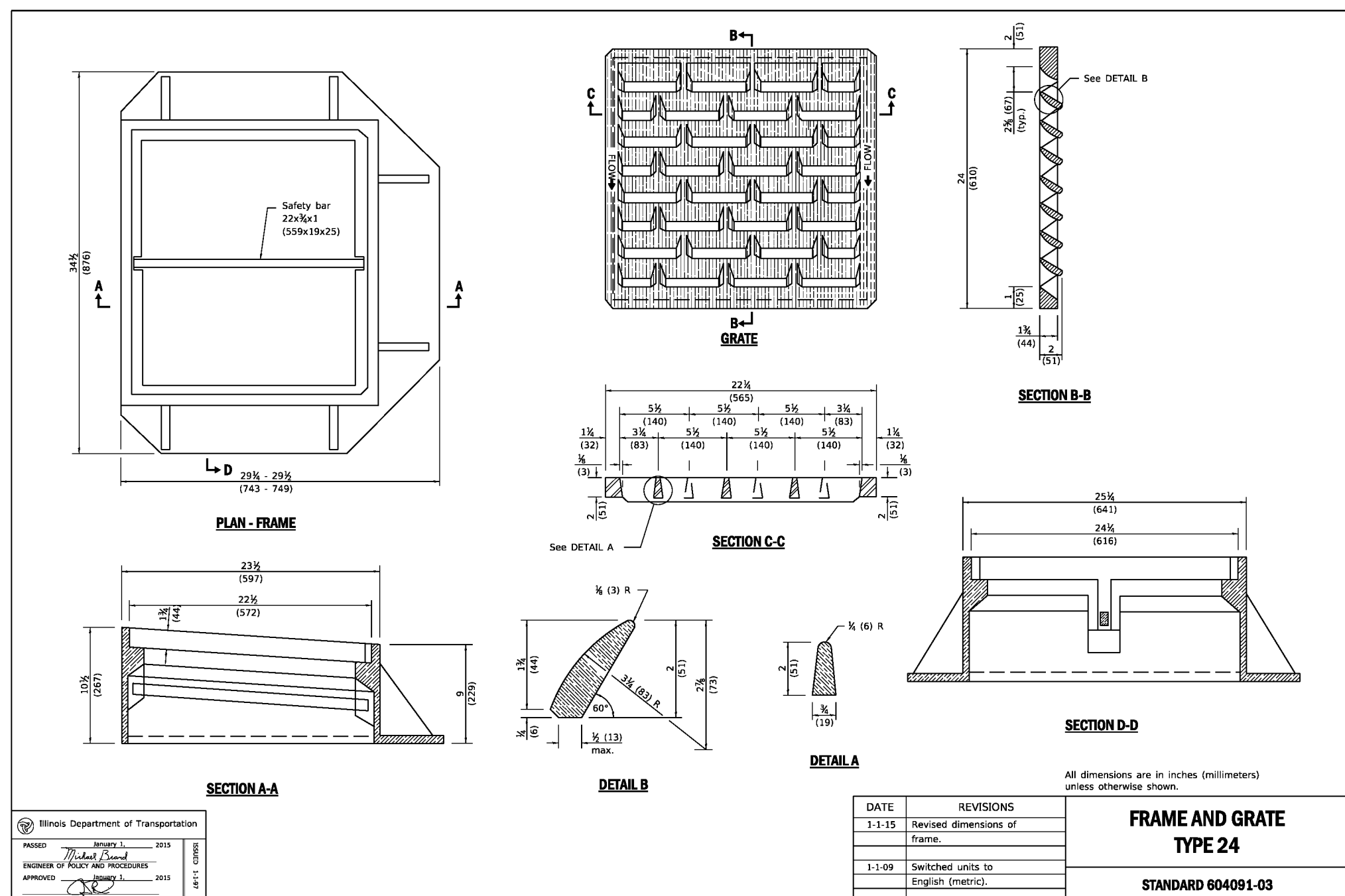
REVISIONS	
DATE	DESCRIPTION
09/20/19	VILLAGE REVIEW
	D.D.D.

IG CONSULTING, INC.
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

EROSION CONTROL PLAN

DRAFTING: J.K. DATE: 06/13/2019 SCALE: 1"=20' FIRM NO. 184-C01330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS



ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@consulting.net
DETAILS DESIGN: J.K. DRAFTING: D.D.D. SCALE: N/A DATE: 06/13/2019

PROJECT No.
19642



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2000 N Chestnut Ave - The Estates of LaSalle Subdivision – Preliminary & Final Plat of Subdivision

PC#: 19-009 – Round 1

Date: July 17, 2019

General Comments:

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

Sam –

No comments at this time.

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JUL 18 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Fire Safety Review

Date: 7/15/2019

P.C. Number: 19-009

Project Name: The Estates of LaSalle Subdivision

Project Location:

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply to any proposed construction project.

Date 07-15-19

Reviewed By:


Fire Safety Supervisor/Fire Marshal

RECEIVED

AUG 01 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 24, 2019
Subject: 2000 N Chestnut Ave (Estates of LaSalle) P.C. #19-009 Final Plat



With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) New water services must be 1.5" to the meter and the meters be $\frac{3}{4}$ ".
- 2) The Village will not maintain the proposed 6" rear yard drains and drywells. The drywells must have lids with the word "PRIVATE" forged on top.
- 3) Provide a detail of the proposed blink connections for the private drywells to the public storm sewer. The connection must be cored and a "Kor-N-Seal" must be utilized.
- 4) The clean out for Drywell #3 must be located on private property.
- 5) Verify the condition of the sidewalk fronting LaSalle after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) All asphalt patches shall have surface course extend beyond trench by a minimum of 2' and all patches shall be wider than any roller used for compaction.
- 7) Pop- ups or outlets without positive flow are not acceptable.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009
 Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly
 Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601

Phone #: 773-383-0000 Cell

Fax #: _____

E-Mail: seank@crer.com

P.I.N.# To be assigned 03-18-401-085

Location: 2000 N. Chestnut

Rezoning: _____ Current: R-3 Proposed: R-3

Subdivision: ✓

of Lots: 3 Current: 1 Proposed: 3

PUD: _____ For: N/A

Special Use: _____ For: N/A

Land Use Variation: _____ For: N/A

Land Use: _____ Current: Residential

Proposed: Residential

Site Gross Area: Proposed 36,009 s.f. more or less

of Units Total: 3 single family home sites

1BR: _____ 2BR: 3BR #BR: _____

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

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ YES

b. Surface Improvement

Pavement _____ YES

Curb & Gutter _____ YES

Sidewalks _____ YES

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ YES

Access _____ NO

MAY CHANGE W/ RELOCATION OF
 LIGHT AT SW & LA SALLE

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC VERIFY b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

10. WETLAND EXISTING? _____

YES NO COMMENTS

X _____

_____ X _____

_____ X _____

X _____ NO COMMENTS PER TSP

X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: IG CONSULTING

DATE OF PLANS: _____

Director

Michael J. Jager 7/26/19
 Date

PLAN COMMISSION PC #19-009
The Estates of LaSalle Subdivision
2000 N Chestnut Ave
Preliminary & Final Plat of Subdivision
Round 1

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JUL 26 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb and gutter, public sidewalk, storm sewer improvements, and pavement widening. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

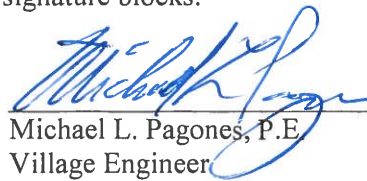
Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	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 Division prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. Volume control with a dry well is currently proposed for each residential lot. It is recommended that the petitioner request a determination letter from the MWRD to determine if volume control is required. If volume control is not required, the proposed subdivision is tributary to the regional detention basin at Chestnut Ave and Ladd St, so fee-in-lieu of detention is acceptable to the Village. The volume required for the proposed subdivision is 9,002 cubic feet. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
16. Provided volume control is not required for each individual lot, the lots should drain to the common side yard lot line and if needed, storm sewer can be constructed within the utility easement. Any proposed storm sewer improvements for the three lots should connect to the existing storm sewer on LaSalle St, which is tributary to the regional detention basin at Chestnut Ave and Ladd St. The proposed storm sewer extension on Chestnut Ave should also be redirected to connect to the storm sewer on LaSalle St.
17. The proposed cross section for a local street shall consist of 2" N50 surface, 2 1/4" N50 surface, 5" N50 binder, and 4" CA-6. Verify the existing curb on the east side of Chestnut Ave and the north side of LaSalle St. If the existing curb is B-4.12, match existing curb. Revise the cross section accordingly.
18. The proposed ADA ramps shall be constructed to meet the Public Rights-of-Way Accessibility guidelines and IDOT standard detail 222-424001-11 Perpendicular Curb Ramps. New ramps should also be constructed at the SW and SE corners, providing an east/west pedestrian access route across Chestnut Ave.
19. Provide the top of foundation for the existing home to the south of the proposed subdivision.

Preliminary Plat of Subdivision:

20. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Use the checklist to complete the following items:
 11. 5 ft utility easements should be provided along the rear property line, and along the side lot lines;
 12. Dimension all building setback lines.
21. A heavy line outlining the subdivision must encompass the entire existing lot, which currently spans from the centerline of Chestnut Ave and LaSalle St.
22. The areas to be dedicated as public right-of-way shall be indicated by hatching. Show the areas of each dedication.
23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 7/26/19
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Comed Easement Provisions (1 page)
- Nicor Gas Company Plat Stamp (1 page)
- Village detention calculations (1 page)

Preliminary Plat of Subdivision Checklist

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

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

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

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a - t)

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

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

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer
_____ "

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

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

(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor
No. _____ "

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

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60126

224-229-5850

Ted_Wyman@comcast.com

Alternates:

Bob Schulter (Department Supervisor), Martha Agieras (Assistant)

Bob_Schulter@comcast.com

Martha_Gieras@comcast.com

Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi
ComEd
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

630-576-6530

Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W Terra Cotta Ave
Crystal Lake, IL 60014

630-338-2976

kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

847-465-6086

sm9231@att.com

Mr. Dominick Silvio
WOW Internet Cable
4350 Weaver Parkway
Warrenville, IL 60555

630-536-3121

dominick.silvio@wowinc.com

Ms. Abigail Robinson
IDOT Permits
201 W Center Court
Schaumburg, IL 60196

847-705-4541

Abigail.L.Robinson@illinois.gov

Mr. Michael Sterr, P.E.
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St
24th Floor
Chicago, IL 60602

312-603-1670

michael.sterr@cookcountyil.gov

hwy.permits@cookcountyil.gov

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

EASEMENT PROVISIONS

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

NICOR GAS COMPANY PLAT STAMP

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns ("Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Nicor Easement", together with reasonable right of access thereto and the right to install required service connections to serve improvements thereon, or on adjacent lots and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

INFORMATION PROVIDED BY:

