



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 13, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Belmont Ave./Haven St. Subdivision - T1550
Plat of Subdivision, Rezoning from R-1 to R-3
- B. Marathon Gas Station - 1706 W. Northwest Hwy. - T1560
Special Use for Auto Service Station

VII. OTHER BUSINESS

VIII. 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: Belmont Ave./Haven St. Subdivision - T1550

Department: Planning & Community Development

Requested Action

1. Plat of Subdivision to allow the creation of six one single-family lot s of record and a seventh lot for detention purposes.
2. Rezoning from R-1, One-Family Dwelling District to R-3, One-Family Dwelling District.

Variations Identified

1. Variation from Section 5.1-3.4 to reduce the required 8,750 sq. ft. lot size to 7,527 sq. ft. for the detention outlot.
2. Variation from Section 5.1-3.5 to reduce the required lot width from 70' to 12' for the detention outlot.

Recommendation

The Staff Development Committee has reviewed the conceptual site plan and is generally supportive of a proposed subdivision, subject to further review of lot sizes and rezoning, as well as subject to the following conditions:

1. Detention outlot location and access is subject to further review.
2. The proposed grading and slopes may impact the lots and require adjustments to the size and layout of the lots. No retaining walls within the detention area will be permitted.
3. A tree preservation plan shall be submitted that preserves as many quality trees as feasible, including those within the subject property and those within the parkway right of way.
4. The developer shall pay a one-time upfront fee for each lot for detention maintenance.
5. Final Plat of Subdivision shall be required separately unless combined with Preliminary Plat process.

6. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
7. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
8. Design Commission review shall be required for each home prior to issuance of a permit for each home.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 13, 2016
Date Prepared: July 8, 2016
Project Title: 1430 S. Belmont & 300 E. Haven Subdivision
Address: 1430 S. Belmont Ave. & 300 E. Haven St.

BACKGROUND INFORMATION

Petitioner: Paul Swanson
Address: 10500 W. Lunt Ave.
 Rosemont, IL 60018

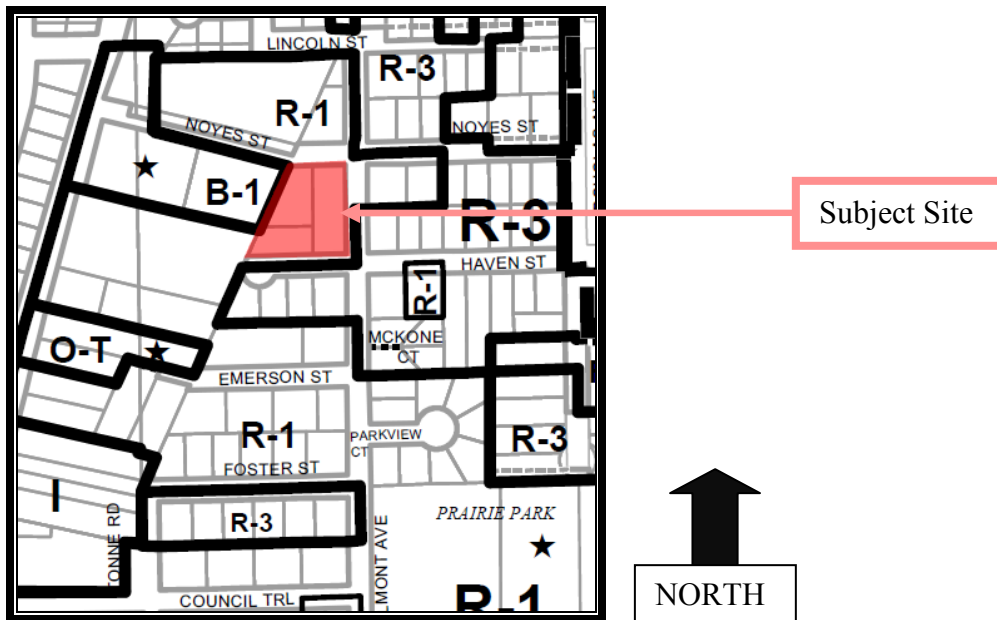
Existing Zoning: R-1, One-Family Dwelling District

Requested Action:

- Plat of Subdivision to allow the creation of six one single-family lot s of record and a seventh lot for detention purposes.
- Rezoning from R-1, One-Family Dwelling District to R-3, One-Family Dwelling District.

