



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 23, 2014
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Holy Family Ministries Resale Store - 6/25/14
- B. Kondilis Subdivision - 6/25/14

IV. PUBLIC HEARINGS

- A. Orchard Evangelical Free Church - PC#14-014
1330 N. Douglas Ave.
Variations Related to Parking Lot Reconfiguration

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Holy Family Ministries Resale Store - 6/25/14

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/25/14 - DRAFT

Type

[Minutes](#)

DRAFT

PLAN

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

COMMISSION

RE: HOLY FAMILY MINISTRIES RESALE STORE; PC #14-011

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
25th day of June, 2014, at the hour of 7:48 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director
LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: Okay. The next item on the agenda is Public Hearing PC #14-011, Holy Family Ministries Resale Store. Is the Petitioner here? Okay. At this time, please step forward. Have all the proper notices been given, Mr. Enright?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay, very good. Could you raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Could each of you state and spell your name and give your addresses for the court reporter?

MS. WORK: I'm Susan Work, my last name is spelled W-o-r-k.

MR. CZERNIAK: Did you need Susan's address as well?

CHAIRMAN LORENZINI: Yes, please.

MS. WORK: My home address?

CHAIRMAN LORENZINI: Either one, home or business.

MS. WORK: 7 Court of Nantucket, Lincolnshire, Illinois 60069.

MR. CZERNIAK: Josh Czerniak with FGM Architects. The last name is C-z-e-r-n-i-a-k. The address is 1211 West 22nd Street, Suite 705, Oak Brook, 60523.

CHAIRMAN LORENZINI: Very good, thank you. Could you give us a brief presentation, overview presentation of your project?

MS. WORK: Well, first, I just wanted to take a minute to thank the people that we've met from the Village of Arlington Heights for the warm welcome that has been extended to us as we tiptoed into your business community, especially Bill Enright for shepherding us through the project. We have people from the Village of Arlington Heights who are supporters of our organization here tonight and wanted you to know that, too.

Our project is called Lucille, it's a resale store. The tag line is Resale Reinvented. And of course we're seeking a land use variation to open a resale store in a B-1 zone. And of note, the space has been vacant for almost five years.

Our concept is to establish a more upscale resale store. We're very close to a Salvation Army and a Goodwill, and we're hoping to position ourselves so that the shoppers have a different kind of experience when they shop in our store from those two. But we are looking forward to being part of our resale destination area, and that's why we're deliberately seeking to rent this space that's so close to the other stores.

We want to tell you a little bit about ourselves, our organization, because we will be the tenant in the space. Holy

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Family Ministries is a \$3 million organization, founded in 1985, and basically we do education and youth services on the west side of Chicago from the North Lawndale neighborhood. Our mission is to provide opportunities for children and adults from Chicago's underserved neighborhoods to excel academically, grow spiritually, expand their life experiences, and develop into effective leaders.

North Lawndale is a high poverty, high crime area. 90 percent of our children receive free and reduced priced lunches. So, our goal with this store is to earn revenue that will relieve some of the fund raising that we have to do. Every child that attends any of our programs has a substantial amount of financial assistance. In our K to 8 school, which is our main program in our building, every child receives \$5,000 to \$6,000 in financial assistance. We also run out-of-school programs, so we're open 48 weeks a year, 6:30 to 6:00, and all of those programs are also subsidized by fund raising. So, just to relieve ourselves of some of that, we thought we would try a social enterprise. We've been researching resale stores for the better part of three years and are looking forward to getting started.

A couple of highlights from our market study. First of all, we looked at timing, and we just believe that the time is right for resale. Resale is a \$13 billion industry, enjoyed 7 percent growth in the last few years each year. 16 to 18 percent of Americans will shop resale this year, and that compares favorably to 21 percent who are expected to shop in a major department store.

There are four factors that we think have fueled this growth; one of course is the economy. As the economy weakened, some years ago more people started shopping resale. There is talk about a shrinking middle class; that, too, has probably driven more people to look for, to become bargain shoppers than in the old days when resale was just considered thrift and something that most people didn't do. Now, I think most people do do it. Also fueled by baby boomers who are trying to save money for retirement, big population bump in the baby boom generation. And a growing consciousness of course among young people to protect our natural resources, so this is sort of the ultimate in recycling, I guess.

Secondly, we looked at location. Why Rand and Dryden? Really, we looked at everything north and northwest of Chicago, and Arlington Heights came out on top quickly. We were quickly steered to Arlington Heights by retail consultants that we talked to because it is considered a regional shopping hub. There are 329,000 people that reside within a five-mile radius of Rand and Dryden where our shop we hope will be, and 26,000 cars per day that go past this location on Rand Road. So, that was very attractive, the location.

Also a few things from our parking analysis

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because I know that's important to you. As in the Staff report, there is ample parking for the three stores that occupy our little strip center there. Parking in front, 43 spaces, 27 in back. According to your code, 56 spaces are needed for those tenant stores combined, and there are 74 available, 74 provided. So, parking should not be an issue. In fact, we observed the site for six days and the highest percentage of parking spaces utilized during those six days was 22 percent. And then most times when we observed, it was far less than that.

I know that you might be concerned about drop-offs and things like that, clutter. We are going to be open seven days a week for extended hours, usually until 7:00 p.m. So, we expect that there won't be a big problem with people just dropping things off. We expect that they will walk into the store or drive up to the back entrance and will put things directly into our back store room. And also, the way we're going to gather goods is primarily from a network of churches and individuals that we've developed over our 29 years of existence, and we're having on-the-spot pickups at many of those churches and our driver will just put everything into the van or the truck and bring it right directly into the back door.

So, we think it will be an attractive store for you. We don't think it will be a bother to you. And now, Mr. Czerniak is going to talk about some of the improvements.

MR. CZERNIAK: Thank you, Susan. So, as a condition of the land use variation, the property, as we understand it, must be brought to meet the ordinance relative to landscaping. And so, what you see on the screen in front of you is the proposed landscaping plan.

The parking lot currently does not meet the full requirement to have the 3-foot screening for the parking spaces that face Rand Road. And so, with that, we are proposing a continuous 3-foot screen from one end of the lot to the other. It will be composed of shrubs and then it ends ornamental grasses and perennials. So, with the combination of all these plant materials, the idea is to give seasonal interest in that these plant materials bloom at different times. Ornamental grasses will be there and invisible during the winter months and help, like I said, give kind of an extra dynamic to the front portion of the property along Rand Road. The plant materials that are being specified or proposed are salt and drought tolerant.

Again, as I had mentioned, the 3-foot screening would be located along Rand Road with the shrubs for the vast majority of the parking spaces, I should say for all of the parking spaces that face Rand Road, and then with kind of lower, more decorative, ornamental plant material at the ends of the parking lot islands there.

We do have a bit of concern with locating a new

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tree at the parking lot island that's at the northwest corner of the property given the proximity of the existing parking lot light pole fixture and the overhead power lines. There really is not that much room to even land an ornamental tree. Certainly, the idea of landing a tree in a parking lot island is generally that you wouldn't have limbs below 6 feet. If you do that here, the canopy of the tree when it matures is going to be such where it's going to require trimming to avoid those power lines. In the other photo that we have, you can see the tree that's existing at the other end of the northwest corner, half of, the north half of the tree is not there. So, we would certainly welcome any discussion on that but we have concern, it doesn't seem exactly practical to land a tree at the other island. As such, we have that island filled with ornamental grasses and perennials to again not have it so that there isn't anything in that parking lot island.

CHAIRMAN LORENZINI: Okay, thank you.

MR. CZERNIAK: Thanks.

CHAIRMAN LORENZINI: Bill, the Staff report?

MR. ENRIGHT: Chairman Lorenzini and members of the Commission and public, Staff is very much in support of the project and we think this is a very good use for the property. It has been vacant for quite a number of years, maybe four or five years at least. And this will help revitalize that center and it's a very good use we think for the center. They do technically need a land use variation as second-hand stores are not permitted in the B-1 District. They are permitted in the B-2 District, however. I have done research and cannot find the historical reasoning for that. It dates back to the 1959 code. It's certainly something that we can take a look at, to see if it makes any sense, I don't think it does.

Having said that though, in order for this use to be in a B-1 District, we do have to go through the process and we tried to expedite it as quickly as possible. There are additional land use variations, which we believe the Petitioner is not in their qualification factors. They are also seeking a variation with the traffic engineering study. In lieu of that, the Petitioner provided a parking study and analysis which indicates that currently the center does not utilize much of a parking, so we feel there will be more than ample parking for this use.

In addition, although they didn't formally request this variation, we published it because there is an island missing at the rear of the property adjacent to the single-family residences, and that would be along Dryden, kind of at the south corner right at the roadway. There is no island there. Staff originally asked for a 9-foot code compliant island because, to terminate basically the pavement that goes right out to the sidewalk. The Petitioner has indicated that, through the owner of the shopping center, that the loading dock

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which is also parallel to Dryden, trucks will back, you know, pull in and back out and historically would run over an island that had been there. I don't know for sure whether there was an island there, but according to the shopping center owner there used to be and it just got ran over. So, instead of requiring the 9-foot island, Staff would recommend doing at least a 5-foot island and just have some 36-inch tall shrubs to at least screen some of the parking in the back because right now it's just a straight shot through visually. And, you know, although trucks may be in the area, we've seen this condition before and maybe there has to be some sort of warning, a pylon or something there to give trucks some idea of the location of that island. But we do think there needs to be something there.

With respect to the other landscaping, we're appreciative of the fact that, this came up at the Plat & Sub Committee, that the Petitioner and the owner of the shopping center agreed to install 36-inch shrubs all along the length of Rand Road, the salt-tolerant species so it should work and be a great enhancement to what's out there today which is just the gravel as you can see through here. The required tree in the island that is in this photograph in the foreground, that's a little bit of a, it's the only, you know, this island in the back is the only thing that we haven't come to an agreement on. I understand the Petitioner's concerns, but we do think a smaller species can work there even if it was 20 feet or less. We think that with a smaller type tree, there should be something there even if it's, you know, 10 to 12 feet tall rather than just the low-lying shrubs.

So, but the Petitioner has made their reasonable request because of the power lines, but we do think there is a way to do something there that could at least enhance that as required by code. We should keep in mind, too, that there are several islands within the parking lot that do not have landscaped islands at the end, which is required by code. And Staff is recommending that those just remain as legal nonconforming because it would require the elimination of 4 parking spaces and that's the parking that's right in front of the Holy Family Ministries resale shop that they're looking to occupy that space. So, Staff feels like we're, you know, getting and taking here with respect to the landscaping because those islands would normally be required as part of the petition.