Erin K. Andersen
Land Management Agent
Land Services Department
630-388-2094

X2ekande@southernco.com

Name

7/26/2019

Detention Calculation Verification PC# 15-000

Site Requirements

Site Area = 0.820 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.148 cfs
Weighted "C" Factor = 0.725
Pervious= 0.410 Acres
Impervious= 0.410 Acres
Water= 0.000 Acres
Synth Turf= 0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.725	5	0.08	10.92	0.820	6.49	0.148	6.34	1827	0.042
0.725	10	0.17	10.02	0.820	5.96	0.148	5.81	3555	0.082
0.725	15	0.25	8.20	0.820	4.87	0.148	4.73	4254	0.098
0.725	30	0.50	5.60	0.820	3.33	0.148	3.18	5726	0.131
0.725	60	1.00	3.56	0.820	2.12	0.148	1.97	7086	0.163
0.725	90	1.50	2.75	0.820	1.63	0.148	1.49	8029	0.184
0.725	120	2.00	2.24	0.820	1.33	0.148	1.18	8522	0.196
0.725	180	3.00	1.62	0.820	0.96	0.148	0.82	8803	0.202
0.725	240	4.00	1.28	0.820	0.76	0.148	0.61	8827	0.203
0.725	300	5.00	1.08	0.820	0.64	0.148	0.49	8893	0.204
0.725	360	6.00	0.95	0.820	0.56	0.148	0.42	9002	0.207
0.725	420	7.00	0.83	0.820	0.49	0.148	0.35	8705	0.200
0.725	480	8.00	0.75	0.820	0.45	0.148	0.30	8579	0.197
0.725	540	9.00	0.68	0.820	0.40	0.148	0.26	8303	0.191
0.725	600	10.00	0.63	0.820	0.37	0.148	0.23	8155	0.187
0.725	660	11.00	0.59	0.820	0.35	0.148	0.20	8029	0.184
0.725	720	12.00	0.55	0.820	0.33	0.148	0.18	7732	0.177
0.725	780	13.00	0.52	0.820	0.31	0.148	0.16	7541	0.173
0.725	840	14.00	0.49	0.820	0.29	0.148	0.14	7223	0.166
0.725	900	15.00	0.46	0.820	0.27	0.148	0.13	6775	0.156
0.725	960	16.00	0.43	0.820	0.26	0.148	0.11	6200	0.142
0.725	1020	17.00	0.41	0.820	0.24	0.148	0.10	5860	0.135
0.725	1080	18.00	0.39	0.820	0.23	0.148	0.08	5434	0.125
A*D*E					F-G		C*H*3600		J/43560

Max Volume = 0.207 Acre-Ft
= 9,002 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.148	Free Flow	Submerged Flow
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

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

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

Q (cfs) = 0.00 0.000

a(sq ft) = ##### dia(in) = #DIV/0!



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-009

Project Name

The Estates of LaSalle Subdivision

Project Location

2000 N. Chestnut

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date July 22, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

The Estates of LaSalle Preliminary
2000 N. Chestnut Ave.

Round 1 Review Comments

07/18/2019

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie street lights. Landscaping must not create hiding locations and should provide for natural surveillance.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any traffic problems.
6. **General comments:**
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

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JUL 18 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

D. Hajek #557
Doug Hajek, Sergeant
Community Services Bureau

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19 - 009
Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly
Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601
Phone #: 773-383-0000 Cell
Fax #: _____
E-Mail: seank@crer.com

P.I.N.# ~~To be assigned~~ 03-18 401-085
Location: 2000 N. Chestnut
Rezoning: _____ Current: R-3 Proposed: R-3
Subdivision: ✓
of Lots: 3 Current: 1 Proposed: 3
PUD: _____ For: N/A
Special Use: _____ For: N/A
Land Use Variation: _____ For: N/A
Land Use: _____ Current: Residential
Proposed: Residential
Site Gross Area: Proposed 36,009 s.f. more or less
of Units Total: 3 single family home sites
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

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DEVELOPMENT DEPARTMENT

Sean Freres, LEHP 7/15/19
Environmental Health Officer Date

James McCalister 7/15/19 Direc
tor Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009
 Petitioner: Sean Kelly-Chicago Real Estate Resources
 Owner: John Federici - Owner -The Standard Group
 Contact Person: Sean Kelly
 Address: 205 N. Michigan Ave. Suite 2950
Chicago IL 60601
 Phone #: 773-383-0000 Cell
 Fax #: _____
 E-Mail: seank@crer.com

P.I.N.# To be assigned 03-18-401-005
 Location: 2000 N. Chestnut
 Rezoning: _____ Current: R-3 Proposed: R-3
 Subdivision: ✓
 # of Lots: 3 Current: 1 Proposed: 3
 PUD: _____ For: N/A
 Special Use: _____ For: N/A
 Land Use Variation: _____ For: N/A
 Land Use: _____ Current: Residential
 Proposed: Residential
 Site Gross Area: Proposed 36,009 s f more or less
 # of Units Total: 3 single family home sites
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X _____ SUBDIVISION REQUIRED?
6. X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS.

[Signature]

7-26-19
 Date



Planning & Community Development Dept. Review

July 26, 2019

REVIEW ROUND 1

Project: Estates of LaSalle Subdivision – 2000 N. Chestnut Avenue
Proposed Subdivision

Case Number: PC 18-010

General:

7. The following approvals have been requested:
 - **Preliminary and Final Plat of Subdivision to subdivide the property into three lots.**
8. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.
9. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
10. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. Prior to bringing this project before the Village Board for final approval, all applicable engineering fees must be paid and the required surety bonds, public improvement deposits, and maintenance guarantees must be provided
11. School, Park, and Library contributions will be required prior to the issuance of a building permit for each lot within the subdivision.
12. A Design Commission application will be required for any new construction on each lot within the subdivision.
13. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
14. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.

Final Plat of Subdivision:

15. Label the front yard setback distance as "25' FRONT YARD SETBACK" for Lot 1 and Lot 3, similar for how you've done it for Lot 2.
16. The specific sideyard setbacks (on each side) must be added for each lot (i.e. "10% side yard setback (typ.)" is not acceptable). The required setbacks shall be as follows:

- Lot 1: 9.4' sideyard setback on east side, 9.4' sideyard setback on west side.
- Lot 2: 9.6' sideyard setback on east side, 9.6' sideyard setback on west side.
- Lot 3: 10' sideyard setback on west side.

17. The required exterior side yard setback for Lot 3 must be revised. This setback will be based on the average of the setbacks of the existing homes on the frontage (including the existing home on the subject property). Please provide an exhibit showing the existing setbacks of the homes at 1902, 1908, 1912, 1916, 1920, and 2000 N. Chestnut Avenue. The average of these six setbacks will be the required setback along the east side of Lot 3.
18. Please revise the 30' corner yard setback on Lot 3 so that is referred to as an exterior sideyard setback and so that it is the average of the setbacks of the existing homes on the frontage as outlined above. At end of the word "SETBACK" for the exterior sideyard setback on Lot 3, there should be an asterisk, which should reference a note elsewhere on the plat that reads "The actual required exterior sideyard building setback line may be less than or greater than XX' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-2.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements." Please note that the value for XX should be the average of the existing setbacks (XX was used in these comments because you have not provided that average yet).
19. Section 29-309 of the Subdivision Code requires that easements be included on the Plat for each lot. Please add said easements, as well as the required easement provisions and signature blocks. An example of the standard language for these easement provisions and signature blocks can be provided at your request.
20. Per Section 29-209(C), PIN's must be added to the four corners of each new lot if no PIN is currently present. Please add a note on the Plat of Subdivision or Engineering plans outlining such.
21. Per Section 29-209(J), a legal description is required on the plat for all areas of land dedicated for public use. Please include a legal description on the plat for the land to be dedicated as ROW.
22. The information as required in Sections 29-209L through Q must be added to the plat.

Prepared by:



The Estates of LaSalle Subdivision
2000 N. Chestnut
PC #19-009
July 24, 2019

Tree Preservation

- 1) A tree survey that indicates the size and species (both scientific and commons names) and condition of all trees located on the parcel with a trunk size of 3" caliper or greater must be provided.

Landscape Plan

- 2) Indicate the size and the species for the proposed replacement trees.

August 21, 2019

Mr. Sam Hubbard
Development Planner
Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: 2000 North Chestnut Avenue (Estates of LaSalle Subdivision) PC No. 19009 (IG 19642)

Dear Mr. Hubbard.

In response to your review letter of July 17, 2019, we are enclosing 5 sets of revised plans dated 8-20-19 and 5 copies of a revised Preliminary and final Plat of Subdivision dated 8-20-19.

As requested, we have included the following revisions:

Arlington Heights Police Department

1. Existing Street light is mounted to an existing power pole. The power pole will need to be relocated behind the proposed curb line, in the intersection.

Planning and Community Development Comments Dated 7-18-19

8. Noted and Understood. Existing buildings will be demolished within six months of Board approval of the Final Plat of Subdivision.
9. Preliminary Plat submitted for approval.
10. Final Engineering submitted for review and approval.
11. Noted and understood. Contributions will be completed, prior to building permit issuance.
12. Design Commission will be completed by the developer.
13. The developer will provide answers to Covenants, Restrictions and Conditions.
14. Revision date added to revised plans and plat.

P&CD Comments Dated 7-26-19

11. Noted and Understood.
12. Noted and Understood. Engineer's Opinion of Probable Construction Costs are enclosed for the on-site and right of way work.
13. Final plans referenced to State Plane Coordinate System.
14. Noted and Understood. Final plat of Subdivision must be approved by the Engineering Division, prior to final Plan Commission approval. The final plat, with all signatures must be submitted one week prior to the scheduled final Plan Commission meeting.

15. Volume control will not be necessary, according to MWRD requirements. Fee-in-lieu of detention will be paid by the developer.
16. Volume Control was removed and storm sewer added to drain rear yards. Storm sewer for Lots 1 and 2 will be connected to the existing LaSalle Street sewer. The sewer on the east side of Lot 3 was redirected to the LaSalle Street sewer system. A 10-inch pipe was sized for the redirected sewer. A composite "C" of 0.83, a 5-minute Tc for the 10-year storm, (6.48"/hr), a tributary area of 0.27 acres. "Q" = 1.45 cfs. A 10" pipe at 0.50% has the capacity of 1.55 cfs.
17. 2" of N50 surface, 5" of N50 Binder and 4" of CA-6 is indicated for the street widening. The existing curb was verified in the topographic survey and again verified in the field to be 2.5 to 3 inches high. Therefore, the design will remain as an M-3.12 curb and gutter.
18. ADA ramps follow IDOT guidelines. IDOT detail 222-424001-11 added to plans. New ramps for the southeast and southwest corners at Chestnut added to plan.
19. Top of foundation of south residence added to plan.

Preliminary Plat of Subdivision

20. Preliminary plat Checklist used to complete plat.
21. Heavy line added to encompass the dedicated area of the property, to the centerline of LaSalle and Chestnut.
22. Hatching provided to highlight dedicated area for public use.
23. Final plat checklist will be used to complete final plat, along with the additions of School District 25, Township Highschool 214 and Harper College District 512 and utility signature blocks.