Variations Identified:

- Variation from Section 5.1-3.4 to reduce the required 8,750 sq. ft. lot size to 7,527 sq. ft. for the detention outlet.
- Variation from Section 5.1-3.5 to reduce the required lot width from 70' to 12' for the detention outlet.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-1, One-Family Dwelling District	Single-Family Dwelling, IDOT Vehicle Maintenance Yard	Single Family Detached
South	R-3, One-Family Dwelling District	Single Family Dwellings	Single-Family Detached
East	R-1, One-Family Dwelling District and R-3, One-Family Dwelling District	Single Family Dwellings	Single Family Detached

West	B-1, Business District Limited Retail and R-1, One-Family Dwelling District	Medical Office (Northwest Gastroenterologists) and vacant land	Offices Only
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Background:

The subject property is composed of three separate tax parcels, all under common ownership and totaling approximately 1.44 acres in size. The properties are commonly known as 1430 S. Belmont Avenue and 300 E. Haven Street, and are currently within the R-1, One-Family Dwelling Residential District. The petitioner would like to resubdivide the property to create six single-family lots and a seventh lot for detention purposes. The existing site contains one single family dwelling, which would be demolished to make way for the proposed subdivision.

Zoning and Comprehensive Plan

The property is currently within the R-1 Zoning District and would have to be rezoned to allow the lot sizes as proposed. Within the R-3 District, the minimum lot size is 8,750 square feet and the minimum lot width for properties between 8,750 and 10,000 square feet is 70'. A lot by lot analysis is contained below in Table 1:

Table 1 - Lot Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25	10% of Lot Width (7' minimum)	30	10% of Lot Width (10' minimum)
	9,900	8,750	90	70/75/90*				
Proposed:								
Lot 1		8,750		88**	25	10	30	NA
Lot 2		8,934		78	25	10	30	NA
Lot 3	9,972		90		25	10	30	10
Lot 4		9,086		88	25	10	30	NA
Lot 5	10,500		90		25	10	30	10
Lot 6		8,750		76**	25	10	30	NA
Detention Outlot		7,839		12	NA	NA	NA	NA
Average Lot Size (not including outlot)		9,331		85				
* Required lot width varies depending on the lot size. The required lot width of 70/75/90 feet is for lots up to 10,000 SF, 15,000 SF and 20,000 SF in area								
** Estimated. Petitioner should provide dimension.								

The proposed detention outlot does not meet minimum lot width and lot size requirements, and therefore a variation would be required. The petitioner must submit written justification based on the following hardship criteria:

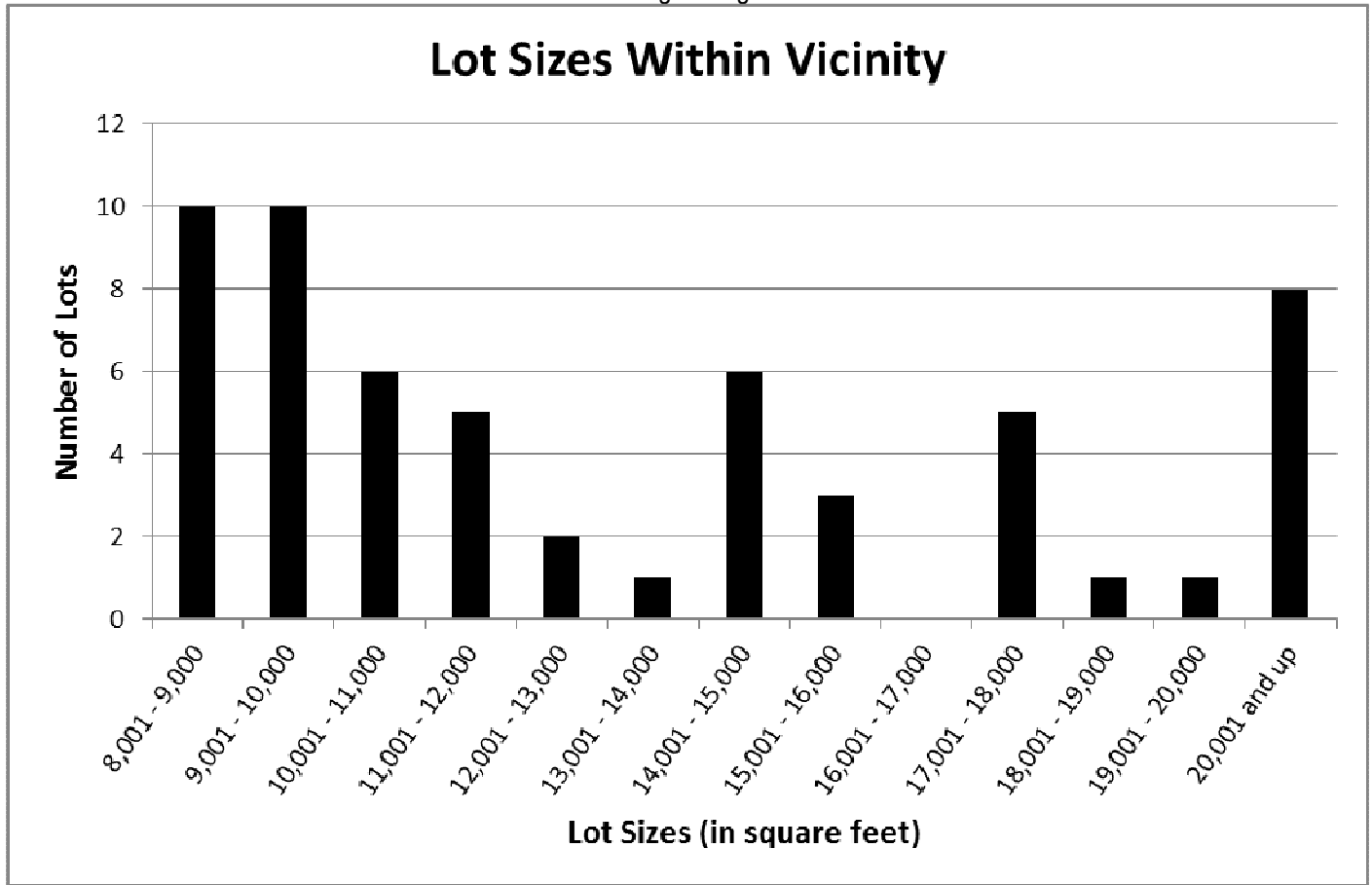
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

The Comprehensive Plan designates this property as Single-Family Detached and the proposed subdivision and rezoning is consistent with this land use designation. The subject property is surrounded by R-3 zoning to the south and east.

Staff has analyzed all residential lots within a 500 foot radius of the subject property, which included 59 other single-family lots. This analysis showed a wide distribution of various residential lot sizes within the vicinity, with lot sizes as small as 8,250 sq. ft. and as large as 38,000 sq. ft. Because such a wide variety of lot sizes exist, there is no particular lot size that is typical within the area. As the proposed six lots fall within the range of lot sizes within the vicinity, staff believes that they are generally consistent with the

existing residential lot sizes within the neighborhood. However, a detailed review with further analysis will be needed to confirm compliance with existing lots within the vicinity. See Table 2 below for a breakdown of lots within 500' of the subject property:

Table 2 - Neighboring Lot Sizes



As the majority of lot sizes are within the 8,000 sq. ft. to 12,000 sq. ft. size, the proposed subdivision is of a similar intensity when compared to surrounding developments within the vicinity.

Site Plan, Building and Landscaping

On-site detention shall be required and the petitioner will need to provide detailed engineering plans and detention calculations as part of the formal review process. Public Works will need to evaluate if access to the detention area in the rear is suitable for heavy machinery. Additionally, the developer will be required to provide a one-time upfront fee per platted lot, for the future maintenance of the detention area by the Village.

The petitioner will need to decide if he will move forward with Preliminary Plat of Subdivision approval in combination with Final Plat of Subdivision approval, or if he will proceed separately with each item. It should be noted that final engineering is required in order to combine Preliminary and Final Plat of Subdivision approval.

Currently, only Haven Street is improved with curbs and sidewalk. Engineering will likely require the improvement of both Belmont and Noyes Street to Village standards, which may include curbs, gutters, and sidewalks. The type and materials of all public improvements will need to be determined with further review by the Village. Parkway trees will be required along all three street frontages.