Having said that though, we are fully supportive of the project and with the recommendations on the landscaping as recommended in the Staff report.

CHAIRMAN LORENZINI: Thank you, Bill. Do we have a motion to enter this into the public record?

COMMISSIONER WARSKOW: I'll make such a motion.

CHAIRMAN LORENZINI: Second?

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COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, questions from the Plan Commissioners. Why don't we start with Commissioner Green?

COMMISSIONER GREEN: Excuse me. I have just a question and it has to do with, Susan, if you would? There's a lot of resale shops here, so is there, do you feel that there is a market? Does your study lead you to the conclusion that people will come if you build this?

MS. WORK: Yes. Clusters of similar stores in retail is considered a good thing. So, that's why when you see one big box store come in, there's another one that soon comes in on the next corner. It should be good for Arlington Heights because, well, you know, the way thrifting works, too, is generally they're donated goods and there's one of each thing. So, if you go in and you're looking for a medium brown shirt and there isn't one, then what do you do? You've wasted your whole trip? But if there's two more stores right next door, you might still find your medium brown shirt.

COMMISSIONER GREEN: Hopefully right next door.

MS. WORK: That's right.

COMMISSIONER GREEN: You can leave your car and you can walk over.

MS. WORK: In this case, there will be three within a block and I think that's really a good thing for resale shoppers and we'll draw them to the Village.

COMMISSIONER GREEN: Okay. Do you feel that there's, I frequent this area a lot, I do a lot of work on my car so I go next door to Lee Auto all the time. And do you feel like there's enough parking there? Because these other thrift shops or resale shops, I don't know what the proper term is, the parking lots are full.

MS. WORK: Yes, they are.

COMMISSIONER GREEN: I mean it's a good thing, I'm sure, but do you feel that there's enough parking for your needs here in the shopping center? Because it's not the biggest parking lot there.

MS. WORK: No, but we feel it's adequate. I know Mr. Czerniak has some formulas that he ran to determine how many customers we might expect in our store at any one time and then project that into the amount of parking that we might need at any one time, and it looks to be adequate.

COMMISSIONER GREEN: Has there been any discussion with the, through the landlord, with the other tenants to maybe put Lee Auto

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who has a little supply of trucks and delivery vehicles that they seem to park in the front there, has there been any discussion that they might be able to put those vehicles in the back so you can open up --

MS. WORK: I don't believe so. We have a representative of the owner here right now.

MR. LIPSHAW: If I may?

CHAIRMAN LORENZINI: Could you please state your name and spell it with your address please?

MR. LIPSHAW: My name is Mark Lipshaw, L-i-p-s-h-a-w, 27750 Stansbury, Farmington Hills, Michigan. I represent the landlord. Lee Auto has in the past, it was a recommendation for them to keep their vehicles in the back, so it's not anything different. Being that the center has been empty, we have not pressed them on it, but that was a requirement years ago.

COMMISSIONER GREEN: So, I assume it will be renewed because --

MR. LIPSHAW: That could easily be --

COMMISSIONER GREEN: -- it's still going to find, hard to find a parking spot.

MR. LIPSHAW: Yes, that could easily be, you know, a new rule or a revised rule. And as I was there, I've been there for the last two hours before the meeting; none of their vehicles were in the parking lot until about 5:30-6:00 o'clock.

COMMISSIONER GREEN: Okay.

MS. WORK: The other thing is there's a furniture store and then the Lee Auto, both of those are, they don't have a lot of traffic. So, we don't think that they have the number of cars that are up to the expectation normally, so that leaves more room for us.

COMMISSIONER DROST: Yes, and my understanding on Lee Auto is that it's not as much a retail but they basically get a lot of trucks and cars that sell to, or gas stations to other --

COMMISSIONER GREEN: Well, they have runners. Those cars that run between their stores because they get numerous --

COMMISSIONER DROST: There's not a lot of retail there I don't think.

COMMISSIONER GREEN: Pardon?

COMMISSIONER DROST: There is not a lot of retail there.

COMMISSIONER GREEN: Yes, there is. It's a walk-in; I've dropped a lot of money there because I have old cars.

COMMISSIONER DROST: Do you work on your car on the parking lot, too?

COMMISSIONER GREEN: No, I actually take it home and do it. But thank you for the answer. And my only other comment is the trees in the islands, I hear the argument with the power lines but that

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is something that gets, trees get butchered up all the time by Commonwealth Edison. So, the age of that tree and the tree that's here, we have many years to go before we have to worry about it looking like the one on the corner, so I would be in favor of those trees being put in those islands. That's all I have to say at this point.

CHAIRMAN LORENZINI: Thank you, Commissioner Green. Commissioner Green tinkers with cars, but he's much better architect. Commissioner Ennes?

COMMISSIONER ENNES: Mrs. Work, are you leasing this property?

MS. WORK: Yes.

COMMISSIONER ENNES: Okay. Can you just tell how long a term lease you have?

MS. WORK: Three years.

COMMISSIONER ENNES: Three years, okay. And I may ask a couple of redundant questions from what you were asked at Plat and Sub, unfortunately I wasn't at that meeting. What kind of trucks do you use or do you plan to use at the facility?

MS. WORK: Right now, what we own is a 15-passenger van that we took the seats out of.

COMMISSIONER ENNES: Okay.

MS. WORK: It used to be the school van. And on occasion, when we have a lot of furniture to pick up, then we're just renting a van, a truck for the day, a U-Haul truck.

COMMISSIONER ENNES: So, that's not something you --

MS. WORK: You know, at some point down the line, we'd probably buy a truck but not yet.

COMMISSIONER ENNES: Okay. A 15-passenger van, that's pretty long.

MS. WORK: Yes.

COMMISSIONER ENNES: Okay. And Bill, we don't have any problem with that zoning for parking, overnight parking of trucks?

MR. ENRIGHT: No.

MS. WORK: Oh, and we won't, we don't keep the van there. It's really down at our facility in Lawndale, and our driver starts from there and comes up and works here in that case at that point.

COMMISSIONER ENNES: Okay. So, you're not planning on parking trucks there?

MS. WORK: Not right now. For now. There may be a day when we buy a truck, but we're not there yet.

COMMISSIONER ENNES: I think it's a good project. I also would support having a tree put in the front. My experience is it really helps hot temperatures when we have trees in all these parking lots along Rand Road just because of the high volume, with the amount

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of paving that's in the area.

Bill, with the trees that are put there, can it be an ornamental tree that isn't going to grow to the full height of power lines.

MR. ENRIGHT: Yes, and that's what Staff is recommending. Item 2(c) is recommending a smaller ornamental tree.

COMMISSIONER ENNES: Okay. Yes, I would be not as stringent about having it in the back parking lot if that's something that's getting damaged by the delivery trucks, although we do like to see landscaping on those islands. That's all I have.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: Just that I'm very supportive of you occupying the space, I think it's a very good use of the space and I think you're right on target from someone who shops in a similar way. I will reiterate what my fellow Commissioners have said; I would like to see a tree in that space. I'm looking at it more from taking up water as, you know, we get inundated in such a paved area. So, I would like to see that as well. Otherwise, I don't have any other comments or questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: I'm very supportive of the project. And I do want to commend you, Ms. Work, on your excellent market study.

MS. WORK: Okay.

COMMISSIONER JENSEN: I think in a page or two you did a wonderful job of making your case, and I certainly support the point you make about having multiple stores that do essentially the same thing although you are differentiating yourself by handling a little bit different quality of merchandise.

Are you okay with Staff's recommendation to reduce that island size from 9 to 5 feet, would that still work for you or is that a problem?

MS. WORK: Well, I mean it's not a deal breaker. We'd still prefer not to have any island there at all as we still think that trucks are going to drive over it. But it's not a deal breaker.

COMMISSIONER JENSEN: Then I guess I'd ask Staff, is there a problem if we make them put the 5-foot island there and they're run over and within a year it's basically not there anymore or in two years?

MR. ENRIGHT: Well, you know, you could make a recommendation that, you know, I mean I know trucks just may be driving over and not caring but, I mean, you know, this is entering into a residential area. There's homes right behind there. When you drive by there, it's just asphalt right from the pavement all the way through to the parking area. I think if you put some landscaping in there, 36-

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inch tall shrubs, 5-foot island, and maybe they have to put some sort of a 3-foot or 4-foot tall reflective, you know, pole there, you know, that you see for safety conditions, you know, they just have to be careful.

I mean I don't know how big the trucks are in there, I'm not out there observing but --

MR. LIPSHAW: They're full size --

MR. ENRIGHT: Well, you need to testify then up here. But we think it needs to go in. If they run over it and it gets damaged, then it gets damaged and we probably won't have an island there very long.

COMMISSIONER JENSEN: Okay. Well, as I said, I think it's a very good project. I really don't have any additional questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Just following the comments of Commissioner Jensen, a question I've got, are you going to be involved in the management of this facility?

MS. WORK: Am I?

COMMISSIONER DROST: Yes.

MS. WORK: Well, ultimately. I'm the CEO of the organization, so yes, but I should introduce you to our manager who will be here all the time, Gwen Kessler, who has a lot of experience. She was formerly the manager of the Wings Resale Stores. And she's already started working for Holy Family and all that is going very well.

COMMISSIONER DROST: Yes, it sounded like you did your homework. I'm echoing Commissioner Jensen; it sounded like you were in retail.

MS. WORK: My dad was, it's in my genes.

COMMISSIONER DROST: Okay. But you know, from the standpoint of, you know, adding to what I'd call resale row on Rand Road, the idea is to create a little, you know, interest and not to cannibalize other, you know, businesses that are original product retailers was in discussion, and then add that aspect if there is any challenge to some of the other retailers locally in town. And are you going to be working under a charitable exemption?

MS. WORK: Yes.

COMMISSIONER DROST: Are you going to be paying sales tax?

MS. WORK: Oh, well, we still have to pay sales tax but we do have a 501C3.

COMMISSIONER DROST: 501C3, but you're going to be taxpayers then?

MS. WORK: Yes.

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COMMISSIONER DROST: Sales tax, okay. And I think in the analysis that you have, I think you are in at least a business that isn't subject to the internet from the standpoint of --

MS. WORK: Ebay.

COMMISSIONER DROST: -- Ebay, yes. But from the standpoint of actually one of the --

MS. WORK: Right.

COMMISSIONER DROST: -- other complementary businesses along Rand Road. So, I'd endorse that, plus the fine mission that your organization has.

MS. WORK: Thank you.

COMMISSIONER DROST: Yes, no, I mean that's great. No further questions. Thank you.

CHAIRMAN LORENZINI: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: I have just a question. If you could, you stated that this would be more of an upscale resale shop?