Final Plat of Subdivision

15. Front yard setback distance labeled.
16. Specific side yard setbacks labeled on the plat.
17. The required side yard setback for Lot 3 was revised.
18. Note added to plat regarding side yard setback determination for Lot 3.
19. Drainage and utility easements added to the plat.
20. Note added regarding property corners to be installed at all corners, for each lot.
21. Legal description provided for area dedicate to public use.
22. Information from Section 29-209, L through Q were added to the plat, as required.

Tree Preservation

1. Tree survey was prepared including size, species (scientific and common) and condition. Trees with a trunk size of 3-inches or greater were documented. See Tree Preservation Plan for details.

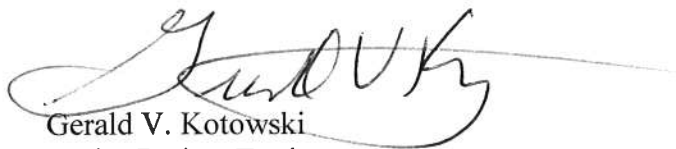
Landscape Plan

2. Size and species of trees indicated on plan.

Mr. Sam Hubbard
August 21, 2019
Page 3

Please include our file number 19642 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

A handwritten signature in black ink, appearing to read "Gerald V. Kotowski", with a long horizontal flourish extending to the right.

Gerald V. Kotowski
Senior Project Engineer

Encl:

G:\IG\19\19642\Corresp\Hubbard Response Letter 8-5-19.doc

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: September 18, 2019
Subject: 2000 N Chestnut - Estates of LaSalle, P.C. #19-009 - Round 2

With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) New water services must be 1.5" to the meter and the meters will be 1". The plan sheet details a 1.25" water service, however the detail sheet calls for 1.5", reconcile this disparity.
- 2) The Village will not maintain the proposed 6" rear yard drains as designed. The drains must have lids with the word "PRIVATE" forged on top. As designed the proposed storm drain is 6" and utilizes a blind connection. The Village will not maintain either of those scenarios.
- 3) Provide a detail of the proposed blind connections for the private rear yard storm drains to the public storm sewer, the connection must be cored and a "Kor-N-Seal" must be utilized
- 4) Verify the condition of the sidewalk along N Walnut Ave. If there are poor conditions or drainage problems, squares must be replaced with new construction.
- 5) Plans do not show roadway patchwork. It is required for new curb installation (west side of Chestnut, east side of N Walnut).
- 6) What is the purpose to jog in sidewalk at N Walnut Ave?
- 7) Roadway surface patch shall extend 2' beyond the edge of any utility trench.
- 8) See attached Landscaping recommendations

C. file

**LANDSCAPE PLAN NOTES
FOR THE PROPOSED DEVELOPMENT OF
LASALLE ESTATES SUBDIVISION
September 18, 2019**

ALL NOTES CAN BE REFERENCED TO PAGE 4 – LANDSCAPE PLAN

- A. Existing tree # 466 is an 8" White Mulberry (*Morus alba*) that is currently listed as being saved and would reside in the proposed new parkway. This tree is growing at a 45 degree angle to the south and is exhibiting dieback. In addition to this, *Morus alba* is an invasive weed species that is not recommended for planting by the Village. We recommend that the tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- B. Existing tree # 483 is a 19" Black Walnut (*Juglans nigra*) that is currently listed as being saved and would reside in the proposed new parkway. Although this tree is healthy and well structure, we perceive its post construction viability to be low. There will be a large impact to the tree's root zone from street widening on the north side of the tree, as well as driveway installation to the west and sidewalk installation to the south. With such a significant disruption of the root zone, we predict that the tree would shortly begin to decline and then would have to be removed and replaced by the Village. Also due to its location, the replacement tree would have to be installed in exactly the same area, which would also add additional expense to stump removal operations. We recommend that this tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- C. We concur with the placement and species selection for the remainder of the trees to be planted on the LaSalle side of the development.
- D. We recommend that the 3 State Street Miyabe Maples that are to be planted on the Chestnut side of the development be changed. Three phase overhead electrical lines, as well as other numerous overhead utilities, exist in this area and will lead to conflicts between the trees and the utilities. Our suggestion for a more appropriate species for this area would be Ivory Silk Japanese Tree Lilac (*Syringa reticulata* 'Ivory Silk') in a single stem tree form.
- E. There is currently a vacant planting location on the north side of LaSalle across from proposed Lot #2. This location has not previously been planted due to existing trees on the proposed development site hanging out and over the road, which would hinder growth in a newly installed tree. We recommend that a Swamp White Oak (*Quercus bicolor*) be installed in this location since competing vegetation will be removed with development.
- F. There are currently no trees listed on the plan to be installed on the Walnut side of the project. We recommend 3 Baldcypress (*Taxodium distichum*) be installed in this area.

PLAN COMMISSION PC #19-009
The Estates of LaSalle Subdivision
2000 N Chestnut Ave
Preliminary & Final Plat of Subdivision
Round 2

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

24. The petitioner's response to Comment No. 11 is acceptable.
25. The petitioner's response to Comment No. 12 is noted. The Village is in receipt of the Engineer's Estimate and has the following preliminary comments on the public improvements:
- a. The proposed cross section is missing the second layer of 2 ¼" HMA N50 surface course
 - b. Item A2 should be revised to reflect 5" HMA N50 Binder Course
 - c. Manholes will be required at the proposed storm sewer connections on LaSalle St and shall be added to the estimate
 - d. The side yard storm sewer shall be 10" and inlets installed instead of yard drains
 - e. The demolition plan calls for two utility poles to be relocated
 - f. Detectable warning panels shall be added to the estimate

Upon receipt of the revised estimate, the Village will proceed with generating the fee letter.

26. The petitioner's response to Comment Nos. 13 and 14 are acceptable.
27. The petitioner's response to Comment No. 15 is noted. A fee in lieu of detention in the amount of \$9,002 shall be paid at time of permit.
28. The petitioner's response to Comment No. 16 is noted. New manholes shall be constructed at the connection to the existing storm sewer on LaSalle St. Regarding the side yard drainage, the storm sewer shall be 10" and inlets installed instead of yard drains. This can be addressed at permit.
29. The petitioner's response to Comment No. 17 is noted. The proposed cross section shall consist of 2" N50 surface, 2 ¼" N50 surface, 5" N50 binder, and 4" CA-6. The cross section included in the plans does not show the 2 ¼" N50 surface (second lift). Revise the cross section accordingly. This can be addressed at permit.
30. The petitioner's response to Comment No. 18 is acceptable.
31. The petitioner's response to Comment No. 19 is noted. The proposed top of foundation for all three lots are higher than the adjacent property to the south. It appears that the top of foundation for each of the homes could be lowered a minimum of 6" to 1' and still provide adequate side yard and rear yard drainage. This can be addressed at permit.

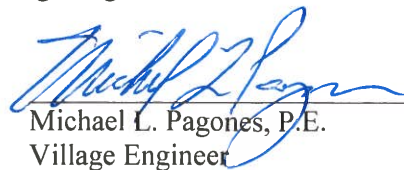
TRAFFIC

32. The utility pole/street light at the southwest corner of Chestnut Ave and La Salle that is to be relocated, the existing street light can be eliminated as there is an existing street light on the northwest corner. The Village may also require that a new street light be installed on Chestnut Ave, south of LaSalle St, near the south limits of the property, or include a fee in lieu of a new street light and the necessary electrical improvements. This can be addressed at permit. For reference, below are the existing street lights on LaSalle St:



PRELIMINARY AND FINAL PLAT

33. The petitioner's response to comment No. 20 is noted. The Engineering Division will defer to the Planning Department regarding final approval of the building setback lines shown on the final plat.
34. The petitioner's response to comment No. 21 is noted. The heavy line shall encompass the entire existing lot. Revise the plat accordingly.
35. The petitioner's response to Comment Nos. 22 and 23 are acceptable.
36. The bearings of all property lines shall be shown on the plat.
37. "Director of Engineering" shall be revised to "Village Engineer".


Michael L. Pagones, P.E.
Village Engineer

9/13/19
Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

The Estates of LaSalle Preliminary
2000 N. Chestnut Ave.

Round 2 Review Comments

09/11/2019

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

RECEIVED
SEP 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Doug Hajek #634
Doug Hajek, Sergeant
Community Services Bureau

Planning & Community Development Dept. Review

September 13, 2019



REVIEW ROUND 2

Project: LaSalle Estates Subdivision – 2000 N. Chestnut Avenue
Proposed Subdivision

Case Number: PC 18-009

General:

23. The responses to comments #8-#12, #14, #15, and #19-#21 are acceptable.
24. The response to comment #13 is incomplete. Please clarify if the developer is proposing any CCR's.
25. The response to comment #16 is noted. The Village is requesting that you modify the western side yard setback for Lot 1 from 9.19' to 20' as this yard will function more like an exterior side yard given the proximity to Walnut Avenue. Of note, staff is supportive of a variation to Lot 3 to reduce the western exterior side yard setback from 40' to 30'. Please adjust the plans if this reduction is desired for Lot 3. Of note, the setback for Lot 1 (and potentially Lot 3) will also need to be adjusted on the Engineering Plan sheets 3, 4, and 5, as well as on the Preliminary Plat.
26. The response to comment #17 is noted. Please see comment #25 above.
27. The response to comment #18 is noted. If the developer elects to proceed with the requested variation to the exterior sideyard setback on Lot 3, then the asterisk and associated language must be removed from the Preliminary and Final Plat as it will no longer be applicable.
28. The response to comment #22 is noted. Please change the word "(Number)" in the Deed of Dedication to "5" since the easements are 5' wide.

Prepared by:

Sam J. [Signature]

The Estates of LaSalle Subdivision
2000 N. Chestnut
PC #19-009
September 10, 2019

- 1) It is recommended that tree #648, Silver Maple be preserved.
- 2) At time of permit, coordinate with the Village Forester regarding the species for the trees within the parkway. A tree fee of \$4 per lineal foot of frontage is required at time of permit.

September 20, 2019

Mr. Sam Hubbard
Development Planner
Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

**RE: 2000 NORTH CHESTNUT AVENUE (ESTATES OF LASALLE SUBDIVISION)
PC NO. 19-009 (IG #19642)**

Dear Mr. Hubbard:

In response to review letters of September 13 and September 18, 2019, we are responding to comments from Planning and Community Development, Engineering, Public Works and Landscape.

As requested, we have included the following revisions:

Planning and Community Development Comments Dated 9/13/19 (Comments by Sam Hubbard)

- 23. Noted and understood.
- 24. The Developer is not proposing CCR's.
- 25. The western side yard setback for Lot 1 has been modified to 20' and the eastern side of Lot 3 was changed to 30'. It is our understanding that staff will support 30' for Lot 3 side yard setback.
- 26. Please see comment 25 above.
- 27. Asterisk and associated language removed.
- 28. We have revised the word ("Number") in the Deed of Dedication to "5".