A tree preservation and landscape plan shall be required. The tree preservation plan needs to identify all of the existing trees with trunk caliper sizes of three inches or greater and shall include a reference chart that lists each tree by common and botanical name,

size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value. Native plantings within and screening around the edges of the detention pond will be required. Effort should be made to preserve quality trees which may impact the lots and building envelopes.

Additionally, future residential development on the subject site shall require design review prior to the issuance of a building permit for each new home. The petitioner should clarify if he intends to be the builder for each lot, or if he intends to subdivide the lots and sell them to a builder. Should a package of model homes be offered by the petitioner, appearance before the Design Commission will be required prior to Plan Commission approval.

Finally, staff recommends the developer hold a meeting with the surrounding neighborhood well in advance of the Plan Commission hearing to introduce the proposed development to the community and understand what concerns the neighbors may have.

Traffic & Parking

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

RECOMMENDATION

The Staff Development Committee has reviewed the conceptual site plan and is **generally supportive** of a proposed subdivision, subject to further review of lot sizes and rezoning, as well as subject to the following conditions:

1. Detention outlot location and access is subject to further review.
2. The proposed grading and slopes may impact the lots and require adjustments to the size and layout of the lots. No retaining walls within the detention area will be permitted.
3. A tree preservation plan shall be submitted that preserves as many quality trees as feasible, including those within the subject property and those within the parkway right of way.
4. The developer shall pay a one-time upfront fee for each lot for detention maintenance.
5. Final Plat of Subdivision shall be required separately unless combined with Preliminary Plat process.
6. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
7. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
8. Design Commission review shall be required for each home prior to issuance of a permit for each home.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 8, 2016

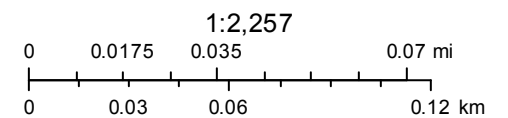
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NWC of Haven St. and Belmont Ave. - 6 Unit SFH Subdivision



April 18, 2016





Item: Marathon Gas Station - 1706 W. Northwest Hwy. - T1560

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Identified

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use, subject to the following:

1. The Petitioner shall work with the neighbor to the rear and revise the proposed site plan to address the alley area, landscape screening, and repair of the deteriorated parking area, and removal of gravel/paving at the rear of the building. A fence along the rear property line may be required in this area and shall be evaluated once the site plan has been revised.
2. The Petitioner shall analyze the closure of the driveway entrance along Race Avenue, closest to the intersection of Northwest Highway and possible removal of the alley driveway.
3. The landscape island proposed along the northwest property line should be extended towards Northwest Highway to provide a landscape bed for the proposed ground sign.
4. The Petitioner shall submit information regarding the proposed hours of operation, number of employees, deliveries/trash collection, and exterior storage of products/materials.
5. The site plan shall be revised to reflect the correct location of the pump islands and all drive aisle widths must conform to code requirements.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee

reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Plat of Survey

Site Plan

Image of Alley Improvement

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 13, 2016
Date Prepared: July 8, 2016
Project Title: Marathon Gas Station Redevelopment
Address: 1706 W. Northwest Highway

BACKGROUND INFORMATION

Petitioner: Stephen K. Chacko
Address: 1706 W. Northwest Highway
Arlington Heights, IL 60004