MS. WORK: That's what we're aiming to do, right.

COMMISSIONER SIGALOS: So, I mean that's how you think you'll differentiate yourself from the Goodwill and Salvation Army?

MS. WORK: Right. Not only in the goods but also just in what the building and what the store looks like and the display of merchandise and the kinds of things that are available within the store, just experience that they have when they're in it.

COMMISSIONER SIGALOS: Will you have a drop-off container on site?

MS. WORK: I think we will not. We're going to try to not have a drop-off container and just see if it will work to have people coming through the back door since we're open for so many hours. It's possible that people will, if people just start dropping things at the back door, then we might come and see about a drop-off box.

COMMISSIONER SIGALOS: Would that require some kind of a permit from the Village, Bill, for something like that?

MR. ENRIGHT: No.

COMMISSIONER SIGALOS: I'm speaking for myself; I'm not wild about a drop-off container kind of when people tend to leave things outside of them.

MS. WORK: Right. That's why we're going to try to not to have one. And if we do end up having to have one, it will only be because of the eyesore, people just leaving things overnight. We just don't expect that to happen, and if we do have one it will be at the back not in front.

COMMISSIONER SIGALOS: And then lastly, I support my fellow Commissioners, I'm all for landscaping and trees and I think something could be done there with a smaller ornamental tree to keep that, in that front island there.

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CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: Thank you. I don't have any further questions. I concur with the rest of my colleagues here and I'd just ask that, again, I defer to the Staff for the landscaping.

CHAIRMAN LORENZINI: Yes, I think it's a good project. I like the idea of all the additional landscaping going up. But I do feel that an ornamental tree would be nice. For what it's worth, I've got a growth of lilac in front of my house about ten years old, it needs to be trimmed back but it doesn't get any taller than 9 feet or so.

MS. WORK: All right.

CHAIRMAN LORENZINI: Okay. I think the Commissioners are done right now. Anybody from the public want to say anything or testify? Okay. Oh, yes, sir? Please just state and spell your name and your address please.

QUESTIONS FROM AUDIENCE

MR. GRANDBERRY: Good evening, my name is Walter Grandberry. My last name is spelled G-r-a-n-d-b-e-r-r-y. And I'm a resident of Arlington Heights; I live at 746 South Dunton.

CHAIRMAN LORENZINI: Thank you.

MR. GRANDBERRY: As I said, my name is Walter Grandberry and I am a nine-year resident of Arlington Heights. My wife and I have both been proud residents of the Village. And I'm also a board member of Holy Family Ministries and I've been involved with Holy Family for about five years.

My wife and I are happy to note that our two daughters are getting a high-quality education in the Arlington Heights school system. We know that they are well educated and most importantly know that the environment is safe and they're being nurtured. And I think what motivates my involvement with Holy Family is that I want that for the children of Chicago's west side, north and south Lawndale area. And Holy Family has been able to do that. We recently, about two weeks ago, we graduated 19 8th Graders out of our Holy Family School and we sent them to competitive high schools throughout Chicago in the suburbs.

So, again, that represents a miracle. That absolutely represents a triumph of will over circumstances. And I think it's, we're presenting Arlington Heights an opportunity to be part of that miracle. With your approval of this variance, Arlington Heights will be able to allow Holy Family Ministries to have recurring support beyond fund raising that we do every year.

So, as a proud member of Arlington Heights and a resident in the Village, I encourage all of you to approve this

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request. Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Grandberry.
Anybody else from the public who want to say anything? If not, we'll bring it back to the Commission for further deliberation or a motion.

COMMISSIONER DROST: Okay, I'll make the motion for the recommendation.

A motion to recommend to the Village Board of Trustees approval of PC #14-011:

1. **A Land Use Variation for a second-hand store in the B-1 District Limited Retail;**
2. **A Variation from Chapter 28, Section 6.12, *Traffic Engineering*, to waive the requirement for a traffic and parking study from a certified engineer; and**
3. **A Variation from Chapter 28, Section 6.15-1.2, *Landscaping of Parking Lots*, to permit a reduced island width of 5 feet only for the required island at the rear of the property adjacent to Dryden Road.**

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Development Committee report dated June 18th, 2014:

1. **The Land Use Variation shall apply only to Holy Family Ministries.**
2. **Concurrent with the building improvements for HFM, the following site improvements shall be made:**
 - a. **Install a 5-foot wide landscaped island with 36-inch tall landscaping at the rear-parking row adjacent to Dryden Avenue.**
 - b. **Install the required 36-inch tall landscape screening along Rand Road adjacent to the parking lot.**
 - c. **Install an ornamental tree in the island adjacent to the driveway accessing Rand Road.**
3. **The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

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MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, you've got a unanimous approval. Is there a date to go to the Board of Trustees?

MR. ENRIGHT: Again, we're hopeful that this will go to the Board on July 7th at 8:00 p.m., here in the same room. You'll have to check back next week. I'll be on vacation next week so they'll have to check with Latika or our secretaries. Just call the Planning Department office. We'll know by next Wednesday, depending on if we get the minutes from the court reporter in time.

CHAIRMAN LORENZINI: Thank you, Bill. Congratulations.

MS. WORK: Thank you. We're excited.

(Whereupon, the public hearing was adjourned
at 8:23 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

DRAFT

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2014.

NOTARY PUBLIC



Item: Kondilis Subdivision - 6/25/14

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/25/14 - DRAFT

Type

[Minutes](#)

DRAFT

PLAN

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

COMMISSION

RE: KONDILIS SUBDIVISION; PC #14-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
25th day of June, 2014, at the hour of 7:33 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director
LATIKA BHIDE, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: It may be a little bumpy tonight. We've gone paperless and we're all on our PCs now, so we're still trying to figure some of these out.

Okay. Can we take the roll call please?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: She called that she wouldn't be able to attend. Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. Bill, would you like to introduce our new Staff member?

MR. ENRIGHT: Yes, sir. Our new Staff member was formerly with the City of Crystal Lake, or Village of Crystal Lake, Latika Bhide. She comes with many years of experience and getting off to a flying start, a lot of good projects. So, I'm going to be handling the three cases tonight since I've been working with the Petitioners for the last several months, but from this point forward, Latika will be handling the projects. And I should be attending for the next few weeks and then transition and we're very excited to have her.

CHAIRMAN LORENZINI: Good, thank you. Welcome.

MS. BHIDE: Thank you.

CHAIRMAN LORENZINI: Well, Bill, I notice on the agenda we have the meeting minutes approval first. Did we change that order?

MR. ENRIGHT: Yes, with the agenda, we're trying to be consistent through all the boards and commissions, so it really comes from, you know, the Village Board on down through all of the commissions. So, the format is a little bit different. Nonetheless, it doesn't change anything really. So, the first action items would be to approve the past minutes of meetings that are on the agenda

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tonight.

CHAIRMAN LORENZINI: Okay. Any discussion or a motion?

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

COMMISSIONER DROST: And I'll second that motion.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right, it passed. Moving on to the public hearings, the first petition on the agenda is PC #14-008. Bill, would you -- is the Petitioner right here?

MR. KHOSRAVANI: Yes.

CHAIRMAN LORENZINI: And have all the proper notices been given, Bill?

MR. ENRIGHT: Yes, they have.

CHAIRMAN LORENZINI: Okay. Is anybody else going to be testifying besides you?

MR. KHOSRAVANI: No.

CHAIRMAN LORENZINI: Okay. Would you raise your right hand?

(Witness sworn.)

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

MR. KHOSRAVANI: My name is Ben Khosravani, that's K-h-o-s-r-a-v-a-n-i. I'm a resident of 2 West Noyes, N-o-y-e-s.

CHAIRMAN LORENZINI: Okay, thank you. Just information for the audience, the way this works is each petitioner will give a brief description of his or her project. Then Mr. Enright will give the Staff report. And then each of the Commissioners will ask questions, and then we're going to open it up to the audience for their questions, and then it will come back to the Plan Commission members for further deliberation or approval or disapproval of the project.

So, would you please briefly describe your project to us?

MR. KHOSRAVANI: Yes. I own a vacant lot at 1534 South Douglas. The lot is right next to Prairie Park, and the lot is 84 feet wide, so normally the easement is about 10 percent, which is about 8 and a half feet. But the Park District imposed a 20 feet easement because they were concerned about their, there's a soccer field, they were concerned that the ball might fall in the lot. And so, I've had the lot for sale for so many years and I cannot sell it because of that restriction. But since in the last 11 years the trees that separate my lot from the park have grown quite large and there are like mounds of dirt that it's almost impossible for any ball to get in that area to the lot.

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So, the Park District told me in December I believe of last year that we could remove that restriction and reduce that from 20 feet to 10 feet. And the Village Planning reviewed it in the past; they never had any issue with that. So, since the issue with the Park, since Park District has agreed to reduce it, Mr. Enright and the Engineering Department have agreed that also 10 feet is okay for the Village, so I'm here to request the easement to be dropped from 20 feet to 10 feet.

CHAIRMAN LORENZINI: All right. Thank you. Bill, would you next give us the Staff presentation? You can have a seat if you want.

MR. ENRIGHT: Thank you. Chairman Lorenzini and members of Plan Commission and the public, the Staff is fully supportive of the Petitioner's request. The conditions date back to when the property was originally developed. The southern 33 feet going east to west the full length of the property was previously owned by the Village of Arlington Heights for future right of way. That street was never put in and the Village had no intentions to put it in, and therefore, the Village vacated the property to the previous developer who subdivided the property into two lots because that's property that the previously developer had acquired.

There were several conditions that were placed on the property as the Petitioner has alluded. The Park District, some of this was at the request of the Park District back when the property was subdivided. The Park District has since re-reviewed this and their board has concurred that they have no objection to reducing the easements here. They don't see a need for a larger setback.

There were also a couple of conditions from the 2005 ordinance, which approved the project, conditions 5 and 6. Condition 5 required that the garage had to be constructed on the south side of the lot adjacent to the park. The rationale for that at the time was that, you know, if there were balls flying off the soccer field, that they wouldn't go into the living room window for instance.

The other condition was to require an 8-foot setback from the south property line, the driveway. There is, along the south property line, a Village storm sewer that's the need for the easement to begin with. Our Engineering and Public Works Departments have looked at it. We're not a hundred percent certain exactly where it's in, where it's located, but we know it's within the southern 10 feet of the property. Therefore, that's why we're recommending approval of the reduction of the easement from 15 to 10 feet because the sewer is within that 10 feet, we just don't know if it's right in the middle or a little bit north of center, a little bit south of center. You don't really know until you start digging.