**Plan Commission PC # 19-009 , Preliminary and Final Plat of Subdivision Round 2
Comments Dated 9/13/19 (comments by Michael Pagones)**

- 24. Noted and understood.
- 25. Engineer's Estimate:
 - a. The proposed cross section has been revised to show 2" of HMA, N50, Surface Course, 2 ¼" of HMA, N50, Surface Course, 5" of HMA N50 Binder Course and 4" of Aggregate Base Course. Milling and resurfacing of the existing pavement will be 2".
 - b. Item A2 in the EOPC has been revised to reflect 5" HMA N50 Binder Course.
 - c. Manholes are now shown at the proposed storm sewer connections on LaSalle Street and added to the estimate.
 - d. The side yard storm sewer is now 10" and inlets installed instead of yard drains.

- e. One existing utility pole at the intersection of LaSalle and Chestnut will be relocated. The second pole is a service pole that will be removed and not relocated.
- f. Detectable warning panels added to the estimate.
- 26. Noted and understood.
- 27. Understood, will address at permit.
- 28. New manholes will be constructed at the connection to the existing storm sewer on LaSalle Street. For the side yard drainage, the storm sewer will be 10" and inlets installed instead of yard drains. Will address at permit.
- 29. See response to comment 25a. Will Address at permit.
- 30. Noted and understood.
- 31. Lowering top of foundation should be looked at carefully to insure side yard, as well as rear yard drainage, with lots 1 and 3. Will address at permit.

Traffic

- 32. Noted and understood. An additional street light may be placed south of LaSalle on chestnut at the discretion of the Village. Fee in lieu of may be required. This will be addressed at permit.

Preliminary and Final Plat

- 33. Setbacks have been agreed upon by the Village and Plat of Subdivision approved by Planning and Engineering, on 9-19-19.
- 34. We have revised the Plat showing a heavy line encompassing the entire existing lot.
- 35. Noted and understood.
- 36. The bearings of all property lines are shown on the plat.
- 37. "Director of Engineering" has been revised to "Village Engineer".

Public Works Department, dated 9/18/19

- 1. Water service was changed to 1.5 inches and 1 inch meter will be used.
- 2. Inlets will be private and tops of lids will be forged with "Private". Storm drains will have manholes installed in the main on LaSalle Street.
- 3. See response comment 2.
- 4. There is no sidewalk along the east side of Walnut Avenue. The west side will be reviewed.
- 5. Patchwork indicated on the Site Development Plan.
- 6. The sidewalk is aligning with the existing sidewalk across the street.
- 7. A note is added to the plan indicating "Roadway surface patch shall extend two feet beyond the edge of any utility trench".

Landscape

- A. Tree 466 will be removed and replaced with a State Street Miyabe Maple.
- B. Tree 483 will be removed and replaced with a State Street Miyabe Maple.
- C. Noted and understood.

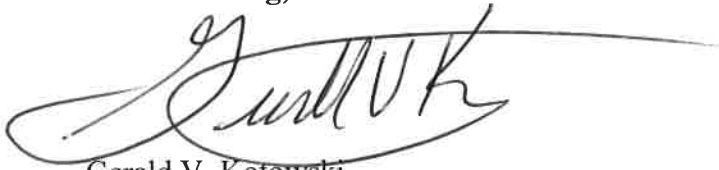
- D. The 3 State Street Maples will be changed to Ivory Silk Japanese Tree Lilac, single stem tree form.
- E. A Swamp White Oak will be planted on the north side of LaSalle Street, across from proposed Lot 2.
- F. 3 Bald Cypress will be planted on Walnut Street.

Additional Landscape Comments

- 1. Tree 648 will be slated to save. However, it should be noted that a 10" storm sewer will be installed along the property line, between lots 1 and 2, 5 feet from the tree and a high probability that the proposed foundation for Lot 1 will be 5 feet from the tree.
- 2. The developer will coordinate with the Village Forester, regarding tree species in parkway and fees.

Please include our file number 19642 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

A handwritten signature in dark ink, appearing to read "Gerald V. Kotowski", with a long, sweeping horizontal line extending to the right.

Gerald V. Kotowski
Senior Project Engineer



Plan Commission 9/25/2019

Item: Arlington Signs & Banners - 1312 W. Northwest Hwy. - PC#19-012

Department: Planning & Community Development

Requested Action

1. Land Use Variation to permit a Sign Painting Shop (Enclosed) in the B-2 District.

Variations Requested

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

Recommendation

The Staff Development Committee has reviewed the petitioner's request, and given the existing character of the development on the subject site, recommends approval of the requested Land Use Variation and Parking Variation, subject to the following conditions:

1. On-site sign manufacturing operations shall not produce any objectionable odor, dust, smoke, noise, or vibrations.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notification	Exhibits
Aerial - Detail	Exhibits
Aerial - Neighborhood	Exhibits
Conceptual Plan Review Minutes	Minutes
Plat of Survey	Exhibits
Floor Plan	Exhibits
Parking Survey	Exhibits

Business Description	Exhibits
Parking Variation Justification	Exhibits
Land Use Variation Justification	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



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

File Number: PC 19-012

Project Title: Arlington Signs & Banners Land Use Variation

Address: 1312 W. Northwest Hwy.

PIN: 03-30-113-054-0000

To: Plan Commission

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: September 20, 2019

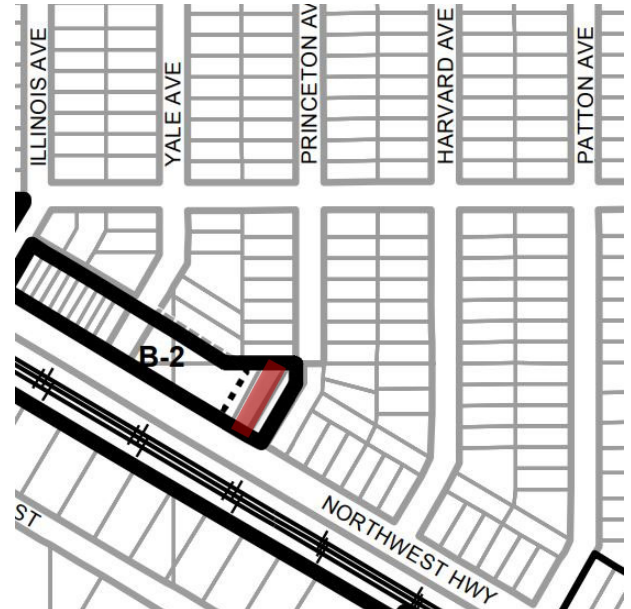
Date Prepared: September 25, 2019

Petitioner: Stella Sellers – Arlington Signs & Banners

Address: 1312 W. Northwest Hwy.
Arlington Heights, IL 60005

Existing Zoning: B-2, General Business District

Existing Comp. Plan Designation: Single-Family Attached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single Family Homes	Single Family Detached
South	R-3, One-Family Dwelling District	Union Pacific Railroad	None (R.O.W.)
East	R-3, One-Family Dwelling District	Single Family Homes	Single Family Detached
West	B-2, General Business District	Commercial Office	Institutional

Requested Action:

1. Land Use Variation to permit a Sign Painting Shop (Enclosed) in the B-2 District

Variations Requested:

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

Project Background:

The subject property is located west of the intersection of Northwest Highway and Princeton Avenue, and is zoned B-2, General Business District. The site is developed with a two-story, 5,200 square foot commercial building with 5 one-bedroom second-floor residential units. The building is served by a parking lot immediately east of the subject site, which is shared with the neighboring building to the east. The parking lot is accessible via one driveway along Princeton Avenue.

Arlington Signs and Banners (represented by the petitioner) presently occupies a 1,100 square-foot space within the building. The business had signed a lease and was in the process of occupying the space prior to obtaining Zoning approval. Arlington Signs and Banners is classified as a "Sign Painting Shop (Enclosed)" per code, which is permitted only in the B-3 and B-4 Zoning Districts. The non-compliance with zoning code was identified at the time of Business License Application; there was no building permit submitted as part of the occupancy process. Other tenants within the subject site include RL Films and the Wheeling Township Democrats' office, which are both office uses.

Arlington Signs and Banners is a long-standing Arlington Heights business, which previously operated out of a site at 818 W. Northwest Highway (Zoned B-3). The company provides multiple products and services, including:

- | | | |
|---------------------------|--------------------------|---|
| •Banners | •Graphic/Logo Design | •Wood/Sand Blasted Signs |
| •Exterior Channel Letters | •Magnetic Signs | •Small Decals and Labels |
| •Full Color Digital Signs | •Vehicle Lettering | •Name Badges |
| •Window Lettering | •Real Estate signs | •Trade Show Graphics/Signs |
| •Lot & Site Signs | •Architectural Signs | •Sign Installation (indoors and outdoors) |
| •Directional Signs | •ADA Signs | |
| •Retail Store Signs | •Boat/RV Vinyl Lettering | |

Some products (such as channel-cut letters) are produced off-site and delivered to the Arlington Signs and Banners location for installation.

The business employs four individuals, and has no company vehicles.

Zoning and Comprehensive Plan

As mentioned above, the property is currently zoned B-2, General Business District. The existing commercial building with second-floor residential units is compliant with this designation, however the proposed use (Sign Painting Shop) is not a permitted or special use within the B-2 Zoning District. Therefore, a land use variation is required.

With respect to the Comprehensive Plan, the site is designated "Single-Family Attached". The existing building and proposed use is not compliant with this designation.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of this petition, Staff has reviewed existing on-site landscaping, and noted missing parking lot screening required by code. Specifically, the required 6-foot tall screening along the north property line, adjacent to a residential zoning district. Additionally, the existing trash area has no screening or enclosure. There is also an existing parking lot island in the northwest corner of the property that is missing a shade tree as required per code. These nonconformities will be addressed separately from the Plan Commission process by the property owner, via code enforcement proceedings. The petitioner is not proposing any additional modifications to the building or site plan at this time.

Parking

The parking lot servicing the subject site is utilized by two properties – 1300-1306 W. Northwest Highway/804 N. Princeton, and the subject site, 1308-1314 W. Northwest Highway. The existing lot provides capacity for 15 vehicles.

Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, the mix of uses within both buildings utilizing the parking lot results in a requirement of 25 parking spaces per code (Detailed in Table I below).