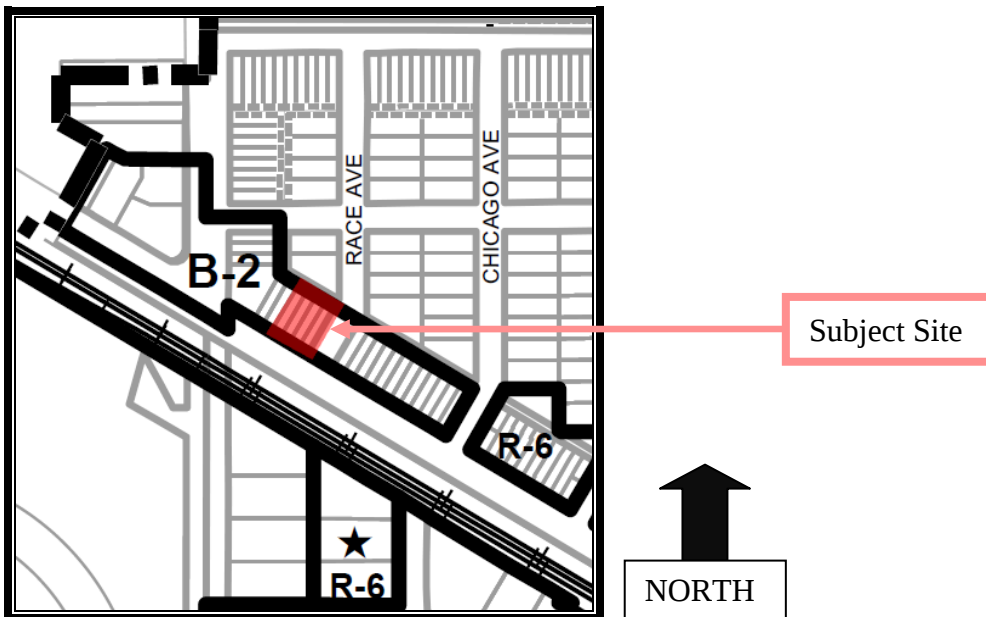
Existing Zoning: B-2, General Business District

Requested Action:

- Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-3, General Service, Wholesale, and Motor Vehicle District	Metra railroad tracks	Commercial
East	B-2, General Business District	Commercial	Commercial
West	B-2, General Business District	Mixed Use (Commercial and Residential)	Commercial

Background:

Automobile Service Stations, with or without a convenience store, are classified as a special use within the B-2 District. Staff has researched the existing automobile service station and found no record of a Special Use Permit for an automobile service station at this location. Since the petitioner is interested in removing the auto repair portion of the site to allow expansion of the convenience store to occupy the entire building, the site must now obtain the required Special Use Permit to conform with code requirements.

The subject property is approximately 0.29 acres in size and is developed with a gas station and convenience store/auto repair business. The existing building is roughly 1,300 square feet in size and is occupied mostly by the auto repair business, with a small section of the building used as a the convenience store. Access to the site comes from two curb cuts along Northwest Highway, and two curb cuts on Race Avenue. Access along Northwest Highway is under the jurisdiction of IDOT, while Race Avenue is a Village street.

In conjunction with the interior remodel, the property owner is also proposing significant upgrades to the façade of the building as well as modifications to the site plan and parking lots. Review of the exterior building changes will appear before the Design Commission.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-2, General Business District, and all “Automobile Service Stations” are classified as a special use within the B-2 District. Therefore, a Special Use Permit is required. The petitioner must demonstrate conformance to the following criteria necessary for Special Use Permit approval:

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

The Village's Comprehensive Plan designates the future use of the subject property as “Commercial”. The proposed use is therefore consistent with the Comprehensive Plan.

In order to demonstrate conformance with the use provisions of the B-2 District, the petitioner should provide additional information on the number of employees, hours of operation, schedule of deliveries and refuse collection, and details on what items (if any) will be kept outside for storage/retail.

Site Plan, Building and Landscaping

Staff is supportive of the proposed special use, subject to a reevaluation of the site plan after revisions have been made as staff has a number of concerns with the site layout and landscaping. Additionally, the rear of the property is in a state of disrepair and must be improved. This area is currently used for automobile storage, and the broken down vehicles that are stored here must be removed and the area improved.

The Plat of Survey and site plan must be revised to reflect the “alley” area in the rear of the property, which has been vacated and portions of which have become part of the subject property. The petitioner must come up with a plan for this area, and improvements are needed to the pavement within the alley and the pavement at the rear of the building. As the alley has been divided between the subject property and abutting residential property, staff recommends the applicant work with the property owner to the rear to come up with an acceptable plan for this area, which may include the resurfacing or removal of the alley pavement, a landscape buffer along the rear of the property, repair of the existing parking lot, and a privacy fence for screening from the residential area to the northeast. The proposed dumpster enclosure should be moved back approximately 5' so that it is behind the rear of the building, and the materials of the enclosure should be masonry to match the building. Attached is an image of a similar alley that was vacated and improved.