So, the reason we have some conditions in here, and one of the conditions is that when a property owner or a

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subsequent buyer of the property comes in for a building permit, we do have a permit application for this property, there is a contract purchaser for the lot, that they will have to indicate on the permit plans exactly where that sewer is. And then our Engineering Department will determine whether or not the sewer has to be relocated a little bit farther south within that 10-foot easement. It may not have to be, but until we know exactly where it is, that determination will have to be made.

So, number one, that's the purpose of that condition, that that sewer line may have to be relocated. The Petitioner has written the Village a letter confirming that he understands that condition. And the contract purchasers are certainly aware of it, too, because I had spoken to them about it.

The second condition of approval is that no portion of a future house will be allowed within the 10-foot easement. Since the Village is allowing that easement to be reduced from 15 to 10 feet, we don't then want portions of the house within that 10-foot easement such as a window well or a bay window or a chimney, things that would normally be allowed within a required setback but not within an easement given the fact that there is a storm sewer in that location. So, there won't be any structural elements of the house allowed within this 10-foot easement. We don't mind the driveway being within the easement because driveways can be dug up and put back in place if there is a need to get into the 10-foot easement for the sewer. So, that shouldn't be an issue.

Compensation for additional land, that will be determined by the Village Board and that's condition number three. When the property was vacated originally, there was no compensation required because of these restrictions that the future owner could not build within the 33 feet. But that over time has lessened and now every time it's been reduced with the previous amendments, the Village Board did ask for some compensation. In our Staff report, the reason we put it in there even though it's not within the purview of the Plan Commission, obviously the street work goes to Village Board, so we want the Board to have some idea of what the compensation was previously. Since there's an additional 10 feet of land that would be usable for development multiplied by the width or the east to west length of the property or depth, that would equate to approximately \$4,800 in compensation if you use the same dollar amount that was done several years ago. So, that's the reason for that condition and that will be left up to the Board because it's really within their purview to determine whether or not there should be any compensation required at all for the use of the land.

Having said that, Staff supports the plat of easement and vacation which amends lot 2 of the Kondilis Subdivision as well as an amendment to the various ordinances to reduce the south building setback from 20 to 10 feet, and the 15-foot total easement

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down to 10 feet, and also the lead conditions, actually it's 5 and 6 from Ordinance 5-42. And I believe your recommendation does indicate, it should say actually 5 and 6 in their motion sheet, rather than 4 and 5. So, that was just a typo error.

Having said that, Staff again is fully supportive of Petitioner's request.

CHAIRMAN LORENZINI: Okay, thank you. Do we have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right. Very good, thank you. Next, we'll go to the questions from the Commissioners. Commissioner Jensen, any questions?

COMMISSIONER JENSEN: Sure. Just one and then I want to hear about what comes out of the public hearing. In your letter, you indicated you've been trying to sell this property for over ten years and you'd actually reduced the price to 40 percent of what you paid for it. I'm wondering if you had these conditions, these restrictions eliminated, does that allow you to get a better purchase price for your property? Or are you going to stay with the 40 percent of your original purchase price?

MR. KHOSRAVANI: No, I'm still going to set it at 40 percent because the cost is what I have spent, over \$200,000, and I still haven't get in the property.

COMMISSIONER JENSEN: I see. Well, you've answered all of my questions when we did Plat & Sub, and so at this point I'll turn it over to someone else, and I'll ask questions perhaps after the public hearing.

CHAIRMAN LORENZINI: Okay. Commissioner Warskow?

COMMISSIONER WARSKOW: Just confirming that now with the 10-foot setback, that's within code?

MR. ENRIGHT: There is no code requirement other than a building setback, which is normally 10 percent of lot width, which should be 8.2 feet.

COMMISSIONER WARSKOW: That's --

MR. ENRIGHT: It's actually a little bit larger than the required zoning setback. But that's to accommodate of course the storm sewer.

COMMISSIONER WARSKOW: Okay. That's it.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have no questions at this time. I think my questions were answered at Plat & Sub.

CHAIRMAN LORENZINI: Commissioner Green?

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COMMISSIONER GREEN: I have no questions. I think it's a fair remedy.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: No questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: No questions.

CHAIRMAN LORENZINI: Commissioner Cherwin? Welcome.

COMMISSIONER CHERWIN: Thank you. No questions, thanks.

CHAIRMAN LORENZINI: This is a first, I have no questions either insofar as these questions that were not asked in the Plat and Sub meeting. Okay. Having gone through this, anybody from the audience, the public who want to say anything? Okay, seeing none, I'll bring it back to the Commissioners for final deliberation or a recommendation.

COMMISSIONER GREEN: I would like to make a recommendation.

A motion to recommend to the Village Board of Trustees approval of PC #14-008:

1. A Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision; and
2. An Amendment to Ordinances 00-071, 04-055, 05-042 and Resolution 05-013 to reduce the 20-foot south building setback line from 20 feet to 10 feet; to reduce the 15-foot public utility easement to 10 feet; and to delete conditions #5 and #6 from Ordinance 05-042.

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Committee report dated June 18th, 2014:

1. The building permit plans for 1534 South Douglas Avenue shall show the exact location of the existing public storm sewer within the southern public easement. If the Village determines that there is inadequate horizontal clearance between the existing storm sewer and the proposed house foundation, the permittee will be required to relocate the storm sewer within the easement to a location acceptable to the Village, or reduce the width of the proposed home.
2. No portion of the house structure will be allowed within the 10-foot easement including window wells, roof eave, overhangs, bay windows, chimneys, et cetera.
3. Compensation for the use of the additional land will be determined by the Village Board.
4. Prior to the Village Board consideration of this petition, a fully executed Plat shall be submitted to the Village with

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all required signatures.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Bill, roll call please. Roll call
vote.

MR. ENRIGHT: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you have a
unanimous approval. Is there a date for the, to go before the
Trustees?

MR. ENRIGHT: Hopefully, it will go to the Board of
Trustees on Monday, July the 7th at 8:00 p.m. That's subject to
getting the Plan Commission minutes from our court reporter in time,
so you'll have to check next week, next Wednesday with the Planning
Department. You can call our main office and talk with our
secretaries, they'll know. Otherwise, it will go to the Board two
weeks following which would be the 21st. So, hopefully, we'll get on
the 7th.

MR. KHOSRAVANI: Thank you.

CHAIRMAN LORENZINI: Very good, thank you. Good luck.

(Whereupon, the public hearing was adjourned
at 7:48 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2014.

NOTARY PUBLIC



Item: Orchard Evangelical Free Church - PC#14-014

Department: Planning & Community Development

Background

Approval of Parking Lot improvements requiring variations.

A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;

A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22'.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following:

1. Landscaping islands as required by Code will be phased in for the Douglas Ave. parking lot within three years following this approval.
2. The petitioner will be responsible for installing and maintaining the landscape screening installed between the two-way drive aisle and the Haddow Avenue right-of-way, including any landscaping within the right-of-way. The following species of shrubs are recommended: Winterberry, Serviceberry, Sumac, Miss Kim lilac, Barberry.
3. The petitioner shall provide a 6-foot tall screen for Lot 5 (of Gia's subdivision) as required by Code, either by relocating the existing fence south to the residential property or installing a new fence. It is recommended that the Church use their best efforts to relocate the trees that will be removed to the residential lot to the south.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Correspondence
Notification Affidavit	Correspondence
Location map	Exhibits
Plat and Sub minutes	Minutes
SitePlan 07-16-2014	Exhibits

Landscape Plan	Exhibits
Detailed Landscape Plan	Exhibits
First Round Department Comments	Exhibits
Response First Round Comments	Exhibits
Truck turning movement	Exhibits
Variation Justification	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 23, 2014
Date Prepared: July 17, 2014
Project Title: Orchard Evangelical Free Church
Address: 1330 N. Douglas Ave.

BACKGROUND INFORMATION

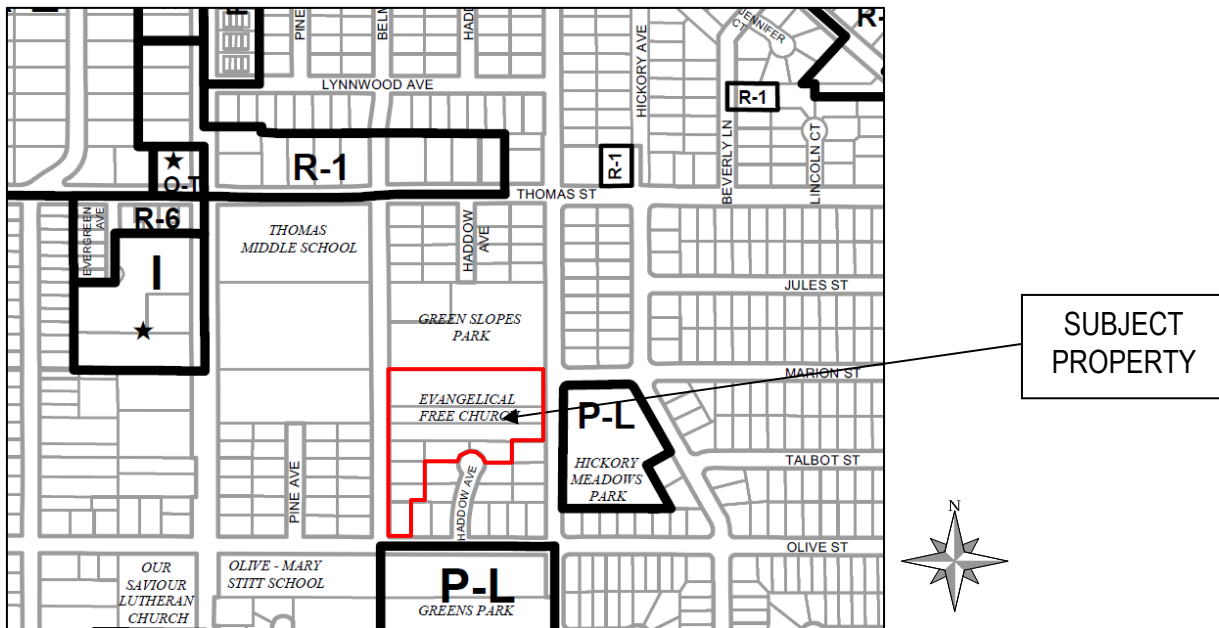
Petitioner: Russ McCune
Address: 1301 South Grove Avenue
Barrington, IL 60010

Existing Zoning: R-3, One Family Dwelling

Requested Action: Approval of Parking Lot improvements requiring variations.