Table I – Required Vehicular Parking

SPACE	Tenant	CODE USE	SF	PARKING RATIO (1:X)	PARKING REQUIRED
804 N. Princeton	The Grooming Spa	Misc. Retail/Services	400	300	1
1300 W. NW Hwy.	Remote CPU Maintenance Security	Misc. Retail/Services	400	300	1
1306 W. NW Hwy.	Park Violins	Retail	400	300	1
1310 W. NW Hwy.	Wheeling Twp. Democrats	Office	1,300	300	4
1312 W. NW Hwy.	Arlington Signs & Banners	Sign Painting Shop	1,100	0.5/emp; 1/vehicle; 300/sf office	3
1314 W. NW Hwy.	RL Films	Office	200	300	1
1300-1306 W. NW Hwy.	One 1-Bed Unit; One 3-Bed Unit	Residential	2 units	2/unit	4
1308-1314 W. NW Hwy.	Five 1-Bed Units	Residential	5 units	2/unit	10
TOTAL					25
TOTAL PARKING PROVIDED					15
SURPLUS (DEFICIT)					(10)

As the existing parking lot has capacity for approximately 15 parking spaces, this results in a code-required parking deficit of 10 parking stalls. Therefore, the following variation is required:

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

To verify that adequate parking is provided at the subject site, three days of parking surveys (including one Saturday) per week over a two-week period have been provided by the petitioner. These counts were conducted during the hours Arlington Signs and Banners operates, on May 23rd, 25th, 28th, and 31st, in addition to June 2nd and 3rd. Peak parking lot utilization occurred on Saturday June 25th, at 11:00 AM and 1:00 PM, when 14 vehicles were observed accessing the lot (93% of capacity, 1 space surplus). It should be noted that daytime parking is supplemented by on-street parking along the west side of Princeton Avenue, where approximately 6 vehicles can park.

As the subject business is a retail use, requiring only 1 space per 300 square-feet of floor area, as well as the fact that parking surveys indicated the lot did not reach full capacity, Staff supports the requested parking variation.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As there is no change in use that results in the requirement for additional vehicle parking spaces, no bicycle parking spaces are required.

Traffic

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Northwest Highway (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code. However, as mentioned above, due to the required parking variation the petitioner has provided a parking survey as part of this petition.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request, and given the existing character of the development on the subject site, recommends approval of the requested Land Use Variation and Parking Variation, subject to the following conditions:

1. On-site sign manufacturing operations shall not produce any objectionable odor, dust, smoke, noise, or vibrations.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 20, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File Number 19-012

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
SEPTEMBER 25, 2019, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 19-012, A Land
Use Variation to permit a
"Sign Painting Shop (En-
closed)" within the B-2 Zon-
ing District on property lo-
cated at 1312 W. Northwest
Highway in Arlington
Heights, IL, and legally de-
scribed as follows:

Lots 11 and 12 in Block 10 in
R.A. Ceppek's Arlington
Ridge Subdivision; a subdivi-
sion of part of the west
half of the northwest quar-
ter, and part of the south
half of the northwest quar-
ter of Section 30, Township
42 North, Range 11 East, of
the 3rd Principal Meridian;
according to the plat thereof
recorded September 2, 1925
as Torrens Document
270771; except the part of
said Lot 11 taken for Prince-
ton Avenue and described as
follows:

Beginning at the SSE'ly cor-
ner of said Lot 11, being also
a point on the NE'ly line of
Northwest Highway; thence
NE'ly along the SE'ly line of
said Lot 11 a distance of
176.87 feet, more or less, to
the E'ly line of said Lot 11,
thence North on said E'ly
line of Lot 11, a distance of
43.65 feet, more or less, to
the northeast corner of said
Lot 11 thence West on the
north line of said Lot 11, a
distance of 24.00 feet;
thence South, parallel with
the said east line of Lot 11, a
distance of 52.68 feet, more
or less, to the intersection
with a line parallel with and
16.00 feet NW'ly of the said
SE'ly line of Lot 11; thence
SW'ly along said parallel
line a distance of 156.82 feet,
more or less, to the S'ly line
of said Lot 11, being also the
NE'ly line of said Northwest
Highway; thence SE'ly
along said SW'ly of Lot 11, a
distance of 16.00 feet to the
point of beginning; all in the
Village of Arlington
Heights, Cook County, Illi-
nois.

As part of said petition the
applicant is requesting the
following variation from
Chapter 28 of the Municipal
Code:

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

And other variations as de-
termined necessary by the
Plan Commission.

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

Terry Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published In Daily Herald
September 10, 2019 (4531923)

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SEP 13 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992

Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/10/2019 in said **DAILY HERALD**.

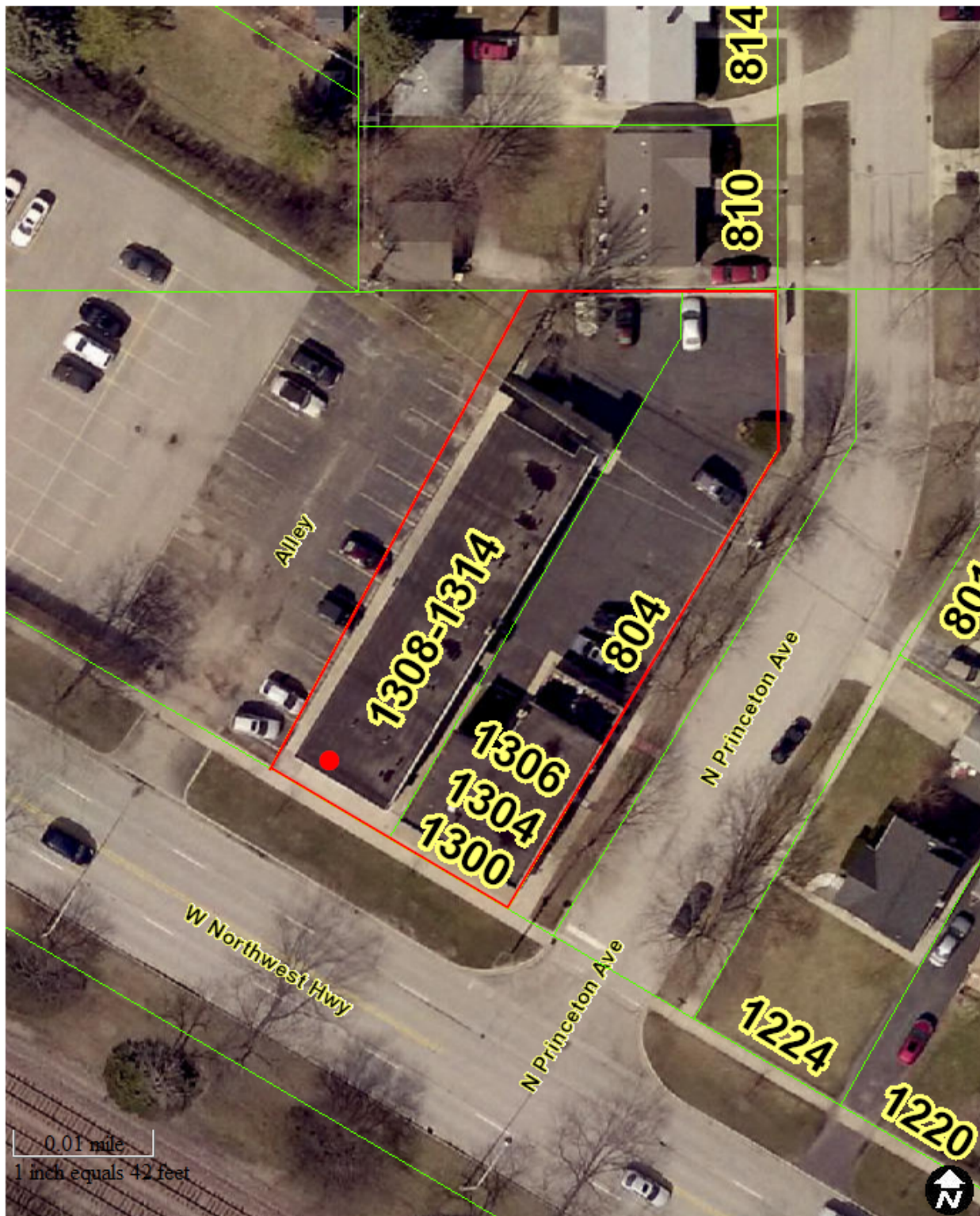
IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Authorized Agent

Control # 4531923

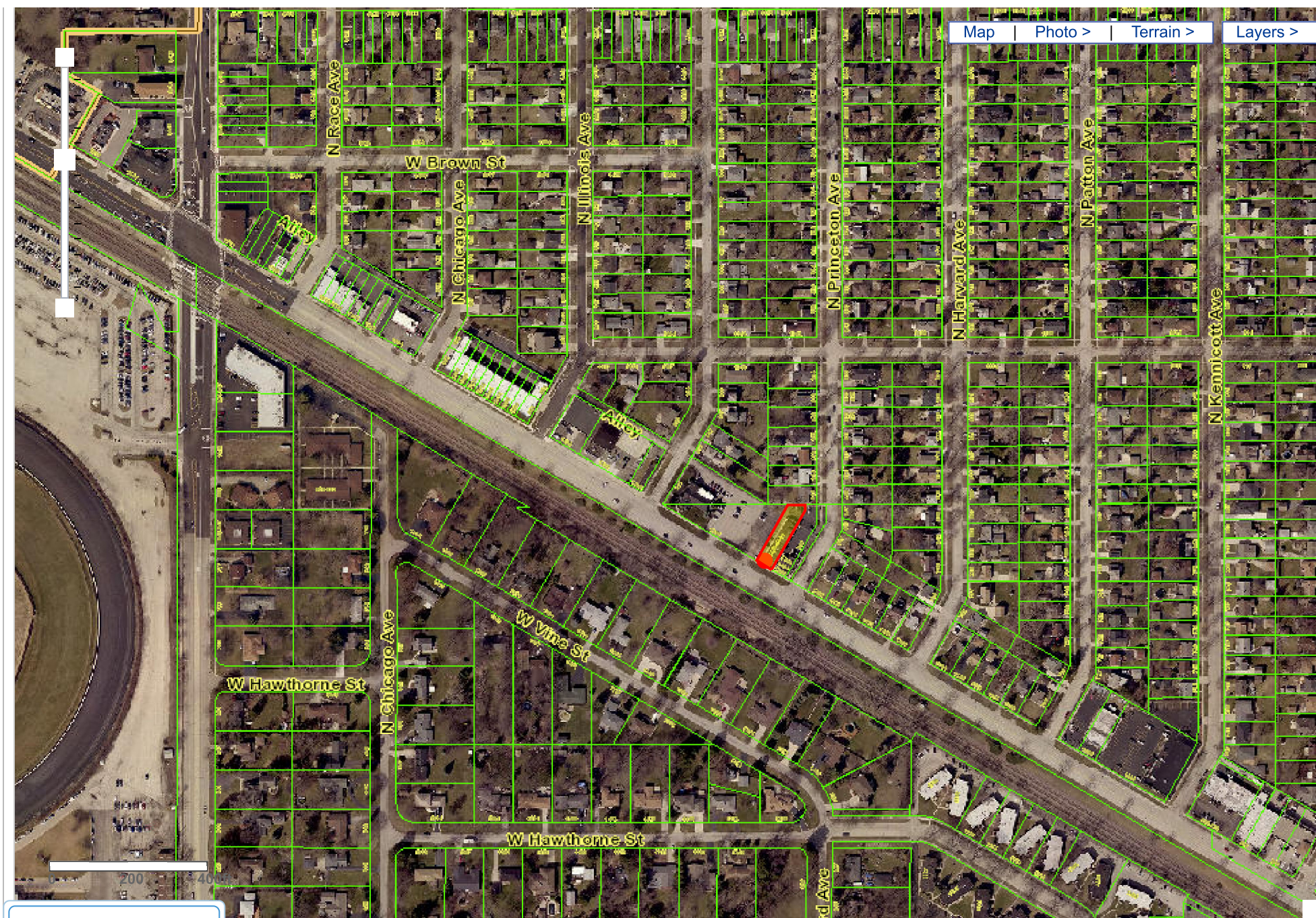


Map created on March 12, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

May 22, 2019

Project Title: Arlington Signs & Banners Land Use Variation

Address: 1312 W. Northwest Hwy.
Arlington Heights, IL 60004

Petitioner: Stella Sellers
Arlington Signs & Banners
1312 W. Northwest Hwy.
Arlington Heights, IL 60004

Requested Action:

1. Land Use Variation to permit a Sign Painting Shop (Enclosed) in the B-2 District

Variations Required:

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

Attendees: Monte Sellers, Arlington Signs & Banners
Stella Sellers, Arlington Signs & Banners Group
James Ventrella, Property Owner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located west of the intersection of Northwest Highway and Princeton Avenue, and is zoned B-2, General Business District. The site is developed with a two-story, 5,200 square foot commercial building with 5 one-bedroom second-floor residential units. The building is served by a parking lot immediately east of the subject site, which is shared with the neighboring building to the east. The parking lot is accessible via one driveway along Princeton Avenue.