With regard to building issues, the Health Department will need to review the plans to ensure that the proposal meets the Village's health and accessibility codes. Furthermore, the Building and Fire Departments will need to review the plan to ensure that the

proposal meets the Village's emergency and fire suppression requirements. An autoturn exhibit showing the turning path of a firetruck must be provided.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Special Use Permits greater than 5,000 square feet if located along a Major or Secondary Arterial. Since the subject property contains less than 5,000 square feet of floor area, the detailed traffic study is not required. In order for staff to analyze the parking requirements, the petitioner must identify the maximum number of employees that will be on the subject property at any one time.

With regards to circulation, staff believes that the proposed drive aisles do not conform to minimum width requirements as outlined in Section 11.2-8 and 11.2-9. The petitioner should revisit the site plan to ensure the proper drive aisles are provided for adequate on site circulation. Additionally, the landscape island proposed for the northwest side of the site should be extended towards Northwest Highway to create a landscaped bed for the proposed ground sign. If the location of this island is shifted down slightly toward Northwest Highway, the petitioner may be able to accommodate an additional parking space (see attached concept).

Finally, staff requests the petitioner to examine the potential closure of the driveway entrance along Race Avenue closest to the intersection with Northwest Highway. This may create additional space for more parking and landscape areas, as well as open up the parkway to additional street trees.

Exhibit I illustrates the code required parking for the proposed use. Once information is known on number of employees, staff can complete this analysis to determine if all parking requirements will be met.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use, subject to the following:

1. The Petitioner shall work with the neighbor to the rear and revise the proposed site plan to address the alley area, landscape screening, and repair of the deteriorated parking area, and removal of gravel/paving at the rear of the building. A fence along the rear property line may be required in this area and shall be evaluated once the site plan has been revised.
2. The Petitioner shall analyze the closure of the driveway entrance along Race Avenue, closest to the intersection of Northwest Highway and possible removal of the alley driveway.
3. The landscape island proposed along the northwest property line should be extended towards Northwest Highway to provide a landscape bed for the proposed ground sign.
4. The Petitioner shall submit information regarding the proposed hours of operation, number of employees, deliveries/trash collection, and exterior storage of products/materials.
5. The site plan shall be revised to reflect the correct location of the pump islands and all drive aisle widths must conform to code requirements.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 8, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1560

Exhibit I

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF SERVICE BAYS	PARKING REQUIREMENT	PARKING REQUIRED
1706 W. Northwest Highway	Marathon Gas Station	Retail Store	1,307	N/A	N/A	1 per 300 sq. ft.	4
		Auto Service Station	N/A	Unknown	0	1 per employee plus 3 per service bay	Unknown. Depends on Number of Employees
Total Required							Unknown
Total Provided							4
Surplus / (Deficit)							Deficit Based on # of employees

Handicap Parking Required	1
Handicap Parking Provided	1

Meet w/ neighboring property owner. Come up with a plan for this "alley" area.

Privacy Fence along rear of property. Will depend on plans for alley.

All gravel must be removed and new sod should be installed in this area

Dumpster enclosure pushed back behind building

Area in yellow to be repaved.

JD IRON ENCLOSURE GATE

24' width required for two way traffic

Possible Extra Space

Less than 10'

EXISTING CANOPY NO CHANGE

EXISTING CONCRETE PAVED NO CHANGE

EXISTING CONCRETE ISLAND W/ DISPENSER NO CHANGE

EXISTING PUMP NO CHANGE

EXISTING BILL BOARD

EXISTING FLAG POST

EXISTING DRIVE WAY NO CHANGE

EXISTING CONCRETE CURB NO CHANGE

EXISTING DRIVE WAY NO CHANGE

Consider closure of this entrance

NORTHWEST HIGHWAY



AMERICAN DEVELOPERS CORPORATION

ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



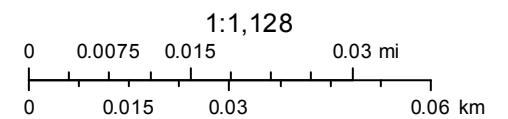
1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOV
GAS ST
Propo

1706 W Northwest Highway - Aerial



July 8, 2016



**ENGINEERING SURVEY
TOPOGRAPHY
BOUNDARY
ALTA & MORTGAGE
CONDOMINIUM**

WAYS SURVEY LTD.