Variations Required:

1. A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;
2. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22'.



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family District	Green Slopes Park	Single Family Detached
South	R-3 One Family District	Single Family Residence	Single Family Detached
East	R-3 One Family District	Single Family Residence	Single Family Detached
West	R-3 One Family District	Single Family Residence	Single Family Detached

Summary:

The Orchard Evangelical Free Church is located at 1330 N. Douglas Avenue. At this time, the Church is proposing a project that will relocate the detention from the rear of the residential property at 1318 N. Haddow to the lot at 1321 Haddow (Lot 7), modifications to the parking lot, as discussed below and the installation of a canopy at the west side Belmont entrance. Lot 7 is under Church ownership and currently used as a play area. The Church demonstrated that the lot was under their (Church) ownership starting August 2003. Because this predated November 1, 2003, when an amendment was made to the Subdivision Control Ordinance to require a Plat of Resubdivision to consolidate lots, a Plat of Consolidation is not required to consolidate Lot 7 with the Church parcels.

The Church is also proposing modifications to the parking lot, to allow for two way drive aisles for the parking area along Douglas Ave. The modifications will maintain the current parking at 299 on site, so no additional parking is proposed. The north driveway on Douglas Ave. will remain as one way exiting, however the south driveway on Douglas will change from one-way into the site to two-way, thus allowing exiting as well. The parking layout reconfiguration does not include the required landscaped islands at the end of each row of parking. The Church is also proposing to convert the one-way drive from the Douglas Ave. parking lot to the Belmont Ave. parking lot to a two-way drive, along with the addition of a sidewalk on the south side of the building. The plans also include widening the sidewalk at the Belmont entrance and realigning the drive.

Plat and Subdivision Committee

The Committee met on May 14, 2014 to discuss this project. The original request was for a Plat of Consolidation and a Plat of Vacation to vacate a portion of the Haddow Ave. right-of-way to accommodate the two-way drive aisle connecting the two parking lots. Staff had expressed concerns with a portion of the Haddow Ave. being vacated. The Committee was generally supportive of the request but felt that the landscaped islands must be installed and the concerns about the drive aisle mitigated. A copy of the minutes has been included in the Plan Commission packet.

Zoning and Comprehensive Plan

In response to staff's concerns, the petitioner has updated their plans to accommodate the two-way drive aisle on the Church property. To avoid encroachment into the Haddow right-of-way, the drive aisle is reduced to 22 feet at the pinch point thus requiring a variation from the drive aisle width. Landscape screening is proposed between the drive and the Haddow right-of-way. A six-foot-tall screen is required between the Church property and the property at 1318 Haddow Ave. (Lot 5). The petitioner has indicated that they will be relocating the existing fence south to provide a screen for Lot 5. Some landscaping along that area will also need to be removed to accommodate the wider drive. The landscaping is proposed to be relocated on to the residential property, which the Church currently owns. The Church has indicated that they intend to sell this property. Therefore, it is recommended that the petitioner should work with the future residential property owner to work out an allowance for the landscaping should the replanted landscaping fail to establish.

The other variation being sought is from the requirement to provide landscape islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls. The petitioner is restriping the parking lot along Douglas Ave. to allow mostly perpendicular parking and two-way drive aisles in the parking area. The church has indicated that that the proposed changes they are seeking are minor modifications to the parking lot and entrance. The addition of islands would reduce the number of parking spaces available on-site. It Staff recommends installing the required islands either with this plan or within three years as has been done with other sites. It should be noted that several of the required islands are already striped and therefore converting them to landscape islands would not reduce the number of parking spaces. Approximately 10 parking spaces would be reduced if all the islands required by Code were installed. The Plan Commission has the following options with respect to the parking islands:

1. Defer the installation of the landscaping islands for 3 years;
2. Approve the variation request from the requirement to install landscaping islands; or
3. Consider the (deficiency of) landscaping islands as legal non-conforming at this point which will trigger the requirement to install the islands if the Church reconstructs the parking lot at a later date via building permits.

The Church is seeking the following two variations:

1. A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every

- twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;
2. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22'.

The petitioner has provided written justification (see attached) for the variation from the requirement to install landscape islands. Staff does not support the variation from the requirement to install landscaping islands and recommends that they be phased in within three years following this approval. The reduction in the drive aisle width allows for the installation of landscaping between the drive and the Haddow Ave. right-of-way and eliminates the need for an easement. Therefore, Staff supports this variation request.

Listed below are the hardship criteria that are outlined in the Village's Zoning Ordinance:

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

The Comprehensive Plan delineated these properties for Single Family Detached and Institutional Uses. A majority of the property is delineated as Institutional and consistent with the goals and objectives of the Comprehensive Plan.

Site Related Issues

When on-site lighting is proposed, a site photometric lighting plan meeting Code requirements must be provided during building permit. There are several trees that will be removed to accommodate the two-way drive. The petitioner has indicated that the trees will be transplanted on Lot 5 (residential lot south of the drive). whether any trees 3-inches or greater in caliper are proposed to be removed and provide size and species to ensure compliance with the Code.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following:

1. Landscaping islands as required by Code will be phased in for the Douglas Ave. parking lot within three years following this approval.
2. The petitioner will be responsible for installing and maintaining the landscape screening installed between the two-way drive aisle and the Haddow Avenue right-of-way, including any landscaping within the right-of-way. The following species of shrubs are recommended: Winterberry, Serviceberry, Sumac, Miss Kim lilac, Barberry.
3. The petitioner shall provide a 6-foot tall screen for Lot 5 (of Gia's subdivision) as required by Code, either by relocating the existing fence south to the residential property or installing a new fence. It is recommended that the Church use their best efforts to relocate the trees that will be removed to the residential lot to the south.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

July 17, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: *Diana Mikula, Interim Village Manager*
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 23, 2014 AT 7:30 P.M. in the Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois to consider Petition NO. 14-014: A Preliminary/Final Plat of Resubdivision to consolidate Lot 28 in Allison's Addition to Arlington Heights, Lots 1, 2, 3, 4, 7 and the north 4.9 feet of Lot 5 in Glia's Resubdivision and Lot 1 in Le-Mans Subdivision, as described below into one lot. The subject site is located at 1330 N. Douglas Ave. and 1321 N. Hadow Ave. and legally described as follows:

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1906 AS DOCUMENT NO. 3941663, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, 3, 4, 7 AND THE NORTH 4.9 FEET OF LOT 5 IN GLIA'S RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO. 22606349, IN COOK COUNTY, ILLINOIS.

LOT 1 IN LE-MANS SUBDIVISION, A RESUBDIVISION OF THE SOUTH HALF OF LOT 30 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

As part of said request the petitioner is requesting the following variations from the Municipal Code:

- A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;
- A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle;

And any other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60004, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 8, 2014 (4379174)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 8, 2014 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4379174

RECEIVED

JUL 11 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

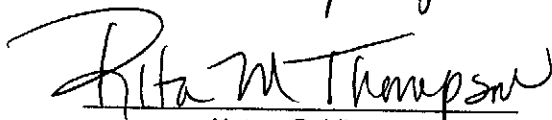
NOTIFICATION AFFIDAVIT

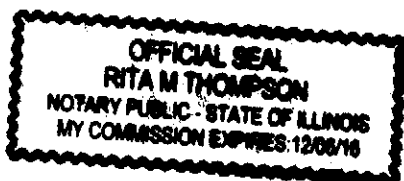
I, RUSS McCune hereby certify as follows:

1. That on the 3rd day of July, 2014, affiant caused to be mailed in the Post Office of Barrington, IL, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 7th day of July, 2014.


Notary Public



RECEIVED

JUL - 9 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Orchard Evangelical Free Church
1330 N. Douglas Ave.
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
July 17, 2014

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

May 14, 2014

Project Title: Orchard Evangelical Free Church
Address: 1330 N. Douglas
Petitioner: Tim Beechick
Hamilton Partners
1130 Lake Cook Road
Buffalo Grove, IL 60089

Requested Action:

1. A Plat of Consolidation; Vacation of a Portion of Haddow

Variations Required:

1. Variation to Chapter 28, Section 6.15 Landscaped Islands

Attendees: Tim Beechick, Hamilton Partners
Russ McCune, Orchard Free Evangelical Church
Joe Steiger, Orchard Free Evangelical Church
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Deputy Director Planning and Community Development

Project Summary

Mr. Beechick presented an overview of the project which includes a new detention area, a 24 foot wide drive aisle to connect the east and west parking areas, and some modifications to the drive in front of the Church. This will enhance the on site circulation. They also plan to restripe the east parking area, but are requesting a variation for the required landscape islands. As they are bringing in a new lot into the overall church site a Plat of Resubdivision is needed to consolidate the lots. The petitioner is also requesting a vacation of a small sliver of Haddow in order to accommodate the new 24 foot wide drive aisle.

Meeting Discussion:

B. Enright indicated that staff supports the project but would like to see the landscape islands installed. Staff has concerns with a portion of Haddow being vacated and would like to see the drive aisle adjusted to fit on the church property.

Commissioner Lorenzini indicated his support for the project subject to working out landscaping and drive aisle issues.

Commissioner Sigalos indicated that he too supports the project but would like to see the landscaped islands now rather than later.

Commissioner Ennes indicated support for the project.

Commissioner Jensen also was generally supportive subject to working out the landscaping issues.

Commissioner Green also supported the project and thought a reduced drive aisle could be supported in order to provide screening for the drive aisle from Haddow.

RECOMMENDATION

The Plat & Sub Committee supported the project and recommended moving forward.