Arlington Signs and Banners (represented by the petitioner) presently occupies a 1,100 square-foot space within the building. The business had signed a lease and was in the process of occupying the space prior to obtaining Zoning approval. Arlington Signs and Banners is classified as a "Sign Painting Shop (Enclosed)" per code, which is permitted only in the B-3 and B-4 Zoning Districts. The non-compliance with zoning code was identified at the time of Business License Application; there was no building permit submitted as part of the occupancy process. Other tenants within the subject site include RL Films and the Wheeling Township Democrats' office, which are both office uses.

Arlington Signs and Banners is a long-standing Arlington Heights business, which previously operated out of a site at 818 W. Northwest Highway (Zoned B-3). The company provides multiple products and services, including:

- | | | |
|---------------------------|----------------------|----------------------------|
| •Banners | •Retail Store Signs | •ADA Signs |
| •Exterior Channel Letters | •Graphic/Logo Design | •Boat/RV Vinyl Lettering |
| •Full Color Digital Signs | •Magnetic Signs | •Wood/Sand Blasted Signs |
| •Window Lettering | •Vehicle Lettering | •Small Decals and Labels |
| •Lot & Site Signs | •Real Estate signs | •Name Badges |
| •Directional Signs | •Architectural Signs | •Trade Show Graphics/Signs |

- Sign Installation

Some products (such as channel-cut letters) are produced off-site and delivered to the Arlington Signs and Banners location for installation.

The business employs four individuals, and has no company vehicles.

Meeting Discussion:

Mr. Sellers began by providing history of his business, which has had three locations within Arlington Heights since 1999. The business has recently left 818 W. Northwest Highway, and have moved to 1312 W. Northwest Highway. After moving locations, they discovered that the location at 1312 W. Northwest Highway was not zoned appropriately for a sign business. Arlington Signs and Banners does not paint signs, form letters, or weld. The business designs signs via a vector graphics program, and then prints signs with a plotter. Most signs are vinyl graphics on plastic or aluminum.

Commissioner Green asked **Mr. Schmidt** to provide the Staff Report.

Mr. Schmidt began by stating that the petitioner is seeking to operate a "Sign Shop – Enclosed", which is not permitted in the underlying B-2 Zoning District. As such, a Land Use Variation is required to lawfully operate the business out of the location at 1312 W. Northwest Highway.

Arlington Signs and Banners is a long-standing Arlington Heights business, and provides signs, banners, and lettering. The company also provides channel cut letters and larger signs, though these are produced off-site. As the petitioner is seeking a Land Use Variation, they will have to provide a written response to Land Use Variation criteria as outlined in the Plan Commission Application packet.

The subject site is designated as Single Family Attached in the Village Comprehensive Plan. The proposed use and existing zoning is not compatible with this designation.

As part of this process Staff has reviewed existing landscaping on site, and noted missing screening along the north and east property lines. The required dumpster screening is also missing, in addition to a required tree within the parking lot landscape island. The Village will be working with the property owner to provide these required items. If not addressed as part of this process, the nonconformance will be handled as a code enforcement matter, and will not negatively impact the petitioner's ability to move forward with this process.

15 unstriped parking spaces are provided on the subject site. Per the mix of uses within the two buildings utilizing the parking lot, 25 spaces are required per code, resulting in a 10 space parking deficit. Therefore a variation is required from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 25 spaces to 15 spaces. In order to demonstrate that sufficient parking is provided on site, the petitioner will have to provide a parking survey encompassing two weeks of hourly counts, on three days each week including a Saturday if the business operates on a Saturday. The petitioner will also have to provide a written response to Variation criteria as outlined in the Plan Commission Application packet.

Historically, there has been a conflict with the property immediately west of the subject site. In 2016, the property owner to the west reached out to the Village regarding the feasibility of replacing the eastern portion of their parking lot with grass, due to users of the subject site utilizing that portion of the parking lot. This replacement of the parking lot did not move forward. If any parking agreement has been secured for utilization of the parking lot, information on this agreement should be provided to the Village.

With respect to a traffic study, a traffic study is not required for a project of this scale.

Staff is generally supportive of the proposed Land Use Variation, subject to provision of written responses to variation criteria, provision of the requested parking survey, and provision of required landscaping and screening.

Commissioner Sigalos asked if the parking lot to the west was the parking lot used by the subject property.

Mr. Sellers stated that the parking lot to the west is owned by Premier Title. The spaces on that side of the building are not used by Arlington Signs and Banners.

Commissioner Green asked if tenants used the referenced parking lot.

Mr. Ventrella stated that nobody used the referenced parking lot.

Mr. Sellers stated that the violin shop's students will sometimes park in the west lot. **Mr. Sellers** stated that he will usually park on the street, or next to the dumpsters within the eastern lot.

Commissioner Green stated that the issue is not that Arlington Signs and Banners staff uses the lot to the west, but that at some point tenants within the subject property were utilizing the western parking lot.

Mr. Sellers stated that 911 Tech Repair used to be on the subject property, but that they have since moved out. **Mr. Sellers** had previously believed that the western parking lot belonged to the subject property, but discovered it did not after moving in.

Commissioner Jensen asked if the parking lot to the west was where the issue had been occurring.

Mr. Schmidt confirmed that the parking lot to the west was where the issue had been occurring.

Commissioner Jensen asked **Mr. Ventrella** what the status was on this issue with the owner of the western parking lot.

Mr. Ventrella stated that the owner of the lot owned the single family home north of the subject site, and that **Mr. Ventrella's** property was in the way. Tenants of the neighboring property left two cars abandoned in the lot, which remained for years. Police contacted **Mr. Ventrella** about the abandoned vehicles. Signs were later posted in the parking lot.

Mr. Ventrella stated that, with respect to beautifying the lot, he was approached by Village officials about purchasing or renting the parking lot to the west. The owner of the parking lot to the west had applied for a permit to remove the parking lot and install grass. The owner of the property to the north did not maintain the grass on the single-family property. He doesn't think that adding grass would make sense. The referenced issue has not been a problem for two to three years.

Commissioner Green asked who would be parking in the western lot. He suggested that possibly customers were confused about who owned the lot to the west.

Mr. Ventrella stated that it is possible that some of his tenants park there periodically when his lot has snow removed.

Commissioner Sigalos asked **Mr. Sellers** how many employees Arlington Signs and Banners had.

Mr. Sellers stated that it was him and his wife, a part-time employee, and occasionally his children. The need for parking is minimal. Customers of Arlington Signs and Banners turn over rapidly, usually only staying for drop-off or pick-up. There is rarely a need for more than three spaces.

Commissioner Sigalos stated that he had no further questions.

Commissioner Green stated that he believed the parking survey would provide information on parking lot usage during busy times. He stated that it is unfortunate that the petitioners signed a lease prior to obtaining Village approval. He believes that it is a good use, subject to resolution of parking concerns.

Mr. Ventrella stated that he cannot expand the parking lot.

Commissioner Green asked if parking was allowed on Princeton Ave.

Mr. Schmidt stated that parking was allowed in that area.

Mr. Ventrella stated that parking was allowed until 2am.

Mr. Sellers stated that there was no hourly limitation. Parking was also allowed on Yale Ave.

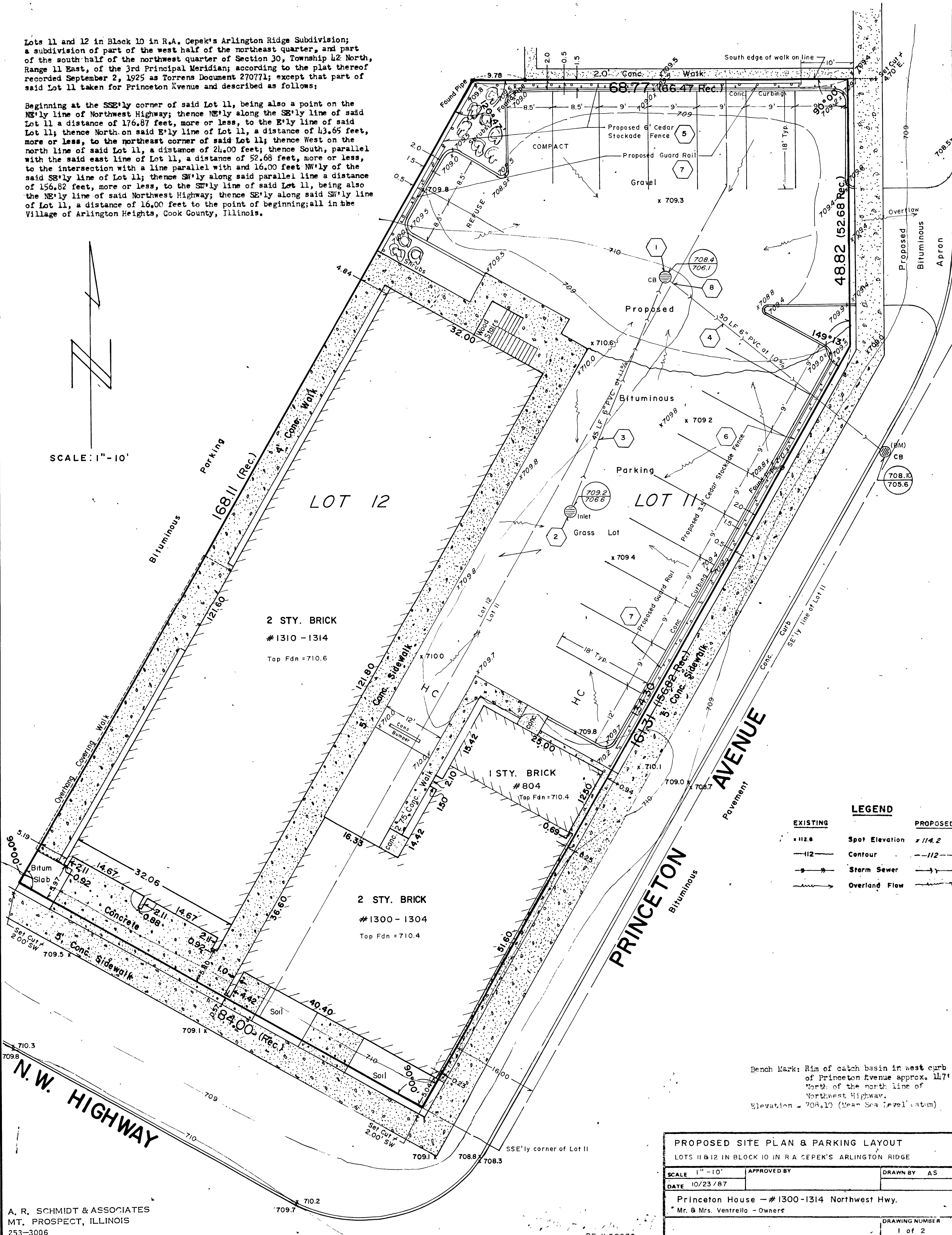
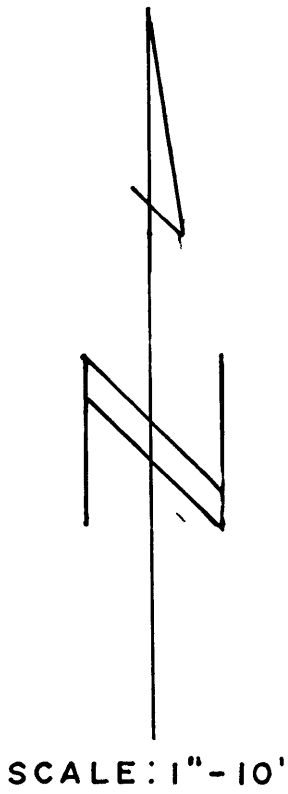
RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