COMMONLY KNOWN AS: 1706 WEST NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, ILLINOIS.

JUN 15 2016

VACINITY MAP (NOT TO SCALE)



LEGEND:

	MANHOLE
	STORM MANHOLE
	INLET
	CATCH BASIN
	SEWER MANHOLE
	GAS METER
	FIRE MANHOLE
	WATER HYDRANT
	WATER VALVE
	GAS VALVE
	TELEPHONE
	ELECTRIC MANHOLE
	COMED MANHOLE
	LIGHT POLE
	TRAFFIC CONTROL LIGHT
	POWER POLE/UTILITY
	STREET/ROAD SIGN
	TRAFFIC SIGN
	TREE

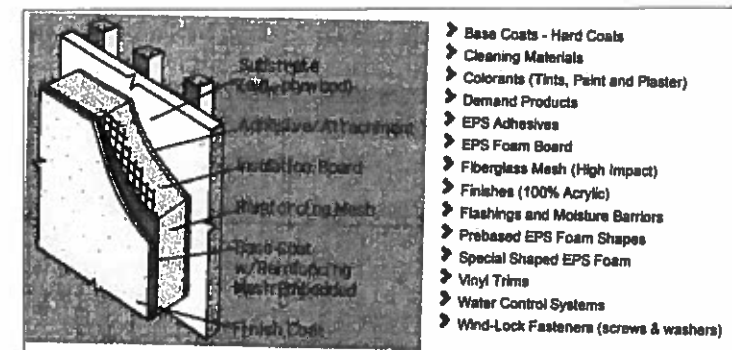
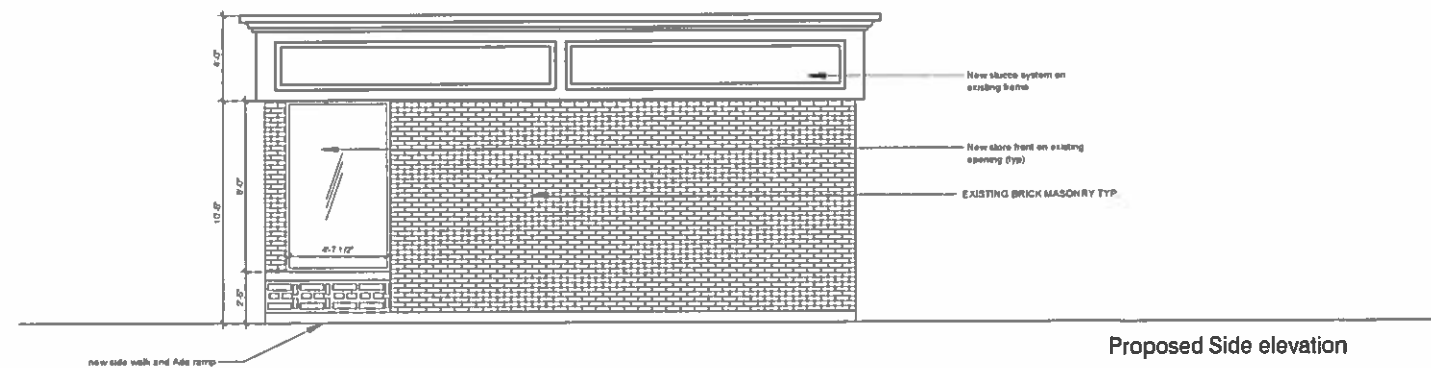
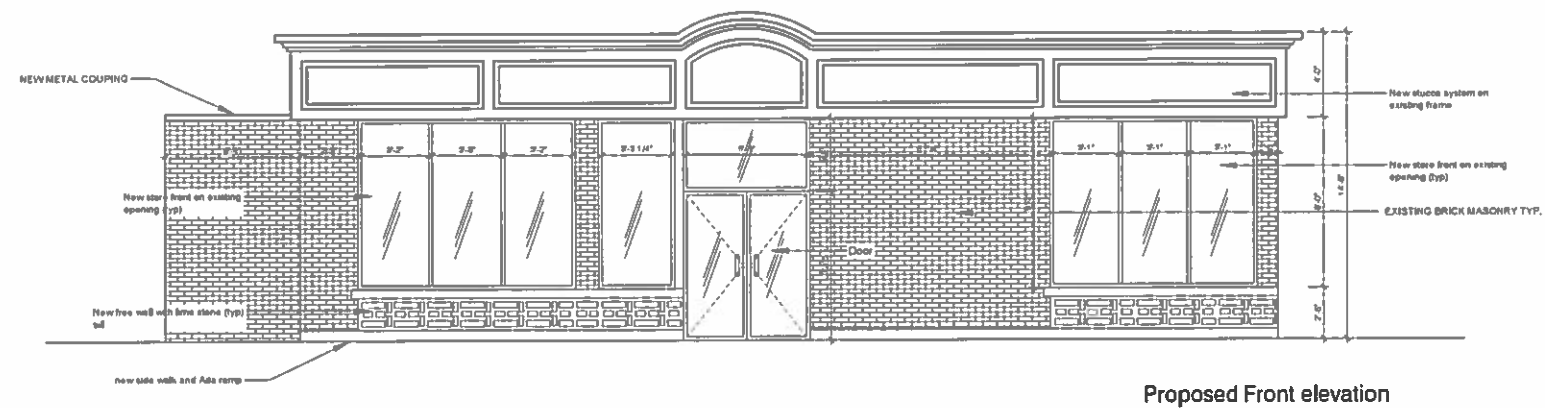
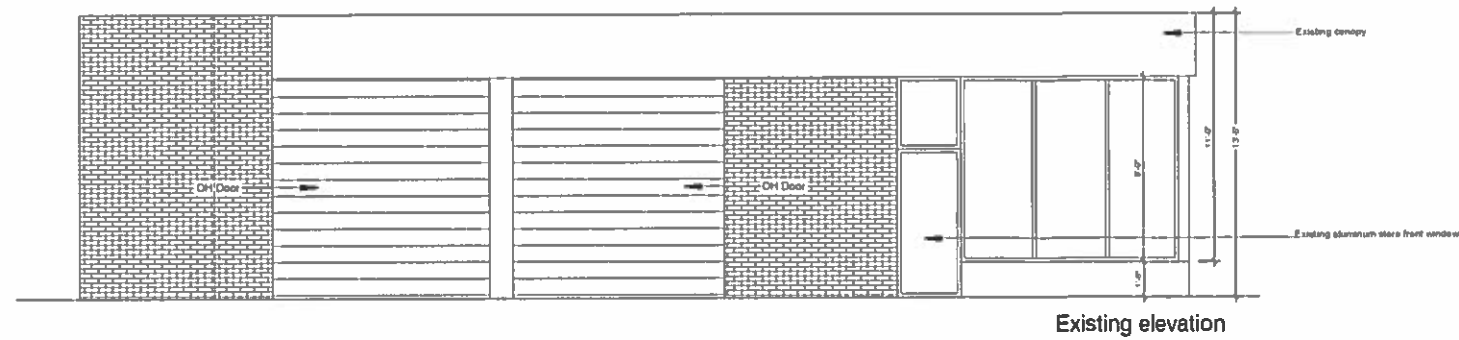
LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR
ACCURACY IT SHOULD BE COMPARED WITH THE
TITLE OR DEED

ORDER NO. 2018-04-63
SCALE: 1 INCH = 20 FEET
DATE: JUNE 06, 2018
ORDERED BY: SHAFEEQ KHAN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(e), 7(b)(1), 7(g), 8, 10(e), 13, 14, 16, 17, 18, 19, 20, 21 OF TABLE 1, THEREOF.

THE FIELD WORK WAS COMPLETED ON: JUNE 5, 2018
DATE OF PLAT OR MAP: JUNE 6, 2018

SIGNATURE:		REVISID
PROFESSIONAL LAND SURVEYOR NO. 0035--002819 MY LICENSE EXPIRES 11/30/2016.		



ADC AMERICAN DEVELOPERS CORPORATION
ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOVATION ON EXISTING
GAS STATION
PROPOSED ELEVATIONS

DRAWN BY IM
DATE 06-14-2016

OWNER:

ARCHITECT
GEORGE SIMOULIS

SCALE 1/4"=1'-0"
DRG. NO. A3