Commissioner Green adjourned the meeting at 7:25 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Bill Enright, Recorder

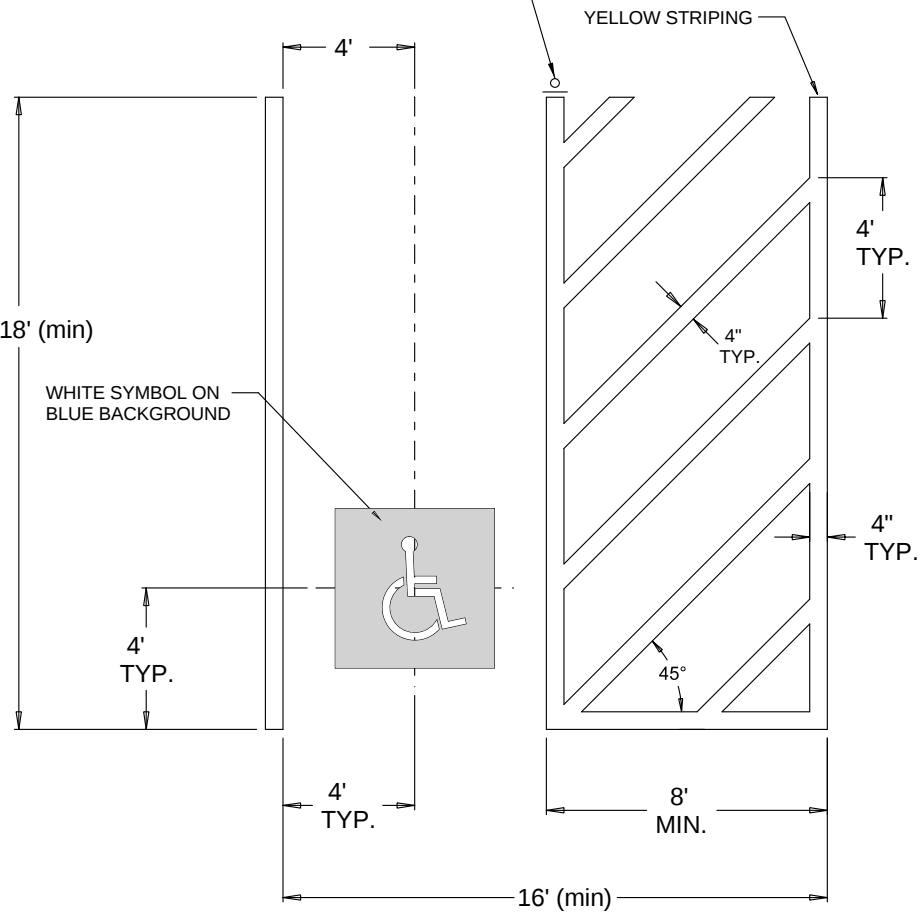
SITE PLAN
THE ORCHARD EVANGELICAL FREE CHURCH
PARKING LOT RECONFIGURATION



VICINITY MAP
(NOT TO SCALE)

HANDICAPPED PARKING STALL

STATE OF ILLINOIS APPROVED
HANDICAPPED "RESERVED PARKING" SIGN
R7-8 WITH "\$250 FINE" SIGN R7-1101.



HANDICAPPED PARKING SIGN



R7-8

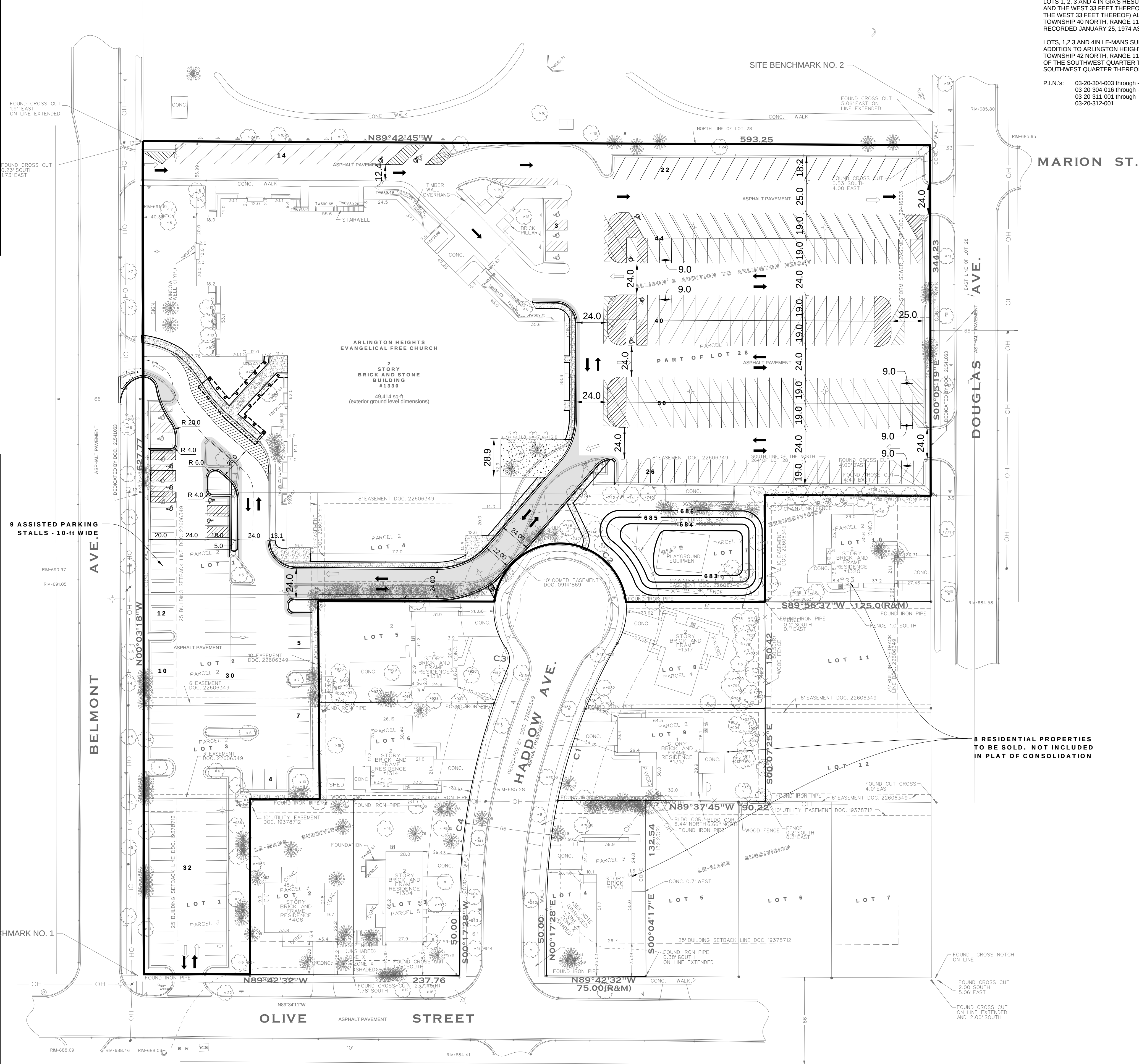
\$250 FINE

R7-1101

3" x 1 1/2" hot rolled steel "U" channel,
with baked enamel finish, 1 1/2" diameter
galvanized steel tube, or 4" x 4" pressure
treated timber, set 1" into a concrete pier
or driven a minimum of 3' below
finished grade.

COLORS:
LEGEND AND BORDER -
GREEN NON REFLECTORIZED
BACKGROUND-
WHITE REFLECTORIZED
SYMBOL-
WHITE ON BLUE BACKGROUND

NOTES:
HANDICAPPED SIGN SHALL CONFORM TO THE
ILLINOIS RULES OF THE ROAD WITH
AMENDMENTS EFFECTIVE JULY 1, 1988



CURRENT LEGAL DESCRIPTION

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1996 AS DOCUMENT NO. 3941663, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, 3 AND 4 IN GIAS RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO. 22606349, IN COOK COUNTY, ILLINOIS.

P.L.N.'S: 03-20-304-003 through -005
03-20-304-016 through -025
03-20-311-001 through -003
03-20-312-001

MARION ST.

PARKING SUMMARY

PROPOSED PARKING:

276 Regular Spaces
9 Assisted Spaces
14 Handicap Spaces
299 Total Spaces

EXISTING PARKING:

290 Regular Spaces
9 Handicap Spaces
299 Total Spaces

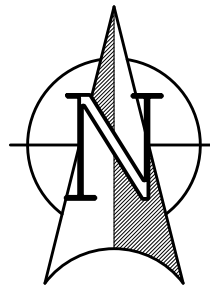
SITE DATA

LAND AREA = 5.095 acres (not including residential lots to be sold)

BUILDING AREA = 49,414 sq-ft = 1.134 acres
F.A.R. = 0.22

EXISTING PAVEMENT AREA = 130,591 sq-ft = 2.998 acres
PROPOSED PAVEMENT AREA = 134,673 sq-ft = 3.092 acres
NET NEW PAVEMENT AREA = 4,082 sq-ft = 0.094 acre

2014 DISTURBED AREA = 30,970 sq-ft = 0.711 acre



0 40 80
GRAPHIC SCALE - FEET

THE ORCHARD EVANGELICAL FREE CHURCH
PARKING LOT RECONFIGURATION

Prepared For:
THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVENUE
ARLINGTON HEIGHTS, IL 60004
312-522-4800



WEBSTER, MCGRATH & AHLBERG, LTD.

WMA

Over 100 Years of Service to Clients
207 South Naperville Road, Naperville, Illinois 60563
PH: (630) 667-7603 FAX: (630) 682-1760
DESIGN FIRM LICENSE NO. 184003101

REV#	DATE	REVISION DESCRIPTION	BY
1	04-30-2014	Additional Site Area Information added	RLS
2	05-07-2014	Add Basin Outlet Sewer But Alternates	RLS
3	06-05-2014	Add Site Data Table	RLS
4	07-16-2014	No ROW Encroachment	RLS

Section: Township-Range	Cook: SW1/4 20-42-11
JOB #	43267
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=40'	DATE: 03-14-2014
SHEET NAME	

SITE PLAN

This drawing and any and all ideas and designs contained herein are the sole property of Brickman and are not to be used without written permission.