Lots 11 and 12 in Block 10 in R.A. Cepek's Arlington Ridge Subdivision; a subdivision of part of the west half of the northeast quarter, and part of the south half of the northwest quarter of Section 30, Township 42 North, Range 11 East, of the 3rd Principal Meridian; according to the plat thereof recorded September 2, 1925 as Torrens Document 270771; except that part of said Lot 11 taken for Princeton Avenue and described as follows:

Beginning at the SSE'ly corner of said Lot 11, being also a point on the NE'ly line of Northwest Highway; thence NE'ly along the SE'ly line of said Lot 11 a distance of 176.87 feet, more or less, to the E'ly line of said Lot 11; thence North on said E'ly line of Lot 11, a distance of 43.65 feet, more or less, to the northeast corner of said Lot 11; thence West on the north line of said Lot 11, a distance of 24.00 feet; thence South, parallel with the said east line of Lot 11, a distance of 52.68 feet, more or less, to the intersection with a line parallel with and 16.00 feet NW'ly of the said SE'ly line of Lot 11; thence SW'ly along said parallel line a distance of 156.82 feet, more or less, to the SW'ly line of said Lot 11, being also the NE'ly line of said Northwest Highway; thence SE'ly along said SW'ly line of Lot 11, a distance of 16.00 feet to the point of beginning; all in the Village of Arlington Heights, Cook County, Illinois.



LEGEND	
EXISTING	PROPOSED
112.8	Spot Elevation x 114.2
112	Contour
Storm Sewer	Storm Sewer
Overland Flow	Overland Flow

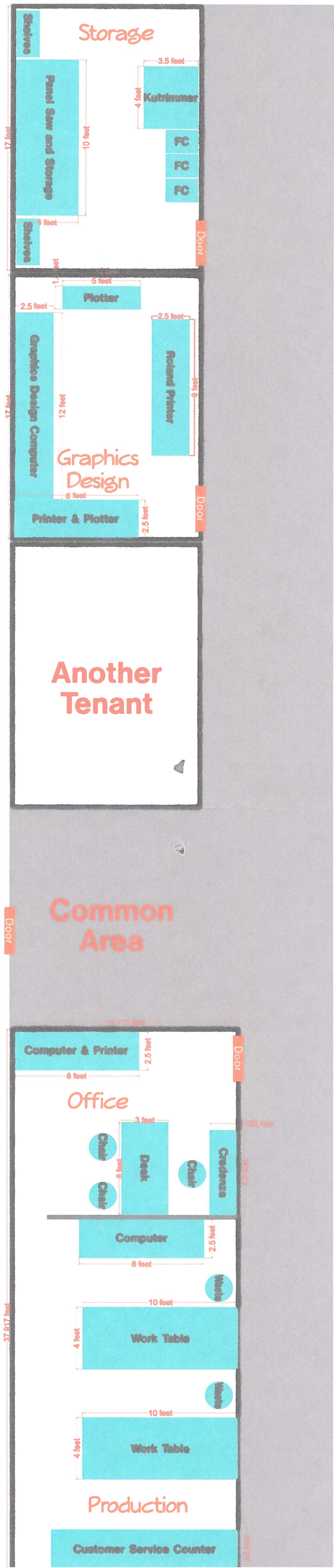
Bench Mark: Rim of catch basin in west curb of Princeton Avenue approx. 117' North of the north line of Northwest Highway.
Elevation = 708.10 (Mean Sea Level datum)

PROPOSED SITE PLAN & PARKING LAYOUT		
LOTS 11 & 12 IN BLOCK 10 IN R.A. CEPEK'S ARLINGTON RIDGE		
SCALE 1"=10'	APPROVED BY	DRAWN BY AS
DATE 10/23/87		
Princeton House - #1300-1304 Northwest Hwy.		
Mr. & Mrs. Ventrella - Owners		
DRAWING NUMBER		1 of 2

A. R. SCHMIDT & ASSOCIATES
MT. PROSPECT, ILLINOIS
253-3006

PE # 22236

Arlington Signs & Banners
1312 West Northwest Hwy
Arlington Heights, IL 60004



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Parked car count

1300 – 1314 West Northwest Highway, Arlington Heights 60004

Completed by Monte Sellers, Arlington Signs

Day of Week	Date	Time	Vehicles In Lot	Vehicles on Princeton
Thursday	05/23/19	09:00 AM	7	3
		10:00 AM	7	2
		11:00 AM	8	2
		12:00 PM	8	2
		01:00 PM	6	2
		02:00 PM	7	2
		03:00 PM	8	1
		04:00 PM	8	2
		05:00 PM	8	2
Saturday	05/25/19	09:00 AM	12	1
		10:00 AM	13	2
		11:00 AM	14	1
		12:00 PM	12	2
		01:00 PM	14	2
		02:00 PM	13	1
		03:00 PM	12	0
		04:00 PM	12	1
		05:00 PM	12	0
Tuesday	05/28/19	09:00 AM	10	0
		10:00 AM	9	0
		11:00 AM	9	0
		12:00 PM	10	0
		01:00 PM	10	1
		02:00 PM	9	1
		03:00 PM	10	0
		04:00 PM	11	1
		05:00 PM	11	1
Friday	05/31/19	09:00 AM	7	1
		10:00 AM	8	2
		11:00 AM	8	3
		12:00 PM	10	1
		01:00 PM	9	1

Sunday	06/02/19	02:00 PM	8	3
		03:00 PM	8	4
		04:00 PM	8	3
		05:00 PM	10	4
		09:00 AM	9	0
		10:00 AM	8	0
		11:00 AM	11	0
		12:00 PM	10	0
		01:00 PM	10	0
		02:00 PM	11	0
		03:00 PM	10	0
		04:00 PM	9	0
		05:00 PM	10	0
		09:00 AM	8	1
		10:00 AM	10	1
		11:00 AM	11	2
		12:00 PM	9	3
		01:00 PM	7	3
		02:00 PM	7	3
Monday	06/03/19	03:00 PM	8	2
		04:00 PM	10	3
		05:00 PM	9	2

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LAND USE VARIATION REQUEST

1312 WEST NORTHWEST HIGHWAY

PROJECT DESCRIPTION

Arlington Signs and Banners is a Full Service Sign Shop that offers clients a wide variety of sign products including: banners, yard signs, magnetics, vehicle graphics, full color digital prints, vinyl lettering for vehicles and retail stores, architectural products like tenant signs and much more. Our office is set up like an administrative office. To be clear, we do not manufacture all the products that we provide in-house. Actually, a fair number of our products come from third parties. We are very similar to the most common sign shops prevalent all over America. Sign Shops like: FastSigns, Signs By Tomorrow and Signarama operate like us. Probably about 80% of the sign shops in the US operate in this fashion. The typical sign shop size, like us, is very small - about 1200 - 1400 sq feet. The offices are basically administrative with all heavy duty sign manufacturing out-sourced to a third party.

The sign industry changed significantly about 35 years ago with the advent of Digital Printing. Prior to that time, hand painting was much more common and widely used. Most sign shops today do not paint any signs at all in house. Wide Format (36", 54", 60" and larger) Digital Printers now produce a huge amount of the signage offered in the industry today.

Our sign shop follows this pattern, we have a state of the art 54" Roland Digital Printer which produces about 3/4 of the signs we produce in the shop. The other 25% of our products produced in the shop are vinyl die cut lettering using a machine called a plotter which had a knife blade that cuts into a thin vinyl material. This lettering is then applied to a surface (plastic, aluminum, cardboard or right onto window glass, etc.). Accordingly, our office is super clean. Like any administrative office. We do have a large cutter in our back room that cuts materials, but again we do not do any hand painting of any kind or fabricate with any heavy machinery as was much more common prior to 1985.

We opened as a business in 1999 in Arlington Heights at 1400 West Northwest Highway. We sold our building to the current owners who are a dental lab. We operated our sign shop there until February, 2002 when we moved our business to 818 West Northwest Highway and operated our sign shop there for 17 years until March 29, 2019 when the building was sold. We have just moved to our new location at 1312 West Northwest Highway and, for the first time, have been advised that we are in a B2 Business Zone.

Sign shops, under the Village of Arlington Heights Administrative Code fall into the B3 Business Zone due to a perceived more heavy duty manufacturing process. Again, while some large sign shops out there continue to hand paint and fabricate metal sign products (channel letters, lighted letters, box signs); we are not one of them. Actually, as explained, most sign shops in operation today contract out to a third party for that type of signage.

LAND USE VARIATION CRITERIA – Parking Lot
1312 West Northwest Highway
Arlington Signs and Banners - Petitioner

1. The proposed business use will not alter the essential character of the locality as it relates to parking. We -Arlington Signs & Banners, only have three vehicles that are parked in the rear parking lot of this building daily and there is always plenty of parking spaces since the residential tenants leave early in the morning and the commercial tenants leave in the late afternoon. The parking will continue to be compatible with existing uses and zoning of nearby property.
2. The owner had had the tenant space available for almost a year and was glad to lease the space to us and knew that our employee vehicles would not have any issue with the parking spaces he had available
3. The proposed land use variation is in harmony with the spirit and intent of this Chapter and the parking will not be significantly impacted or a hardship to anyone in anyway.
4. The land use variation we are requesting is the minimum variance necessary to allow reasonable use of the property. Again, with only three vehicles that are parked at the building by our employees, the current spaces available (15) in the parking lot are more than sufficient without any modifications needed. Additionally, there is extra parking available along Princeton Avenue.

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REVIEW CRITERIA

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SPECIAL USE CRITERIA

1. That said special use is deemed necessary for the public convenience at this location.
2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

LAND USE VARIATION CRITERIA

(ALSO APPLIES TO ZONING CODE VARIATIONS)

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
3. The proposed variation is in harmony with the spirit and intent of this Chapter.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

the proposed use of our sign shop due to the nature of our business that does not do any heavy duty manufacturing of signs or hand painting and is mostly an administrative office with very light fabrication of signs is compatible with the tenants in this building and next door the owner of this property did have a vacant spot for almost one year & was glad to rent to us the use of this building space is in harmony with the spirit & intent of this Chapter the variance requested is the minimum variance necessary to allow reasonable use of the property

2B



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1312 W Northwest Hwy – Arlington Signs and Banners – Land Use Variation
PC#: 19-012 – Round 1
Date: August 12, 2019

Jake –

I have no objections to the request for the variances.

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PC#19-012

BUILDING DEPARTMENT - FIRE SAFETY SUPERVISOR

Jake,

Below is what I hope you're looking for from our department, if not please let me know and I will do my best to get the information you need.

Arlington Signs and Banners.

IFC B Business group / Print shop

*IFC 907.2.2 & 4603.6 – No fire alarm system is required for this business group use. If for some reason the building has an existing sprinkler system, we will require it to be monitored with a fire alarm system and notification devices to be installed per our code.

*Material safety data sheets will be required to be on site at all times for all ink, paint, cleaners etc.

*Quantities / amount of each product being stored at this location. Paper/ink/cleaner etc.

*If product being stored is flammable then a fire box (cabinet) will be required on site to house this material.

*Proper extinguishers will be required on site, 1 per every 75'.

Thank you Jake, any other questions please feel free to contact me.

Cindy #5574

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 13, 2019
Subject: 1312 W Northwest Highway, P.C. #19-012

With regard to the land use variation, I have the following comments:

- 1) No comments at this time as it doesn't appear that any significant internal modifications are being made.

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

C. file

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: Arlington Signs & Banner
Stella & Monte Sellers
1312 W. NW Highway Arl. Hts
 Owner: James Ventrella
1350 W. NW Highway Arl. Hts
847-527-9206
 Contact Person: Stella Sellers
 Address: Same as above
 Phone #: 847-870-0200
 Fax #: -
 E-Mail: Arlington Signs Stella @ Gmail.com

P.I.N.# 03301130540000
 Location: 1312 W. NW Hwy. Arl. Hts
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: Yes For: the operation
of a small sign shop
 Land Use: _____ Current: Commercial
 Proposed: _____
 Site Gross Area: 15,533 sq. feet
 # of Units Total: _____
 1BR: _____ 2BR: 3BR 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO _____

Sanitary Sewer _____ NO _____

Storm Sewer _____ NO _____

b. Surface Improvement

Pavement _____ NO _____

Curb & Gutter _____ NO _____

Sidewalks _____ NO _____

Street Lighting _____ NO _____

c. Easements

Utility & Drainage _____ NO _____

Access _____ NO _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

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

YES NO COMMENTS

_____ X _____

_____ N/A _____

_____ N/A _____

_____ N/A _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____

DATE OF PLANS: _____

Director

Michael J. Lynn 8/12/19
 Date

PLAN COMMISSION PC #19-012
Arlington Signs and Banners
1312 W Northwest Highway
Land Use Variation to permit a "Sign Painting Shop", Variations
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. The petitioner shall acknowledge that they accept this understanding.
12. The Engineering Division has no further comments.

 8/12/19
Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-012

Project Name

Arlington Signs and Banners

Project Location

1312 W. Northwest Highway

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

1)The Fire Department will defer to The Building and Life Safety Department as to what changes if any need to be done to an existing building due to its possible change of use.

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

Date August 13, 2019

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

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DEPARTMENT PLAN REVIEW SUMMARY

Arlington Signs and Banners Land Use Variation Permit

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

08/12/2019

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

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

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

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

Approved by:

J. C. O. #634
Supervisor's Signature

6

604

E-Mail: Arlington Signs Stella@gmail.com

P.I.N.# 03361130540000
 Location: 1312 W. NW Hwy. Ave. Hts
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: yes For: operation of a
Small Sign Shop
 Land Use: _____ Current: Commercial
 Proposed: _____
 Site Gross Area: 15,533 sq feet
 # of Units Total: _____
 com 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

No Comments.

 8-12-19
Environmental Health Officer Date

for JEAN FREDERES 8/12/19 Direc
Acting Date

Planning & Community Development Dept. Review

August 15, 2019



REVIEW ROUND 1

Project: Arlington Signs & Banners Land Use Variation

Case Number: PC 19-012

General:

7. The following approval has been requested:
 - a. **Land Use Variation to allow a "Sign Painting Shop (Enclosed)"**
8. The following variations have been identified:
 - a. **A variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 25 spaces to 15 spaces.**
9. The written response to Land Use Variation criteria is acceptable.
10. The written response to Zoning Code Variation criteria is acceptable.
11. The provided survey of parking lot utilization is acceptable.
12. Per the Landscape Planner's comments, a 3-foot tall screen must be provided along the eastern edge of the parking lot, and a 6-foot tall solid screen shall be provided along the northern edge of the lot. Additionally, a 4-inch caliber shade tree is required in the northwest landscape island. Please clarify if these items will be addressed as part of this petition, or if the landlord will handle these items separately. If any variations are sought as part of this petition, please provide a written response to variation criteria for each variation requested.

Prepared by: _____

Arlington Signs and Banners
1312 W. Northwest Highway
PC #19-012
August 15, 2019

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a 4 inch caliper shade tree in the northwest corner within the existing landscape island.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided along the frontage of a public way. Please provide the code required screen along Princeton Avenue.
- 3) Along the north property line adjacent to the residential district a six foot high solid screen is required.

Schmidt, Jacob M

From: Stella M. Sellers
Sent: Wednesday, September 04, 2019 6:18 PM
To: Schmidt, Jacob M
Cc:
Subject: Responses to VAH Land Use Variation Request Dept. Comments - Arlington Signs & Banners

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Jake,

Here are our comments regarding our Land Use Variation Request responding to the comments from Village of Arlington Heights Departments.

VAH - Building & Life Safety Department

No Objections from the Department

VAH - Building Department - Fire Safety

- * This building does not have a sprinkler system
- * Material Safety Data Sheets are on site for our materials which are: vinyls for die cut lettering and digital print
- * Quantities of scrim vinyl material for banners: (1) 50 yard roll at 54" H and (1) 50 yard roll at 30" H
 - About a dozen 15" rolls of Die Cut vinyl Material - various colors
 - Five 30" Rolls of Die Cut Vinyl Material - Various colors
 - Eight 500 ml Eco solvent ink cartridges used in Roland Printer
 - Four Sheets of Corrugated Plastic Materials 4' x 8' Size
 - Three Sheets of 1/8" PVC Plastic Material 4' x 8' Size
 - 100 sheets of 18" x 24" Corrugated Plastic Material
 - Variety of small cut off pieces of aluminum and acrylic sheets
- * Our sign making products are not flammable
- * We have the fire extinguisher in our front main office as required by the Fire Inspector who came in April

VAH Public Works

** No comments from the Department at this time

VAH Engineering

*** N/A and No Comments

VAH Fire Department

*** Defers to the Building and Life Safety Department

VAH Police Department

*** Building has substantial Lighting all around the exterior of the building and parking area and strong lighting right in front of the front door to our shop which is on all night for safety

*** Emergency Information contact card was provided to the Police Department in mid August

VAH Health Services

*** No Comments from the department

VAH Planning & Community Development Dept

*** Please advise the Landscape Planner (Derek) that the owner of the building we are renting would like to pursue your requests for additional landscaping and parking lots changes on his own outside of this Land Use Variation Request of Arlington Signs & Banners. Accordingly, please contact the building owner, James Ventrella, directly to address your concerns.

Let me know if there is anything else that I might need to provide as part of this response process. THANK YOU!

Stella Sellers
Arlington Signs & Banners
847-870-0200



Virus-free. www.avast.com



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

Fire Safety Division

Date: 9/6/2019

P.C. Number: 19-012 Round 2

Project Name: Arlington Signs and Banners

Project Location: 1312 W Northwest Hwy

Planning Department Contact: Jake, Planning and Community Development

General Comments:

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

No additional comments.

Date 09-06-19

Reviewed By: 
Fire Safety Supervisor

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ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Signs and Banners Land Use Variation Permit

Round 2 Review Comments

09/11/2019

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

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DEVELOPMENT DEPARTMENT

0-0 / #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

J. COU #637
Supervisor's Signature

Planning & Community Development Dept. Review

September 11, 2019



REVIEW ROUND 2

Project: Arlington Signs & Banners Land Use Variation

Case Number: PC 19-012

General:

1. No further comments

Prepared by: _____

Arlington Signs and Banners
1312 W. Northwest Highway
PC #19-012
September 10, 2019

Landscape Comments

As part of code enforcement, the following items will need to be addressed:

- 1) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Incorporate a 4 inch caliper shade tree in the northwest corner within the existing landscape island.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided along the frontage of a public way. Provide the code required screen along Princeton Avenue.
- 3) Along the north property line adjacent to the residential district a six foot high solid screen is required.
- 4) Must provide screening for the trash enclosure

It is understood that these items will be addressed separately from the Plan Commission process.

Schmidt, Jacob M

From: Stella M. Sellers
Sent: Wednesday, September 11, 2019 5:36 PM
To: Schmidt, Jacob M
Cc:
Subject: RE: Arlington Signs & Banners - Land Use Variation -- Second Round of Comments from VAH - Departments

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Hi Jake,

I looked over all the VAH Department comments provided for Round 2 in regard to our Land Use Variation request. There were no additional comments directly related to our business.

However, the Landscape Comments were reviewed and I will pass on these comments to the owner of the building, James Ventrella. He is out of town to my knowledge for most of September and will not be at the Sept. 25th Plan Commission Meeting. I understand from the Landscape Comments that the code enforcement issues that still need to be addressed will be taken up separately from the Plan Commission process with the building owner.

If you have need any additional information needed from me, please let me know. THANKS!

Stella Sellers / Owner

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