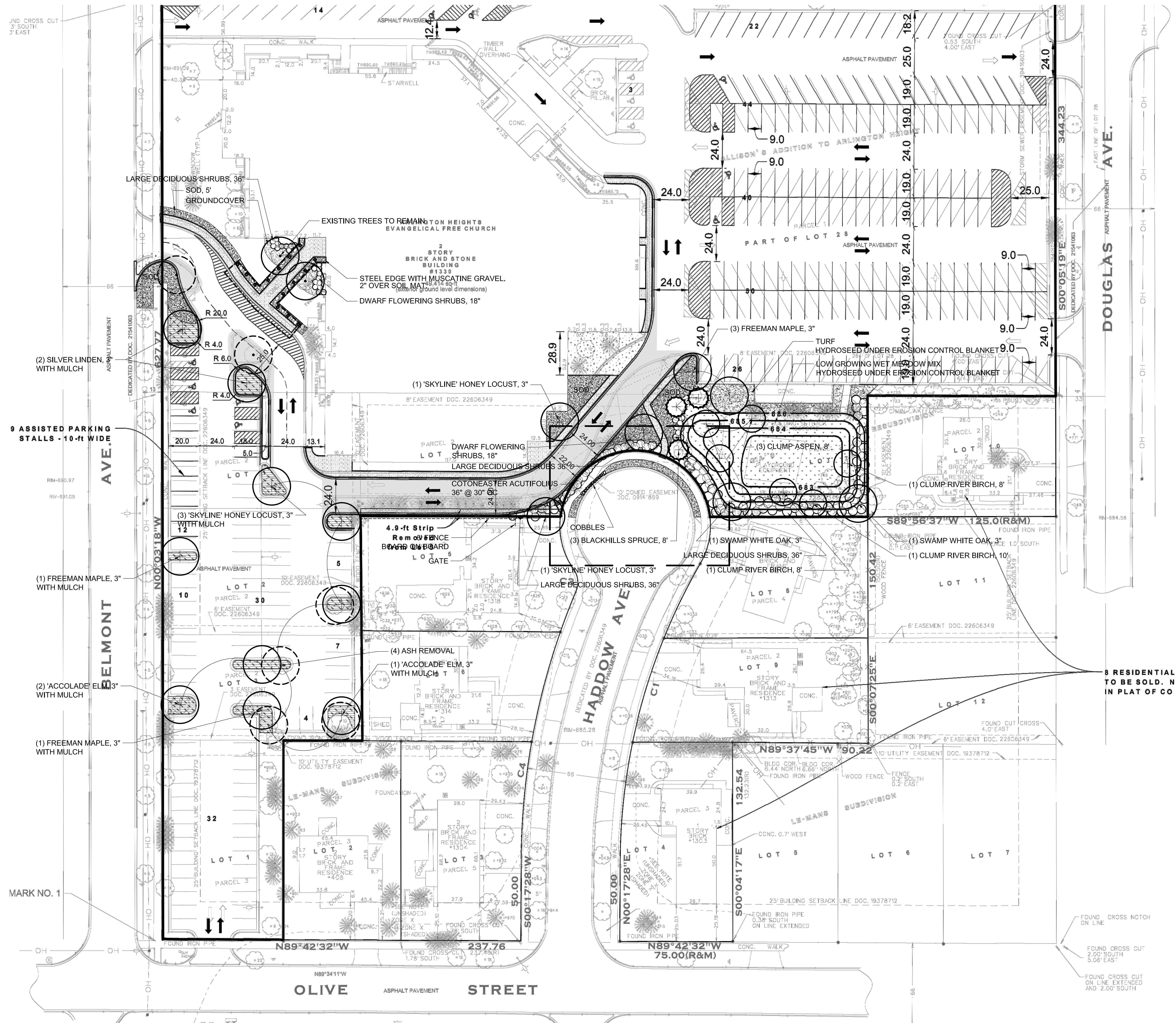
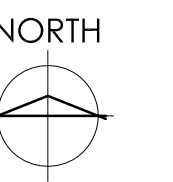
The Orchard Evangelical Free Church

1330 N. Douglas Ave.
Arlington Hts, IL 60004

DATE
6-12-2014
REVISIONS
6.23.2014
7.18.2014

SHEET TITLE
Parking Lot Reconfiguration
Landscape Plan

SCALE
1"=30'
DESIGNER
RAM/KBW
MANAGER
NC
TYPE
For Review
PROJECT NUMBER
322.13.005



This drawing and any and all ideas and designs contained herein are the sole property of Brickman and are not to be used without written permission.

(1) 'SKYLINE' HONEY LOCUST, 3"

EASEMENT DOC. 22606349

PARCEL 2
DWARF FLOWERING
SHRUBS, 18"

LARGE DECIDUOUS SHRUBS 36"

(15) COTONEASTER ACUTIFOLIUS
36" @ 30" OC

Strip
of FENCE
on BOARD
LOT GATE

COBBLES

(3) BLACKHILLS SPRUCE, 8'

(1) 'SKYLINE' HONEY LOCUST, 3"

LARGE DECIDUOUS SHRUBS, 36"

(1) SWAMP V

LARGE DECIDUOUS

(1) CLUMP RI

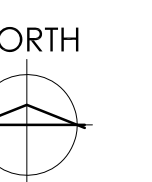
The Orchard
Evangelical Free Church

1330 N. Douglas Ave.
Arlington Hts, IL 60004

DATE
6-12-2014
REVISIONS
6.23.2014
7.18.2014

SHEET TITLE
Parking Lot Reconfiguration
Landscape Plan

SCALE
1"=30'
DESIGNER
RAM/KBW
MANAGER
NC
TYPE
For Review
PROJECT NUMBER
322.13.005



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-014</u>	P.I.N.# <u>36-2855668</u>
Petitioner: <u>Russ McCune</u>	Location: _____
<u>1301 S Grove Avenue</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Barrington, IL 60010 224.764.4010</u>	Subdivision: <u>plat of consolidation</u>
Owner: <u>The Orchard Evangelical Free Church</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1301 S Grove Avenue</u>	PUD: _____ For: _____
<u>Barrington, IL 60010 224.764.4010</u>	Special Use: _____ For: _____
Contact Person: <u>Russ McCune</u>	Land Use Variation: _____ For: _____
Address: <u>1301 S Grove Avenue</u>	Land Use: _____ Current: _____
<u>Barrington, IL 60010</u>	Proposed: _____
Phone #: <u>224.764.4010</u>	Site Gross Area: _____
Fax #: <u>847.382.1980</u>	# of Units Total: _____
E-Mail: <u>rmccune@theorchardefc.org</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

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

6. GENERAL COMMENTS:

NO COMMENTS AT THIS TIME.

CHARLEY CRAIG 7-2-14
~~Director~~ Date
A. BUILDING OFFICER

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-014
 Petitioner: Russ McCune
1301 S Grove Avenue
Barrington, IL 60010 224.764.4010
 Owner: The Orchard Evangelical Free Church
1301 S Grove Avenue
Barrington, IL 60010 224.764.4010
 Contact Person: Russ McCune
 Address: 1301 S Grove Avenue
Barrington, IL 60010
 Phone #: 224.764.4010
 Fax #: 847.382.1980
 E-Mail: rmccune@theorchardefc.org

P.I.N.# 36-2855668
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: plat of consolidation
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

NO COMMENTS

RECEIVED

JUL - 9 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul BMA
Director

7/9/14
Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-014</u> Petitioner: <u>Russ McCune</u> <u>1301 S Grove Avenue</u> <u>Barrington, IL 60010 224.764.4010</u> Owner: <u>The Orchard Evangelical Free Church</u> <u>1301 S Grove Avenue</u> <u>Barrington, IL 60010 224.764.4010</u> Contact Person: <u>Russ McCune</u> Address: <u>1301 S Grove Avenue</u> <u>Barrington, IL 60010</u> Phone #: <u>224.764.4010</u> Fax #: <u>847.382.1980</u> E-Mail: <u>rmccune@theorchardefc.org</u>	P.I.N.# <u>36-2855668</u> Location: _____ Rezoning: _____ Current: _____ Proposed: _____ Subdivision: <u>plat of consolidation</u> # of Lots: _____ Current: _____ Proposed: _____ PUD: _____ For: _____ Special Use: _____ For: _____ Land Use Variation: _____ For: _____ Land Use: _____ Current: _____ Proposed: _____ Site Gross Area: _____ # of Units Total: _____ 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____
---	---

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

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

Director _____

Date _____

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Latika Bhide, Planning & Community Development
From: Cris Papierniak 
Date: July 11, 2014
Subject: 1331 N Douglas Ave, P.C. # 14-014

With regard to the proposed plat of consolidation/variation, I have the following comments:

1. This appears to be a significant project located within the combined sewer flood study area. Has the Village considered the area's potential benefit towards flood relief? Possible additional storage?
2. Cobbles along the public walk may not be a safe. Could the developer consider brick pavers and a retaining wall?
3. I noticed a step as an entrance to the sidewalk. Is a ramp needed as well?
4. Since roadway is two-way, are lights required?
5. The Village should request a digital copy of the survey data in a usable format for the Village's GIS.

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

Cc: File

LF

RECEIVED

JUL 15 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-014
 Petitioner: Russ McCune
1301 S Grove Avenue
Barrington, IL 60010 224.764.4010
 Owner: The Orchard Evangelical Free Church
1301 S Grove Avenue
Barrington, IL 60010 224.764.4010
 Contact Person: Russ McCune
 Address: 1301 S Grove Avenue
Barrington, IL 60010
 Phone #: 224.764.4010
 Fax #: 847.382.1980
 E-Mail: rmccune@theorchardefc.org

P.I.N.# 36-2855668
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: plat of consolidation
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: JUL 1 2014 4BR: _____

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

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

TBD: REPLACE CURB STRUCTURE ON DOUGLAS AVE
WHERE PRIVATE STORM SEWERS ARE TO CONNECT?

PER SUBDIVISION CODE

FOR STORM SEWER OUTFALL PIPE

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ X _____ 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	_____
_____	_____	N/A
X	_____	_____
X	_____	63-070, 65-061: BOTH PAID OFF.
_____	X	_____
_____	X	_____

GENERAL COMMENTS ATTACHED

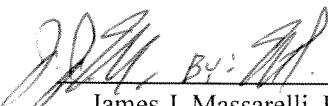
PLANS PREPARED BY: WMA, LTD.
 DATE OF PLANS: 6-5-14

John F. McNeil 7/11/14
 Director Date

PLAN COMMISSION PC #14-014
The Orchard Evangelical Free Church
1331 N. Douglas Ave.

Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they comprehend and accept this understanding.
12. The open detention facility must be designed with a one-foot freeboard and an overflow weir to convey the 100-yr storm. Whether overland or in pipe, the overflow flow-way must be able to convey the 100-yr storm. This is especially critical due to the location of the detention facility to the surrounding homes.
13. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
15. Fire lanes adjacent to buildings must have a minimum pavement width of 18' to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1 1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
16. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
17. The attached letters indicate that a sidewalk is to be provided along the south side of the new driveway; however, the plan shows a disjointed sidewalk along the south side. Did the petitioner mean the north side?

 BY:  7-18-14
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:
Fire Apparatus Tower 131 Specifications (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

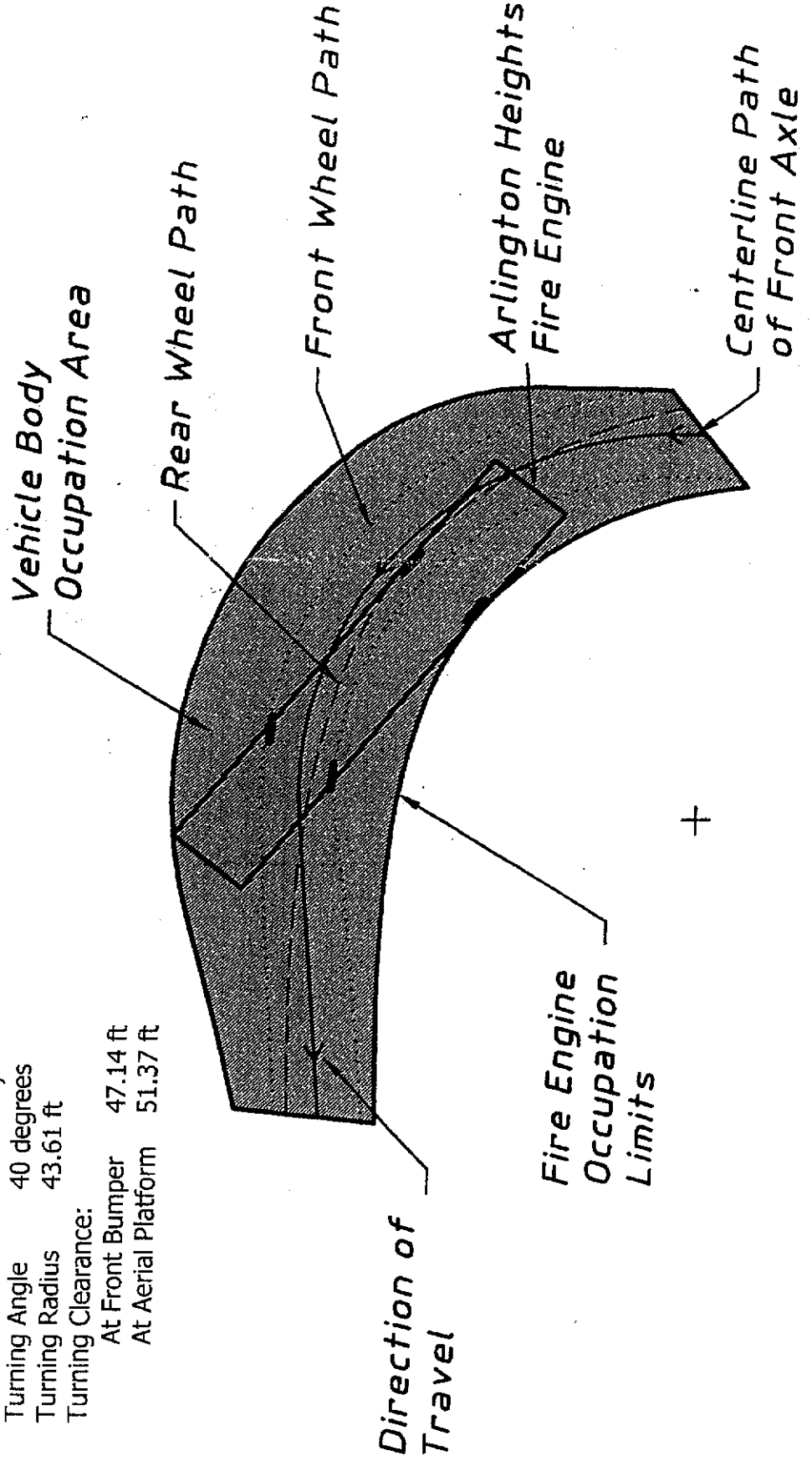
Scale: 1"=15'

Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in
(Platform to Front Axle)

Turning Angle 40 degrees
Turning Radius 43.61 ft

Turning Clearance:

At Front Bumper 47.14 ft
At Aerial Platform 51.37 ft



Direction of Travel

Fire Engine Occupation Limits



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 14 - 014

Project Name

The Orchard Evangelical Free Church

Project Location

1331 Douglas Ave

Planning Department Contact Latika Bhide

General Comments

The Fire Department will need more information for the proposed canopy installation on the west side entrance. We will have a minimum height requirement, possibly 14 feet depending on the configuration, and will need assurance the canopy will not impede our access to the structure.

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

Date July 11, 2014

Reviewed By: Lt. Andrew Larson

Arlington Heights Fire Department

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-014
Petitioner: Russ McCune
1301 S Grove Avenue
Barrington, IL 60010 224.76
Owner: The Orchard Evangelical Free
1301 S Grove Avenue
Barrington, IL 60010 224.764.40
Contact Person: Russ McCune
Address: 1301 S Grove Avenue
Barrington, IL 60010
Phone #: 224.764.4010
Fax #: 847.382.1980
E-Mail: rmccune@theorchardefc.org

P.I.N.# 36-2855668
Location: _____
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: plat of consolidation
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments from this Division.

RECEIVED

JUL 11 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 7/10/14

Environmental Health Officer

Date

James McCalister 7/10/14

tor

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-014
 Petitioner: Russ McCune
1301 S Grove Avenue
Barrington, IL 60010 224.7
 Owner: The Orchard Evangelical Free
1301 S Grove Avenue
Barrington, IL 60010 224.764.40
 Contact Person: Russ McCune
 Address: 1301 S Grove Avenue
Barrington, IL 60010
 Phone #: 224.764.4010
 Fax #: 847.382.1980
 E-Mail: rmccune@theorchardefc.org

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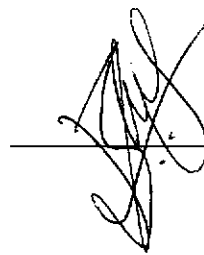
(Petitioner: Please do not write below this line.)

YES NO

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

Comments:

See attached.



07/11/14

Date

Planning Department Comments (PL14-014)

7. The following variation is necessary:
 - a) A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls.
8. Along the portion of (the two-way) drive closest to Haddow Avenue, cobble stones are provided. As indicated by the Staff Development Committee, the drive should be screened from Haddow Ave. right-of-way with three feet tall shrubs. Reduce the width of the drive aisle to 22 or 23 feet for this portion of the drive as required to provide adequate room to provide screening. This will require the following variation, but eliminate the need for any encroachment into the Haddow right-of-way:
 - a) A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle of 24'.
9. The north lot line for Lot 5 (in Gia's Resubdivision) is being shifted 4.9 feet south as part of this resubdivision. Since dimensions are not provided, confirm that the side yard for the (new) Lot 5 meets the side yard for the R-3 district. Per Chapter 28, Zoning Regulations, lots in the R-3 district must provide a side yard that is at least 10% of lot width.
10. The northernmost row of parking is angled parking and should be 19 deep, not 18.2 feet. Please delineate accordingly.
11. Staff does not support the variation from the requirement to provide landscape islands. Please provide a landscape improvement plan that can be implemented over a mutually agreeable period of time (for e.g. 3 years) that addresses parking lot landscaping.

The Orchard Evangelical Free Church
1331 Douglas Avenue
PC 14-014
July 14, 2014

Landscape Issues

- 1) Pursuant to Chapter 28, section 6.16-1.2b, the ends of all parking rows must include a landscape island equal in area to one parking space, protected by durable materials, which contains a 4" caliper shade tree.
- 2) Provide a three foot high screen in place of the proposed cobbles along Haddow Avenue. The drive aisle width may have to be evaluated in order to allow for a three foot high screen (Chapter 28, section 6.16-1.2).
- 3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation.

Tree Preservation

- 1) Please indicate whether or not any trees that are 3 inch caliper or greater are proposed for removal. If there are trees proposed for removal please provide the size and species (both scientific and commons names) and condition.

MEMORANDUM

To: File # 2014-014

From: Latika Bhide, Development Planner

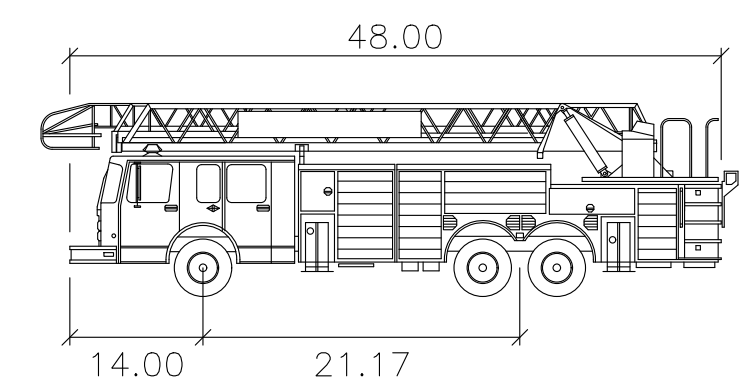
Date: July 18, 2014

Re: Orchard Evangelical Free Church, 1330 N. Douglas

The first round Department Comments were transmitted to the petitioner on July 15, 2014. The petitioner acknowledges these comments and is in congruence with them with the exception of the requirement to provide landscape islands.

The site plan illustrates the proposed layout for a fire station. It features several building footprints, including a large central structure and smaller auxiliary buildings. A large parking area is located to the left of the main building. The plan shows the maneuvering paths for fire trucks, indicated by dashed lines and arrows. Key dimensions and annotations include:

- Overall dimensions: 66' (width) and 66' (length).
- Building dimensions: 683', 684', 685', and 686'.
- Maneuvering paths labeled "Asphalt Paved Fire Truck".
- Annotations for "Asphalt Paved Fire Truck" and "Asphalt Paved Fire Truck".
- Various other dimensions and annotations for site layout and fire truck maneuvering.



FIRE TRUCK ROUTE EXHIBIT



June 13, 2014

Bill Enright
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Enright,

The Orchard Evangelical Free Church in Arlington Heights has submitted an Application that requests a Variance for parking islands in the parking lot. The Orchard is currently planning some minor modifications to the parking lot and entrance thereto that will enhance traffic flow, safety and appearance of the lot. The plan submitted does not include any additional parking islands be created in the parking lot. The reasons for requesting a variation to not include the parking islands are as follows:

1. The Orchard EFC in Arlington Heights has been a long time resident at its current location and anywhere from 1300 to 1600 people attends church at The Orchard on any given Sunday. As such having sufficient parking spaces is important to the health and growth of The Orchard as a church. Each parking space in the parking lot on the property of The Orchard is vital and keeps another vehicle from parking on the street or having people park farther away which may discourage people from attending. The addition of extra parking islands will eliminate some parking spaces on the property, cause more street parking and discourage people from attending The Orchard because of lack of parking. This diminishes the use of the property by The Orchard as a church and adversely affects the growth of The Orchard.
2. Over the years The Orchard has acquired eight residential properties along Haddow, Olive and Douglas. It was the plan of the Orchard to demolish the houses on these properties and create extra parking. In consideration of the neighbor's response to this plan and the Village's concerns The Orchard choose not to so proceed and has sold the residential property it owned adjacent to the church. Acquiescing to the concerns of the neighbors has limited the potential to increase the onsite parking at The Orchard. This unique circumstance requires The Orchard to preserve as much of its onsite parking as possible. Additional parking islands reduce the amount of onsite parking.
3. The variation to not include extra parking islands will not alter the character of the property or locality. Currently there are some parking islands on the property and the parking lot has been unchanged for years. The proposed work and landscaping in the Application will enhance the esthetic of the area and create a greener space even without the additional parking islands.

Respectfully Submitted,

Joe Steiger

Properties Chair, Church Board